DESIGN DEPARTMENT

Architecture · Engineering · Interiors · BIM

Hatmia Engineering, with MadeMake and APCO Teknik. More than twenty years, a portfolio of SAR 21 billion and 13 cities across the Kingdom.

HATMIA ENGINEERING IN NUMBERS

A design office at national scale

From masterplans of thousands of homes to hotels, malls and factories, for the National Housing Company, ROSHN programmes, government bodies and leading developers.

SAR 21 bn
TOTAL PROJECT PORTFOLIO

8 M m²
TOTAL DEVELOPMENT AREA

43,000+
RESIDENTIAL UNITS

74
DESIGN PROJECTS ON RECORD

205
STAFF

3
ISO-CERTIFIED MANAGEMENT SYSTEMS

20+
YEARS OF EXPERIENCE

13
CITIES AND REGIONS SERVED

Contents

— The department p. 04

Our clients p. 05
The portfolio in numbers p. 06
What we design p. 07
How we work p. 08
Team and design review p. 09
Three firms, one team p. 10

02 Commercial, hospitality and industry p. 32

NHC Community Centres p. 33
Community centres, plot by plot p. 34
Commercial and retail p. 35
Hospitality and showrooms p. 36
Industrial and logistics p. 37
Design register p. 38

01 Communities and housing p. 11

Rehab Al-Asalah Riyadh p. 12
Khuzam 3 Apartment zones 1 and 2, Riyadh p. 15
Al-Qatif Houses Al-Qatif p. 17
Tilal Al-Fursan Al-Athbah, Riyadh p. 18
Al-Muhannadiyah Murcia 2, Riyadh p. 19
Tilal Al-Narjis Riyadh p. 20
Nafah Al-Khuzam, Riyadh p. 21
Madd Al-Qamra Safwa, Al-Qatif p. 23
Tilal Safwa Al-Qatif p. 24
Madd Sadayem Jeddah p. 25
Abiar Ali Al-Madinah p. 26
Al-Khayala Jeddah p. 27
Nuzl Al-Dar Al-Madinah p. 28
Malfa Al-Asala Riyadh p. 29
Gival Residence Riyadh p. 30
More major communities p. 31

03 Partner: MadeMake p. 40

About MadeMake p. 41
MadeMake: selected works twelve projects p. 42

04 Partner: APCO Teknik p. 48

About APCO Teknik p. 49
APCO Teknik: healthcare six projects p. 50
APCO Teknik: public buildings six projects p. 51

Contact p. 52

THE DEPARTMENT

One design team, from the first sketch to the permit set.

The Design Department of Hatmia Engineering designs housing communities, apartment buildings, commercial complexes, hotels and factories across the Kingdom. Architects and structural, mechanical and electrical engineers work in one office and on one coordinated BIM model, so each project moves from concept to issued-for-construction drawings, Balady permits and site supervision without changing hands.

Two partners extend that team. MadeMake brings award-winning architecture, interiors and landscape design from a wide international portfolio. APCO Teknik, founded in Ankara in 1987, brings engineering, design control and program management of very large public projects, healthcare above all.

Certified

Engineering certificate No. 1743 and Amana licence No. 606

Code-ready

Saudi Building Code, Balady, Civil Defense and energy efficiency

Coordinated

Revit BIM from LOD 100 to LOD 500, with clash detection

Cost-aware

Quantity surveying, BOQ, tender documents and value engineering

International design, local delivery.



OUR CLIENTS

Trusted by the Kingdom's leading developers and institutions

Government bodies, developers, contractors and industrial groups across the Kingdom, led by the National Housing Company.

NHC
National Housing Company

PIF
صندوق الاستثمارات العامة
Public Investment Fund

مجموعة روشن
ROSHN GROUP
ROSHN

دار وإعمار
DAR WA EMAAR
Dar wa Emaar

NEOM
NEOM

رافال
RAFAL
Rafal Real Estate

ثبات المسكن
THABAT
Thabat Al-Maskan

تلال
TILAL
Tilal Real Estate

FBS
فيصل بن سعيدان
Faisal Bin Saedan

ماونتن ڤيو
MOUNTAIN VIEW
Mountain View

MAYA
MAYA

INMAR
Enmaa Al-Rawabi (INMAR)

تعمير
TAMEAR
الشركة العقارية السعودية للتعمير
Saudi Real Estate Construction Company
Tameer

ناقل اكسبرس
Naqel Express

alfanar Building Systems
Al-Fanar

FBS
CONTRACTING
FBS Contracting

عبر للمقاولات
ABR CONTRACTING
ABR Contracting

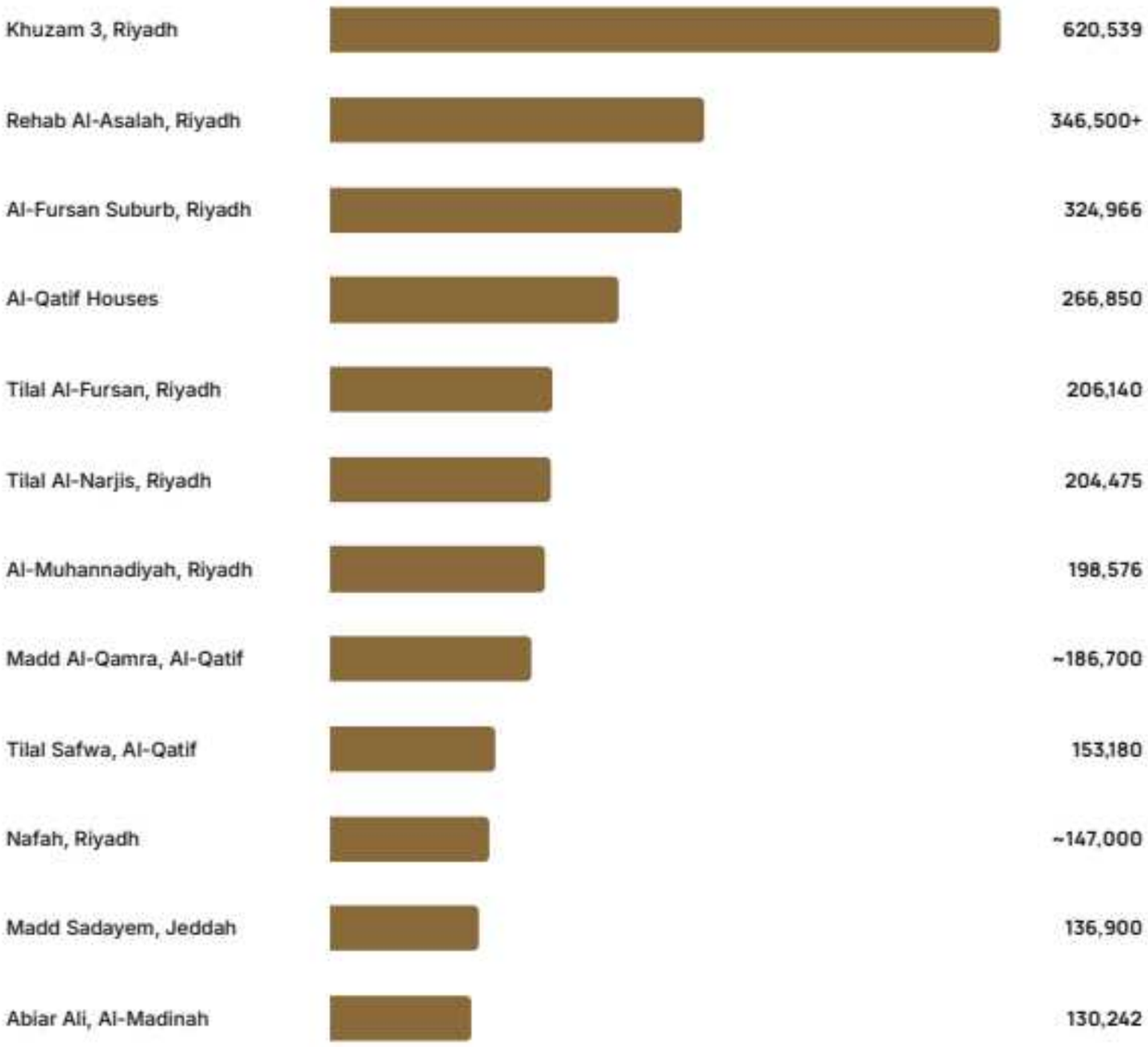
مسكن
شركة مسكن العربية
MASKAN ARABIA CO.
Maskan Arabia

