

DAR
AL ARKAN
دار الأركان



SIDRA

BOSNIA



A COMMUNITY GATED WITH NATURE



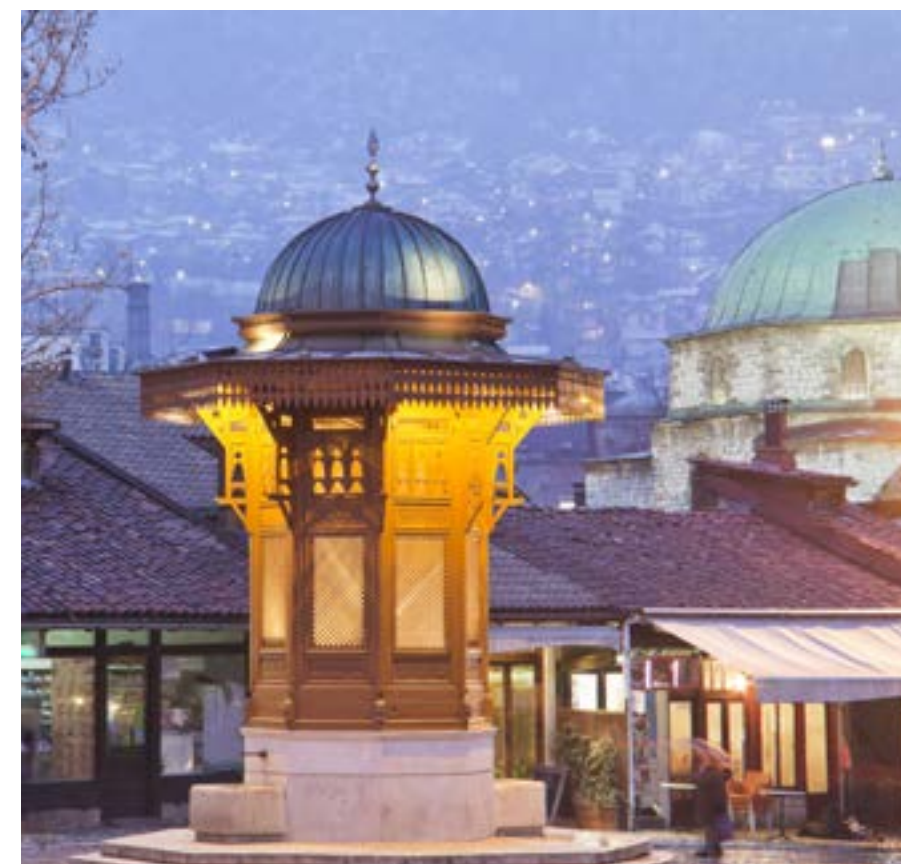
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IN THE HEART OF EUROPE

Sarajevo. Born out of a blend of Ottoman and Austro-Hungarian cultures. This historic city is truly the epitome of east-meets-west, filtered through a southern slavic lens.

Sarajevo is filled with raft-able rivers and natural waterfalls, dotted with medieval castle ruins and surrounded with beautiful mountains. Mountains that make for thrilling and affordable skiing endeavors.



*Welcome to
an exclusive gated community,
nestled in
an enchanted forest.*

Welcome to

SIDRA
BOSNIA



LIVE INSIDE A FOREST 

Live in Sidra. A new gated community in the heart of Bosnia, equipped with private residential plots within a stunning 540,000sqm landscape.

The community also enjoys premium services and world-class amenities, so you can transcend ordinary living.



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**ACTUAL PHOTO OF
SIDRA'S LOCATION SITE.**

