



Bringing your vision to life



## Abundance and Opportunities



A skilled developer who has constructed 53 villas in a city with abundant opportunities. Nature and beauty combine with the professionalism of planning the greatest specifications and the mastery of constructing the best elements, resulting in one-of-a-kind residences.

## Eastern Province

A privileged and historically significant economic zone

Everything in this region reflects the character of its people, from the Arabian Gulf Coast to the Empty Quarter Desert. A privileged and historically significant economic zone, at the forefront of oil production and reserves, and an East-West link.

Eastern Province, the entrance to the Arabian Gulf and the gateway to the world, offers its citizens a wonderful quality of life. It receives ongoing government support in a variety of urban, demographic, economic, cultural, environmental, transportation, and digital infrastructure sectors.





## Bringing your vision to life with easy access to it

We have selected a location that combines wellness, sustainability, and security.

Aseeb provides greenery, integrated services, and smart modern standards near the cities of Khobar and Dammam and the most crucial points. Dammam South Corniche, Al Rakah, and Imam Abdulrahman Bin Faisal University are a few minutes away. Aseeb is also in close access to all of the area's amenities, making it an ideal place to live.



## Tharwa City A Future-Centered World

Tharwa, the latest smart city in the Eastern Province and the winner of the Best Multi-Use Project Award 2020, 2021 with the highest rating, stands out in the center of everything.

Tharwa city is the ideal embodiment of life and vitality, well-being and sustainability, integration, and stability. It has been designed to reflect the brilliant presence of smart infrastructure, environmentally friendly energy, and the requirements of modern life.

The infrastructure has been thoroughly built to place essential and recreational needs within a short distance of residential areas. In addition to the strategic separation of adjacent properties, which affords each family the utmost level of privacy, traffic is structured to improve safety and smooth mobility.





King Fahad Road

King Faisal Road

Corniche Road

Prince Metib Road

King Abdulaziz Road

Al Qashla Road

King Abdulaziz Port

Al Khalidiyah Al Shamaliyah

Marasi

Almana Hospital Dammam

Al Nawras

Dammam South Corniche

Al Othaim Mall

Al Khalidiyah Al Janubiyah

Imam Abdulrahman bin Faisal University

First Industrial City



Sumou Al Khoobar

Khobar

## Tharwa, in the heart of everything

 **1** Minute  
Khobar Corniche Seafront

 **1** Minute  
Dhahran Expo

 **1** Minute  
Imam Abdulrahman Bin Faisal University

 **9** Minutes  
King Abdulaziz Port

 **25** Minutes  
King Fahad Causeway - Bahrain

 **39** Minutes  
King Fahad International Airport

## Tharwa

For bloomed life and sweet moments

 26 Markets and Shops

 21 Gardens and Parks

 10 Educational Facilities

 16 Government Services

 1 Health Center

 20 Mosques

1,800m Playa Seafront

4,500 m Bicycle Track

105,000 m<sup>2</sup> Mercado Commercial Area

5,487 m<sup>2</sup> Sports Center

1,900 m Paserilla Walkway

104,387 m<sup>2</sup> Key Projects

## Live in Tharwa

Join the future city of over 30,000 people in Tharwa

- Relax at the Playa Waterfront
- Enjoy shopping at the Mercado
- Exercise in Paserilla
- Ride bicycles
- Shop in malls
- Run your errands walking



