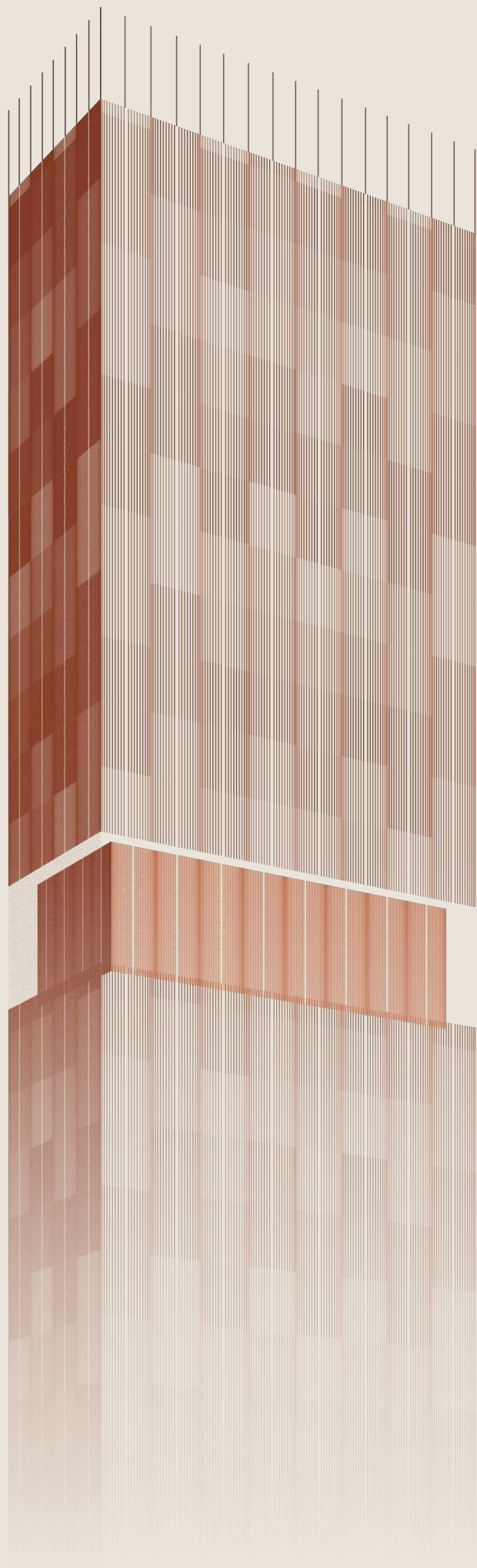




Y A M A M A

سیتی سنتر

CITY CENTER

Culture-inspired luxury

OLAYA STREET • RIYADH



Life happens on this land.

Pioneers of real estate development

We build culture-inspired landmarks that shape the future landscape of the Kingdom.

Our projects carry the Yamama name, after the historic region at the heart of Arabia. Each pairs an authentic architectural identity, inspired by the Salmani style, with modern design and contemporary facilities.

We choose opportunities with the highest impact and value, aligning every project with international standards and residents' aspirations.



Contents

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CHAPTER 01

01

The Tower

An icon of passion in the heart of Riyadh.

At a glance 10



AT A GLANCE

A fully integrated
residential tower

Rising on Olaya Street with panoramic views to the Kingdom Tower, and complete facilities for residents and their guests.

97

RESIDENCES

140–160

M² PER HOME

1,600

M² LAND AREA

3

RESIDENCE TYPES

3

BEDROOMS IN EVERY HOME

25,103

M² BUILT-UP AREA

22

RESIDENTIAL FLOORS

Apartments and duplexes, three bedrooms each

2

AMENITY & SERVICE FLOORS

Refined lounges for residents and guests

ARRIVAL LOBBY

A hotel-style welcome

3

UNDERGROUND PARKING LEVELS



ARTIST'S IMPRESSION

02

Location

Less than a minute from the metro.

