فانا المحدودة
FANA LTD.

MANAZEL
AL HADAWi

TALES *of* LEGACY



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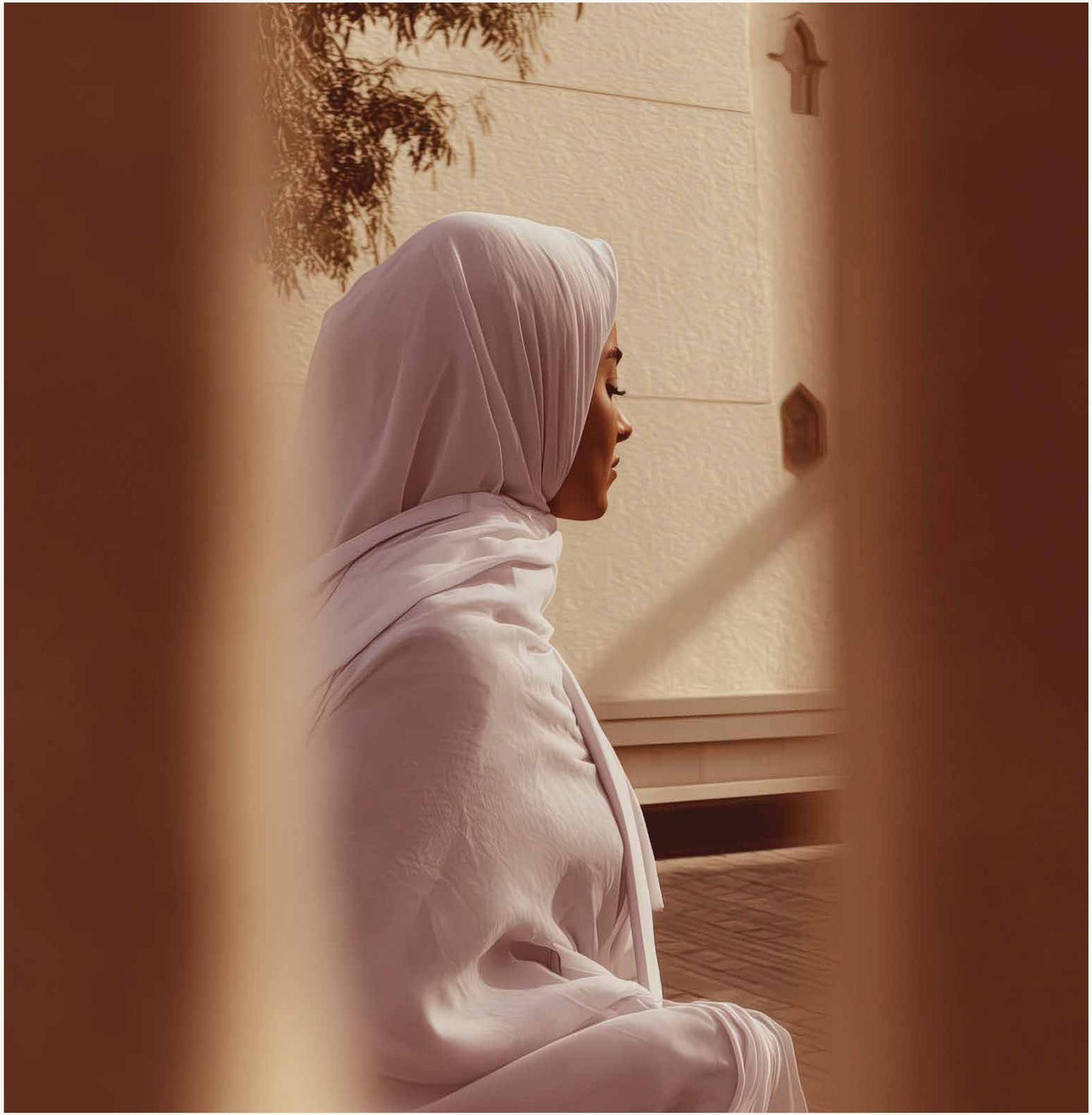
05 *Choice of a Lifetime*



01

WELCOME *to* MANAZEL AL HADAWI

Manazel Al Hadawi is a four-complex, purpose-built residential complex providing a life of balance for those who thrive in the synergy of dynamic pulse and grounded charm.

