

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.



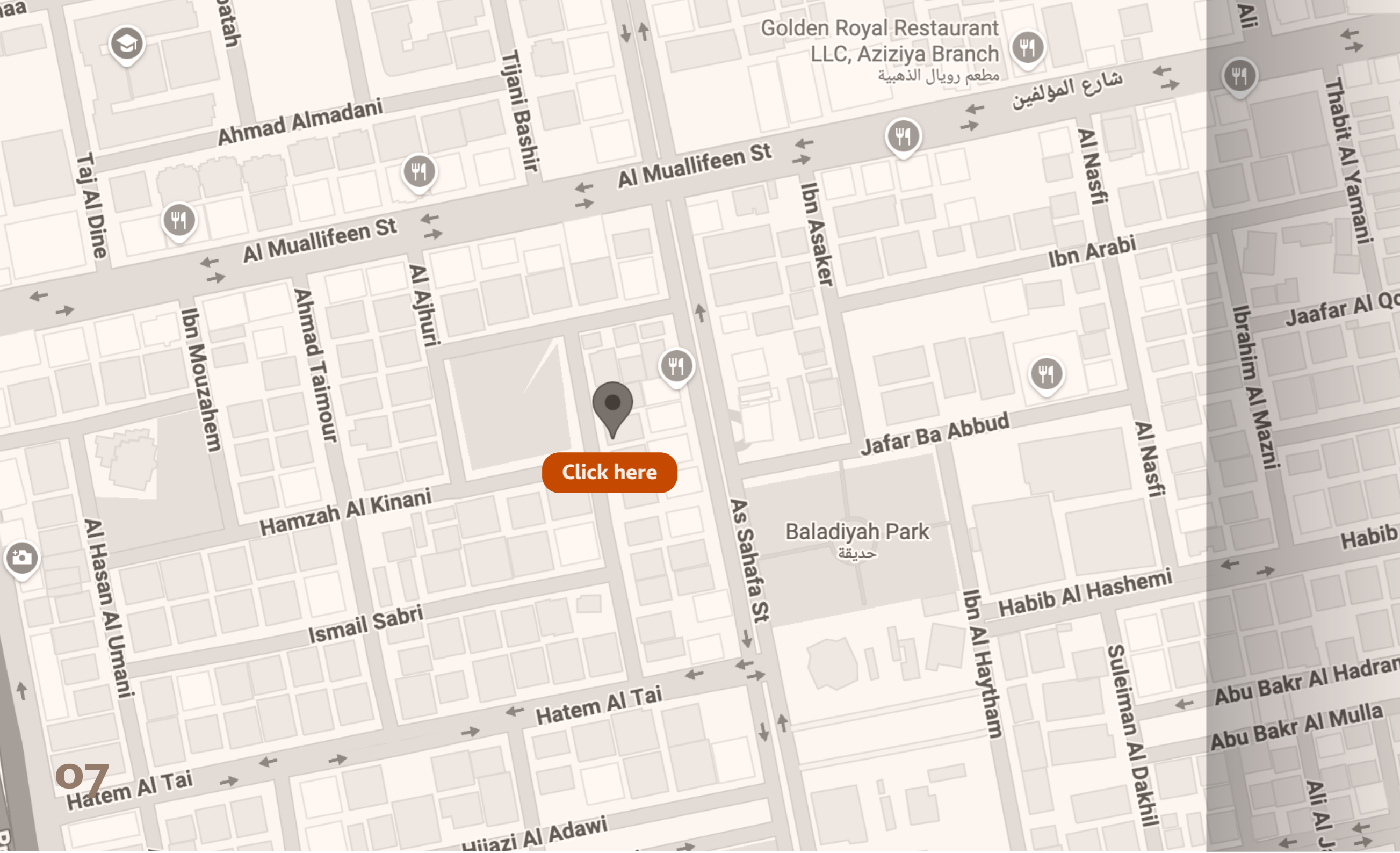
عمارة
العزيزية

AL AZIZIYAH BUILDING

Al Aziziyah Project is a residential and investment development located in the city of Jeddah. It is situated in a vibrant neighborhood with a strategic location between Prince Majed Road and Prince Mutaib Road, providing easy access to the city's key destinations.

The project is surrounded by essential amenities such as shopping centers, schools, and hospitals, making it an ideal choice for comfortable living, as well as a promising investment opportunity.

