

ديما

— ♦ 1 0 1 ♦ —



Al Shifa District • South Riyadh

Apartments for Sale

Apartments from 129 to 162 m², in a corner building on two streets, 35 m and 15 m wide.

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أففال
العقارية
Afaal Real Estate

لا إله إلا الله محمد رسول الله



Your First Home, Tax-Free

Royal Order No. A/84 dated 14/2/1442 AH stipulates that the state bears the real estate transaction tax on up to SAR one million (1,000,000) of the purchase price of a citizen's first home.

Subject to the terms and conditions approved by the competent authorities.



ديما

— ♦ 1 0 1 ♦ —

A four-storey building with a calm stone façade and private parking right at the entrance, on the corner of two streets, 35 m and 15 m wide, in Al Shifa.

14

Apartments

4

Floors

14

Private Parking

1

Elevator



Space Worthy of Your Family

The apartments feature a smart layout that uses space efficiently, creating a practical and comfortable living environment. The ideal choice for families seeking spaciousness and refined style with the highest level of comfort.

3

bedrooms in
most units, incl.
a master suite

2

separate guest
majlis and
family living
room

3

bathrooms in
every
apartment

1

private parking
with electronic
barrier

The Project in Numbers

14

residential apartments for sale

A limited number of apartments, for more privacy for you and your family and more space in every home.

4

floors: ground, first, second and rooftop annex

14

private parking spaces, one per apartment

1,065 m²

Land area

129-162 m²

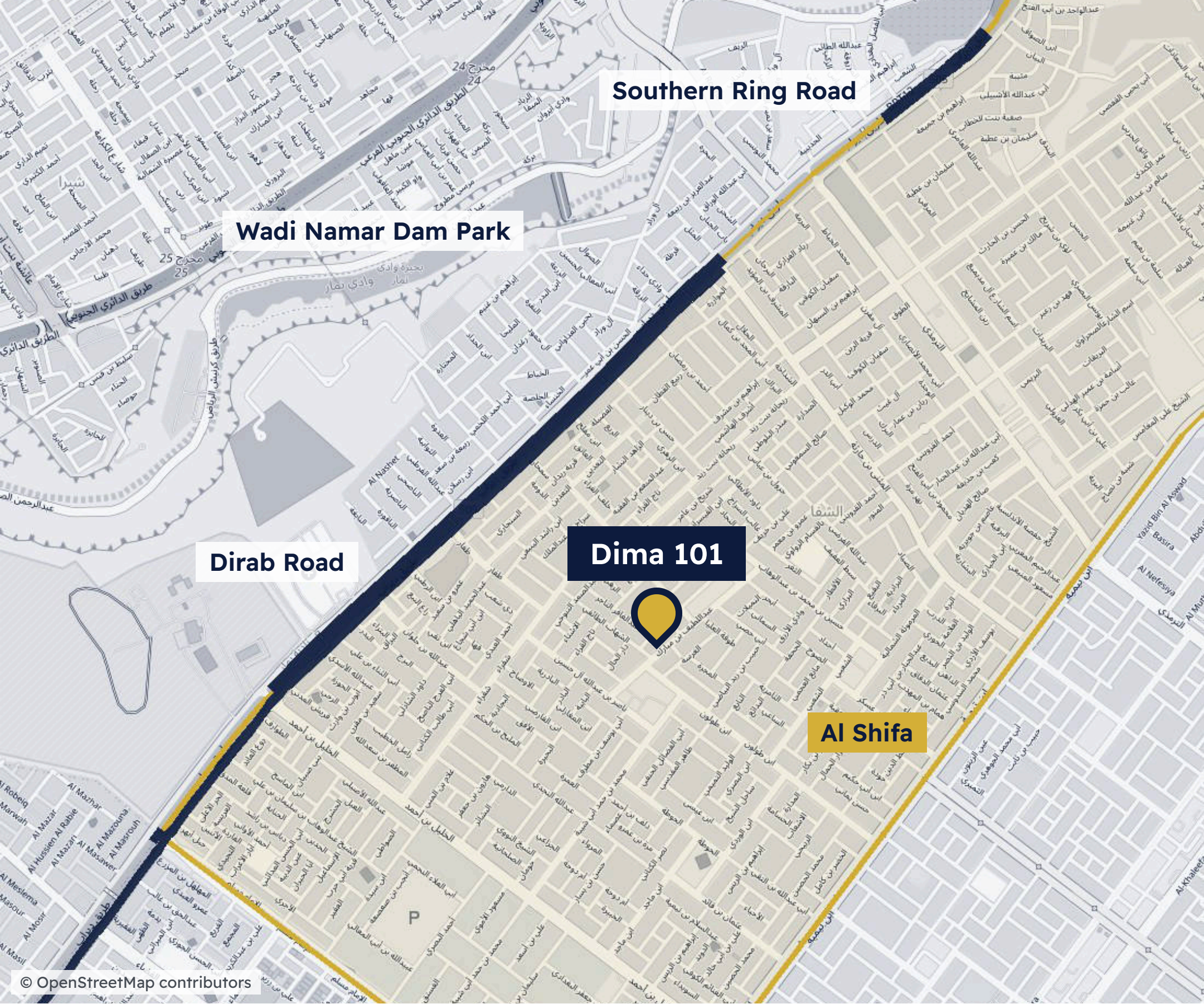
Available apartment sizes

35 m

Frontage on a 35 m street and a 15 m street

1

electric elevator for 6 persons



Everything You Need Around You



View the property location on Google Maps

Tap

In Al Shifa, one of the largest districts in south Riyadh, near Dirab Road and minutes from the Southern Ring Road and King Fahd Road.



Roads

Dirab · Al Khalil Ibn Ahmad · Ibn Taymiyyah



Health

Dallah Namar Hospital · local clinics



Shopping

Al Shifa Mall · City Mall · Top Center



Parks

Al Shifa Gardens · Wadi Namar Dam Park



Education

Public, private and international schools



Services

Mosques · banks · post · civil defense

Apartment Features

A layout that separates guest reception from family privacy, and gives every room its share of daylight.