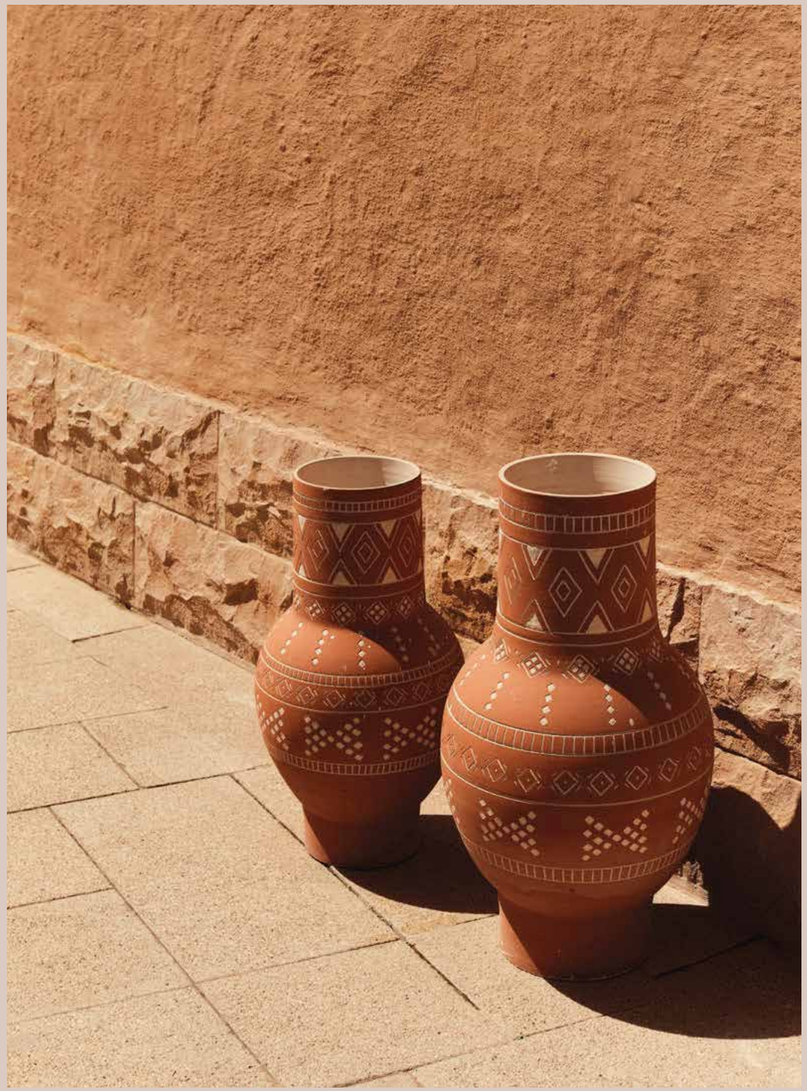


From the heart of Diriyah emerges a timeless & elegant residence.

Nestled within Diriyah's historic mudbrick walls, Manazel Al Hadawi is part of the new Media & Innovation District, a modern hub for creativity, technology, and sustainable living. Experience a life rooted in heritage and designed for the future.

Diriyah, the birthplace of the Kingdom, founded in 1727 AD along the fertile banks of Wadi Hanifah and championed by Imam Muhammad bin Saud, breathes life into our present day. A thriving beacon of knowledge, culture, and commerce, it was designed not merely for living but for community.

Today, you can live where the Kingdom's story began and write the new chapters of our tomorrow.



02

DIRIYAH *Where* STORIES LIVE

A place that left an indelible mark on Saudi heritage, Diriyah's homes and streets were designed not merely for shelter but for community spaces. Shaped by family ties, social bonds, and a spirit of openness that welcomed people from across the Arabian Peninsula and beyond, weaving a society that was diverse, harmonious, and alive with life.





HISTORY *of* DIRIYAH

Manazel Al Hadawi carries the legacy of Diriyah.

Diriyah, the cradle of our Kingdom, traces its story to the 15th century. Fortified mudbrick homes stood proudly beside Wadi Hanifah, engulfed by the life of flourishing flora and fauna.
Our walls hold stories of triumph and trailblazing spirit that continues to fuel our Kingdom today.

