



SEYADA LLC

COMPANY PRESENTATION & PORFOLIO

## Specialized in Real Estate Development Management

it's not a matter of management .....

it's a commitment to deliver

## Seyada LLC

Seyada LLC is one of Saudi Arabia's leading Private sector Development and Project Management companies with projects valuing over 1 billion Saudi Riyals , managing the business with best-in-class practices in the filed of development and project management.

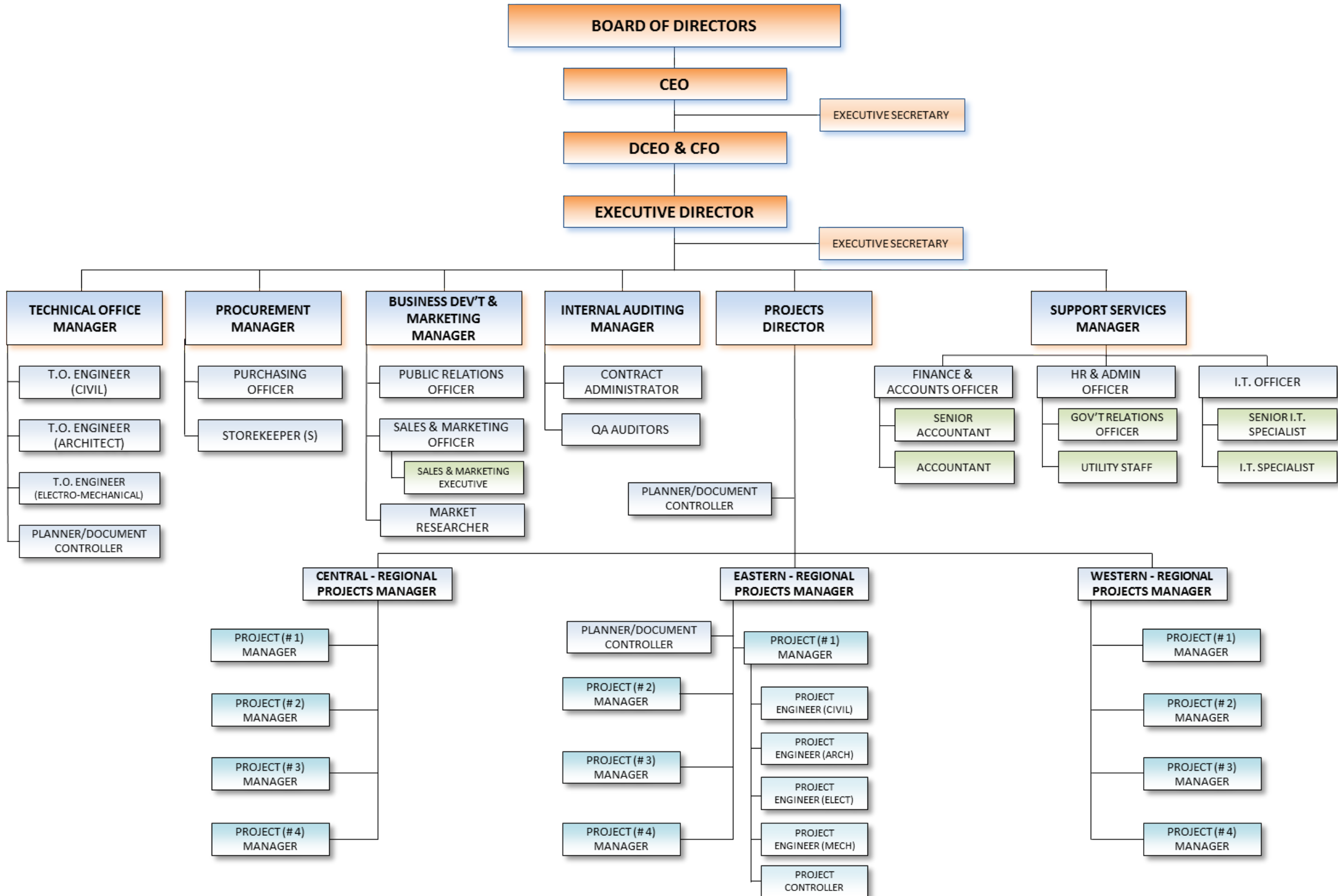
## Seyada LLC and Kling Consult –

Kling Consult GmbH is a well known German design and engineering consultancy Company , offering services to private and public clients world-wide. The company Established in 1954 in Krumbach in Germany and has many offices word wide.





# Organizational Chart



## Seyada LLC Main Clients :



# Business Partners



مجموعة طلال الغنيم العقارية  
عضو شركات الغنيم القابضة



الحسيني للإستثمار العقاري  
ALHUSSAINI REAL ESTATE INVESTMENT



شركة مدى الشرقية للتطوير العقاري  
MADA AL-SHARQIAH REAL ESTATE DEVELOPMENT CO.



