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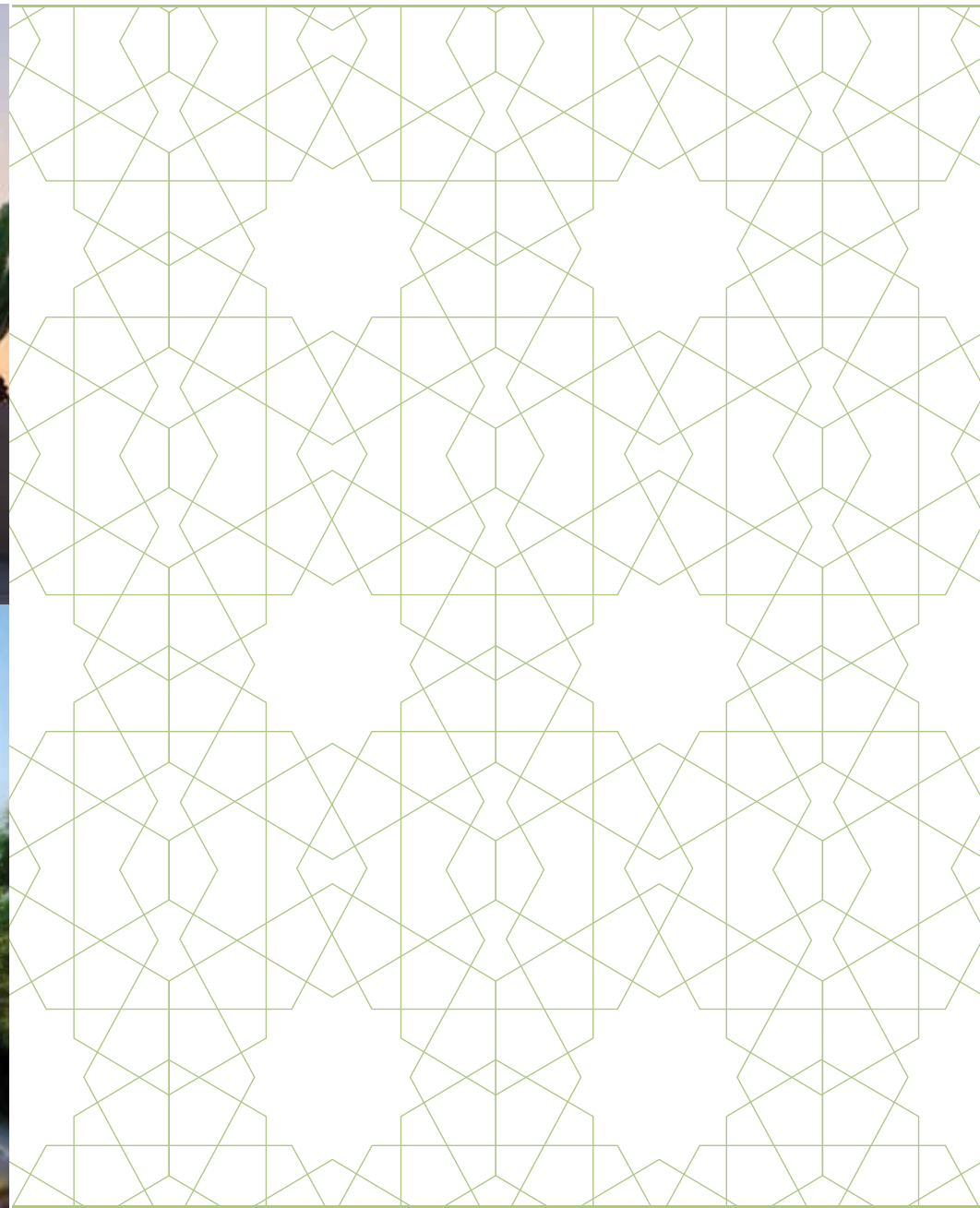
RESIDENTIAL

At SAK we always go beyond our client's expectations



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Residential:

SAK Architects and Engineers has more than 40 years experience in the residential sector with a Portfolio which includes individual tailor made designs for Private Villas, Residential Towers, Housing Communities and Master Planning of Cities itself. The Architectural style used in our residential projects varies from Classical to Modern and Contemporary design.

