



Mutiara Villa

Building Number 01

339-A1-A2-A3



هزازی العقارية
HAZAZIPROPERTIES



BASRI
DEVELOPMENTS

+966 54 471 7709
www.basridevelopments.com

Where Luxury Meets Modern Living!

The Mutiara Villa project aims to become a distinctive landmark in the real estate development sector by offering a complete residential experience that combines modern architectural design, a strategic location, and advanced facilities.

At Mutiara Villa, we set new standards for luxurious residential living and strive to achieve a range of goals that ensure comfort and a high quality of life.

A Complete Experience of Tranquility and Beauty

Designed to Reflect the Highest Standards of Luxurious Living

Ownership That Elevates You to New Horizons...

Available Services

Café



Cinema Hall



Mini Market



Men's Fitness Club



Women's Fitness Club



Available Services

Padel Court



Salon



Children's Play Area



Prayer Room



Children's Nursery



Interior Design

Master Bedroom



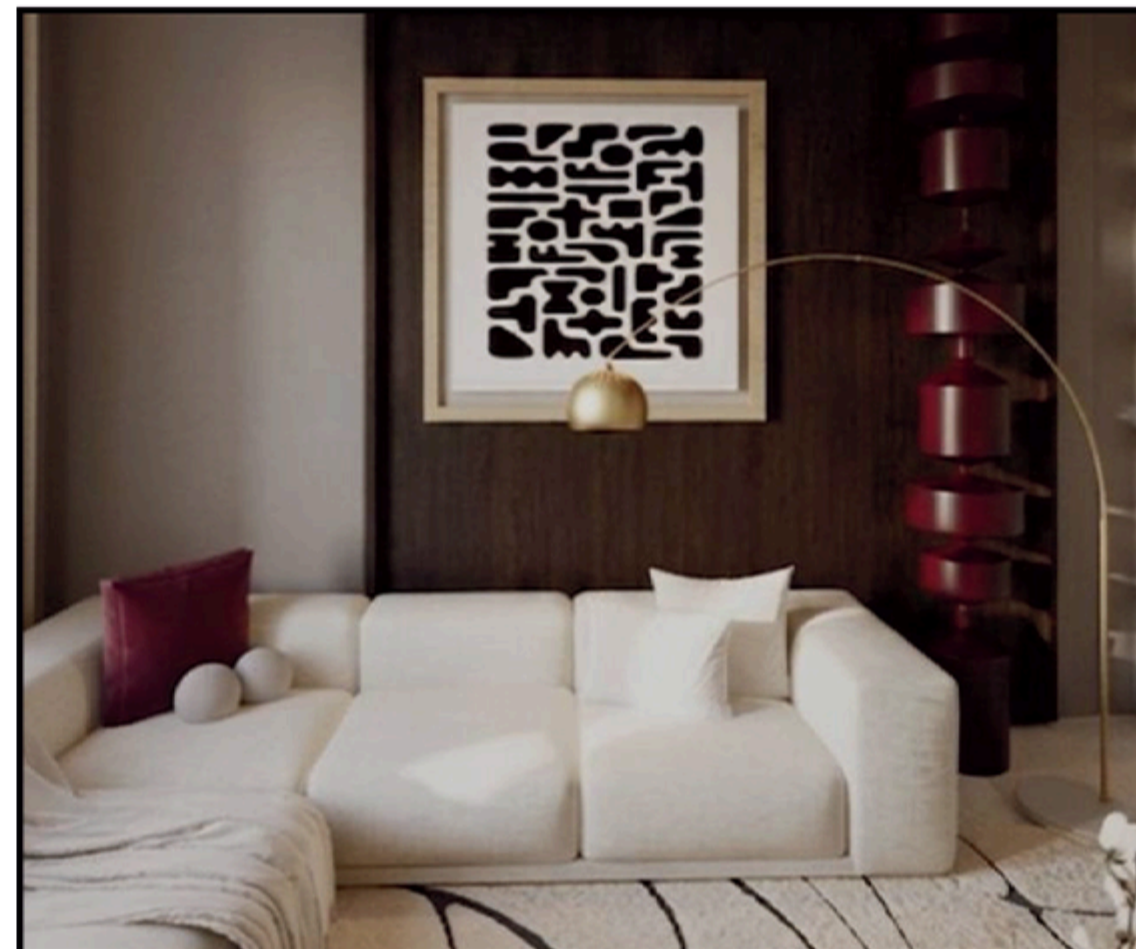
Sitting Room

Bedroom 1

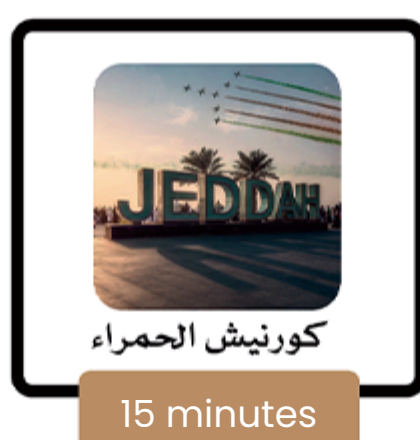


Dining Room

Living Room