# Business Partners

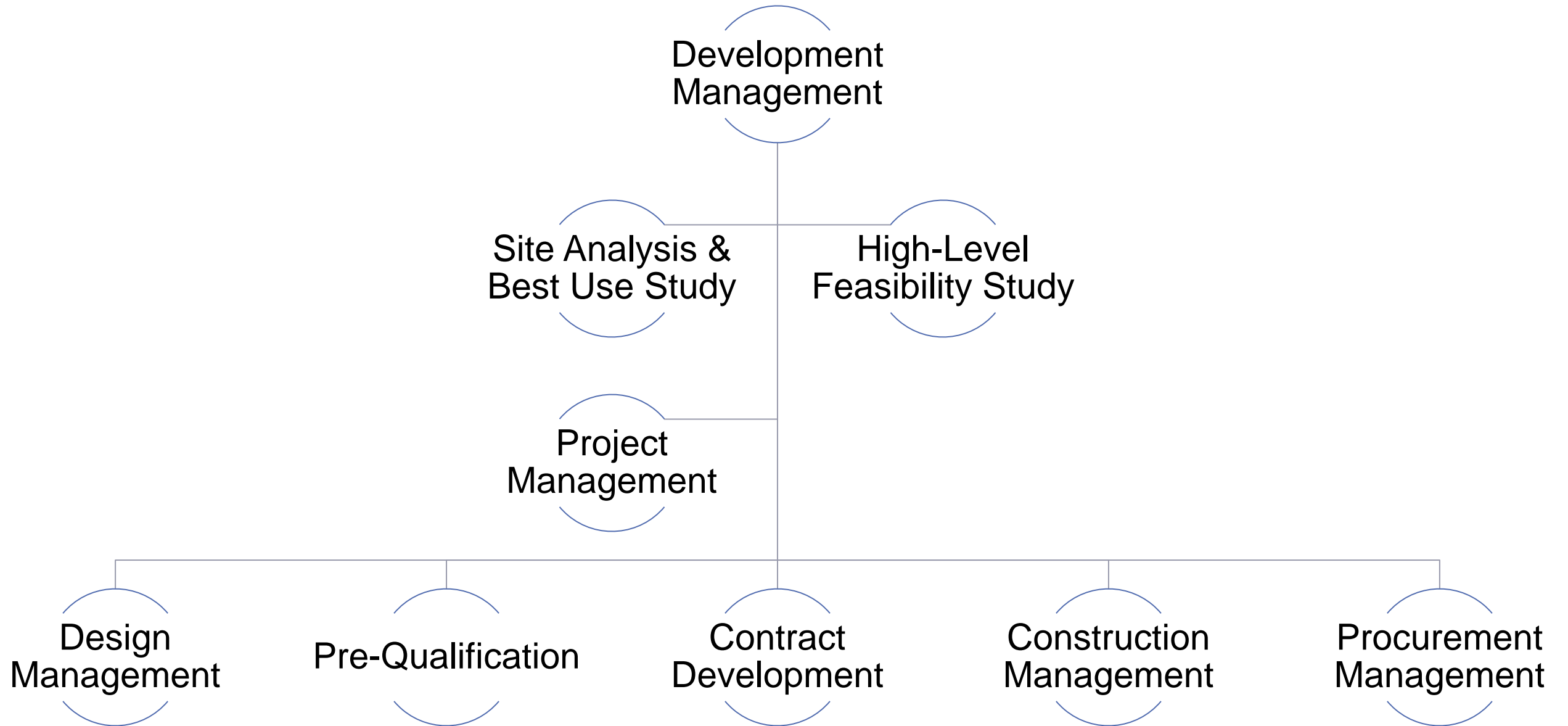


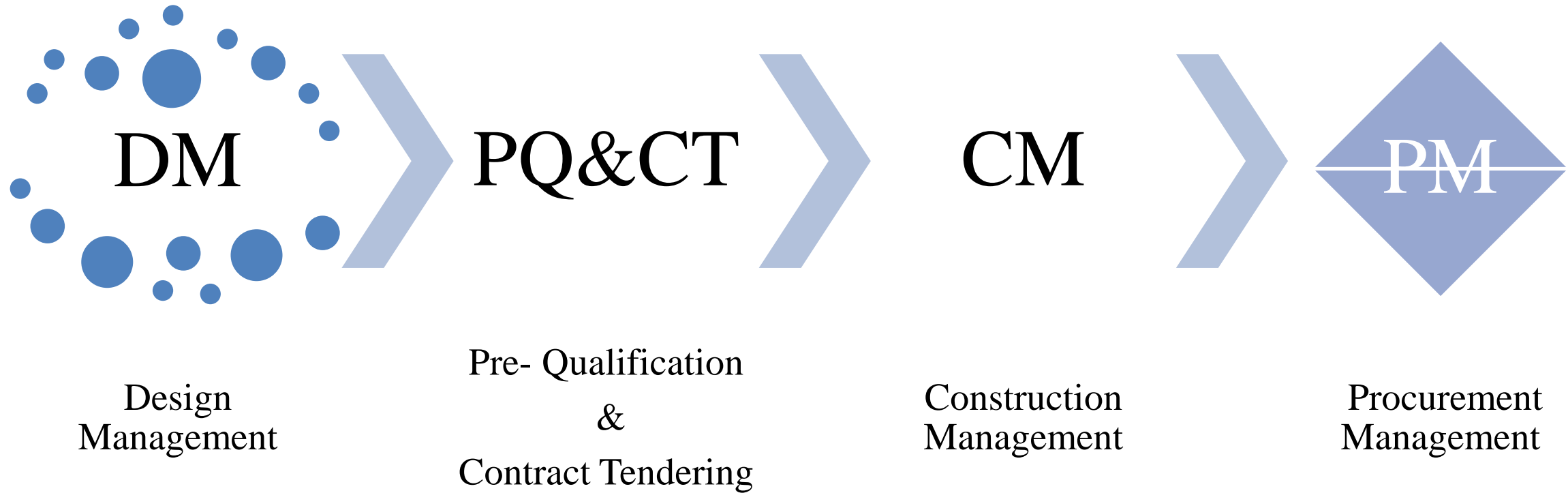
## Seyada LLC Services:

The following are the main areas of our activities:

- Site Analysis and Best Used Studies
- Initial High-level Feasibility Studies
- Project Management
- Design Management & Deliverables
- Contractors Awarding (Pre-Qualification and Recommendation)
- Contract Development & Tendering (FIDIC Contracts Standard)
- Construction Management
- Procurement Management