The residential units are thoughtfully designed with practical layouts and a modern style that ensures comfort, featuring direct views of a garden. The project also offers stable rental returns, supported by strong demand in the area.

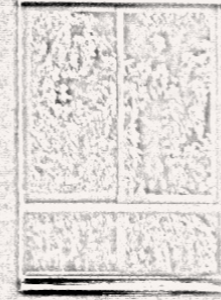


WHERE IS THE PROJECT LOCATED?

Al Aziziyah District, carefully selected for investment, is considered one of the most vibrant residential and commercial neighborhoods in the city of Jeddah. It stands out for its strategic location, connecting some of the city's main arterial roads:

- King Abdulaziz University
- Al Andalus Mall & Al Salam Mall
- King Abdulaziz University Hospital
- Haramain High Speed Railway Station (Al-Sulaymaniyah)
- Traditional markets and commercial centers
- Dr. Sulaiman Al Habib Hospital

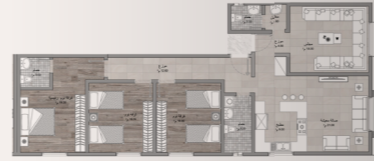
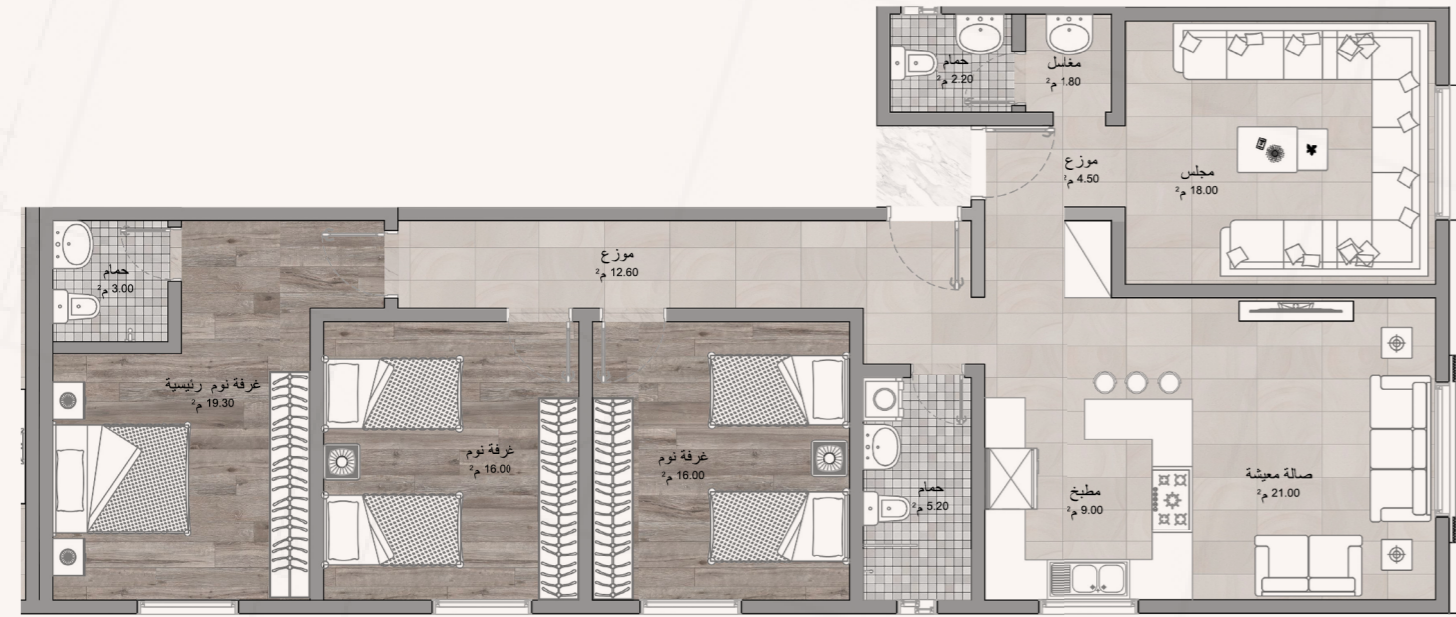
The area is also distinguished by the presence of international schools (Pakistani and Indian). The building's proximity to these key destinations enhances its investment value and makes it an attractive option for both residential living and rental opportunities.