Nearby Places



Scan to Access the Location



Jeddah Fountain
15 minutes

Al Salam Mall
Opposite the Project

East Jeddah Hospital
3 minutes

Haramain Train Station
6 minutes

King Abdulaziz University
3 minutes

Sulaiman Al Habib Hospital
3 minutes

Al Andalus Mall
3 minutes

King Abdulaziz Airport
17 minutes



Master Plan

A2

A1

A3

Model 2
Northeast-Facing

Model 1
North-Facing

Model 4
North-Facing

Model 7
Northwest
Facing

Model 6
Northeast
Facing

Al Salam Mall

East-facing façade

Model 7
Southwest
Facing

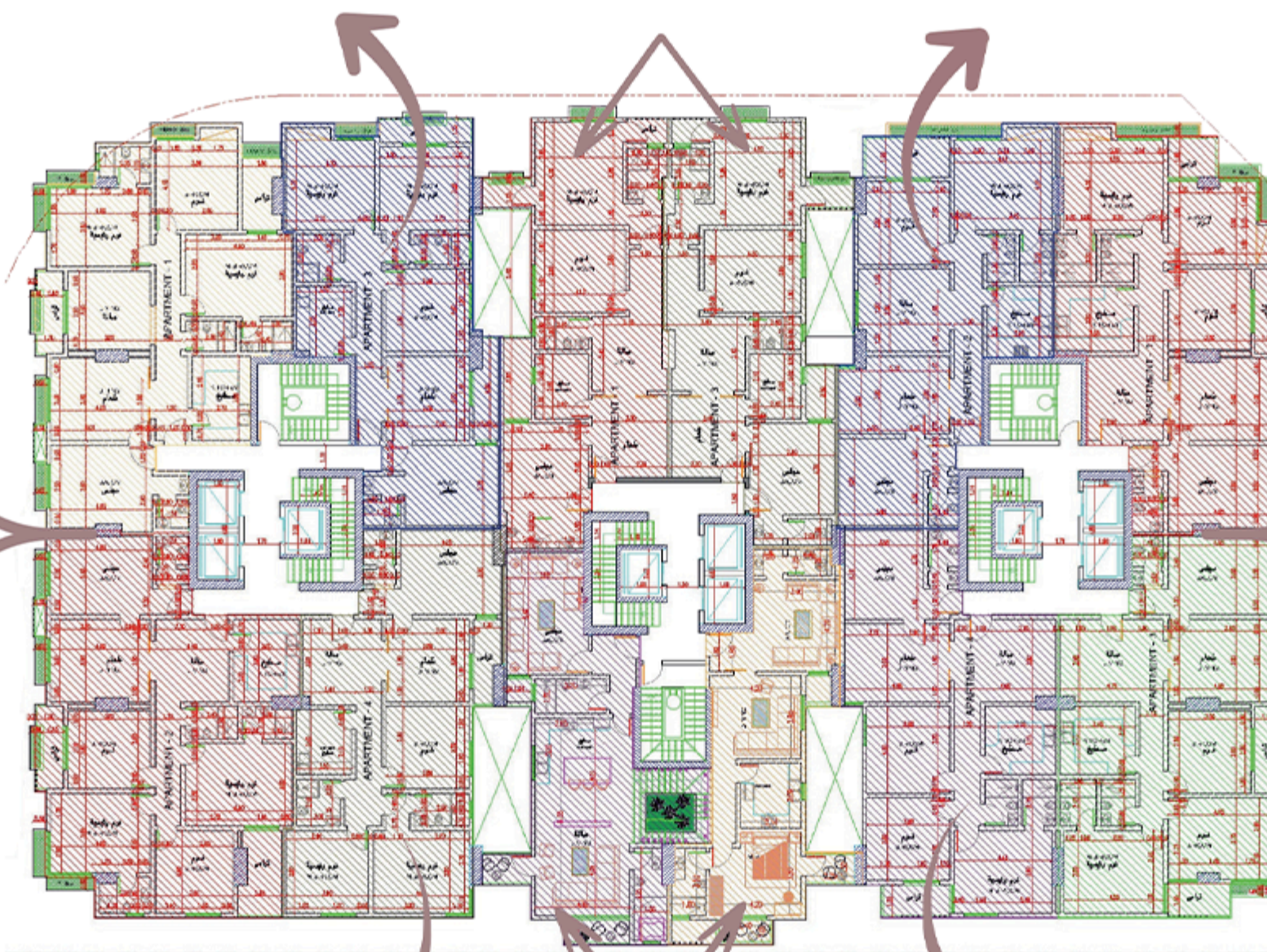
Model 6
Southeast
Facing

Model 3
Southeast-Facing

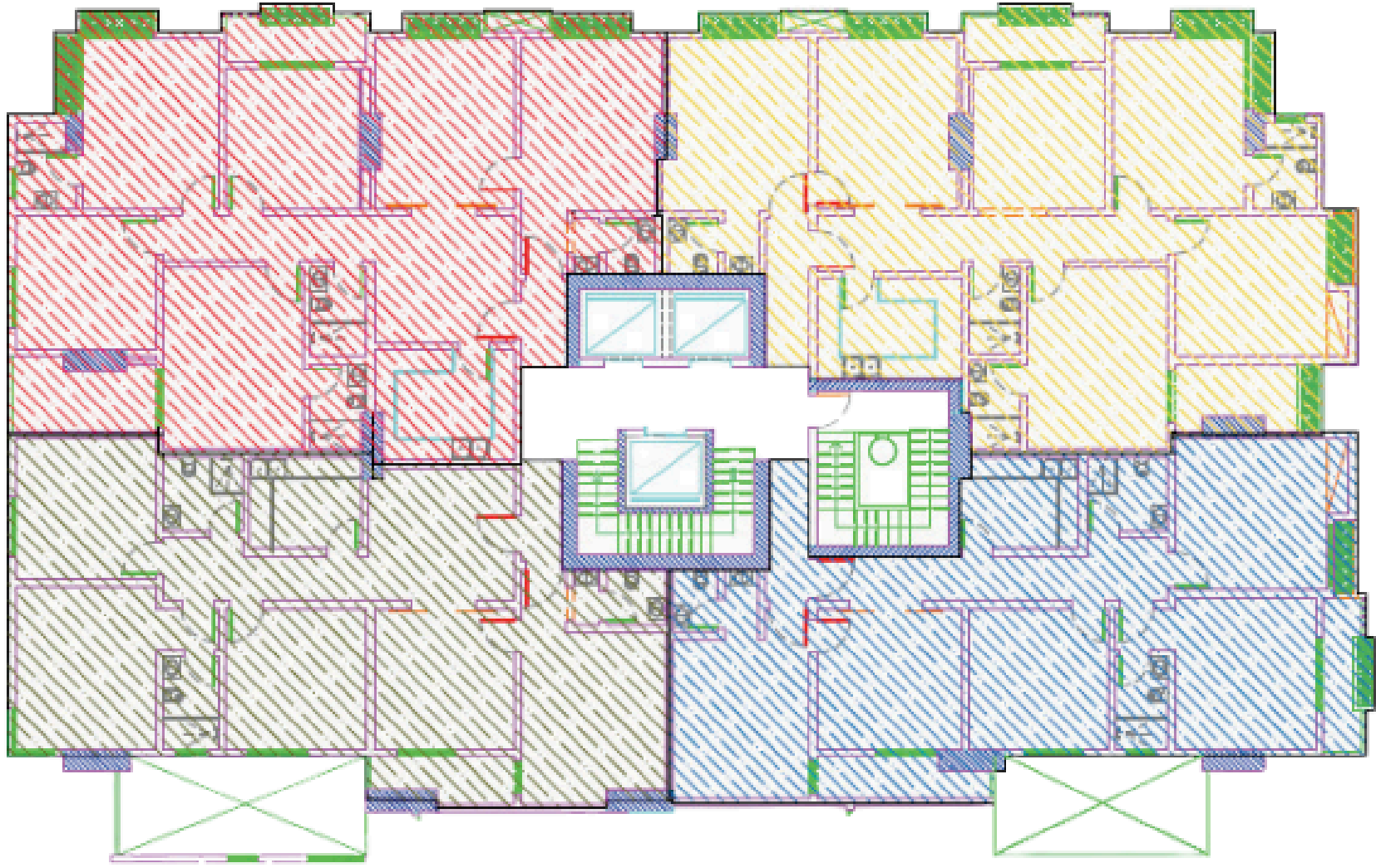
Model 8
South-Facing

Model 5
Southwest-Facing

Landscape



Building A1



Model 1 — 5 Rooms — Area: 185 m²

Model 2 — 4 Rooms — Area: 147 m²

Model 3 — 5 Rooms — Area: 149 m²

Model 4 — 6 Rooms — Area: 190 m²

5 Rooms

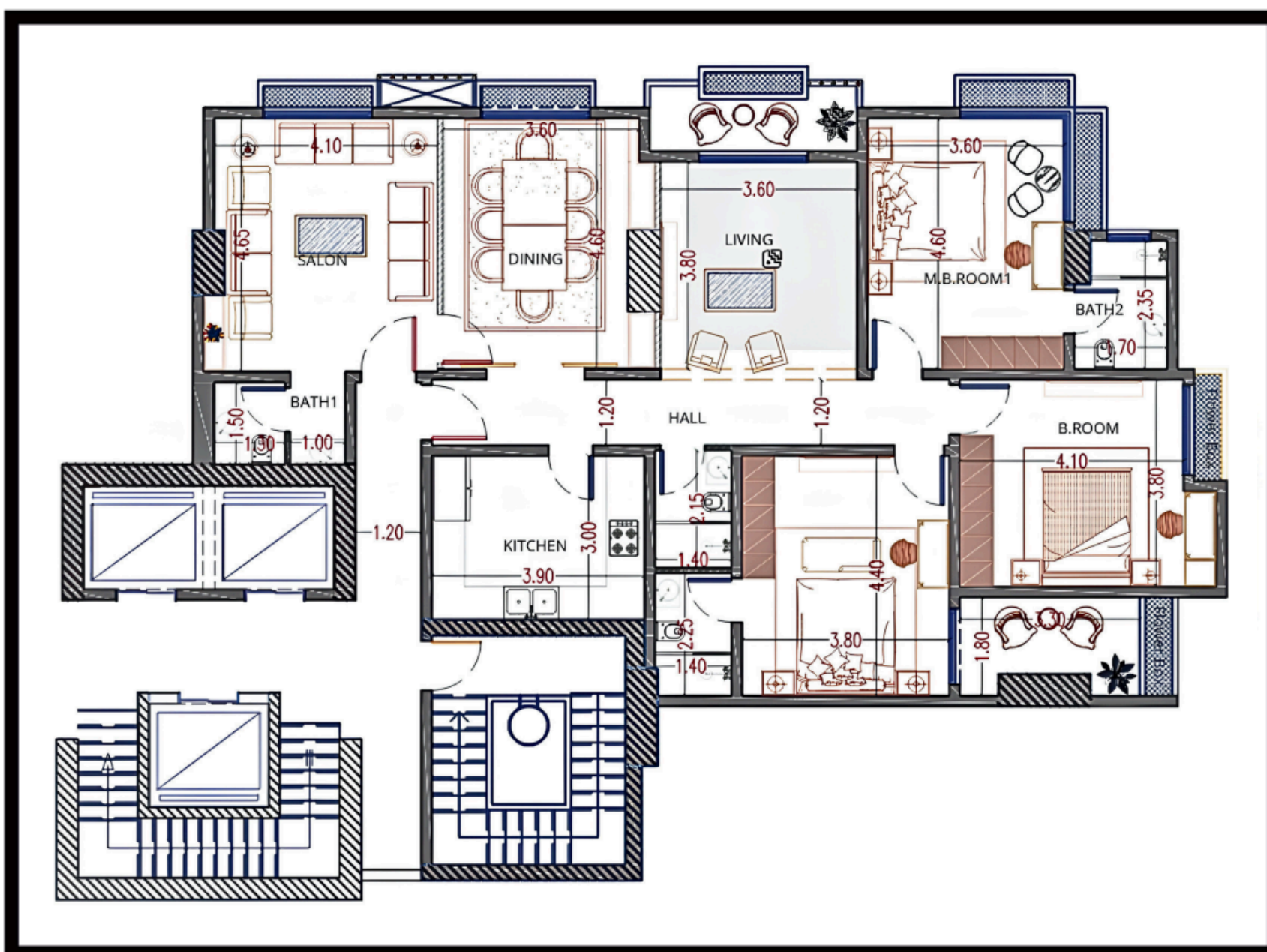
Model 1 – A1

740 Thousand

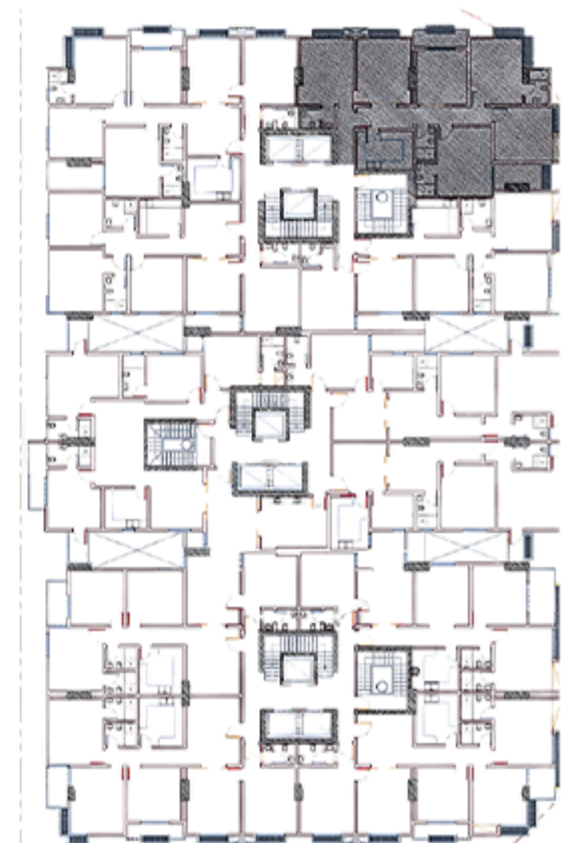
5 Room Apartment

Area: 185 m²

Northwest-facing, overlooking the street and located near the central park and the mosque



