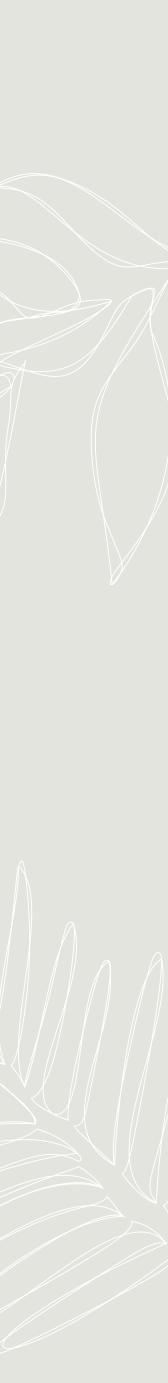
## **ΟΛR ΛL ΛRΚΛΝ**

A COMMUNITY GATED BY NATURE



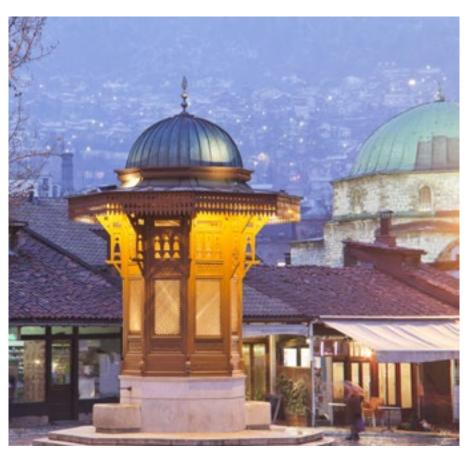








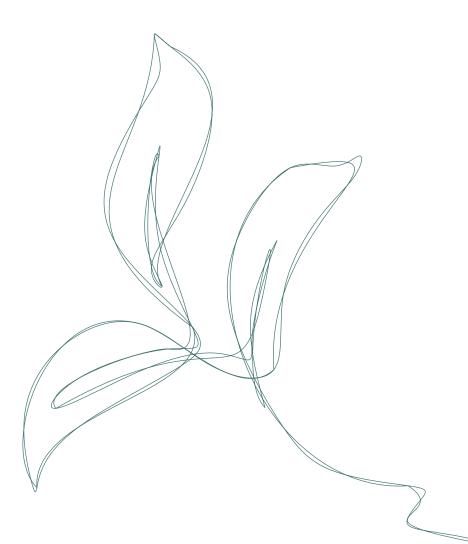




#### IN THE HEART OF EUROPE

Sarajevo. Born out of a blend of Ottoman and Austro-Hungarian cultures. This historic city is truly the epitome of eastmeets-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.









Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.





Sarajevo's cultural beauty, welcoming spirit and joyful landscapes come from its people's fervent faith and love for life. Coupled with optimal weather all year round, and affordable high standards of living, Bosnia is the ideal place for tranquillity, faith, fun and recreational escape.



# •

Welcome to

an enchanted forest.



an exclusive gated community, nestled in

Welcome to







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.



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

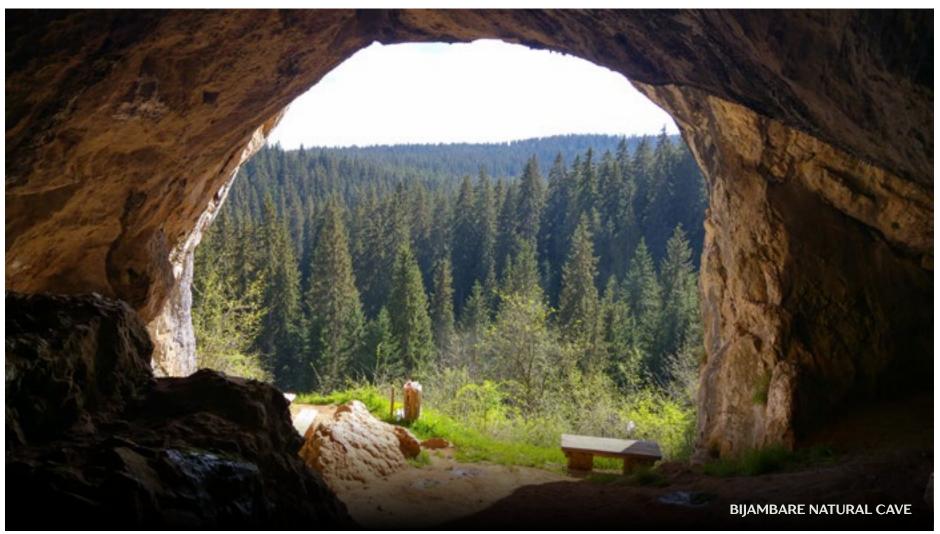
PHOTO TAKEN IN NOVEMBER 2020. © 2021 All rights reserved, Dar Al Arkan.