عمارة
العزيمية

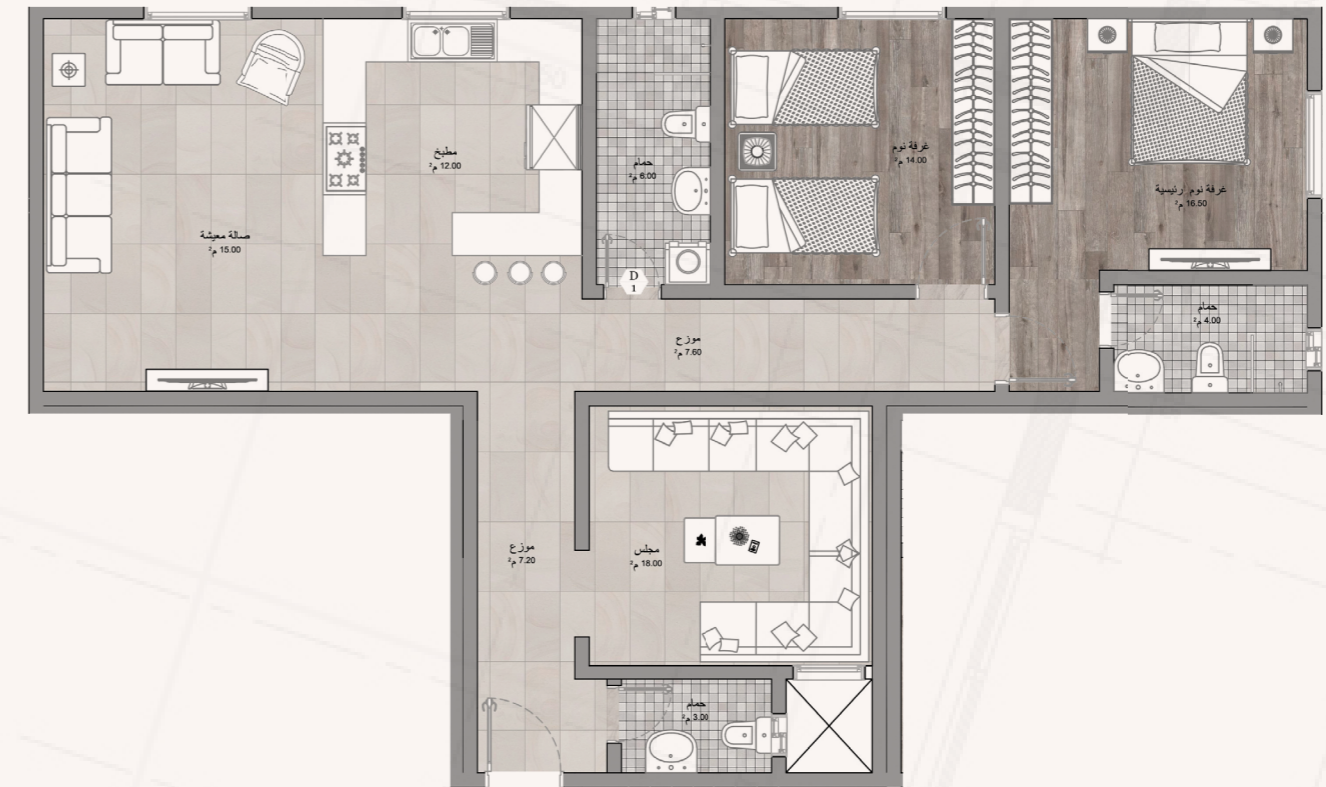
PLANS

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



Apartment 1
Total area: 144 m²

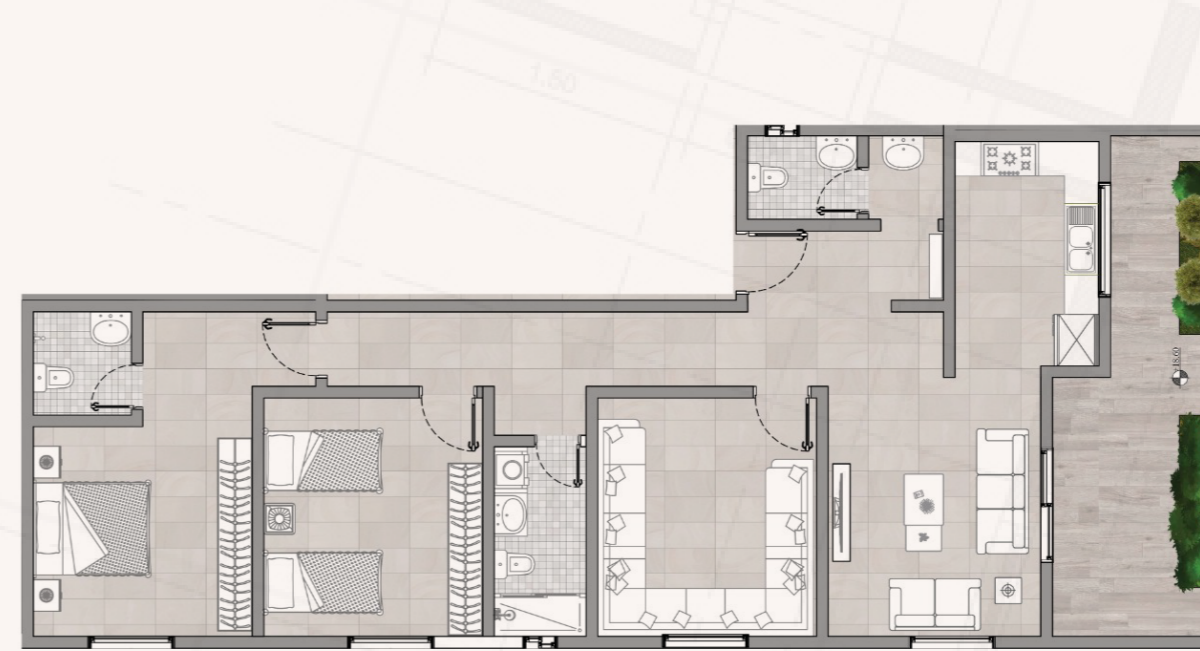
A front-facing unit overlooking a garden.



Apartment 2
Total area: 125 m²

A back-facing unit

ROOF PLANS



Apartment 1
Total area: 125 m²

A front-facing unit overlooking a garden.

PROJECT FEATURES

A VIEW
OVERLOOKING
A GARDEN



LARGE
WINDOWS



SMART
ENTRY



AMERICAN
INTERIOR
LAYOUT



PRIVATE
PARKING



DRIVER'S ROOM
(FOR TWO
APARTMENTS)