In the heart of Olaya 14

Everything within minutes 16



ARTIST'S IMPRESSION

PREMIUM LOCATION

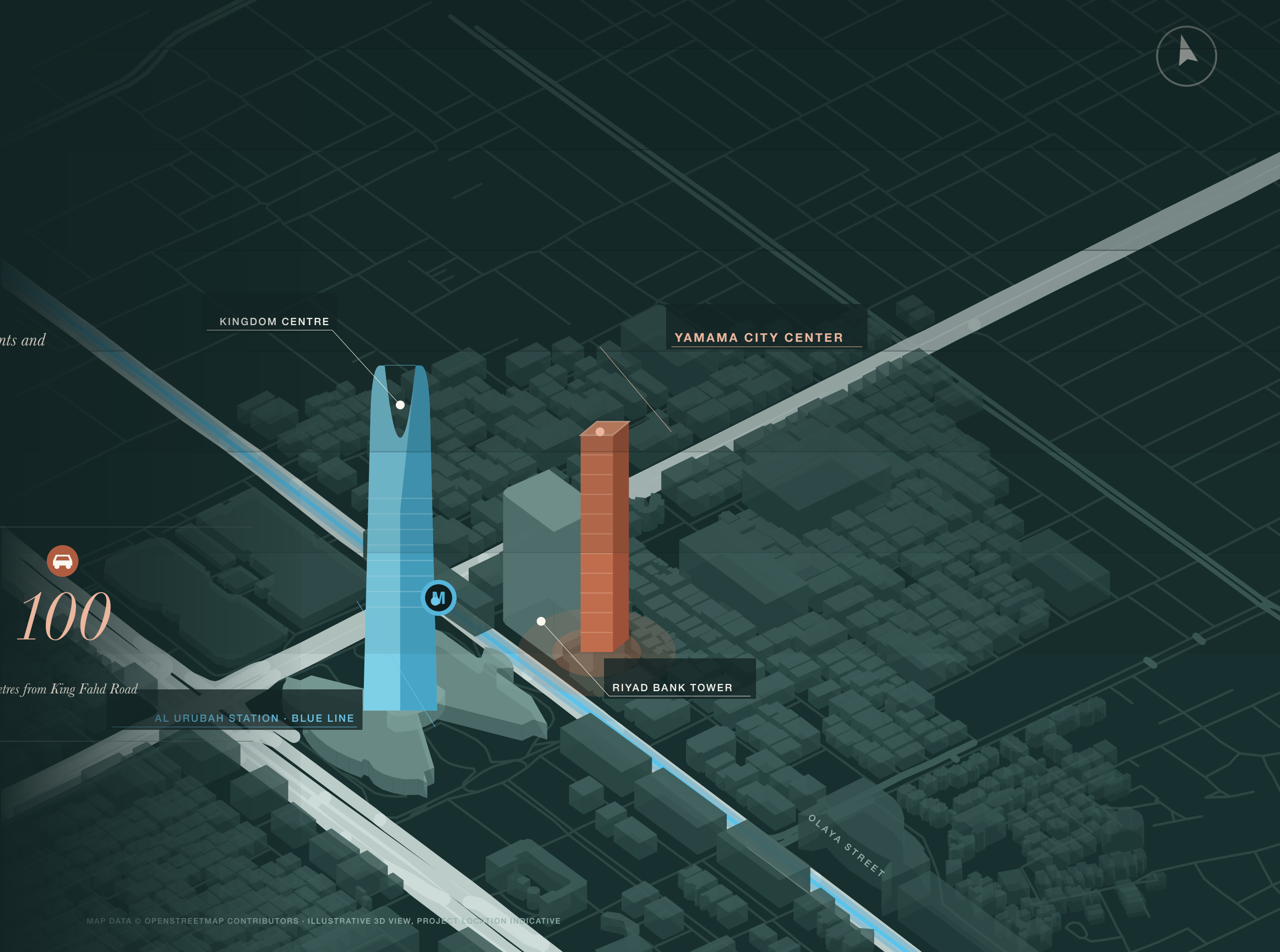
In the heart of Olaya

On Olaya Street, opposite the Kingdom Centre, surrounded by high-end stores, restaurants and entertainment.


< 1
minute's walk to the metro


100
metres from King Fahd Road

Riyadh's commercial and social heart: the Kingdom Tower and global retail steps away, with Al Urubah Station on the Blue Line linking residents to the whole city.



DRIVE TIMES

Everything within minutes

1	Kingdom Tower	1	MIN
2	Dr. Sulaiman Al Habib Hospital	4	MIN
3	Al Faisaliah Tower	7	MIN
4	Tahlia Street	7	MIN
5	Diplomatic Quarter	11	MIN
6	King Salman Park	11	MIN
7	KAFD	14	MIN
8	King Khalid International Airport	27	MIN

APPROXIMATE DRIVE TIMES FROM THE PROJECT.



03

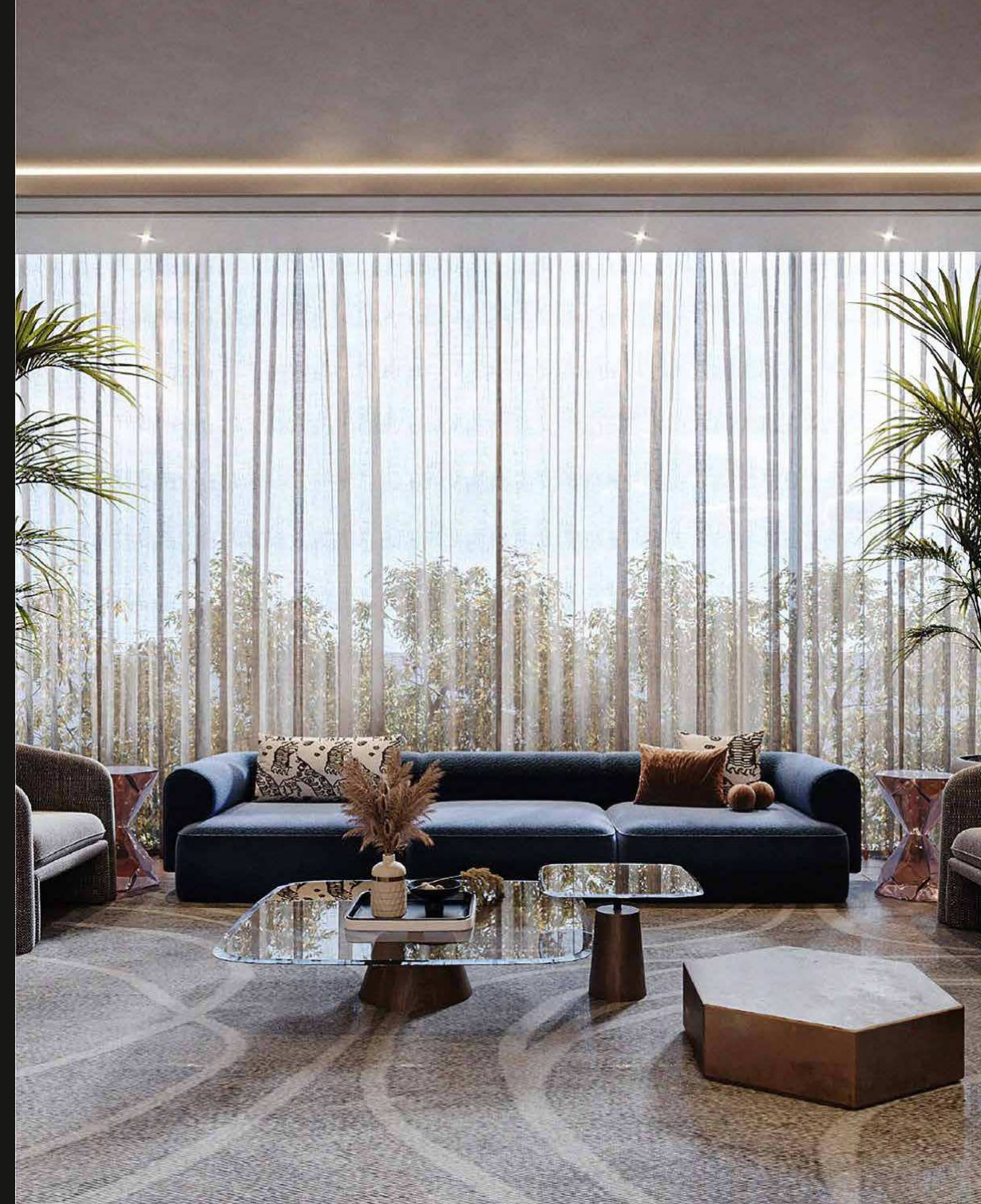
Residences

Living spaces for every modern lifestyle.