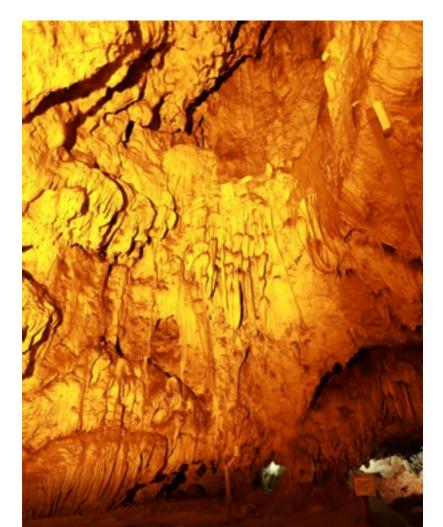






SKAKAVAC WATERFALL







## 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.





At 98 metres, it is one of the tallest

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









A NEW PROMISE OF EXCLUSIVITY

A gated community of tranquility

Enjoy a one-of-a-kind lifestyle, with everything you need at your doorstep. Firstclass amenities, restaurants and cafés, shops and supermarkets and a community mosque.

...and excitement

#### The Sidra Football Academy.

For a true life changing experience, enjoy the Sidra Football Academy, a state-of-the-art football and recreational facility. It will be the new home of training seasons, summer camps, competitions and games for both international football clubs and young rising footballers.



A LIFE-CHANGING EXPERIENCE



Fully equipped with a football field, a conference hall, state-of-the-art equipment & amenities, and a luxury hotel comprised of studio apartments and rooms.

The academy is the ideal space to host top tier international football clubs, where they can conduct their training seasons, host friendly games and also, take advantage of ideal yearround weather conditions.



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A LIFE-CHANGING EXPERIENCE

 $\sim$ 



The Football Academy is another great space for children and young adults with a passion for football, from summer camps to events and games, rising stars both locally and internationally can come enjoy football at its best.



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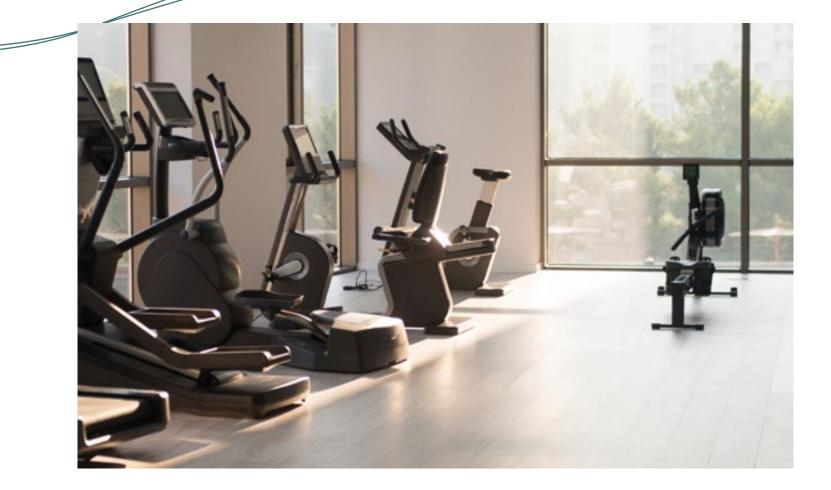
A world of fitness and excitement



The football field.

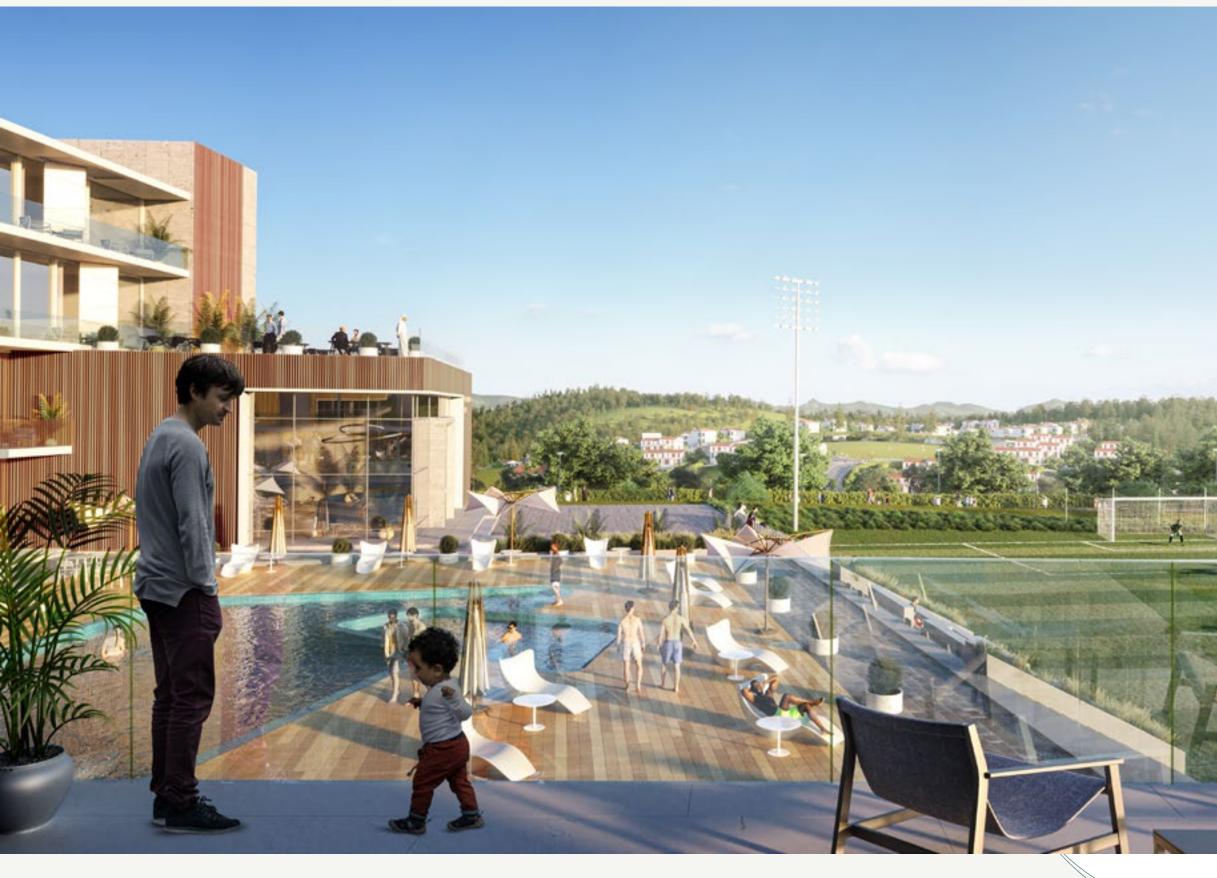
Whether you're an international club looking for the ideal location to host your training season, or you are looking to open a football camp for kids, take advantage of our internationally standardized fields and ideal year-round weather conditions.

