

DAR AL ARKAN

# L'etoile

by

ELIE SAAB



سدرة

SEDRA

—BY ROSHN—

*A LEGACY  
OF  
UNTOUCHED  
CRAFTSMANSHIP*



*A SANCTUARY  
IN NATURE*



*A BREEZE  
OF OPULENCE*





*A WORLD  
EXCLUSIVELY  
WRAPPED  
AROUND YOU*

*A sanctuary of  
opulence awaits you at*

# L'etoile

by  
ELIE SAAB

THE FIRST BRANDED RESIDENCES BY ELIE SAAB  
IN THE KINGDOM



ELIE SAAB

## Elie Saab... An Icon of Elegance

Founded by Elie Saab in 1982, in a war-torn Beirut, ELIE SAAB was the first Lebanese couture house to be recognized by Camera Nazionale della Moda in Rome (1997) and was among the first international members admitted to the prestigious Chambre Syndical (2003).

Known for its exceptional savoir-faire and timeless appeal, ELIE SAAB is recognized as one of the most significant couture houses at the forefront of fashion, sought out by celebrities, royalty, and public

figures alike. With ateliers in Paris, Milan, London and Lebanon, and over one hundred boutiques worldwide, the label continues to grow into one of the world's leading luxury lifestyle brands, offering diversified lines, from ready-to-wear and bridal, to accessories, eyewear, children's wear, watches and fragrances.

ELIE SAAB recently established MAISON (2019), with signature furniture collections and exclusive interiors for global real-estate ventures.



## A first of its kind residences in a first of its kind community

### Sedra

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For the first time in Saudi Arabia, the iconic flair and elegance of Elie Saab can be found in SEDRA, the first integrated community of its kind in Riyadh.

Spanning more than 20 million square meters, SEDRA upscales the quality of life of all its residents by combining modern and aspirational living with architecture inspired by the unique history and heritage of Saudi Arabia.



# Steeped in Tradition

## Salmani Architecture

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SEDRA celebrates Saudi Arabia's rich history and forward-thinking culture through Salmani architecture. A unique structural approach observed by the personal effort and approach of King Salman.

Salmani Architecture is the modern interpretation of traditional architecture. A style highly distinguished by its vitality, flexibility, and traditional elements entwined with smart city technology.



## In the heart of the new city

### Location

SEDRA is located north of Riyadh, close to Princess Nourah Bint Abdul Rahman University and south of King Khalid International Airport. The community is in close proximity to the city's most prominent destinations, main roads and modern transportation.

Its strategic location distinguishes SEDRA from others, as it provides easy access to the main roads (Airport Road, Al Thumama Road).





## Life at Sedra

The SEDRA community includes elements that enhance communication and interaction between residents and encourage a healthy lifestyle. It includes vast green spaces, parks, sports facilities, community centers and state of the art education and medical centers.



Sports Hub



Public Parks



Community Centre



Entertainment Centres



Schools



Playgrounds



Early Childhood Centres



Health Care Clinics



Restaurant & Cafes



Mosques



Retail & Grocery

*Introducing*  
**L'étoile**  
by  
ELIE SAAB



## *Blooming in the valley*

### Overview

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A sanctuary of opulence and tranquility awaits you at L'Etoile by Elie Saab. A quiet elegance overlooking the most iconic valley in Riyadh, Wadi Hanifa.

These opulent villas kick off unimaginable flair, yet draw in intimacy. Emanate luxury, yet are engraved in tradition.

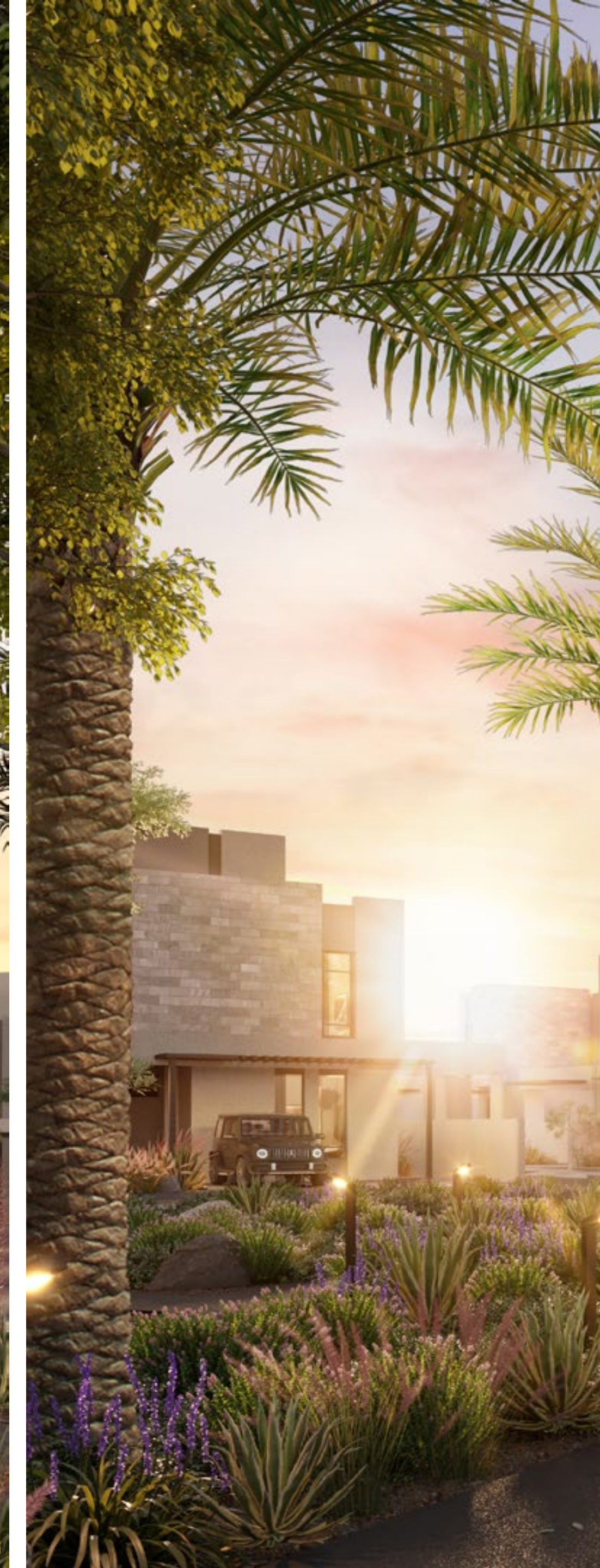


Valley front views  
unwavering  
*exclusivity*

Enjoy uninterrupted views of the glorious wadi from your masterfully crafted villa steeped in centuries of tradition.



DAR AL ARKAN | ELIE SAAB



## The Exteriors

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The harmonious mix of monolithic structures, parapet heights, window boxes and ancestral textures and colors, ensures unwavering privacy in the midst of cosmopolitan living.









The flowing grace of the runway takes shape in the interiors through a symphony of shapes, detailed textiles, and rich neutral colors. Each seamlessly creating a signature ambiance of regal brilliance fit for exclusive living.