The Model in the Master Plan



Model Details



2 Terraces



Kitchen



Spacious Panoramic Living Room with a View



4 Bathrooms



4 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

4 Rooms

Model 2 – A1

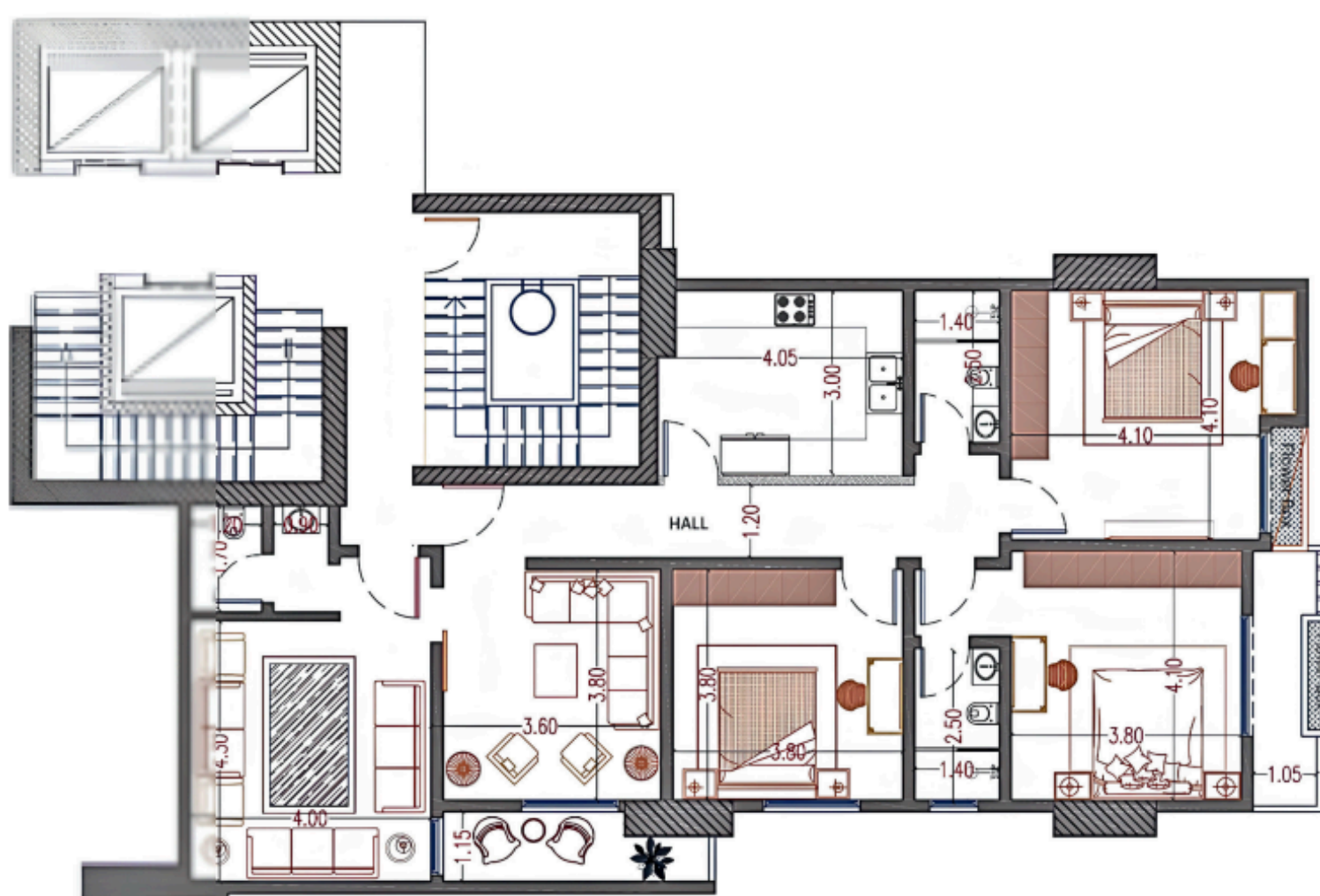
588 Thousand

4 Room Apartment

Area: 147 m²

Northeast-facing, overlooking the street and located near the central park and the mosque

The Model in the Master Plan



Model Details



2 Terraces



Kitchen



Spacious Panoramic Living Room with a View



3 Bathrooms



3 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

5 Rooms

Model 3 – A1

596 Thousand

5 Room Apartment

Area: 149 m²

Southeast-facing, overlooking the landscaped area, and located near the central park and the mosque

The Model in the Master Plan



Model Details



1 Terraces



Kitchen



Spacious Panoramic Living Room with a View



3 Bathrooms



4 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

6 Rooms

Model 4 – A1

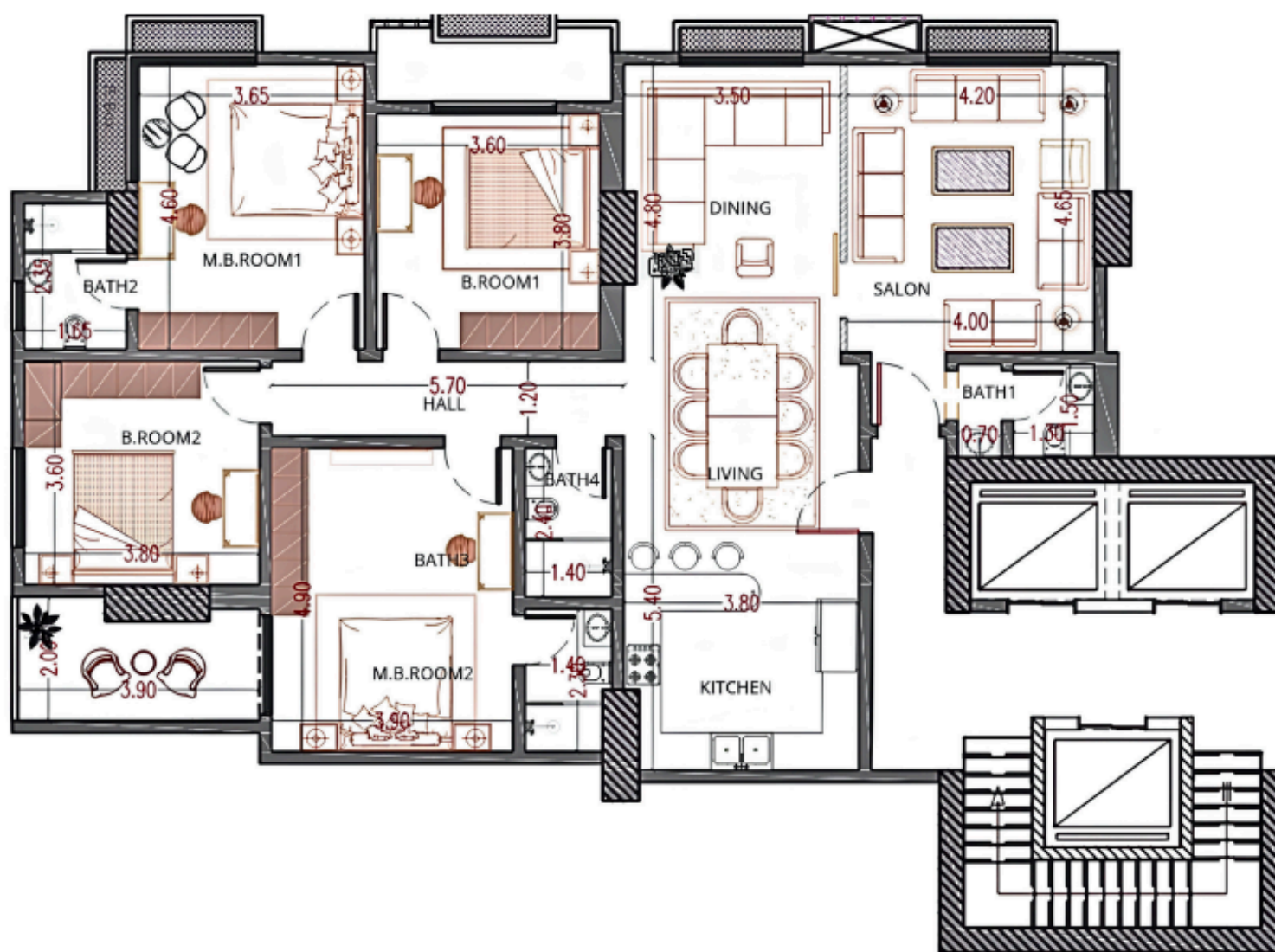
760 Thousand

6 Room Apartment

Area: 190 m²

Southwest-facing, overlooking the street, and located near the central park and the mosque

