

أما
A M A Y A

DAR
GLOBAL



Your Legacy in Jeddah's *Most Connected* Address

Spanning approximately 1,000,000 square meters, Amaya is among the final major landholdings in central Jeddah. Its construction-ready terrain, flat topography, and exceptional access make it ideal for investors seeking both visibility and velocity of development.

Saudi Arabia: A Nation in *Transformation*

11 REASONS TO INVEST

Full freehold ownership
now available to foreign
investors

Final major global real
estate market to open

Launch of Riyadh Air
strengthening global
connectivity

King Salman International
Airport scaling to 185 million
passengers

Saudi Riyal pegged to the US
Dollar for currency stability

Residency eligibility via
property investment
SAR 4M+

Zero percent capital
gains tax, wealth tax,
and inheritance tax

One of the safest countries
globally and safest in the G20

Set to host FIFA World Cup
2034, Expo 2030, Formula 1,
Asian Games

Vision 2030 driving large
scale infrastructure and
city development

Early entry advantage
before global capital influx





Why Jeddah

Positioned along the route travelled by nearly 1.9 million Muslims on their way to the holy cities of Makkah and Madinah, Jeddah has long served as a gateway of welcome, faith, and connection for visitors from around the world. It is also Saudi Arabia’s most cosmopolitan hub, a centre of trade, culture, and progress, perfectly located on the Red Sea coast and renowned for its openness, diversity, and global spirit.

Strategic coastal location
linking East and West

Gateway for global
pilgrims and investors

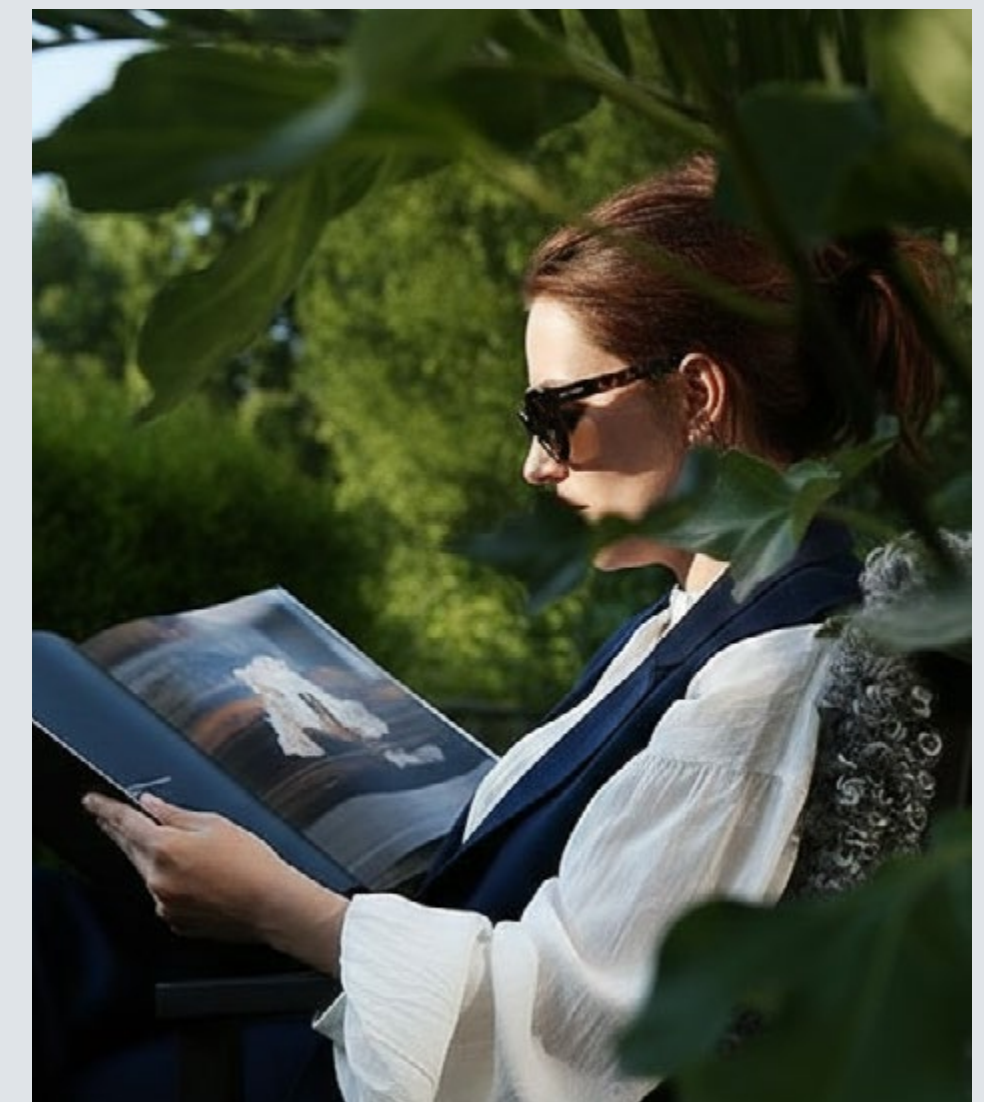
Rapid infrastructure
transformation with new
expressways and tunnels