PHOTO TAKEN IN NOVEMBER 2020.
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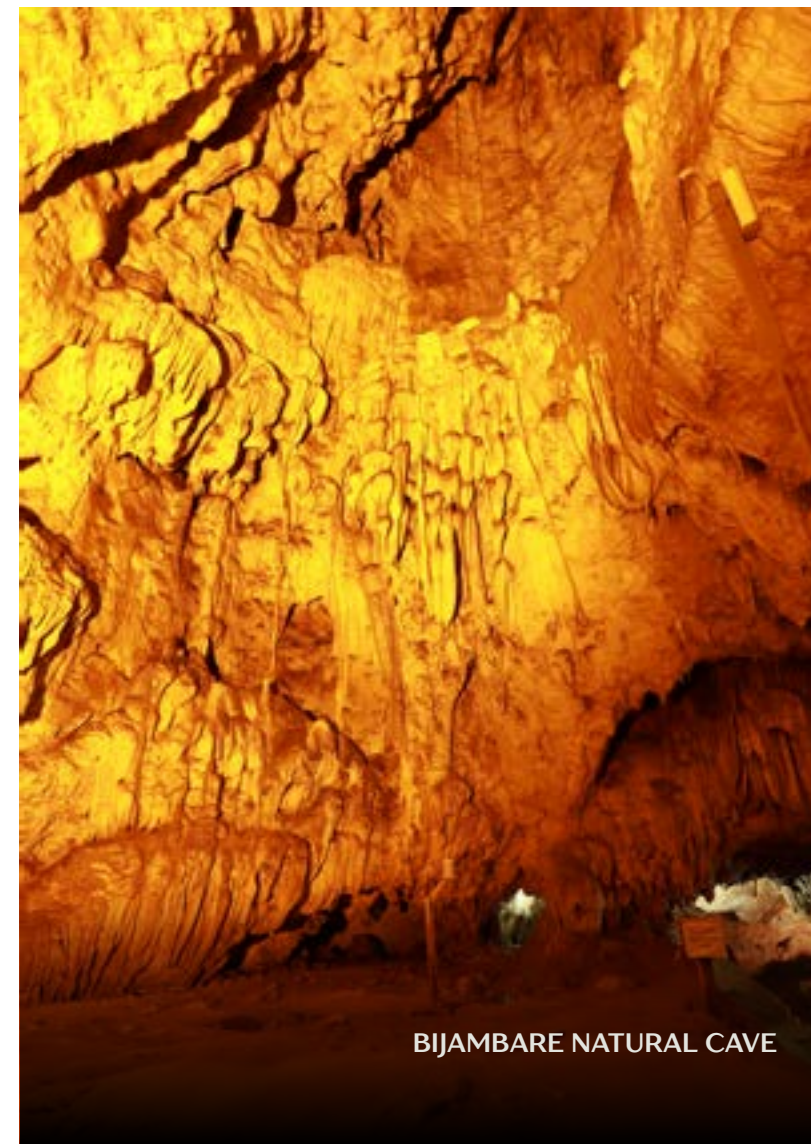
BIJAMBARE PARK



BIJAMBARE NATURAL CAVE



SKAKAVAC WATERFALL



BIJAMBARE NATURAL CAVE



NIŠIĆI PLATEAU



JUST 35 MINS FROM SARAJEVO

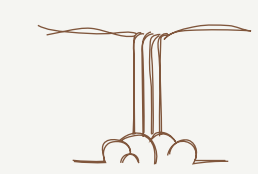
Location. Sidra is strategically located to a wide range of attractions, from natural caves, rivers, natural reserves and parks, rocky massifs to different sports activities.

Additionally, Sidra is connected to the main travel links to and from Sarajevo, and public transportation is available in the neighboring town of Nišići.





Main Attractions



Skakavac Waterfall
At 98 metres, it is one of the tallest waterfalls in the Balkans

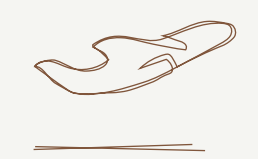


Bijambare National Park
Known for its five cave complex, two water flows with lakes, chasms and rocky massif. Ideal for nature excursions and visits.



Ajdinovići Sports & Recreation Centre
A recreational centre offering lodging and a variety of sports activities to enjoy

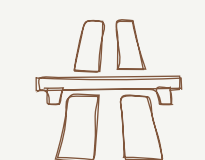
Travel time



40 min from Sarajevo Int'l Airport



35 min to Sarajevo



10 min from the main highway



10 min to Nišići Town Mosque

SARAJEVO INT'L AIRPORT

Sarajevo

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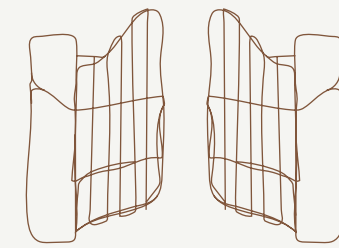


A NEW PROMISE OF EXCLUSIVITY

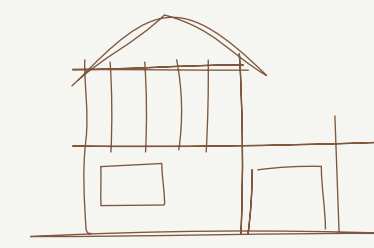


A gated community of tranquility.