The Model in the Master Plan



Model Details



2 Terraces



Kitchen



Spacious Panoramic Living Room with a View



4 Bathrooms



5 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty

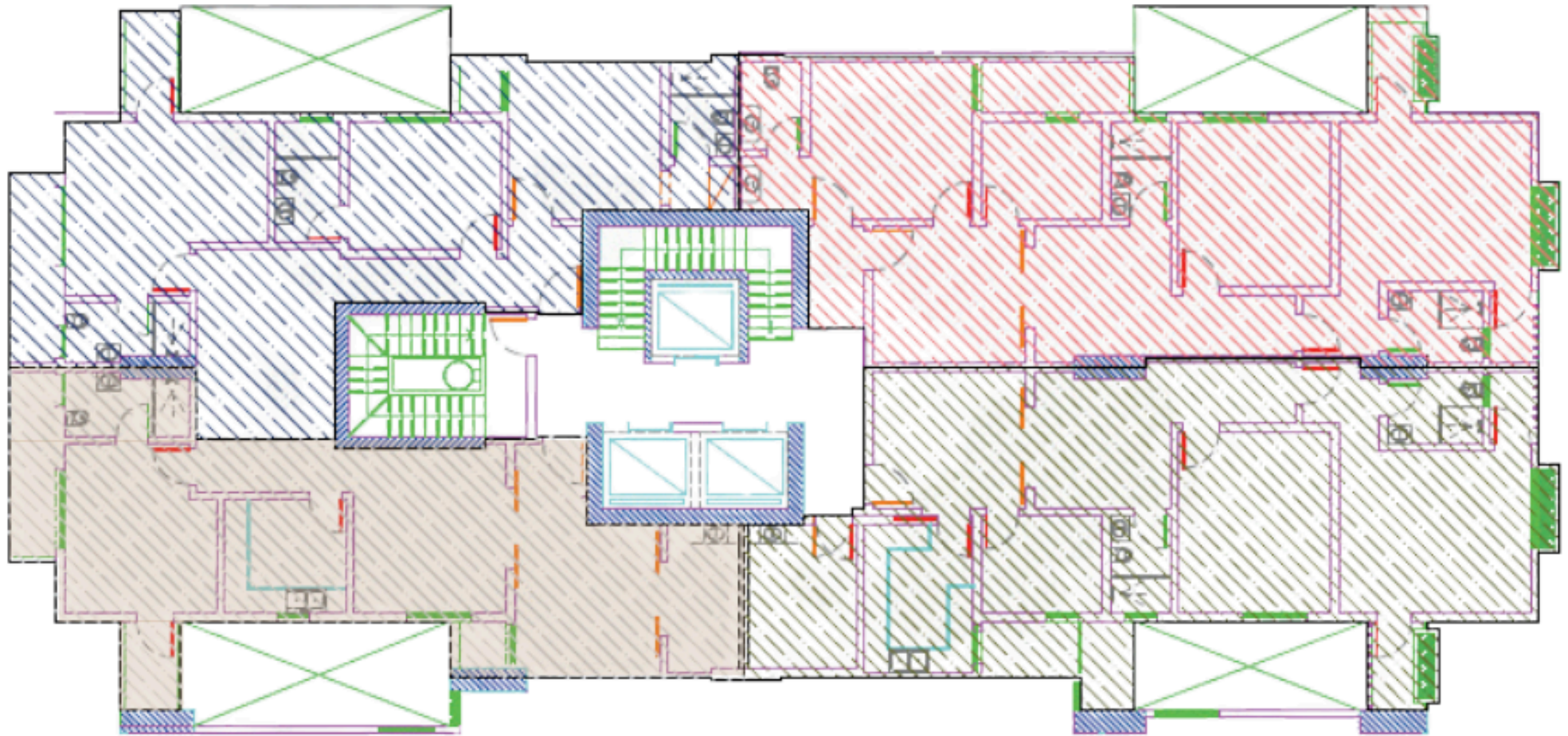


Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

Building A2



Model 1 — 4 Rooms — Area: 135 m²

Model 2 — 4 Rooms — Area: 133 m²

Model 3 — 4 Rooms — Area: 214 m²

Model 4 — 2 Rooms — Area: 93 m²

4 Rooms

Model 1 – A2

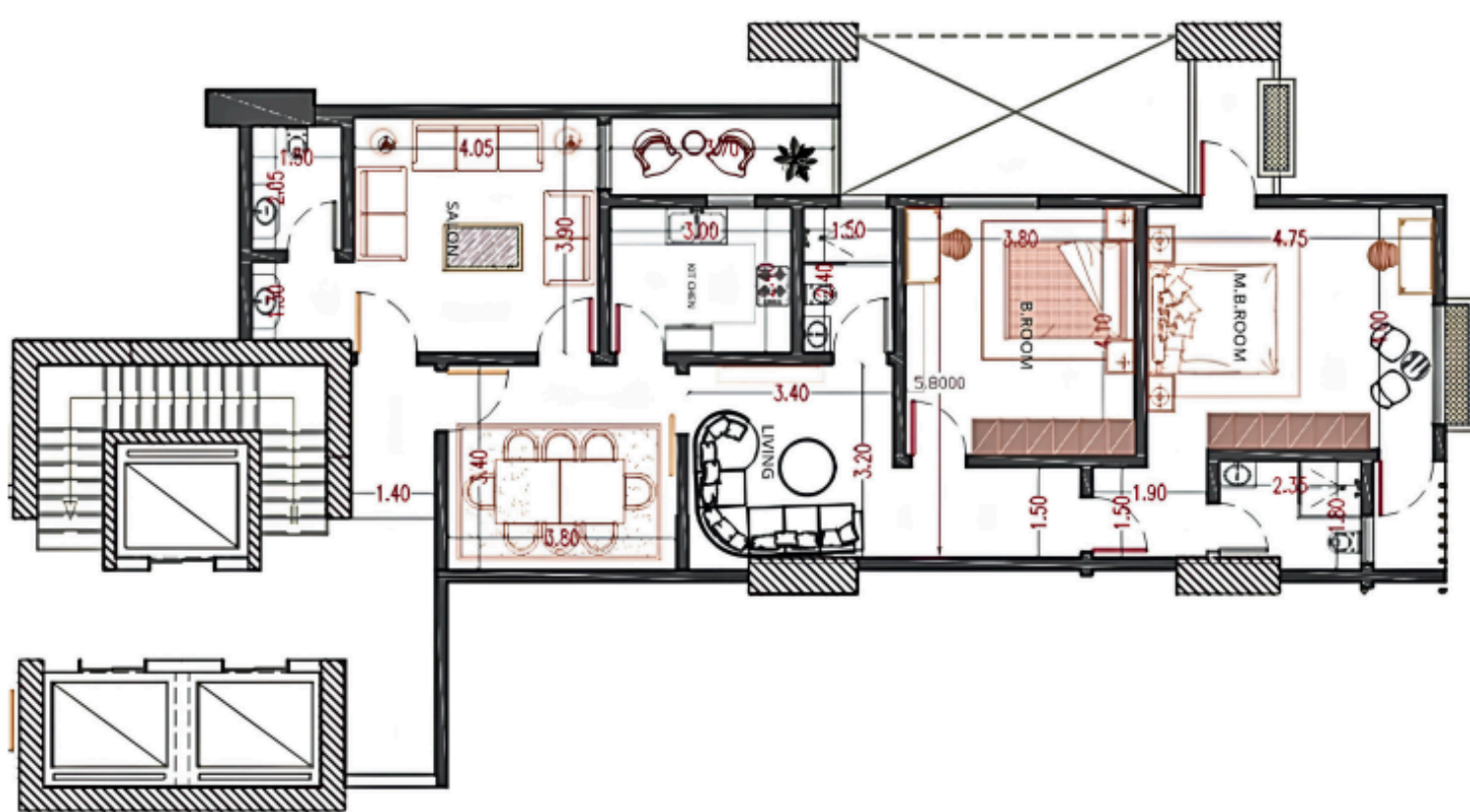
540 Thousand

4 Room Apartment

Area: 135 m²

Northwest-facing, overlooking the street, and located near the central park and the mosque