وثير للتطوير العقاري
Watheer Real Estate

جامعة حائل
University of Hail
University of Hail

Scale, across the Kingdom

Largest communities by built area, m²



Sources: pre-qualification and project records. Estimates carry ~.

Design projects by sector

26	21	7	11
HOUSING AND COMMUNITIES	COMMERCIAL AND RETAIL	HOSPITALITY, COMMUNITY AND PRIVATE	INDUSTRIAL AND LOGISTICS

Where we work

Riyadh	Rehab Al-Asalah, Khuzam 3, Al-Fursan, Al-Narjis, Al-Muhannadiyah, Nafah, malls and commercial complexes
Jeddah	Madd Sadayem, Al-Khayala, ROSHN Al-Arous
Al-Madinah	Nuzl Al-Dar, Abiar Ali
Eastern Province	Al-Qatif Houses, Tilal Safwa, Madd Al-Qamra, ESPAC in Dammam and Al-Khobar
The North	Makarem and Ashbilia in Arar, Al-Laqat in Sakaka, University Land in Tabuk
Nationwide	Naqel Express logistics in ten cities, Hail, Qassim, Aseer and Al-Hasa



SERVICES

What we design

01

Architecture

Masterplans, building prototypes, facades and urban identity, developed around the client's market and budget.

02

Structure

Structural design to the Saudi Building Code, including precast systems and conversion of traditional structures to precast.

03

Mechanical

HVAC, plumbing and fire protection, designed for performance, energy efficiency and low running cost.

04

Electrical

Power, lighting, low-current systems and energy-efficiency drawings for permit submission.

05

Interiors

Interior design for apartments, villas and public areas, in-house and with MadeMake.

06

Value engineering

Redesign and development of existing schemes to bring cost down and keep design intent.

07

IFC and shop drawings

Coordinated issued-for-construction packages, shop drawings, specifications and bills of quantities.

08

BIM

Models from LOD 100 concept to LOD 500 as-built, with clash detection across all disciplines.

09

Permits

Balady building permits, Civil Defense, energy-efficiency approval and occupancy certificates, block by block.

10

Precast engineering

More than 20 years of precast design: system selection, general arrangements and coordinated shop drawings.

HOW WE WORK

One model, from concept to site

01

Concept

Massing, prototypes and masterplan. LOD 100.

02

Schematic

Coordinated design and first model. LOD 200.

03

Detailed design

All disciplines, specifications and BOQ. LOD 300.

04

IFC

Construction documents and shop drawings. LOD 350.

05

Permits

Balady, Civil Defense, energy efficiency and occupancy.

06

Site

Technical supervision, then as-built models. LOD 400 – 500.



Every discipline under one Design Manager

Design Administration — **Design Manager**

BIM management	Architecture	Structure	Mechanical	Electrical	Document control
BIM Manager	Senior architects	Head of structure	MEP manager	Electrical engineers	Document controllers
BIM architecture specialist	Interior design architects	Structural engineers	Mechanical engineers	Electrical draftsmen	Submittal and revision records
BIM civil specialist	Architectural draftsmen	Precast detailers	Mechanical draftsmen		
BIM electrical specialist					
BIM mechanical specialist					

Four design review gates, under a QA/QC system aligned with ISO 9001

1 Requirements review
All requirements and constraints are identified and closed before design starts.

2 Schematic design review
Concepts are tested for feasibility, compliance, budget, schedule and risk, with models and calculations.

3 Supplier and material review
Engineering and procurement confirm critical equipment and constructability during design.

4 Final design review
Coordination and interfaces of all disciplines are verified before the issue for construction.







THREE FIRMS, ONE TEAM

Who brings what

hatmia stays the single point of contact for the client: local lead consultant, signatory on permits and on site. The partners join the department where a project needs them.

	hatmia	MadeMake	APCO Teknik
Masterplanning and urban identity	●	●	
Concept architecture	○	●	
Interiors and landscape	○	●	
Structure, MEP and fire and life safety	●		○
BIM coordination and clash detection	●		
Healthcare and medical planning			●
Design review and value engineering	●		●
Saudi codes, Balady and Civil Defense permits	●		
Quantity surveying, BOQ and tender documents	●		○
Construction supervision in the Kingdom	●		○
Program management of very large projects	○		●

● Leads ○ Supports

Rehab Al-Asalah, for NHC, is delivered jointly by hatmia and MadeMake.



Rehab Al-Asalah, Riyadh: hatmia as lead consultant with MadeMake

01

Communities and housing

Master-planned districts for the National Housing Company and its developers, from apartments over retail streets to villa communities.

~16,000
HOMES SHOWN IN THIS CHAPTER

~3.1 M m²
BUILT AREA SHOWN IN THIS CHAPTER





JOINT PROJECT - HATMIA × MADEMAKE

Rehab Al-Asalah

RIYADH

Apartment buildings for the National Housing Company, designed jointly by hatmia and MadeMake.

2,134+
APARTMENTS

346,500+ m²
BUILT AREA

195,000+ m²
LAND AREA

66
BUILDINGS

PROJECT

Rehab Al-Asalah

2,134+ APARTMENTS	**346,500+ m²** BUILT AREA
195,000+ m² LAND AREA	**66** BUILDINGS

LOCATION	Riyadh
CLIENT	National Housing Company (NHC)
TYPOLOGY	Apartment buildings with ground-floor retail and amenities
SCOPE	Design and supervision
PERIOD	2025 – 2027
TEAM	hatmia (lead consultant), MadeMake (design partner)

A district of 66 apartment buildings in the south of Riyadh, developed from a small set of prototypes with two- and three-bedroom homes. Warm, compact blocks stand along palm-lined streets, with retail and services at the ground floor and pool courtyards and shaded parking between them. MadeMake leads the concept, architecture, interiors and landscape; hatmia, as lead consultant to NHC, leads the engineering, BIM coordination, permits, cost control and site supervision.