## Seyada LLC Services:



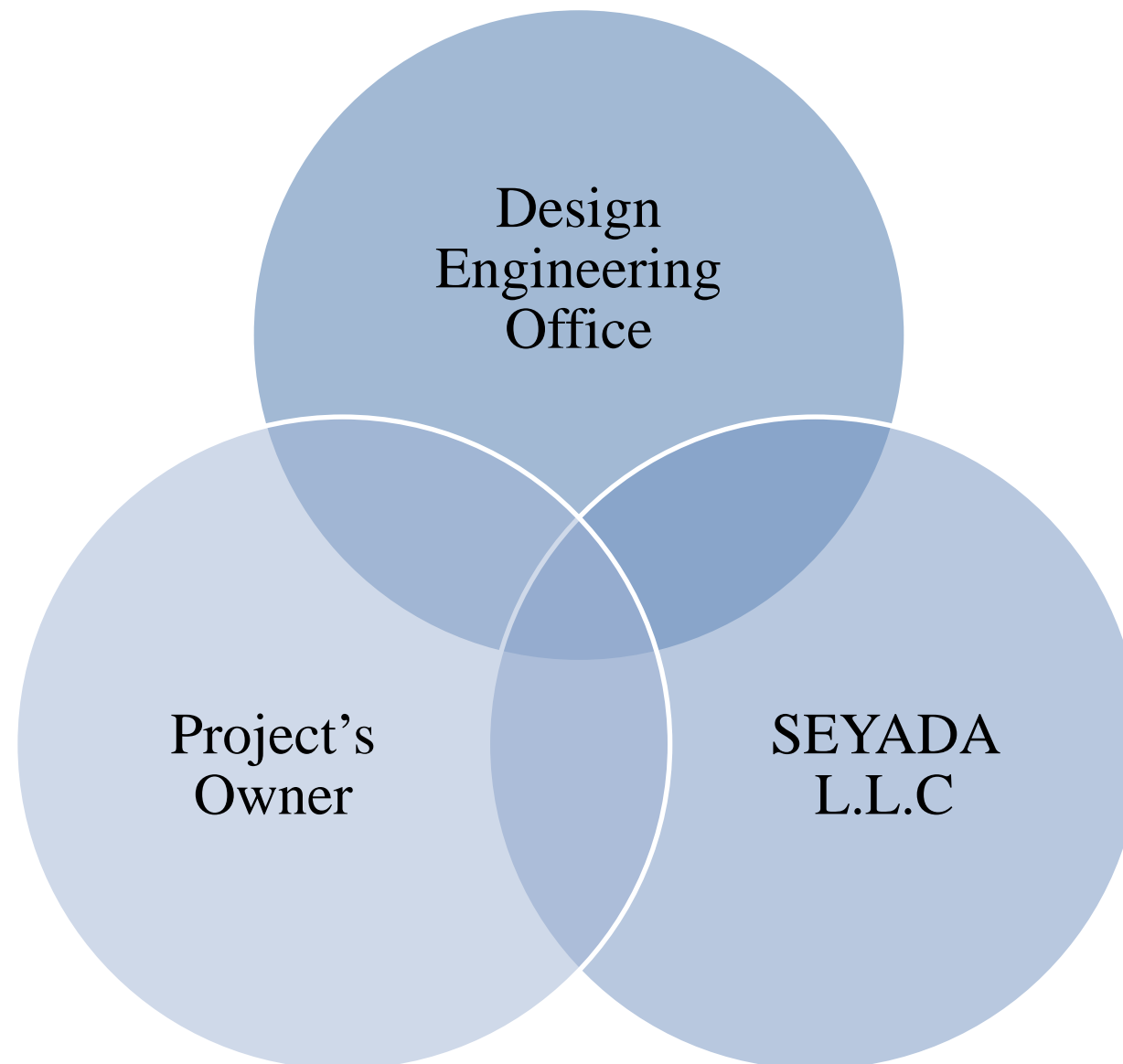


## Phase 1

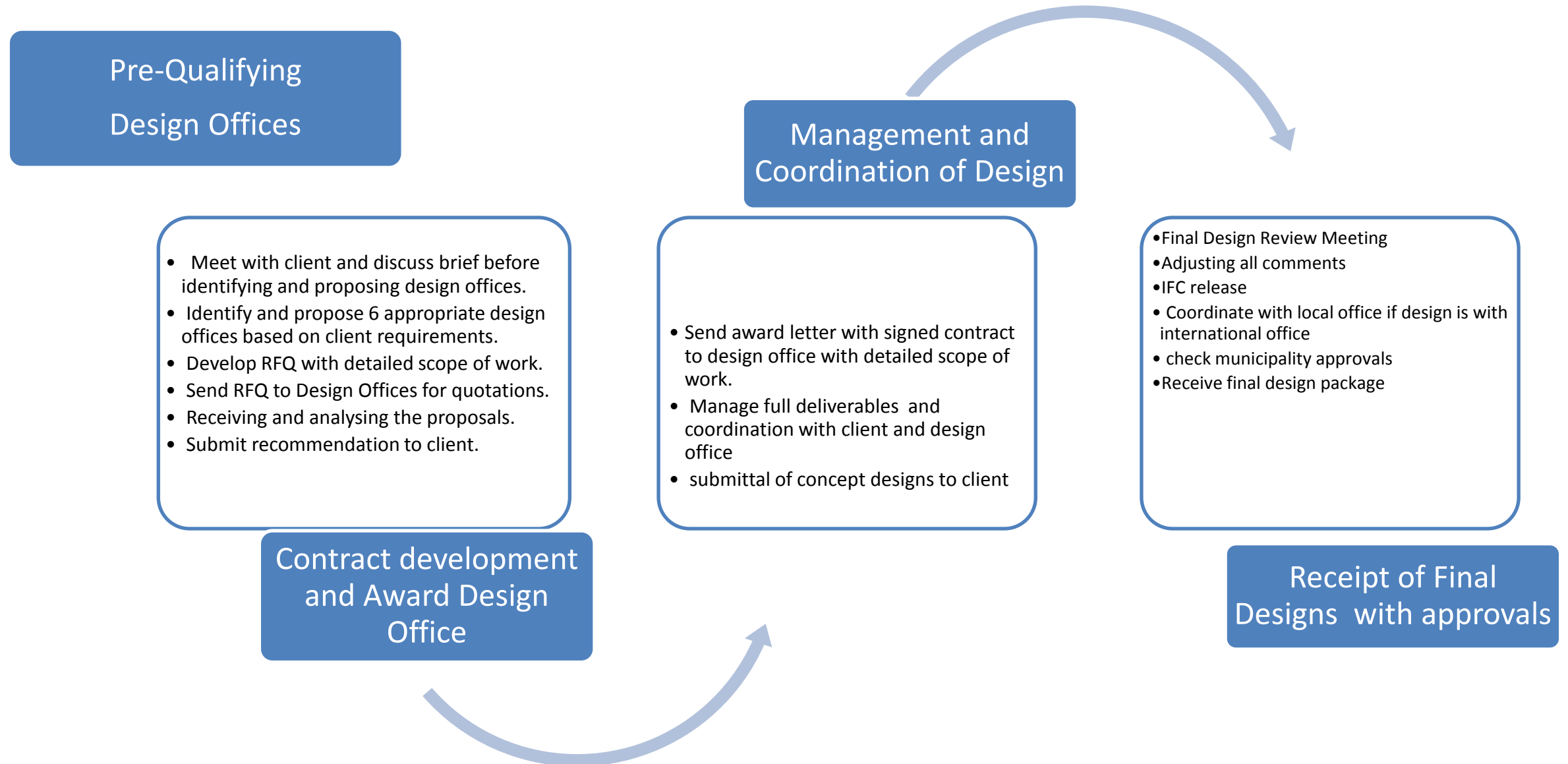
# Design Management



## Partners Involved:



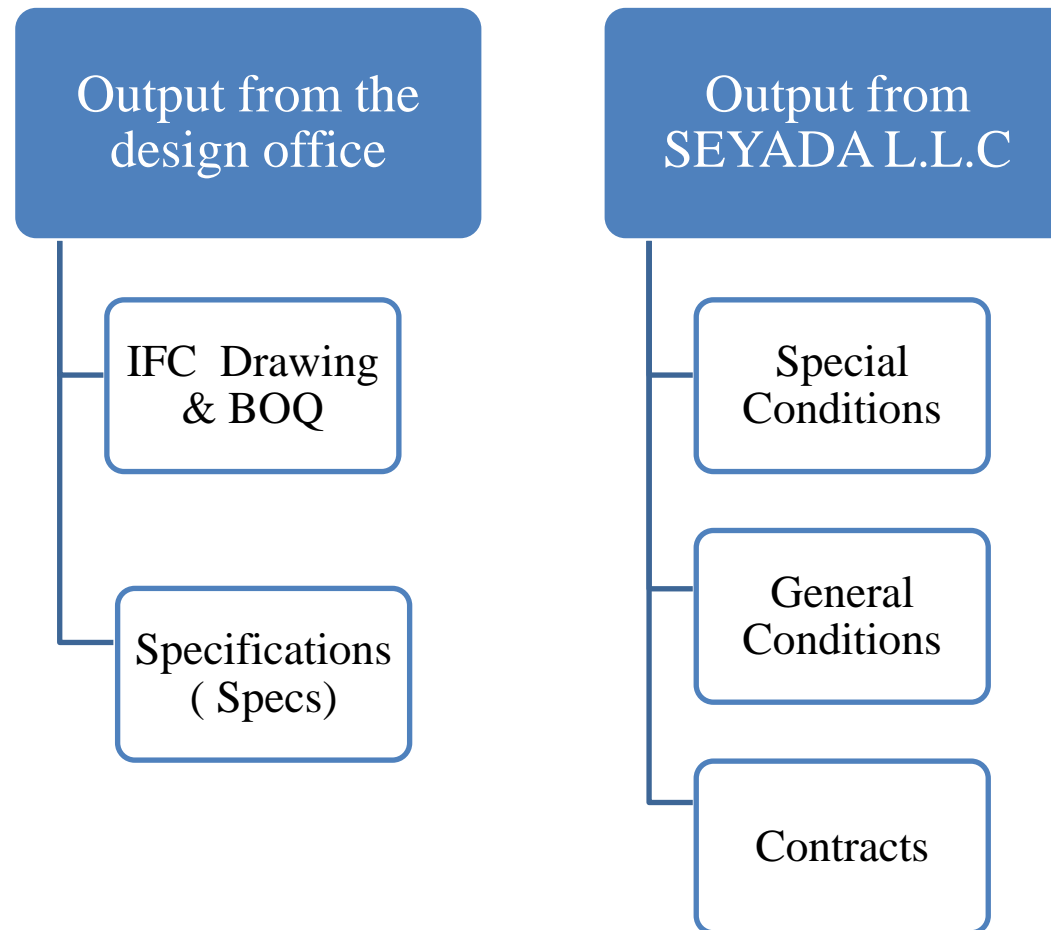
## Design Management



## Phase 2

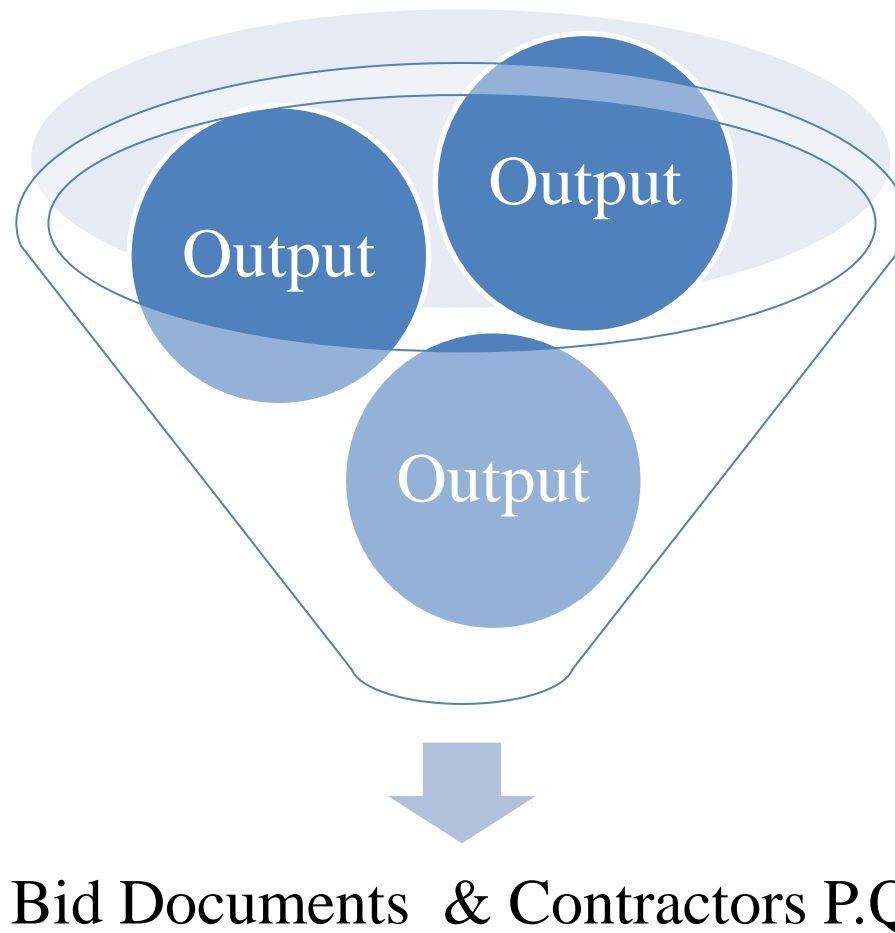