Luxury tourism growth
through global hospitality
and waterfront projects

Central. Connected. Alive. Welcome to Amaya

A vibrant new district in the heart of Jeddah, defined by exceptional accessibility, the city's greenest community, and a seamless blend of business, living, and lifestyle.

This is a rare chance to shape the future of Jeddah, to own, build, and create within a transformative masterplan that invites you to become part of the city's next era with prime plots for residential or commercial tower developments.

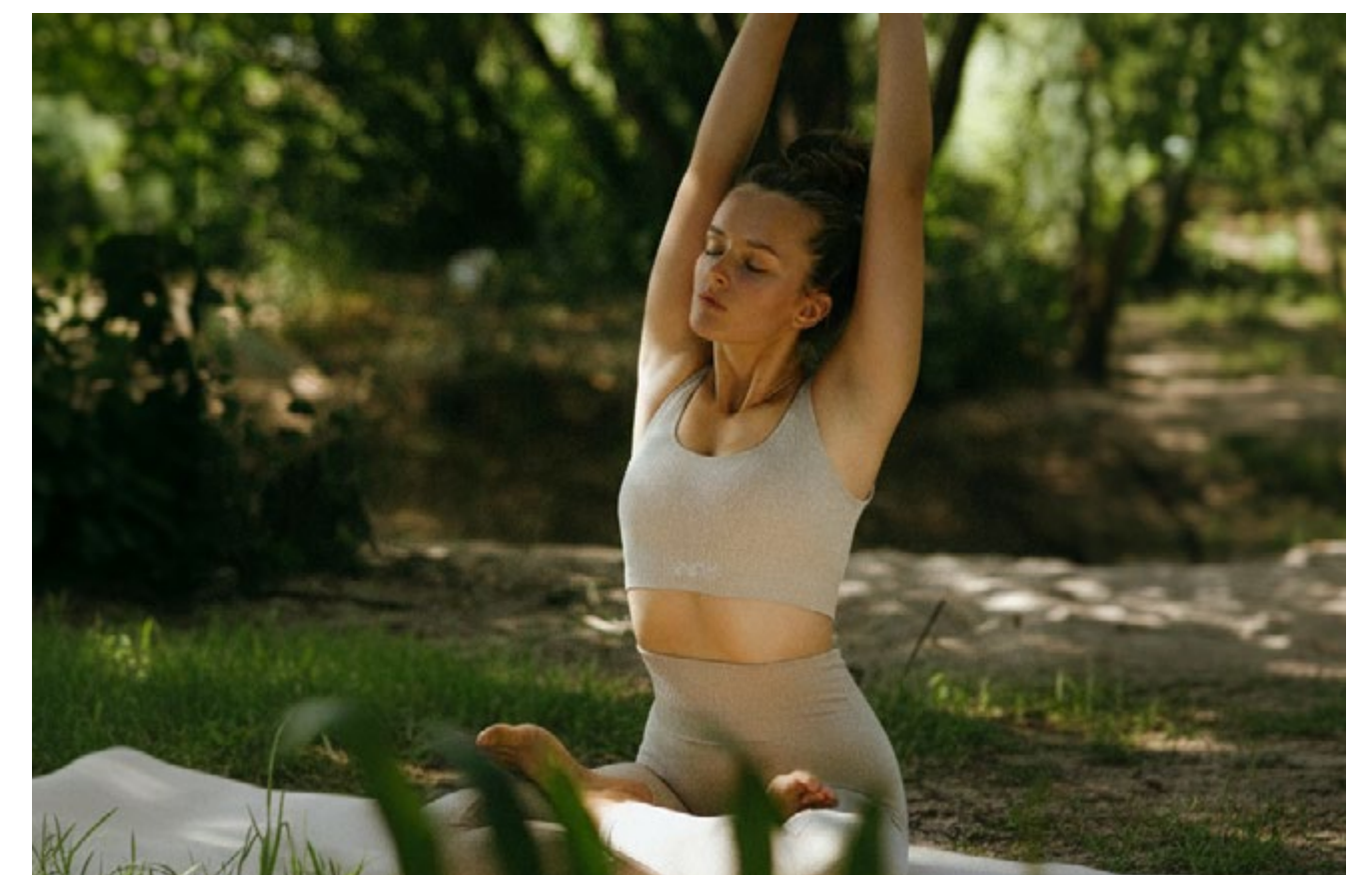






Designed as Jeddah's most vibrant green district, blending modern living with expansive landscapes, wellness, and a renewed connection to nature.