DESIGN PACKAGE

- Masterplan and landscape
- Structure, MEP and pools
- BOQ and value engineering
- Revit BIM to LOD 300
- Life safety, ELV and IT
- 36 months of supervision



| A1 - Ground Floor

Typical A1 ground floor, unit mix









01 Living room, two-bedroom apartment



02 Bedroom, three-bedroom apartment



03 Living room, three-bedroom apartment



FEATURED PROJECT

Khuzam 3

APARTMENT ZONES 1 AND 2, RIYADH

The largest apartment scheme in the design portfolio: 3,780 homes over a retail street.

3,780 APARTMENTS	**620,539 m²** BUILT AREA
270,279 m² LAND AREA	**27** BUILDINGS

PROJECT

Khuzam 3

3,780 APARTMENTS	**620,539 m²** BUILT AREA
270,279 m² LAND AREA	**27** BUILDINGS

LOCATION	Apartment zones 1 and 2, Riyadh
CLIENT	Rafal Real Estate Development (NHC)
TYPOLOGY	Mid-rise apartment blocks over a retail podium
SCOPE	Design and permits
PERIOD	2024 – ongoing

Twenty-seven blocks of about eight storeys frame a continuous retail podium along the main street. Vertical stone fins mark the corners, and stepped upper floors break the scale of the long frontages and give the top apartments deep terraces. Design development included independent design review and value engineering before the construction packages.

DESIGN PACKAGE

- Concept and final design
- Four engineering disciplines
- Quantities and specifications
- Floors, facades and sections
- Civil Defense and energy
- Building permits



Courtyard block, massing study







PROJECT

Al-Qatif Houses

A completed community of 942 homes for the National Housing Company.

942 HOMES	**266,850 m²** BUILT AREA
529,642 m² LAND AREA	**942** BUILDINGS

LOCATION	Al-Qatif
CLIENT	NHC / Tamimi Company
TYPOLOGY	Villas and townhouses
SCOPE	Design and supervision
PERIOD	2018 – completed

One of the largest delivered housing communities in the portfolio, carried by the department from design through to supervision on site. Rows of stone-toned homes with framed facades line wide residential streets, planned to give each family a private entrance and parking.

DESIGN PACKAGE

- Masterplan and site works
- Life-safety and energy drawings
- 3D visualisation
- Architecture, structure and MEP
- BOQ and specifications
- Municipal permit drawings







> A completed community of 942 homes for the National Housing Company.

PROJECT

Tilal Al-Fursan

Quartz villas in warm stone tones, permitted block by block.

625 VILLAS	**206,140 m²** BUILT AREA
11 PERMITTED BLOCKS	**4** VILLA TYPES

LOCATION	Al-Athbah, Riyadh
CLIENT	Tilal Real Estate (NHC)
TYPOLOGY	Villas: single and double prototypes
SCOPE	Design and supervision
PERIOD	2022 – ongoing

A community of 625 villas in Al-Fursan. Warm cladding, framed windows and planted frontages give long residential streets a calm, consistent identity. All building permits were issued for the eleven blocks, each with its own energy-efficiency and safety drawings, and the department went on to support occupancy certificates.

DESIGN PACKAGE

- Villa prototypes
- Plans for 11 blocks
- Safety drawings
- Masterplan and BOQ
- Energy-efficiency drawings
- All permits issued



Community masterplan







PROJECT

Al-Muhannadiyah

Crisp, modern villas with framed glazing and shaded roof terraces.

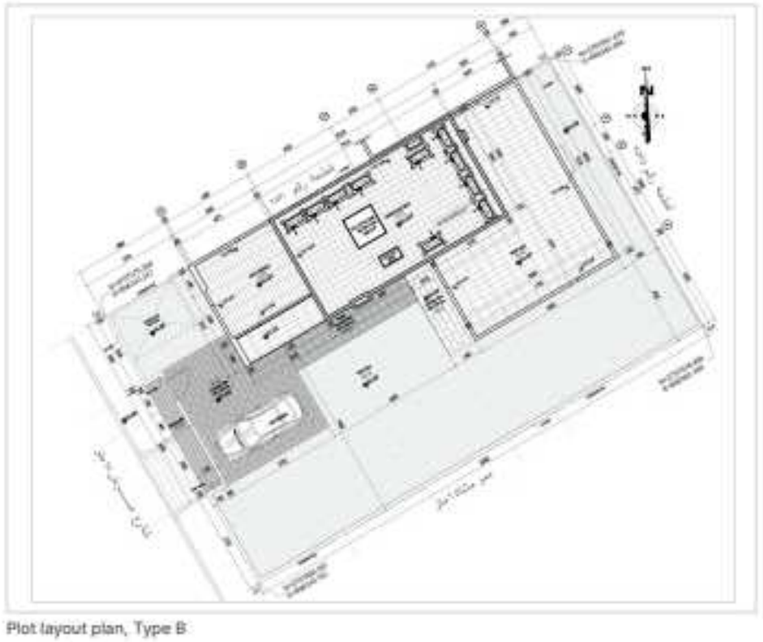
632 VILLAS	**198,576 m²** BUILT AREA
303,822 m² LAND AREA	**2** PROTOTYPES

LOCATION	Murcia 2, Riyadh
CLIENT	Thabat Al-Maskan (NHC)
TYPOLOGY	Villas: Type A and Type B
SCOPE	Design and supervision
PERIOD	2021 – ongoing

A modern villa community of 632 homes. Pale panels and deep window frames give each pair of villas a strong street presence, topped by shaded roof terraces. The department prepared the design package and plot-by-plot municipal drawings, through to building permits.

DESIGN PACKAGE

- Design package
- Masterplan
- Plot-by-plot drawings
- Life-safety drawings
- Approved masterplan
- Building permits



Plot layout plan, Type B







PROJECT

Tilal Al-Narjis

Tilal's first community: villas in pale render and brown cladding, with patterned panels.

588 VILLAS	**204,475 m²** BUILT AREA
287,513 m² LAND AREA	**31** BLOCKS

LOCATION	Riyadh
CLIENT	Tilal Real Estate (NHC)
TYPOLOGY	Villas in 31 blocks: Types A, B and C
SCOPE	Design and supervision
PERIOD	2022 – ongoing

Three villa types combine pale render, brown brick-style cladding and geometric patterned panels, with planted boundaries and private parking. The department prepared the design, energy-efficiency and safety drawings for 31 blocks, with building permits issued block by block.

DESIGN PACKAGE

- Contract and design packages
- Plans for 31 blocks
- Safety drawings
- Villa prototypes
- Energy-efficiency drawings
- Permits and occupancy



Completed street on site, Al-Narjis







FEATURED PROJECT

Nafah

AL-KHUZAM, RIYADH

Three villa prototypes that draw on Najdi building, in stone, render and timber.