## The Majlis

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The grandeur of L'Etoile's majlis is imprinted with the iconic embroidery. The expansive light-filled space is filled with sumptuous wall coverings, elegant champagne metal finishes, and the luxurious allure of Pillassandro floor tiles, creating an ethereal sensation from the moment you walk in.







## The Family Area

Experience a seamless blend of confidence, boldness, and elegance within the family areas of the villas. The exquisite neutral palette is tastefully enhanced by vibrant greens, igniting a sense of liveliness throughout the space. Immerse yourself in the essence of signature couture living, surrounded by authentic wood finishes, decadent creams, and flawless marble, creating an atmosphere of pure indulgence.







## The Bedrooms

The picturesque master bedroom effortlessly combines regal aesthetics with practicality, featuring a spacious walk-in closet and an en-suite bathroom. Echoing the same level of exquisite design, the remaining bedrooms throughout the house seamlessly extend this captivating allure.





## The Gardens

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On the ground floor of the villas at L'Etoile, an exquisite garden retreat invites you to unwind, rejuvenate, and reconnect with the beauty of nature.



## The Terrace

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The roof top terrace is meticulously curated to ensure the perfect balance between shaded spaces and unobstructed views. Truly, designed around you.





# L'etoile

by  
ELIE SAAB

## *Floor Plans*

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# choose your villa type

-  VILLA TYPE A2  
4 BEDROOMS
-  VILLA TYPE A3  
4 BEDROOMS
-  VILLA TYPE A4  
4 BEDROOMS
-  VILLA TYPE B2  
3 BEDROOMS
-  VILLA TYPE B2S  
3 BEDROOMS
-  VILLA TYPE B3  
4 BEDROOMS
-  VILLA TYPE B4  
3 BEDROOMS
-  VILLA TYPE B4S  
3 BEDROOMS



*The Wadi Villas*



# The Wadi villas

-  VILLA TYPE A2  
4 BEDROOMS
-  VILLA TYPE A3  
4 BEDROOMS
-  VILLA TYPE A4  
4 BEDROOMS
-  VILLA TYPE B2  
3 BEDROOMS
-  VILLA TYPE B2S  
3 BEDROOMS
-  VILLA TYPE B3  
4 BEDROOMS
-  VILLA TYPE B4  
3 BEDROOMS





# Wadi Villa A2

## 4 BEDROOMS

Villa Area 363,8 SQM

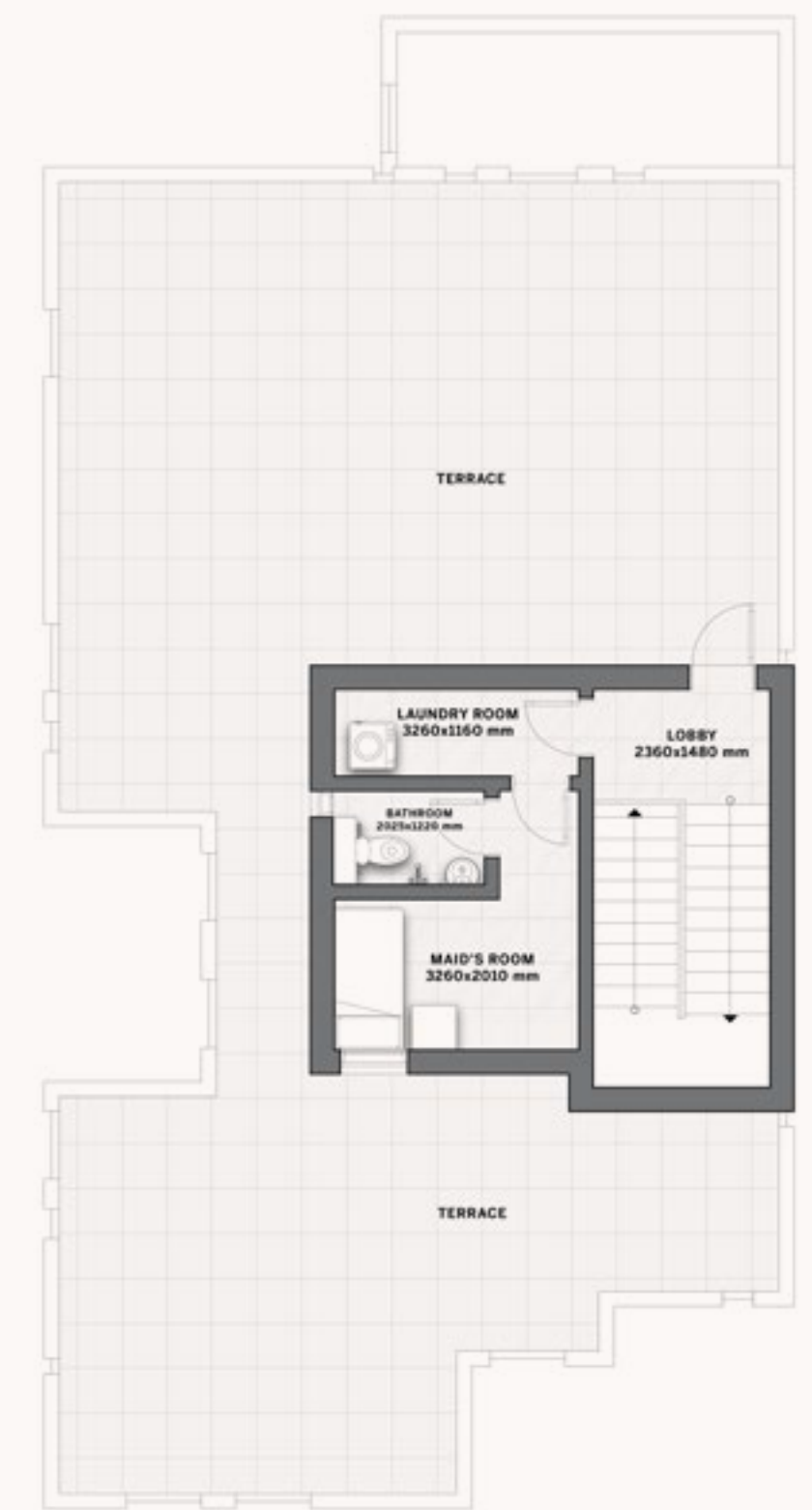
Plot Area 300 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