The Model in the Master Plan



Model Details



2 Terraces



Kitchen



Spacious Panoramic Living Room with a View



3 Bathrooms



3 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

4 Rooms

Model 2 – A2

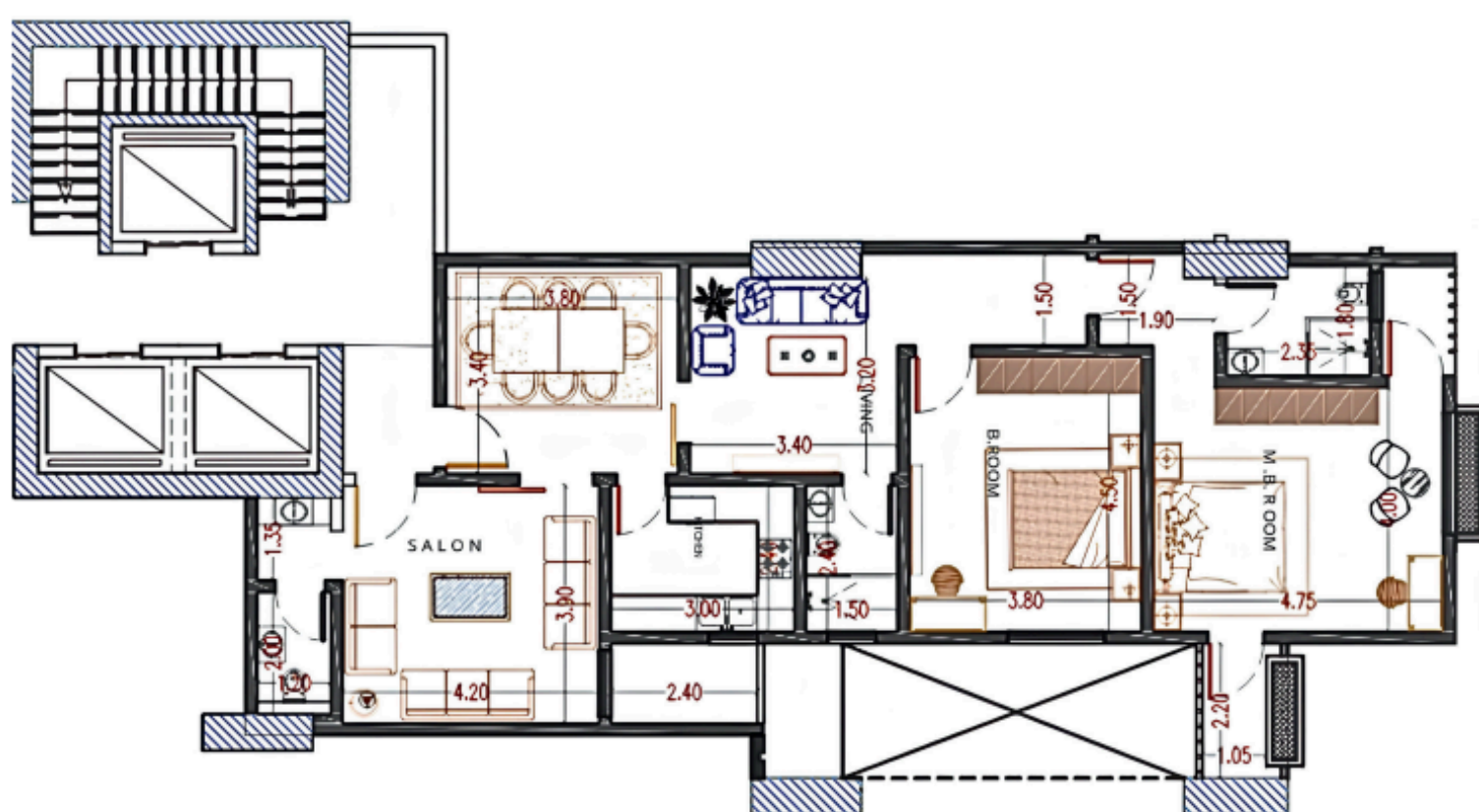
532 Thousand

4 Room Apartment

Area: 133 m²

Northeast-facing, overlooking the street, and located near the central park and the mosque

The Model in the Master Plan



Model Details



2 Terraces



Kitchen



Spacious Panoramic Living Room with a View



3 Bathrooms



3 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

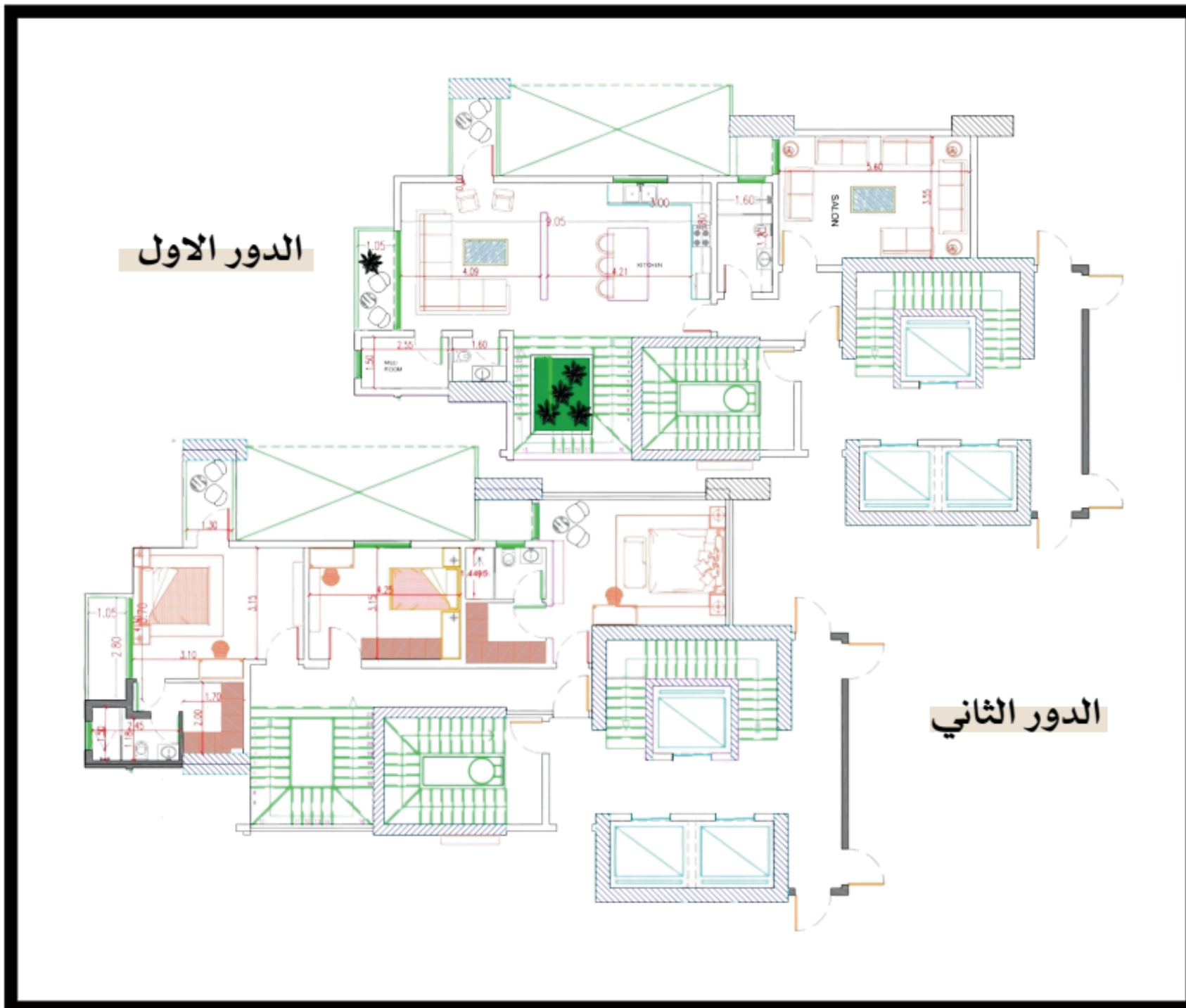
4 Rooms

Model 3 – A2 856 Thousand

4 Room Apartment

Southwest-facing, overlooking the landscaped area, and located near the central park and the mosque

Area: 214 m²



The Model in the Master Plan



Model Details



5 Terraces



Kitchen



Spacious Panoramic Living Room with a View



4 Bathrooms



3 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

2 Rooms

Model 4 – A2

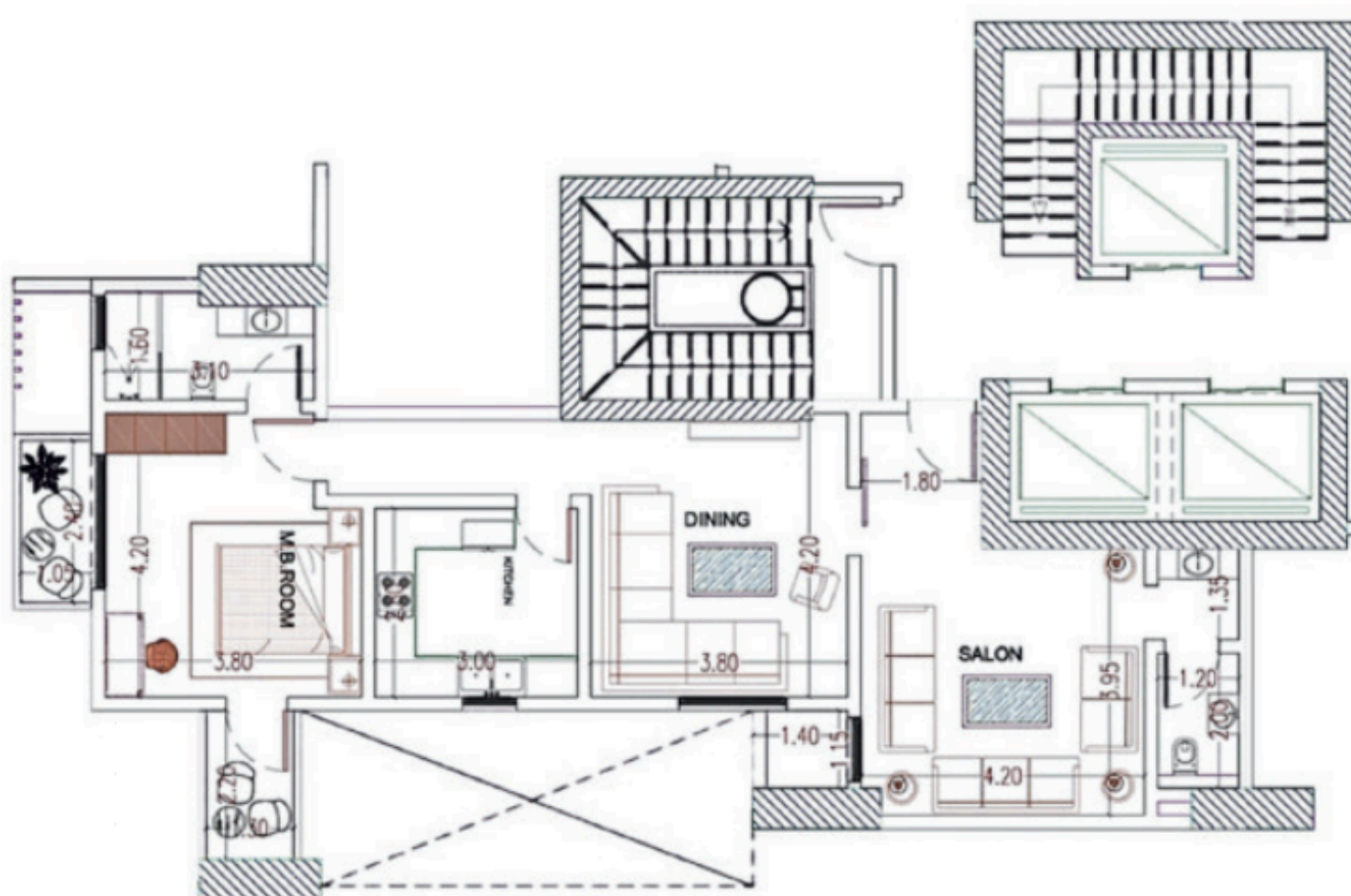
372 Thousand

2 Room Apartment

Area: 93 m²

Southeast-facing, overlooking the landscaped area, and located near the central park and the mosque