Spacious bedrooms

Master bedrooms up to 5 m long



Master suite

Master bedroom with private bathroom



Separate guest majlis

At the entrance, with a guest bathroom



Family living room

Living space separate from the majlis



Separate kitchen

Closed kitchen with a practical layout



Natural light and ventilation

Façade windows in all main rooms



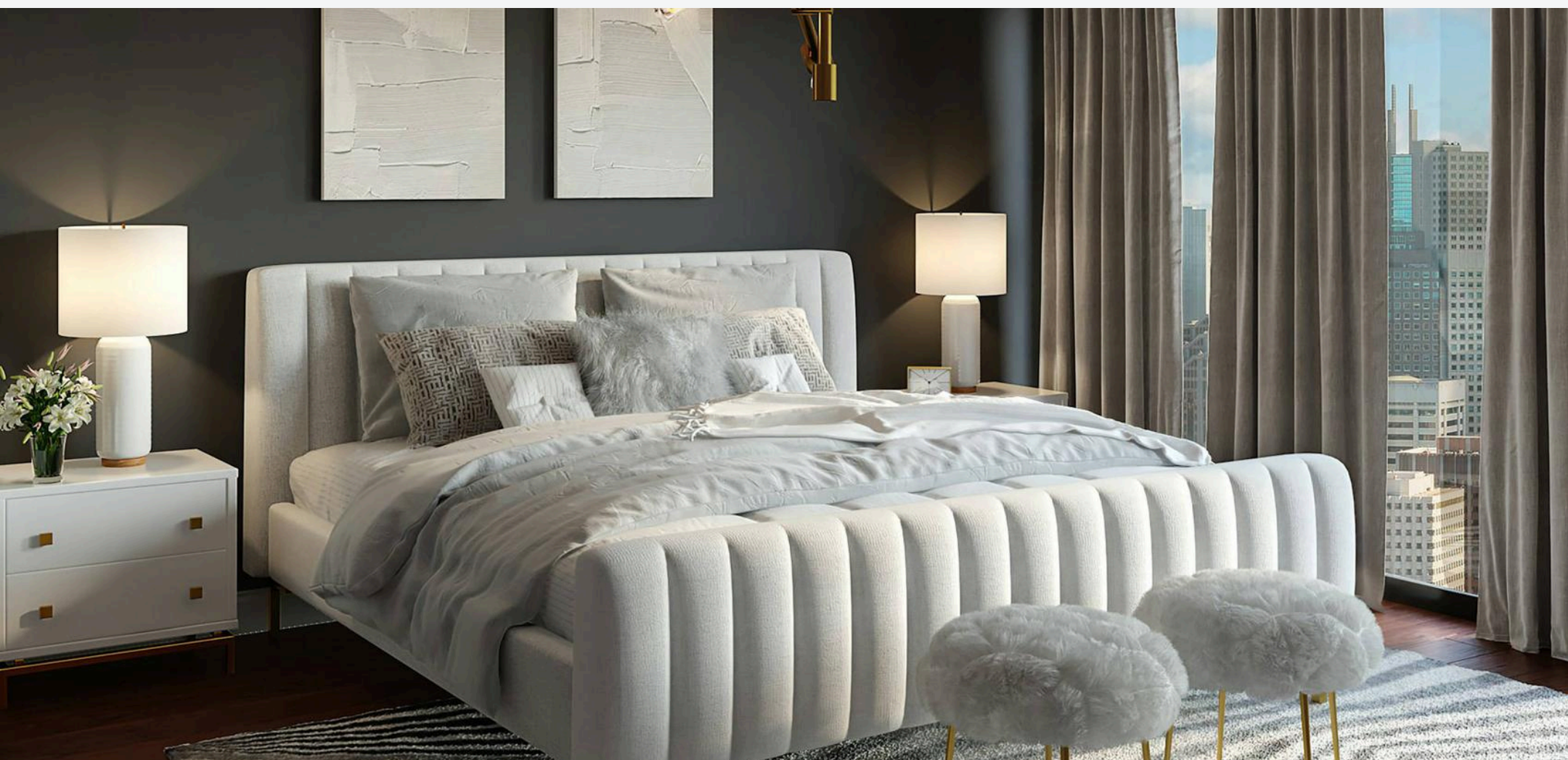
Laundry room

In selected units



Private parking

One space per apartment with an electronic barrier



Smart Spaces for Your Needs

Majlis for guests	Living family room	Kitchen separate	2-3 Bedrooms	3 Bathrooms
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The number of rooms and bathrooms varies by unit type; details are on the floor plan pages.

Finishing Specifications

Materials from well-known suppliers, each with an invoice and a warranty certificate.



Bayt Al Ebaa sanitary ware

One-piece and wall-hung toilets with cover



German GROHE mixers

Concealed shower and shattaf mixers with GROHE trims



Travertine marble basins

Marble basins in 60, 80 and 100 cm sizes, plus wall-hung basins



WPC doors

123 doors with a 10-year maintenance warranty



Smart fingerprint locks

For apartment entrances



Al Raed switches and sockets

R.vision brand with a 25-year warranty



Alfanar panels and breakers

With Alfanar and Elseweddy cables



Thermal plumbing pipes

Tahweel pipes and fittings with a 15-year warranty



Roof waterproofing and insulation

Foam insulation with an acrylic protective layer



Epoxy tank coating

Waterproofing with a 10-year warranty



Al Jazeera water heaters

50 and 30 liter heaters



Considered lighting

Concealed profiles, magnetic tracks, anti-glare spotlights

Trusted brands in your home



Tech and Security from Gate to Door

Systems that give you control and peace of mind at every moment.



Face recognition entry

HIKVISION entrance panel with a 2 MP camera



Intercom screen in every apartment

14 indoor screens linked to the entrance



Security cameras

HIKVISION 6 MP cameras with a high-resolution recorder



Smart fingerprint lock

On every apartment door



Electronic parking barrier

Solar powered, for every space



Electric elevator

Italian machine, 450 kg load, VVVF anti-vibration



Smart building system

Installation and programming of smart building management systems

25

Warranties of Up to 25 Years

Every stage of construction is backed by a warranty certificate or contract from the supplier or contractor.

Switches and sockets

R.vision by Al Raed Al Arabi



25 years

Electrical panels and breakers

Alfanar



25 years

Steel boxes and distributors

Alfanar



25 years

Elevator

With a free first year of maintenance

20 years

Plumbing

Tahweel pipes and fittings



15 years

Building insurance against latent defects

Tawuniya



10 years

Water tanks

Marjan Al Muhaidib



10 years

Roof waterproofing and insulation

Foam insulation with an acrylic protective layer

10 years

Water tank coating

Epoxy coating

10 years

Doors

WPC doors

10 years

Basins

Travertine marble basins

5 years

Water pumps

Italian pumps

3 years

Intercom and entrance panel

HIKVISION



3 years

Security cameras

HIKVISION



2 years

Periods are per the warranty certificates and contracts issued by suppliers and contractors, and are subject to the terms of each certificate.

Built for Peace of Mind



Building insurance against latent defects

A 10-year Tawuniya insurance policy covering structural and non-structural works, equipment, installations and external works, with technical supervision by Bureau Veritas during construction.



Designed to the Saudi Building Code

Approved architectural and structural drawings under the building permit.