Modern homes 20

Three residence types 22

Residence features 30

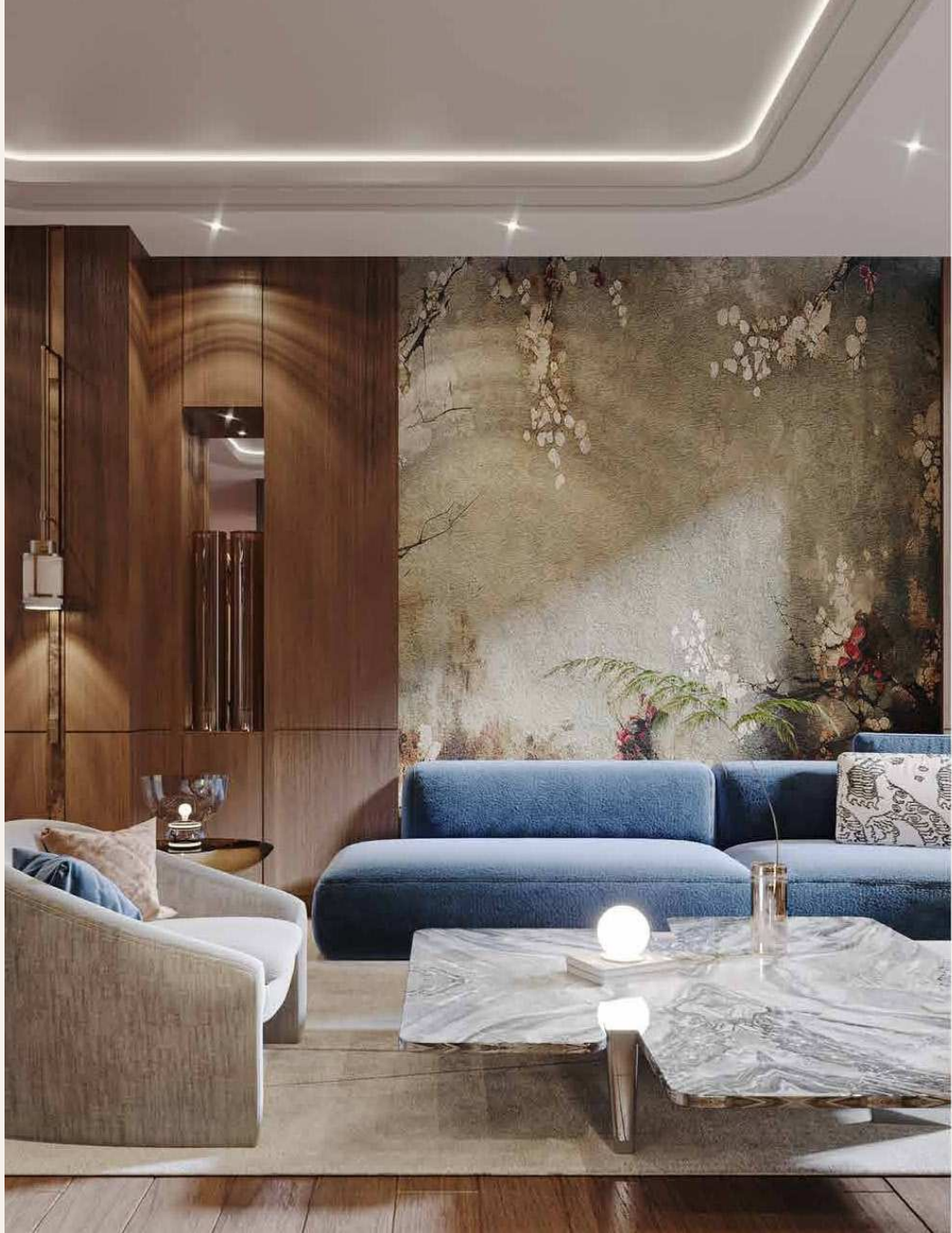


ARTIST'S IMPRESSION

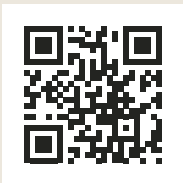
Homes that enhance your quality of life

Generous layouts, natural light and refined finishes, designed for families.

Yamama City Center offers diverse housing solutions with luxurious facilities, so residents can enjoy a modern lifestyle in the heart of the city. Every home pairs contemporary design with the warmth of Saudi hospitality.



ARTIST'S IMPRESSION



SCAN TO VISIT OUR WEBSITE

TYPICAL FLOOR



FLOOR PLANS

Three residence types

Two apartment layouts and a duplex, each with three bedrooms.



Type 01

Apartment, 3 bedrooms

156 m²



Type 02

Apartment, 3 bedrooms

140 m²



Type 03

Duplex, 3 bedrooms

160 m²

PLANS ARE INDICATIVE AND SUBJECT TO CHANGE.