Enjoy a stress-free lifestyle, with everything you need at your doorstep. First-class amenities, restaurants and cafés, shops and supermarkets, a community mosque, a clubhouse, and a five star hotel are all available at your disposal, punctuated only, with birdsong and a gentle breeze.



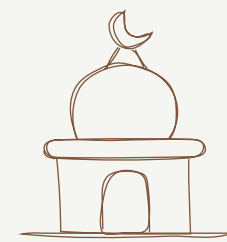
Gated Community



Residential Lots



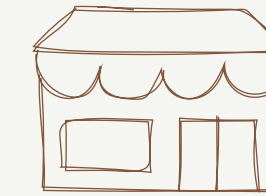
Clubhouse



Community Mosque



5-Star Hotel



Retail Shops and Supermarket



Restaurants and Coffee Shops

BUILD YOUR OWN SANCTUARY

Nature awaits. Forest-front or at the heart of the community, discover a wide variety of lot options that cater to your needs.

The lot areas range from 350sqm up to 6,767sqm, each one meticulously characterized by breathtaking landscapes all year long.



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A SANCTUARY FOR YOUR LOVED ONES

Quality family time. Explore unforgettable escapes, the great outdoors, leisure walks in the parks, dramatic natural scenery and moments you and your family will remember forever.

Sidra is truly a magical space for families everywhere.



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A HAVEN FOR CHILDREN

Children's activities at every turn



Playgrounds.

Located in different areas across the community, the playgrounds are the ideal place for children to have fun, let loose, explore the great outdoors, and cherish every moment with friends and family.



Sports Facilities.

Dotted across the gated community are different sports facilities equipped with jogging tracks, basketball and tennis courts, and football pitches. Great places for both adults and children to breathe in fresh air while keeping fit.



Outdoor Activities.

Between trekking trails and leisure walks, the community offers a range of outdoor activities for children and families to take fun to the next level.



SHOP AND DINE. THEN UNWIND.

At the retail area. The Sidra community offers its residents a bustling shopping area within walking distance.

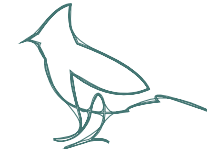
The retail area features a variety of shops and services, grocery stores, extensive eat in and takeaway dining options and cafés. The ideal experience for an ideal community.



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THE LUXURY TREATMENT

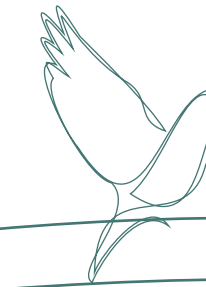
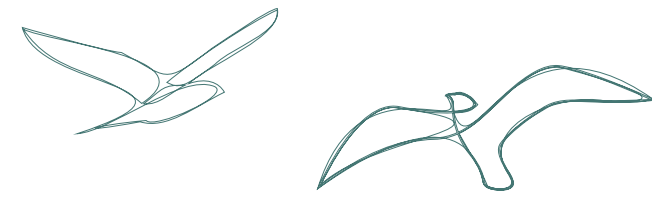


At the Clubhouse. Luxury and nature harmoniously meet at Sidra's clubhouse. It's premium amenities and gourmet culinary experiences are housed in a modern clubhouse complimenting the landscape.

The Clubhouse exclusively offers Sidra's residents a range of services, such as fine-dining restaurants, exemplary spa services, a modern fitness center, a supermarket, and indoor and outdoor heated swimming pools.



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INSIDE THE CLUBHOUSE

A realm of natural luxury



The Spa.

Enjoy a serene retreat where nature blends seamlessly with exquisite spa experiences.



The Fitness Centre.

The center is equipped with ample free space, and an assortment of fitness machines to ensure everyone has all the options they need to keep fit and active.



