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NEOM

The largest cosmopolitan luxury community set on the coast of Gulf of Aqaba, Jaumur has been masterplanned around an inspiring marina.



CONSTRUCTION COLOSSUS

Saudi Arabia's ambitious megacity project, Neom, is driving an unprecedented demand for materials, with a staggering 20 per cent of the world's steel output being allocated to its construction. This colossal consumption highlights the scale and ambition of Neom, which aims to redefine urban living and become a global leader in sustainable development.

SAUDI Arabia's ambitious Neom project is gearing up for the next critical phase of construction as it ramps up production of key materials and accelerates its transformative development. As the \$500-billion giga-project moves forward, Neom is setting up a dedicated multi-plant concrete factory on site and, according to Chief Investment Officer Manar Al Moneef, is using 20 per cent of the world's steel output, highlighting the project's unprecedented scale.

In remarks at the Global Logistics Forum last month in Riyadh quoted by *Arabian Gulf Business Insight*, Al Moneef emphasised the enormity of Neom's footprint in global construction and logistics, stating that the futuristic city will remain the largest customer of building materials for the foreseeable future.

She stressed that Neom would be one of the world's leading drivers of the global logistics sector in the coming years. "Neom is going to be the largest customer over the next decade. If you look at our demand in logistics, it's five per cent of the global logistics market," she told the forum.

Neom's demand for steel means "we are 20 per cent of the global steel market. If you look at our demand in elevators, cement and so on ... put simply, Neom is going to be the largest customer over the next few decades," Al Moneef was quoted as saying by the business news platform.

Dr Andrzej Kotas, a steel industry consultant with over 20 years' experience and Chief Executive of steel industry news outlet Steel On The Net, told *Newsweek* that this is an unprecedented "colossal amount" of steel for one construction project.

"I can't think of any projects that come

anywhere near that," he said. "You sometimes have some very large transnational oil and gas pipelines, but nothing comes near to 20 per cent of the world's consumption."

The planners at Neom had already envisaged the logistical challenges that the project's requirements would throw up when they announced the setting up of a \$10-billion exclusive logistics joint venture with DSV in October last year to support the development of the ambitious projects taking shape in Neom. The logistics company will provide a full suite of ground, sea and air logistics services in the coming years.

In preparation for the next phase of construction, Neom last month announced the establishment of a multi-plant concrete facility in partnership with Saudi construction and engineering firm Asas Al



Work in progress at Trojena.



Several facilities at Sindalah are nearing completion.

Mohileb. This SR700 million (\$186 million) readymix facility, designed to produce 20,000 cu m of green concrete daily, will be crucial to the continued development of The Line, the 170-km linear city (500-m high and 200-m wide) which is the centrepiece of Neom. The concrete production will be powered by cutting-edge carbon capture and energy-efficient technologies, further aligning with Neom’s sustainability goals.

As an advanced concrete production facility, the factory’s plants will incorporate carbon capture and utilisation (CCU) technology and energy-saving solutions, with the majority of its output servicing the construction of The Line.

With concrete being a core material for The Line’s substructure and superstructure, the new factory has mobilised a fleet of support vehicles in readiness for operations to commence this month. Peak operations are anticipated to start in 2025, and the facility is expected to generate over 500 local jobs.

The establishment of the plant comes as construction on The Line progresses steadily. Work on the foundation piles has begun, with nearly 1,000 out of over 30,000 piles placed so far.