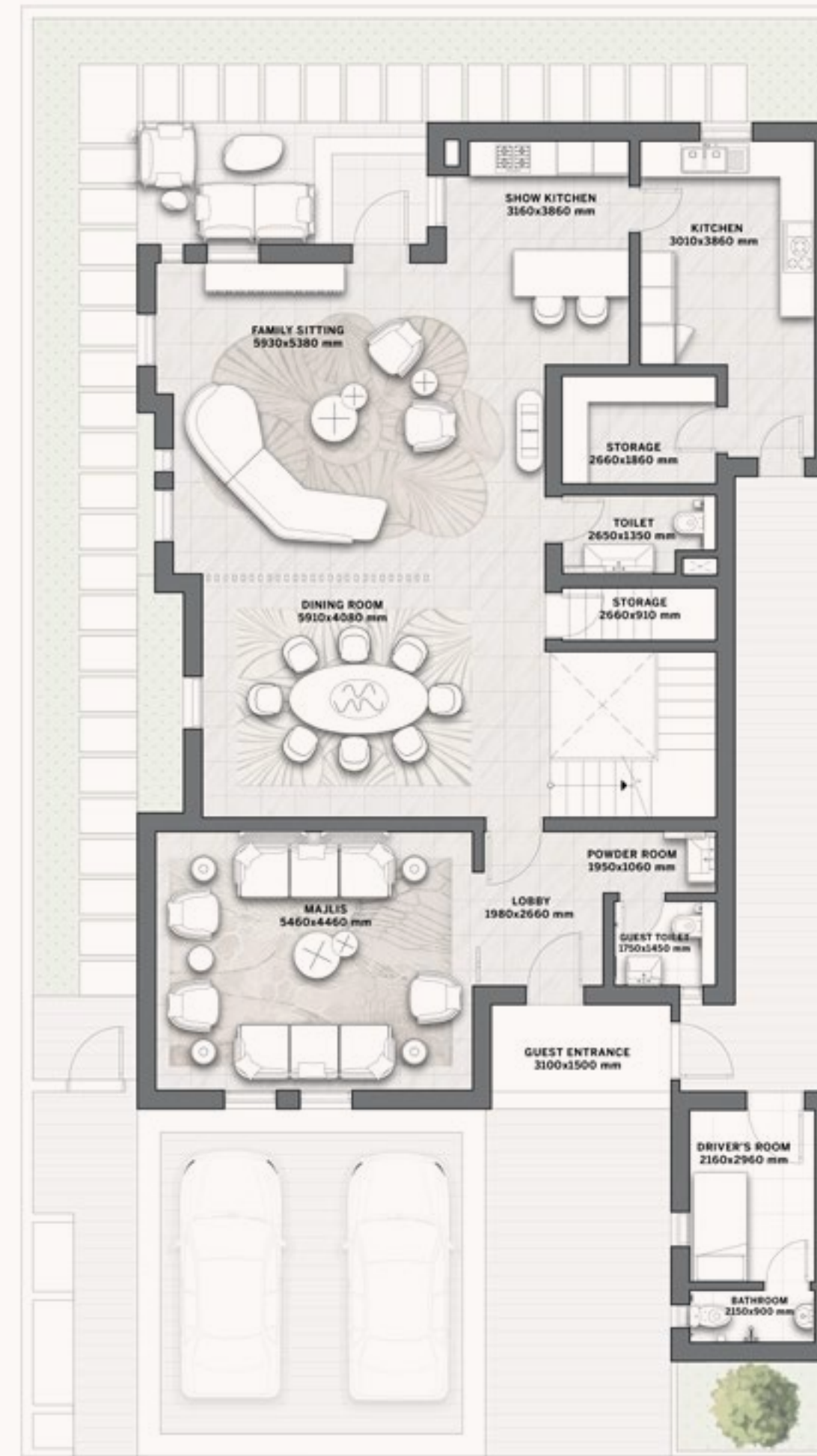
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# Wadi Villa A3

