



Reimagining Exclusivity

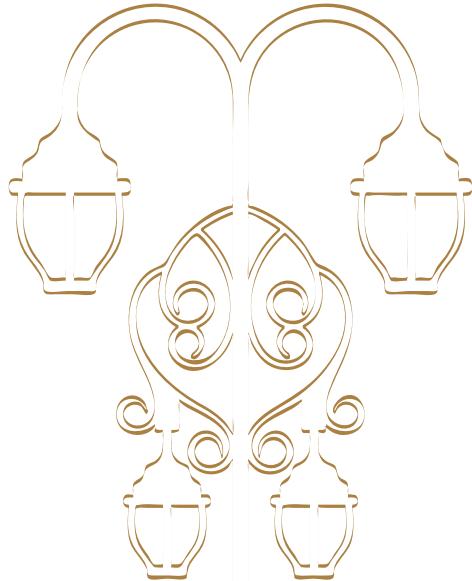


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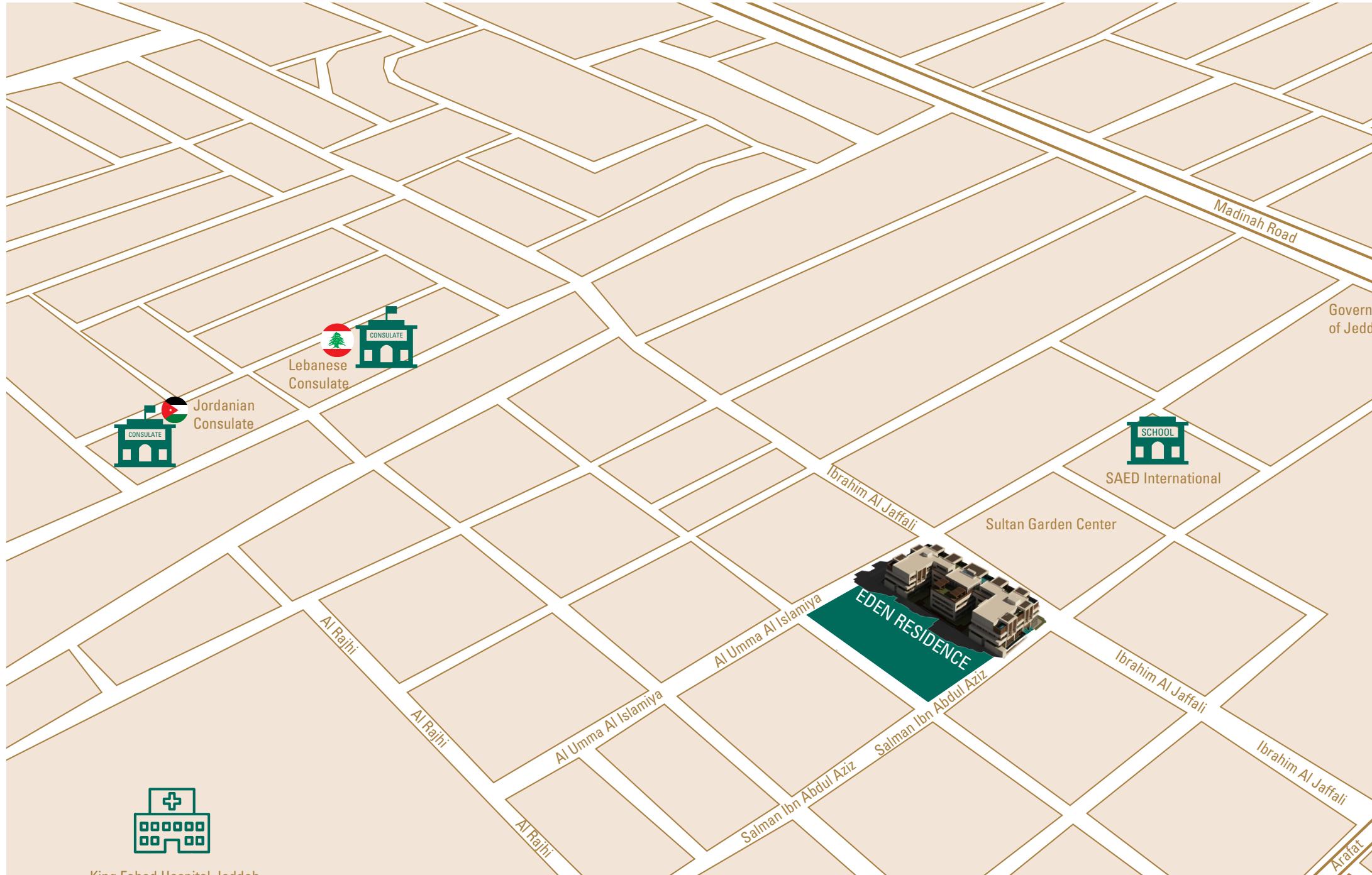
EXCLUSIVITY NOW HAS A DOWNTOWN ADDRESS

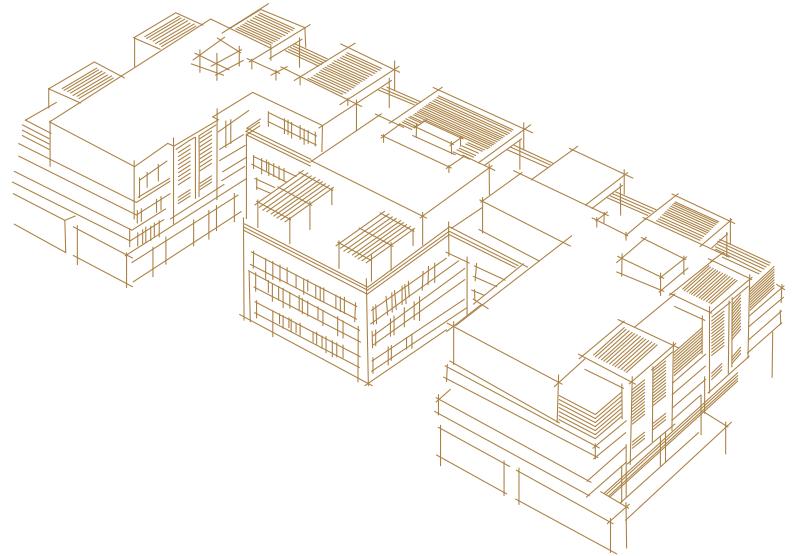
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Welcome to urban living reimagined – in an exclusive downtown Jeddah address.

Eden Residence is an innovative vertically integrated lifestyle concept that combines the exclusivity of compound living with the vibrancy of central city life.

Nestled within the upscale Al Andalus district in Jeddah's Tahlia area, Eden Residence offers meticulously designed one, two and three bedroom residences with world-class shared amenities. The project combines contemporary urban architecture with traditional cues to set a new benchmark for design, quality and liveability in Saudi Arabia.





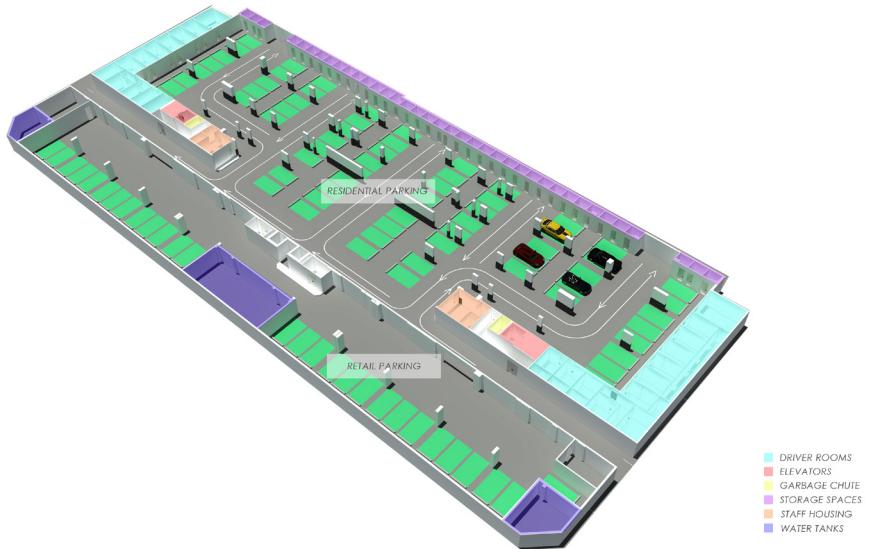
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WELCOME TO A PREMIUM LOCATION

Eden Residence is unique in bringing sophisticated compound living to the very heart of the city. Here, residents benefit from a premium address in Jeddah's most desirable area – with a world of food and shopping practically on the doorstep.

Situated in Jeddah's upscale Al Andalus district, the project is a minute away from Tahlia Street's vibrant retail and F&B scene, including Le Mall and its portfolio of international restaurants and cafes. Eden Residence is also in proximity to the Rocco Forte-Assila hotel, the iconic Galleria Mall, and the Jeddah Corniche with its selection of luxury hotels.

Meanwhile, Jeddah's arterial highway – Madina Road – can also be accessed in under a minute. Healthcare is also close by, courtesy the King Fahd Hospital and Dr Soliman Fakieh Hospital.



SERVICES

Eden Residence sets new standards for life-enhancing services that combine convenience, security and comfort.

The ground floor hosts two guest lobbies - one for each entrance to the building. Meanwhile, residents benefit from exclusive private access from lift lobbies situated in the basement parking lot.