Sitting on the route of ancient trade caravans and pilgrimage to Makkah, Diriyah became the epicenter of trade, culture, and knowledge exchange. Here, different worlds and cultures converged: pilgrims, traders, and scholars alike were in fellowship, exchanging wisdom and weaving relationships that would last beyond the city.

AL HADAWI

Manazel Al Hadawi honors the legacy of Al Hidaa.

Inspired by the ancient art of *Al Hidaa*, the melodic chants once sung by camel herders across the desert. *Al Hadawi* celebrates rhythm, connection, and belonging.

What once guided caravans through the sands now inspires a way of life in balance and harmony, where every moment flows to the timeless cadence of heritage and renewal.

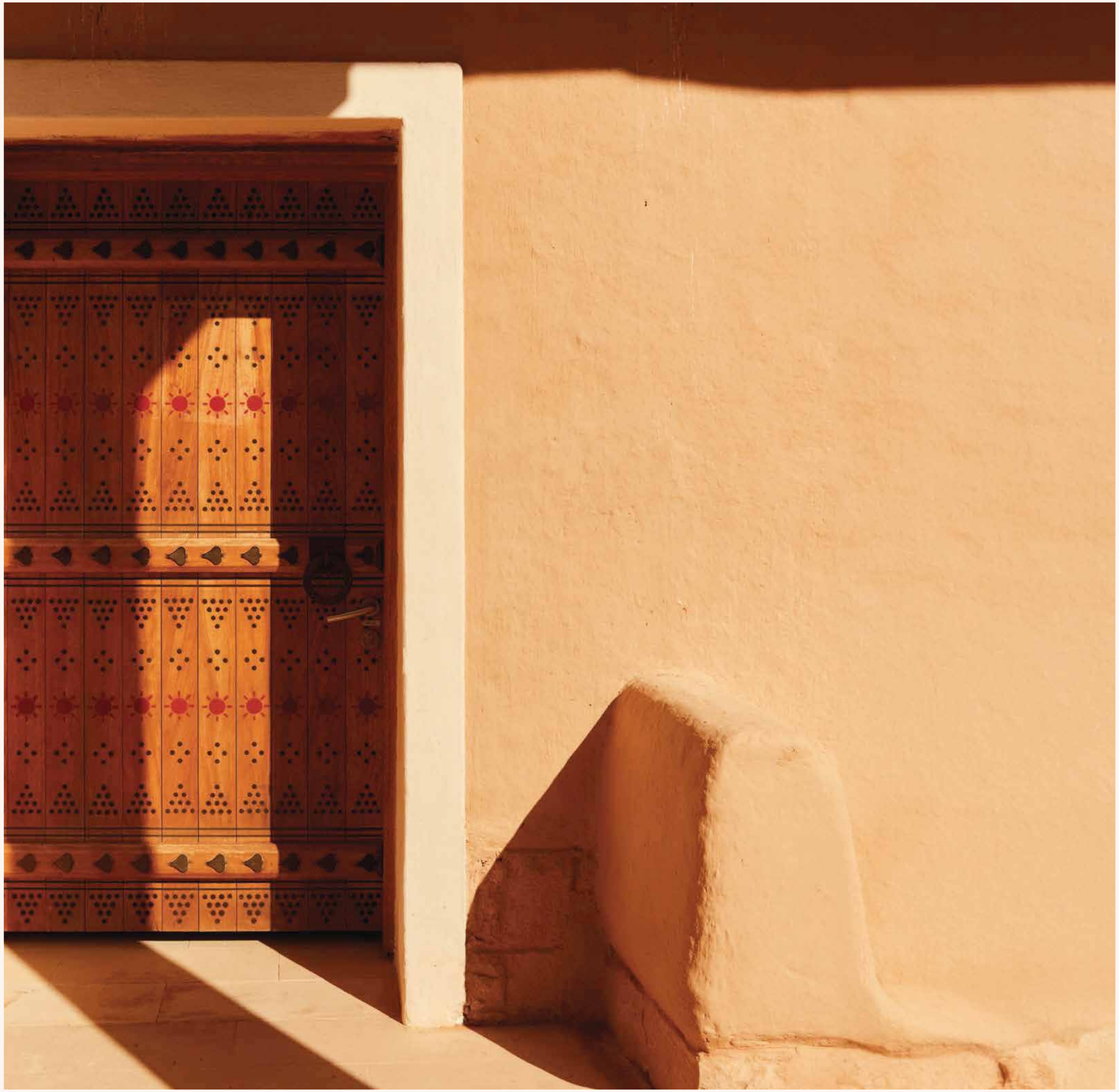


LEGACY

"If only we were here... a home, not just a temporary stay."