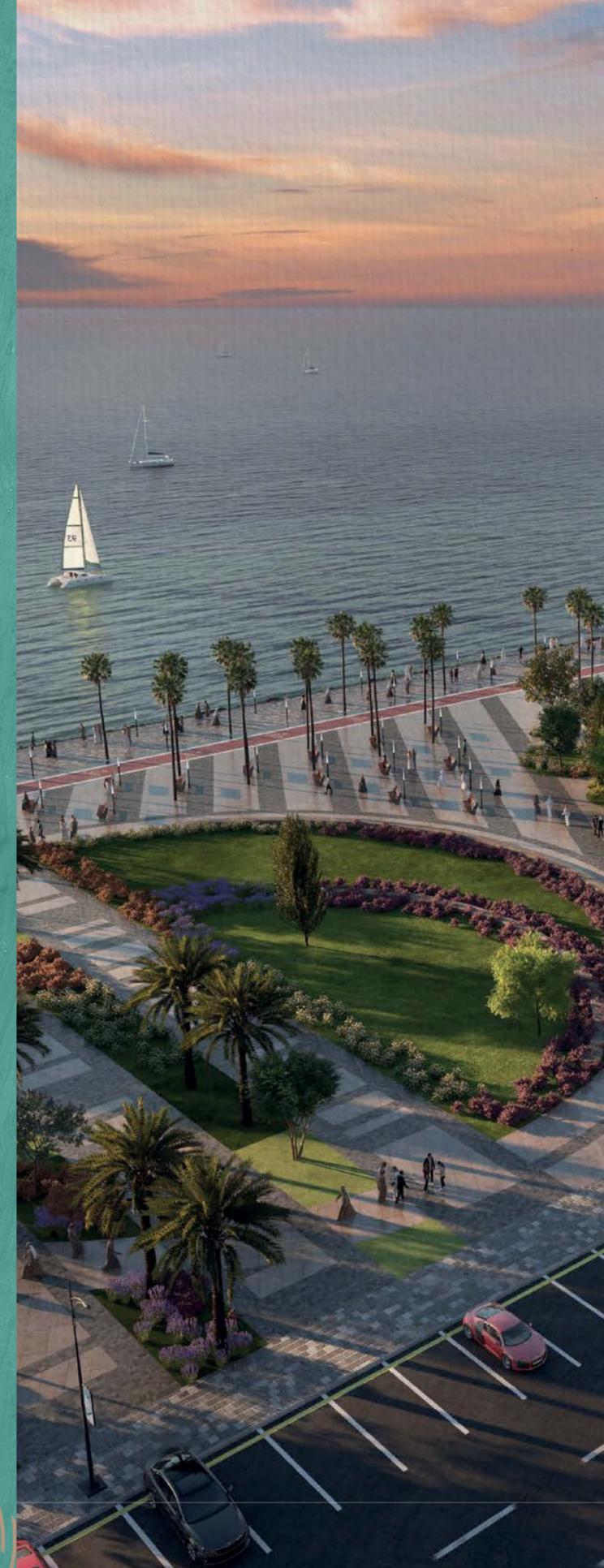
## Drive safely to your essential destinations

