

TAKLILA®

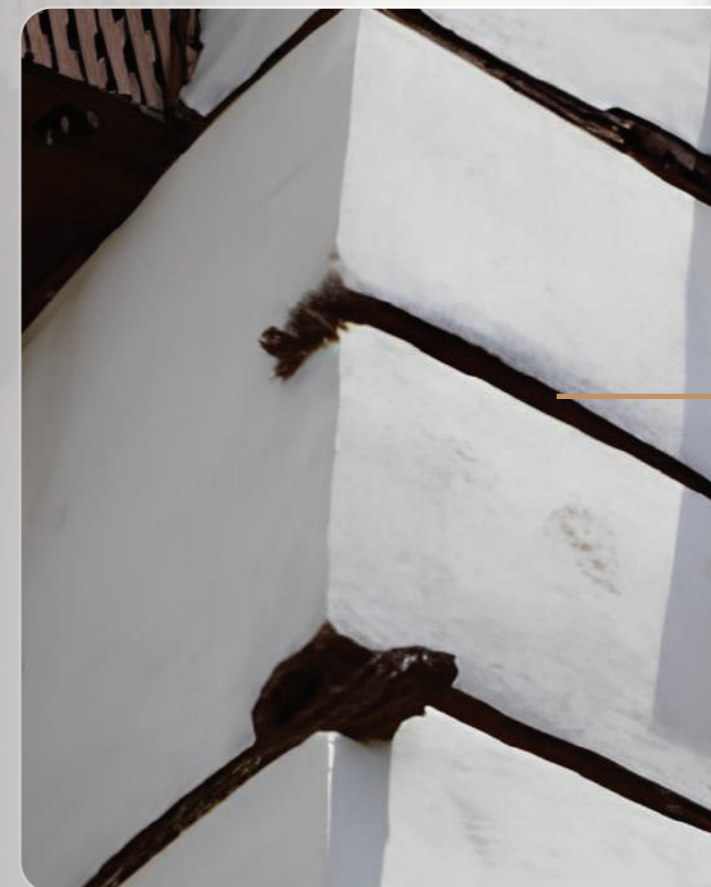


WHAT IS THE TAKLILA?

In the **alleys of historic Jeddah**, and within the walls of old Hijazi houses, the “Taklila” was a unique architectural secret. It is a wooden beam placed between layers of stone, used to stabilize the building, protect it from tilting, and facilitate its restoration without the need for demolition.

With limited resources and clever techniques, builders used it to maintain the house’s balance and connect its parts, a method that reflects both thoughtful planning and **deep craftsmanship**.

Today, “**Taklila**” draws inspiration from this heritage for its name and mission... skill, precision, strength.



Taklila



WHO IS TAKLILA?

Taklila is a Saudi brand born from a deep awareness of the aesthetics of living, **creating a unique residential experience** that carries the spirit of the place and human taste, redefining the relationship between the resident and their home.

We don't treat real estate as a mere product, but as a **journey** from selecting the land, to coordinating the spaces, and down to the finest details in design, execution, and delivery.

The journey began in 2015, eventually leading to the establishment of a comprehensive real estate group encompassing property development, real estate marketing, brokerage, and construction contracting.

because living is an experience, and the experience begins with trust.



TAKLILA AL-RAWDA PROJECT (301)