Manazel Al Hadawi harnesses the enduring trailblazing legacy of historic Diriyah to nurture a life built for an ever-innovating present. Our heritage extends beyond the tangible — it lives on through our Kingdom's pioneering spirit that began here in Diriyah.

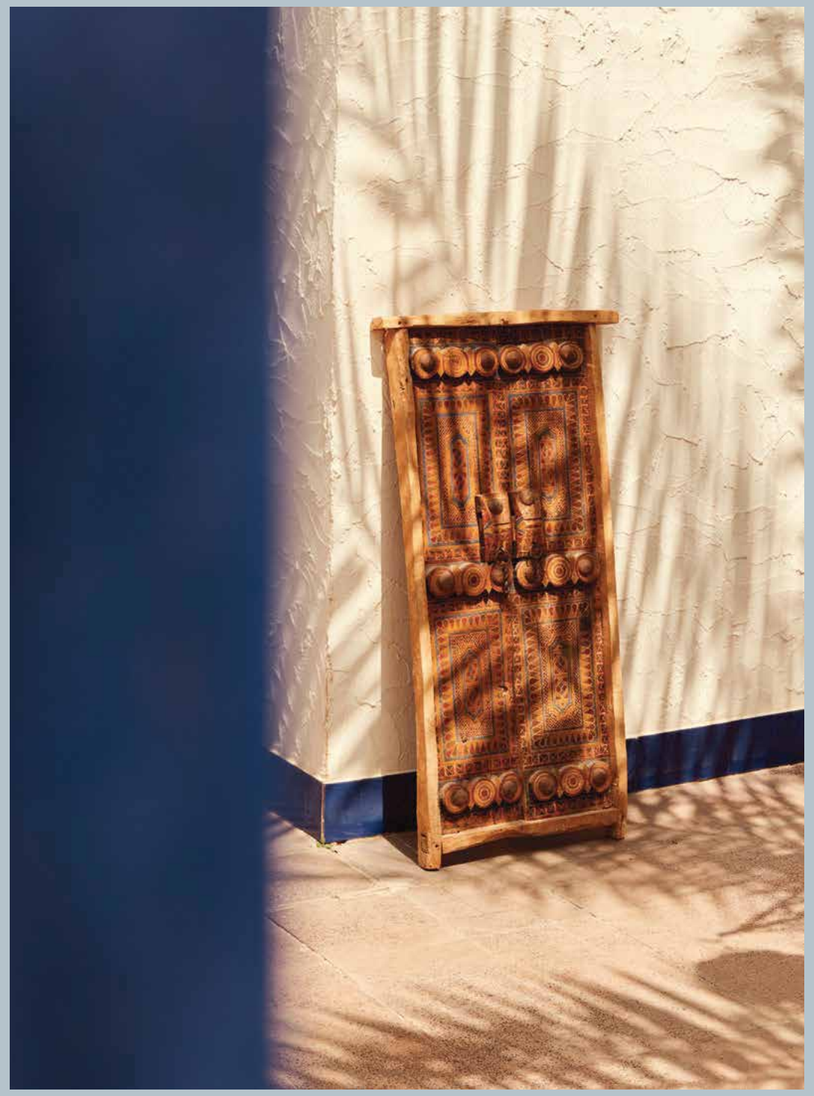




ARCHITECTURE

At Manazel Al Hadawi, architecture becomes a living dialogue, a bridge connecting centuries of heritage to the vision of tomorrow, where every detail honors the past, enriches the present, & anticipates life yet to come.

Manazel Al Hadawi honors Najdi architecture design through its conscious, adaptive use for today's environment. In these homes, tiles are chosen for their significance, angles are inspired by minarets and arches, and spaces are designed with authentic Saudi culture and traditions in mind. The residences are built at human-scale, creating spaces rooted in inherited culture yet built for modern life with utmost ease and comfort.