Other amenities and services include fire alarms and CCTV security, and round the clock cleaning and maintenance capabilities delivered by resident staff. The basement level also makes room for accommodation for drivers and house help.









ARCHITECTURE THAT SPEAKS VOLUMES

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Stunning architecture and visually striking dimensions make Eden Residence an instantly recognisable icon in Jeddah's Tahlia district.

The G3+ structure follows a vertical compound concept designed for audiences seeking a sophisticated urban lifestyle with the privileges of a compound.

Outside, wood composite-infused exteriors harmoniously combine urban chic with traditional materials such as wood. The main street-fronting ground floor is earmarked for a range of retail spaces for small businesses to serve the vertical community. Within, a mix of carefully designed one, two and three-bedroom units make intelligent use of space to maximise liveable area while leaving room for world-class amenities. Convenience and security are built into the building design, with private elevators and staffed lobbies for visitors.

YOUR LIFESTYLE, REIMAGINED



Retail at your doorstep

Welcome to vibrant street-level life, and the last word in urban convenience.

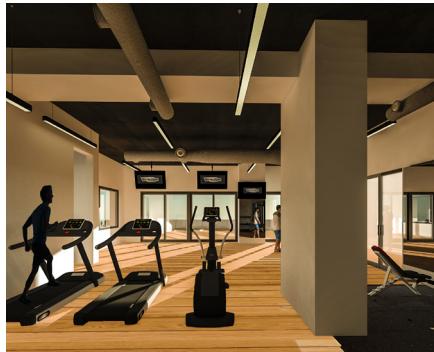
At Eden Residence, the ground floor makes room for a retail ecosystem that serves residents' needs – with commercial access completely separate from the building's living space.

The master plan makes room for a bakery, coffee shop, laundromat, minimart, salon, barbershop and pharmacy, with an ATM also installed at street level.

Eden Residence's combination of lifestyle and retail delivers a unique proposition where residents benefit from essential services and convenience right at their doorstep.







UNLOCKING A WORLD OF AMENITIES

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Eden Residence sets a new benchmark for intelligent amenities integrated within the project design.

The building opens up to the outdoors with generous communal terraces for outdoor activities and communal gatherings. Children enjoy two play areas, indoors and outdoors. Meanwhile, a dedicated clubhouse becomes the centre of the community and can be hired for special events with catering offered by the ground-floor bakery and coffee shop.

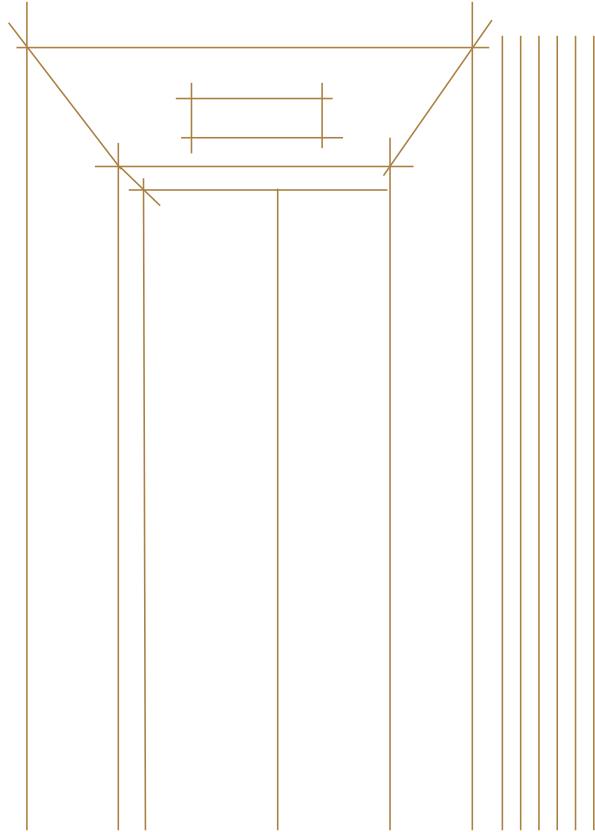
Eden Residence also offers a full complement of health facilities, with a world-class gym outfitted with TechnoGym equipment, and a rooftop pool situated for maximum privacy. Towel service comes as standard.

A COMMITMENT TO QUALITY

Quality is embedded in all we do, and evident in every detail. Start with the meticulous attention paid to the external facade – where premium materials and matt finishes combine the traditional allure of wood with the contemporary lines on urban architecture. Or head to the outdoor areas, where high-grade stone slate makes a comforting statement.

Inside, guest lobbies are finished in premium marble and offer a warm welcome. Open the door to your residence, and walk onto warm tactile wood parquet floors. Every corner benefits from premium finishes, with white goods and sanitaryware sourced from the world's best brands.

At Eden Residence, quality isn't an afterthought. It's built into the blueprint.

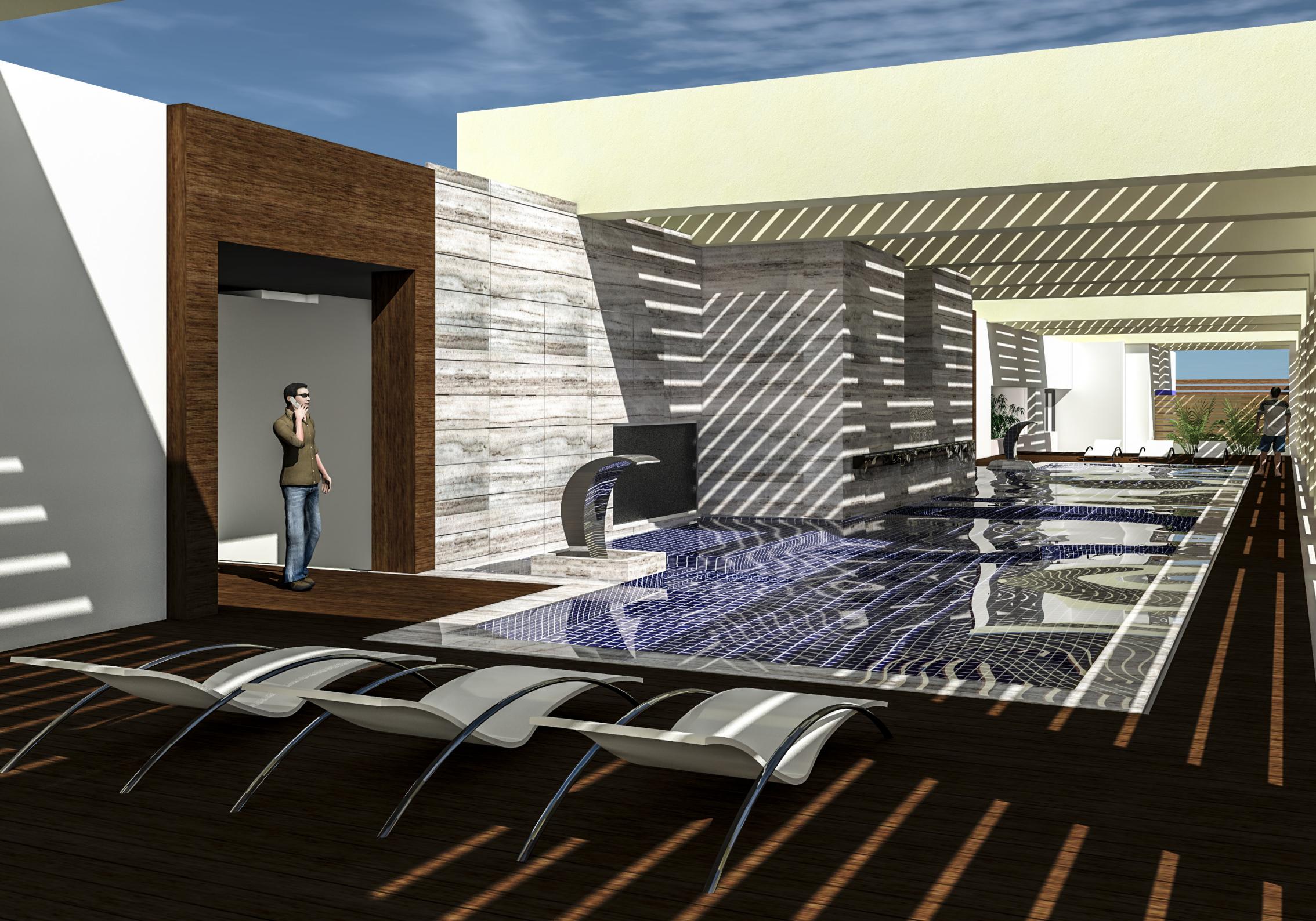




INTELLIGENT APARTMENT DESIGN FOR CONVENIENT LIVING

Eden Residence's mix of one-, two-, and three-bedroom units is designed for modern family life. Layouts have been customised to make the best possible use of available space, with 58 units divided into 21 types – so every inch of available room counts towards an open-plan lifestyle.

Apartments are designed for contemporary living, with comfort and homeliness taking centre stage. A bar counter separating the kitchen from the living area, while each unit also comes equipped with white goods and built-in closets.





ONE BEDROOM UNITS

Eden Residence offers one bedroom units designed intelligently to make the most of liveable space. An open urban concept amplifies airiness and floor area to create perfectly contained units for smaller families.