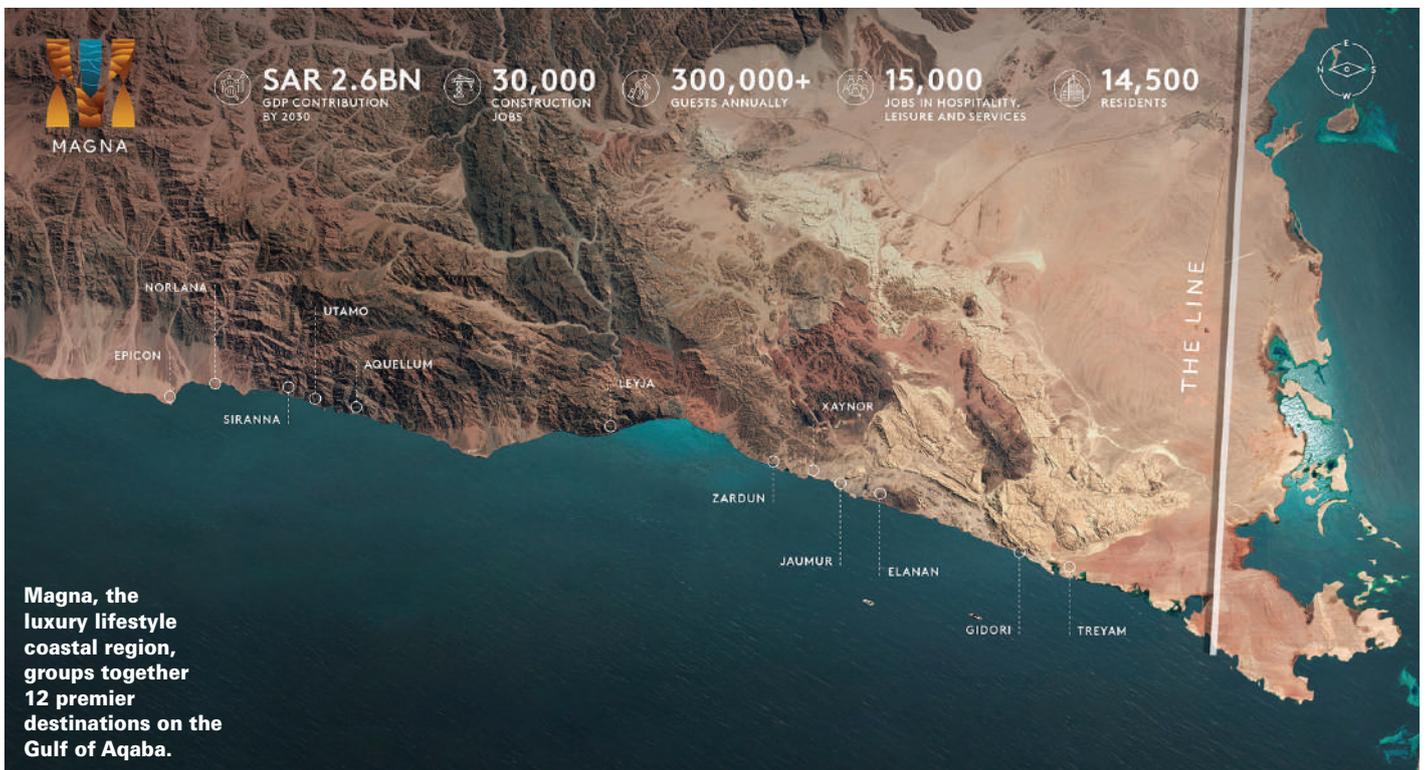
As Neom continues to expand its infrastructure, its insatiable appetite for resources is poised to have a profound impact on the global market.

While work continues on The Line, Neom has reported progress on several fronts at the snow-capped mountain destination Trojena, the luxury island destination Sindalah (see Page 28), the advanced industries hub Oxagon, while launching a series of new tourism destinations within its latest region, Magna.

MAGNA

In May this year, Neom unveiled its luxury lifestyle coastal region – Magna – on the stunning Gulf of Aqaba coastline as the latest addition to its evolving regional development in northwest Saudi Arabia.

The zone, which is part of Neom’s



gional sustainable tourism portfolio, groups together all the 12 premier destinations on the Gulf of Aqaba that have been announced over the past year or so - namely Leyja, Epicon, Siranna, Utamo, Norlana, Aquellum, Zardun, Xaynor, Elanan, Gidori, Treyam and Jaumur.