03

The EVERYDAY *at* MANAZEL AL HADAWI

Centrally located, Manazel Al Hadawi is at the heart of Diriyah's Media & Innovation District, a hub of creativity, technology, and global collaboration. Residents thrive amid pioneering industries, innovation hubs, and a community of forward-thinking minds.



LIVING *in the* MEDIA & INNOVATION DISTRICT

Thrive in the dynamic energy of the Media & Innovation District.

Manazel Al Hadawi rises at the heart of Diriyah's Media & Innovation District: a hub where creativity, technology, and global collaboration converge. This pioneering district redefines media, communications, and technology by fostering synergy between local and global industries, from tech giants and global media networks, to creative agencies and innovation hubs.

Creating a dynamic balance of work and play, it offers seamless access to Diriyah's cultural landmarks, natural landscapes, retail avenues, and lifestyle destinations.

COMMUNITY

Your neighbors are forward-thinking innovators.

Residents will thrive in a vibrant community of inventive minds, inspiring people who strive to generate new ideas for a better future.





A RARE CHANCE TO LIVE *in the* KINGDOM'S HISTORY

The timeless lifestyle of our forefathers.

Residing in Manazel Al Hadawi offers a day-to-day experience that grounds you in the timeless lifestyle of our forefathers, yet pulses with the dynamic energy of today. Inspired by the ancient mudbrick architecture of Diriyah, its walkable streets and open-air courtyards shape daily interactions and foster meaningful connections.

WALKS *in* GREEN

Walk through luscious green landscapes.

Manazel Al Hadawi is enriched by purpose-built walkways that craft journeys without the need for cars. Enriching connections grow with every stroll, the luxury of chance encounters now a daily happening in this neighborhood.





WADI HANIFAH NATURE *that* BREATHES

A living landscape with views of Wadi Hanifah at your doorstep.

From your home at Manazel Al Hadawi, the timeless beauty of Wadi Hanifah unfolds before you. Stretching over 120km, the valley has been thoughtfully redeveloped into a natural haven of walking trails, parks, and green landscapes. Whether it's morning walks surrounded by palm trees and rock formations, evenings spent overlooking the serene water channels, or weekends exploring the valley's parks and cafés, Wadi Hanifah brings nature to your doorstep. A view that inspires, and a landscape that invites you to live closer to the rhythm of nature.



04

RESIDENCES *Where* YOUR TALE BEGINS

An apartment type for every way of living. Manazel Al Hadawi's four residential complexes offer a variety of living typologies; from one-bedroom apartments to four-bedroom penthouses. Live a comfortable life of balance with ready apartment fit-outs, luxury amenities, and services that are tailored to provide ease to your dynamic life.


CARAVAGGIO
JEANNERET

ARCHITECTURE

A design that honors the past, yet built for the future.

Najdi-inspired architecture here is complemented by modern, sophisticated interiors and next-generation appliances that facilitate daily living with utmost ease and comfort. Manazel Al Hadawi homes are engineered and designed for residents to enjoy maximum privacy and security.




LEGER



MASTER BEDROOM

Wake up to a room illuminated and warmed by the sun entering through expansive windows. Witness views from the vantage point of the charming and tranquil neighborhood setting that is Manazel Al Hadawi.





MASTER BATHROOM

Tailored simplicity at its best can be seen throughout. Exceptional woodwork finishes juxtaposed with finely appointed detailed flooring make for a relaxing and peaceful environment.

AMENITIES & SERVICES

Luxury amenities & services tailored for your dynamic rhythm of life.

Manazel Al Hadawi offers a lifestyle that is both dynamic and effortless. The residential complex features exclusive indoor and outdoor community lounges, swimming pools, and dedicated basement parking, while the lower ground hosts F&B, wellness, and retail spaces. Thoughtfully designed amenities and tailored services provide spaces for leisure, wellness, and community, ensuring residents enjoy comfort, connection, and convenience every day.