ONE BEDROOM UNITS

Apartment Type A- 1

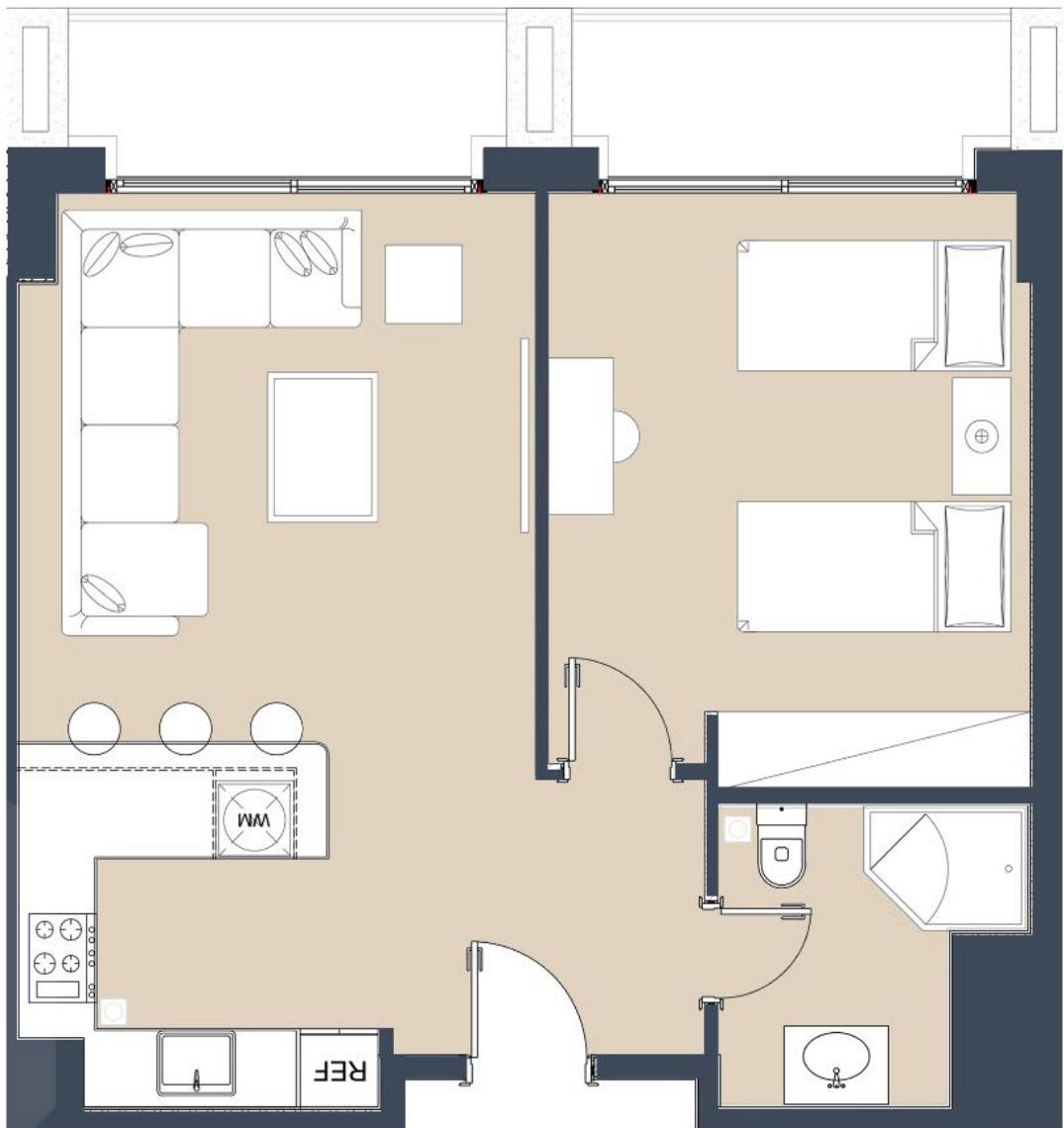
One Bedroom Apartment

Units Available: 6

Second Floor

- Living + Open Kitchen Area
- 1 Bedroom
- Toilet
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 59 m²



ONE BEDROOM UNITS

Apartment Type A- 2

One Bedroom Apartment

Units Available: 2

Second Floor

- 1 Master Bedroom
- Living + Open Kitchen Area
- 1 Den room
- Shared Toilet
- Laundry Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 80 m²





TWO BEDROOM UNITS

Eden Residence offers generous two bedroom units carefully crafted for an urban lifestyle. Intelligent design meets premium finishes to create homely living spaces for medium-sized families.



TWO BEDROOM UNITS

Apartment Type B- 1

2 Bedroom Apartment with Garden

Units Available: 2

Ground Floor

- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid room
- Laundry Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 106 m²

Garden Area: 51 m²



TWO BEDROOM UNITS

Apartment Type B- 2

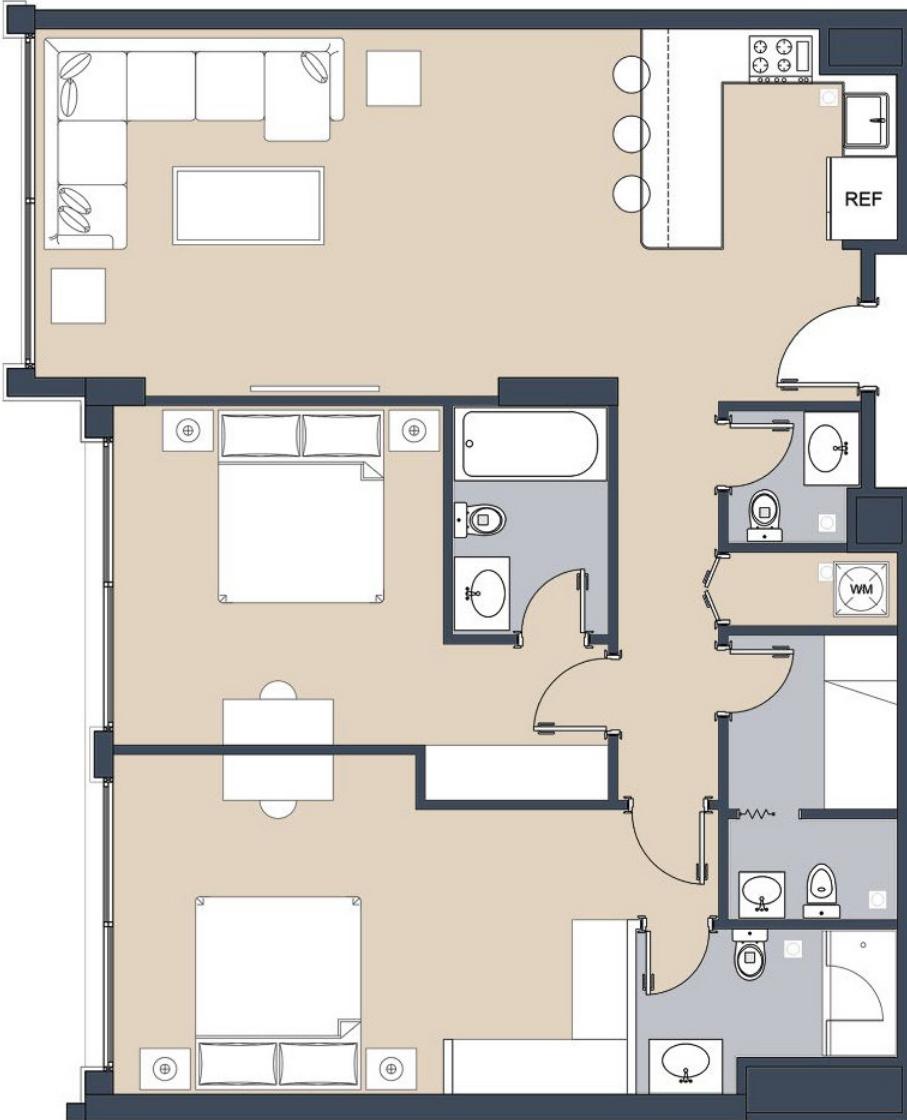
2 Bedroom Apartment

Units Available: 2

First and Second Floor

- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid room
- Laundry Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 107 m²