~490
VILLAS

~147,000 m²
BUILT AREA

3
PROTOTYPES

IFC
PACKAGE, APRIL 2026

PROJECT

Nafah

~490 VILLAS	**~147,000 m²** BUILT AREA
3 PROTOTYPES	**IFC** PACKAGE, APRIL 2026

LOCATION	Al-Khuzam, Riyadh
CLIENT	Thabat Al-Maskan (NHC)
TYPOLOGY	Villas: three prototypes with street variations
SCOPE	Design
PERIOD	2025 – 2026

Prototypes A, B and C share a language of sand-coloured render, natural stone bases and dark timber, with sloped shading roofs and narrow, deep window slots suited to the Riyadh sun. Each type is issued in several street conditions, so a long row keeps its rhythm without repeating itself. The department carried the scheme from schematic design to the final IFC package.

DESIGN PACKAGE

- Schematic to IFC
- Structural calculations
- BOQ
- Levels and house connections
- MEP packages
- Elevations and 3D per type



Masterplan, satellite view







PROJECT

Madd Al-Qamra

Twenty-six blocks of villas around a landscaped central park and mosque square.

537 VILLAS	**~186,700 m²** BUILT AREA
230,000 m² PROJECT AREA	**3** VILLA MODELS

LOCATION	Safwa, Al-Qatif
CLIENT	Thabat Al-Maskan (NHC)
TYPOLOGY	Three-storey villas in 26 blocks
SCOPE	Permit drawings and supervision
PERIOD	2022 – ongoing

White three-storey villas with perforated screens run in parallel blocks towards a central park and a mosque square, the public heart of the community. Three models carry the scheme: 326 A1 villas of 332 m², 35 A2 villas of 352 m² and 176 B villas of 376 m², coordinated block by block for permit submission by the department.

DESIGN PACKAGE

- Plans per block
- Architecture and structure
- Electrical drawings
- Safety drawings
- Survey decisions
- Permit submission



Community plan. Images: Thabat Al-Maskan







PROJECT

Tilal Safwa

A family of Tulip and Lavender villas in a calm desert palette.

520 VILLAS	**153,180 m²** BUILT AREA
231,000 m² LAND AREA	**6** VILLA TYPES

LOCATION	Al-Qatif
CLIENT	Tilal Real Estate (NHC)
TYPOLOGY	Villas and townhouses: Tulip and Lavender types
SCOPE	Design and supervision
PERIOD	2022 – ongoing

A compact masterplan of villa rows around green corridors. The Tulip and Lavender families share one simple massing, varied through a set of façade finishes and a colour palette developed with the client. The department also redesigned the prototypes when the structural system changed from precast to traditional construction.

DESIGN PACKAGE

- Final prototype packages
- Updated quantities
- Façade finishes study
- Masterplan
- Structural redesign
- Permit drawings



Community masterplan







PROJECT

Madd Sadayem

Villas with carved screens and shaded entrances, inside and out.

447 VILLAS	**136,900 m²** BUILT AREA
108,785 m² LAND AREA	**A + B** PROTOTYPE SERIES

LOCATION	Jeddah
CLIENT	Thabat Al-Maskan (NHC)
TYPOLOGY	Villas with interior design for model homes
SCOPE	Design
PERIOD	2023 – ongoing

A community of 447 villas north of Jeddah. Pale stone volumes are cut by dark timber screens and planted forecourts, and the prototypes are studied from the street to the interior of the model homes. The department prepared the design and municipal drawing packages for the villa types, with structural and value-engineered revisions.

DESIGN PACKAGE

- Prototype packages
- Value-engineered structure
- Interior design
- Masterplan
- Safety drawings
- Municipal drawings



Villa on its plot, aerial view







PROJECT

Abiar Ali

Riwaq and Liwan villas, with a colour code for each street.

420 VILLAS	**130,242 m²** BUILT AREA
173,494 m² LAND AREA	**21** BLOCKS

LOCATION	Al-Madinah
CLIENT	Tilal Real Estate (NHC)
TYPOLOGY	Villas: Riwaq and Liwan types
SCOPE	Design and supervision
PERIOD	2022 – ongoing

Two villa families, Riwaq and Liwan, are built from clean projecting volumes with timber screens at the entrance. A colour code gives each part of the community its own identity, and the final package includes drawings, 3D views and specifications for every type across all 21 blocks.

DESIGN PACKAGE

- IFC packages per type
- Quantities
- Specifications
- Masterplan
- 3D views
- Colour code







> Riwaq and Liwan villas, with a colour code for each street.

PROJECT

Al-Khayala

Eighteen apartment buildings around shared gardens.

312 APARTMENTS	**63,320 m²** BUILT AREA
56,088 m² LAND AREA	**18** BUILDINGS

LOCATION	Jeddah
CLIENT	Bin Saedan (NHC)
TYPOLOGY	Apartment buildings with landscaped courtyards
SCOPE	Design and supervision
PERIOD	2024 – 2026

Buildings of cream render and dark timber panels are set around stepped gardens and tree-lined parking courts. The full package of buildings, site works and landscape was later redesigned for a new external wall insulation system across all disciplines.

DESIGN PACKAGE

- Buildings and site plans
- Wall system redesign
- Soil and survey records
- Landscape design
- Safety drawings
- Quantities



Typical apartment floor plan







PROJECT

Nuzl Al-Dar

Apartment buildings with an arched Madinah character.

265 APARTMENTS	**52,000 m²** BUILT AREA
27,718 m² LAND AREA	**16** BUILDINGS

LOCATION	Al-Madinah
CLIENT	Bin Saedan (NHC)
TYPOLOGY	Mid-rise apartment buildings
SCOPE	Design and supervision
PERIOD	2024 – 2026

Sixteen apartment buildings in Al-Madinah, with narrow arched windows and lit vertical bays that give the facades a local character by day and at night. Garden walks run between the blocks. All disciplines were revised for a two-layer insulated wall system.

DESIGN PACKAGE

- IFC package
- Building drawings
- Colour code
- Masterplan
- Landscape design
- Block permits



Block 46 layout plan







PROJECT

Malfa Al-Asala

Compact villas with perforated parapets and garden frontages.