Engineer-certified safety systems

Handover certificate for electrical, mechanical and architectural safety works per SBC 801 and SBC 201, issued by an accredited engineering office.



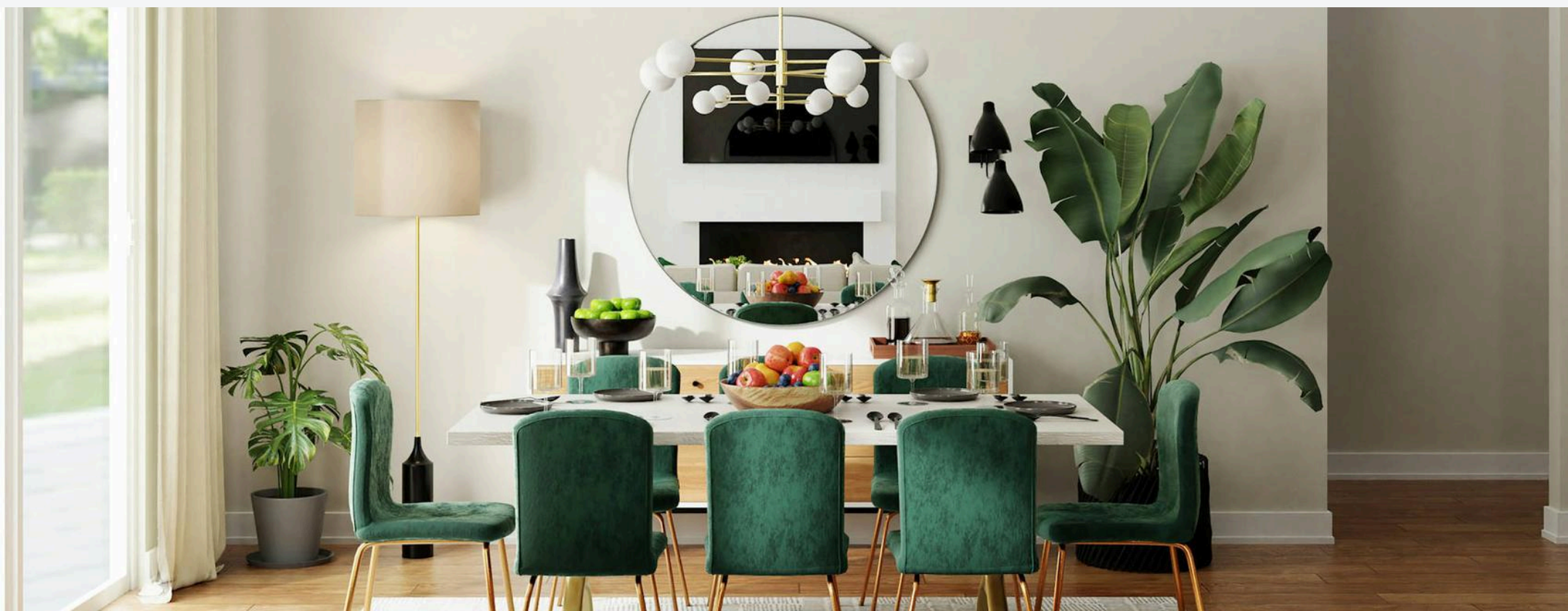
Fire protection

Fire systems in the building, and fire detectors in every room.



Uninterrupted water

14 Marjan water tanks of 1,500 liters each, and 14 Italian water pumps.



Apartment Guide

8 apartments available for sale, each with its own page showing its floor plan and area.

6 155.39 m² 3 bedrooms	7 133.48 m² 3 bedrooms	8 161.95 m² 3 bedrooms
9 160.64 m² 3 bedrooms	11 129.04 m² 3 bedrooms	12 156.9 m² 3 bedrooms
13 143.96 m² 2 bedrooms	14 134.24 m² 2 bedrooms	1 Sold 3 bedrooms
2 Sold 3 bedrooms	3 Sold 3 bedrooms	4 Sold 2 bedrooms
5 Sold 3 bedrooms	10 Sold 3 bedrooms	