#### THE CAMPUS EXPERIENCE



The Fitness Centre.

The center is equipped with ample space, and an assortment of fitness machines to ensure both amateurs and pros have everything they need.



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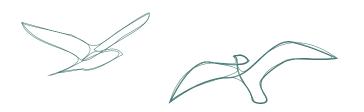




At the hotel. In addition to an unwavering commitment to every guest, the hotel ensures every footballer and guest has a one-of-a-kind experience, where every room and apartment studio reverberates tranquillity and excitement through spectacular sunrises, sunsets, and a view of the football club.





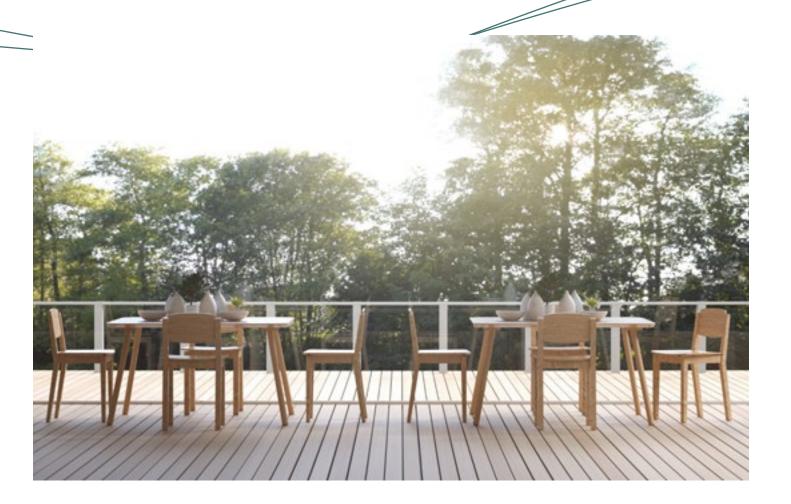


A realm of natural luxury



### The Spa.

After a long day training, enjoy a serene retreat where nature blends seamlessly with exquisite spa experiences.



### The Restaurant.

cuisine that can be enjoyed in an breathtaking landscape.

#### INSIDE THE HOTEL





### The Ballroom.

The ballroom is comfortable spacious and equipped with all the cutting edge technology to ensure every conference, banquet or special occasion is a glitchfree success.

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.







#### 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.

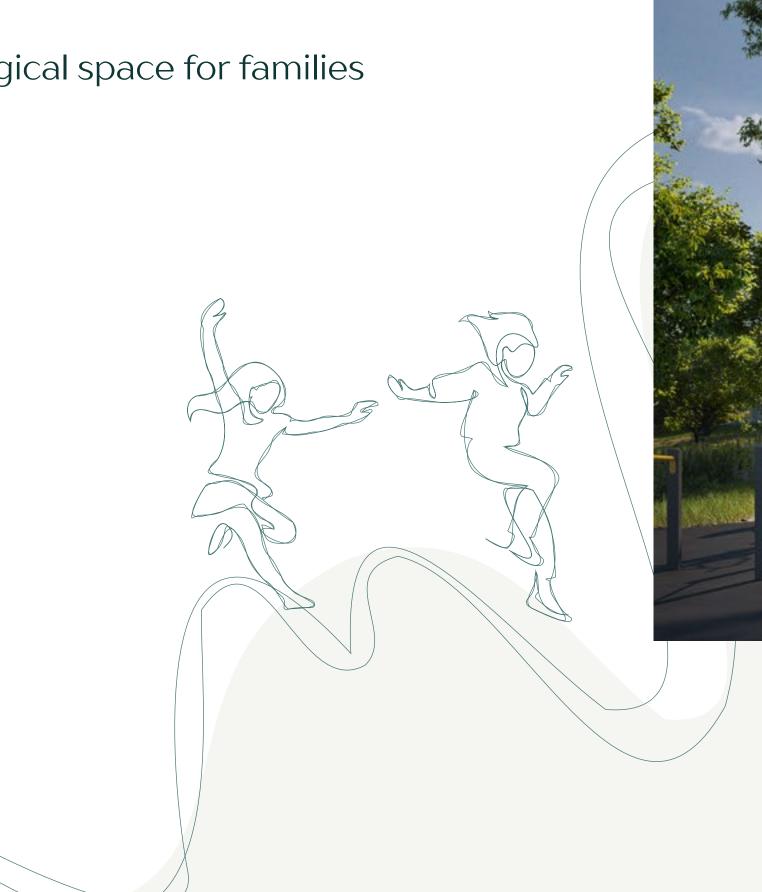




A SANCTUARY FOR YOUR LOVED ONES

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.





Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.



#### 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.







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.



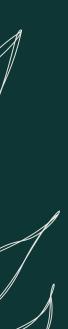
## ENJOY A WORLD OF BENEFITS.



Sidra is the only masterplan in the heart of Europe:

FULLY SERVICED PRE-ACQUIRED PERMITS CONNECTED GRID NETWORK SEAMLESS OWNERSHIP IN EUROPE





## 1. **BENEFIT FROM A** FULLY-SERVICED MASTERPLAN.





ENJOY A WORLD OF BENEFITS

### SIDRA IS PRE-EQUIPPED WITH:



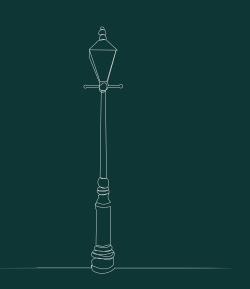
MAIN GATES WITH SECURITY CAMERAS



SIDEWALKS



GUARD ROOMS



STREET LIGHTING



ASPHALTED ROADS



ROAD LANDSCAPES

## 2. **BENEFIT FROM** PRE-ACQUIRED PERMITS.

Every future property owner can have the peace of mind that owning a plot instantly comes with the right permit.

**COMMERCIAL PERMITS ARE GRANTED FOR THE** RETAIL STRIP, SFA & HOTEL AND OTHER AMENITIES. ENJOY A WORLD OF BENEFITS

### **RESIDENTIAL PERMITS ARE GRANTED FOR VILLAS**

## 3. **BENEFIT FROM** PLOTS WITH A CONNECTED **GRID NETWORK.**

The plots are:

- 1. PRE-SORTED
- 2. RANGING FROM 350SQM TO 6500SQM
- **3.** CONNECTED TO A WATER NETWORK
- 4. CONNECTED TO THE ELECTRIC POWER GRID
- 5. TELECOM PROVISIONS

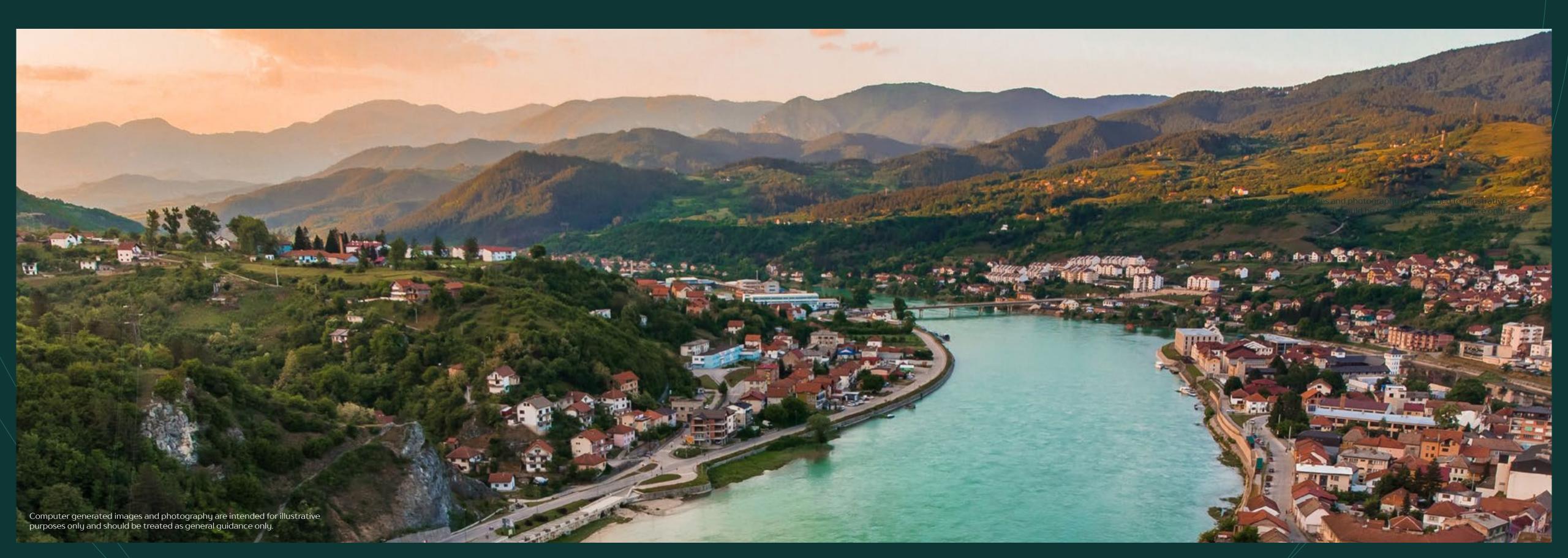


#### ENJOY A WORLD OF BENEFITS

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## 4. **BENEFIT FROM** SEAMLESS **OWNERSHIP IN** EUROPE.

Take advantage of optimal weather, a rich Islamic culture and affordable high standards of living.