# Contract Management

## Contract Bid Documents Preparations



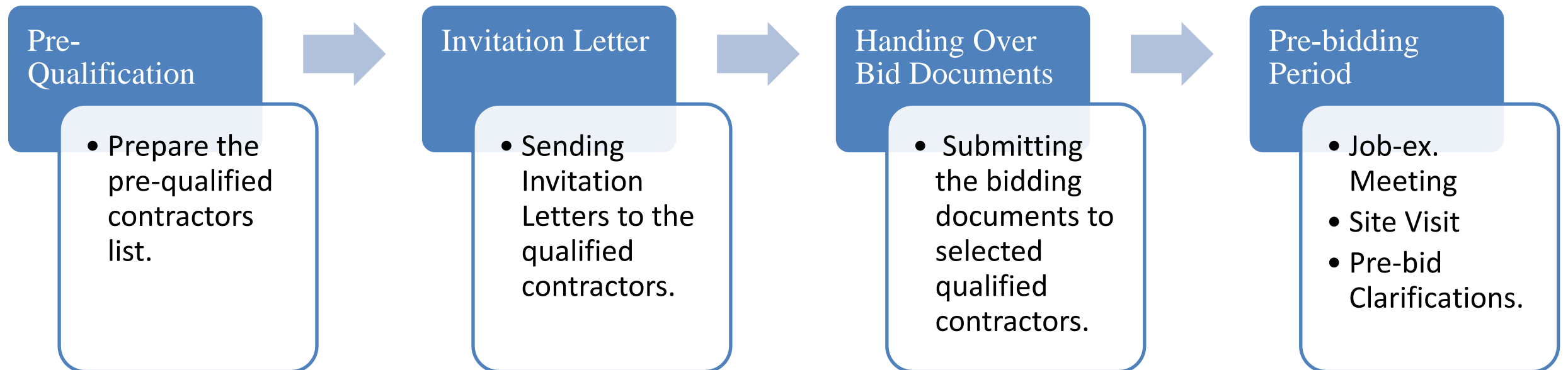
## Contract Bid Documents Preparations

SEYADA L.L.C collecting all output and issue  
the Bid Documents and Contractors P.Q