In such a diverse sector, market knowledge is the key to success which have allowed us to work with a wide variety of clients on many complex sites and developments.

During our design process we work closely with the client at a personal level to build a comfortable and safe environment while considering long term maintenance solutions, meeting their time and budget requirements without compromising quality and considering the effect on the environment by introducing Sustainable Architecture.

Apart from completing more than 250 individual residential projects, our urban & regional city planning department has completed designs of 185 towns and cities all around the Kingdom of Saudi Arabia.



Al Buhaira Resort & Housing Planning, Abha

To ensure the availability of quality hotel accommodation in Abha would be sufficient to fulfil the demands of the tourism sector and maximise local income, the Saudi Commission for Tourism (SCT) decided to build a new resort for the area. The SCT commissioned SAK along with Doxiadis to prepare a master plan for the Al Buhairah Resort.

The services SAK delivered included site planning and layout plans, architectural and engineering studies, infrastructure networks, including solid and liquid waste management, landscaping studies, specifications, bill of quantities and tender documents.

SAK's plan for the lakeside resort featured a five-star hotel of 132 rooms; 144 villas, 19 of which are exclusive VIP accommodation; 18 apartment buildings; a shopping centre and a supermarket; an administration building and staff housing; a mosque; an amusement park, picnic areas and sport facilities; and electrical substations.

Residential Community for Royal Commission, Yanbu

The Royal Commission for Yanbu commissioned SAK along with Doxiadis to propose a master plan and detailed design of a self sufficient township to fulfil the residential need of a modern industrial, commercial centre and strategic Red Sea port, capable of supporting a population of 100,000 in modern residential districts.

The requirements for the project included compliance with all international regulations without compromising Islamic philosophy or local architecture, housing and neighbourhood solutions that provide privacy and security while encouraging social interaction, and architectural designs that deal efficiently and sustainably with environmental challenges. Building space is organized to provide greater privacy and encourage social interaction with the surrounding neighborhood. Moreover, the principles of hierarchy, represented by driveways and dead ends, has a great influence on guaranteeing privacy and the safety of pedestrians, encouraging strolling around the neighborhood along passage ways and arcades, rarely found in modern cities.

SAK scope of work was not just limited to master planning but also focused on the design of each individual buildings to a detailed level, for instance accommodating the local traditions and Architectural elements such as facades featuring small openings for single housing units. The proposed ornamental pattern latticed wooden Mashrabia softens the sun's rays, reduce heat gain, and provides a proper sense of privacy.



Jeddah Housing Complex, Jeddah



Rayadah Investment Company awarded SAK to design the Jeddah Housing Complex project located in the north of Jeddah. The requirement included more than 10,000 housing units both villas and apartments, and all the supporting urban infrastructure including schools, hospitals and clinics, 5 star hotel, exhibition center, retail shops, business center and mosques.

SAK was selected by Rayadah Investment Company to deliver the design of individual buildings as per the master plan. The development design, a total site area of 2,543,408 m² with 2,787,600 m² above ground, included both villa and apartment accommodation in three main residential zones. The close proximity of Jeddah International Airport limited the height of any building.

SAK's brief included consideration of Jeddah's master development plan and the need to integrate access to the new development into existing traffic circulation patterns taking into account the surrounding infrastructure such as the airport and Sharm Abhor.



Jeddah Housing Complex Villas

The villas have been designed according to the local Architecture Heritage, specifications that meet international standards and Municipal requirements, available materials and resources of Jeddah. Special consideration has been made to design the building according to the Green Concepts standards to reduce energy and water consumption, and to improve indoor environment quality.

SAK along with Mateo Nunziati designed the villas according to the climate of Jeddah. The climate of Jeddah is warm and humid for 8 months in summer and pleasant in winter. The villa form is crafted according to prevailing sun paths and wind directions, to maximize daylight and wind penetration in the interiors.