TWO BEDROOM UNITS

Apartment Type B- 3

2 Bedroom Apartment with Garden

Units Available: 2

Ground Floor

- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 106 m²

Garden Area: 28 m²



TWO BEDROOM UNITS

Apartment Type B- 4

2 Bedroom Apartment with Garden

Units Available: 2

Ground Floor

- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 107 m²

Garden Area: 39 m²



TWO BEDROOM UNITS

Apartment Type B- 5

2 Bedroom Apartment with Garden

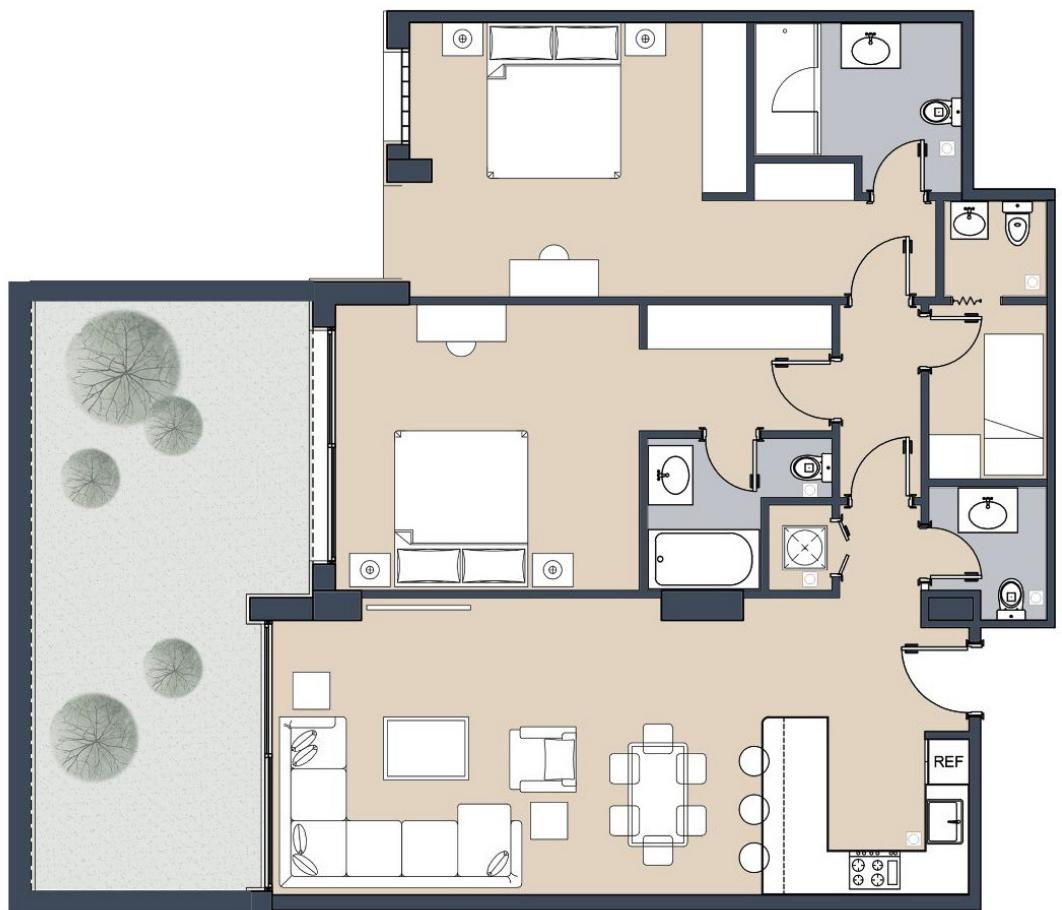
Units Available: 2

Ground Floor

- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid room
- Laundry Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 110 m²

Garden Area: 29 m²



TWO BEDROOM UNITS

Apartment Type B- 6

2 Bedroom Apartment with Garden

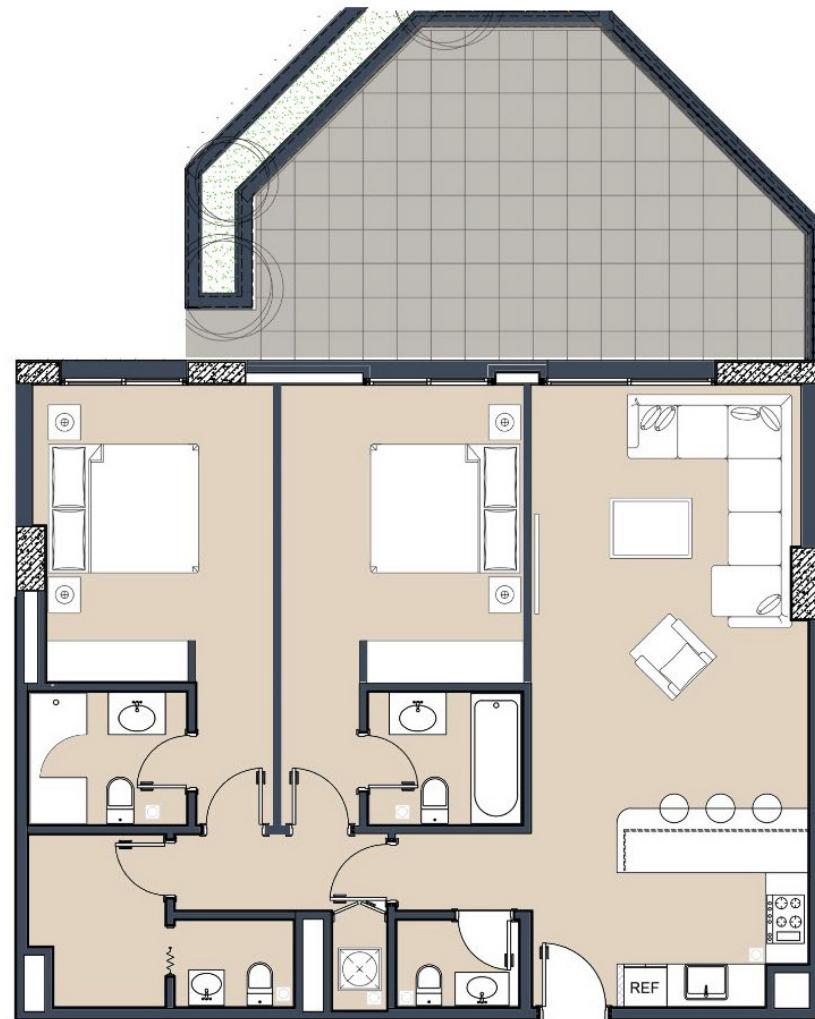
Units Available: 2

Ground Floor

- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 103 m²

Garden Area: 30 m²



TWO BEDROOM UNITS

Apartment Type B- 7

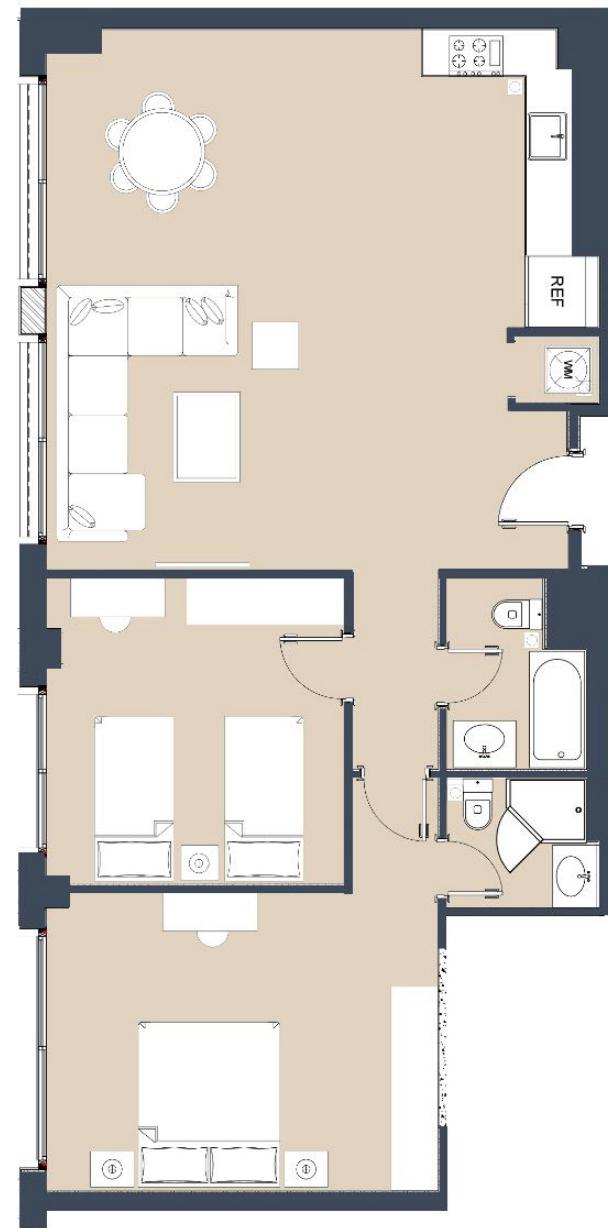
2 Bedroom Apartment

Units Available: 2

Second Floor

- Living + Open Kitchen Area
- 1 Master Bedrooms
- Second Bedroom
- 1 Bathroom en suite
- 1 Shared Bathroom
- Laundry Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 105 m²



