

As Salam Towers

Investment Opportunity

Madinah
KSA

 mothallath.com

Presented by:
**Mothallath Alimarah Company for
Real Estate Development and Investment**



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As Salam Towers Project is a mixed-use **residential and commercial real estate development** located on **As Salam in Madinah**, approximately **5 minutes from Al-Masjid Al-Nabawi**.

The Opportunity is offered as a **Profit sharing opportunity**. The Opportunity is structured as a low-risk equity participation in Saudi Arabia's growing real estate sector, designed to deliver attractive, risk-adjusted returns to investors through disciplined development and asset management strategies.

Targeting investors seeking exposure to a high-demand residential market supported by a complementary commercial component. Investors will receive returns driven by project profitability upon execution and exit.



Location
As Salam Road, Madinah
KSA

Project Name
As Salam Towers Project
Madinah

Executive Summary

Executive Summary - Project Overview



Distance to Al-Masjid Al-Nabawi
~5 minutes



Land Area
4,450 sqm



Land Location
As Salam road



Total Built-up Area
~26,700 sqm



Saleable Area
~21,360 sqm



Project Type
Residential & Commercial



Development Positioning
Upper-mid residential



Residential Unit Sizes
60 – 100 sqm



Commercial Area
1,700 - 2,500 sqm



Development Timeline
36 months



Supporting Commercial Service Activities &

The commercial component is positioned along the project frontage and is designed to support neighborhood-serving retail and service uses.



Planning Assumptions

Based on preliminary planning assumptions, the commercial area represents approximately **8%–12% of the total saleable area**, equivalent to an estimated **~1,700 – 2,500 sqm**.



Commercial Strategy

Primary strategy:
Sale of commercial units

Commercial Component

Commercial Component - Market Rationale



Strategic proximity to **Al-Masjid Al-Nabawi** ensures sustained residential demand



Limited supply of modern residential developments in the city center, contrasted with strong demand for efficient 60–100 m² units and consistently high occupancy rates



A serviced residential tower project offering small and mid-sized units with integrated services (reception, maintenance, security, cleaning, and shared facilities), designed to enhance living quality and maximize investment returns.



Alignment with **Vision 2030** housing and urban development initiatives



Off-plan sales are a core pillar of the project, allowing sales proceeds to be used to finance construction, accelerate completion, and significantly reduce investor risk

Investment Highlights

Item	Investment Structure	Total Equity to be Raised	Minimum Ticket Size	Estimated Total Development Cost	Expected Total Sales Value	Net Expected Return To Investors	Target ROI	Target IRR	Estimated Payback Period
Details	Profit Sharing Participation	40 million 	1,000,000 	~166 million 	~256 million 	~68 million 	> 70%	> 22%	~3 years

Exit & Returns



Capital & Profit Distribution upon Full Project Handover

Disclaimer

This document is provided for informational purposes only and does not constitute an offer, solicitation, or commitment. All figures are derived from current preliminary studies and may be amended as the project progresses through finalization and execution.

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