WELLNESS AREA & GYM

The gym at Manazel Al Hadawi is designed with your daily rhythm in mind. Equipped with modern machines and open spaces for movement, it offers everything you need for a balanced workout, from cardio and strength training to stretching and recovery. Conveniently located within the community, it’s a place to recharge your body, clear your mind, and ensure wellness is a core part of everyday life. All just steps from home.



05

A CHOICE *of a* LIFETIME

Manazel Al Hadawi is a rare chance to own a piece of our Kingdom's heritage, an exclusive opportunity to live amidst our legacy. These residences are designed for those who have been yearning to live in the grandeur of Diriyah, an everlasting inheritance for the generations that follow you.

Manazel Al Hadawi is the pioneer of a new era of luxury, one that is rooted in timeless heritage, culture, and authenticity.



MANAZEL
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LOCATION

1 *Park*

2 *Diriyah Arena*

3 *Royal Diriyah Opera House*

4 *Media and Innovation District*

5 *Diriyah Square*

6 *Wadi Hanifah*

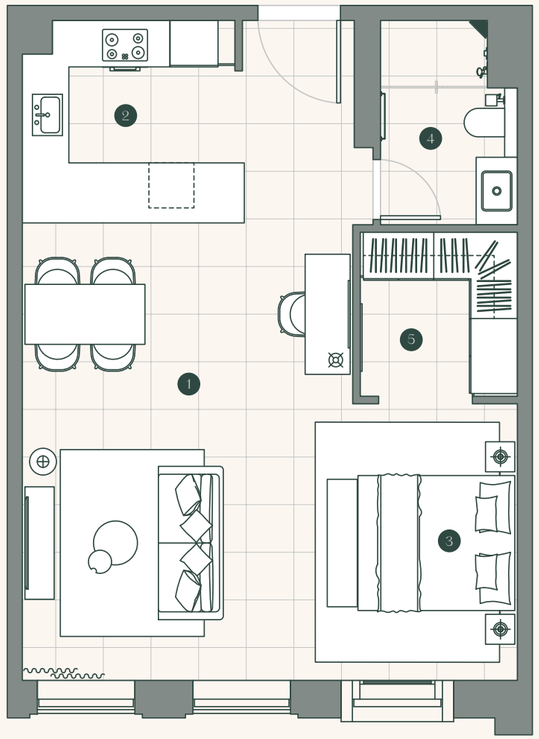
7 *At-Turaif World Heritage Site*

8 *Al-Alagiyyah Mosque in Al-Mulaibeed*

9 *Grand Mosque*



RESIDENCE FLOORPLANS



STUDIO *Type A*

BED SPACE 1
BATHROOM 1