First Floor

Apartment 6

155.39 m²



3 bedrooms



Majlis



Living room



Kitchen



The apartment includes



Private parking with electronic barrier



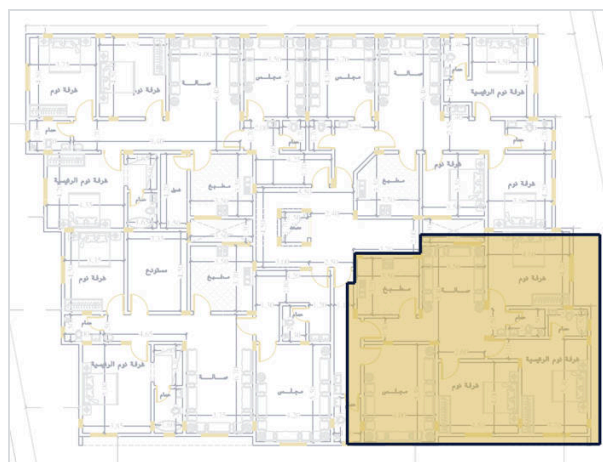
Smart fingerprint lock



Intercom screen



Latent defects insurance



Apartment location on the first floor



Ask about apartment 6 on WhatsApp

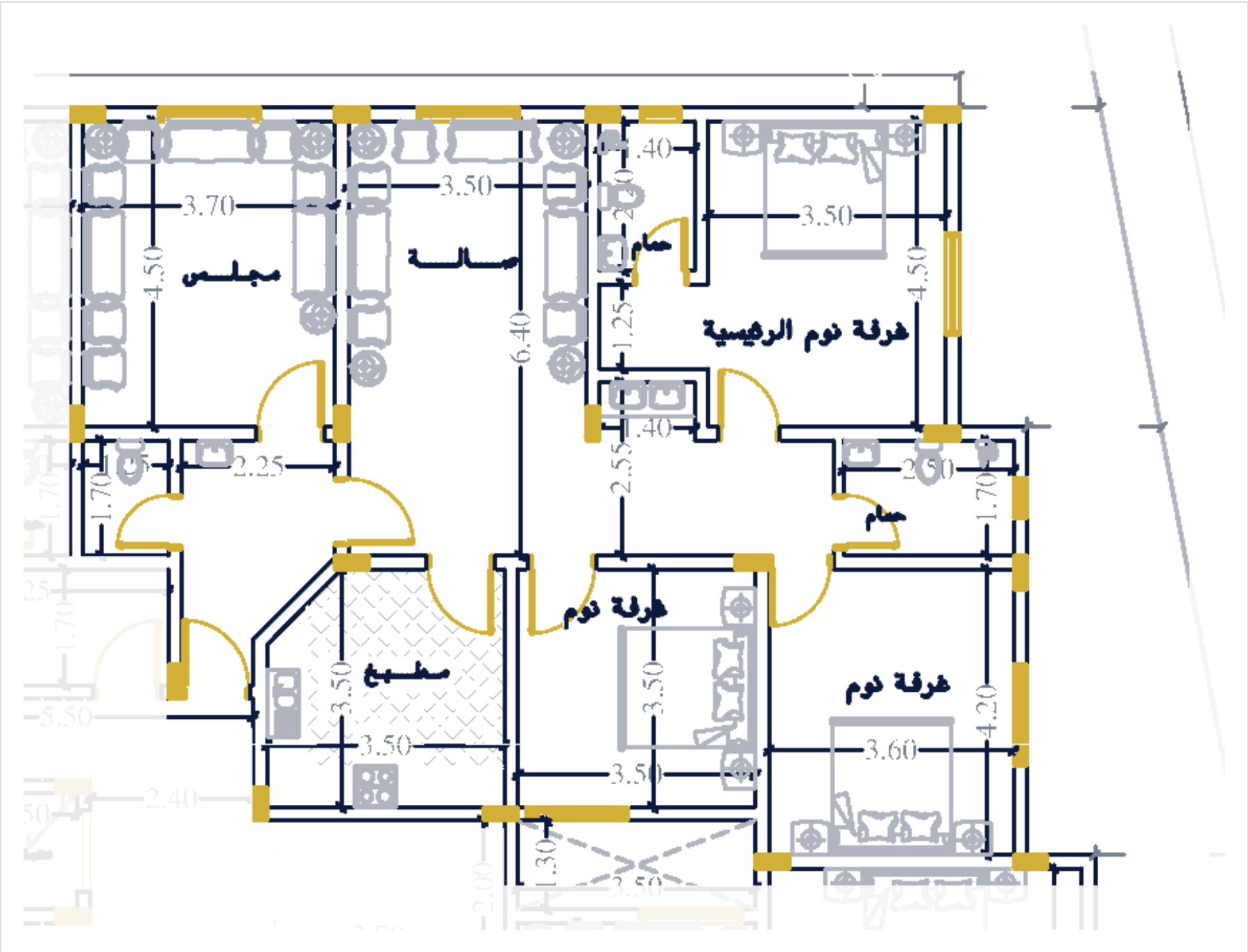
 Tap

First Floor

Apartment 7

133.48m²

 3 bedrooms	 Majlis	 Living room	 Kitchen
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The apartment includes

 Private parking with electronic barrier	 Smart fingerprint lock	 Intercom screen	 Latent defects insurance
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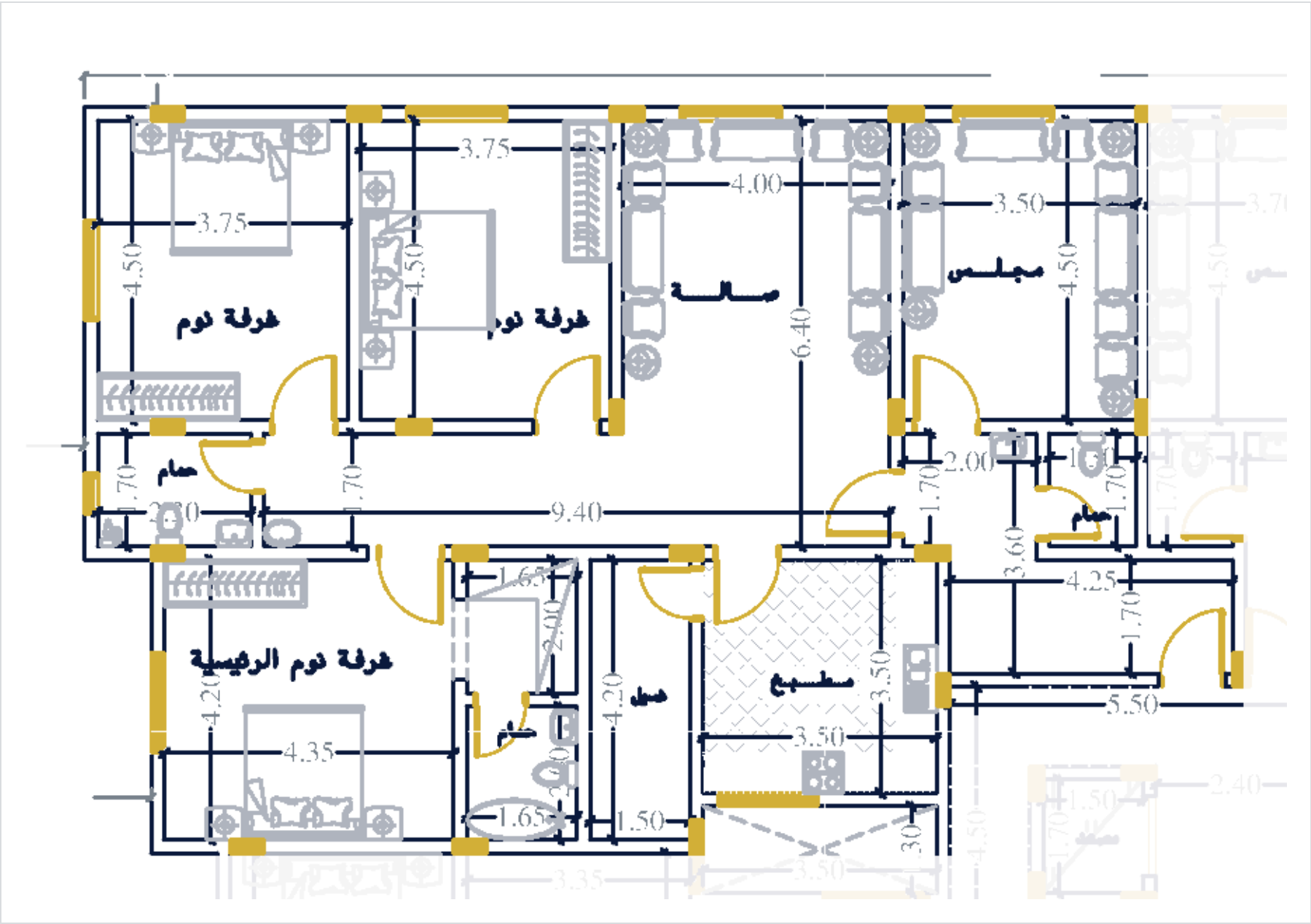
Apartment location on the first floor

