

villaggio

VILLAGGIO  
فيلاجيو  
RESTAURANTS VILLAGE

جنان  
Jenan  A Project by

# The Largest Gathering of Elite Restaurants



villaggio

# Emulating Your Business Success



# A Unique Combination of Elite Restaurants Ahead



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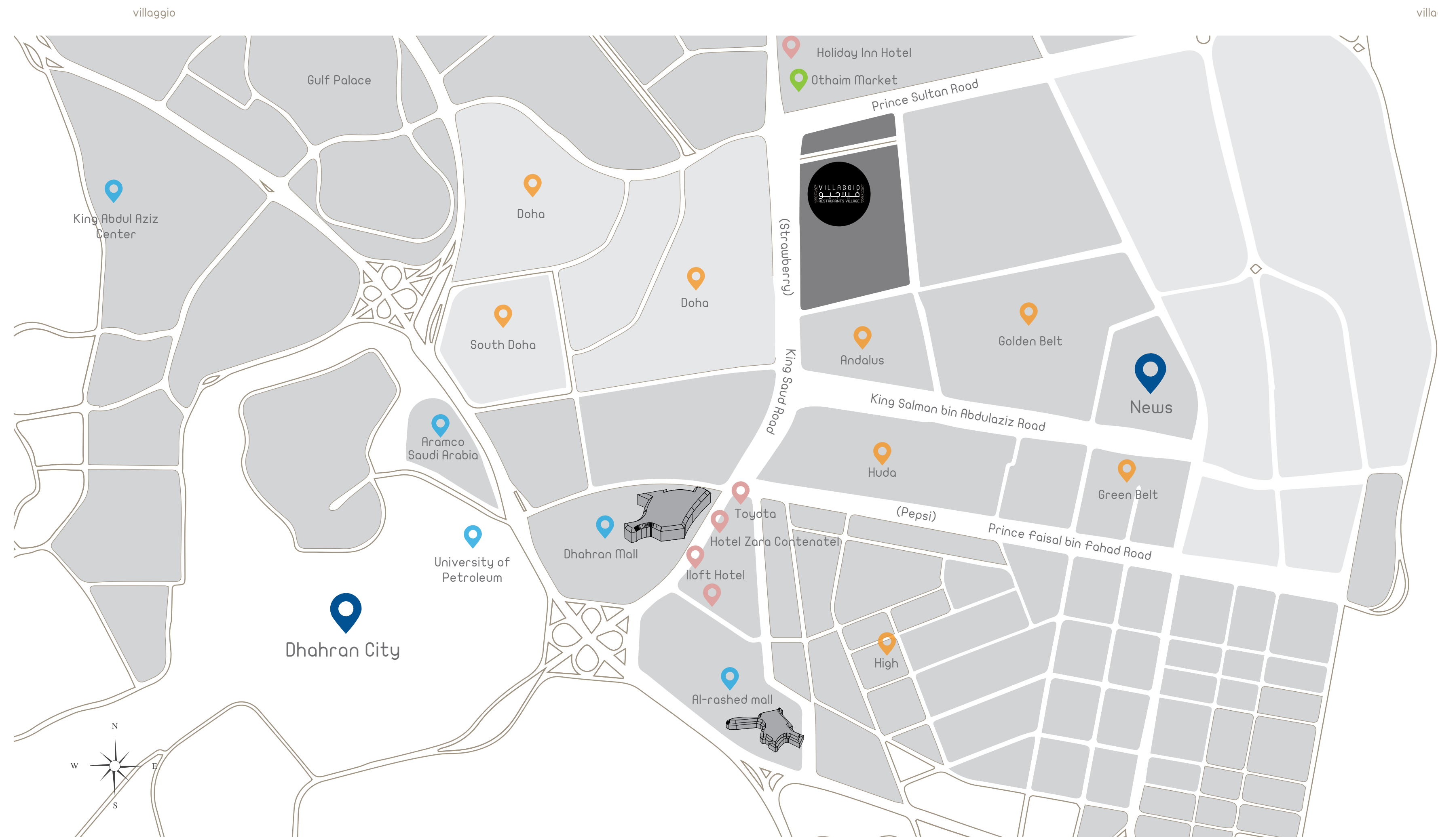
# Al Khobar's Beating Heart

" A dynamic  
Entertainment Scene"



# Your Location is The Center of your Success

Villaggio is strategically located at King Saud Highway, close to Prince Sultan Road, one of the main roads connecting the city. The development is also near the Golden Belt neighborhood, which hosts many luxurious residential compounds, as well as other landmarks such as the Mall of Dhahran, Al Rashid Mall, Aramco and King Fahad University of Petroleum and Minerals.