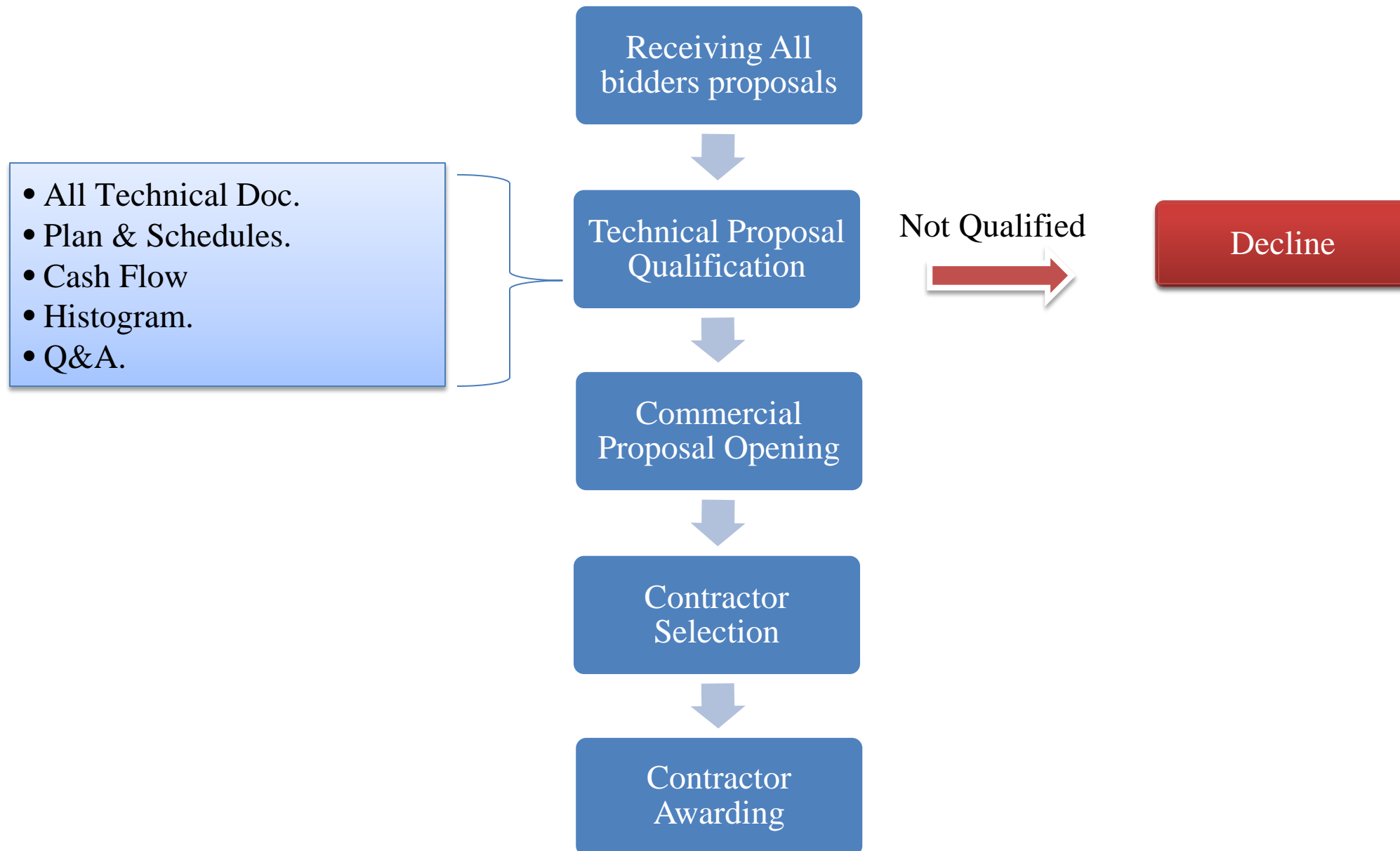


Bid Documents & Contractors P.Q

## Contractor Pre- Qualification & Selections



## Bidding Proposals and Awarding

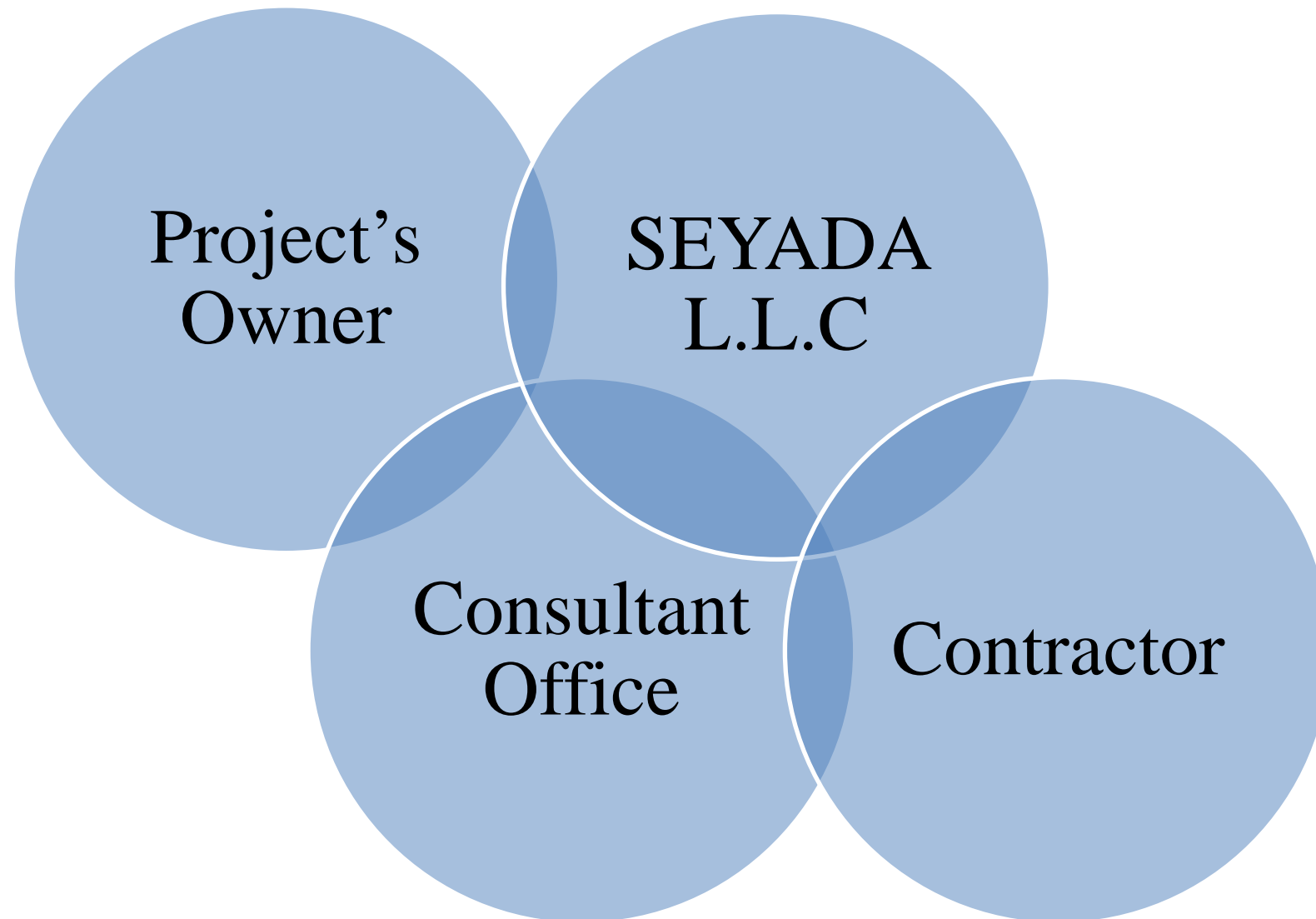


## Phase 3 - A

# Construction Management

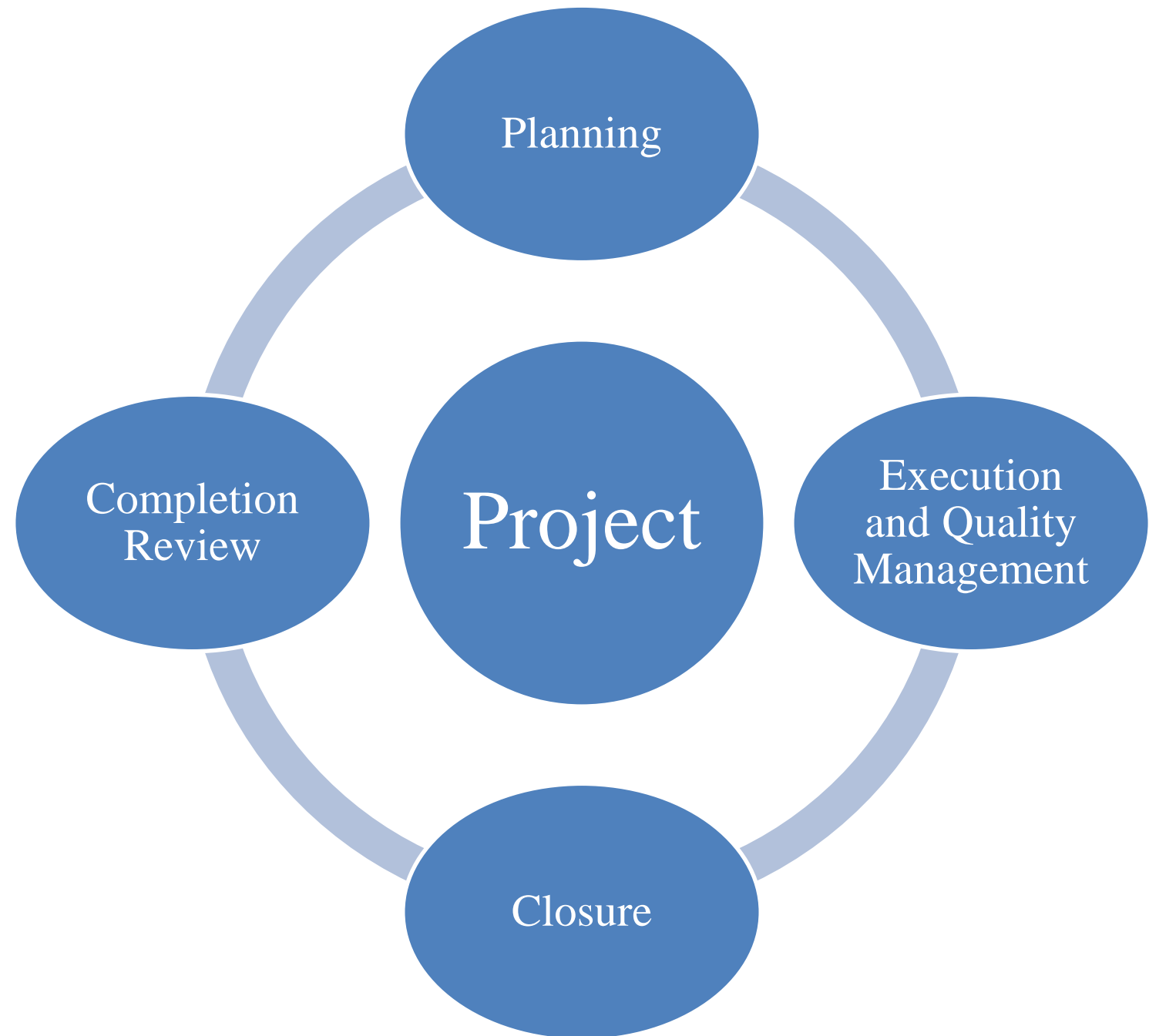


## Partners Involved:



## Construction Management Process :

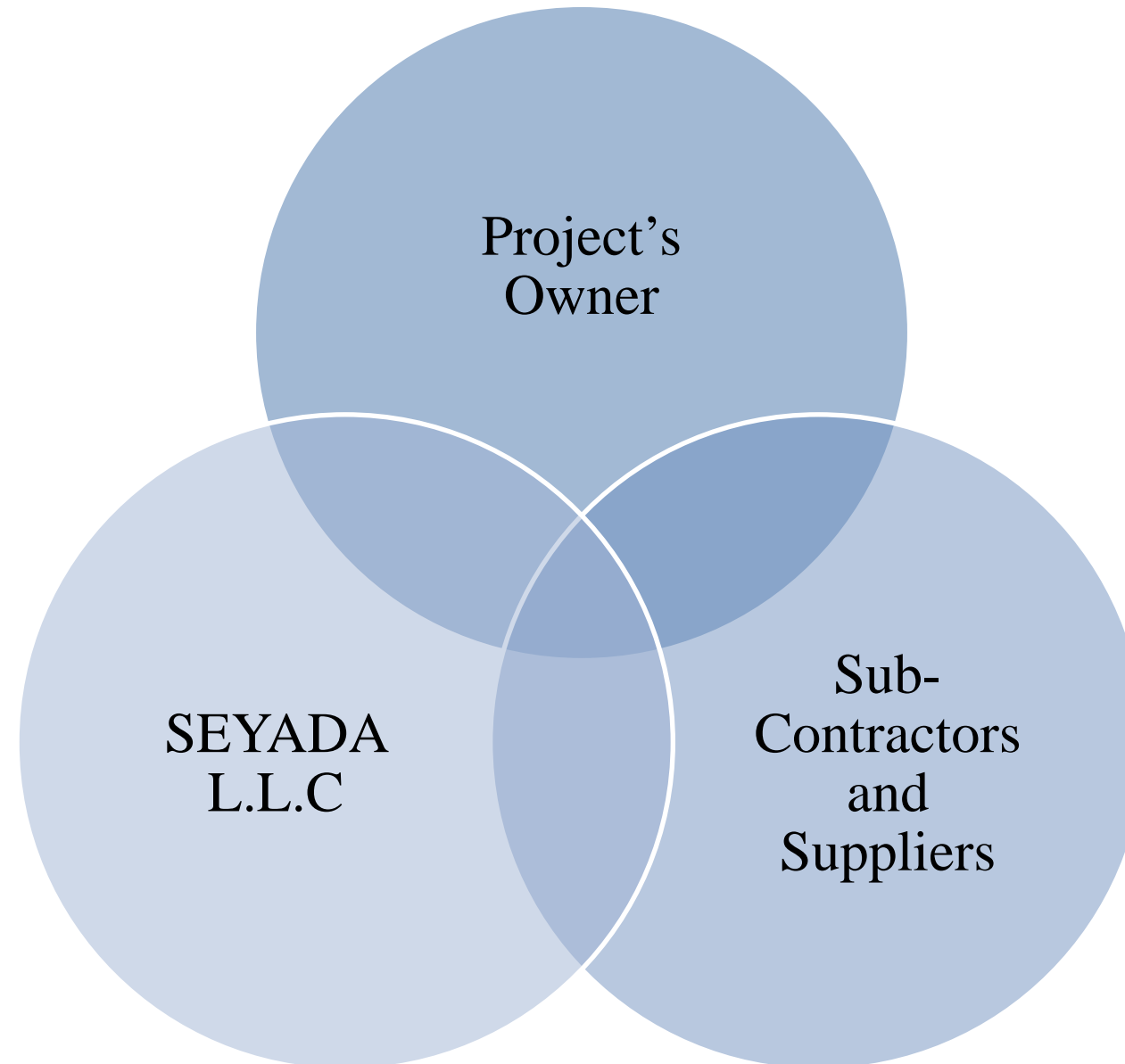
- Planning and Scheduling.
- Execution Management.
- Quality Control Management.
- Progress Review Meetings.
- Progress Reporting System.
- Cash Flow Management.
- Contract Management.