TAKLILA, A VALUE TO
LIVE EVERY DAY

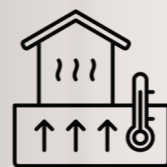


BASIC WARRANTIES

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



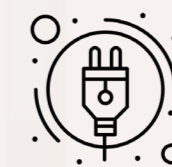
10
Years

Structural Framework
(Cooperative Company)



5
Years

Electrical systems



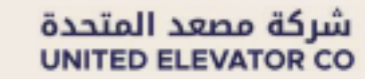
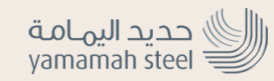
5
Years

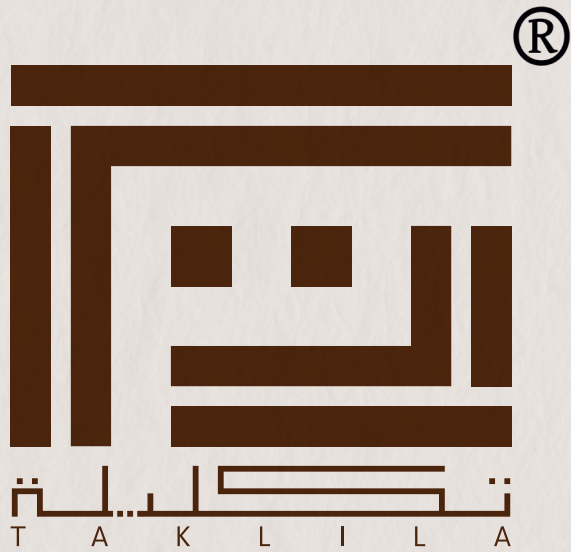
Plumbing systems



SUCCESS PARTNERS

CONTRACTOR





www.Taklila.com

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