## 4 **BENEFIT FROM** SEAMLESS **OWNERSHIP IN** EUROPE.



**OPENING OF A** COMPANY

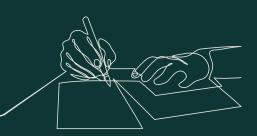
Sidra will take on the responsibility of opening any company(ies) needed. ENJOY A WORLD OF BENEFITS

Under Bosnia law, a piece of property needs to be either owned by a native or a company.

### WE MAKE IT HAPPEN THROUGH 3 EASY STEPS:

LEGAL ADVISOR

A legal advisor will be assigned to take care of all the legal paperwork.



FREE **RENEWAL FEES** 

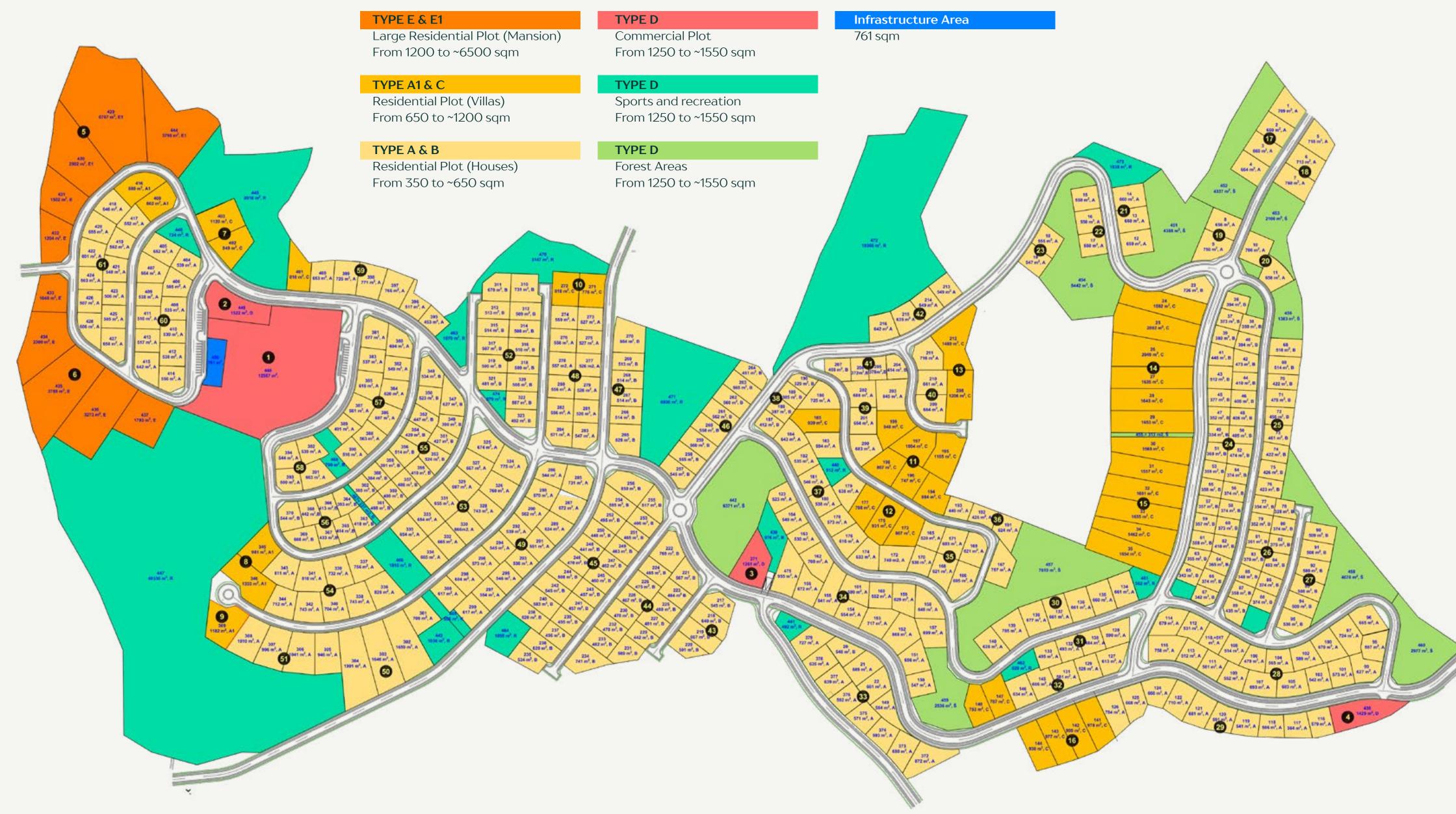
Renewal fees of company(ies) will be free of charge for 5 years.

#### SIDRA MASTERPLAN

#### 1. HOTEL

- 2. SIDRA FOOTBALL ACADEMY
- **3.** RETAIL STRIP
- 4. SPORTS AND RECREATIONAL AREA
- 5. MAIN GATE
- 6. SECONDARY GATE









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

PHOTO TAKEN IN NOVEMBER 2020. © 2021 All rights reserved, Dar Al Arkan.

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

PHOTO TAKEN IN JANUARY 2021. © 2021 All rights reserved, Dar Al Arkan.









The Villa Types



The ideal combination of contemporary and traditional



The Field Villa. The field villa is built on a flat surface, it is comprised of 3 floors and has a floor plan of 100m2.



floor plan of 120m2.



and has a floor plan of 120m2.