TWO BEDROOM UNITS

Apartment Type B- 8

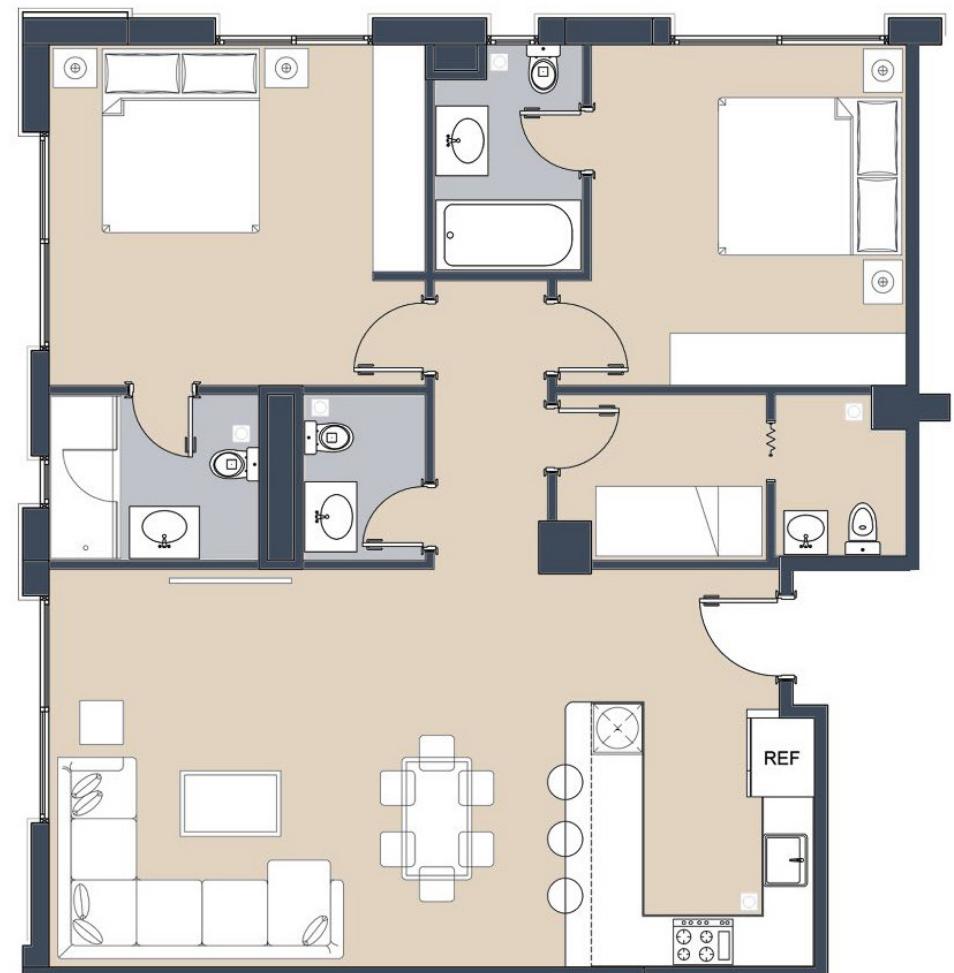
2 Bedroom Apartment

Units Available: 4

First and Second Floor

- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 107 m²



TWO BEDROOM UNITS

Apartment Type B- 9

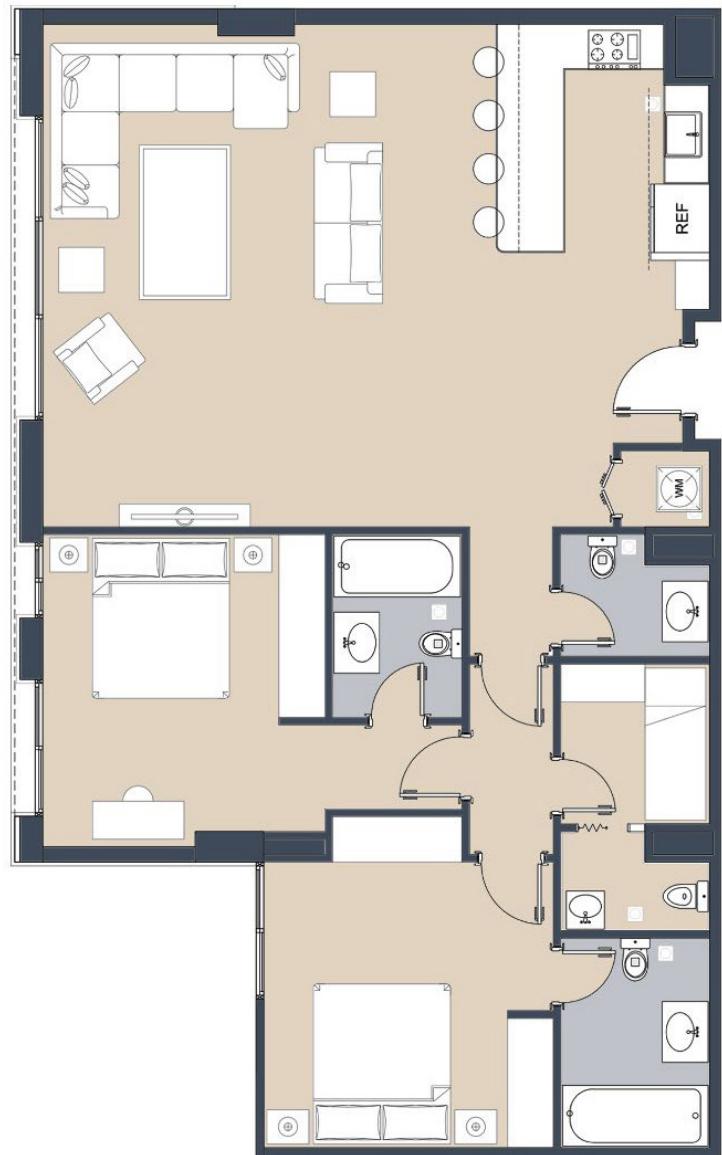
2 Bedroom Apartment

Units Available: 2

First and Second Floor

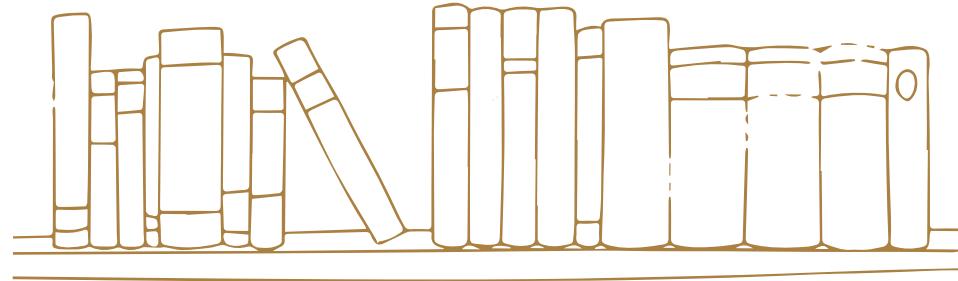
- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid room
- Laundry Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 132 m²









THREE BEDROOM UNITS

Expansive three bedroom units deliver generous space for family life. Superb quality finish and branded white goods-ready units designed to deliver the very best in exclusive urban living for discerning residents.

THREE BEDROOM UNITS

Apartment Type C- 1

3 Bedroom Apartment with Garden

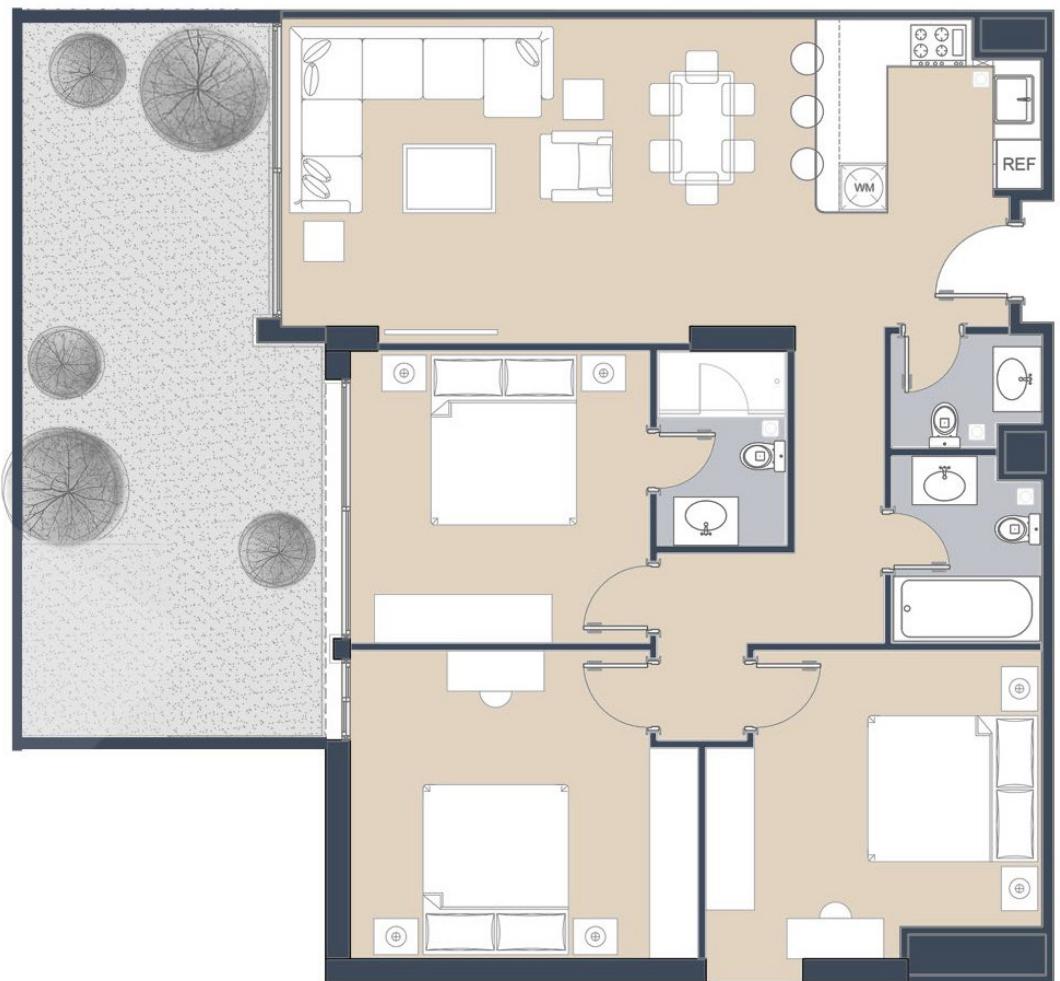
Units Available: 2

Ground Floor

- Living + Open Kitchen Area
- 3 Master Bedrooms
- 1 Bathroom en suite
- 1 Shared Bathroom
- Guest Toilet
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 108 m²