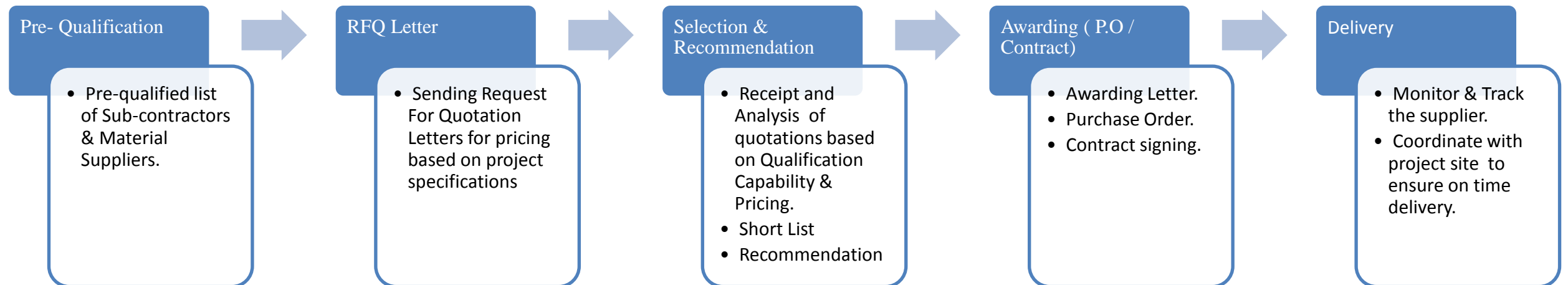
## Phase 3 - B

# Procurement Management

## Partners Involved:



## Procurement : Sub-Contractors & Supplier Selections





## SEYADA LLC PORTFOLIO

### PROJECTS



## RESIDENTIAL PROJECTS



# Seyada LLC Residential Projects



**Project Name :**

**Al-Rabiah Residential Project**

**Location :**

**Dhahran – KSA**

**Description of project :**

**22 Residential Villas**

**Total Built Up Area :**

**9,680 SQM**

**Service Rendered :**

**Full Program Management**

**Design Management**

**Contract Development**

**Construction Management**

**Material Procurement**

**Period :**

**2010 – 2012**

**Completed**

**Client :**

**Private Investors**

**Project Value:**

**40 MILLION SAR**





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**Project Value:**

**40 MILLION SAR**





# Seyada LLC Residential Projects

**Project Name :**

**Al-Shatea Residential Fund**

**Location :**

**Dammam – KSA**

**Description of project :**  
**123 Residential Villas**

**Total Built Up Area :**

**55,440 SQM**

**Service Rendered :**

**Design Management**  
**Contract Development**  
**Development Management**  
**Project Management**  
**Material Procurement**

**Period :**

**2011 - 2014**

**Client :**

**Real Estate Private Fund**

**Project Value:**

**240 MILLION SAR**





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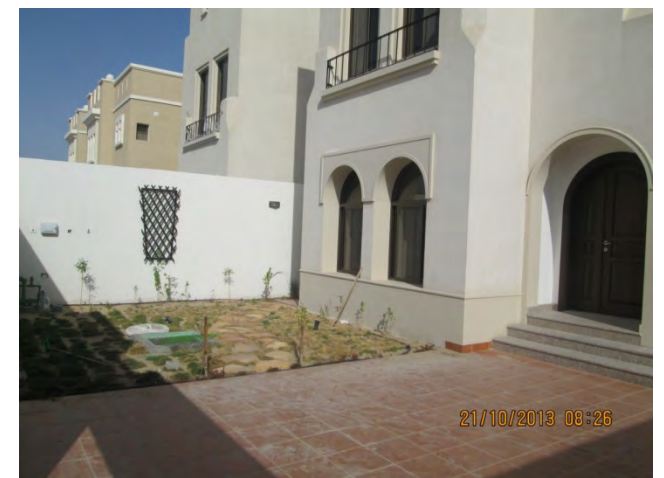
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**Period :**