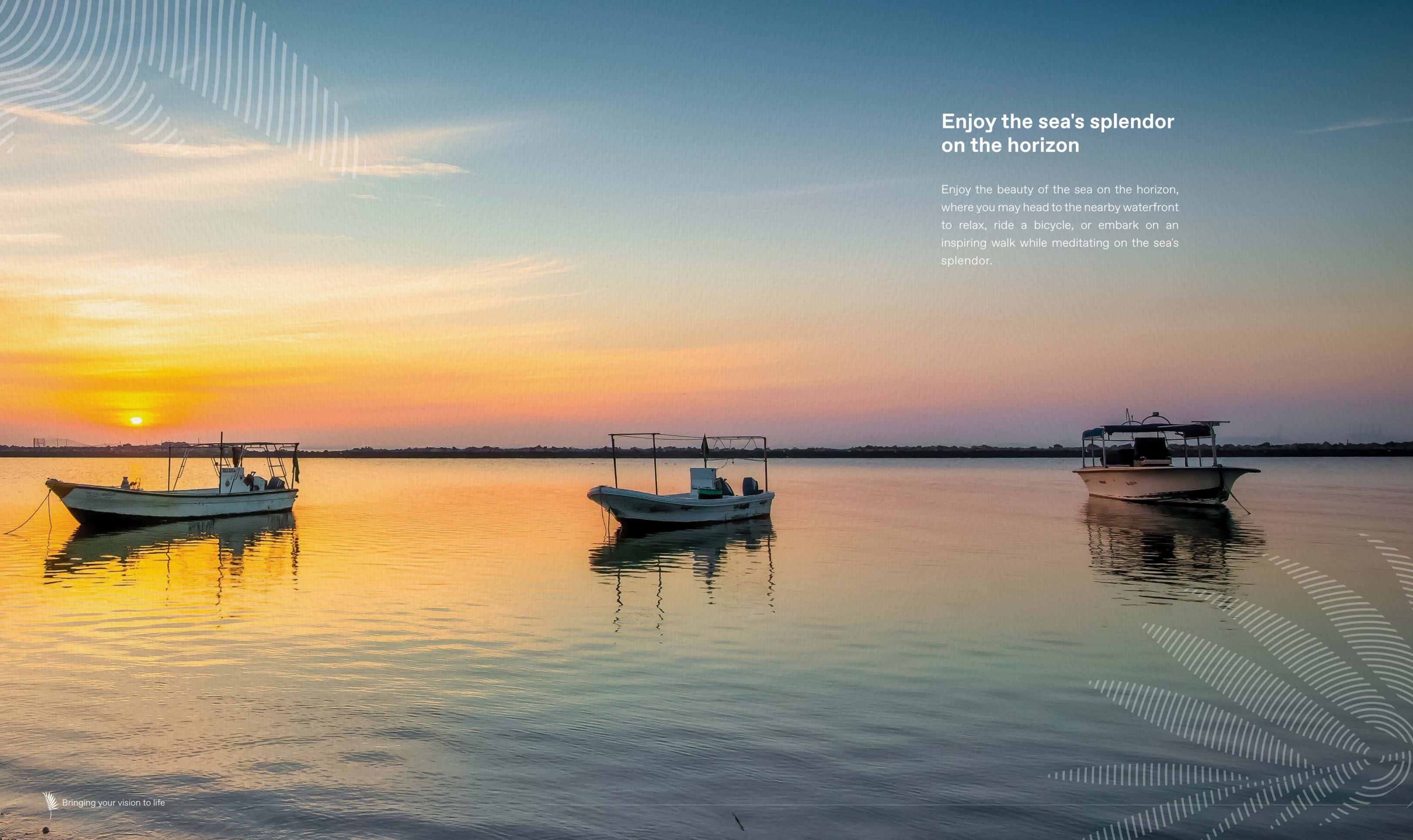
Drive safely between your home and your needs, through a unique traffic system designed with the utmost security and accuracy.

Enjoy a smooth passage to your destination, with wide roads, and entrances designed in a smart way to avoid congestion when crossing vehicles and restrict traffic to residents of the city.

## Start an inspirational journey on foot

We understand how wonderful it is to live near green spaces that dazzle eyes with scenic nature, and have a great time meditating and relaxing, enjoying time with family, or simply talking with friends.





## Enjoy the sea's splendor on the horizon

Enjoy the beauty of the sea on the horizon, where you may head to the nearby waterfront to relax, ride a bicycle, or embark on an inspiring walk while meditating on the sea's splendor.

## A world-class quality of life

Because human beings are prioritized in modern societies, Aseeb's infrastructure is built to be less polluting, more sustainable, and smarter. To meet the demands of the present period, the infrastructure is built on the most recent global technical standards.



Paved Roads



Road Sidewalks



Sewage Network



Fiber Network



Water Network



Electricity Network



Lighting Network



Rainfall Drainage Network







# 53

## Dreams and Lives

53 villas that are the perfect embodiment of sustainable housing communities. Our villas provide families with a sense of calmness and security, make them feel welcome in their vast spaces, awaken the passion for creating memories and provide a great sense of satisfaction at the heart of the integrated services provided.