The Restaurant.

The restaurant offers its guests a delectable menu of local cuisine that can be enjoyed in an indoor or outdoor area overlooking the breathtaking landscape.

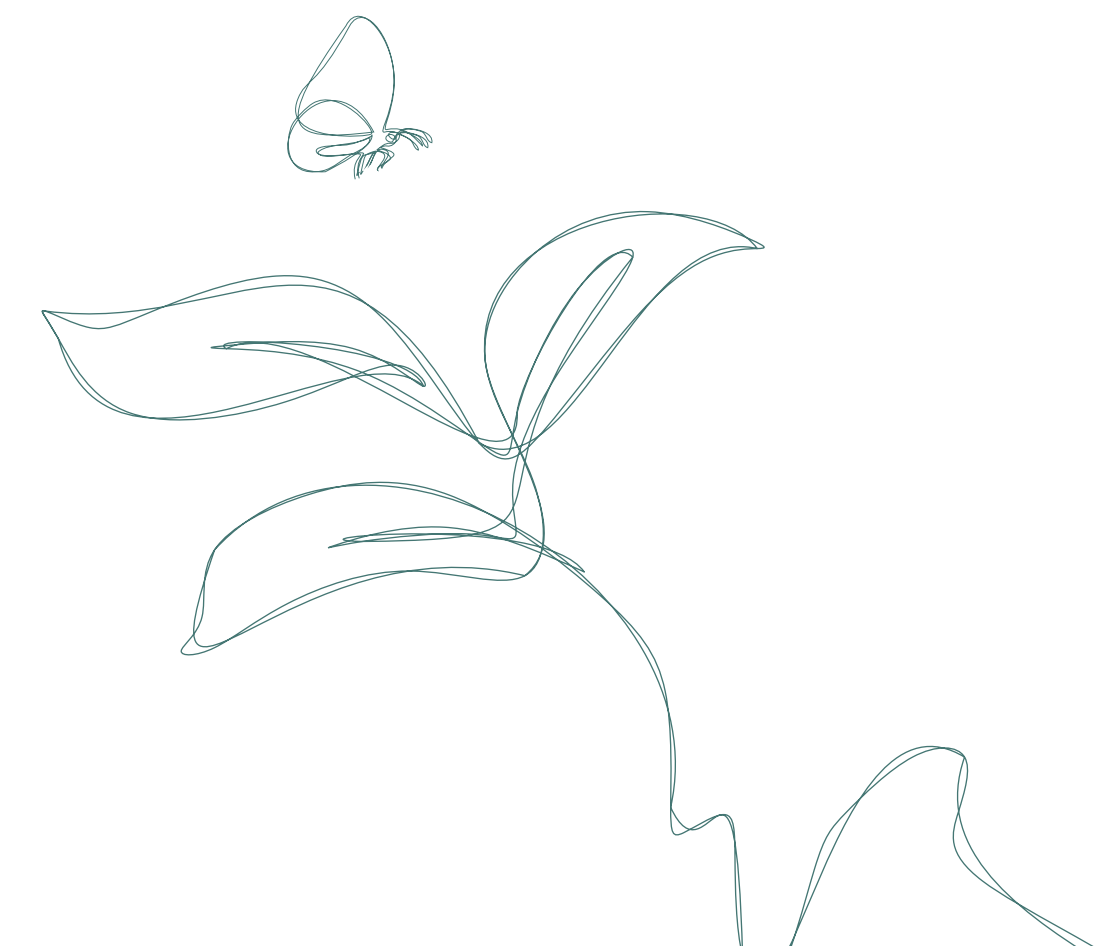
A SPECIAL STAY FOR A SPECIAL GUEST



At the 5-star hotel. Enjoy the convenience of a 5-star hotel at the center of the gated community. In addition to an unwavering commitment to the utmost care of every guest, the hotel ensures a one-of-a-kind experience where every room reverberates tranquility through spectacular sunrises and sunsets.



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*At Sidra,
family life is synonymous
with nature*

ENJOY A HOLIDAY HOME IN BOSNIA



The plots. The plots at Sidra range between 350sqm to approximately 6,500sqm. Each plot comes with a range of privileges and an essence of belonging.