Terrace Area: 32 m²



THREE BEDROOM UNITS

Apartment Type C- 2

3 Bedroom Apartment with Garden

Units Available: 2

Third Floor

- Living + Open Kitchen Area
- 3 Master Bedrooms
- 1 Bathroom en suite
- 1 Shared Bathroom
- Guest Toilet
- Maid Room
- Laundry Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 136 m²

Terrace Area: 45 m²



THREE BEDROOM UNITS

Apartment Type C- 3

3 Bedroom Apartment

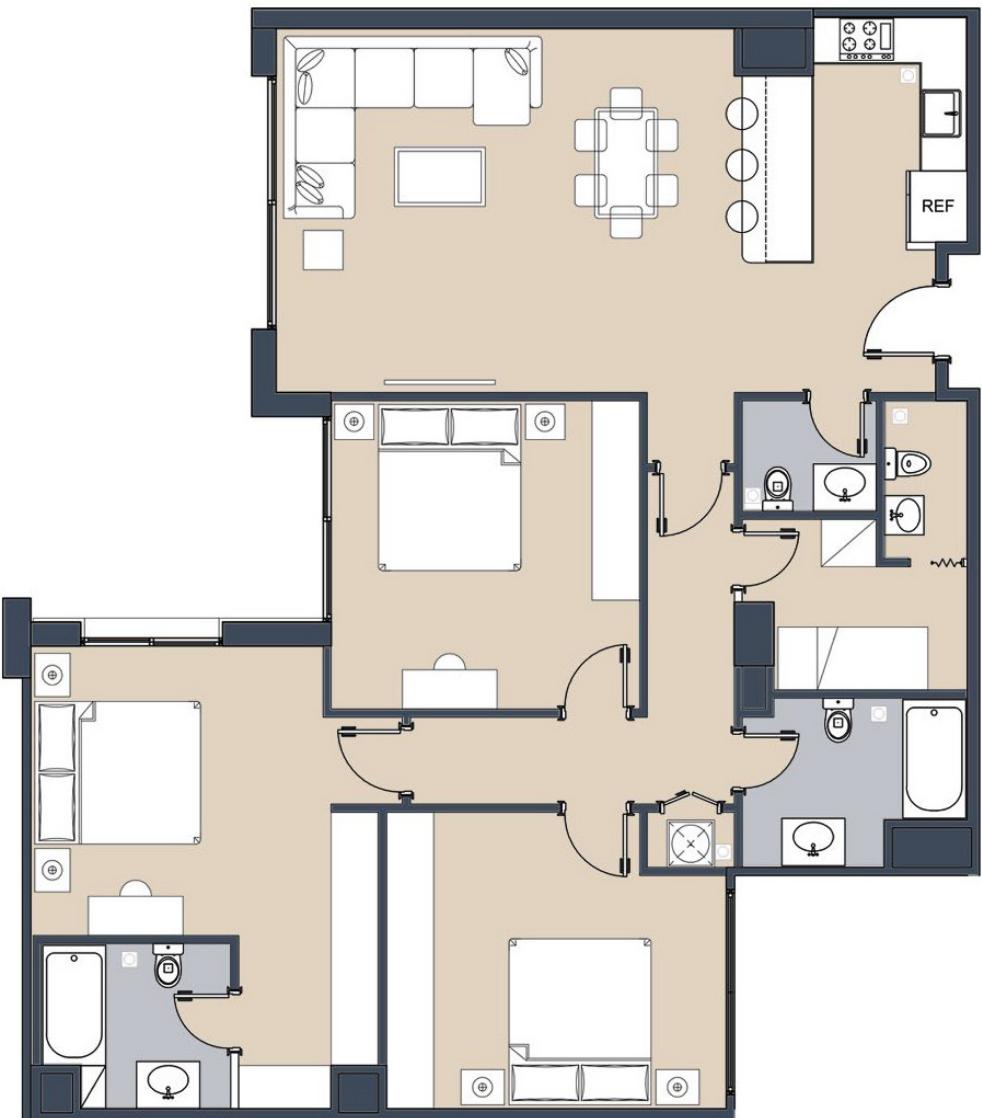
Units Available: 4

First and Second Floor

- Living + Open Kitchen Area
- 1 Master Bedrooms
- 2 Bedrooms
- 1 Bathroom en suite
- 1 Shared Bathroom
- Guest Toilet
- Maid Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 136 m²

Terrace Area: 32m²



THREE BEDROOM UNITS

Apartment Type C- 4

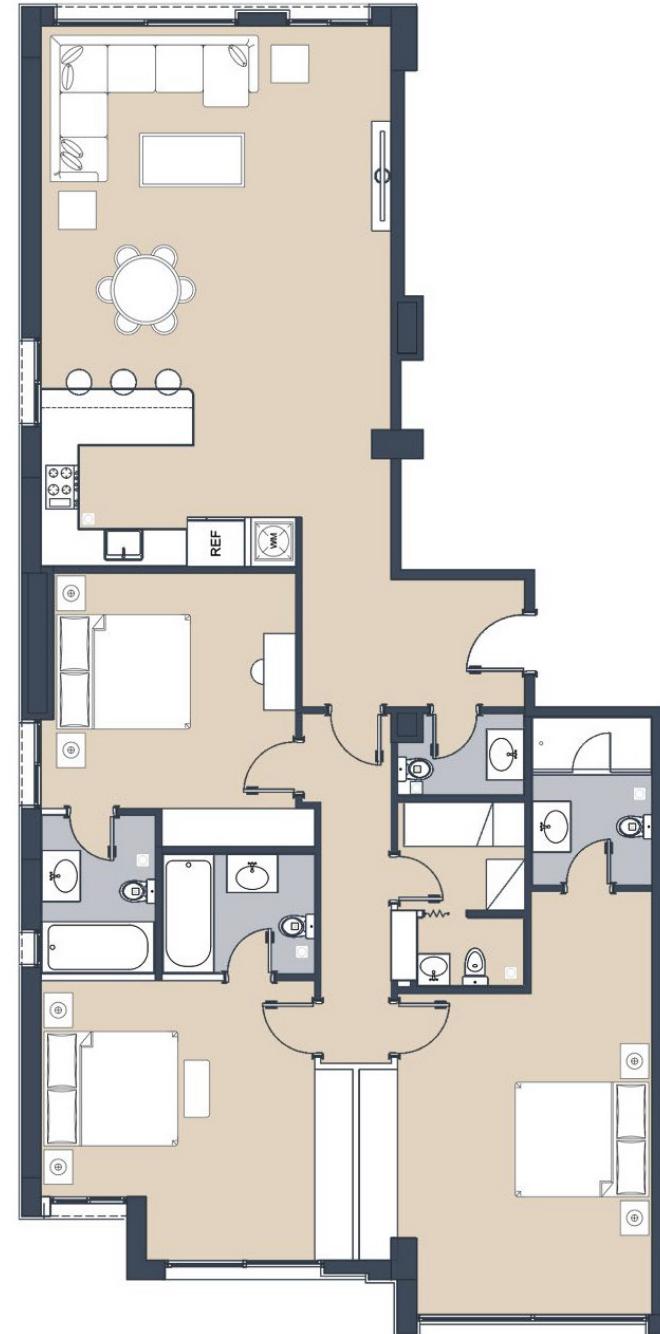
3 Bedroom Apartment

Units Available: 4

First and Second Floor

- Living + Open Kitchen Area
- 3 Master Bedrooms
- 3 Bathroom en suite
- 1 Guest Toilet
- Maid Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 159 m²