INDICATIVE PLAN

RESIDENCE TYPE



Type 01

Apartment, 3 bedrooms

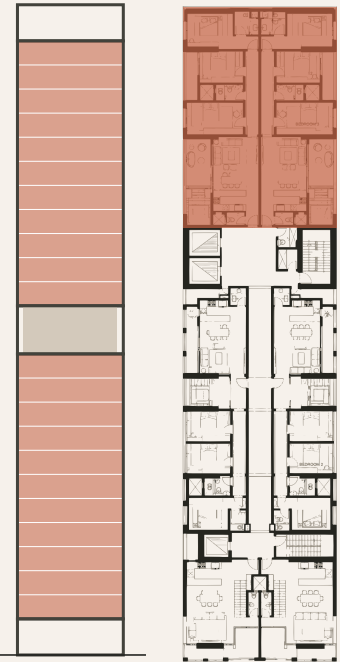
Bedrooms

3

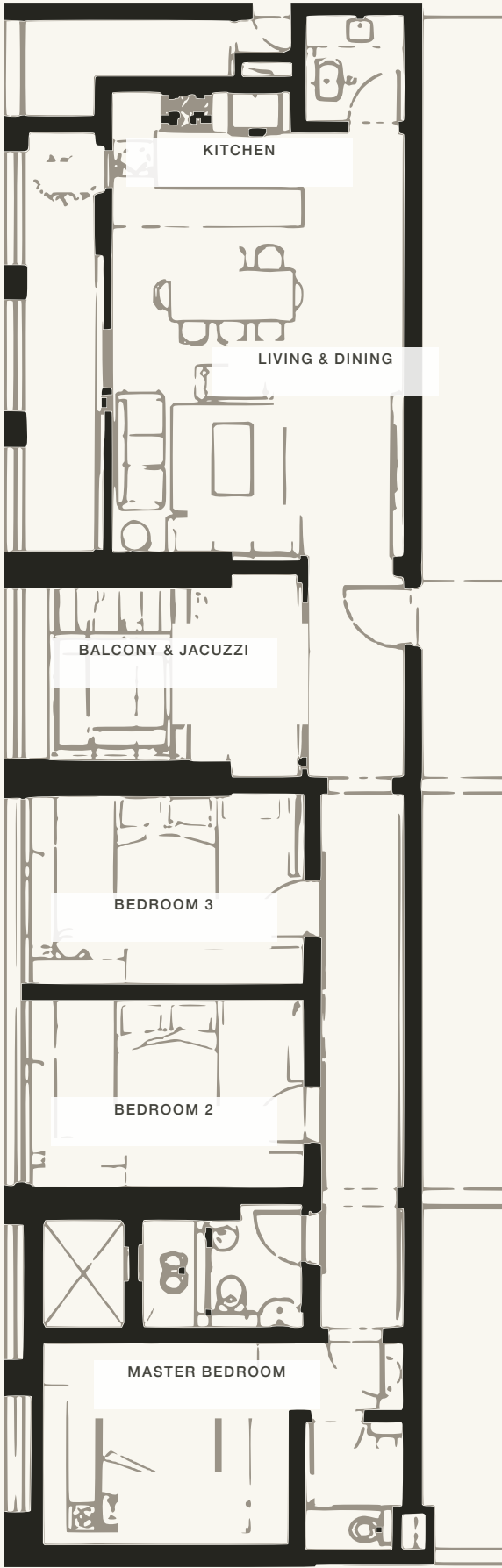
Total area

156 m²

UNIT LOCATION



ARTIST'S IMPRESSION



INDICATIVE PLAN

RESIDENCE TYPE



Type 02

Apartment, 3 bedrooms

Bedrooms

3

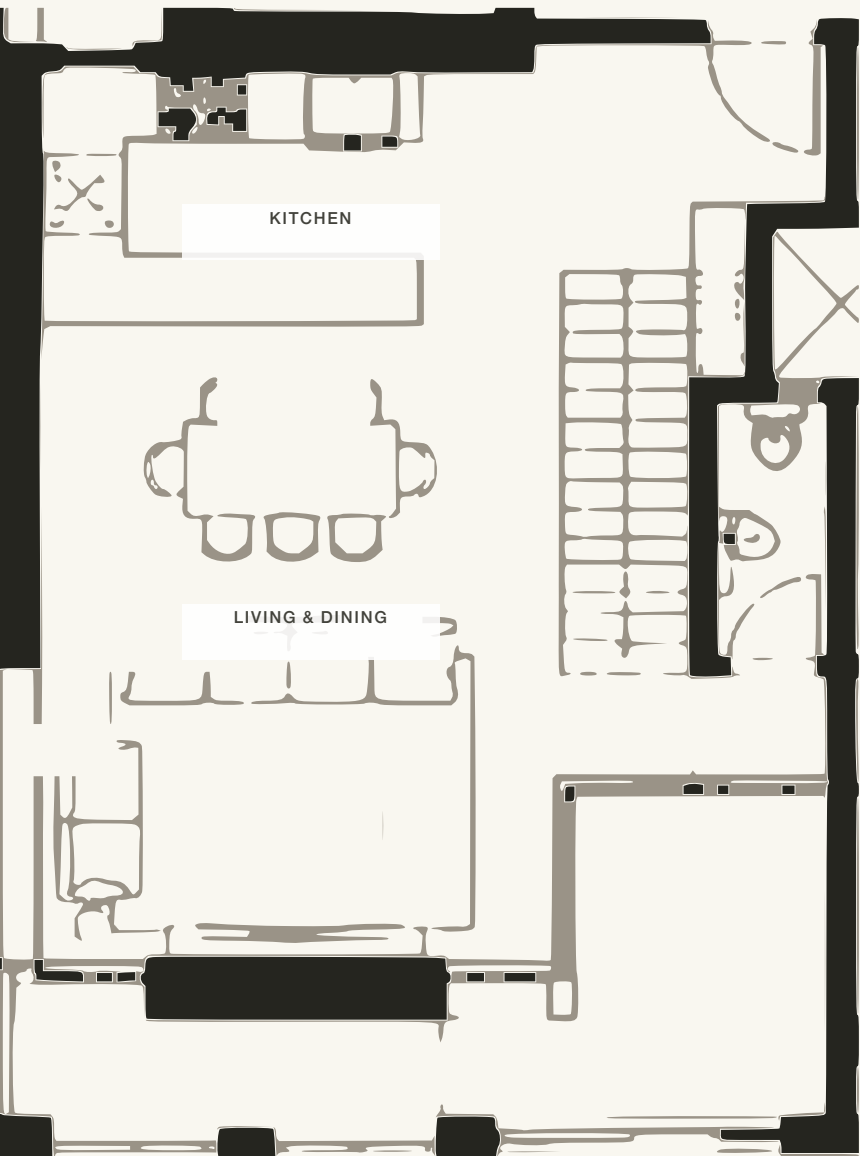
Total area

140 m²

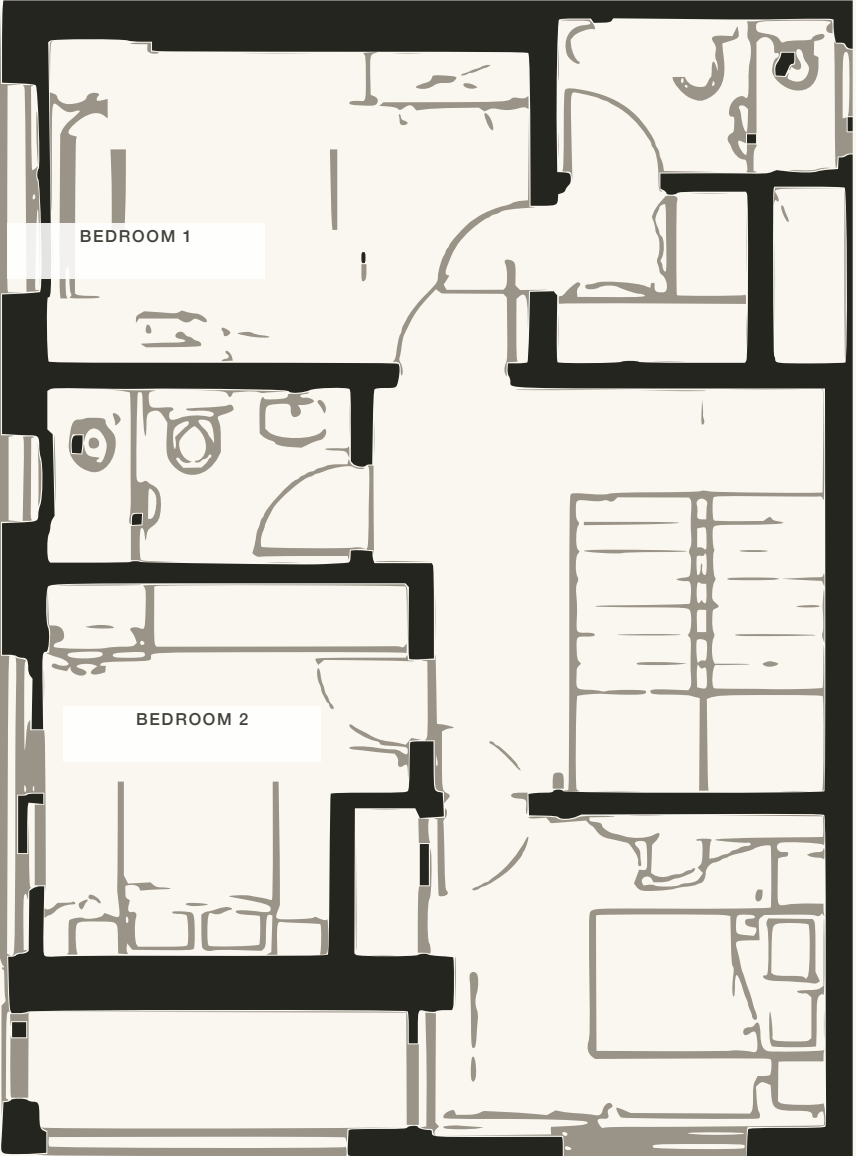
UNIT LOCATION



ARTIST'S IMPRESSION



LOWER FLOOR



UPPER FLOOR

RESIDENCE TYPE



Type 03

Duplex, 3 bedrooms

Bedrooms

3

Total area

160 m²

UNIT LOCATION



ARTIST'S IMPRESSION