## Aseeb

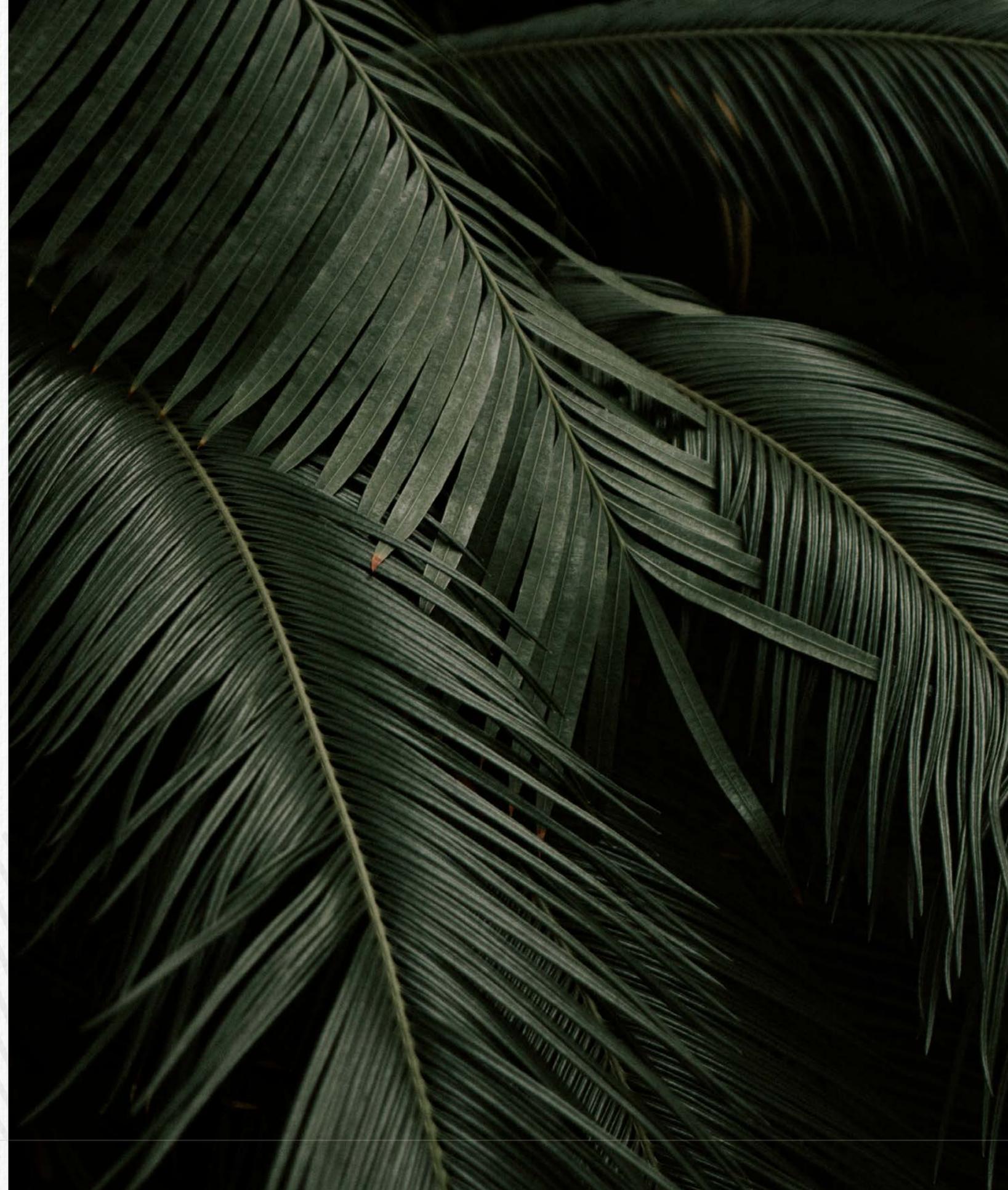
### Solid groundwork and a delightful neighbourhood

In Arabic culture, Aseeb is the solid portion that unites the palm fronds. In this integrated project of Tharwa city, located in the heart of the Eastern Province, Thabat applies the essence of its expertise.

The project expresses the Arabic identity and the richness of the future in all its elements and aspects. It merges authentic heritage with the beautiful present, offering residences adjacent to each other in great precision and harmonized painting.

# 53

Aseeb project offers you 53 high-end housing units.





## Aseeb

Your dream home with an abundance of opportunities

Aseeb, three plots of residential land that have been partitioned and developed with a high investment sense to keep up with future living ideals.

The project is located in a prime location in the center of Tharwa city, near Khobar and Dammam cities, as well as the South Dammam Corniche, Rakah area, Imam Abdulrahman Bin Faisal University, and many public facilities.

We provide our clients with a residential community inspired by their identity, culture, and lifestyle, complete with green spaces and proximity to the best educational institutions and numerous services.

3  
lands

53  
villas



## Greenery Location meeting nature

In Aseeb, we pay close attention to both the slightest and major elements. The residential units are beautiful in design and adhere to Saudi culture, with the best use of space, spacious rooms, and a flexible design that permits the addition or removal of extensions.