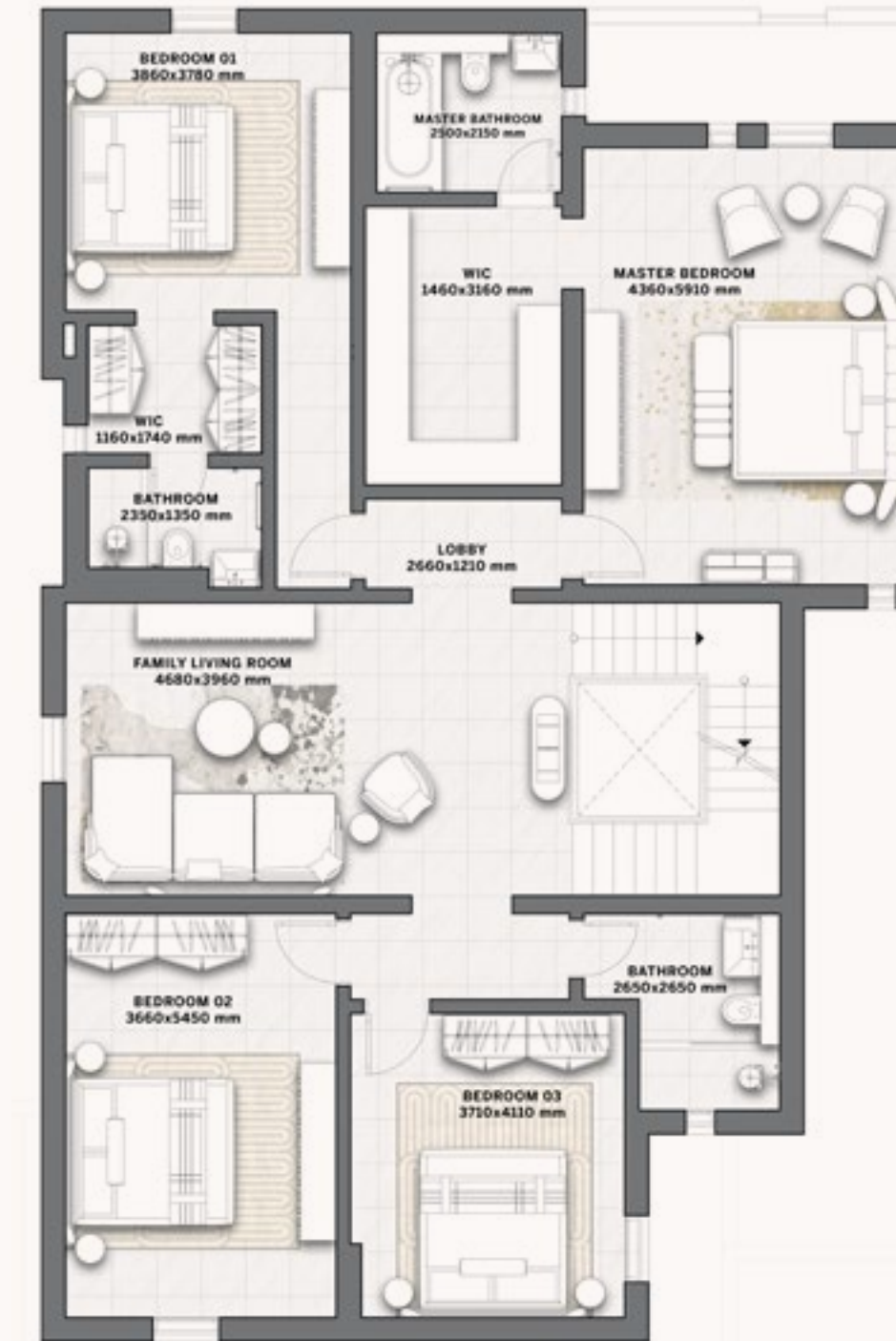
## 4 BEDROOMS

Villa Area 422,3 SQM

Plot Area 350 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

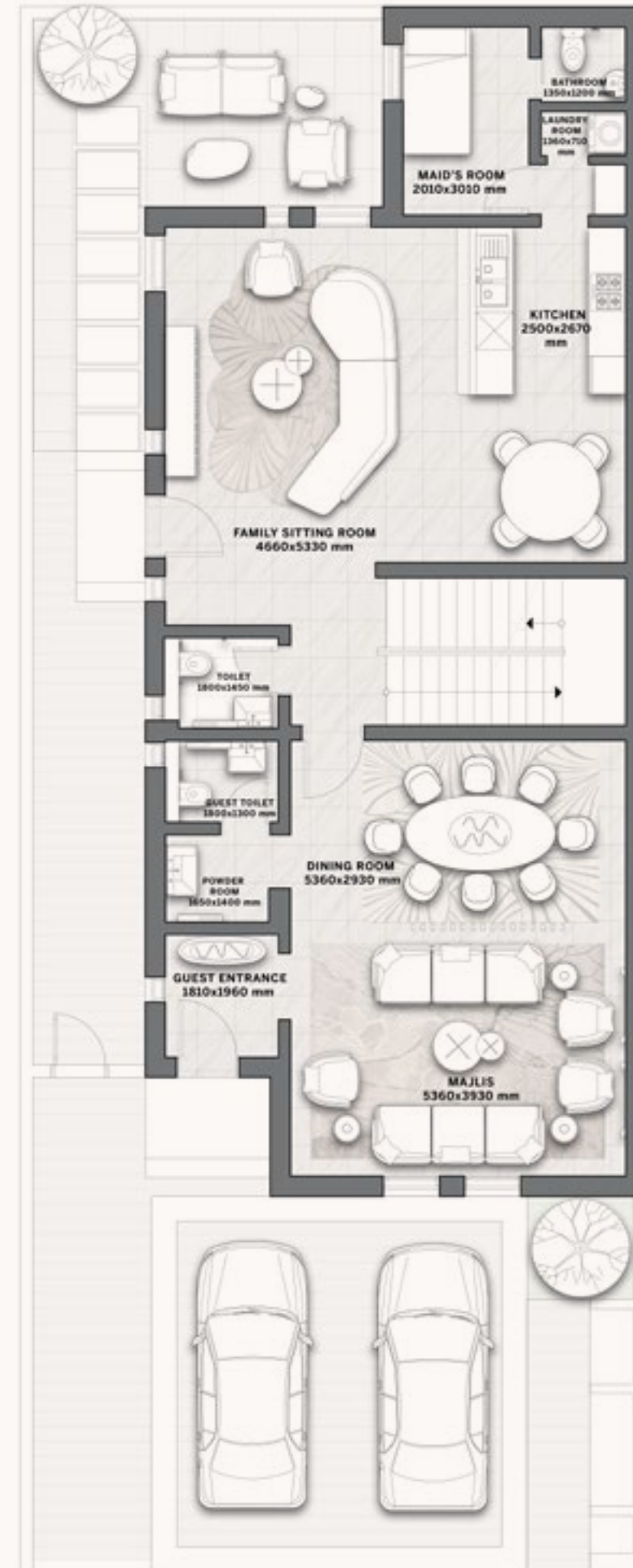
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# Wadi Villa B2

## 3 BEDROOMS

Villa Area 300,8 SQM

Plot Area 250 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# Wadi Villa B2S

## 3 BEDROOMS

Villa Area 290 SQM

Plot Area 240 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

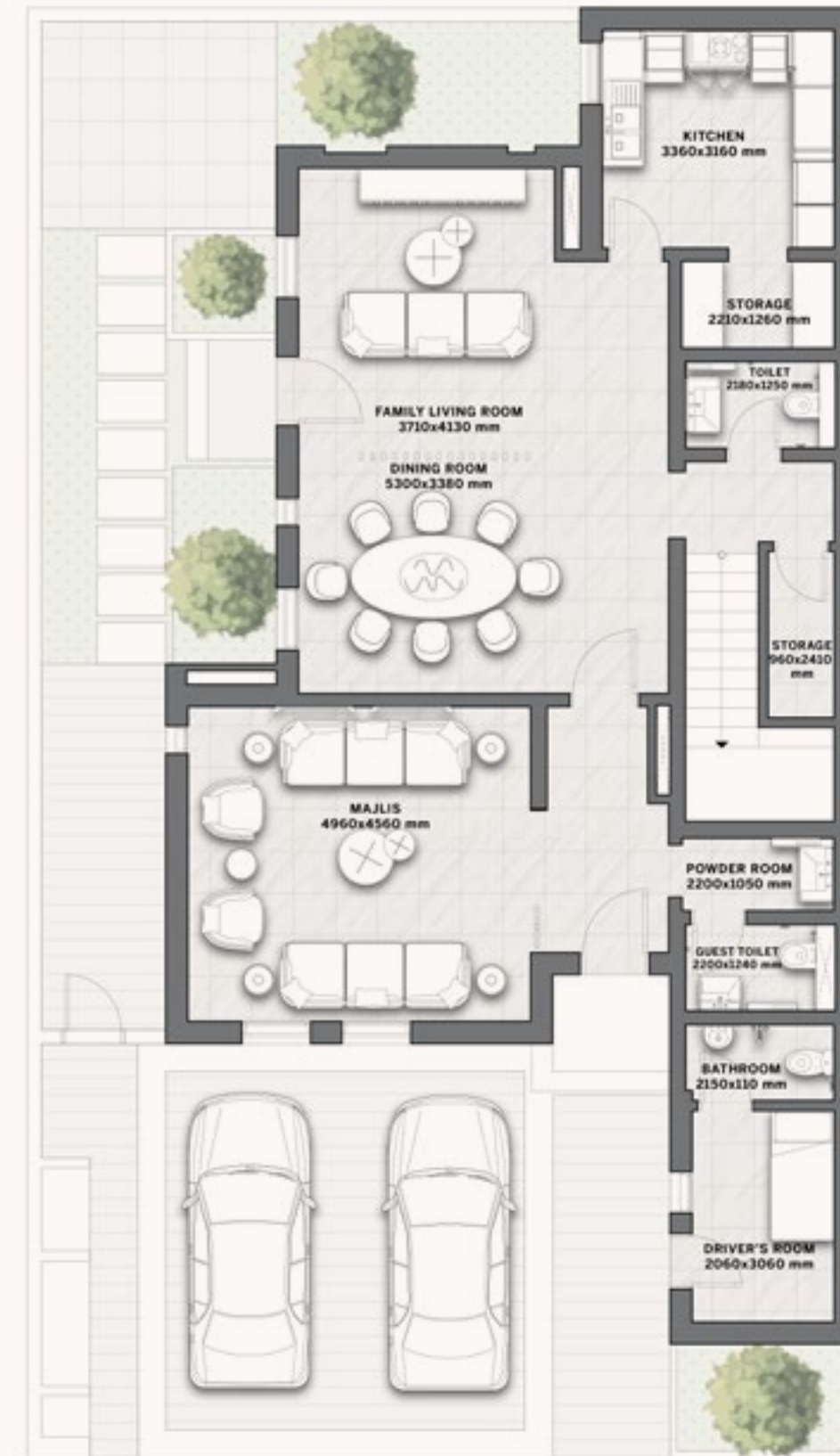
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# Wadi Villa B3