The Model in the Master Plan



Model Details



1 Terrace



Kitchen



Spacious Panoramic Living Room with a View



2 Bathrooms



Room with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty

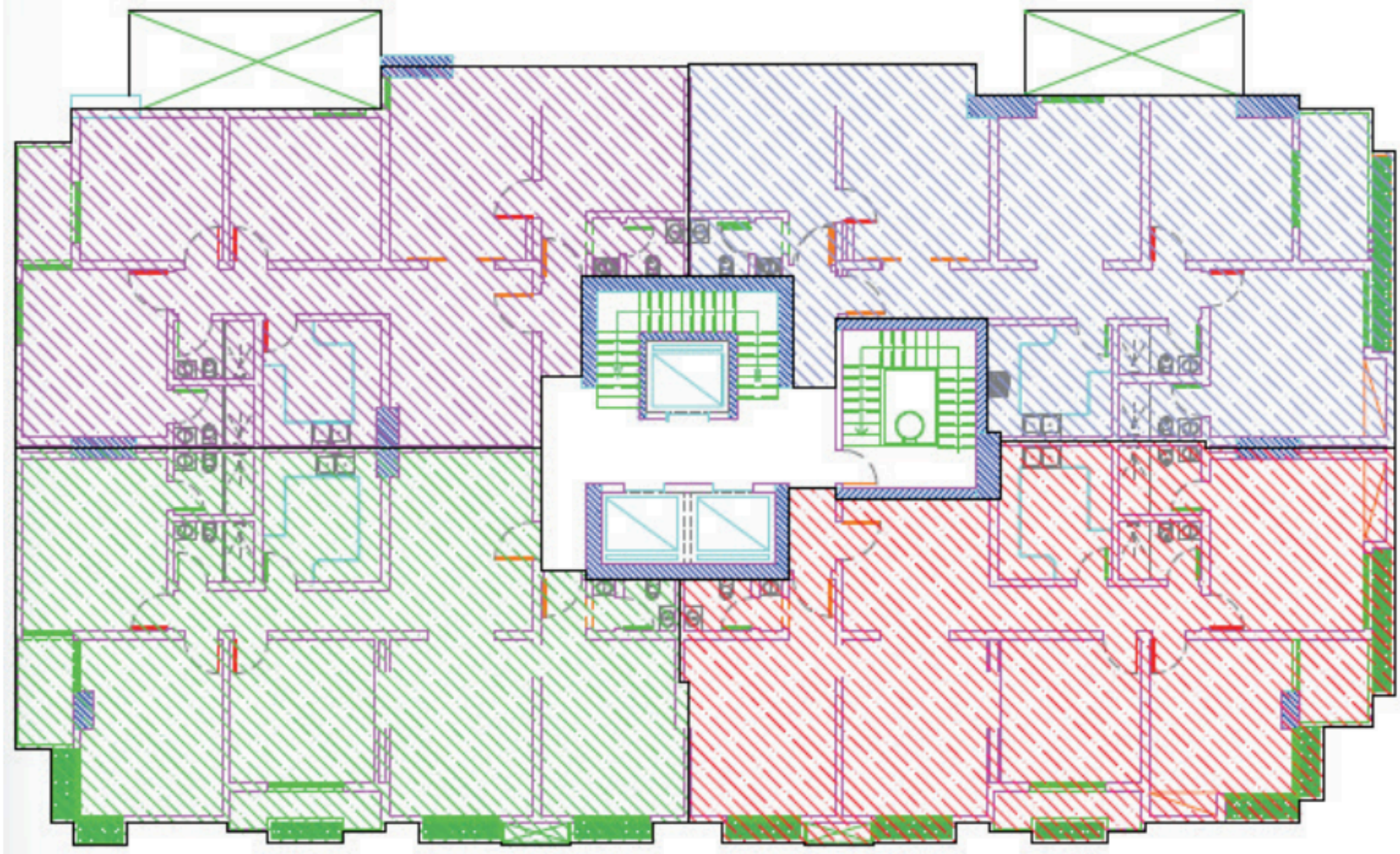


Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

Building A3



Model 1 — 4 Rooms — Area: 149 m²

Model 2 — 5 Rooms — Area: 169 m²

Model 3 — 5 Rooms — Area: 169 m²

Model 4 — 5 Rooms — Area: 152 m²



هزازي العقارية
HAZAZIPROPERTIES

Model 1 – A3

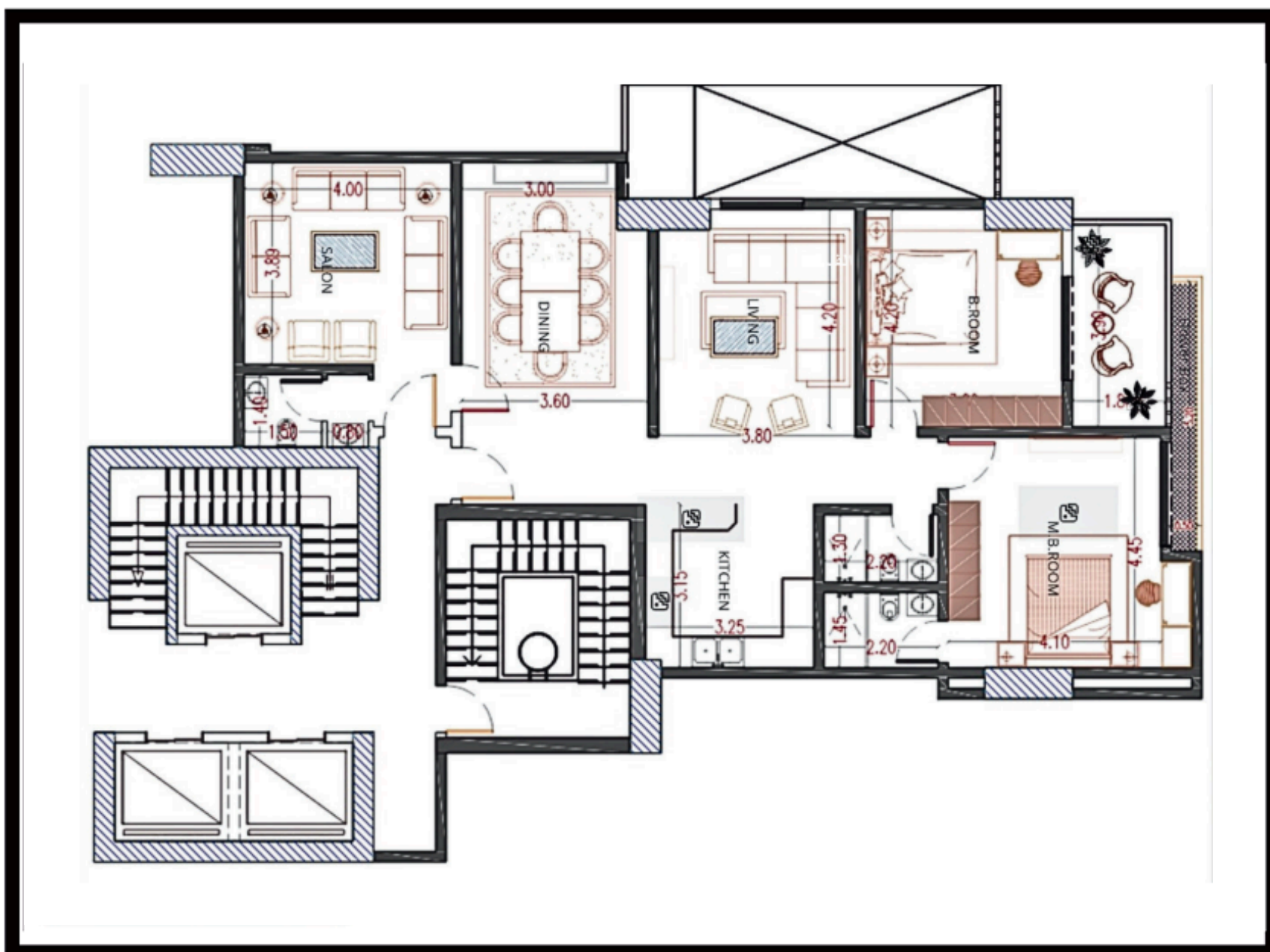
596 Thousand

4 Rooms

4 Room Apartment

Area: 149 m²

Northwest-facing, overlooking the street, and located near the central park and the mosque