THREE BEDROOM UNITS

Apartment Type C- 5

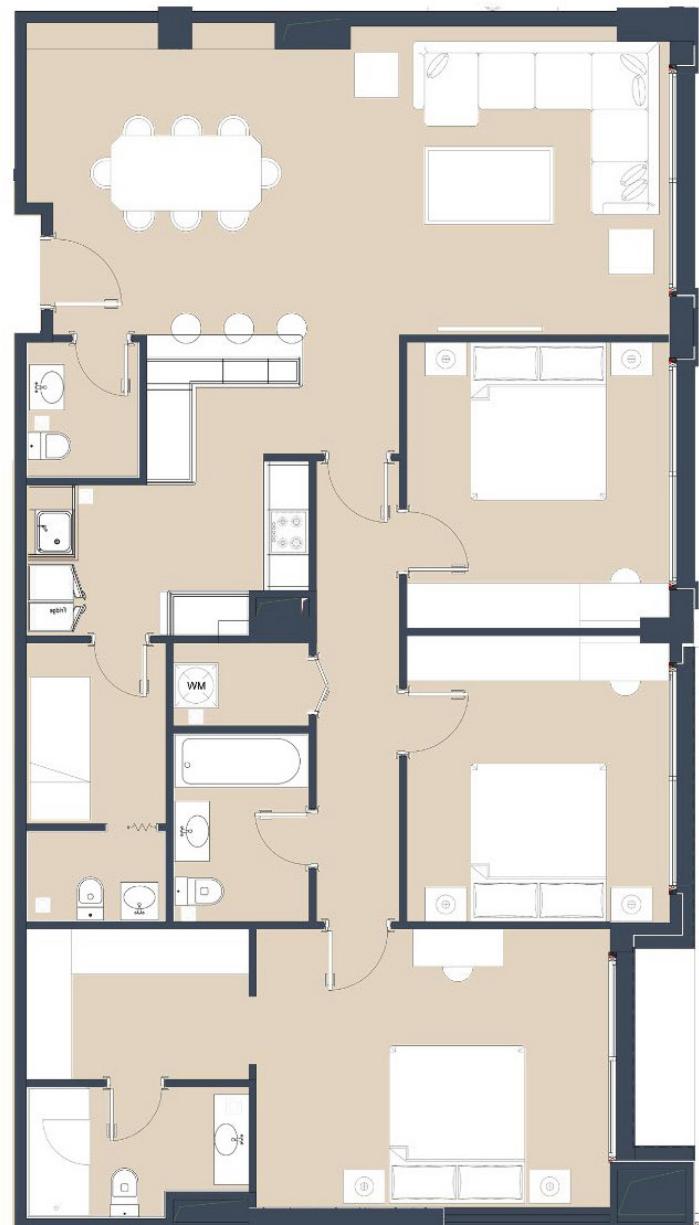
3 Bedroom Apartment

Units Available: 4

First and Second Floor

- Living + Open Kitchen Area
- 3 Master Bedrooms
- 1 Bathroom en suite
- 1 Guest Toilet
- Maid Room
- Laundry Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 143 m²



THREE BEDROOM UNITS

Apartment Type C- 6

3 Bedroom Apartment

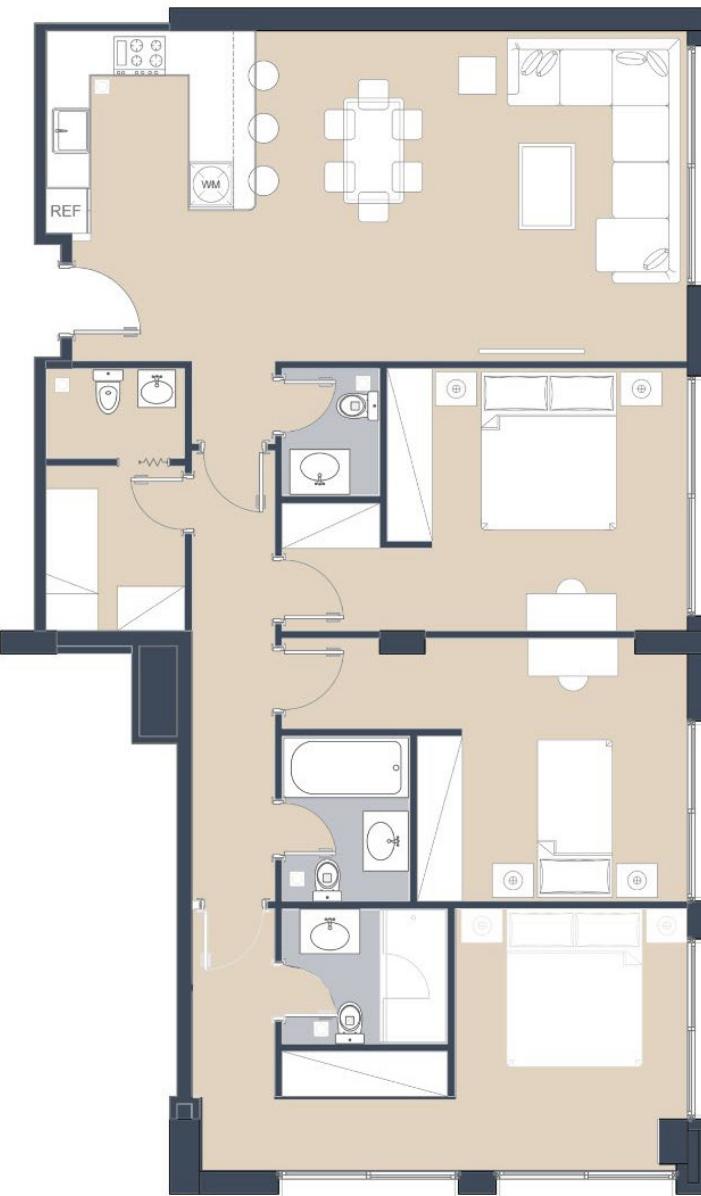
Units Available: 2

Second Floor

- Living + Open Kitchen Area
- 1 Master Bedrooms
- 2 Bedrooms
- 1 Bathroom en suite
- 1 Shared Bathroom
- 1 Guest Toilet
- Maid Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 108 m²

Terrace Area: 32m²







PENTHOUSES

Situated on the third floor, four exclusive three-bedroom penthouses offer the pinnacle of spacious urban luxury. Designed with expansive outdoor terraces, the Eden Garden penthouses offer instant access to adjacent gym, pool and clubhouse.

PENTHOUSES

Apartment Type D- 1

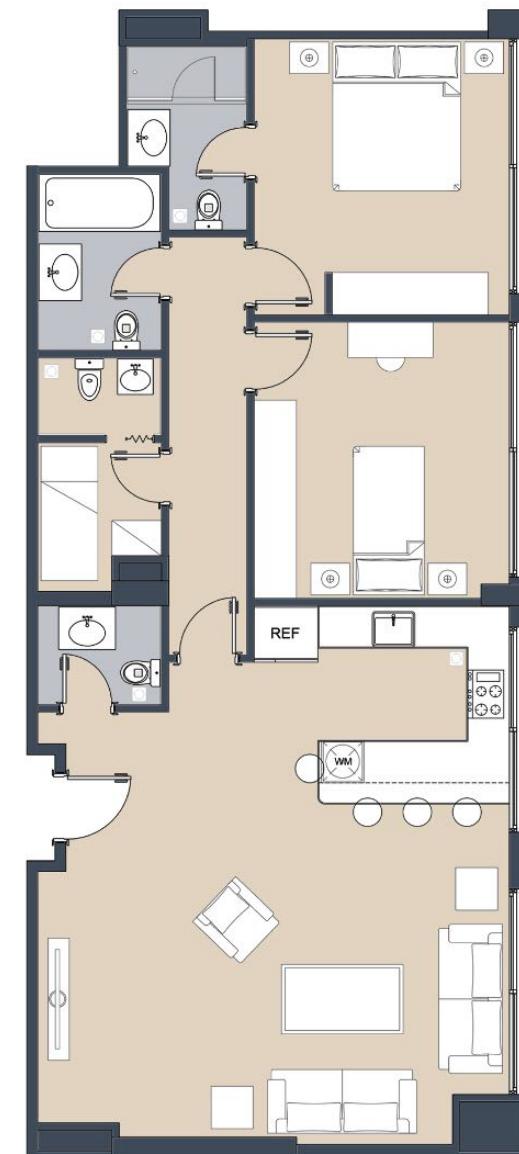
Penthouse Apartment

Units Available: 2

Third Floor

- Living + Open Kitchen Area
- 1 Master Bedrooms
- Second Bedroom
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 107 m²



PENTHOUSES

Apartment Type D- 2

Penthouse Apartment with Terrace

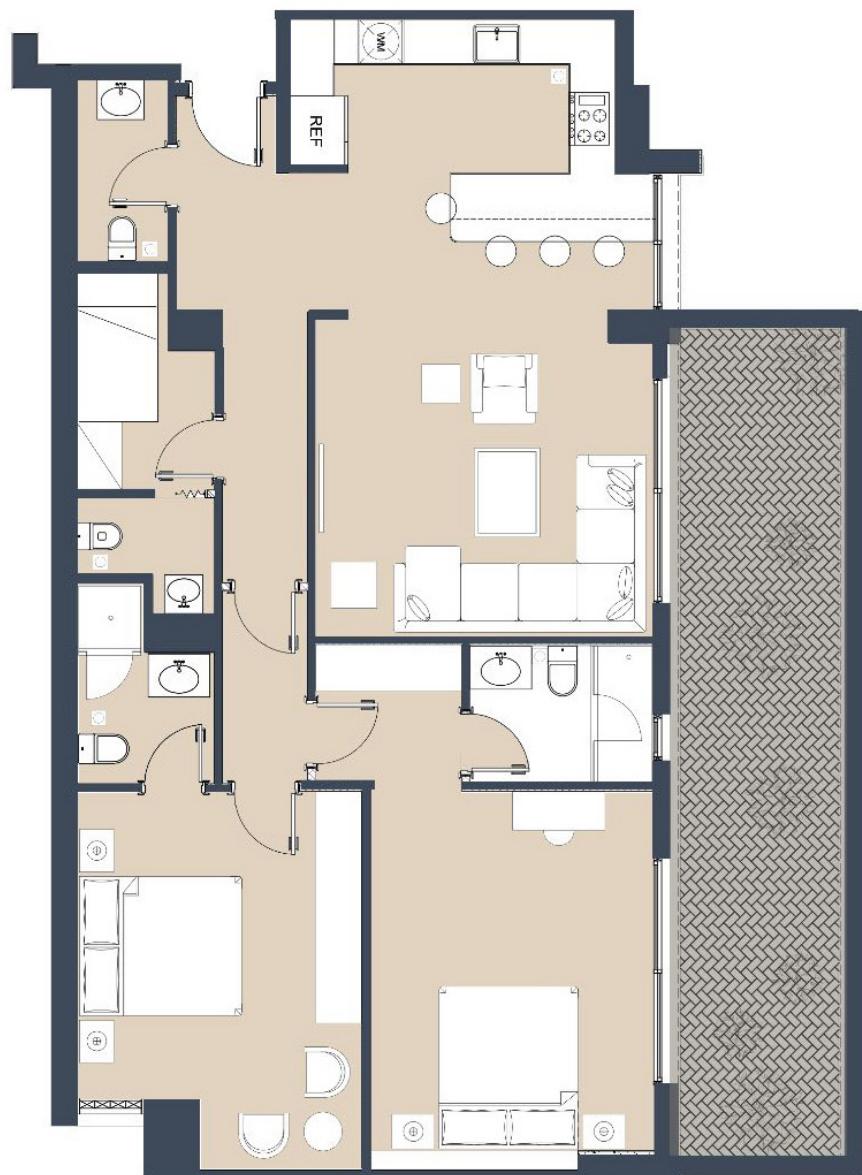
Units Available: 2

Third Floor

- Living + Open Kitchen Area
- 2 Master Bedrooms
- 2 Bathroom en suite
- 1 Guest Toilet
- Maid Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 107 m²

