

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 OBHOR PROJECT (103)

In Jeddah, in North Obhur, specifically in Al-Sawari District. Taklilah 103 is located within a planned development facing two parks, a promenade, and a mosque.

Taklilah 103 was built to offer a socially engaging and leisure-oriented lifestyle. The building consists of five floors, featuring two residential units on each floor, along with a fully equipped gym and a furnished lounge that brings together the Taklilah community.



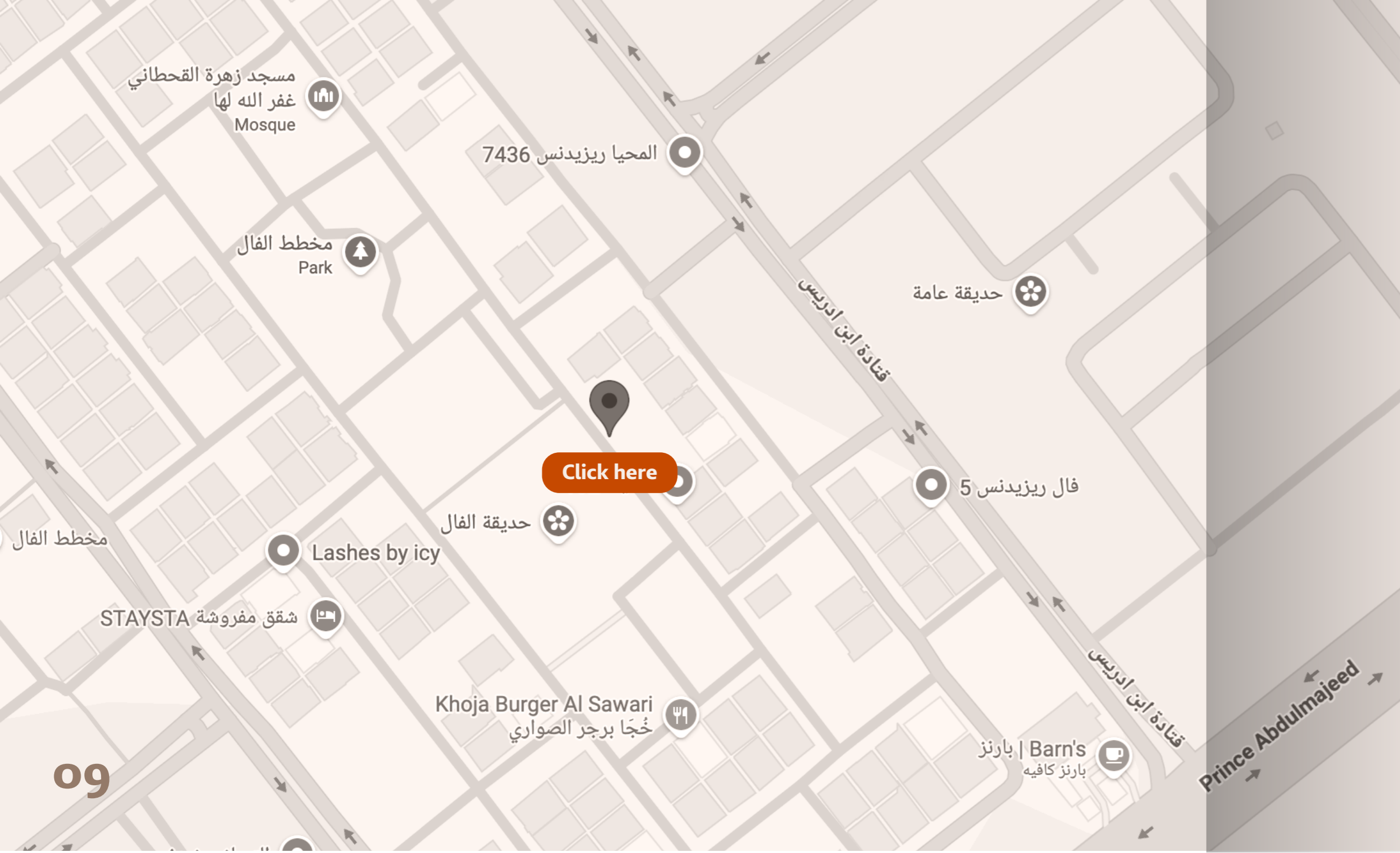


TAKLILA, DESIGNED
TO BE LIVED

07



08



WHERE IS THE PROJECT LOCATED?