The Model in the Master Plan



Model Details



1 Terrace



Kitchen



Spacious Panoramic Living Room with a View



3 Bathrooms



3 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

5 Rooms

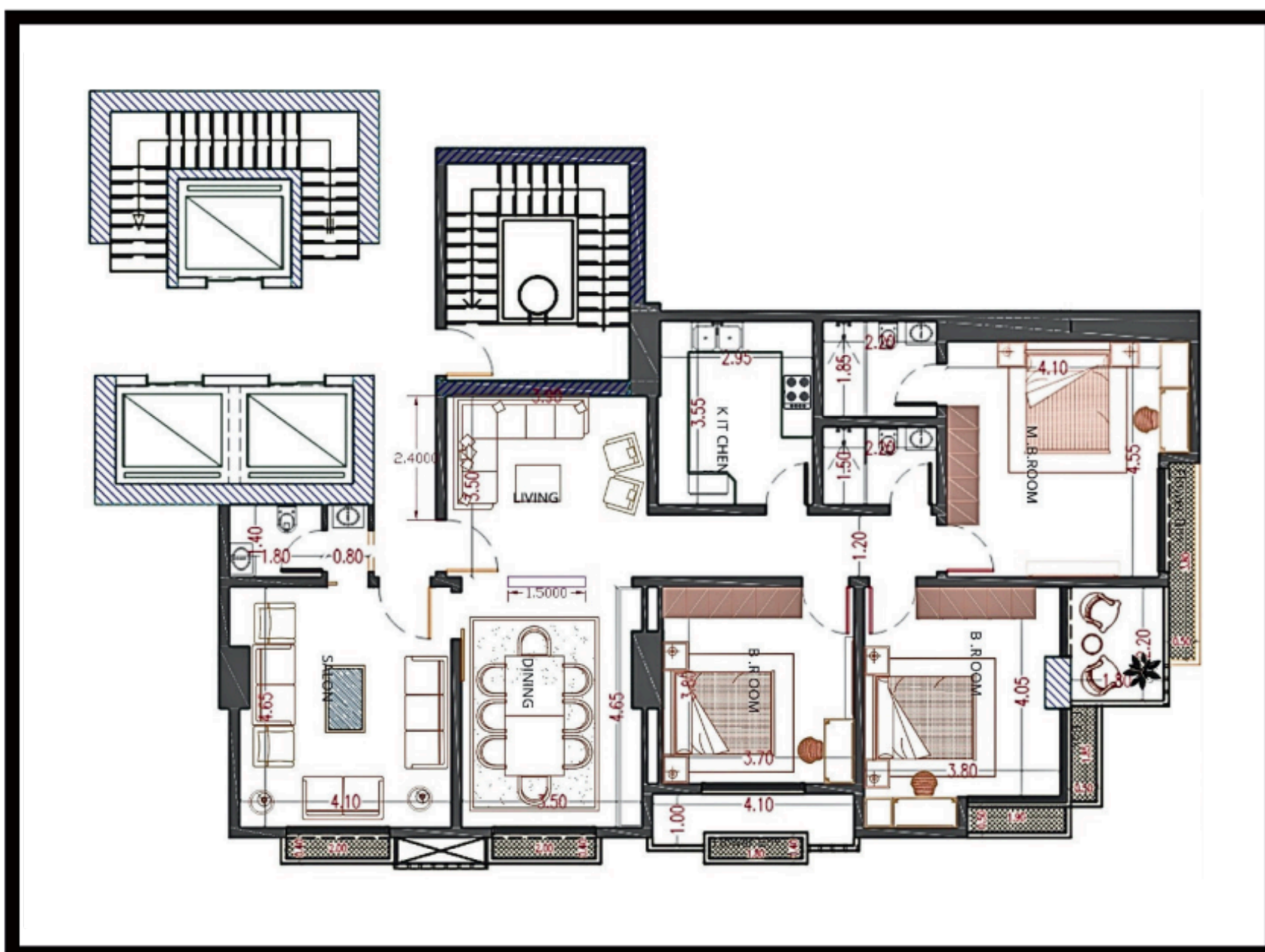
Model 2 – A3

676 Thousand

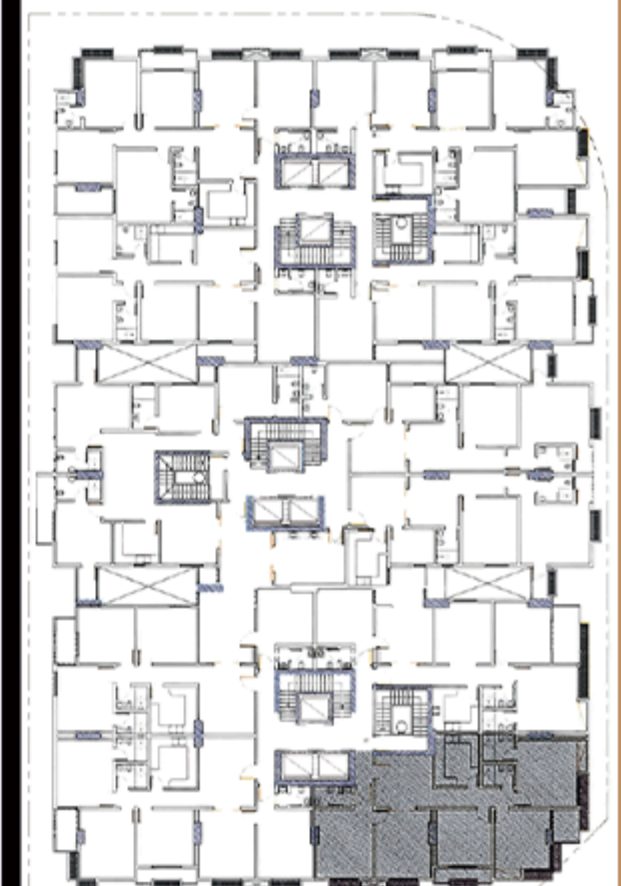
5 Room Apartment

Area: 169 m²

Northeast-facing, overlooking the street, and located near the central park and the mosque



The Model in the Master Plan



Model Details



2 Terraces



Kitchen



Spacious Panoramic Living Room with a View



3 Bathrooms



4 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

5 Rooms

Model 3 – A3

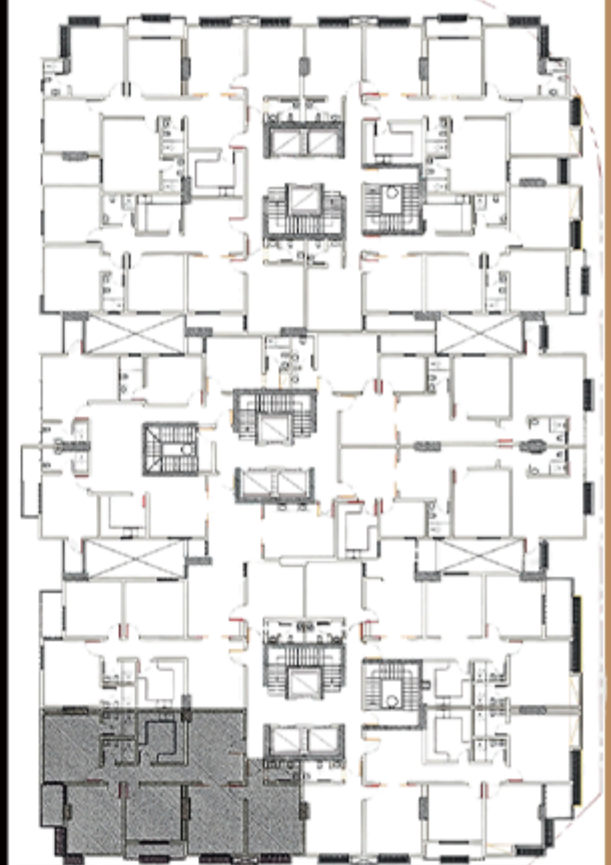
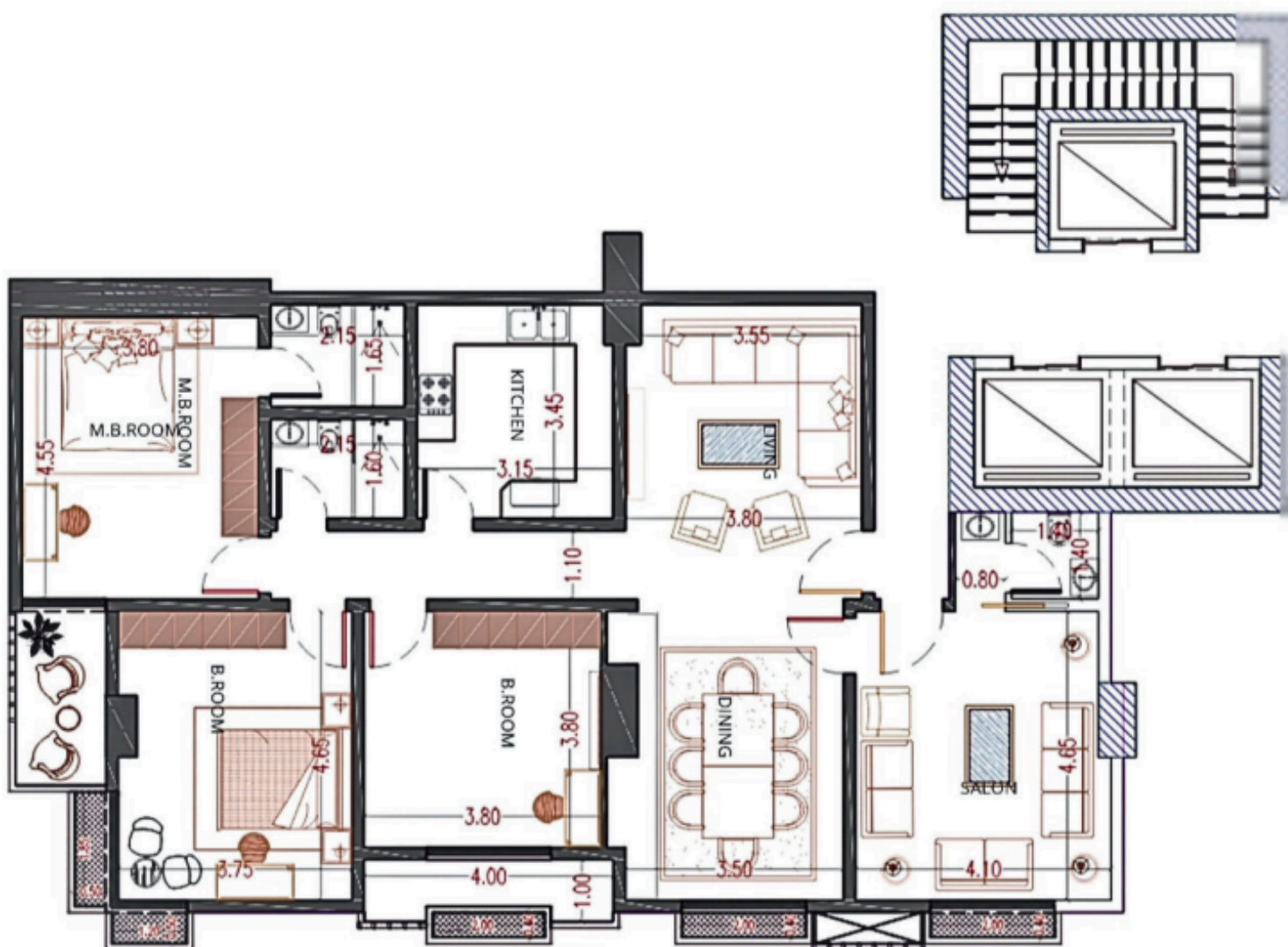
676 Thousand