## 4 BEDROOMS

Villa Area 305,3 SQM

Plot Area 252 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

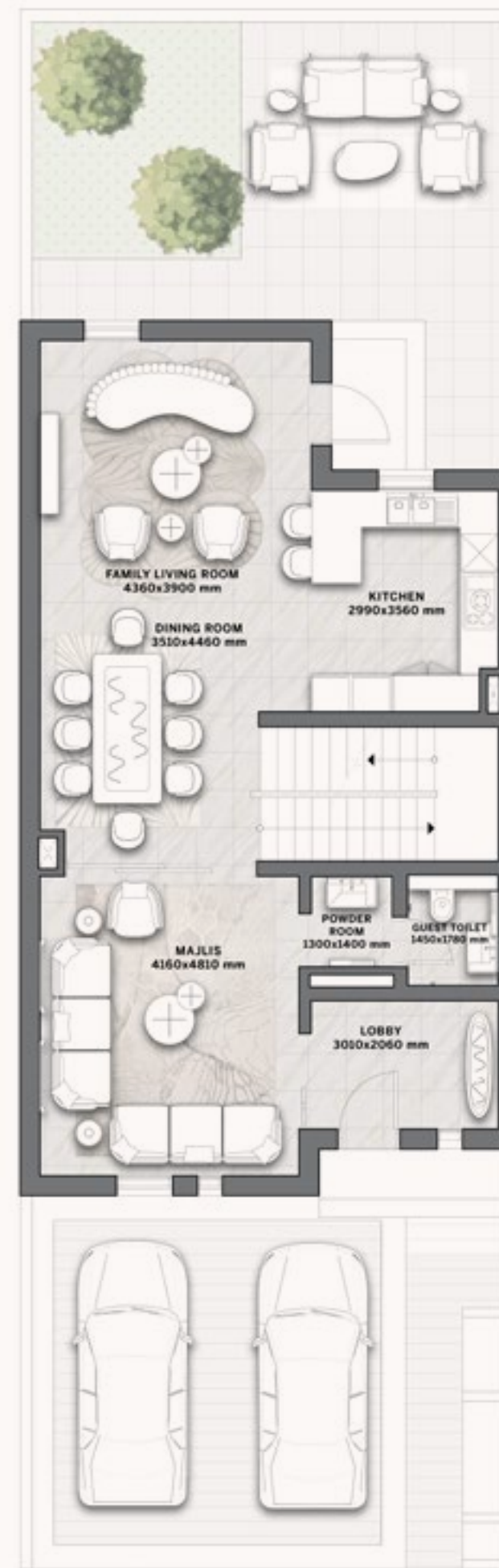
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# Wadi Villa B4

## 3 BEDROOMS

Villa Area 245 SQM - 2637 SQFT

Plot Area 200 SQM - 2153 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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*The Villas*



## The villas

-  VILLA TYPE A2  
4 BEDROOMS
-  VILLA TYPE A3  
4 BEDROOMS
-  VILLA TYPE A4  
4 BEDROOMS
-  VILLA TYPE B2  
3 BEDROOMS
-  VILLA TYPE B2S  
3 BEDROOMS
-  VILLA TYPE B3  
4 BEDROOMS
-  VILLA TYPE B4  
3 BEDROOMS
-  VILLA TYPE B4S  
3 BEDROOMS





# Villa A2

## 4 BEDROOMS

Villa Area 363,8 SQM

Plot Area 300 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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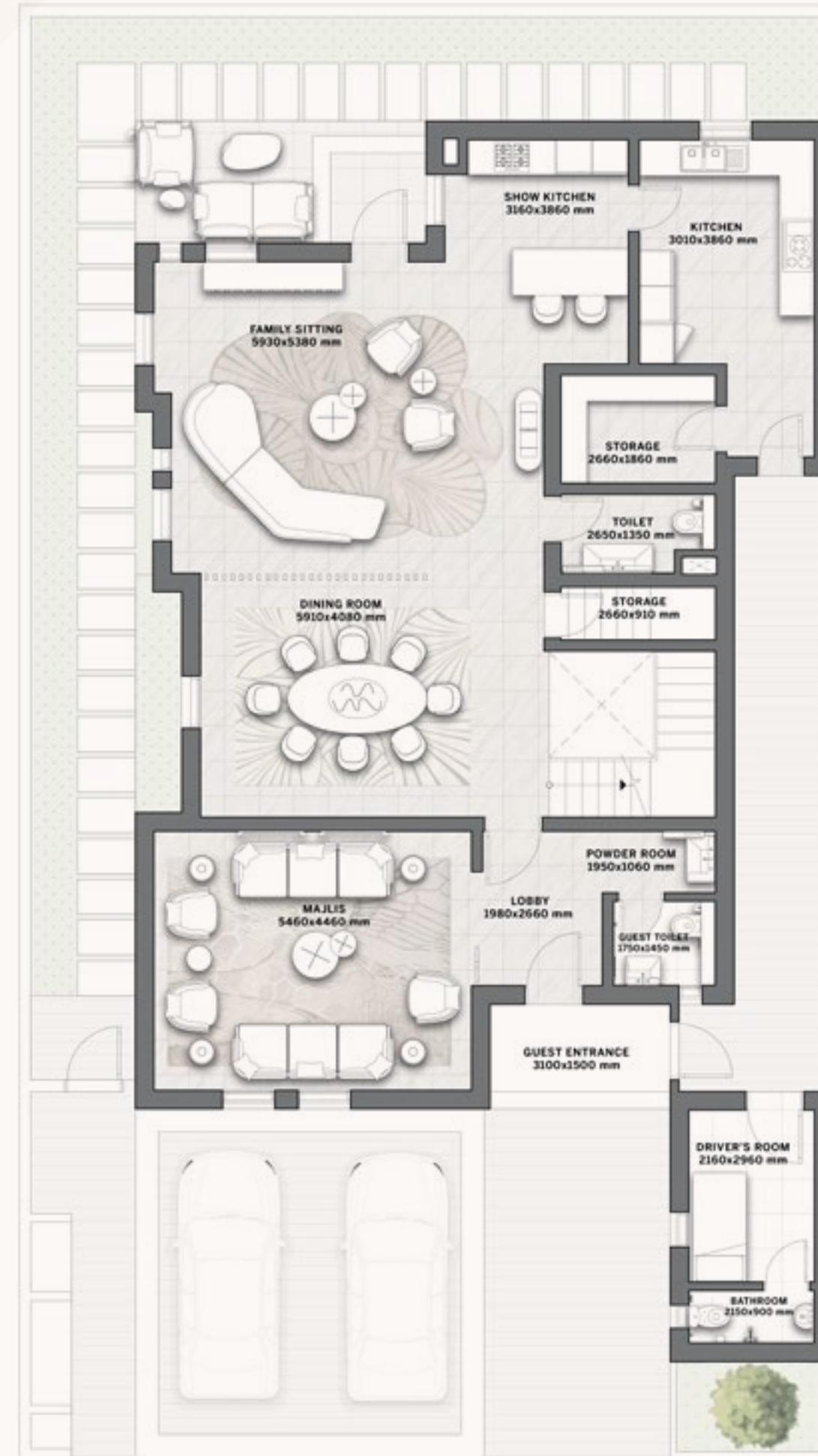
# Villa A3

