

2024

AVED

JEDDAH CENTRAL RESIDENCE

DOWNTOWN LIVING, REDEFINED

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DOWNTOWN LIVING, REDEFINED

PROJECT INTRODUCTION



Jeddah Central Residence is the latest project from *AVED Real Estate Development*, showcasing the culmination of its expertise and consistency in delivering sophistication, comfort, and the highest global standards.

Strategically located only 300 meters away from the Jeddah Central project on the main road, Jeddah Central Residence offers an enchanting sea view, with the corniche less than a kilometer away.

The modern exterior and interior design of the residence captivates onlookers, creating a truly remarkable living space.



Also situated near the project is **AVED Park**, extending over an area of **49 x 30 meters**. **AVED Park** fosters a sense of community among residents and features a cozy seating area for residents to relax and enjoy stunning views, along with a designated play area

where children can have a fun time outdoors. With all necessary services conveniently located around the project, **Jeddah Central Residence** presents an exceptional opportunity for families seeking a luxurious and convenient living experience.

JEDDAH CENTRAL RESIDENCE

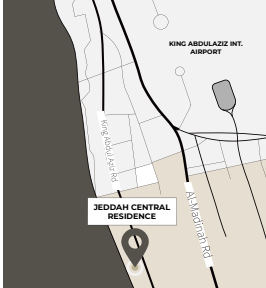
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PROJECT LOCATION

Jeddah Central Residence is at the heart of Jeddah, on King Abdulaziz Road and Corniche Road in Al Shati District.

Jeddah Central Residence boasts a strategic location near:

- The Red Sea Corniche
- AVED Park
- Most popular attractions
- The Jeddah Central project and King Abdulaziz Road





Strategically located only 300 meters away from the Jeddah Central project on the main road, Jeddah Central Residence offers an enchanting sea view, with the corniche less than a kilometer away.

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PROJECT DETAILS



Jeddah Central Residence is a residential complex consisting of a 12-story tower, including 10 villas and 34 apartments, divided as follows:

- Basement (for parking and services)
- Ground floor(entrance, reception, and parking
- Mezzanine (for parking)
- 12 floors of various residential units
- Service rooftop

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KEY FEATURES & FACILITIES

The project is designed to provide various residential units (apartments/villas) that meet the needs of every client and ensure a distinguished residential experience. The following facilities are available within the project:



RECEPTION HALL



WAITING AREA



PRAYER ROOM



OUTDOOR SEATING



PRIVATE CAR PARKING FOR EACH UNIT



PRIVATE CIGAR LOUNGE



DRIVERS' ROOM



SWIMMING POOL



MAIL ROOM



NURSERY (WITH BATHROOMS)



LOCKER ROOM



GYM (WITH BATHROOMS)



CELEBRATION HALL (WITH BATHROOMS)



PRIVATE CAFE



4 DESIGNATED ELEVATORS, 3 FOR RESIDENTS AND 1 FOR WORKERS

The following premium services are also available to the Jeddah Central Residence community:



TOWER ADMINISTRATIVE & SECURITY OFFICES



ELECTRICAL ROOM



GARBAGE CHUTE SYSTEM FOR WASTE COLLECTION



SPECIAL RAMPS FOR THE ELDERLY AND WHEELCHAIR USERS



TWO PARKING SPACES FOR INDIVIDUALS WITH DISABILITIES



A LARGE SERVICE ELEVATOR FOR TRANSPORTING FURNITURE AND LUGGAGE



CHARGING STATIONS FOR ELECTRIC VEHICLES



FIRE SAFETY SYSTEM



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ADDITIONAL FEATURES

Various residential units were created to accommodate the needs of each client in terms of space and number of rooms, along with additional features such as:



AN AMERICAN-STYLE KITCHEN



SMART ELECTRONIC DOOR LOCK



MAID'S ROOM WITH PRIVATE BATHROOM
IN EACH UNIT



VRF AIR CONDITIONING FOR EACH UNIT



SMART CONTROL FEATURES FOR
AIR CONDITIONING AND LIGHTING



The following services will also be provided at Jeddah Central Residence, for the duration of 3 years:



FREE WI-FI



24/7 RECEPTION SERVICE



ELECTRICITY AND PUBLIC WATER SERVICES



24/7 MAINTENANCE AND CLEANING SERVICE FOR PUBLIC AMENITIES



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PROJECT UNIT TYPES

Jeddah Central Residence consists of 2 distinct types of residential units, different in type and size, giving you the opportunity to handpick the luxury living space that is ideal for you. They are as follows:

Apartment Units

34 apartments that offer an exceptional living experience, varying in type and size as follows:

- **11 Three-bedroom apartments (A1)** with an area of **149 sq m**, with **7 sq m** balconies facing the back and enjoying charming views of the sea, the Jeddah Central area, and King AbdulAziz Road.
- **11 Three-bedroom apartments (A2)** with an area of **149 sq m**, with **9 sq m** balconies providing a delightful side view of the corniche.
- **11 Three-bedroom apartments (A3)** of **140 sq m**, offering front and side views of either the corniche or King AbdulAziz Road.
- **1 Three-bedroom apartment (A4)** with an area of **175 sq m**, offering a charming view of the sea, the Jeddah Central area, and King AbdulAziz Road.

Villa Units

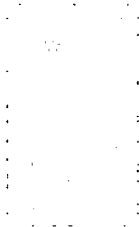
10 outstanding villas for families, with two different sizes and designs:

- **5 Three-bedroom villas (V1)** with an area of **180 sq m**, offering generous space and complemented by views of the sea, Jeddah Central area, and King AbdulAziz Road. It is ideal for families looking for extra space and a comfortable environment.
- **5 Two-bedroom villas (V2)** with an area of **168 sq m** overlooking the sea, Jeddah Central area, and King AbdulAziz Road. It is ideal for those seeking a comfortable space and a design that caters to all their needs.

(A1)

11 Three-bedroom apartments (A1) with an area of 149 sq m, with 7 sq m balconies facing the back and enjoying charming views of the sea, the Jeddah Central area, and King AbdulAziz Road.

This unit boasts a panoramic view spanning 15 meters along King AbdulAziz Road and the Jeddah waterfront





(A2)

11 Three-bedroom apartments (A2) with an area of 149 sq m, with 9 sq m balconies providing a delightful side view of the corniche.

This unit boasts a panoramic view spanning 15 meters along the Corniche road and the Jeddah waterfront.

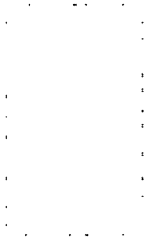




(A3)

11 Three-bedroom apartments (A3) of 140 sq m, offering front and side views of either the corniche or King AbdulAziz Road.

This unit features a captivating and complete panoramic view of the sea and AVED Park.

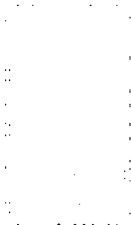




(A4)

1 Three-bedroom apartment (A4) with an area of 175 sq m, offering a charming view of the sea, the Jeddah Central area, and King AbdulAziz Road.

This unit offers a panoramic view spanning 15 meters over the Jeddah Central project and the Jeddah waterfront





(V1)

5 Three-bedroom villas with an area of 180 sq m, offering generous space and complemented by views of the sea, Jeddah Central area, and King AbdulAziz Road. It is ideal for families looking for extra space and a comfortable environment.

This unit features an 8-meter wide panoramic view along King AbdulAziz Road and the Jeddah Central project





(V2)

5 Two-bedroom villas with an area of 168 sq m overlooking the sea, Jeddah Central area, and King AbdulAziz Road. It is ideal for those seeking a comfortable space and a design that caters to all their needs.

This unit showcases a panoramic view spanning 12 meters over the Jeddah Central project and the Jeddah waterfront





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THE BASEMENT



AVED



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GROUND FLOOR

RECEPTION HALL





PRIVATE CIGAR LOUNGE





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RESIDENTIAL UNITS





MAIN BED ROOM





BEDROOM



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THE ROOF

SWIMMING POOL



OUTDOOR SEATING AREA















Each unit is delivered according to your choice; empty for furnishing to your taste or fully furnished so your home is ready to move in and enjoy without hassle.

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ESSA BINLADEN
— FOR DECORATION —



Join the Jeddah Central Residence community and choose the unit that compliments your needs and lifestyle.

✉ INFO@AVED-SA.COM

☎ +966 56 658 9443

@ [AVEDREALESTATE](#)