5 Room Apartment

Area: 169 m²

Southeast-facing, overlooking the street, and located near the central park and the mosque

The Model in the Master Plan



Model Details



2 Terraces



Kitchen



Spacious Panoramic Living Room with a View



3 Bathrooms



4 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years

5 Rooms

Model 4 – A3

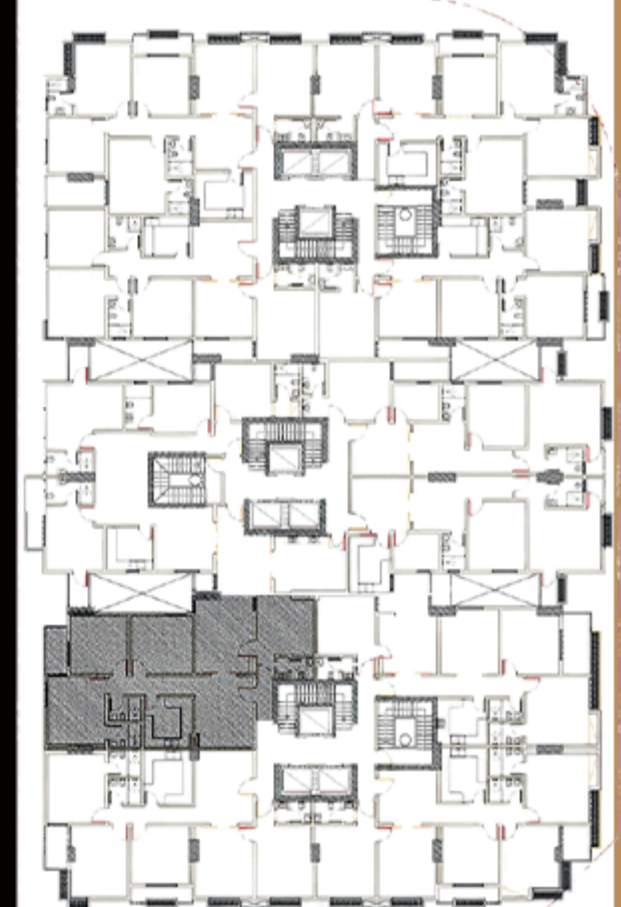
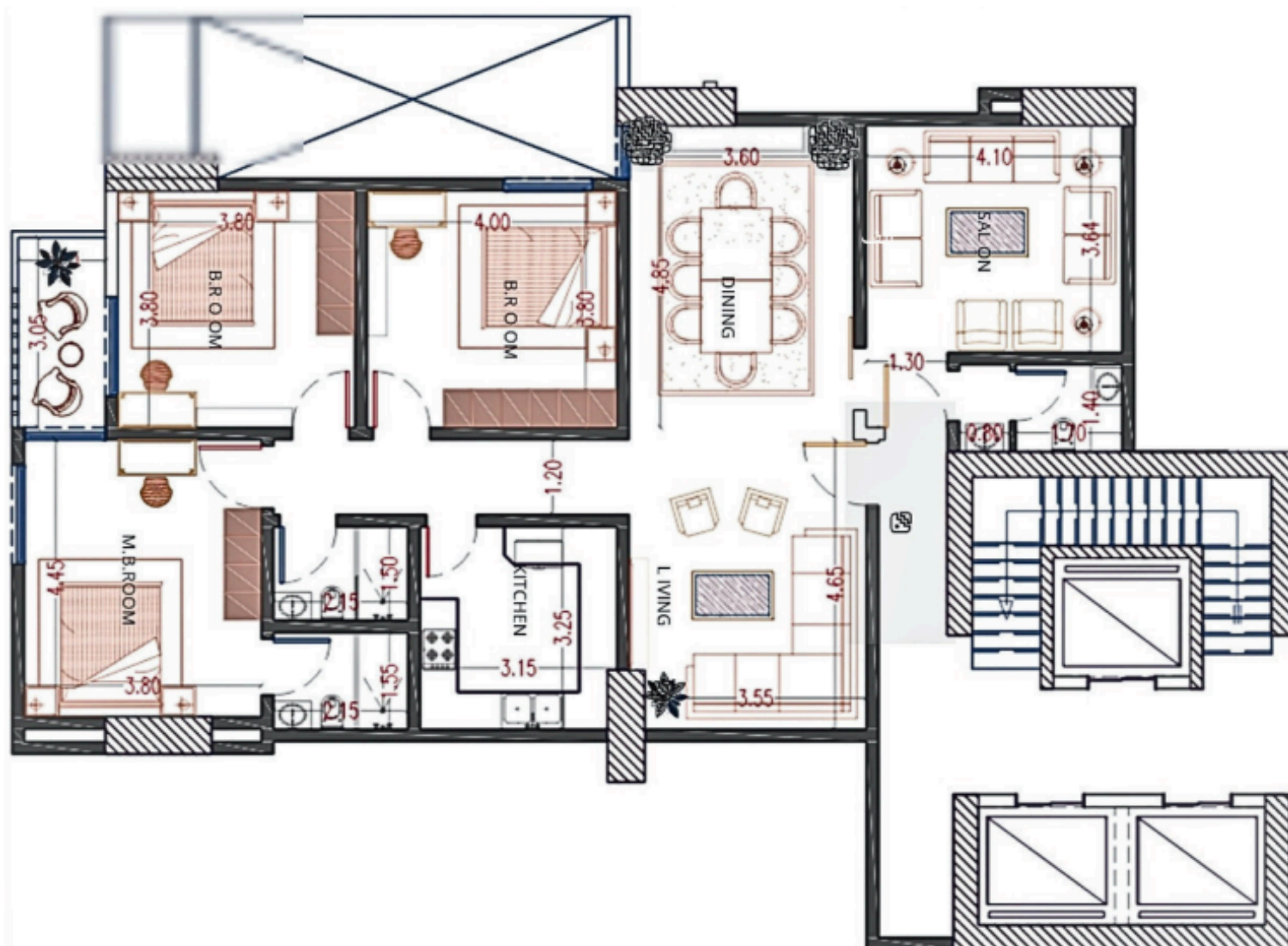
608 Thousand

5 Room Apartment

Area: 152 m²

Southwest-facing, overlooking the landscaped area, and located near the central park and the mosque

The Model in the Master Plan



Model Details



1 Terrace



Kitchen



Spacious Panoramic Living Room with a View



3 Bathrooms



4 Rooms with a View



Private Parking Equipped with Civil Defense Systems



Smart Home with Smart Entry



Central Gas System Available upon the Customer's Request



Central Waste-Disposal System Serving All Floors



Two Separate Entrances



Guest Sitting Room

Warranties



Electrical & Plumbing Works 1-Year Warranty



Structural Framework 10-Year Warranty



Insurance Against Hidden Structural Defects 10 Years



Thank You



هزازی العقارية
HAZAZIPROPERTIES



BASRI
DEVELOPMENTS

+966 54 471 7709
www.basridevelopments.com