## 4 BEDROOMS

Villa Area 422,3 SQM

Plot Area 350 SQM

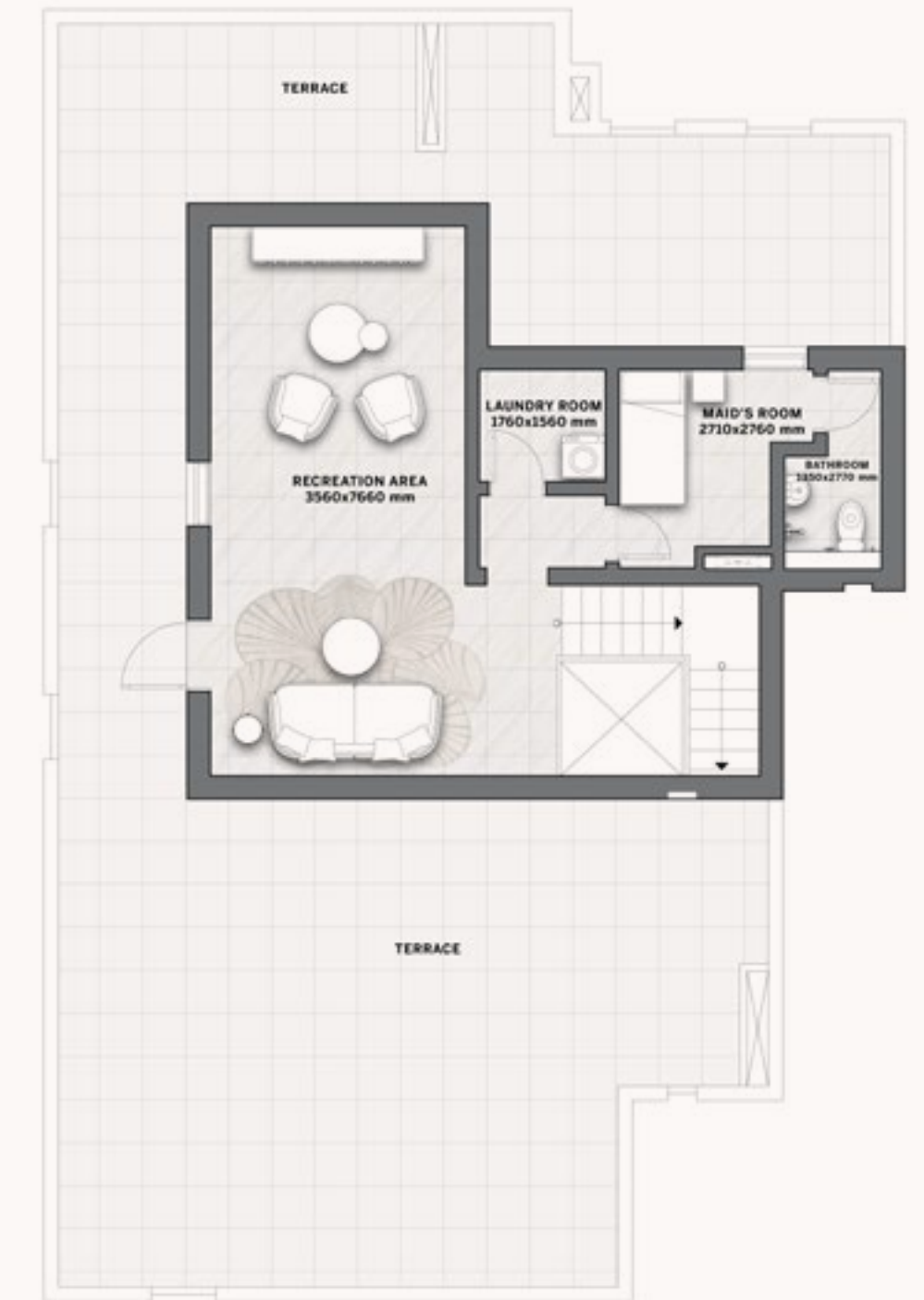
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