ACTUAL PHOTO OF
SIDRA'S LOCATION SITE.

PHOTO TAKEN IN NOVEMBER 2020.
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ACTUAL PHOTO OF
SIDRA'S LOCATION SITE.

PHOTO TAKEN IN JANUARY 2021.
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- 1. 5-STAR HOTEL
- 2. CLUBHOUSE
- 3. RETAIL STRIP
- 4. SPORTS AND RECREATIONAL AREA
- 5. MAIN GATE
- 6. SECONDARY GATE

TYPE E & E1

Large Residential Plot (Mansion)
From 1200 to ~6500 sqm

TYPE A1 & C

Residential Plot (Villas)
From 650 to ~1200 sqm

TYPE A & B

Residential Plot (Houses)
From 350 to ~650 sqm

TYPE D

Commercial Plot
From 1250 to ~1550 sqm

TYPE D

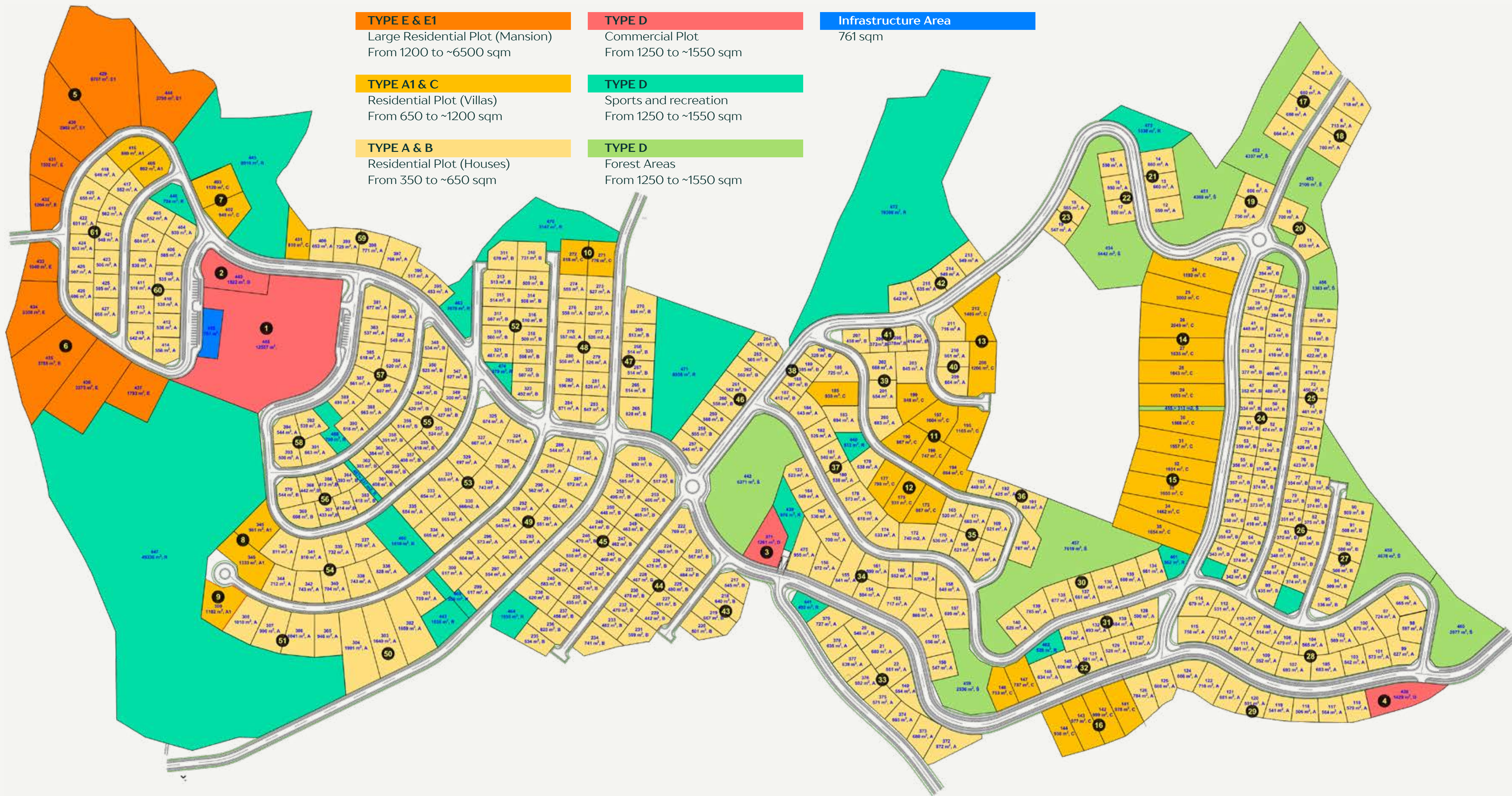
Sports and recreation
From 1250 to ~1550 sqm