## Glass Facades Beauty to the horizon

Glass facades that overlook green landscapes are stunning, and beauty becomes what is visible from a distance, giving the villa a beautiful exterior facade that expresses our artistic style.

01

Villa Model 1

Your safe haven and your dream house

375.85M<sup>2</sup>





01

Villa Model 1

Construction size  
**375.85M<sup>2</sup>**

Land size  
**312.5M<sup>2</sup>**

Floors  
**2**  
floors and upstairs  
extension

This is the home you love to stay in and miss after a long journey. We have made room for all of your favorite things by utilizing space efficiently. Beginning with wrapping the family around the table in the dining room, hosting guests in the Majles, as well as the right number of bedrooms with dressing rooms, an elevator, glass facades, and green areas.



# 01

Type 1

Ground Floor	Space
1- Dining Room	3.5x4.50
2- Majles	4.60x4.70
3- Toilet 1	1.50 x 2.35
4- Washstand	1.80x1.75
5- LOBBY 1	1.80x1.40
6- Kitchen	6.35x3.95
7- Living Room	6.05x4.60
8- Toilet 2	2.45x1.40
9- LOBBY2	1.40x1.20
<b>Total floor size</b>	<b>186.56M<sup>2</sup></b>



# 01

Type 1

First Floor	Space
1- Bedroom 1	3.90x3.70
2- Bedroom - Toilet 1	1.60x2.65
3- Dressing Room - 1	1.60x2.55
4- Bedroom 2	3.85x4.00
5- Bedroom - Toilet 2	1.9x2.30
6- Living Room	3.40x3.95
7- Bedroom 3	4.05x3.70
8- Bedroom - Toilet 3	2.70x2.30
9- Bedroom 4	3.90x3.70
10 -Bedroom - Toilet 4	2.75x2.10
11 - Dressing Room 4	2.25x2.75
<b>Total floor size</b>	<b>141.42 m<sup>2</sup></b>





# O1

Type 1

Extension	Space
1- Living Room	3.40x3.50
2- Laundry Room	1.20x2.27
3- Babysitter Room	2.05x2.1
4- Babysitter Room Toilet	1.425x2.1
5- LOBBY 1	3.35x1.00
6- LOBBY 2	1.45x1.00
<b>Total floor size</b>	<b>47.87M<sup>2</sup></b>



02

Villa Model 2

Your finest world and first sanctuary

577.75M<sup>2</sup>



# 02

## Villa Model 2



Construction size  
**577.75M<sup>2</sup>**

Land size  
**617M<sup>2</sup>**

Floors  
**2**  
floors and upstairs  
extension

A home that goes beyond a simple house, with light sending a great sense of glass facades. Your morning coffee is served in a modern open kitchen, surrounded by greenery, with adequate rooms and facilities for the present and future on each floor, while you can enjoy all the places where you can welcome guests and conduct business.

# 02

Villa Model 2

Ground Floor	Spaces
1- Living Room	6.10x6.50
2- Kitchen	4.40x4.50
3- Kitchen's Storage	4.10x2.10
4- Toilet 1	1.90x1.85
5- Washstand 1	1.90x1.95
6- Dining Hall	8.00x4.00
7- Majles	4.20x5.65
8- Toilet 2	1.95x1.85
9- Washstand 2	1.45x1.95
<b>Total floor size</b>	<b>257.23 M<sup>2</sup></b>



# 02

## Villa Model 2

First Floor	Spaces	First Floor	Spaces
1- Bedroom	5.00x4.90	11- Dressing Room 3	2.00x1.45
2- Dressing Room 1	4.00x1.90	12- Bedroom Toilet 3	2.55x1.85
3- Bedroom Toilet 1	2.85x1.95	13- Bedroom 4	4.75x4.05
4- Terrace	1.30x5.00	14- Dressing Room 4	1.45x2.00
5- Living Room	4.00x5.00	15- Bedroom Toilet 4	2.55x1.85
6- Open Kitchen	3.00x4.00	16- Hall	2.00x3.50
7- Bedroom 2	4.50x4.60	17- Washstand	1.90x1.60
8- Dressing Room 2	2.00x1.65	18- Toilet 5	1.55x1.85
9- Bedroom Toilet 2	1.90x2.75	<b>Total floor size</b>	<b>226.9 M<sup>2</sup></b>
10- Bedroom 3	4.05x4.85		