**2011 - 2014**

**Client :**

**Real Estate Private Fund**

**Project Value:**

**240 MILLION SAR**





# JV - Seyada LLC & Kling Consult Residential Project

**Project Name :**

**Mada 3 & 5 Housing Projects**

**Location :**

**Dammam – KSA**

**Description of project :**

**186 Villas**

**3 Different Types**

**Total Built Up Area :**

**372 SQM per each villa**

**Service Rendered :**

**Design Review**

**Value Engineering**

**Contract Development**

**Site Supervision**

**Project Management**

**Period :**

**MADA 3 – 2010 – 2012**

**MADA 5 – 2011 – 2013**

**Client :**

**MADA Alsharqiah Real estate**

**Project Value:**

**352 MILLION SAR**





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**MADA 3 – 2010 – 2012**

**MADA 5 – 2011 – 2013**

**Client :**

**MADA Alsharqiah Real estate**

**Project Value:**

**352 MILLION SAR**





# Seyada LLC Residential Projects

**Project Name :**

**Emerald Luxury Beach Villas**

**Location :**

**Dana Bay, Dammam – KSA**

**Description of project :**

**18 Residential Beach Villas**

**Total Built Up Area :**

**42,253 SQM**

**Service Rendered :**

**Development Management**

**Design Management**

**Contract Management**

**Construction Management**

**Material Procurement**

**Period :**

**2015 - 2017**

**Client :**

**Real Estate Private Fund**

**Project Value:**

**110 MILLION SAR**





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**Project Name :**

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**Period :**

**2015 - 2017**

**Client :**

**Real Estate Private Fund**

**Project Value:**

**110 MILLION SAR**







## COMMERCIAL PROJECTS



# Seyada LLC Commercial Projects

**Project Name :**  
Al-Ghunaim Residential /  
Hotel Tower

**Location :**

**Khobar – KSA**

**Description of project :**  
37 Floors  
Commercial Residential Tower

**Total Built Up Area :**  
49,735 SQM

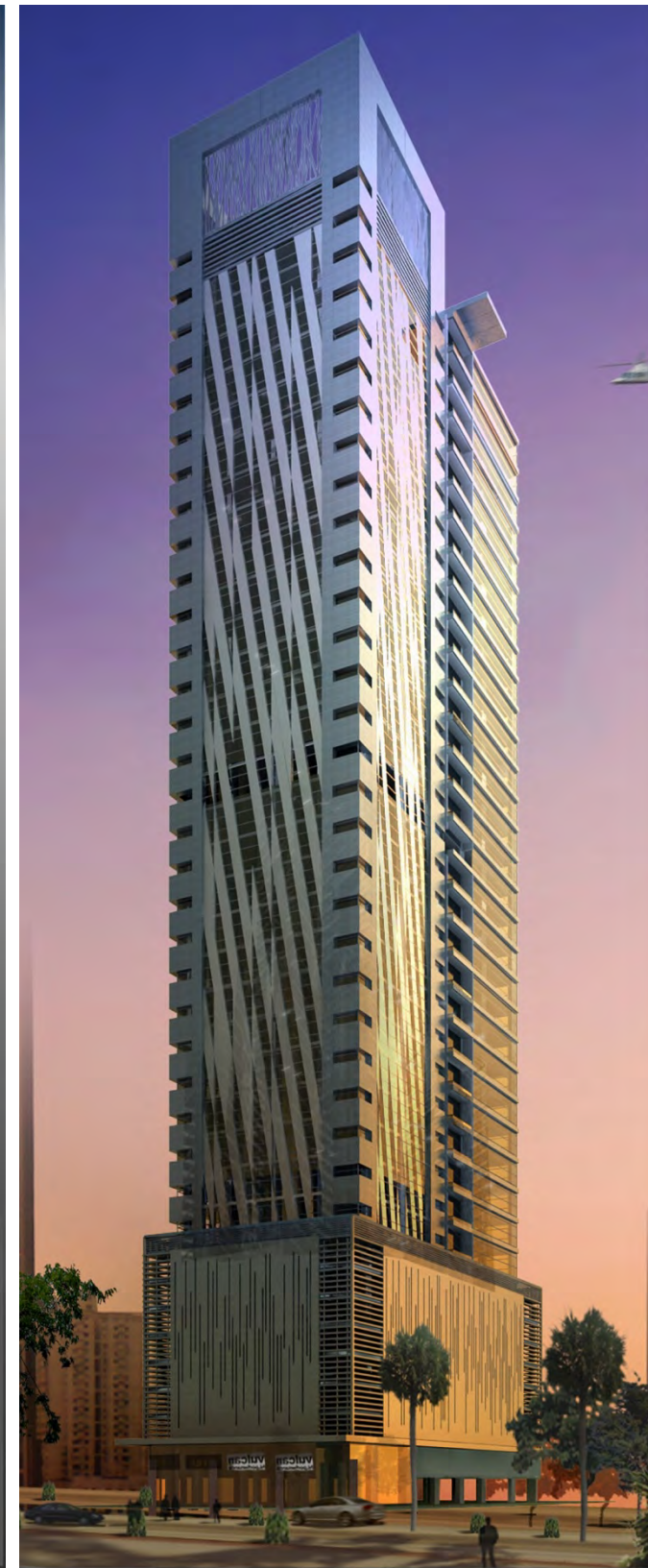
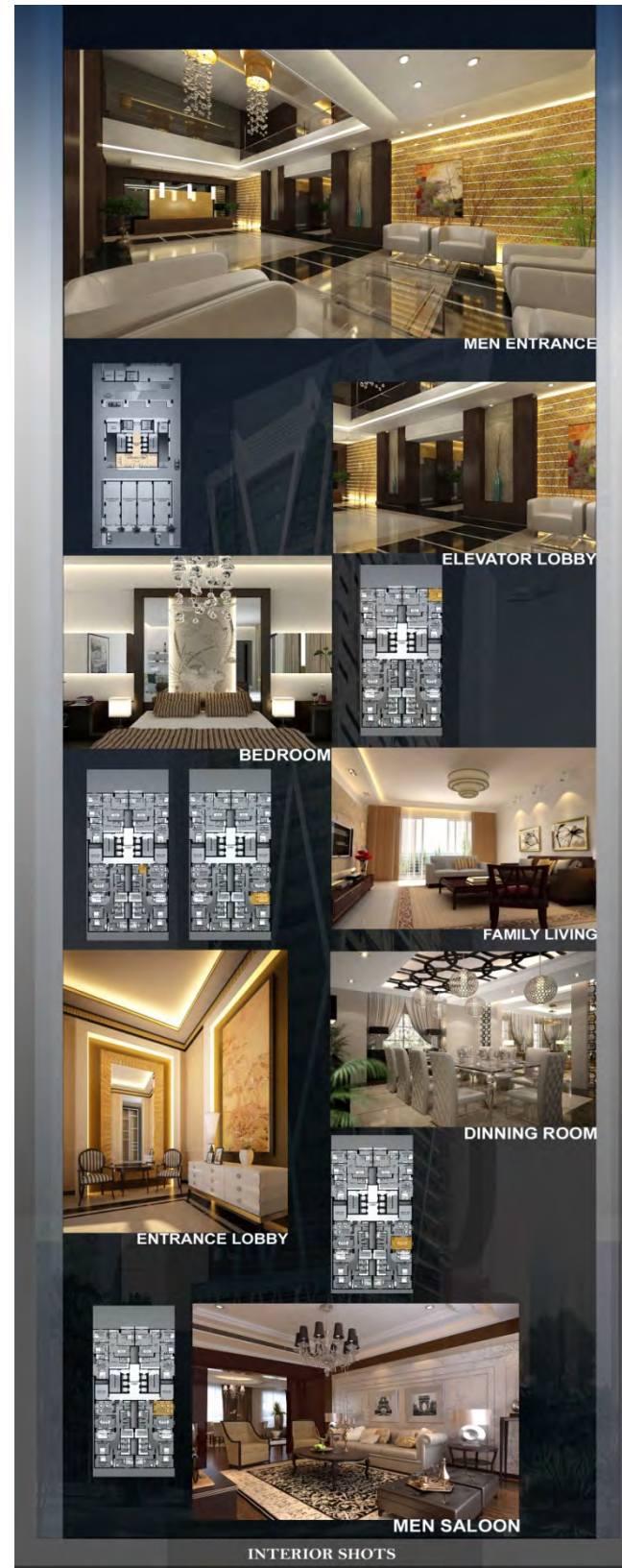
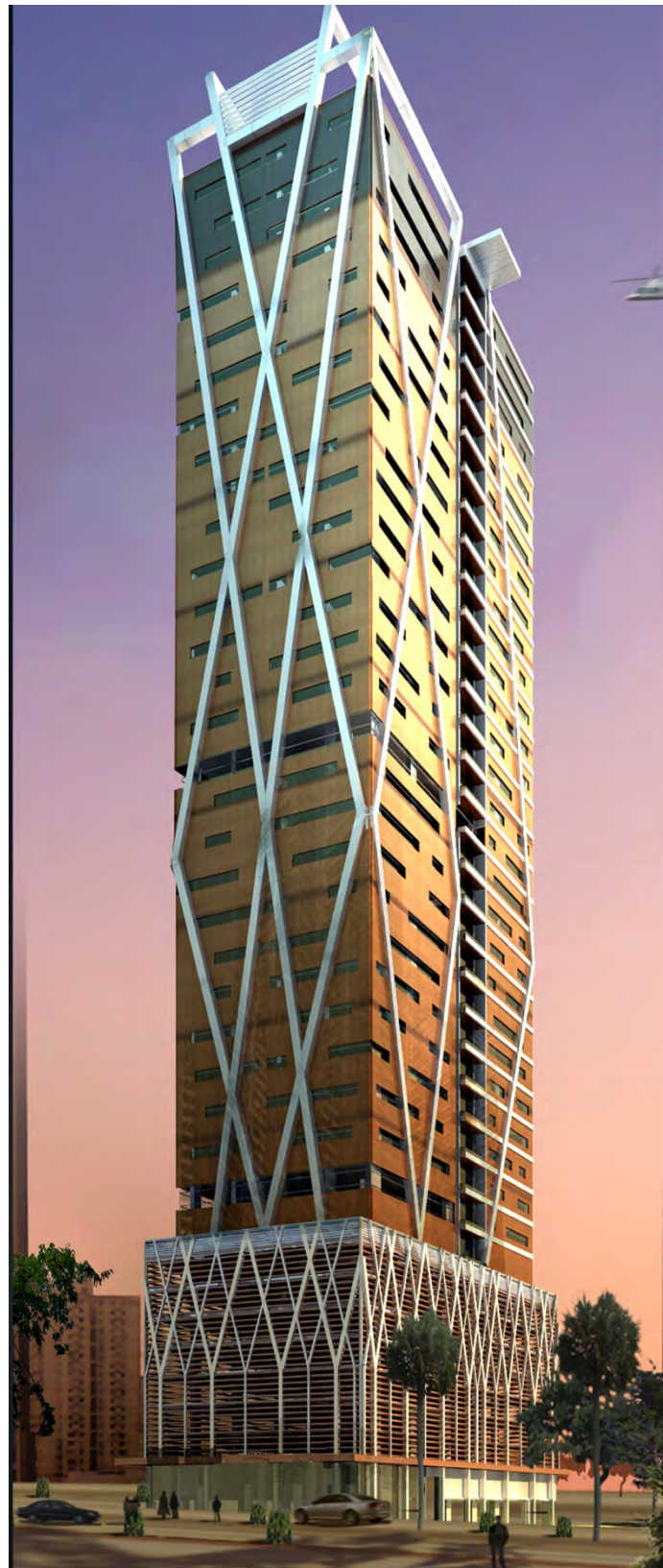
**Service Rendered :**  
Full Program Management  
Design Management  
Contract Development  
Project Management  
Material Procurement

**Period :**

**Design Stage**

**Client :**  
Talal Al-Ghunaim

**Project Value:**  
200 Million SAR





# Seyada LLC Commercial Projects

**Project Name :**  
Al-Ghunaim Residential /  
Hotel Tower

**Location :**  
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37 Floors  
Commercial Residential Tower

**Total Built Up Area :**  
49,735 SQM

**Service Rendered :**  
Full Program Management  
Design Management  
Contract Development  
Project Management  
Material Procurement

**Period :**

**Design Stage**

**Client :**  
Talal Al-Ghunaim

**Project Value:**  
200 Million SAR





# Seyada LLC Commercial Projects

**Project Name :**

**Al-Aliah Labor Camp**

**Location :**  
**Dammam 2<sup>nd</sup> Industrial City – KSA**

**Description of project :**

**Labor Compound**

**Total Built Up Area :**  
**8,403 SQM**

**Service Rendered :**

**Contract Development**

**Project Management**

**Period :**  
**2011 - 2014**

**Client :**  
**Al Alia Factory for  
Chemical Materials Co.**

**Project Value:**  
**Confidential**





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**Service Rendered :**

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**Project Management**

**Period :**

**2011 - 2014**

**Client :**

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**Project Value:**

**Confidential**





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**Description of project :**

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**Service Rendered :**

**Contract Development**

**Project Management**

**Period :**  
**2011 - 2014**

**Client :**  
Al Alia Factory for  
Chemical Materials Co.

**Project Value:**  
**Confidential**





# Seyada LLC Commercial Projects

**Project Name :**

**Ishbilia Gardens**

**Location :**  
**Doha District,**

**Description of project :**  
**Commercial Residential  
Building**

**Total Built Up Area :**  
**8,403 SQM**

**Service Rendered :**

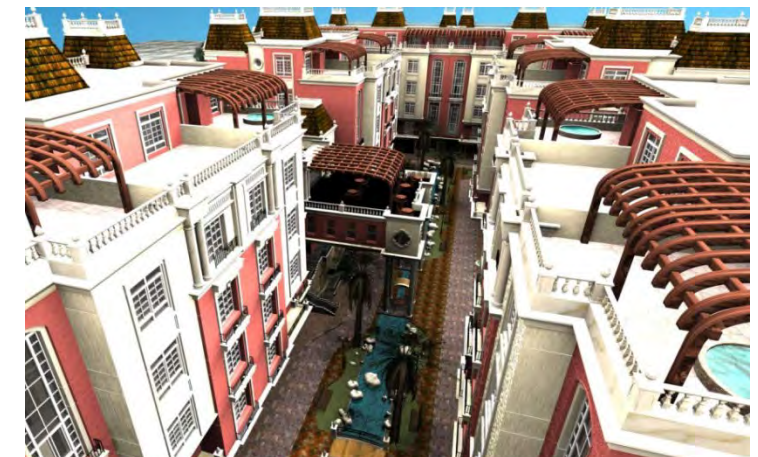
**Contract Development**

**Project Management**

**Period :**  
**2012 - 2014**

**Client :**  
**Confidential**

**Project Value:**  
**Confidential**





# Seyada LLC Commercial Projects

**Project Name :**

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**Description of project :**  
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Building