TYPE D

Forest Areas
From 1250 to ~1550 sqm

Infrastructure Area

761 sqm



THE VILLA TYPES

The ideal combination of contemporary and traditional



Murooj Villa



Tilal Villa - *Design option 1*



The Mansions



Tilal Villa - *Design option 2*

Murooj Villa

Premium Garden Villas. Available from a net area of 160 to 240sqm, built on a flat plot.

Type A

Site area (approx)	450-650 m ²
Floors	GF + FF
Gross floor area (approx)	260 m ²

Type A1

Site area (approx)	> 650 m ²
Floors	GF + FF
Gross floor area (approx)	300 m ²

Type B

Site area (approx)	350-650 m ²
Floors	GF + FF
Gross floor area (approx)	200 m ²

Type C

Site area (approx)	> 650 m ²
Floors	GF + FF
Gross floor area (approx)	280 m ²



Murooj Villa

Exterior Design



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Murooj Villa Floor Plans



Ground Floor



First Floor

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Tilal Villa

Premium Hills Villas. Available from a net area of 160 to 240sqm, the number of floors will be determined by the terrain slope.

Type A

Site area (approx)	450-650 m ²
Floors	Basement + GF + FF
Gross floor area (approx)	260 m ²

Type A1

Site area (approx)	> 650 m ²
Floors	Basement + GF + FF
Gross floor area (approx)	300 m ²

Type B

Site area (approx)	350-650 m ²
Floors	Basement + GF + FF
Gross floor area (approx)	200 m ²

Type C

Site area (approx)	> 650 m ²
Floors	Basement + GF + FF
Gross floor area (approx)	280 m ²