The 12 destinations will span 120 km and are poised to set a new global standard in luxury sustainable tourism. According to Neom's Board, Magna will be developed with a core focus on cutting-edge technology, world-class architecture, and ultra-modern amenities that merge with nature. It is expected to comprise 15 luxury hotels, 1,600 hotel rooms, suites and apartments, and more than 2,500 premium residences across its destinations.

Each destination is unique, with its own distinct offering for residents and guests, yet seamlessly blends to form a unified region, it stated. The development is projected to contribute SR2.6 billion to the kingdom's GDP by 2030, accommodate 14,500 residents, and welcome more than 300,000 overnight visitors annually.

A snapshot of the 12 destinations:

- **Jaumur:** The largest cosmopolitan luxury community set on the coast of Gulf of Aqaba, Jaumur has been masterplanned around an inspiring marina for more than 6,000 residents. It features 500 marina apartments and nearly 700 luxury villas, boasting waterfront access and private mooring. Two distinctive destination hotels within Jaumur offer 350 luxurious rooms and suites. The state-of-the-art 300-berth marina features a gravity-defying cantilever rising above the largest of super yachts.
- **Gidori,** an exclusive private golf community set amidst the coastal hills. Its 18-hole championship golf course sweeps inland through low hills and rocky outcrops, challenging golfers at all levels. It will house 190 luxury sea-view apartments and 200 individually-designed private villas and homes, alongside a range of dining experiences, signature retail stores and garden spaces.
- **Treyam,** a premier resort positioned where the spectacular desert landscape meets the sea. Located across the opening of one of the most beautiful, azure lagoons at the southern end of the Gulf of Aqaba, Treyam's striking bridge-like architecture connects the northern and

southern shores, hosting a 250-room luxury resort.

- **Elanan,** an exclusive guest retreat which sensitively emerges from within its lush oasis surroundings, fed by ancient natural springs.
- **Xaynor,** a beachfront private members club, nestled among the rocky landscapes that seamlessly merges indoor and outdoor spaces along the coastline.
- **Aquellum lifestyle community,** a luxury and experiential space embedded within the mountains which will boast

avant-garde architecture and forward-thinking concepts. The project is hidden within a 450-m-high mountain range and features a signature space, dubbed 'The Generator', which houses unique research labs for disruptors, innovators, and creative thinkers.

- **Zardun,** a restorative nature and wildlife retreat, which overlooks the crystalline waters of the Gulf of Aqaba. Covering 4 sq km, it will host four ultra-luxury signature buildings which will merge



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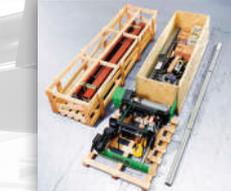
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harmoniously with the surrounding landscape.

- **Norlana**, an ultra-modern active lifestyle community for 3,000 residents that will feature 711 residential properties, including deluxe mansions, spacious apartments and beach villas integrated with the surrounding dunes. It will include a spectacular 18-hole golf course, and an equestrian and polo centre with world-class facilities nearby.
- **Utamo**, an immersive destination for art and entertainment cocooned in a mountain located along the coastline. Its multipurpose performance space, VIP lounges and signature restaurants will make it one of the world's most exclusive event spaces to host performances by world-leading artists.
- **Siranna**, exclusive tourism escape. This ultra-luxurious destination will be home to a 65-key hotel, as well as 35 exclusive residences. Emerging from the rugged coastal terrain, the hexagonal pillar-shaped resort is distinctive, yet complementary to the surrounding mountains and flora.
- **Epicon**, a luxury coastal tourism destination on the Gulf of Aqaba. It will boast two striking towers – 225 m and 275 m tall – which will be home to an ultra-premium 41-key hotel and luxury residences. Just a stone's throw away from the hotel is the 120-key Epicon resort, which will boast 45 stunning residential beach villas.
- **Leyja**, which extends from the coast and winds inland to form a magnificent natural valley carved between 400-m-high mountains.