First Floor

Apartment 8

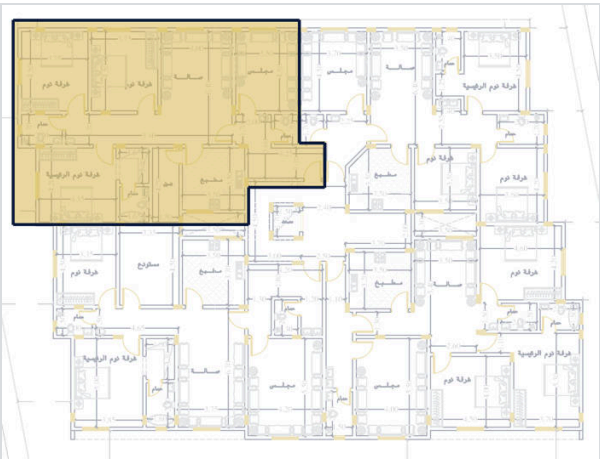
161.95m²

 3 bedrooms	 Majlis	 Living room	 Kitchen	 Laundry room
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The apartment includes

 Private parking with electronic barrier	 Smart fingerprint lock	 Intercom screen	 Latent defects insurance
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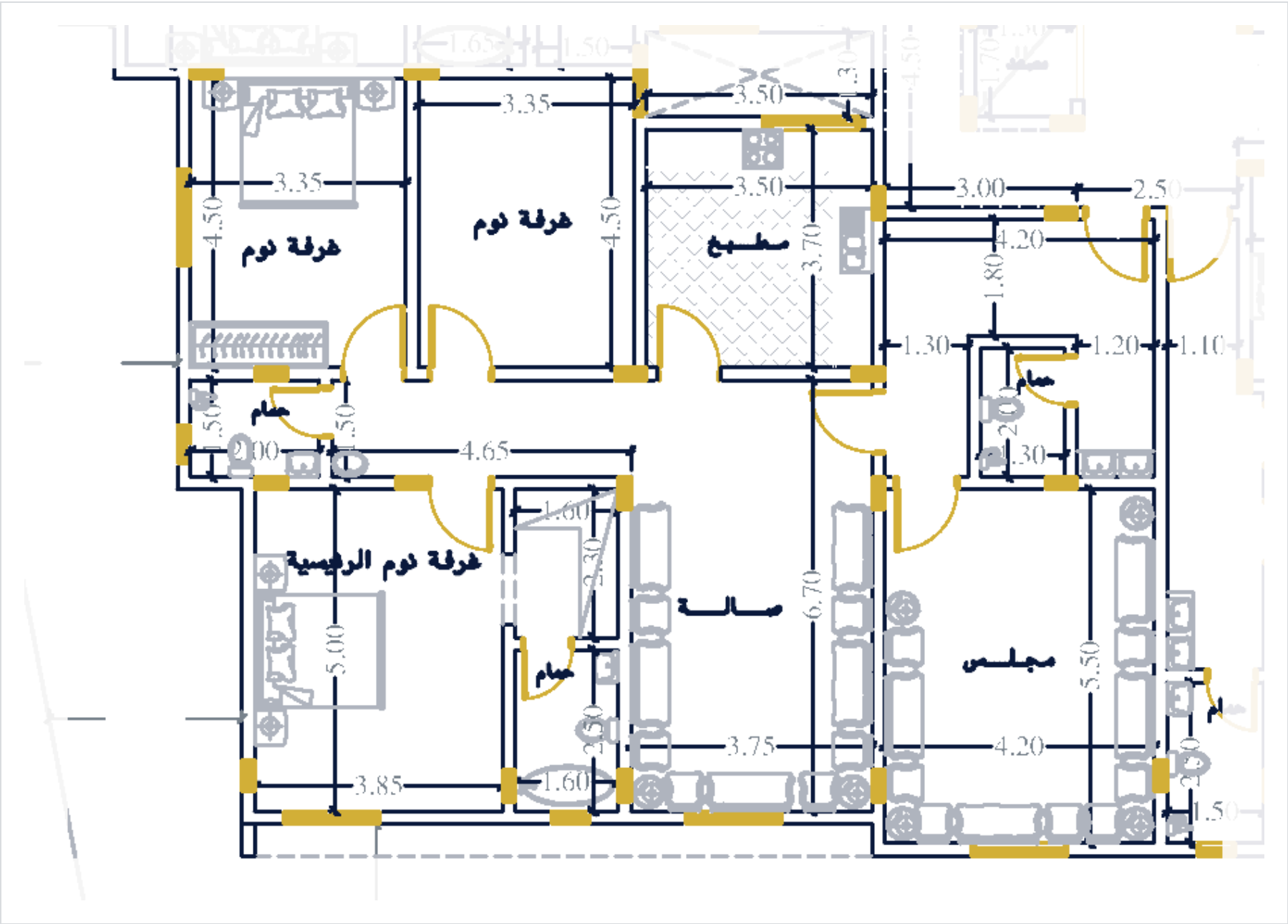


Apartment location on the first floor

Second Floor

Apartment 9160.64m²

 3 bedrooms	 Majlis	 Living room	 Kitchen
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The apartment includes