# 02

Villa Model 2

Extension	Spaces
1- Living Room	4.00x4.00
2- Kitchen	1.55x1.70
3- Toilet	1.70x2.20
4- Housemaid's room	4.00x1.65
5- Housemaid's Toilet	1.65x2.20
6- Laundry	1.85x2.10
7- Store 1	1.50x1.65
8- Store 2	2.10x1.90
<b>Total floor size</b>	<b>93.62 M<sup>2</sup></b>



## Warranties

### Providing solid foundations

	Specifications	Warranties
External painting	External paint with the possibility of adding Porcelain Wall paper (Jotun & Jazeera Paints)	1 year
Outside doors	Aluminum Doors	2 years
Inside doors	Hinged wooden doors and accordion	2 years
Windows	Aluminum windows and double glass (on 2 layers) 24 mm thickness	2 years
Bathroom sets	Full bathroom sets (GROHE)	2 years
Interior flooring & Tiles	60x60cm polished marble with 20 mm thickness for the ground floor Porcelain Wall paper 60x60 cm and 10 mm thickness for upstairs Majles Wooden floors for bedrooms	1 year
Interior ceilings	All interior ceilings of greased plasterboard moist resistant ceilings	1 year
Outdoor flooring	A harmonious selection of granite, stone, and porcelain flooring	1 year
Bathroom flooring/walls	Processed anti-slip ceramic 40x40 cm, 9 mm thickness/walls	1 year
Kitchens	The kitchen's cabinets and sink are optional	N/A
Plumbing	Internal and external pipes (PRP and UPVC)	10 years
Heaters	Central Electric Heater	5 years
Thermal insulation	Thermal insulation of ceilings and insulation of exterior walls with insulated bricks	10 years
Waterproofing	Water insulation for all bases, bathrooms, balconies, fences, and outdoor farming basins	10 years
Staircase	Marble staircase with decorative glass railing	1 year
Intercom	Establishment and installation of the entire system	2 years
Garage	Electric Motor 2 Garage Doors	2 years
Air Conditioning	Installing hidden air conditioning for the ground floor and wall based for the other floors (GREE)	N/A
CCTV	Installing	N/A



## Thabat Real Estate Development

Thabat Real Estate Development was formed with confidence and inherited foundations to become an extension of Thabat Holding's history. It continues its experience in presenting the Kingdom's most promising projects and ideas as well as providing people with a new experience of urbanization and inspirational societies.

We select the most distinctive locations in neighborhoods that reflect contemporary authenticity with integrated facilities, vibrant environments, greenery, and modern technologies, where stability is a feature of each structure and modernity is the focus of every destination.

Thabat Real Estate Development Team comprises elite development partners, engineers, designers, and contractors who lay the nation's vision and the dreams of its citizens as a bedrock for each upscale urban environment. They understand well what each family is looking for and strive to transform the dream of owning the home of a lifetime into reality. Built on the power of quality and expertise, our team develops residential neighborhoods with the best quality and depth of experience.





## Thabat Construction

The Kingdom's leading  
builder and constructor

We work with Thabat Construction, a major contractor with over 45 years of expertise. It offers a diverse variety of construction and infrastructure projects that have become a benchmark in Saudi Arabia for being completed in record time and with the utmost regard for quality and safety.

Thabat Construction has also formed long-term strategic partnerships with prestigious local, regional, and global institutions and applied international best practices in terms of quality, safety, and professionalism. As a result, it became a leader in Saudi Arabia's construction industry and consistently delivers complex construction projects that surpass all expectations.



ثبات  
THABAT

## Our Creative Partners

Aseeb is the result of a collaboration between top leading firms, which have excelled in the delivery of a number of mega-projects and have owned a number of well-known communities and urban development projects.

These firms invested their best local and worldwide expertise in Aseeb, providing clients with the most exquisite style of residential communities, complete with a stunning architectural design, smart technologies, and modern designs.





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