Details that make the difference



Central air conditioning

Energy-efficient VRF system in every room



Smart home

Lighting and climate control from your phone



24/7 security

CCTV and guards at entrances and parking



Smart access

Key-card access to lifts and amenities



High-speed lifts

Residents' lifts and a separate service lift



Terrace and jacuzzi

Private outdoor space with city views



Dedicated parking

Two bays per home on three basement levels



Life safety

Early warning and sprinkler systems



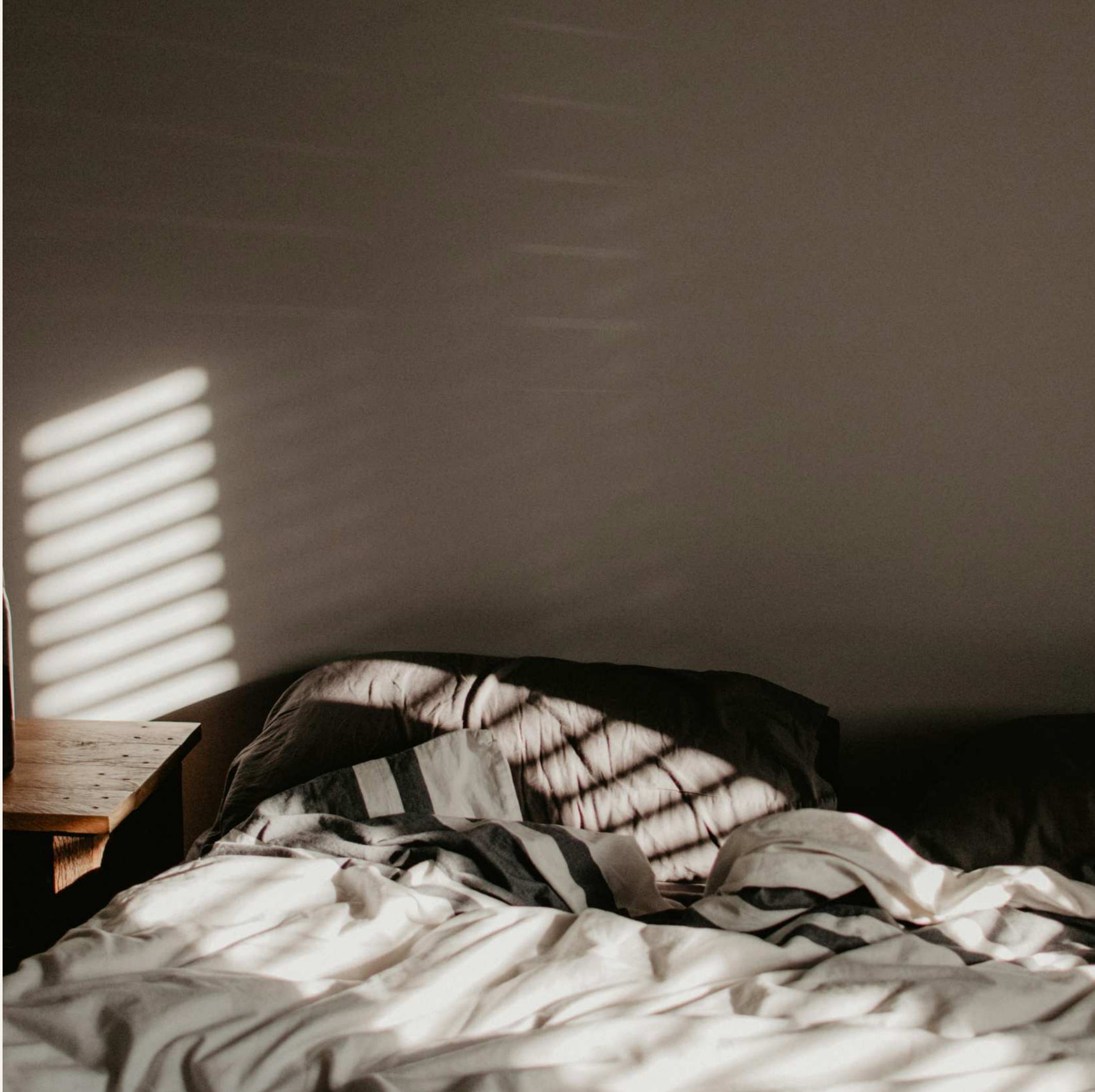
Fitted kitchens