King Abdullah Economic City - Bay La Sun, Rabigh



The site is located within the Residential District of KAEC, Bay La Sun is a fully integrated residential community directly overlooking the Red Sea. The elegantly designed luxury apartments come in different sizes and are set amidst placid water canals. Bay La Sun Village will also offer residents a host of amenities including leisure, retail outlets, schools, mosques, medical centers and community areas. Twenty-four

hour security and maintenance support are standard.

Bay La Sun offers a unique living environment on the Red Sea with expanded waterfalls and Marinas to give residents, visitors and potential investors the unique experience of living by the Red Sea. The first Bay La Sun homes will be ready for hand over end of September 2013.

Al Salamah Residential Compound, Jeddah

The project is seen as a premier Residential project in the area based on a high density of residential units, and Commercial projects in the surrounding area. The project is situated in Al Salamah district in Jeddah, Saudi Arabia with a total area of 15,786 SQM square meters as.



Salman Bay Housing Project, Jeddah

The Jeddah Development & Urban Regeneration Company (JDURC) initiated the Salman Bay Housing Project as part of the planned expansion of Jeddah. The area of the development covered approximately 3.02 million m² and was expected to include 1,250 buildings offering 25,000 residential units.

JDURC commissioned SAK for design review for the infrastructure and individual buildings and construction supervision services for apartment buildings and the related infrastructure projects. The project site was divided into two parts, a northern area of 1,133,000 m² and a southern area of 1,888,250 m², each including typical G+4 residential apartments with ground floor parking and, in some cases, retail shops.

The scope of the scheme proposed an integrated, mixed-use development of 25,000-housing units in 1,250 residential buildings; 24 mosques; 14 schools; a hospital and two polyclinics; the Red Crescent station; and a police station.





Tamlik Residential Tower, Jeddah

Tamlik Company commissioned SAK to develop a residential tower project. This 39 storey elite residential tower is located in the south of Obhur in Jeddah. The land area is 4,836 square meters.

The tower project consists mainly of two cores with two entrances. Each core consists of two mirror identical residential apartments at each floor, making it 4 apartments per floor. The tower contains other usual facilities and services; such as conference rooms, swimming pools, gymnasium, tennis, youth and kid's open playground. The typical apartment consists of 3 bedrooms, Master bedroom, salon, living room, dining room, kitchen in addition to the usual services and amenities.

Private Villa

It is located in North Jeddah at Obhur with an area of 1,250 sq.m. It has an elegant and simple design with its U-shape building enclosing a beautiful landscape area and large windows allow fresh air and sea breeze into the villa especially in mild climate, in addition to a clear view over the outside garden and swimming pool throughout the year through its transparent glazing.



Private Villa, Jeddah

According to a basic lifestyle principle, the guest and family quarters are clearly separated in the interior spaces, where there is an Oriental-style minor entrance hall headed with dome. One of the main functions of this hall is to provide the necessary privacy before entering the building. The guest room is located on one side of the building and is large enough to accommodate receiving numerous guests. The guest hall is equipped with all the necessary facilities, so there is no need to pass through the private interior areas. To guarantee privacy. All family activities take place in the first floor of the villa. Part of the roof are also used as balconies like in old Jeddah houses where these balconies were called «kharja»

Rectangular windows with projecting semi-circular arches were used in the façade. Above the windows is a small pitch covered with terra cotta tiles resembling the tradition architecture of the Andulus. The entrance hall is lit by small triangular openings derived from traditional architecture of Najd and its region.



Private Villa, Jeddah





Staff Housing Compound, Jeddah



Palaces, Riyadh

These luxurious palaces are designed along with Atelier White for high profile clients. High-end specifications is proposed for every element of the design including the selection of materials, construction technology and smart home automated system. These palaces are considered to be exclusive customized designs.



Palace, Riyadh





Tamlík AlRawdah Villas, Jeddah

Tamlík Real Estate Co. commissioned SAK along with White Space to design the exterior of different type of residential villas in Al Rawdah district, Jeddah.

The client objective is on simplicity in construction with economical solutions and a touch of local Islamic Architecture in a Modern and Contemporary Style.