THE VILLAS

The Hill Villa. The Hill villa is built on a slope, it is comprised of 3 floors and has a

The Mountain Villa. The Mountain villa is built on a slope, it is comprised of 3 floors



The Meadow Mansion. The Meadow villa is built on a flat surface, it is comprised of 2 floors and has a floor plan of 90m2.



## Villa Types

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

#### The field Villa.

Site area (approx)	450-650 m <sup>2</sup>
Floors	Basement + GF + FF
Floor plan area (approx)	100 m <sup>2</sup>
<b>Gross floor area</b> (approx)	260 m <sup>2</sup>
Net floor area (approx)	180-200 m <sup>2</sup>

The Field Villa 2.		The Hill Villa.	
Site area (approx)	> 650 m <sup>2</sup>	Site area (approx)	350-650 m <sup>2</sup>
Floors	Basement + GF + FF	Floors	Basement + GF + FF
Floor plan area (approx)	120 m <sup>2</sup>	Floor plan area (approx)	90 m <sup>2</sup>
<b>Gross floor area</b> (approx)	300 m <sup>2</sup>	Gross floor area (approx)	200 m <sup>2</sup>
Net floor area (approx)	200-240 m <sup>2</sup>	Net floor area (approx)	160-180 m <sup>2</sup>

#### The Mountain Villa.

Site area (approx)	> 650 m <sup>2</sup>
Floors	Basement + GF +
Floor plan area (approx)	120 m <sup>2</sup>
<b>Gross floor area</b> (approx)	280 m <sup>2</sup>
Net floor area (approx)	200-220 m <sup>2</sup>

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### Floor Plan of The field Villas



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### Ground Floor

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#### First Floor







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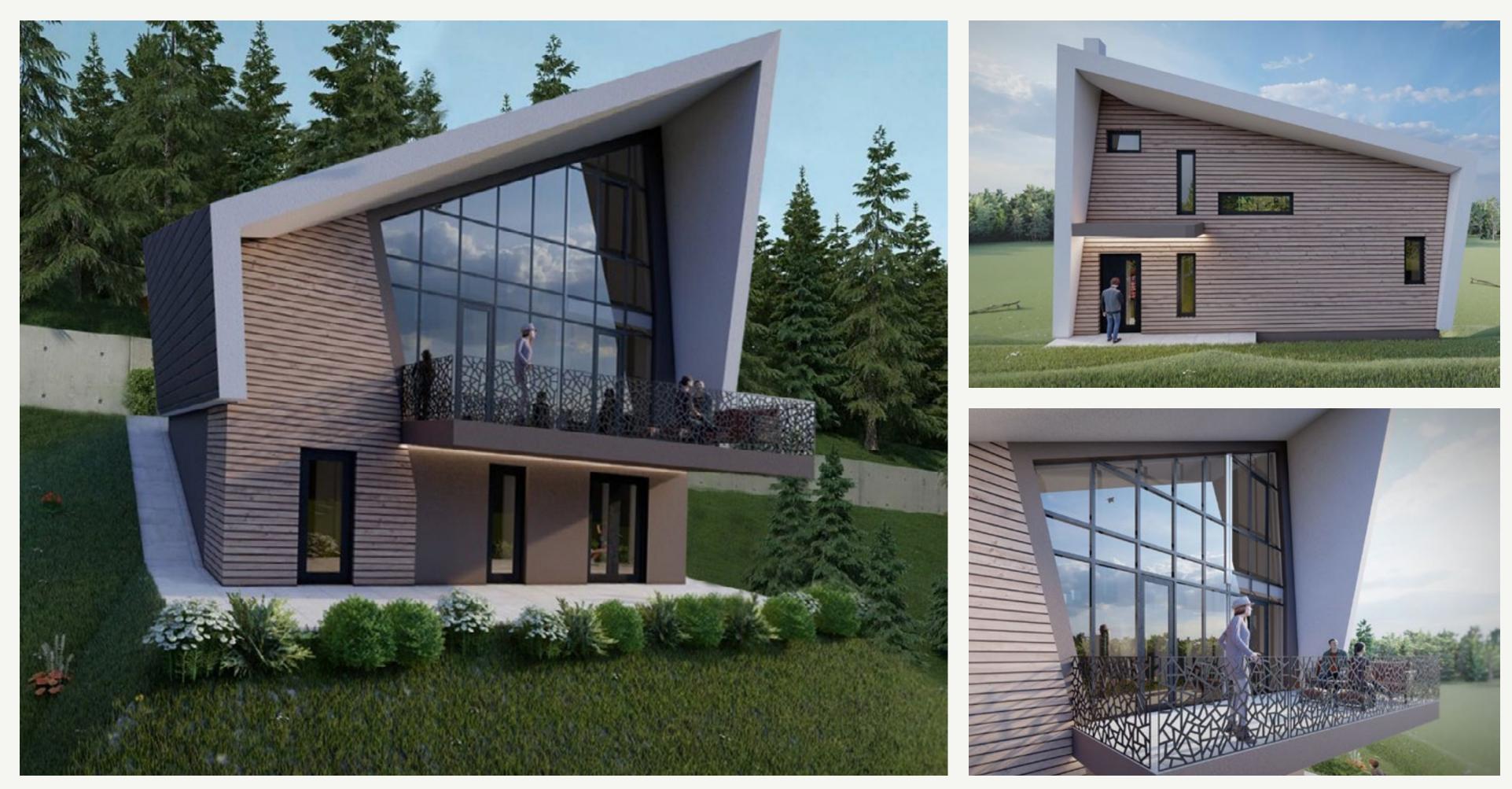
Basement