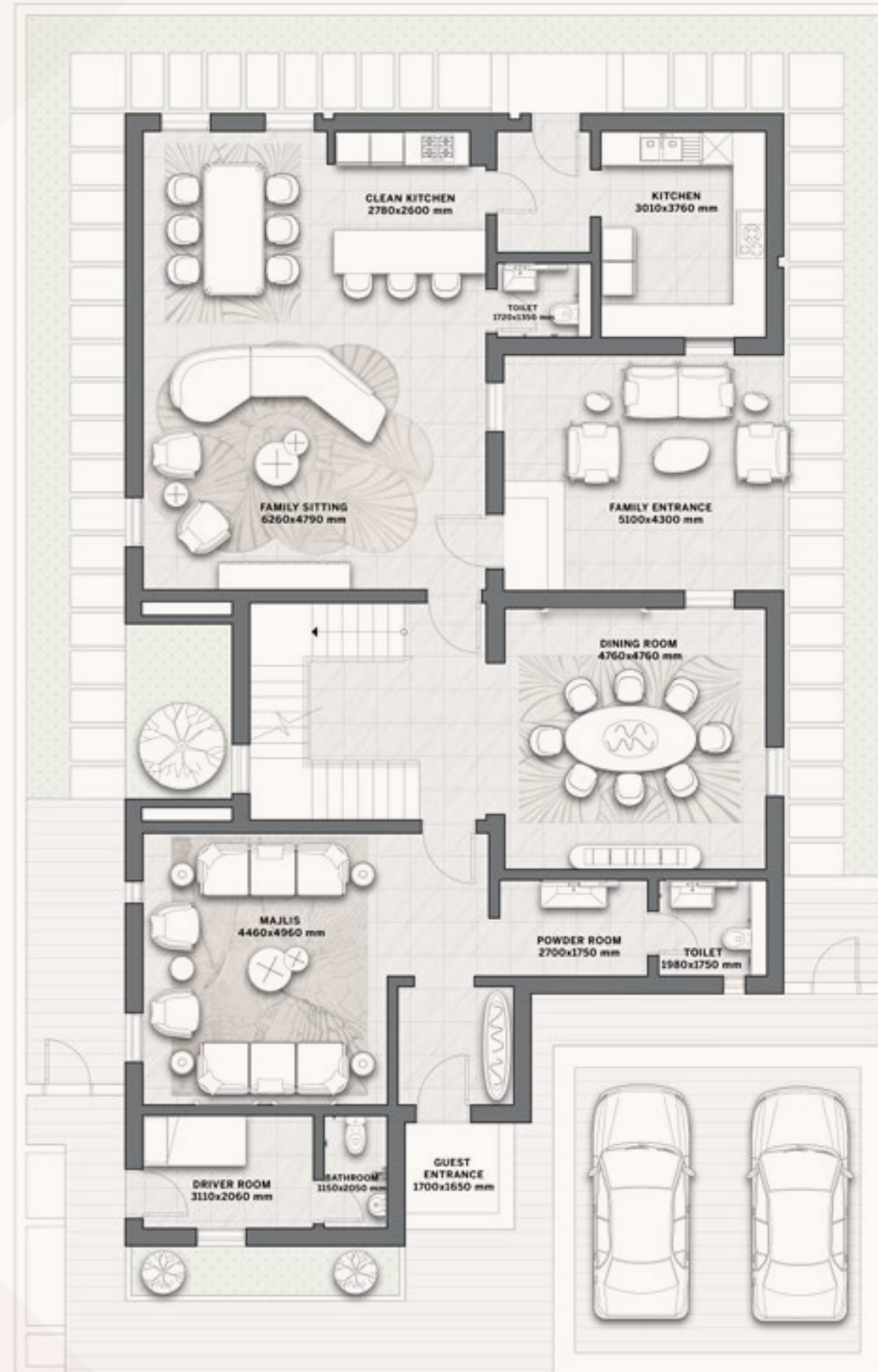
# Villa A4

## 4 BEDROOMS

Villa Area 480,5 SQM

Plot Area 400 SQM

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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# Villa B2

## 3 BEDROOMS

Villa Area 300,8 SQM

Plot Area 250 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# Villa B2S

## 3 BEDROOMS

Villa Area 290 SQM

Plot Area 250 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# Villa B3

## 4 BEDROOMS

Villa Area 305,3 SQM

Plot Area 252 SQM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

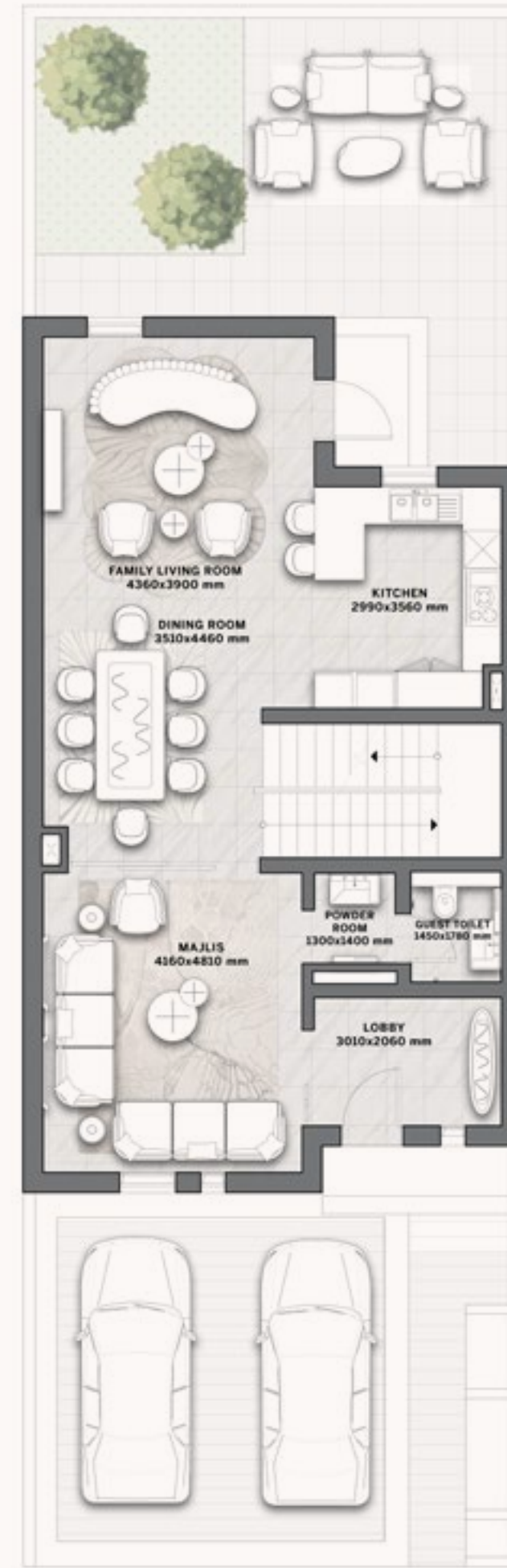
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# Villa B4

## 3 BEDROOMS

Villa Area 245 SQM - 2637 SQFT

Plot Area 200 SQM - 2153 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

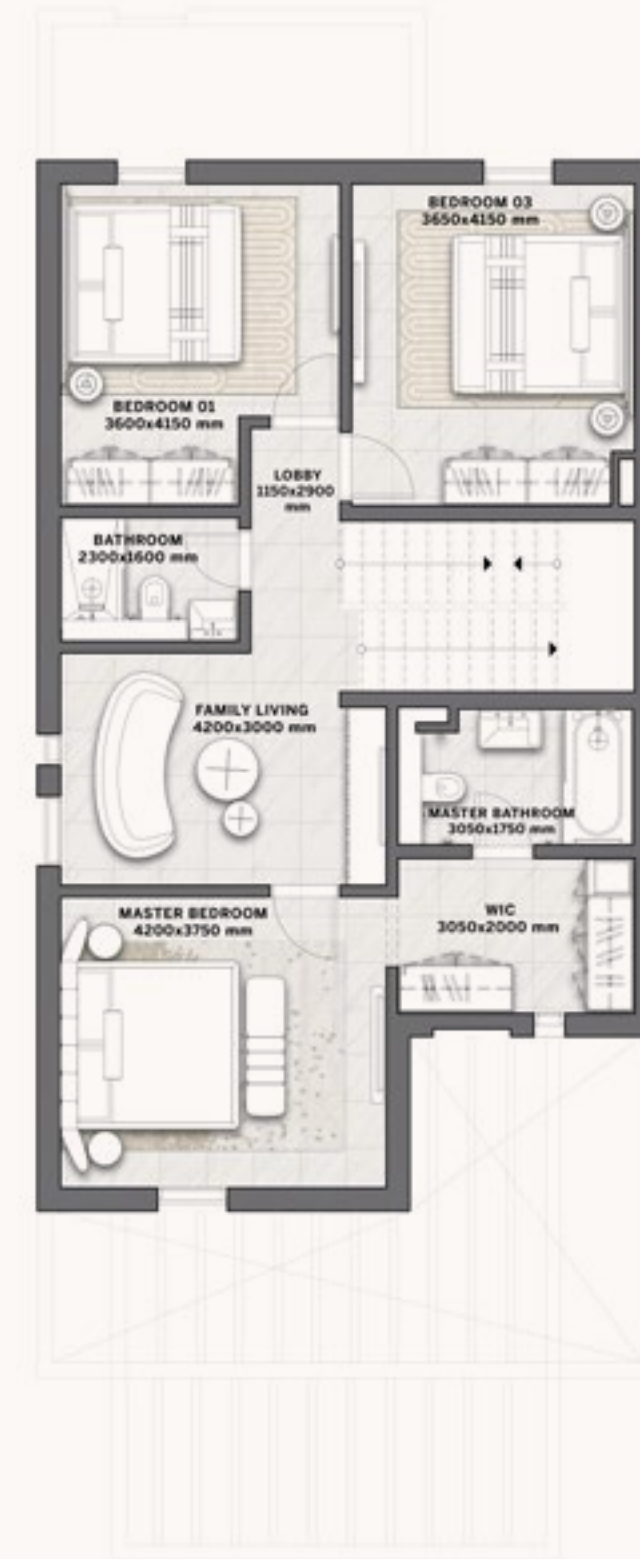
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# Villa B4S