 Private parking with electronic barrier	 Smart fingerprint lock	 Intercom screen	 Latent defects insurance
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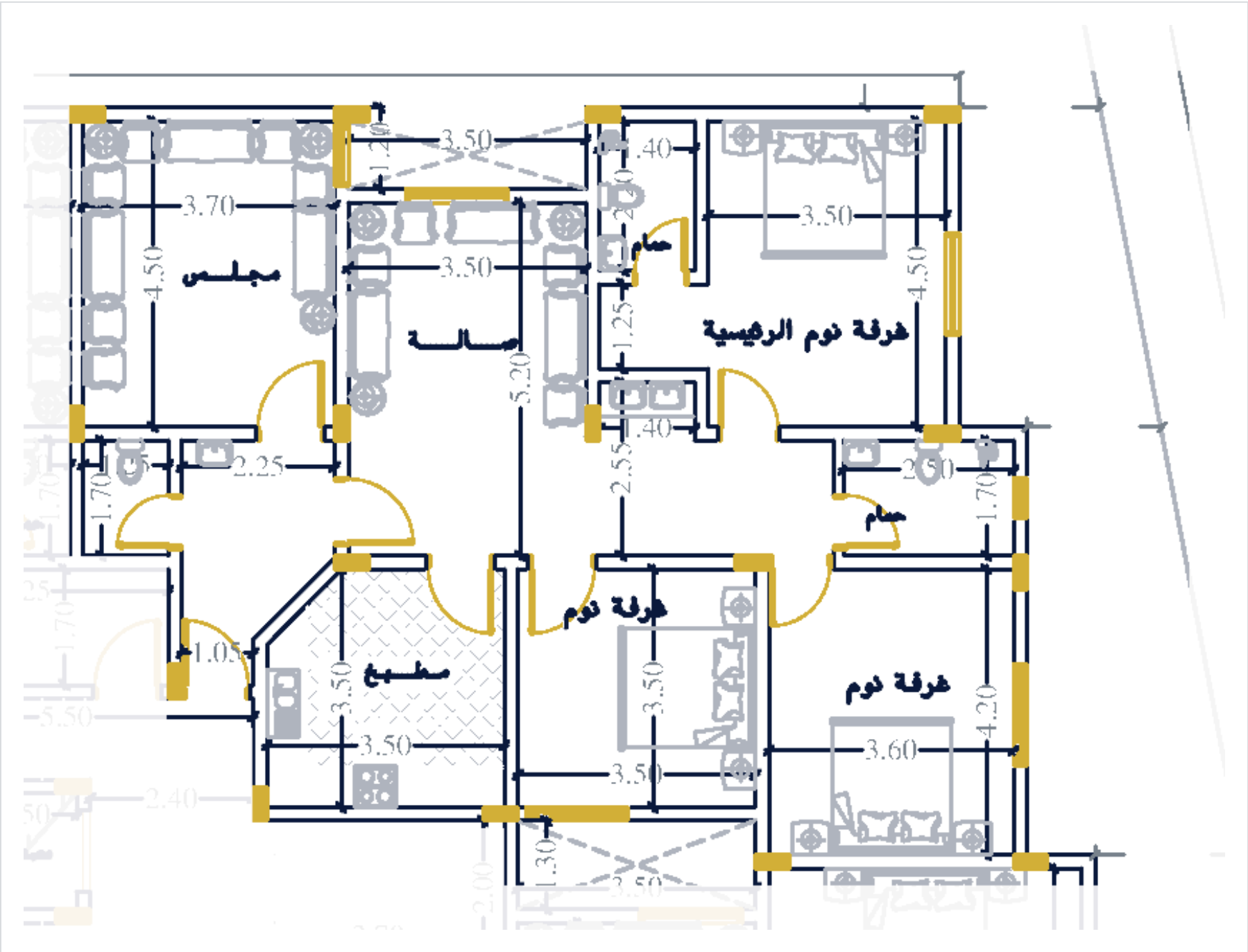


Apartment location on the second floor

Second Floor

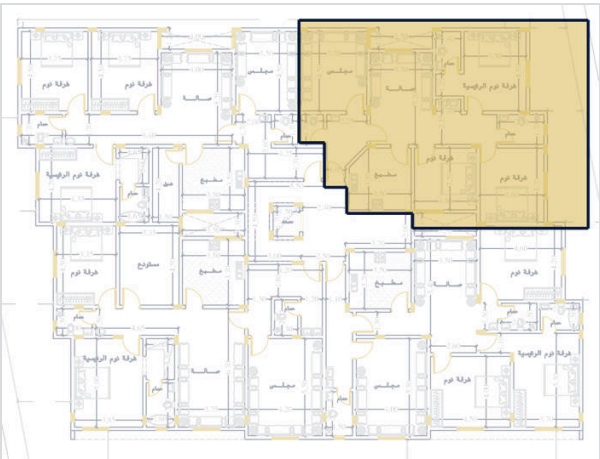
Apartment 11129.04m²

 3 bedrooms	 Majlis	 Living room	 Kitchen
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The apartment includes

 Private parking with electronic barrier	 Smart fingerprint lock	 Intercom screen	 Latent defects insurance
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Apartment location on the second floor