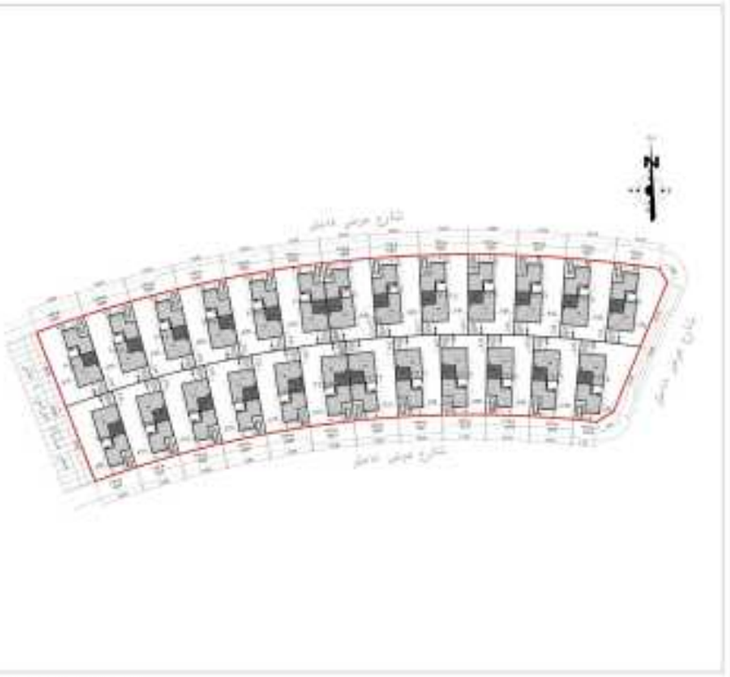
166 VILLAS	**45,293 m²** BUILT AREA
61,000 m² LAND AREA	**6** PERMITTED BLOCKS

LOCATION	Riyadh
CLIENT	Bin Saedan (NHC)
TYPOLOGY	Villas in six blocks
SCOPE	Design and supervision
PERIOD	2024 – 2026

Slim villas with a perforated parapet and a timber-screened window bay, set behind planted boundary walls. Design and municipal drawings, energy-efficiency drawings and permits were delivered for all six blocks.

DESIGN PACKAGE

- Design drawings
- 3D facades
- Quantities
- Colour masterplan
- Energy-efficiency drawings
- All six permits



Block 119 layout plan







PROJECT

Gival Residence

Three-storey family apartments behind carved terracotta screens.

3 UNIT TYPES	**~220 m²** FAMILY APARTMENTS
~110 m² PENTHOUSE TERRACES	**3** FLOORS

LOCATION	Riyadh
CLIENT	Enmaa Al-Rawabi
TYPOLOGY	Premium low-rise apartment buildings
SCOPE	Design and supervision
PERIOD	2025 – ongoing

Three-storey buildings with one apartment per floor: two three-bedroom homes of about 220 m² below a two-bedroom penthouse with a terrace of about 110 m². Tall terracotta screens give the white volumes depth, and they glow from within at night. Parking runs along the street beneath the planted first-floor edge.

DESIGN PACKAGE

- Schematic to detailed design
- Structure
- MEP
- Tender documents
- Perspectives by day and night
- Brochure area schedules







> Three-storey family apartments behind carved terracotta screens.

More major communities

Master-planned districts and contractor packages designed with the department, from BIM services to full design.



Al-Fursan Suburb

RIYADH

UNITS	1,894 apartments
BUILT AREA	324,966 m²
ROLE	Design, on a concept by HAEAHN Architecture

2,365 villas

BIM from LOD 100 to LOD 400

ROSHN Al-Arous

JEDDAH

SCALE	2,365 villas
CLIENT	ABR Contracting
ROLE	Shop drawings, BIM to LOD 400, value engineering



Makarem Arar

ARAR

LAND	301,328 m²
CLIENT	Al-Muhailib Company
ROLE	Design



Sanad 1

RIYADH

LAND	26,810 m², 6 plots
CLIENT	Watheer Real Estate
ROLE	Value engineering, cost review, tender



Sanad 2

RIYADH

LAND	41,367 m², 12 plots
CLIENT	Watheer Real Estate
ROLE	Design and permits



Manar Al-Omran

~RIYADH

TYPE	Townhouses and apartments
CLIENT	Manar Al-Omran
ROLE	Architecture, structure, MEP, energy, life safety

02

Commercial, hospitality and industry

Community centres, malls, hotels, showrooms and factories, designed for owners who measure a building by what it earns.

21
COMMERCIAL AND RETAIL PROJECTS

11
INDUSTRIAL AND LOGISTICS CLIENTS



PROJECT

NHC Community Centres

Neighbourhood centres with a civic presence, in warm stone, timber and planted terraces.

8 PLOTS IN THE DESIGN REPORT	**~10,150 m²** BUILT AREA
~9,230 m² LEASABLE AREA	**13** PLOTS UNDER CONTRACT

LOCATION	Murcia 1 and Murcia 2, Riyadh
CLIENT	National Housing Company (NHC)
TYPOLOGY	Community retail, F&B, offices and public courts
SCOPE	Design and BIM
PERIOD	2026 – ongoing

Hatmia is designing the community centres for NHC neighbourhoods as one family of buildings. Stone portals and dark fascias give each tenant a clear frontage, timber fins and planted terraces soften the upper floors, and every centre opens onto a landscaped pedestrian court rather than a car park. The October 2026 revision moved the walls to stone cladding and developed the rear facades with the client's comments.

DESIGN PACKAGE

- Design report per plot
- Concept sketches
- 3D visualisation
- Revit model on shared CDE
- Facade enhancement study
- Tender packages



Plot M14, concept sketch







Community centres, plot by plot

Each plot has its own programme under one stone-and-timber identity: retail, restaurants, offices, family entertainment and landscaped public courts. Figures from the design report of October 2026.



Plot M14

MURCIA 1

BUILT AREA	1,916 m², 2 floors
LEASABLE	1,553 m²
PARKING	119 spaces
PROGRAMME	Retail, F&B, multipurpose hall



Plot M29

MURCIA 1

BUILT AREA	2,272 m², 2 floors
LEASABLE	2,005 m²
PARKING	137 spaces
PROGRAMME	Entertainment, retail, offices



Plot M26

MURCIA 1

BUILT AREA	1,782 m²
LEASABLE	1,712 m²
PARKING	202 spaces
PROGRAMME	Retail, F&B, self-storage



Plot M03

MURCIA 1

BUILT AREA	1,338 m²
LEASABLE	1,265 m²
PARKING	121 spaces
PROGRAMME	Retail, wellness, family



Plot M55

MURCIA 2

BUILT AREA	~550 m²
LEASABLE	~530 m²
TENANTS	4 units
PROGRAMME	Commercial strip with portals



Plot M06

MURCIA 2

BUILT AREA	835 m²
LEASABLE	788 m²
TENANTS	7 units
PROGRAMME	Retail bays, rear anchor



Plot M47

MURCIA 2

BUILT AREA	801 m²
LEASABLE	761 m²
PARKING	77 spaces
PROGRAMME	L-shaped retail frontage



Plot M37

MURCIA 2

BUILT AREA	654 m²
LEASABLE	615 m²
PARKING	72 spaces
PROGRAMME	Split-block retail cluster

Commercial and retail

Malls, plazas and mixed commercial complexes for Bin Saedan, Retail Real Estate, Land Marketing, ANB Invest and Typsa.