Several leading hotel chains have confirmed interest in operating hospitality facilities within Magna. Among the latest to make its debut at the destination is Hyatt, which has announced that will open two Hyatt-branded hotels in Jaumur: Park Hyatt Jaumur and Andaz Jaumur Marina.

Meanwhile, leading hospitality group Capella Hotels and Resorts will set its first coastal destination in Saudi Arabia, set within Elanan. Capella said the 80-room resort will open an exclusive wellness retreat as part of the sustainable development.

Among other hotel chains, Equinox Hotels will set up a resort at Treyam. Nestled amidst exquisite landscapes and crystal-clear waters, Equinox Resort Treyam is an



Hassan Allam, El Seif and China Harbour are to build the Port of Neom's Container Terminal 1 and the Marine Services Area (MSA).

architectural marvel, spanning a 450-m-long bridge-like structure, floating 40 m above a serene lagoon.

TROJENA

Work is well under way to create the Lake – which will be the largest architecturally-crafted body of water in Saudi Arabia – and the surrounding entertainment space at Trojena, the year-round mountain destination which is expected to host the 2029 Asian Winter Games.

A central feature of Trojena's Lava-designed masterplan, the lake will cover an area of 1.5 sq km and will have an island reserved for botanical dives and walks.

Webuild (previously Salini Impregilo), a leading global player in the construction of large and complex projects, is working on a \$4.7-billion contract from Neom that involves the construction of three dams to create the 2.8-km-long freshwater lake.

It will also develop 'The Bow' – an architectural marvel featuring a hotel overhanging the mountain's valley below Trojena and the region.

The main dam will be made of roller-compacted concrete (RCC) and will be 145 m high, 475 m long and capable of holding a volume of 2.7 million cu m. The second dam will also be in RCC, while the third will be in rock, with a volume of 4.3 million cu m.

Sitting at the heart of the development, the freshwater lake will be key to Trojena's ambition to sustain and regenerate the area's vibrant natural environment, offer clean, serene outdoor mountain living and become a global hub for water sports and entertainment.

Among the most prestigious hospitality brands that have announced plans to launch a resort at the destination is Raffles Hotels & Resorts, a leading luxury brand of Accor. Slated to open in 2027, Raffles Trojena features a striking ring-shaped design, offering stunning scenic views of the surrounding destination.

Positioned at 2,300m among the majestic mountains in Trojena, the resort will have 105 guestrooms, which are arranged around the perimeter of the ring, offering guests the highest level of comfort in addition to unobstructed vistas and privacy.

Other prominent brands that have already luxury properties in Trojena include, Minor Hotels, which will open a 270-key resort under its Anantara brand, Marriott International which intends to open two luxury properties; and General Hotel Management (GHM), which will manage the Chedi Trojena.

OXAGON

Oxagon, the industrial hub will host some of the world-leading utilities and industrial infrastructure including the world's largest green hydrogen project by Neom Green Hydrogen Company (NGHC), work on which is well under way.

Construction work is also in progress on the Port of Neom, where Hassan Allam Holding's subsidiary, Hassan Allam Construction Saudi, in partnership with El Seif Engineering Contracting and China Harbour Engineering Arabia, has been awarded a major engineering, procurement and construction (EPC) contract. ■

Read more at www.gulfconstructiononline.com

Piling work progresses on The Line modules



Around 1,000 out of over 30,000 piles have been placed so far.

EARLY last month Giles Pendleton, Chief Operations Officer on The Line, indicated that massive amounts of excavation and piling are under way on Modules 44 to 48 of The Line, a linear city that stretches across 170 km, from the mountains at Trojena across desert valleys to the Red Sea at the Gulf of Aqaba.

The LinkedIn Post was part of his Neom is Real series, which provides a periodic update on the project.

In addition, to assure its global audience, Neom last month announced that it is establishing and operating a SR700-million (\$186 million) readymix concrete facility, which will mainly service the construction of The Line. The multi-plant concrete production facility is being set up in partnership with Asas Al-Mohileb, a leading Saudi Arabian construction and engineering company.