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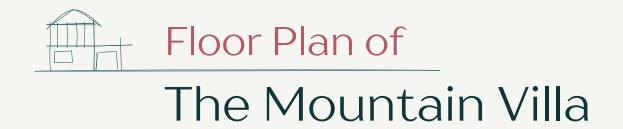
### Ground Floor

#### First Floor

## Floor Plan of The Mountain Villa



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#### **Cross Section**

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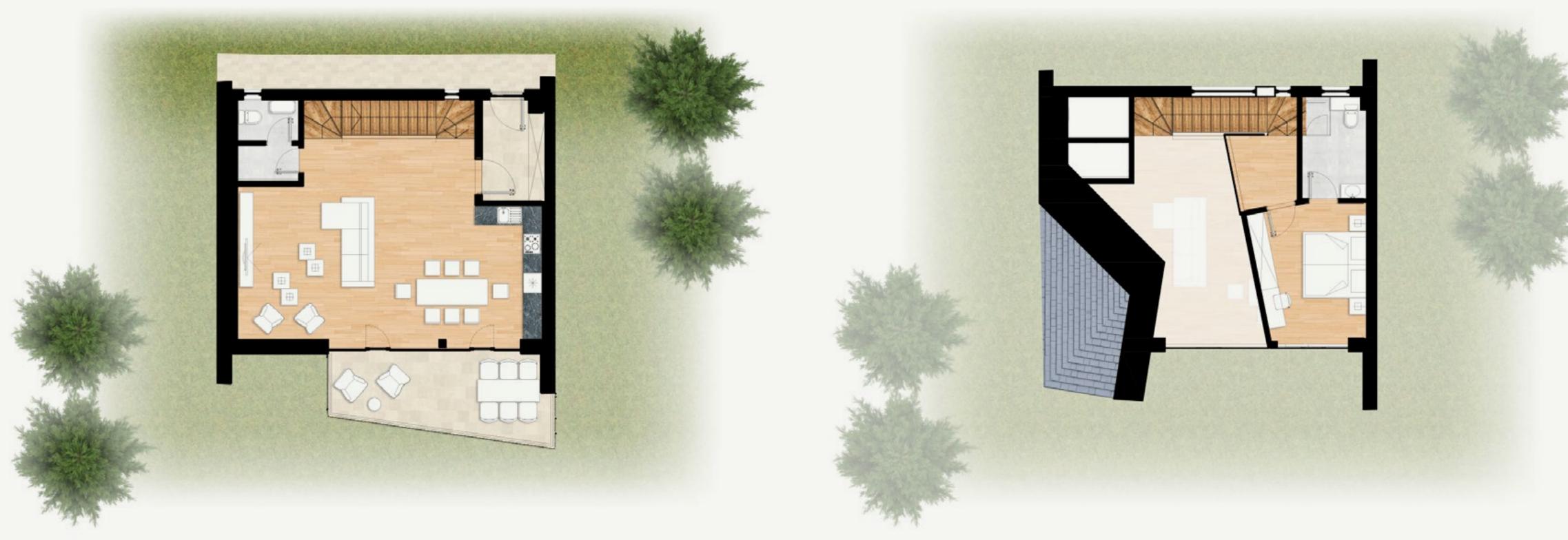


#### Basement





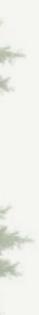




#### Ground Floor

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### Gallery





# The Meadow Mansions

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

#### The Meadow Mansion.

Site area (approx)	> 1,200 m <sup>2</sup>	
Floors	GF + FF	
Floor plan area (approx)	180 m <sup>2</sup>	
<b>Gross floor area</b> (approx)	450 m <sup>2</sup>	
Net floor area (approx)	360-380 m <sup>2</sup>	

The Meadow Mansion 2.		
Site area (approx)	> 2,900 m <sup>22</sup>	
Floors	GF + FF	
Floor plan area (approx)	210 m <sup>2</sup>	
Gross floor area (approx)	540 m <sup>2</sup>	
Net floor area (approx)	450-480 m <sup>2</sup>	

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# The Meadow Mansion & Th



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### The Meadow Mansion & The Meadow Mansion 2



### The Meadow Mansion & The Meadow Mansion 2



### Ground Floor

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First Floor



#### 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, vaporpermeable - waterproof foil, KLIK KLAK 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**

- 10 cm thick
- Plugged PVC foil

#### **EXTERIOR LOCKSMITH**

#### INTERIOR CARPENTRY

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

#### THERMAL FAÇADE

in the ground through waterproofing. Hard plates: extruded polystyrene / XPS /

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.

• 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 twocomponent 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**

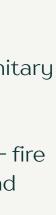
- Hydro installation: installation of sanitary water, fecal and rain sewerage;
- High current electrical installations;
- Low-voltage electrical installations fire detectors, anti-burglary systems and internet networks;
- Machine installations central heating and cooling of the building (air-to-air or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

#### EQUIPMENT

Disposition of furniture and equipment: schematic level

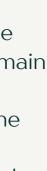
#### EXTERIOR

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.