## 3 BEDROOMS

Villa Area 245 SQM

Plot Area 200 SQM



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A PARTNERSHIP BETWEEN

**DAR AL ARKAN**

## About



روشن  
ROSHN

ROSHN was established to develop high-quality residential communities for the people of Saudi Arabia. As one of the largest real estate development companies in the Kingdom, ROSHN is deeply committed to support the Government's efforts to raise the rate of home ownership to 70% by 2030.

Additionally, they aim to make positive contributions to the nation's real estate and supporting sectors by working with local partners and creating jobs. ROSHN is committed to delivering residential communities that combine modern and aspirational living with design inspired by the unique heritage of Saudi Arabia, all with H.R.H. Crown Prince Mohammad bin Salman bin Abdulaziz Al Saud at its helm.

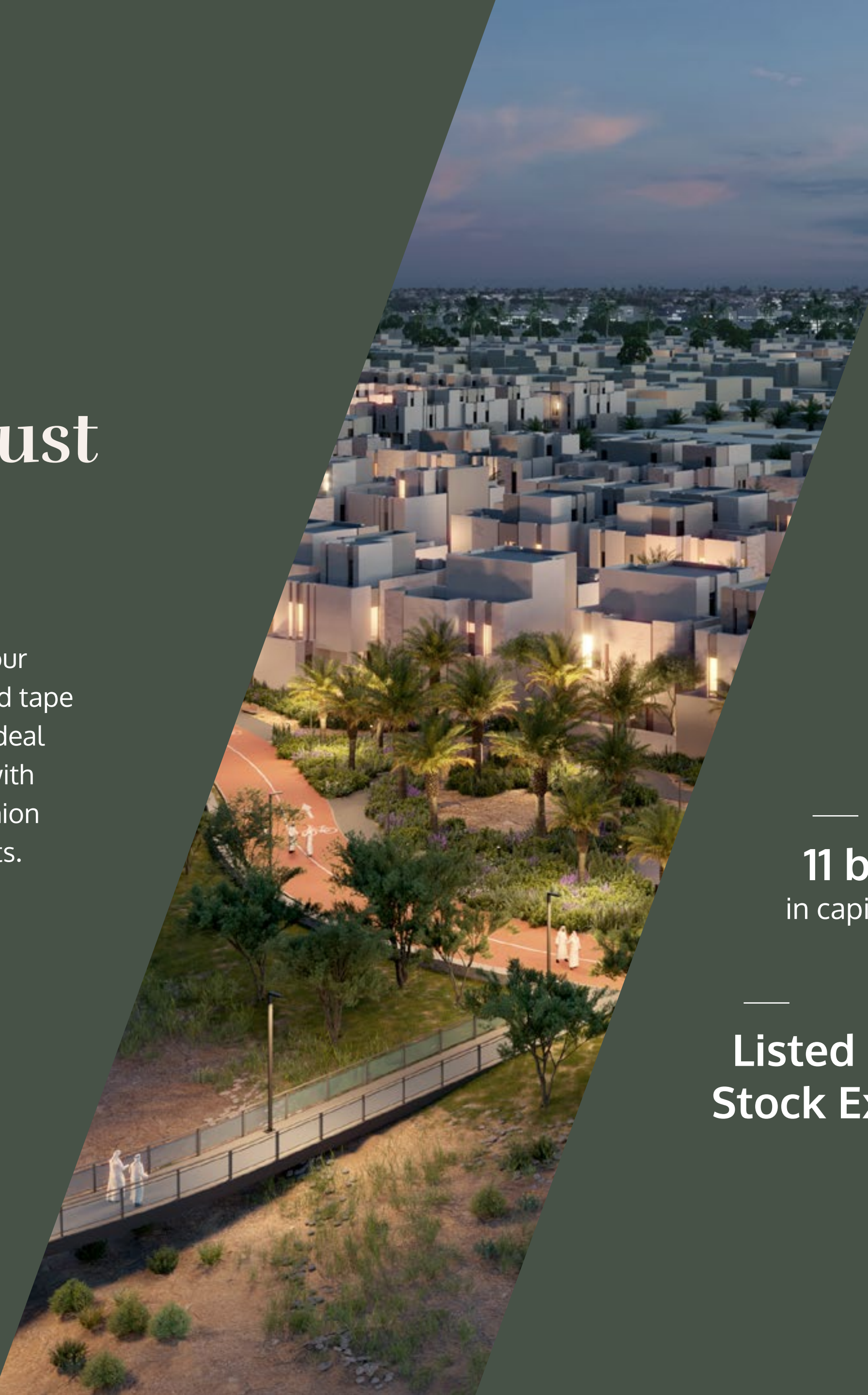
About

# DAR AL ARKAN

## Building on your trust

Imagine a partner that anticipates your needs, understands your aspirations, and celebrates your successes. A partner that cuts through all the red tape and instead offers you on a golden platter the ideal home planned by world-class architects, built with world-class materials, designed by icons of fashion and managed and maintained by the top experts.

And this commitment to delivering the highest quality projects hasn't wavered for the past 28 years. This is Dar Al Arkan.



**31 billion SAR**  
in assets

**15,000**  
residential units  
delivered

**11 billion SAR**  
in capital

**500,000 sqm**  
in commercial space

**Listed on Saudi  
Stock Exchange**

**Operating in  
3 continents**

# DAR AL ARKAN

For more information on L'Etoile by Elie Saab, please call 800 123 3333 (KSA) or visit any of the Dar Al Arkan showrooms in the Kingdom

## Riyadh - Head Office

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

## Riyadh - As Suwaidi

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

## Riyadh - Al Olaya

Prince Muhammad Ibn Abd Al Aziz 12222, Al Olaya

## Riyadh - Ash Shati

King Abdulaziz Road 23613, Ash Shati

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de Hohenlohe, Marbella  
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T +34 952 68 76 80

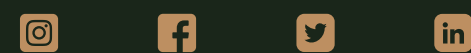
### MUSCAT, OMAN

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Shatti Al Qurum, Muscat,  
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T +968 2270 2777

### BEIJING, CHINA

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Beijing Kerry Centre,  
No.1 Guanghai Road,  
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T +86 132 5888 6222

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