Refined finishes and built-in appliances



Full insulation

Double glazing, thermal and acoustic insulation



04

Facilities & services

Everything residents need, in one place.



Health & wellness

Pool with skyline views
Fully equipped gym
Spa

Hospitality

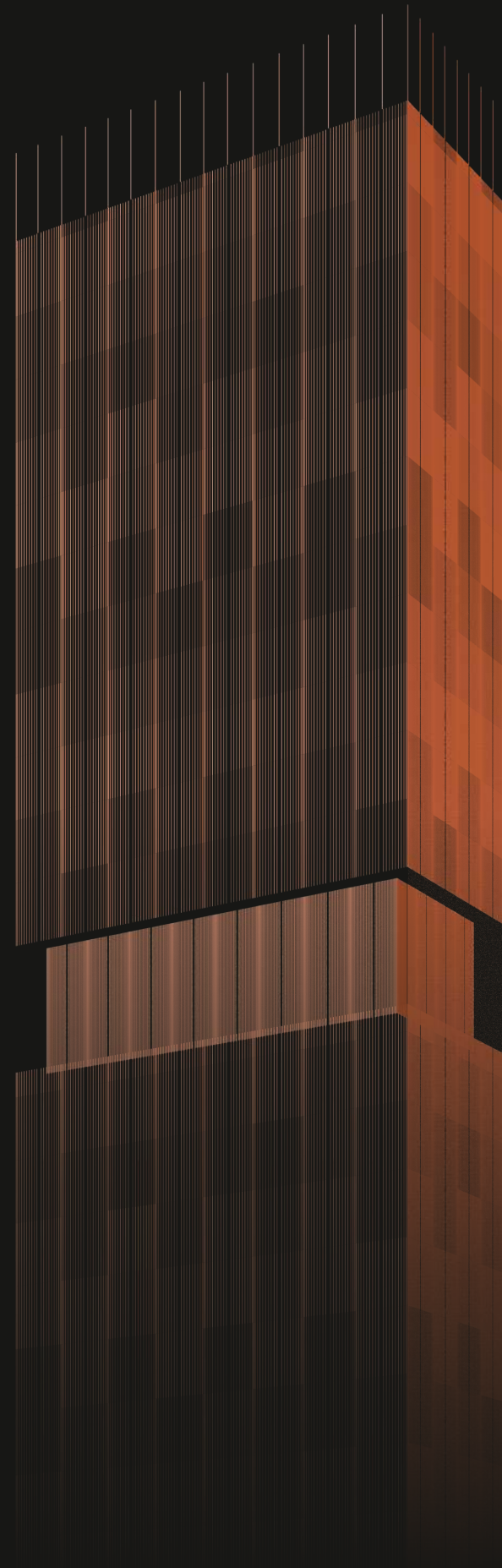
Café and restaurant
Lounges for residents and guests
Hotel-style arrival lobby

Family & leisure

Safe kids' club
Residents' cinema

Services

Three underground parking levels
Two amenity and service floors



WELLNESS

Pool, gym and spa

A pool with stunning views, and a health centre with a gym and spa.