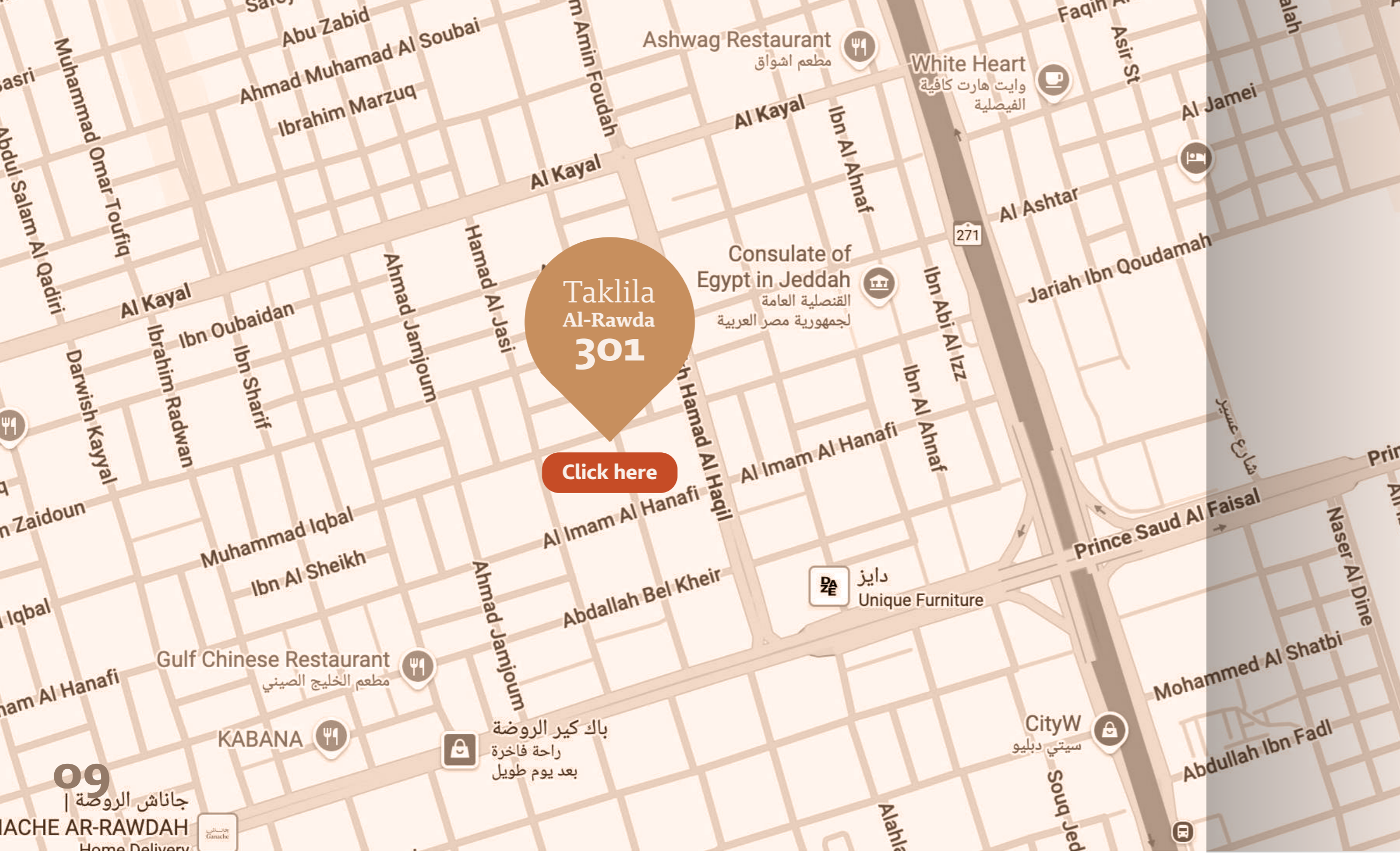
The “Taklila Al-Rawda” project was born from a clear idea: for people to live in a home that combines comfort, beauty, and uniqueness. Located in the heart of Al-Rawda district, the project sits between two streets, with access to Saud Al-Faisal Street and Al-Kayal Street.

It features four residential floors and a rooftop level, all designed according to Taklila’s standards in site selection, spacious design, quality, precision, and luxurious finishes. Here, you’re not just acquiring a home.

you’re beginning a journey toward a lifestyle that truly suits you.



LIFE BEGINS WITH CHOOSING
THE RIGHT LOCATION.



WHERE IS THE PROJECT LOCATED?

The project is located in Al-Rawda, one of the most distinguished neighborhoods in Jeddah, **specifically on a street connecting Al-Kayal and Saud Al-Faisal**. The location combines the tranquility desired for residential living with vibrant surroundings in every direction.

It is also close to upscale restaurants and cafés, international schools, and daily service centers.

- 2** King Faisal Specialist Hospital
Minutes
- 3** Danube Supermarket
Minutes
- 3** Saudi Airlines Compound
Minutes
- 12** U Walk Mall
Minutes
- 18** Jeddah Waterfront
Minutes
- 20** King Abdulaziz International
Minutes



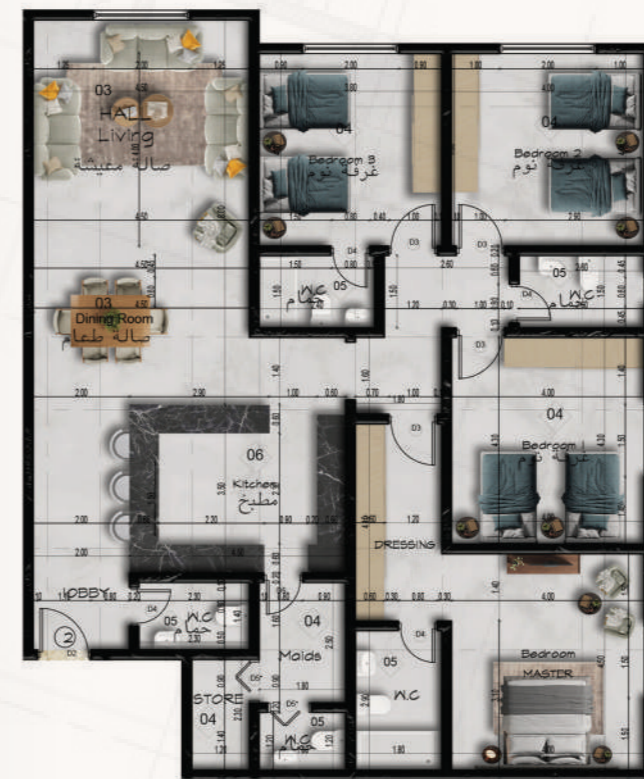
PLANS

The project includes a collection of carefully designed units, spread across five residential floors, along with dedicated building services.