In the heart of North Obhur (Al-Sawari), where calm and stability define everyday life, more precisely, “Taklilah and the sea are neighbors!”

- | | |
|--|---------------------------------|
| 1 Neighborhood mosque
Minute | 7 Danube
Minutes |
| 1 Park and promenade
Minute | 10 Obhor mall
Minutes |
| 1 Al Hassan Al Alameen School
Minute | 20 Airport
Minutes |
| 5 Transcontinental Street
Minutes | |

Plans

The project includes a collection of thoughtfully designed units, distributed across five residential floors, along with .dedicated building amenities





Apartment 1
Northwest-facing
Total space: 242 m²

- 2 master bedrooms
- 2 additional bedrooms
- 2 living rooms
- Dining area
- American-style kitchen
- Maid's room with en-suite bathroom
- Laundry room
- 5 bathrooms
- Driver's room

Front-facing unit



Apartment 2
Northwest-facing
Total space: 242 m²

- 2 master bedrooms
- 2 additional bedrooms
- 2 living rooms
- Dining area
- American-style kitchen
- Maid's room with en-suite bathroom
- Laundry room
- 5 bathrooms
- Driver's room

Front-facing unit



Roof plans

The project includes a collection of thoughtfully designed units, distributed across five residential floors, along with dedicated building amenities



- 2 master bedrooms
- 1 bedroom
- Living room
- Dining area
- American-style kitchen
- Driver's room
- Maid's room with bathroom
- Laundry room
- 5 bathrooms
- Outdoor rooftop terrace



Apartment 1
Northwest-facing
Total space: 242 m²

Front-facing unit



- 2 master bedrooms
- 1 bedroom
- Living room
- Dining area
- American-style kitchen
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- Laundry room
- 5 bathrooms
- Outdoor rooftop terrace



Apartment 2
Northwest-facing
Total space: 242 m²

Front-facing unit

UPPER FLOOR LAYOUTS & SERVICES

- Fully equipped gym
- Furnished lounge
- BBQ area
- 2 bathrooms
- Landscaped greenery and outdoor spaces



PROJECT FEATURES

LOCATED IN
THE HEART OF
OBHOR



SMART
ENTRY



MAID'S
ROOM



TWO ELEVATORS
IN THE BUILDING



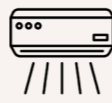
FOUR
BEDROOMS
PER UNIT



LARGE
WINDOWS



CENTRAL AIR
CONDITIONING



AIR-CONDITIONED
HOTEL-STYLE



SPORTS
CLUB



SURVEILLANCE
CAMERAS



PRIVATE
PARKING



RECEPTION
HALL



OPEN-PLAN
INTERIOR LAYOUT





TAKLILA, BUILDS YOUR
HOME FROM LOVE



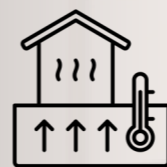
BASIC WARRANTIES

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

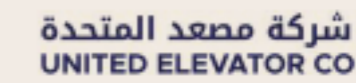
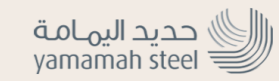
Years

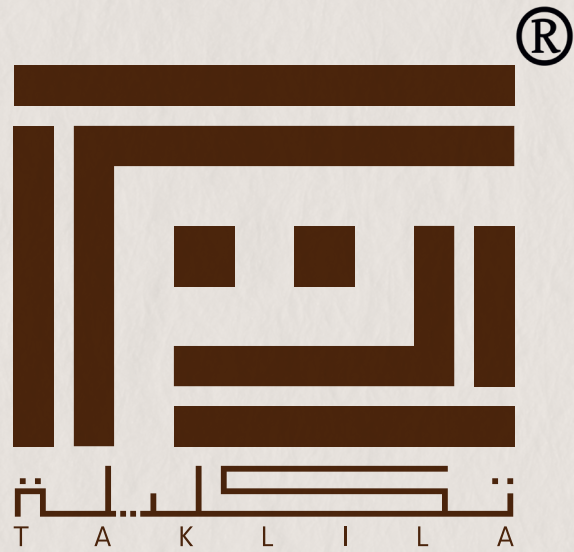
Plumbing systems



SUCCESS PARTNERS

CONTRACTOR





www.Taklila.com

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