Riverwalk Commercial Complex

AT TAAWUN, RIYADH

LAND	11,478 m²
CLIENT	Program Land Foundation
SCOPE	Design and supervision, 2015 – 2018



Hittin Commercial Complex

RIYADH

LAND	11,000 m²
CLIENT	Retail Real Estate Co.
SCOPE	Design, 2018



El-Sewedy Plaza

RIYADH

LAND	12,306 m²
CLIENT	Bin Saedan
SCOPE	Design and supervision, 2018



Al-Baraka Plaza

TUWAIQ, RIYADH

LAND	11,550 m²
CLIENT	Bin Saedan
SCOPE	Design and supervision, 2017



Al-Narjas Commercial Complex

RIYADH

LAND	4,763 m²
CLIENT	Land Marketing Company
SCOPE	Design and supervision, 2015 – 2017



Al-Yasmin Commercial Complex

RIYADH

LAND	3,841 m²
BUILT AREA	3,979 m²
SCOPE	Design and supervision, 2014 – 2016

Hospitality and showrooms

Hotels, restaurants, a resort and flagship showrooms, where the building itself carries the brand.



Queen Hotel Tower

RIYADH

BUILT AREA	6,988 m²
KEYS	74
SCOPE	Design, 2019



Dr. Elawady Hotel

RIYADH

BUILT AREA	5,693 m²
RATING	3 star
SCOPE	Design, 2016



Ugarite Restaurant

RIYADH

LAND	5,600 m²
CLIENT	Unique Hospitality Company
SCOPE	Design, 2015 – 2016



Richo Restaurant

RIYADH

BUILT AREA	1,313 m²
CLIENT	Diet Watchers
SCOPE	Design, 2015



Oum Alkatif Resort

SAUDI ARABIA

TYPE	Resort lodges
PERIOD	2016
SCOPE	Design



ESPAC Showrooms

AL-KHOBAR

BUILT AREA	2,370 m²
CLIENT	ESPAC Co.
SCOPE	Design and supervision

Industrial and logistics

Factories and logistics hubs with more than 20 years of precast design. Naqel Express alone covers ten branches and 115,116 m² of land across the Kingdom.



ESPAC Precast Factory (AAC)

DAMMAM

BUILT AREA	26,518 m²
VALUE	SAR 110 million
SCOPE	Design and supervision, 2011 – 2015



Al-Fanar Precast Factory

SAUDI ARABIA

LAND	250,000 m²
VALUE	SAR 225 million
SCOPE	Design and supervision, 2009 – 2012



Tabuk Cement, Alkhomrah and Asfan

SAUDI ARABIA

LAND	363,000 m²
VALUE	SAR 279 million
SCOPE	Design, 2012



Saudi American Glass

SAUDI ARABIA

VALUE	SAR 35.6 million
CLIENT	Saudi American Glass Co.
SCOPE	Design and supervision, 2015 – 2016



First Economic Company

SAUDI ARABIA

VALUE	SAR 26 million
CLIENT	Bakery & Company
SCOPE	Design and supervision, 2016 – 2020



Azot Water Factory

SAUDI ARABIA

LAND	5,105 m²
VALUE	SAR 42.3 million
SCOPE	Design, 2014

Design projects

PROJECT	CLIENT	SCOPE	LAND, M²	PERIOD
Housing and communities				
Khuzam 3, apartment zones 1 and 2, Riyadh	Rafal / NHC	Design, permits	270,279	2024 –
Rehab Al-Asalah, Riyadh (with MadeMake)	NHC	Design, supervision	195,000+	2025 – 2027
ROSHN Al-Arous, Jeddah	ABR Contracting	Shop drawings, BIM		2023
Al-Fursan Suburb, Riyadh	~NHC	Design	164,801	
Al-Qatif Houses	NHC / Tamimi	Design, supervision	529,642	2018 – done
Al-Muhannadiyah, Murcia 2, Riyadh	Thabat / NHC	Design, supervision	303,822	2021 –
Tilal Al-Fursan (Al-Athbah), Riyadh	Tilal / NHC	Design, supervision	133,092	2022 –
Tilal Al-Narjis, Riyadh	Tilal / NHC	Design, supervision	287,513	2022 –
Tilal Safwa (Al-Qumra), Al-Qatif	Tilal / NHC	Design, supervision	231,000	2022 –
Abiar Ali, Al-Madinah	Tilal / NHC	Design, supervision	173,494	2022 –
Madd Al-Qamra, Al-Qatif	Thabat / NHC	Permit drawings, supervision	230,000	2022 –
Madd Sadayem, Jeddah	Thabat / NHC	Design	108,785	2023 –
Nafah, Riyadh	Thabat / NHC	Design	~165,000	2025 – 2026
Al-Khayala, Jeddah	Bin Saedan / NHC	Design, supervision	56,088	2024 – 2026
Nuzl Al-Dar, Al-Madinah	Bin Saedan / NHC	Design, supervision	27,718	2024 – 2026
Malfa Al-Asala, Riyadh	Bin Saedan / NHC	Design, supervision	61,000	2024 – 2026
Makarem Arar	Al-Muhallib	Design	301,328	2018 –
Sanad 1, Riyadh	Watheer	Design	26,810	2023
Sanad 2, Riyadh	Watheer	Design	41,367	2023
Gival Residence, Riyadh	Enmaa Al-Rawabi	Design, supervision		2025 –
Wahet Elkheir, MRS10	~NHC	Design	7,159	2026 –
Manar Al-Omran, ~Riyadh	Manar Al-Omran	Design		2025
Housing, Ashbilia, Arar	NHC / Al-Muhailib	Design		2021
Housing, Al-Laqat, Sakaka	NHC / Al-Muhailib	Design		2021
Housing, University Land, Tabuk	NHC / Al-Muhailib	Design		2021
Affordable housing, Granada, Arar	NHC / Adwaa Alkhalil	Design		2022
Commercial and retail				
NHC Community Centres, 13 plots	NHC	Design, BIM		2026 –
El-Sewedy Plaza, Riyadh	Bin Saedan	Design, supervision	12,306	2018
Al-Baraka Plaza, Tuwaiq, Riyadh	Bin Saedan	Design, supervision	11,550	2017
Al-Taybah Complex, Riyadh	Bin Saedan	Design, supervision	13,740	2017
Riverwalk Complex, At Taawun, Riyadh	Program Land Foundation	Design, supervision	11,478	2015 – 2018
Hittin Complex, Riyadh	Retail Real Estate	Design	11,000	2018
Al-Manar Complex, Riyadh	Land Marketing	Design, supervision	5,446	2014 – 2016
Al-Narjas Complex, Riyadh	Land Marketing	Design, supervision	4,763	2015 – 2017

Design projects (continued)