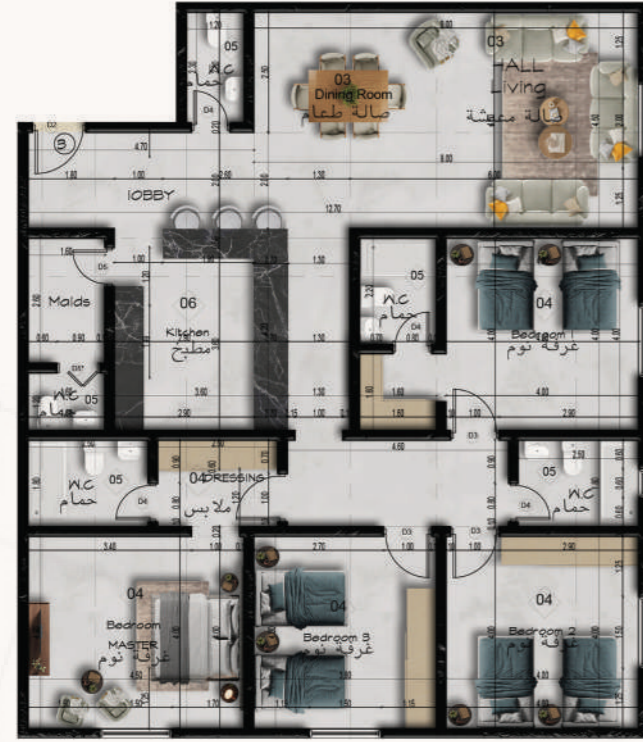
Apartment 1
Northwest-facing
Total area: 189.42 m²