## Villaggio Facilities and Amenities

Villaggio consists of the following:

- Multiple-space showrooms
- Each showroom comprises a ground floor with terrace and first floor with terrace
- Carefully considered architectural design
- Expansive and open spaces
- Landscaping
- Spacious and modern water pools
- Dancing Fountain
- Luxury throughout the village





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“A Unique Destination & Home to famous Restaurants”





## Continuous Entertainment Activities

Villaggio uniquely distinguishes itself in that it is not only a restaurant village, rather it is set to host family activities and events that spread fun and happiness such as:

- Feasts and events
- Children's festivals
- Gifts to visitors and children
- Contests and prizes

All of this and more to attract more visitors to Villaggio to enjoy entertainment, feasting and fun.



## Villagio Spacious Restaurants and Cafés

### "A World-class Experience"

Villagio consists of 36 multi-space showrooms with large and medium spaces.

Each showroom comprises a ground floor with terrace and a first floor with terrace, suitable for both families and singles, with a total built-up area of 14,500 square meters.



## Multiple facilities to Ensure Success of your Business

### Project Flexibility

The space allocated for the operator will be fully independent and open in a way that will allow the operator to flexibly design it in line with their needs.

The external façades will be prepared to uniquely showcase the tradename and trademark.

The units comprise several spacious balconies across the ground and first floors.

This allows each unit to be distinguished in its colors and design way.

Villaggio features flexible management who provide best management solutions and options for beneficiaries. These include long-term leases, the opportunity to make use of early booking of units to allow for a 'tolerance' period and sufficient time to complete all interior design and decoration work.

### World Class Facilities

Operators will benefit from the facilities provided by the project management such as:

- Water tanks.
- Central gas supply.
- Greywater System.
- Cleaning Services.
- Periodical Maintenance Services.
- 24/7 Security.
- Restaurant Infrastructure



# Benefit from The Early Booking

The early booking grants you a considerable tolerance period

Showroom handover date

1-1-2018



# Detailed Map

Building 1	Ground floor	First Round	The Terrace
Building 1	243.32 m	199.64 m	73 m
Building 2	237.26 m	190.91 m	73 m
Building 2	Ground floor	First Round	The Terrace
Building 1	123 m	95 m	37 m
Building 2	111 m	93 m	37 m
Building 3	111 m	93 m	18 m
Building 4	111 m	93 m	37 m
Building 5	111 m	93 m	37 m
Building 6	111 m	93 m	18 m
Building 7	111 m	93 m	37 m
Building 8	123 m	95 m	37 m
Building 3	Ground floor	First Round	The Terrace
Building 1	178 m	145 m	91 m
Building 2	167 m	139 m	77 m
Building 3	167 m	139 m	73 m
Building 4	173 m	145 m	72 m

Building 4	Ground floor	First Round	The Terrace
Building 1	234 m	203 m	106 m
Building 2	179 m	145 m	111 m
Building 5	Ground floor	First Round	The Terrace
Building 1	176 m	142 m	83 m
Building 2	176 m	142 m	83 m
Building 6	Ground floor	First Round	The Terrace
Building 1	211 m	192 m	54 m
Building 2	226 m	264 m	158 m
Building 3	39 m		
Building 7	Ground floor	First Round	The Terrace
Building 1	211 m	192 m	54 m
Building 2	113 m	112 m	
Building 3	155 m	155 m	90 m
Building 8	Ground floor	First Round	The Terrace
Building 1	206 m	173 m	107 m
Building 2	206 m	173 m	107 m

Building 9	Ground floor	First Round	The Terrace
Building 1	234 m	203 m	106 m
Building 2	179 m	145 m	111 m
Building 10	Ground floor	First Round	The Terrace
Building 1	176 m	142 m	83 m
Building 2	176 m	142 m	83 m
Building 11	Ground floor	First Round	The Terrace
Building 1	180 m		18 m
Building 2	226 m	264 m	158 m
Building 3	39 m		
Building	30 m	210 m	
Building 12	Ground floor	First Round	The Terrace
Building 1	178 m		18 m
Building 2	113 m	112 m	
Building 3	155 m	155 m	90 m
Building	32 m	210 m	

# Villaggio Map

View of King Saud Road.



# Lease Space

View of King Saud Road.



Owner and Developer



Exclusive Marketing Agent



Jenan Real Estate Company was established in early 2009 by a group of highly qualified local and GCC prominent businessmen leveraging vast experience in the investment and construction industries. From inception, the Company was set to be a specialized real estate developer which will meet the need for high-quality modern residential and commercial units that are built using international state-of-the-art construction methods.

We are focused on providing integrated real estate solutions and enhancing long-term relationships with our customers based on trust. Umniat Real Estate offers a wide range of services covering real estate needs and have combined our vast market experience with in depth local knowledge to provide our customers with credible advice.



[www.villaggio.com.sa](http://www.villaggio.com.sa)

Learn more about Villaggio  
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