PROJECT	CLIENT	SCOPE	LAND, M²	PERIOD
Al-Yasmin Complex, Riyadh	Private	Design, supervision	3,841	2014 – 2016
Al-Rabi Complex, Riyadh	Bin Saedan	Design	3,660	2018
Al-Shuhada Complex, Riyadh	Private	Design	1,641	2016
Al-Sulaimaniyah Complex, Riyadh	Private	Design	1,240	2016
Corner Plaza, Riyadh	Mosawq Alarad	Design		2016
Commercial Cooperation Complex	Mosawq Alarad	Design		2016
Riyadh Gallery	Typsa	Design		2016 – 2018
Al-Akaria Mall, Riyadh	Typsa	Design		2016 – 2017
Sawary Mall, Riyadh	ANB Invest	Design		2017
Qetaf Mall, Riyadh	ANB Invest	Design		2016 – 2017
Alnijmah Showroom, Riyadh	Al-Najma Marketing	Design, supervision	2,495	2013 – 2015
Al-Daham Showroom, Riyadh	Al-Daham	Design, supervision	1,902	2014 – 2019
Al-Khobar Showrooms	ESPAC	Design	3,640	2016
Hospitality, community and private				
Queen Hotel Tower, Riyadh	Najdiyyah family	Design		2019
Dr. Elawady Hotel, Riyadh	Dr. M. Elawady	Design	2,056	2016
Oum Alkatif Resort	Private	Design		2016
Ugarite Restaurant, Riyadh	Unique Hospitality	Design	5,600	2015 – 2016

PROJECT	CLIENT	SCOPE	LAND, M²	PERIOD
Richo Restaurant, Riyadh	Diet Watchers	Design	1,240	2015
Om Walid Mosque, Riyadh	Bin Saedan	Design	8,691	2016
Private residences, Riyadh	Private	Design, supervision		2013 – 2022
Industrial and logistics				
Naqel Express, ten branches in KSA	Naqel	Design, supervision	115,116	2014 – 2016
Al-Fanar Precast Factory	Al-Fanar	Design, supervision	250,000	2009 – 2012
Saudi Asateer Precast Factory	Saudi Asateer	Design, supervision	231,475	2013 – 2016
ESPAC Precast Factory (AAC)	ESPAC	Design, supervision	36,000	2011 – 2015
Tabuk Cement, Alkhomrah and Asfan	Tabuk Cement	Design	363,000	2012
National Packing Products, 2 plants	United Carton	Design, supervision	27,646	2016 – 2021
KBE Saudi Arabia	KBE International	Design, supervision	5,000	2015 – 2016
ALBA Steel Industries	ALBA Steel	Design	5,395	2015
Azot Water Factory	Azot Water	Design	5,105	2014
First Economic Company	Bakery & Co.	Design, supervision	3,782	2016 – 2020
Saudi American Glass	Saudi American Glass	Design, supervision		2015 – 2016

03

Partner: MadeMake

Award-winning architecture, interiors and landscape, in the Kingdom on Rehab Al-Asalah.

12
PROJECTS SHOWN HERE

8
INTERNATIONAL AWARD FAMILIES



DESIGN PARTNER

MadeMake is hatmia's international design partner: an architecture, interiors and landscape practice with built and competition work across mixed-use districts, corporate towers, high-rise housing, resorts and the renewal of historic quarters and old factories. In the Kingdom the partnership is at work on Rehab Al-Asalah for the National Housing Company, with MadeMake leading concept, architecture, interiors and landscape.

1.89 M m²

LONGFOR TIME SQUARE, LARGEST COMPLEX SHOWN

813,600 m²

SHIMAO CHONGQING CENTRE

8

INTERNATIONAL AWARD FAMILIES

WHAT MADEMAKE BRINGS

- Concept design and masterplanning
- Architecture and 3D elevations
- Interior design, public areas and unit prototypes
- Landscape design
- Urban regeneration and heritage renewal

AWARDS

- Tien-yow Jeme Civil Engineering Prize
- The Kinpan Award
- A' Design Award, Gold
- CREDAWARD Real Estate Design Award
- NDA Novum Design Award, France
- IAI Global Design Award, Best Design
- IDA International Design Award
- Habitat Classic Planning, Double Gold





Xingfu Metropolis

XI'AN

TYPOLOGY	Office, exhibition, retail, apartments, residences
SCALE	620,000 m²
DESIGN	2021



Shimao Chongqing Centre

CHONGQING

TYPOLOGY	TOD: sky residences, Grade-A office, hotel, retail
SCALE	813,600 m²
COMPLETED	2019



Longfor Time Square

CHENGDU

TYPOLOGY	Office, apartments, residences, mall, retail streets
SCALE	1.89 million m²
DESIGN	2013



Skyworth Headquarters

SHENZHEN

TYPOLOGY	Corporate headquarters and shopping mall
SCALE	130,000 m²
AWARD	First prize, design competition



Huxi Software Park

CHONGQING

TYPOLOGY	Headquarters, office, hotel, retail, apartments
SCALE	936,600 m²
AWARD	Competition-winning design, 2022



C&D Jiulong Guantang

NANCHANG

TYPOLOGY	High-rise TOD residential community
IDEA	Tang-dynasty aesthetics reinterpreted
CLIENT	C&D Real Estate



Yuan Lu

WUHAN

TYPOLOGY	High-rise residential
FACADE	Fluid curves in matte champagne-gold
CLIENT	Hongkong Land



Binjiang Licheng

CHENGDU

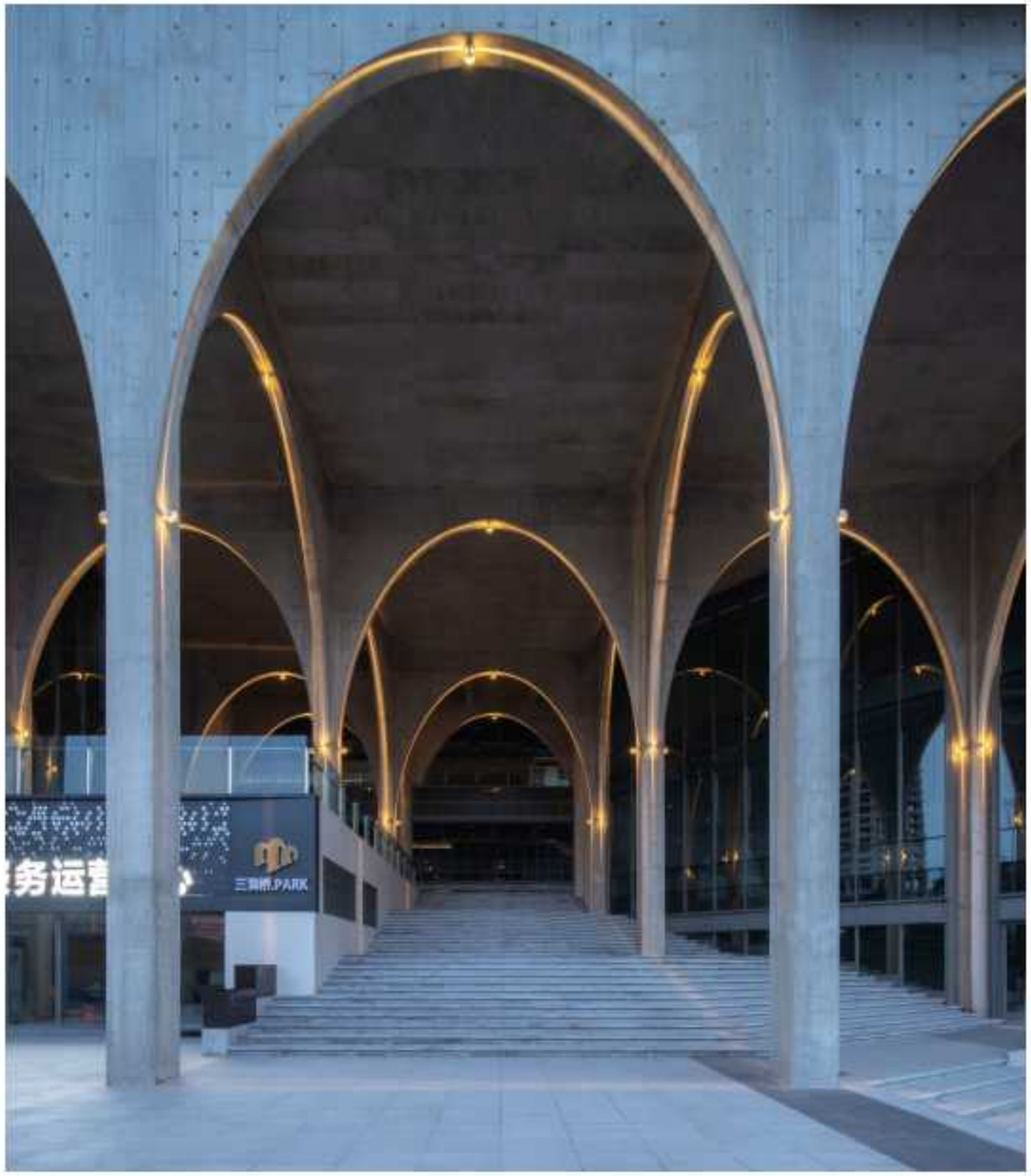
TYPOLOGY	Ecological high-rise residential
IDEA	Six-metre sky-garden terraces
DESIGN	2020