The *Greenest* Community in Jeddah 🌿



Life is *Happening Here*



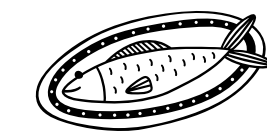
Where every part of your day comes together: wellness, work, relaxation, entertainment, and shopping, all in one beautifully connected place.





Your New *Business* Address

With prime plots and business towers in a highly accessible urban hub, this is where the future of work in Jeddah is being built.



The Art of *Dining*

A space for bold culinary ideas to thrive,
inviting F&B operators to bring flavors,
creativity, and atmosphere to a community
built for living, working, and socializing.





The *Shopping* District

A destination for boutique brands and curated shopping, complemented by social spaces that flow naturally into everyday life at Amaya.





Wellness ☀️ Reimagined

A district created to restore and energize, with calming green spaces, active zones, and wellness offerings that bring harmony to your daily routine.



At the Center *of It All*



- 02 MIN Red Sea Mall
- 02 MIN British International School of Jeddah
- 08 MIN Jeddah Corniche & Formula 1 Circuit
- 08 MIN American International School of Jeddah
- 10 MIN Four Seasons Hotel (under development)
- 10 MIN Jeddah Knowledge International School
- 12 MIN Raffles Hotel Jeddah
- 12 MIN King Abdulaziz International Airport
- 15 MIN Trump Tower Jeddah
- 20 MIN Medcare Hospital
- 22 MIN International Medical Center (IMC)
- 22 MIN Al Balad, Jeddah
- 25 MIN Saudi German Hospital
- 28 MIN Dr. Soliman Fakeeh Hospital

Infrastructure & Connectivity

Amaya is located on King Abdulaziz Road. Al-Amal Avenue, the development’s central axis, connects the historic Old City of Jeddah to King Abdulaziz Road, with a planned tunnel beneath the road providing direct access to the Al Shatea area.

WEST

King Abdulaziz Road

EAST

Al Safaa Road

SOUTH

Abdulrahman Al Dakhel Road

NORTH

Planned 32m arterial road



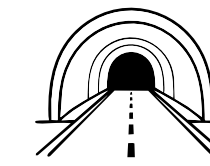
At the crossroads

Al Amal Avenue



Cutting directly through the heart of Amaya, the prominent Al-Amal Avenue carves a strategic new axis that links the historic Old City district of Jeddah with the major east-west artery of King Abdulaziz Road. This boulevard not only anchors the development in the city's past and future, but also places it in close proximity to the vibrant Al Shatea area, allowing residents and businesses to benefit from seamless connectivity, coastal amenities, and one of Jeddah's most sought-after districts.





A tunnel designed *for flow*

A tunnel beneath King Abdulaziz Road is currently in the works to further ease access and traffic flow into this prime corridor, providing direct access to the Al Shatea area. Giving the site the rare advantage of being both central and exceptionally well-connected.

Discover *Amaya*

Within Amaya itself, you will find a full lifestyle ecosystem: mosques, schools and kindergartens, children's and adult parks, medical centres, all designed to deliver a true live-work-play environment.