Terrace Area: 22m²



PENTHOUSES

Apartment Type D- 3

Penthouse apartment with Terrace

Units Available: 2

Third Floor

- Living + Open Kitchen Area
- 3 Master Bedrooms
- 3 Bathroom en suite
- 1 Guest Toilet
- Maid Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 156 m²

Terrace area: 62 m²



PENTHOUSES

Apartment Type D- 4

Penthouse Apartment with Terrace

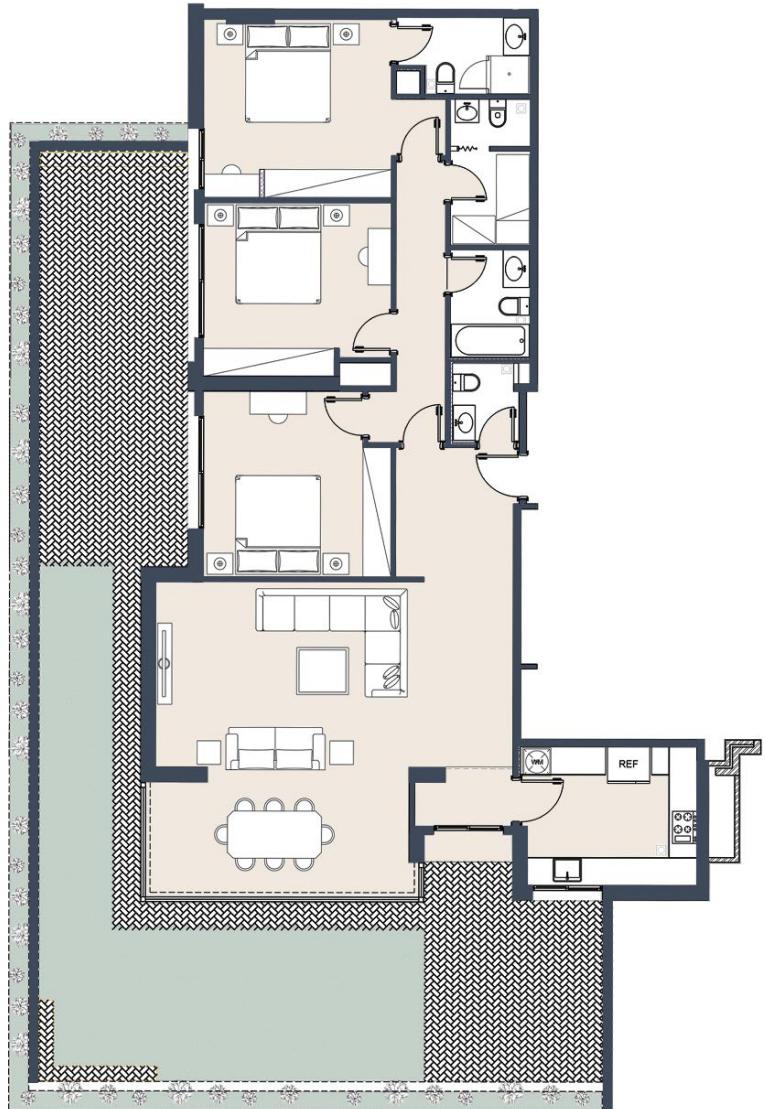
Units Available: 2

Third Floor

- Living + Kitchen Area
- 1 Master Bedrooms
- 2 Bedrooms
- 1 Bathroom en suite
- 1 Shared Toilet
- 1 Guest Toilet
- Maid Room
- Parking
- Driver's room (optional)
- Additional Storage (optional)

Total Floor Area: 157 m²

Terrace Area: 100 m²



Master crafted by industry experts

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DEVELOPED BY NAWA

Eden Residence is being planned and developed by Nawa Developments, a firm known for its commitment to quality and determination to setting new standards in residential living within Saudi Arabia. Established in 2014, Nawa Developments has already proved its ability to deliver premium quality on time and to budget with a portfolio of projects that includes the Jasmine Residences and Diamond Residences.



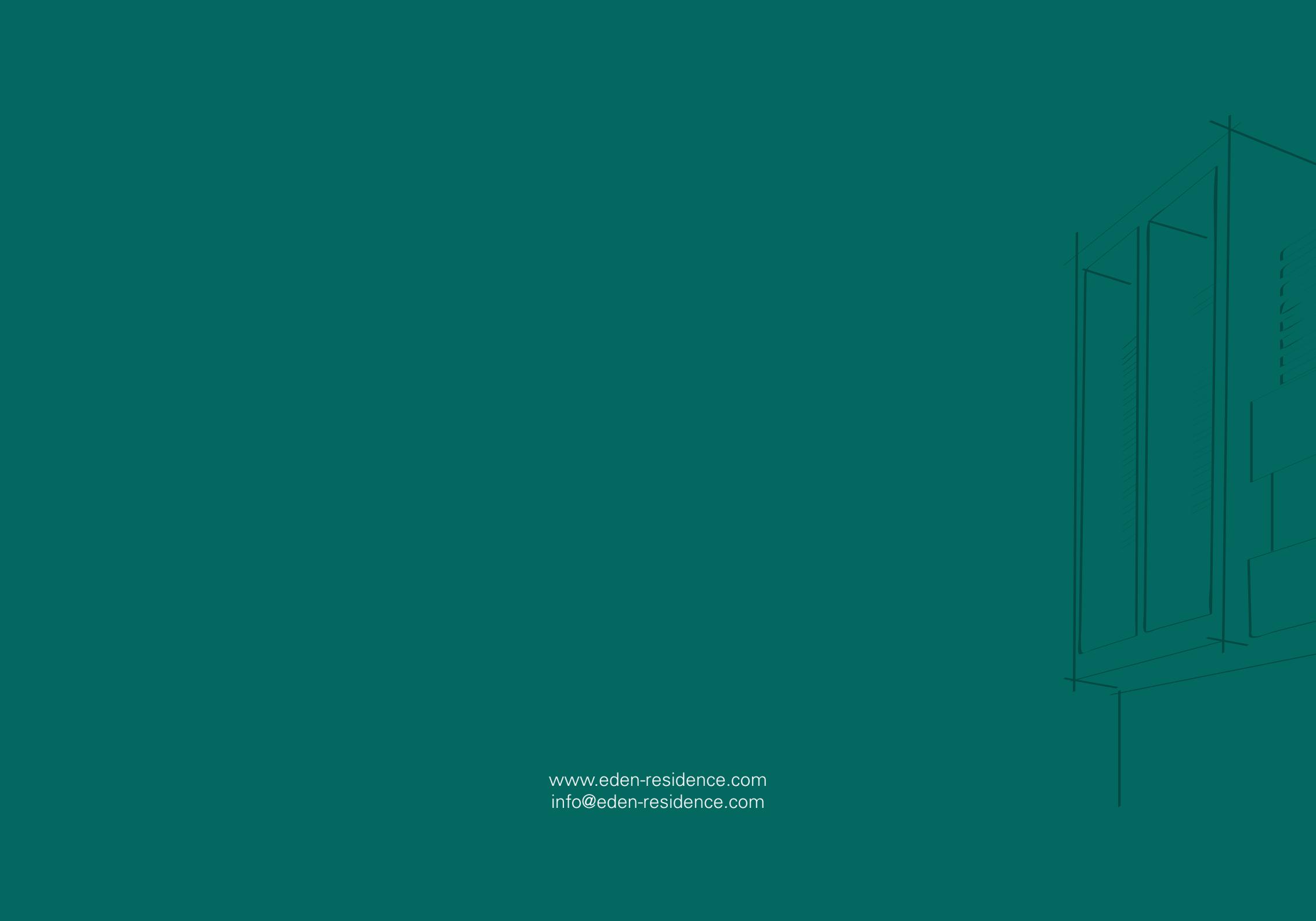
ADVISED BY SIDRA CAPITAL



Eden Residence is being advised by Sidra Capital, a financial services provider with particular expertise in asset management, corporate finance and advisory services. Sidra Capital's asset management division specializes in investing in alternative asset classes, predominantly in domestic and international real estate and global structured trade finance. Meanwhile, the company's corporate finance and advisory division specializes in debt and equity arrangement, restructuring, and mergers and acquisitions.







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