Murooj Villa

Exterior Design 1



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Murooj Villa 1

Floor Plans



Cross Section



Basement

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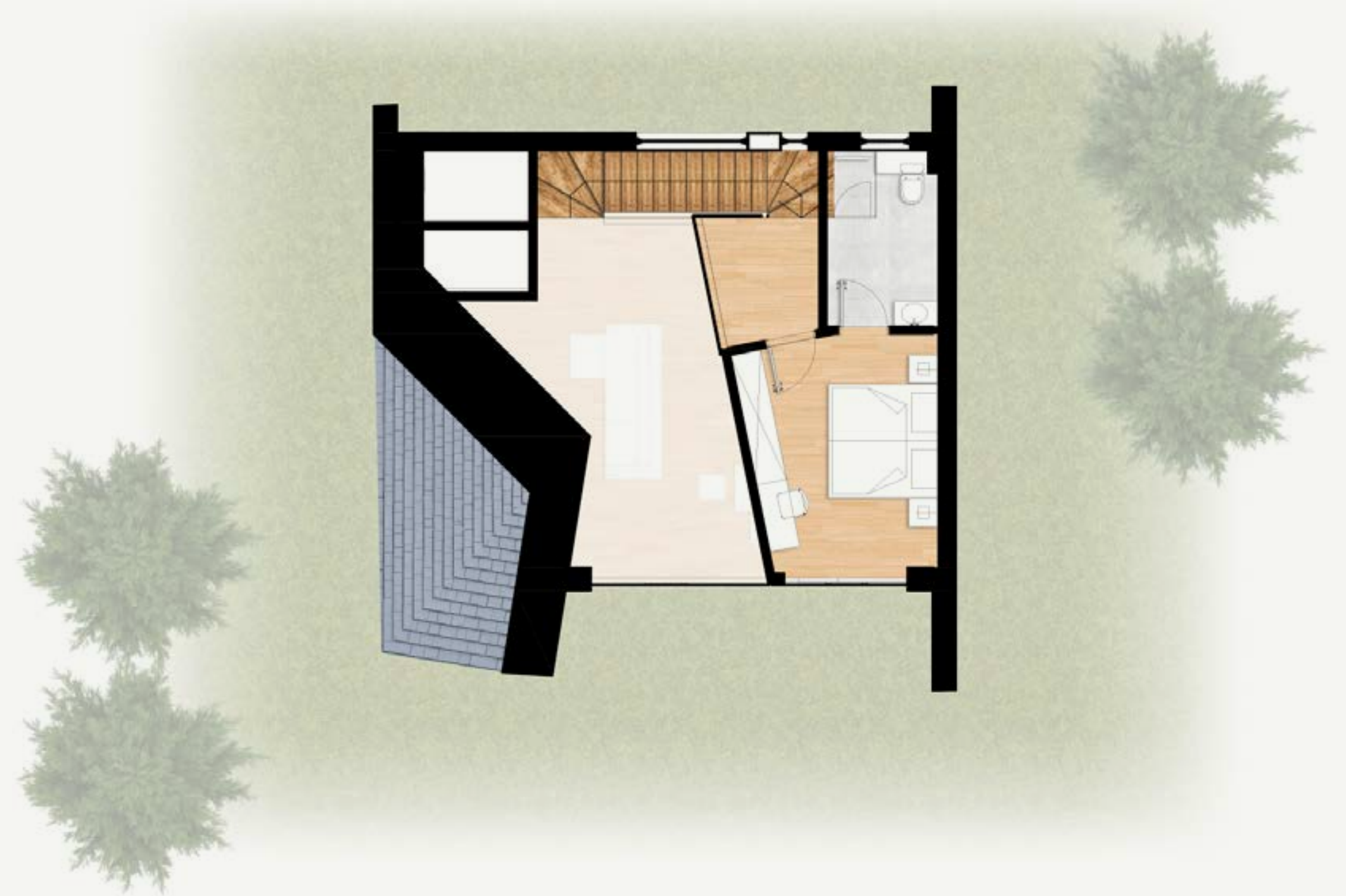


Murooj Villa 1

Floor Plans



Ground Floor



Gallery

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Murooj Villa

Exterior Design 2



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Murooj Villa 2

Floor Plans



Basement



Ground Floor



First Floor

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Al Qasr

Luxury Mansions. Available from a net area of 360 to 480sqm, with a ground floor and first floor.

Al Qasr E

Site area (approx)	> 1,200 m ²
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Floors	GF + FF
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Gross floor area (approx)	450 m ²
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Al Qasr E1

Site area (approx)	> 2,900 m ²
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Floors	GF + FF
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Gross floor area (approx)	540 m ²
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Al Qasr

Exterior Design



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Al Qasr

Floor Plans



Ground Floor



First Floor

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TECHNICAL SPECIFICATIONS

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The thoughtfully designed interiors and specification standards of Sidra has resulted in a coordinated palette of the highest quality finishes. Additionally, each individual residence is then thoroughly reviewed in meticulous detail to create homes with style, sophistication and grace.

SHORT DESCRIPTION

The architecture of the building is modern; building is free-standing positioned on sloping ground and partially buried.

DISPOSITION

Ground floor: Living room, kitchen and dining room.

First floor: the bedrooms

CONSTRUCTION

Performed according to a static calculation

- Foundations: system of AB strips and foundation slabs
- Structural walls: reinforced concrete walls 15-20 cm thick, brick thermo-blocks 20-25 cm thick bound with vertical and horizontal reinforced concrete beams;
- Mezzanine construction of AB slabs 20 cm thick in order to avoid AB beams
- Internal AB staircase
- Internal partition walls – brick blocks 8-12 cm thick

ROOF

Multislope is performed according to the static calculation

- Construction of wooden roof I class;
- Roof covering: wooden floor, vapor-permeable – waterproof foil, KLIK KLAKE self-adhesive roofing steel sheeting 0.5 mm – 0.8 mm thick (anthracite color)
- Drainage of water from the roof: horizontal and vertical gutters (anthracite color)

WATERPROOFING

In places determined by the project:

- External walls: cold bituminous coatings, SBS bitumen strip with polyester felt insert, 4 mm x 2 thick
- Floors (bathrooms, terraces, etc.)
- 1-component waterproofing coatings

THERMAL INSULATION OF FLOORS

- Ground floor and first floor: 5 cm thick expanded polystyrene panels / EPS / and 3 cm thick “underfloor heating panels”;
- Final attic panel: expanded polystyrene panels / EPS / 5 cm thick

THERMAL INSULATION OF EXTERNAL WALLS

in the ground through waterproofing.