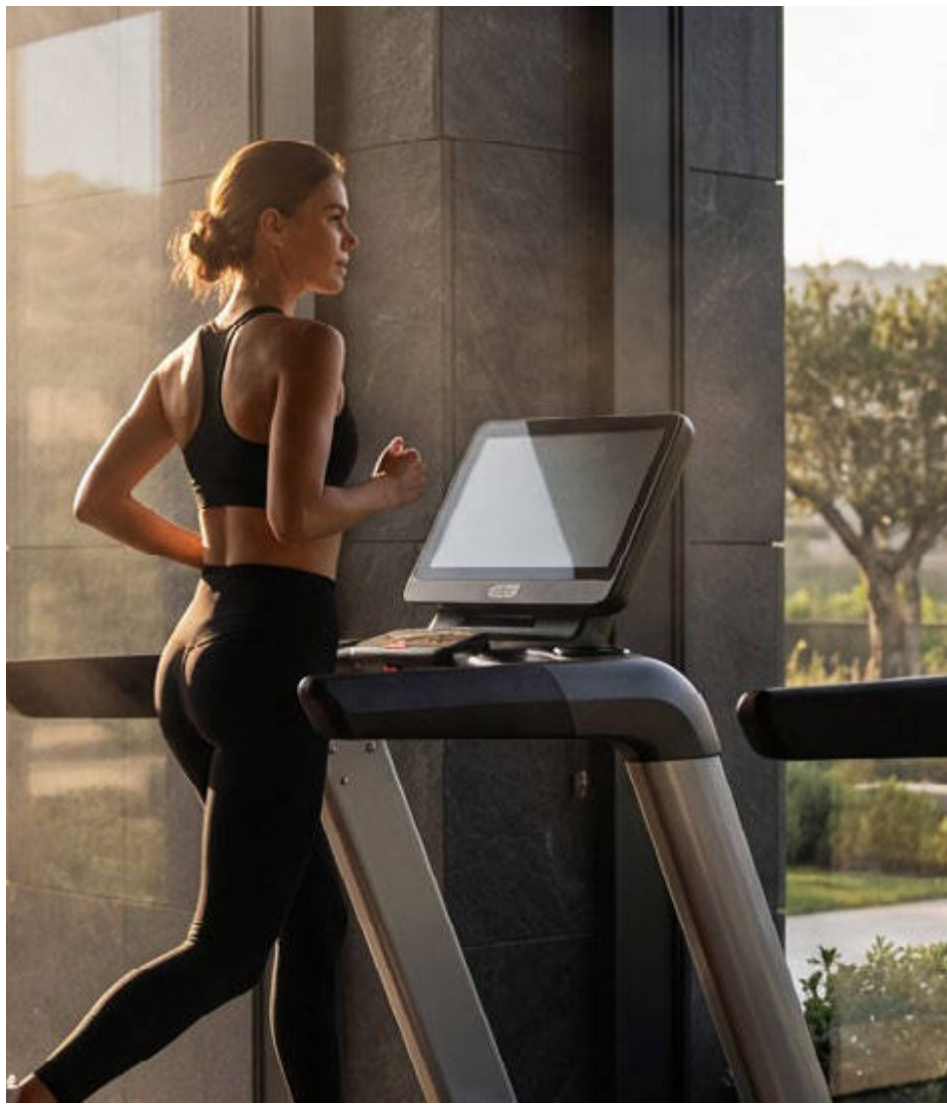
ONE OF JEDDAH'S LAST
CENTRAL OPPORTUNITIES

-  Trump Plaza
-  Commercial (Ground + Mezzanine + 6 + Annex)
-  Commercial (Ground + Mezzanine + 4 + Annex)
-  Residential
-  Schools
-  Mosques
-  Medical Center



UPCOMING TUNNEL
UNDER KING
ABDULAZIZ RD





A World of *Unmatched* Amenities



Co-working Spaces



Office Spaces



Retail Stores



Plazas, Cafes & Restaurants



Fitness Center



Outdoor Landscapes



Promenades



Vitality Club

Land that's ready to build, in a city *ready to grow*

Amaya offers select plots within the wider development, tailored for Saudi and international investors.

PRODUCT FOCUS:

Residential Towers

Commercial Towers

PLOT ADVANTAGES:

Flexible typologies to suit various investment models

Prime central location with unmatched road visibility

Construction-ready terrain with full infrastructure access

High potential for long-term capital growth



The *Most Connected* Investment in Jeddah.





LIVE ALL IN

DarGlobal PLC is an international real estate developer specializing in exclusive luxury developments across the world's most coveted cosmopolitan cities.

Catering to global citizens seeking prime investments, second homes, and luxury living, DarGlobal transforms real estate into economic catalysts, unlocking opportunities for both investors and the countries it enters. DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, Versace, Fendi Casa, and Nickelodeon. These collaborations offer unique investment opportunities in global cities, providing both wealth growth and protection.

Listed on the London Stock Exchange, DarGlobal goes beyond property development, it drives economic transformation by attracting international clients and Foreign Direct Investment (FDI). By injecting capital, confidence, and industry expertise, DarGlobal enhances local infrastructure while elevating the global appeal of each destination.

With a presence in 14 international cities across 7 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Maldives, Saudi Arabia, the UAE, Oman, and Qatar. The company is also expanding into world-class hospitality, developing luxury hotels in Dubai, the Maldives, and Oman. To support its international clientele, DarGlobal has sales and customer service offices in New York, London, Marbella, Athens, Dubai, Jeddah, Riyadh, Muscat, and Doha.



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