Sunac 1917

JINING

TYPOLOGY	Regeneration: housing, art museum, club
SITE	A century-old ironworks on the canal
CLIENT	Sunac



Sandongqiao PARK

CHONGQING

TYPOLOGY	Open-air retail, F&B, leisure and public park
SITE	Riverside, Jiangbeizui CBD
THEME	Urban regeneration



Caishen Lane

SUZHOU

TYPOLOGY	Heritage micro-renewal, residences, culture
SITE	Pingjiang Historic Quarter
THEME	Conservation first



Phoenix Tower

SHENZHEN

TYPOLOGY	Office interior design
GRADE	Grade-A office
SITE	Futian CBD

04

Partner: APCO Teknik

Engineering, medical planning and program management of national-scale public projects.

USD 10 bn+
VALUE OF PROJECTS

400+
STAFF









ENGINEERING PARTNER

apcoteknik

APCO Teknik, founded in Ankara in 1987, is a full-service engineering, consultancy and project management firm with more than 400 staff and offices in Turkey, England and Iraq. For the Design Department, APCO adds what is rare in the Kingdom: architectural and medical design of hospitals, design review of very large healthcare campuses, and program management at national scale. hatmia offers this capability with APCO to clients in the Kingdom, with hatmia as the local lead.

WHAT APCO BRINGS

- Architectural and engineering design
- Medical planning and equipment lists
- Design review of healthcare campuses
- Tender documents and specifications
- Program and construction management

CERTIFICATION

- ISO 9001:2015 Quality
- ISO 14001:2015 Environment
- ISO 45001:2018 Occupational health and safety

USD 10 bn+
VALUE OF PROJECTS

8.59 M m²
SUPERSTRUCTURE CONSTRUCTION AREA

~13,000
HOSPITAL BEDS DESIGNED OR SUPERVISED

1987
FOUNDED IN ANKARA

400+
STAFF









Healthcare

Integrated health campuses delivered under the public-private partnership model, and hospitals designed from medical planning upward.



Ankara Bilkent City Hospital

ANKARA, TURKEY

SCALE	3,704 beds, 1,285,289 m²
INVESTMENT	USD 1.15 billion
ROLE	Project management and supervision



Ankara Etlik City Hospital

ANKARA, TURKEY

SCALE	3,577 beds, 1,114,620 m²
HOSPITALS	8 specialised hospitals
ROLE	Design review of MEP and special systems



Bursa City Hospital

BURSA, TURKEY

SCALE	1,355 beds, 465,000 m²
INVESTMENT	USD 480 million
ROLE	Project management and supervision



Mersin City Hospital

MERSIN, TURKEY

SCALE	1,253 beds, 338,462 m²
MODEL	PPP
ROLE	Project management and supervision



Kütahya City Hospital

KÜTAHYA, TURKEY

SCALE	600 beds, 171,061 m²
CAMPUS	General and rehabilitation hospitals
ROLE	Architectural and medical design



16 Hospitals in Iraq

14 PROVINCES, IRAQ

SCALE	1,600 beds
CLIENT	~Ministry of Health, Iraq
ROLE	Design, medical planning, supervision

Public buildings, housing and hospitality

Justice and cultural campuses, national housing programmes and luxury hospitality.



Ankara Courthouse

ANKARA, TURKEY

SCALE	686,735 m² on a 223,953 m² site
TYPE	Justice campus
ROLE	Architecture, engineering, supervision



Post-Earthquake TOKİ Housing

ADANA AND OSMANIYE, TURKEY

SCALE	27,400 homes
INVESTMENT	USD 1.054 billion
ROLE	Design review and program management



Ouaga 2000 Mixed-Use Project

OUAGADOUGOU, BURKINA FASO

CLIENT	LAICO
PERIOD	2022 – ongoing
ROLE	Project management



Atatürk Cultural Center

ANKARA, TURKEY

SCALE	~16,000 m²
HALLS	935 and 494 seats
ROLE	Design review and project management



Regional Directorate of Forestry

ADANA, TURKEY

SCALE	18,958 m²
INVESTMENT	USD 6.4 million
ROLE	Design and project management



Susona Bodrum, LXR

BODRUM, TURKEY

SCALE	76 villas and suites
OPERATOR	Hilton, LXR Hotels
ROLE	Turnkey fit-out

Architecture · Engineering · Interiors · BIM

HATMIA

HATMIA ENGINEERING

شركة الحتمية للاستشارات الهندسية

4428 Abi Bakr Al Siddiq Branch St., Al Yasmeen Dist.
Riyadh 13326-6813, Kingdom of Saudi Arabia

info@hatmia.net
www.hatmia.sa · www.hatmia.com.sa

CREDENTIALS

Engineering certificate: No. 1743
Amana licence: No. 606
Design code: Saudi Building Code
Management systems: 3 ISO-certified systems

PARTNERS

MadeMake · APCO Teknik, Ankara

NOTES

Figures marked ~ are estimates; other figures are from the hatmia pre-qualification, project records and the partners' published data.

Partner projects are the work of MadeMake and APCO Teknik; the role shown is the partner's own. Renderings are design visualisations. Designs belong to their owners and designers.