Front-facing unit



Apartment 2
Northeast-facing
Total area: 192.92 m²

A unit facing
two streets



Apartment 3
Southeast-facing
Total area: 189.84 m²

Front-facing unit



Apartment 4
Southwest-facing
Total area: 187.35 m²

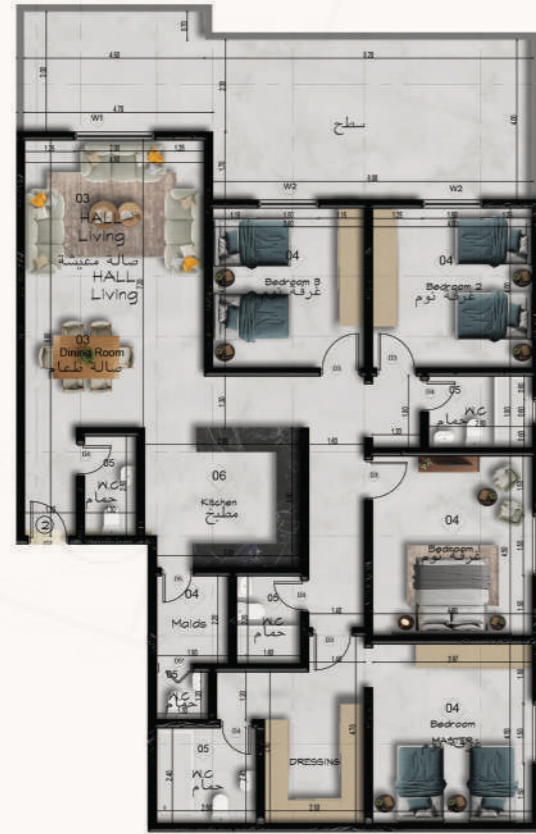
Back-facing unit

ROOF PLANS



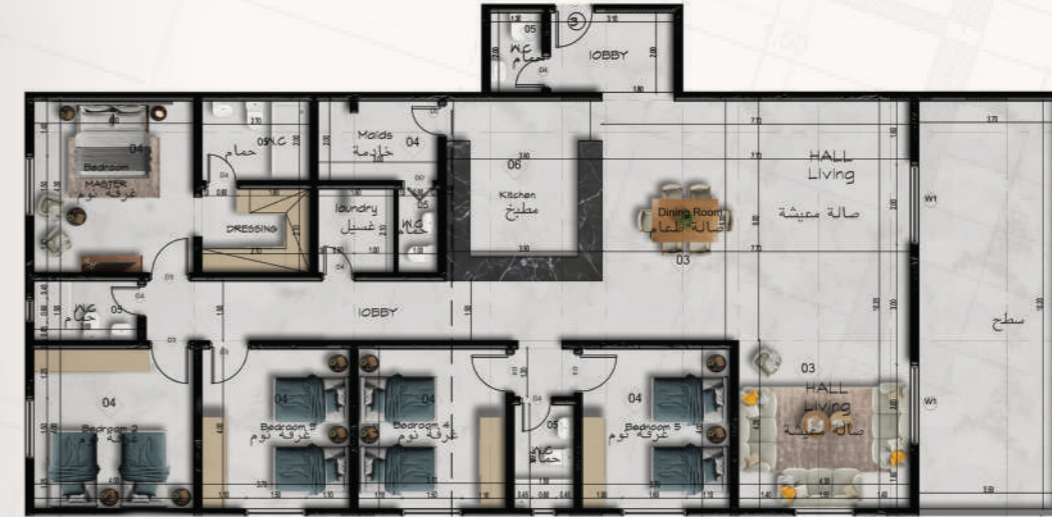
Apartment 1
Southeast-facing
Total area: 191.93 m²
Roof area: 41.95 m²

Front Roof



Apartment 2
 Northeast-facing
 Total area: 189.63 m²
 Roof area: 45.95 m²

A Roof facing
 two streets



Apartment 3
 West-facing
 Total area: 245.13 m²
 Roof area: 35.70 m²

Front Roof

PROJECT FEATURES

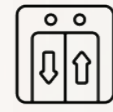
SMART
ENTRY



MAID'S
ROOM



TWO ELEVATORS
IN THE BUILDING



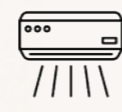
FOUR
BEDROOMS
PER UNIT



LARGE
WINDOWS



CENTRAL AIR
CONDITIONING



LOCATED IN
THE HEART OF
AL-RAWDA



AIR-CONDITIONED
HOTEL-STYLE



SPORTS
CLUB



SURVEILLANCE
CAMERAS



PRIVATE
PARKING



RECEPTION
HALL



OPEN-PLAN
INTERIOR LAYOUT



A woman wearing a purple long-sleeved top and a white hijab is smiling and hugging a young child from behind. The child is wearing a blue and white patterned shirt. They are in a modern living room with a light-colored sofa, a large framed abstract painting, a floor lamp with a white shade, and a window with sheer curtains. A small round wooden table with a glass of coffee and a vase of dried flowers is in the foreground.

TAKLILA: A VALUE TO LIVE EVERY DAY

SERVICES PROVIDED WITH CONTINUOUS CARE

Because we believe that the living experience is incomplete without continuous care, Taklila offers:

- Investment opportunity for resale and rental
- Comprehensive after-sales service for 3 months
- One-year free membership in the Owners' Association
- Warranties up to 25 years





BASIC WARRANTIES

We provide essential warranties that give you peace of mind and comprehensive protection for your property. These warranties cover structural integrity, plumbing systems to ensure proper water flow, and electrical systems for safe and efficient operation, as well as waterproofing and thermal insulation to protect your home from moisture and maintain its temperature. All of these warranties are designed to safeguard your investment and preserve the quality of your property for years to come.

10

Years

Waterproofing and thermal insulation



10

Years

Building insurance (Al-Tawuniya Insurance Company)



3

Years

Electrical systems



3

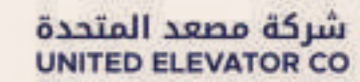
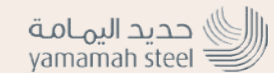
Years

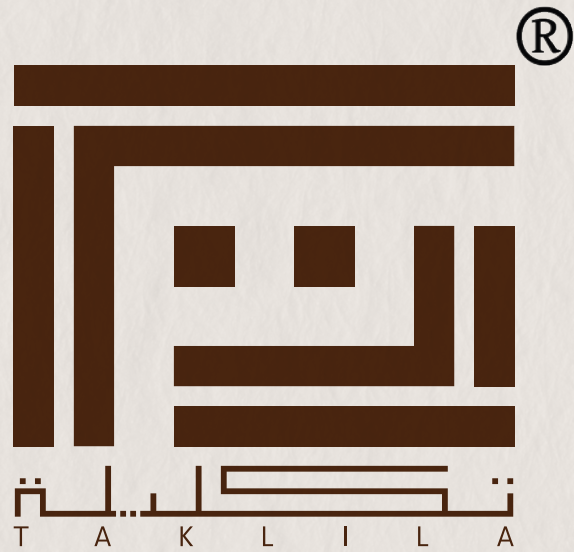
Plumbing systems



SUCCESS PARTNERS

CONTRACTOR





www.Taklila.com

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