

Development of King Abdul Aziz Endowment for the Two Holy Mosques



Makkah, Saudi Arabia

Client

Saudi Binladen Group

Services Provided

- Planning
- Design
- Supervision of construction
- Project management

Project Data

- Built-up area: 1,500,000 m²
- Site area: 34,794 m²
- Total capacity: 65,000 persons
- Six residential towers (302,000 m²)
- A 5-star 2,000-key hotel tower
- A podium housing a shopping mall, restaurants and food courts
- A large prayer area for 3,800 people
- 864 luxury studios
- A convention centre with 1,500-person capacity
- A 4-storey parking area for 780 vehicles and 10 buses
- Construction cost (2002): US\$ 2,000 million

Dates

2001 - ongoing

Main Features

We've been entrusted to conceive and build one of the world's largest residential/commercial complexes overlooking the Holy Haram in Makkah. The project consists of a large podium topped by 7 towers accommodating several elements with a total built-up area of 1,500,000 m². These include 6 residential towers, a 5-star hotel, a convention centre, a shopping center, and car parks.



Residential Towers

- 6 residential towers (A, B, C, D, Fand K) widespread along the periphery of the site.
- The towers' height follow a grading pattern on top of the podium levels, for maximum number of direct views to the Haram
- A typical residential bay has been designed to maximize direct view to the Haram without sacrificing individual privacy through the provision of triangular projecting bay windows.
- Towers feature residential apartments of various sizes to provide maximum distribution flexibility according to the market requirements.
- In addition to the residential bays at the towers, 864 studios have been distributed along the boundary of the car park levels as well as on the podium levels in order to benefit from the Haram view.



dar al-handasah
shair and partners

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Hotel

- The high-rise five star hotel tower is located on the southern side facing the Haram, that can be accessed directly from the ring road, where a grand entrance lobby for the hotel guests, and an independent VIP entrance, are provided. These two entrances constitute the main access to the hotel for guests using cars, taxis and buses.
- The hotel tower comprises 2,000 luxurious residential bays, in addition to plaza levels that have been designed to accommodate the main hotel reception lobby and information desks, lounges, restaurants, cafeterias, etc.
- The hotel tower is the highest one, located between two lower towers on each side at the centre of the complex. It is topped by elevated helipads.
- The back of house areas have been carefully located within the podium levels, ensuring close proximity of services to the various other functions.
- The top floor of the four-level parking has been dedicated to the guests' cars, where a small public lobby has been provided.

Shopping Mall

- The commercial zone is designed as a four-level structure, located directly above Kudai & El Birka tunnels: the ground level is very close to the Haram piazza level, the first other three levels comprise shops of various sizes and large anchor stores, while the fourth level serves as a food court. The commercial zone can be accessed directly through Al Hijra road.
- Four panoramic elevators and several escalator batteries are provided for easy access through different levels.

Convention Centre

- The plaza is designed to integrate a full-fledged high end Conference Centre with 1,500-person capacity, that is intended to accommodate International conferences, such as Islamic, GCC, and Arab League conferences, along with all supporting facilities, meeting and press rooms.

Car Parks

- The 780-stall parking area is a four-storey structure covering the whole project area above the shopping mall level in addition to the one under Al Hijra road level, to serve residents, hotel guests and visitors.
- Several entrances and exits through the first ring road separate cars and pedestrian circulation and provide a dedicated separate entrance for the hotel.
- A parking area for 10 buses is also considered at the lower level with direct access from Birka tunnel in addition to the hotel buses arriving through the ring road to the hotel.