The establishment of the plant comes as construction on The Line gathers pace. Work on the foundation piles is under way, with nearly 1,000 out of over 30,000 piles placed so far, according to Neom.

Peak operations are anticipated to start in 2025, and the facility is expected to generate over 500 local jobs.

The cognitive city will comprise a 500-m mirror-clad architectural tower, that is 200 m wide. Expected to be completed in 2045, The Line will eventually accom-

modate nine million people and will be built on a footprint of just 34 sq km. It will be the epicentre for all activities – the primary home for residents, as a vertical city comprising all amenities, from opera houses and libraries to stadiums and universities.

“We are building a university in the first module because we want to anchor the launch around innovation and education. Every single thing you can think of in any city in the world will be on The Line at some point, but it may not be in the very first module; just when it makes sense from a population perspective,” said Pendleton, in an interview on Neom’s website.

Among such amenities, plans were un-

veiled in July for Neom’s awe-inspiring stadium. Expected to be one of the most distinctive and iconic stadiums in the world, the 46,000+-seat facility will be situated more than 350 m above ground within The Line. It is designed to provide an unprecedented and exceptional experience for fans attending the matches. Additionally, the stadium will be run entirely on renewable energy, generated primarily from wind and solar sources, marking a historic shift in stadium design, globally.

TRANSPORT

While the project boasts no roads, no cars and no emissions, residents will have access to all daily essentials within a five-minute walk, in addition to a high-speed rail – with an end-to-end transit of 20 minutes – connecting the mountains of Trojena to the Red Sea.

The Line will comprise 135 modules, each of which will be 800 m long and 500 m tall at sea level. According to Neom’s posts, work is currently in progress on at least five of these modules – 44 to 48. Each of the modules will comprise communities of 80,000 people.

Elaborating on the transport system, Pendleton said: “The Spine, which is our high-speed rail network, will link the international airport to the Gulf of Aqaba on the coast in four stops. A metro system will allow local travel from module-to-module. Plus, there will be horizontal transport corridors at four different heights that might well be pods, light rail or even horizontal elevators – we are still deciding on that particular solution.” ■

Read more at www.gulfconstructiononline.com



Work under way at Module 47 of The Line.

Sindalah set to showcase marina magic



Sindalah Yacht Club ... designed by Stefano Ricci.

AS Sindalah, the first island destination in Neom, prepares to open imminently, interior designs have been unveiled for the Sindalah Yacht Club, offering a glimpse into the jewel of the island's marina.

Spread over an 840,000-sq-m area just 5 km from Neom's mainland, Sindalah will feature several tourist attractions, including a marina, a beach club, a yacht club, three luxury hotels, a holistic spa, a wellness centre and 51 luxury retail outlets.

With a focus on luxury, exclusivity, and world-class amenities, Sindalah aims to redefine the island experience and features four zones and three luxury hotels, with two more planned for future development.

The three initial hotels, to be managed by global hospitality major Marriott International, will offer 413 rooms, including 88 villas and 333 serviced apartments.

In addition, visitors to Sindalah can choose from 38 dining options, including 12 Michelin-starred restaurants. The island features 51 high-end retailers and a variety of designer brands.

Sindalah also offers a vibrant social scene with community cafés and late-night venues within The Village.

Among other facilities, Neom has partnered with leading superyacht maintenance company, MB92 Group, to establish a 10,000-sq-m repair facility for yachts at Sindalah.

MARINA

Positioned as a glamorous gateway to the Red Sea, the marina will offer 86 berths

for yachts up to 50 m and 76 serviced offshore buoys for superyachts up to 180 m. Guests and crew will enjoy a full suite of services, including the Sindalah Yacht Club, which features restaurants, a pool, a sailing school, a concert venue, and a private members' lounge.

IGY Marinas, a worldwide network of luxury marinas, has partnered with Neom to develop and operate the marina at Sindalah.

SINDALAH CLUBS

Sindalah's clubs will provide world-class experiences in majestic settings. They include Sindalah Yacht Club, a golf club, and other clubs for sailors, music buffs, and water sports enthusiasts.