Second Floor

Apartment 12

156.9m²

- 

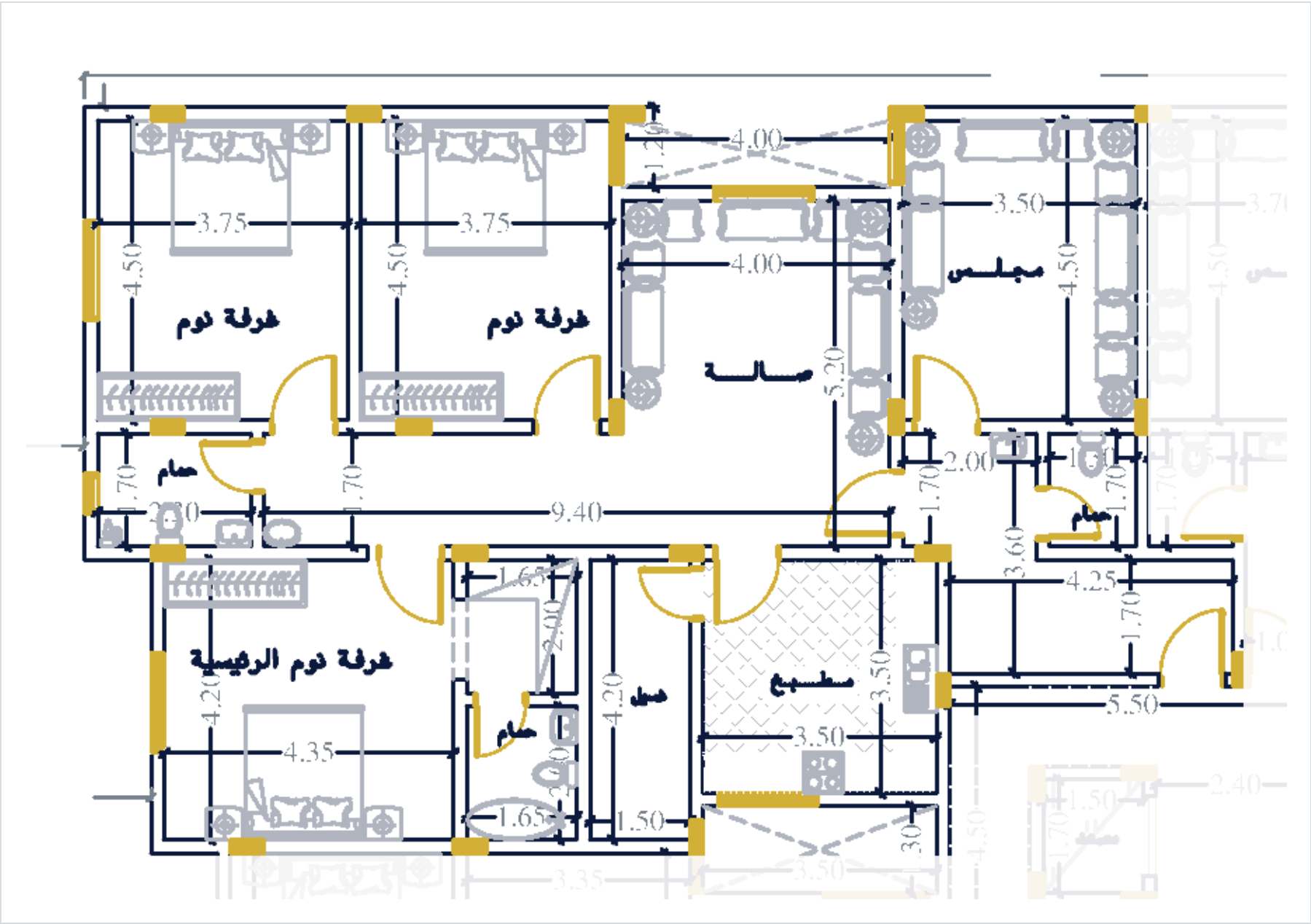
3 bedrooms
- 

Majlis
- 

Living room
- 

Kitchen
- 

Laundry room



The apartment includes

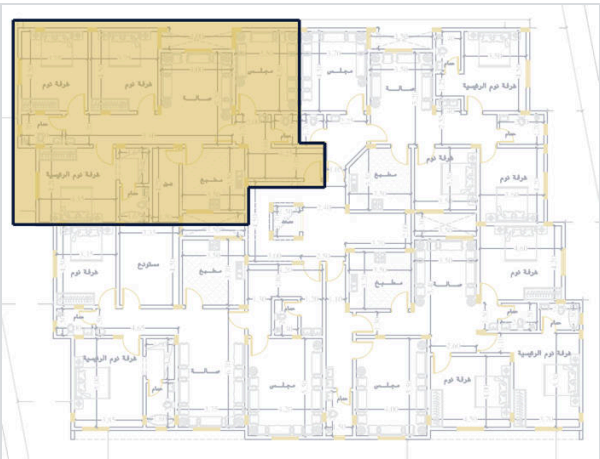
- 

Private parking with electronic barrier
- 

Smart fingerprint lock
- 

Intercom screen
- 

Latent defects insurance

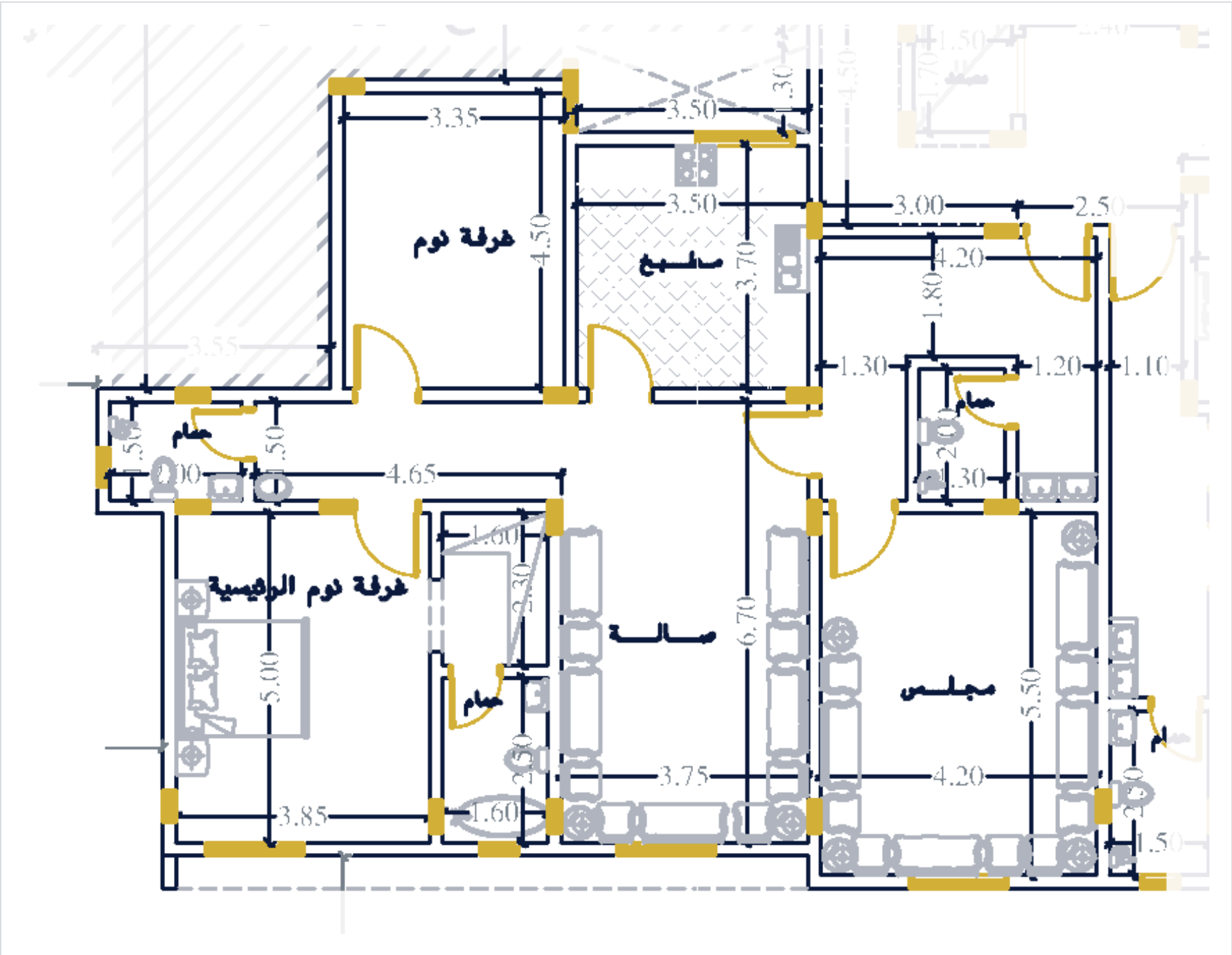


Apartment location on the second floor

Rooftop Annex

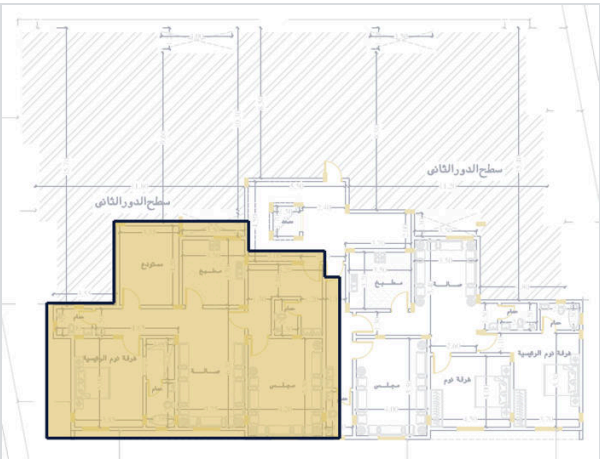
Apartment 13 143.96m²

 2 bedrooms	 Majlis	 Living room	 Kitchen
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The apartment includes