**Total Built Up Area :**  
8,403 SQM

**Service Rendered :**

Contract Development

Project Management

**Period :**  
2012 - 2014

**Client :**  
Confidential

**Project Value:**  
Confidential





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**Period :**

**2012 - 2014**

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**Service Rendered :**

**Contract Development**

**Project Management**

**Period :**

**2012 - 2014**

**Client :**

**Confidential**

**Project Value:**

**Confidential**





# Seyada LLC Commercial Projects

**Project Name :**

Dammam Safa - Hotel

**Location :**

Dammam – KSA

**Description of project :**

Commercial Residential Tower

**Total Built Up Area :**

34,589 SQM

**Service Rendered :**

Full Program Management

Design Management

Contract Development

Project Management

Material Procurement

**Period :**

2011 - 2015

**Client :**

Talal Al-Ghunaim

**Project Value:**

250 MILLION SAR

**Architects:**

Kling Consult





# Seyada LLC Commercial Projects

**Project Name :**  
King Fahad International  
Airport Hotel

**Location :**  
Dammam – KSA

**Description of project :**  
Commercial Hotel

**Total Built Up Area :**  
11,000 SQM

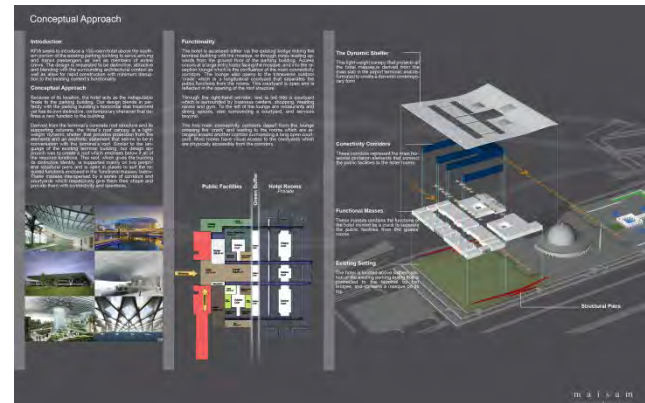
**Service Rendered :**  
Design Management



**Period :**  
Concept  
**Client :**  
King Fahad Intl. Airport

**Project Value:**  
40,000,000 MILLION SAR

**Architects:**  
Maisam




**Hotel Rooms**

**Single Hotel room Scale 1-50**

**Double Hotel room Scale 1-50**

**Hotel suite Scale 1-50**

**Royal suite Scale 1-50**

**Double Hotel room**

**Royal suite**

The section contains architectural floor plans for various room types and corresponding interior design renderings. The renderings show the layout and furniture of the rooms, including beds, desks, and seating areas. The design is modern and functional, providing a comfortable and inviting environment for guests.



# Seyada LLC Commercial Projects

**Project Name :**

Lake Plaza Commercial  
Office Complex

**Location :**

Dammam – KSA

**Description of project :**  
Offices & Commercial  
Building

**Total Built Up Area :**

11,000 SQM

**Service Rendered :**

Design Management  
Contract Development  
Project Management  
Material Procurement

**Period :**

Tendering for construction

**Client :**

Malath for Real Estate  
Development

**Project Value:**

40,000,000 MILLION SAR

**Architects:**

Amsad





## INFRASTRUCTURE PROJECTS



# Seyada LLC Infrastructure Projects

**Project Name :**  
Mutakamilah Industrial Fund

**Location :**

Dammam – KSA

**Description of project :**

Infrastructure Development

**Total Built Up Area :**

710,000 square meters

**Service Rendered :**

Project Management



**Period :**

2010 - 2011

**Client :**

The Investor For Securities  
Real Estate Private Fund

**Project Value:**

176 million SAR





# Seyada LLC Infrastructure Projects

**Project Name :**

**Mutakamiah Industrial  
Fund**

**Location :**

**Dammam – KSA**

**Description of project :**

**Infrastructure Development**

**Total Built Up Area :**

**710,000 square meters**

**Service Rendered :**

**Project Management**



**Period :**

**2010 - 2011**

**Client :**

**The Investor For Securities  
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**Project Value:**

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**Project Management**

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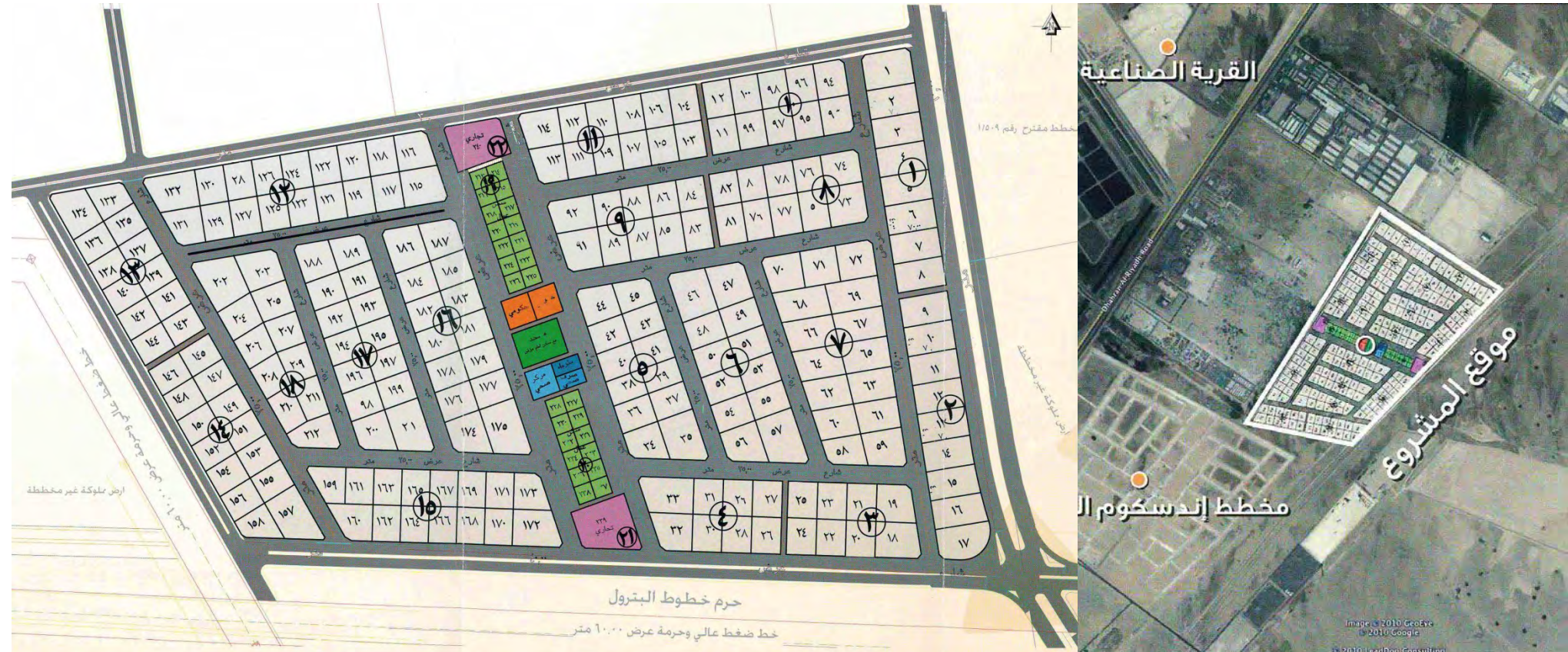
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Project Management

**Period :**  
2010 - 2011

**Client :**  
The Investor For Securities  
Real Estate Private Fund

**Project Value:**  
176 million SAR





# Seyada LLC Infrastructure Projects

**Project Name :**  
Al Noor Fund

**Location :**  
Makkah– KSA

**Description of project :**  
Master planning &  
Infrastructure Development  
**Total Built Up Area :**  
397,612 square meters

**Service Rendered :**  
Project Management

**Period :**  
2015 - 2020

**Client :**  
Real Estate Private Fund

**Project Value:**  
1 Billion SAR





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**Total Built Up Area :**  
397,612 square meters

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Project Management

**Period :**  
2015 - 2020

**Client :**  
Real Estate Private Fund

**Project Value:**  
1 Billion SAR