SWIMMING POOL



GYM



SPA



RELAXATION AREA

Spaces for every age

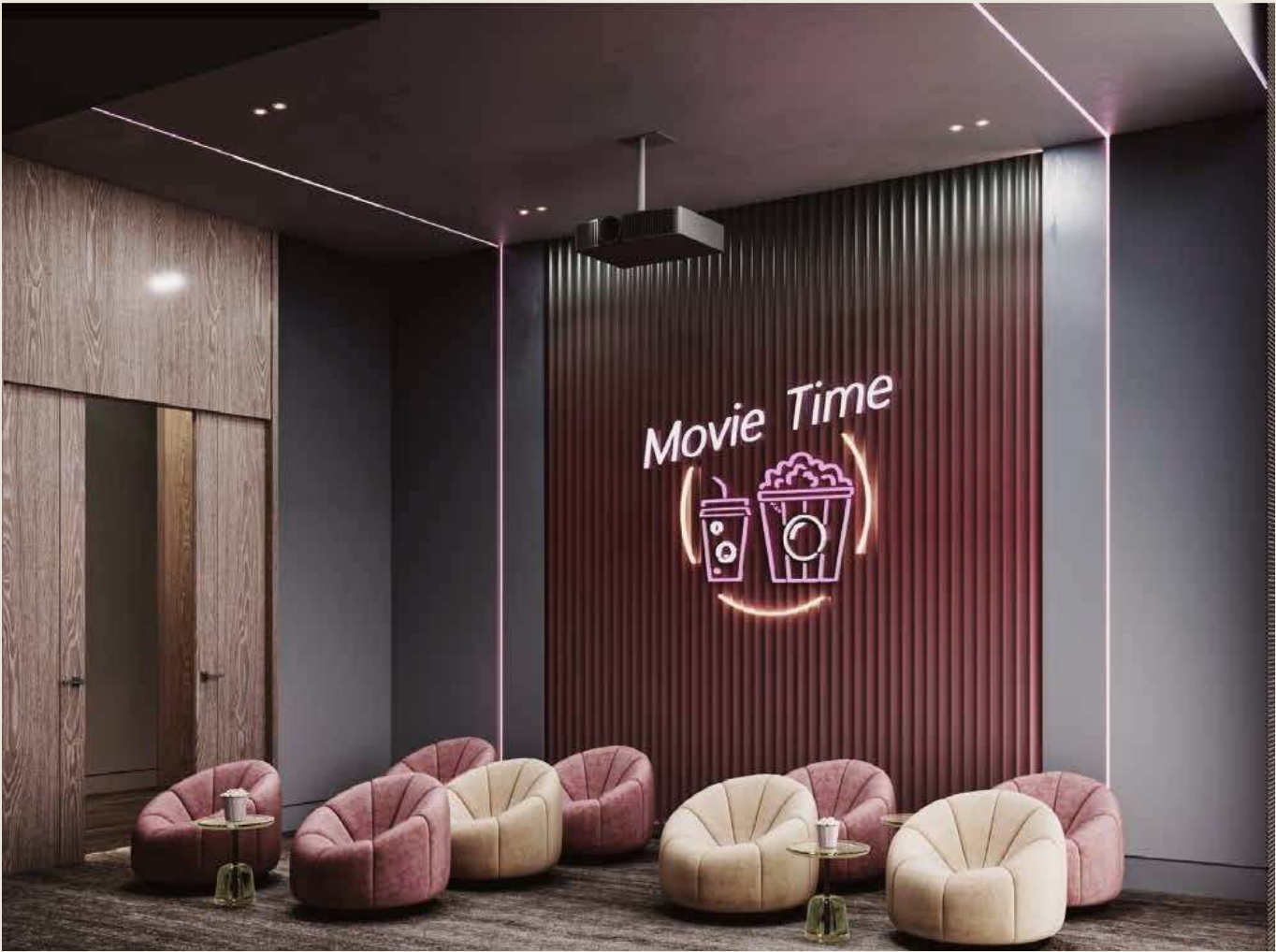
A safe kids' club, a residents' cinema and elegant lounges for residents and guests.



RESIDENTS' LOUNGE



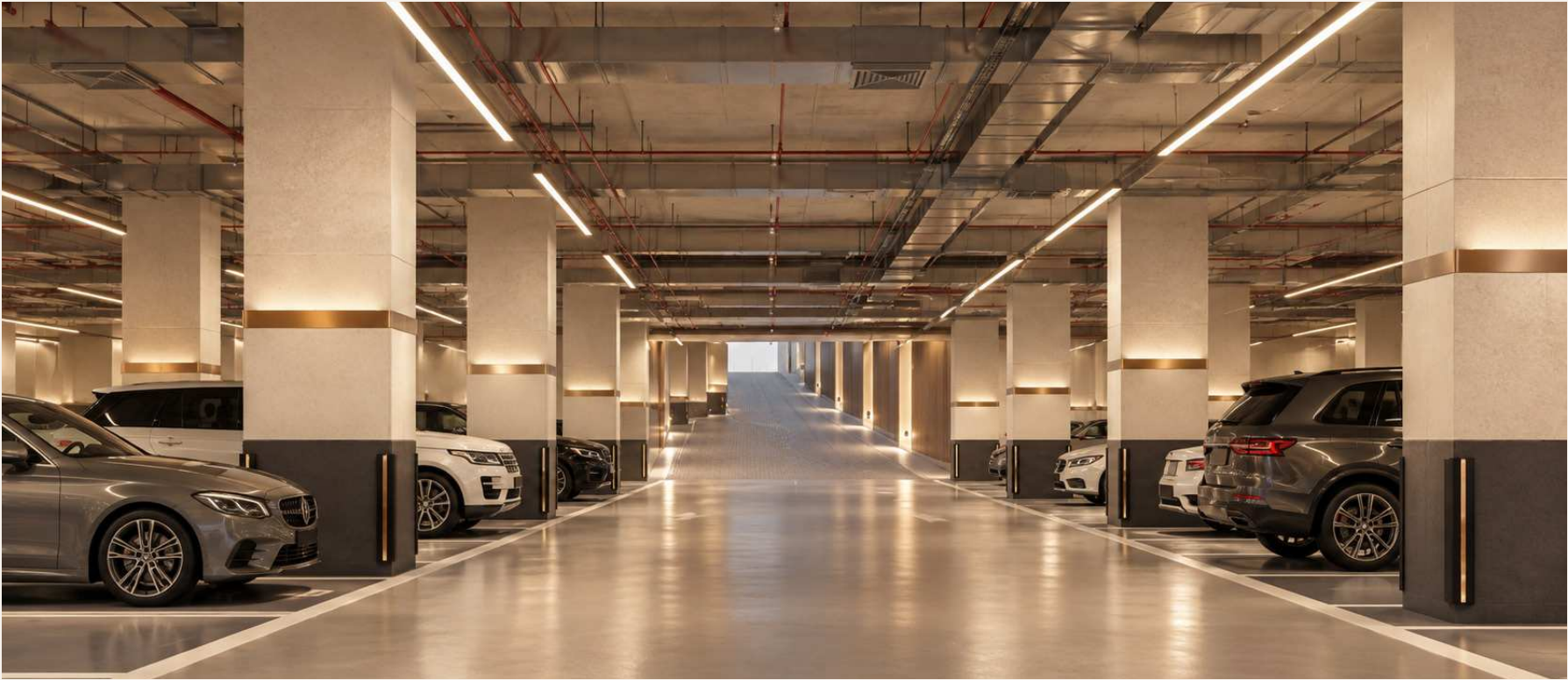
KIDS' CLUB



CINEMA AND KIDS' CLUB

Hospitality in every detail

A café and restaurant to welcome residents and their guests, and three levels of underground parking.