 Private parking with electronic barrier	 Smart fingerprint lock	 Intercom screen	 Latent defects insurance
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Apartment location on the rooftop annex

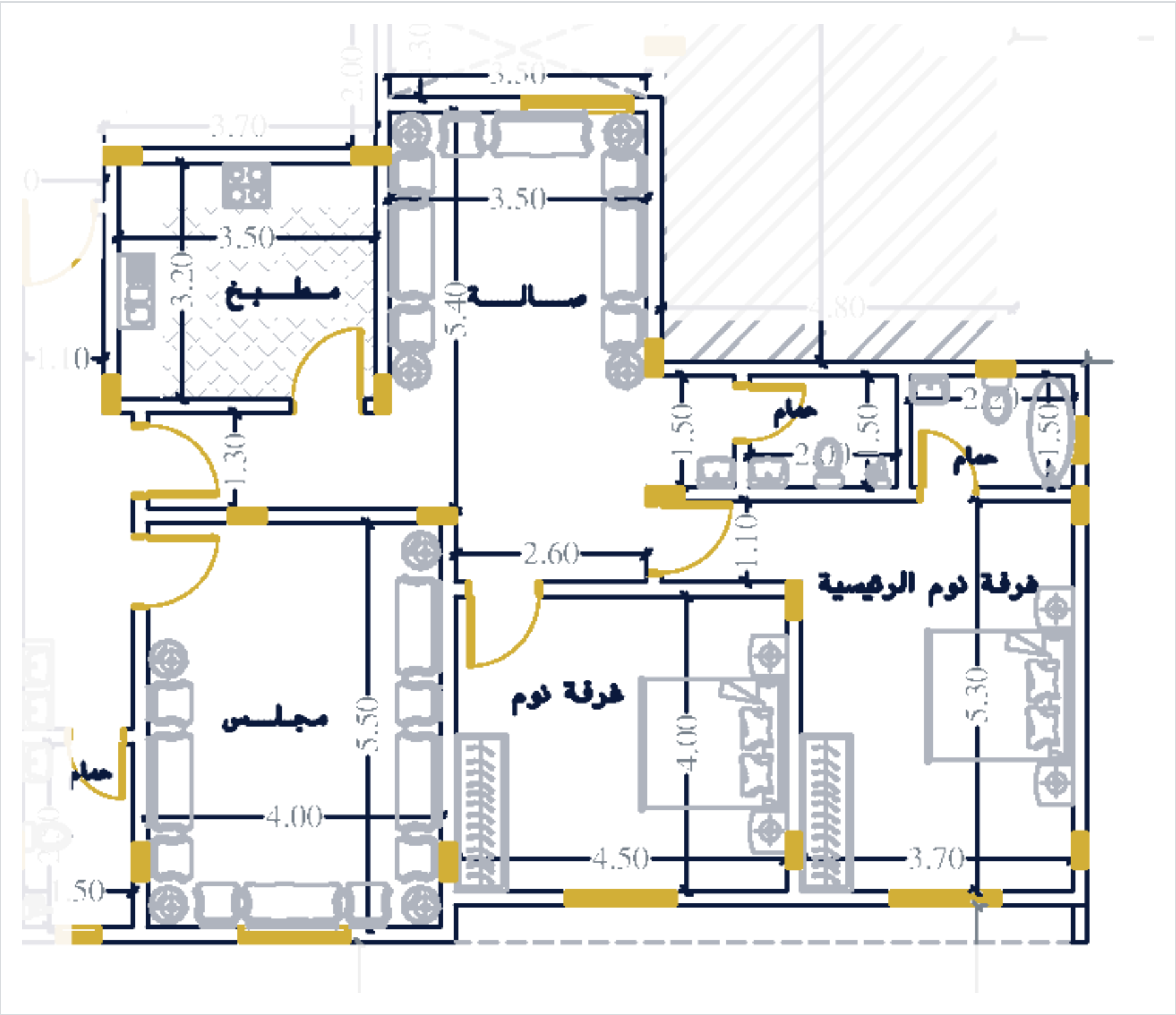
 Ask about apartment 13 on WhatsApp

 Tap

Rooftop Annex

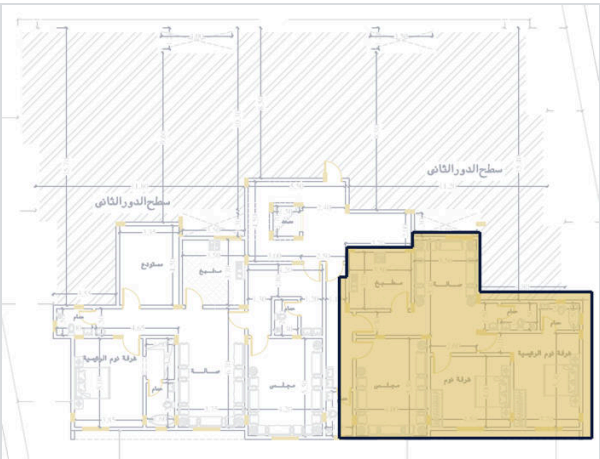
Apartment 14 134.24m²

 2 bedrooms	 Majlis	 Living room	 Kitchen
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The apartment includes

 Private parking with electronic barrier	 Smart fingerprint lock	 Intercom screen	 Latent defects insurance
--	---	--	---



Apartment location on the rooftop annex

 Ask about apartment 14 on WhatsApp

 Tap

Choose Your Apartment

8 of 14 apartments available. Ask us about prices and payment options.

Apt.	Layout	Area	Status
6	3 bedrooms	155.39 m ²	Available
7	3 bedrooms	133.48 m ²	Available
8	3 bedrooms + laundry room	161.95 m ²	Available
9	3 bedrooms	160.64 m ²	Available
11	3 bedrooms	129.04 m ²	Available
12	3 bedrooms + laundry room	156.9 m ²	Available
13	2 bedrooms	143.96 m ²	Available
14	2 bedrooms	134.24 m ²	Available
1	3 bedrooms	138 m ²	Sold
2	3 bedrooms	137 m ²	Sold
3	3 bedrooms	154 m ²	Sold
4	2 bedrooms	130 m ²	Sold
5	3 bedrooms	165 m ²	Sold
10	3 bedrooms	160 m ²	Sold



Book your visit on WhatsApp



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Email

 **Info@Afaal.sa**

Website

 **Afaal.sa**



Contact us on WhatsApp

055 665 8319 · We reply right away



Tap here



Property location

Dima 101 · Al Shifa · View the location on the map



Tap

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Al Aziziyah Branch

Al Nasr Road



Olaya Branch

Musa Ibn Nusair Road

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Interior photos are for illustration; areas are approximate per the building permit.