

DAR AL ARKAN

Etoile

by

ELIE SAAB

FACTSHEET

Project	Etoile by Elie Saab
Location	Sedra by Roshn, Riyadh, Kingdom of Saudi Arabia
Access to Key Destinations	<ul style="list-style-type: none">• 11 KM to Princess Nourah Bint Abdul Rahman University• 15 KM to King Khalid International Airport• 21 KM to King Abdullah Financial District (KAJD)• 25 KM to King Fahd Stadium• 26 KM to Kingdom Tower• 39 KM to City Centre• Easy access to the main roads (Airport Road, Al Thumama Road)
Ownership	100% foreign ownership
Customer Eligibility	Open for all nationalities for individuals only
Joint Buyers	Applicable but only at the time of issuance of title deed up to a maximum of 2 joint buyers
Property Type	Branded villas
Unit Type	Unfurnished
Bedroom Type	3 Bedrooms 4 Bedrooms
Size Range	3 Bedrooms Villa Area: 245sqm - 300.8sqm / 2,637sqft – 3,238sqft Plot Area: 200sqm - 250sqm / 2,153sqft – 2,691sqft 4 Bedrooms Villa Area: 305.3sqm – 480.5sqm / 3,286sqft – 5,172sqft Plot Area: 252sqm – 400sqm / 2,713sqft – 4,306sqft
Floor to Ceiling Height	3m
Starting Price	3 Bedrooms: SAR 2,636,813 4 Bedrooms: SAR 3,184,036

Anticipated Completion Date Q4 2025

Community Amenities

- Sports Hub
- Community Centre
- Schools
- Early Childhood Centres
- Restaurant & Cafes
- Retail & Grocery
- Public Parks
- Entertainment Centres
- Playgrounds
- Health Care Clinics
- Mosques

Interior Specifications

Entrance

Floors: Porcelain – RAK Ceramics or equivalent

Walls: Jotun paints or equivalent

Ceilings: Painted gypsum boards - Jotun paints or equivalent

Reception room (board) / Living Room

Floors: Porcelain – RAK Ceramics or equivalent

Walls: Jotun paints or equivalent

Wallpaper – according to design

Ceilings: Painted gypsum boards - Jotun paints or equivalent

Bedroom

Floors: Porcelain – RAK Ceramics or equivalent

Walls: Jotun paints or equivalent

Wallpaper in the main bedroom only – according to design

Ceilings: Painted gypsum boards - Jotun paints or equivalent

Kitchen / Bathroom

Floors: Porcelain – RAK Ceramics or equivalent

Walls: Jotun paints or equivalent

Porcelain walls – RAK Ceramics or equivalent

Ceilings: Moisture-resistant Painted gypsum boards – Jotun paints or equivalent

Utility Provider Government connections billed on monthly basis

Payment Plan

20% Downpayment upon signing the contract
10% on completion of 20% construction milestone
10% on completion of 30% construction milestone
10% on completion of 40% construction milestone
10% on completion of 50% construction milestone
10% on completion of 60% construction milestone
20% on completion of 80% construction milestone
5% on completion of 100% construction milestone
5% on upon handover

Estimated Service Charges

SAR 32 per sqm on the built-up area

Fees borne by Customers

Registration fee: 5% (due on completion)

Resale

30%

Payment Method

Bank Transfer or Managers Cheque or Credit Card on token

Bank Account

For Token Payments
Beneficiary: Dar ALArkan for Real Estate Dev.Co.
Account no.: 0101-184994-001
IBAN: SA44 6500 0000 1011 8499 4001
Account bank: The Saudi Investment Bank
Swift Code: SIBCSARIXXX

For Balance Payments
Bank account details for each specific villa will be available in the SPA
and the customer must transfer following payments to that account only.

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