PARKING



CAFÉ AND RESTAURANT

Café and restaurant

An everyday place to meet, where residents and their guests gather over morning coffee or a quiet meal, with the warmth of Saudi hospitality.

3

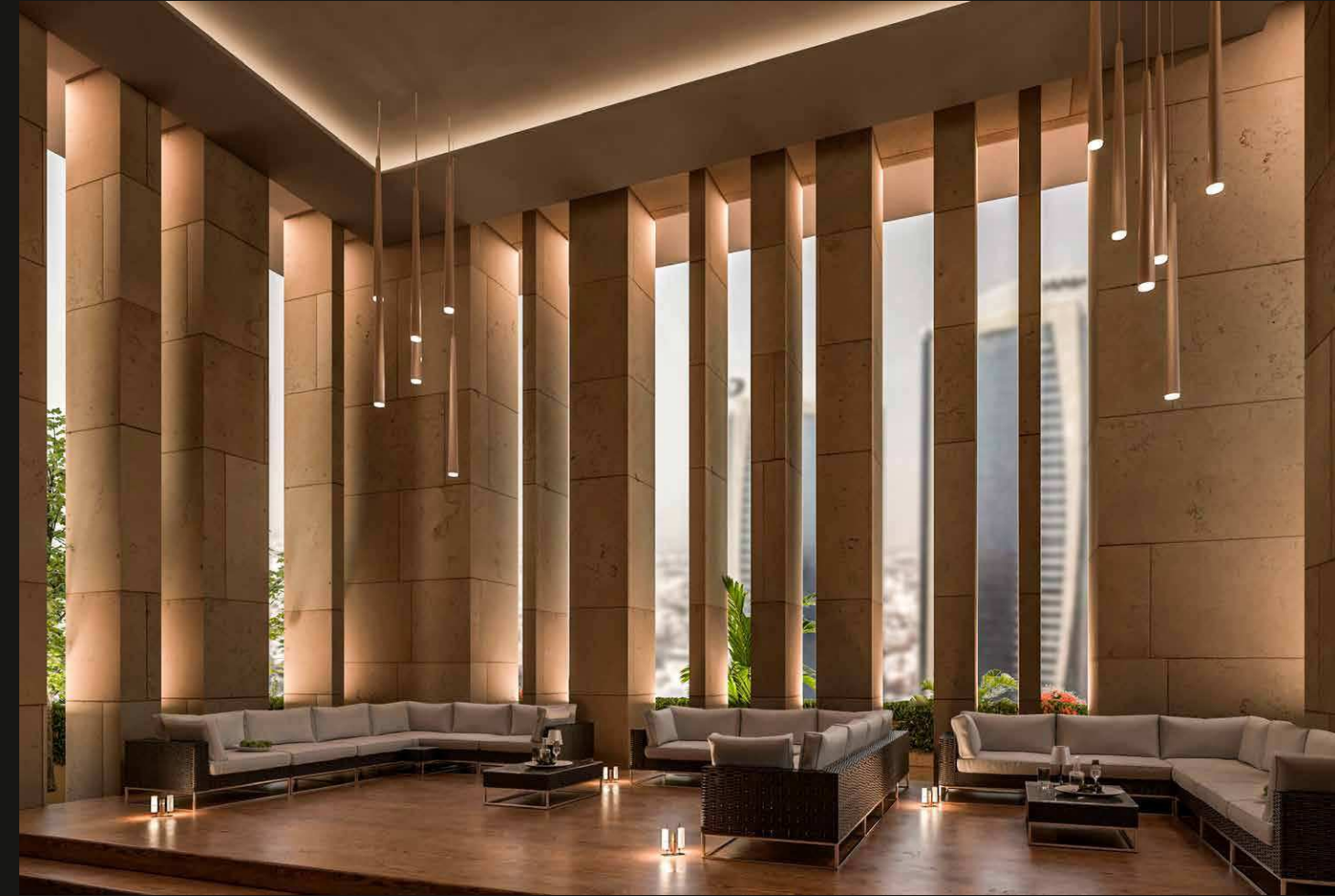
underground parking levels

Dedicated parking for residents and their guests.

ARRIVAL

A grand welcome home

A hotel-style lobby to welcome residents and guests.



ARTIST'S IMPRESSION

Developed by Four Directions

“We want every building we deliver to become part of daily life in Riyadh.”

MOHAMMED AL ZARAH · CO-FOUNDER AND CEO

FOUR DIRECTIONS IN FIGURES

250,000

m² developed in 24 months

1bn+

SAR invested across the portfolio

1M

m² targeted by 2030

FOUNDED 2014 · 9 PROJECTS IN PROGRESS · 8 DELIVERED



Project partners

01

FUND MANAGER

Osool & Bakheet Investment



02

ARCHITECT

HPP Architects



03

ENGINEERING CONSULTANT

Saudi Architects



YAMAMA CITY CENTER



CONTACT

9200 35415

SAUDI4D.COM

RIYADH, KINGDOM OF SAUDI ARABIA



SCAN TO VISIT OUR WEBSITE



سيتي سنتر
CITY CENTER



الجهات الأربعة
FOUR DIRECTIONS

SAUDI4D.COM

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