- Hard plates: extruded polystyrene / XPS / 10 cm thick
- Plugged PVC foil

EXTERIOR LOCKSMITH

Aluminium hardware – aluminium anodized profiles type “SCHUCO” or similar. with interrupted thermal bridge. Glazing with insulating glass. Glass completely transparent, float. Anodized fittings, calculated on the weight of each position type “SCHUCO”, suitable for opening according to locksmith schemes.

INTERIOR CARPENTRY

- Doors: solid wood / larch / eco colour – natural;
- Concealed brackets, cylinder lock, steel handle (chrome)

THERMAL FAÇADE

- Façade of the building: a combination of contact mineral thermal facade in the thickness of 10-15 cm, natural stone

cladding and wood / larch

- Fences on terraces and frames around openings: combination of glass and wood / larch

FINISHING FLOOR

Coverings are adapted to the purpose of the room.

- Rooms and hallways: wooden panel parquets with a final layer of solid wood 4 mm thick, the total thickness of the panel parquet is 14 mm. The floor is finished, sanded and varnished in the factory. The floor panel is glued with a two-component polyurethane adhesive
- Bathrooms, entrance hall, pantries, terraces, etc. : natural stone and ceramics set with appropriate adhesives

WALL AND CEILING SURFACES

- Wall and ceiling surfaces in rooms, corridors, etc. : thin-layer machine mineral mortar, smoothed and painted With ecological disperse paints;
- Wall surfaces of toilets: ceramic tiles of class I with appropriate adhesives

INSTALLATIONS

- Hydro installation: installation of sanitary water, fecal and rain sewerage;
- High current electrical installations;
- Low-voltage electrical installations – fire detectors, anti-burglary systems and internet networks;
- Machine installations – central heating and cooling of the building (air-to-air or air-to-water heat pump)

EQUIPMENT

Disposition of furniture and equipment: schematic level

EXTERIOR

Exterior decoration: construction of the entrance plateau / parking space, the main entrance to the building, construction of the entrance gate and canopy for the vehicle, green and paved areas around the building, fences around the plot and retaining walls.

A photograph of a dense forest with tall, slender trees. Sunlight filters through the canopy, creating a warm, golden glow. The foreground is filled with green ferns and a large, moss-covered log. The overall atmosphere is serene and natural.

*A gated community offering
the utmost luxury and
tranquility, awaits you and
your family.*

**Book your plot,
and build your villa.**

Dar Al Arkan

A Saudi public shareholding company headquartered in the Saudi capital, Riyadh, with a proven track record of accomplishments, providing many distinguished real estate projects in the Kingdom of Saudi Arabia for the past 25 years.

Since its establishment in 1994, Dar Al Arkan has offered distinguished real estate opportunities for homeowners and investors to develop and preserve their wealth for future generations. Dar Al Arkan provides its residents and owners with a modern lifestyle befitting their aspirations through residential complexes, high-end real estate and shopping centres that serve as witness to their success and excellence. Thanks to their trust, Dar Al Arkan has succeeded in developing the real estate sector in the Kingdom.

Assets are a reported

28 billion

Saudi Riyals

Capital amount is

10.8 billion

Saudi Riyals

500,000

Square meters of
commercial space

15,000

Residential units



Head Office

Riyadh, KSA
12622 Makkah Road,
Al Wizarat,
Beside Riyadh Marriott Hotel,
Riyadh

800 123 3333
info@alarkan.com

Sales Centres

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Al Qasr Mall,
As Suwaidi Al Am,
As Suwaidi,
12791, Riyadh

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Medina, KSA
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