With Sindalah set to become a magnet for the world's yachting community and leisure travellers, Sindalah Yacht Club is poised to be a signature gathering spot on the island.

Developed in collaboration with world-renowned Italian designer Stefano Ricci, the Sindalah Yacht Club is set to become a premier destination for yacht owners. Marking Ricci's first club design, the Sindalah Yacht Club spans 1,800 sq m featuring a serene terrace pool, a lounge, and an exclusive fine-dining experience curated by Chef Enrico Bartolini.

Unveiling the designs of the club, Sin-



Masterplan of Sindalah Island.

dalah General Manager Nicholas Smith said: “As we place the finishing touches on Neom’s inaugural island destination, we are thrilled to share with the world a behind-the-scenes look at what Sindalah will have to offer.

“Our partnership with Stefano Ricci represents our dedication to enthralling future visitors and offering a truly premium experience for the world’s yachting enthusiasts.”

Inspired by nature’s splendour and famed Italian artistry, Sindalah Yacht Club’s interior design is rich in both grandeur and historical influence. Reflecting the island’s natural charm, the interiors feature white Carrara marble, while accents of Sindalah Blue – a unique colour created by Ricci to represent the island’s pristine surrounding waters – glimmer in briar-root wood surfaces.



The MDLBeast beach club on Sindalah.

The restaurant’s coffered ceiling and hand-woven textiles from the historic Antico Setificio Fiorentino in Florence add a refined touch of sophistication to the space.

As per the deal with Neom, IGY Marinas will oversee the management of the Sindalah Yacht Club.

In addition, Sindalah will host a state-of-the-art golf club that will provide a one-of-a-kind golf experience with 360-degree ocean views, set among, clifftop coves and sandy dunes. The 6,474-yard course spans 18 tee points on a nine-hole footprint. There is also a 280-m driving range with ball-tracking technology and statistical feedback.

Neom has also signed up a partnership with the Saudi music entertainment company, MDLBeast, to open an ultra-modern beach club on Sindalah.

The Sindalah Beach Club will offer year-round premium experiences to a diverse

range of audiences brought together by their love of music and culture. MDLBeast will handle the end-to-end operations, starting from the preparations during the venue’s pre-launch to the management of the destination. World-famous musicians, artists and DJs will be featured alongside modern audio and visual installations to transform the space into a mesmerising entertainment hub.

THE VILLAGE

The cornerstone of the island, The Vil-

lage will be a vibrant social space featuring experiential dining, community cafés and late-night venues. It will include the Promenade and The Amphitheatre, among its many attractions.

The most luxurious public space on the island of Sindalah, the glamorous Promenade will host a unique offering of sense-evoking restaurants and cafés, premium boutiques and other decadent amenities.

The Amphitheatre will be a hub of entertainment. ■

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**Ensuring Quality in The Projects:
The Role of Vendor Inspections**

Vendor inspections are a critical component of quality assurance all projects. These inspections are provided by Atlas to ensure that materials, equipment, and components supplied by vendors meet the required standards and specifications.

Importance of Vendor Inspections

- Quality Assurance:** To verify that the products and materials meet the quality requirements specified in the contract.
- Early Detection of Defects:** At the supplier’s premises during production. This helps in detecting any defects early and ensuring that non-conforming items are not delivered to the project.
- Vendor Assessment:** To ensure that the supplier can deliver quality products on time and within budget. This assessment often includes audits and evaluations of the supplier’s QMS.
- Inspection and Test Plans:** Detailed plans are created to outline the specific inspections and tests that need to be performed.
- Documentation and Records:** This includes certificates of compliance and other relevant documents to ensure traceability and accountability.

Process of Vendor Inspections

- Pre-Inspection Meeting
- Inspection Execution
- Reporting
- Follow-Up
- Final Approval

Vendor inspections are essential for ensuring that projects are going on and built to the highest standards of quality and safety. By rigorously inspecting materials and equipment, project teams can prevent defects, reduce rework, and ensure the successful completion of the project.



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