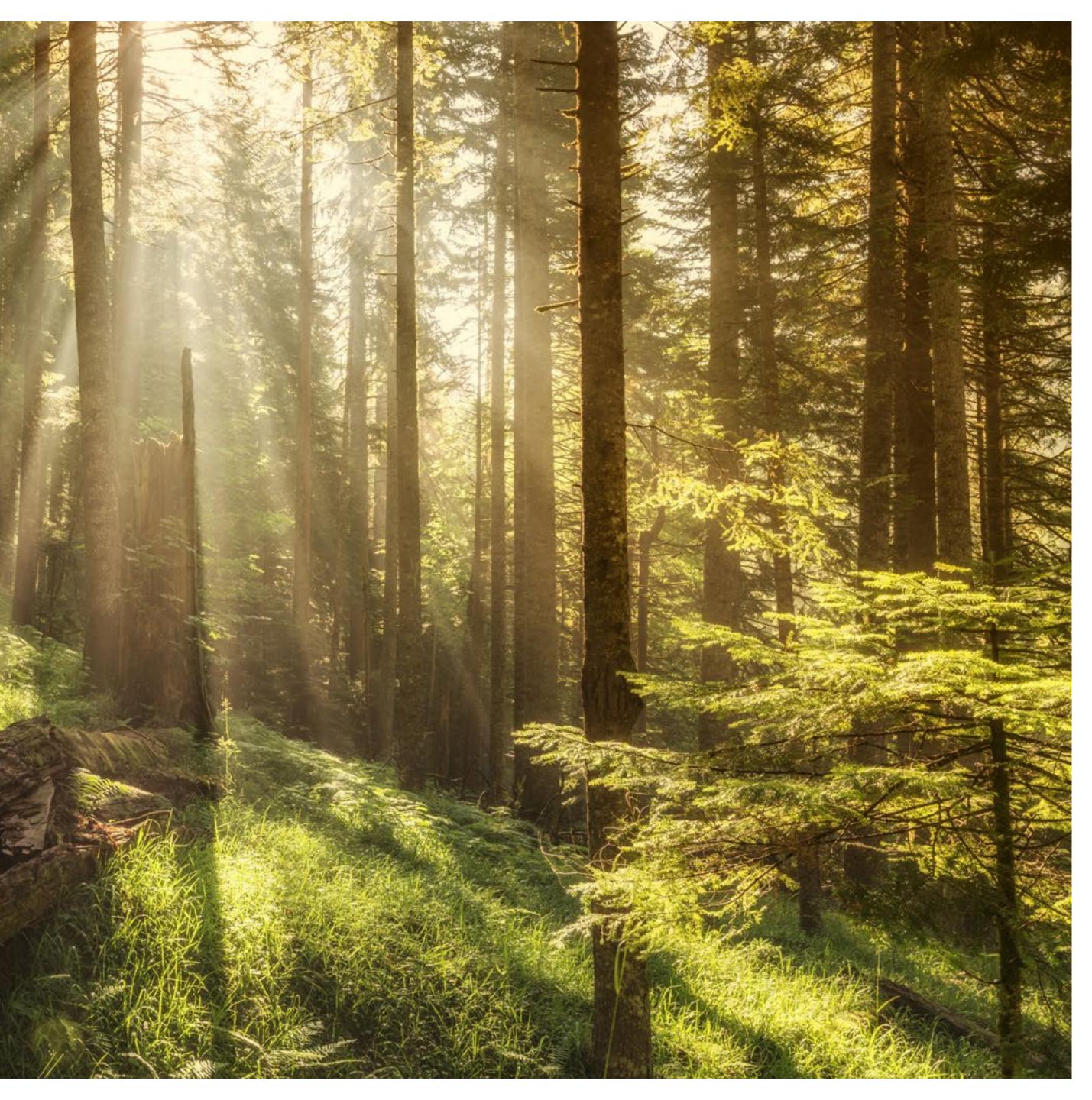
A gated community offering

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





### **ΔΛR ΛL ΛRΚΛΝ**

Riyadh, KSA	Beijing, China	London, UK	Dubai, UAE
12622 Makkah Road, Al Wizarat, Beside Riyadh Marriott Hotel	303–309, North Tower, Beijing Kerry Centre, No.1 Guanghua Road, Chaoyang District, Beijing +86 132 5888 6222	50 Hans Crescent, Knightsbridge, London, SW1X ONA	Conrad Dubai, Sheikh Zayed Road, Opposite World Trade Centre PO Box 2523, Dubai
Marbella, Spain	Sarajevo, BiH	Riyadh, KSA	Medina, KSA
Marbella's Golden Mile at Marbella Club Hotel	UI. Fra Andela, Zvizdovica Br. 1, D-mezanin, 71000	Shams Ar Riyadh, 13913 Salbukh Road	Prince Sultan Road – Al Hijra, Al Madinah Al Munawarah, Medina
Riyadh, KSA	Jeddah, KSA	Doha, Qatar	
Al Aflaj, As Suwaidi, 12796, Riyadh	Ash Shati, 23613, King Abdulaziz Road, Jeddah	Office 1111, Marina Twin Towers, Lusail Marina	

For more information on "Sidra, Bosnia" please call <u>+971 800 40404</u> (UAE) 800 3536 (QATAR) or 800 123 3333 (KSA)

You can visit our website at <u>daralarkan.com</u> or email us at info@alarkan.com or via our social media platforms DarAlArkanOfficial / 🗿 📔 daralarkanGLBL / 😭 📔 daralarkan / 💟 📔 daralarkanproperties / in











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