UNIT SIZE: 58 m²

1. LIVING AND DINING AREA
6.0 m x 3.0 m

2. KITCHEN
2.7 m x 3.0 m

3. BED SPACE
3.7 m x 3.6 m

4. BATHROOM
2.7 m x 1.8 m

5. WALK-IN CLOSET
2.2 m x 2.1 m

KEYPLAN - LEVEL 00



1BD
Type A

BEDROOM 1
BATHROOMS 1.5
TERRACE 1

UNIT SIZE: 77 m²

1. LIVING AND DINING AREA
5.5 m x 4.6 m

2. KITCHEN
3.6 m x 2.4 m

3. MASTER BEDROOM
3.3 m x 4.0 m

4. EN SUITE BATHROOM
1.4 m x 2.7 m

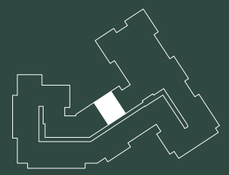
5. WALK-IN CLOSET
1.8 m x 1.9 m

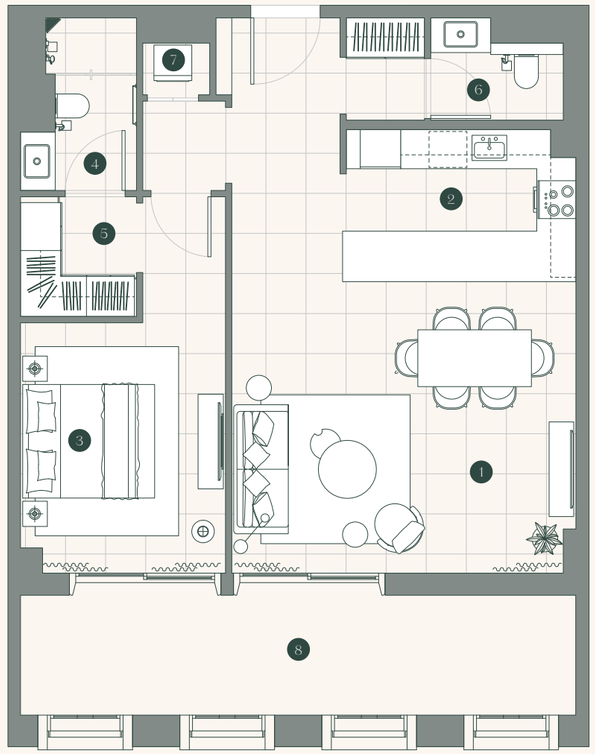
6. POWDER ROOM
2.1 m x 1.6 m

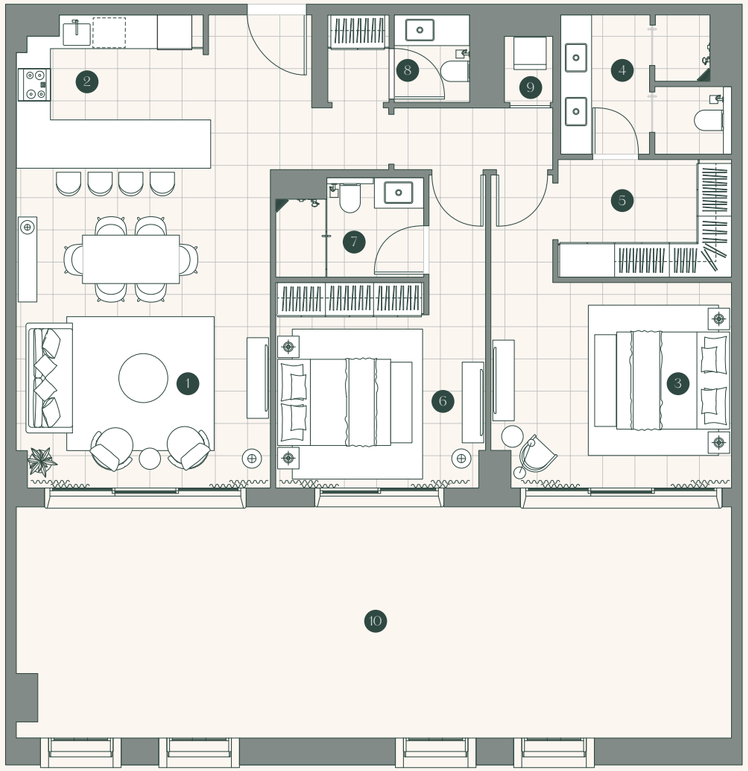
7. LAUNDRY
1.0 m x 0.8 m

8. TERRACE

KEYPLAN - LEVEL 02







2BD
Type A

BEDROOMS 2
BATHROOMS 2.5
TERRACE 1

UNIT SIZE: 118 m²

1. LIVING AND DINING AREA
5.9 m x 4.7 m

2. KITCHEN
2.9 m x 3.5 m

3. MASTER BEDROOM
3.8 m x 4.5 m

4. EN SUITE BATHROOM
2.6 m x 3.2 m

5. WALK-IN CLOSET
2.2 m x 3.2 m

6. SECONDARY BEDROOM
1.8 m x 2.7 m

7. SECONDARY BATHROOM
1.8 m x 2.7 m

8. POWDER ROOM
1.6 m x 1.5 m

9. LAUNDRY
1.2 m x 0.9 m

10. TERRACE

KEYPLAN - LEVEL 02



2BD
Type J

BEDROOMS 2.5
BATHROOMS 3.5
TERRACES 2

UNIT SIZE: 150 m²

1. LIVING AND DINING AREA
5.9 m x 6.7 m

2. KITCHEN
2.9 m x 4.1 m

3. MASTER BEDROOM
3.4 m x 4.9 m

4. EN SUITE BATHROOM
2.4 mx 3.2 m

5. WALK-IN CLOSET
2.5 m x 2.1 m

6. SECONDARY BEDROOM
3.9 m x 4.0 m

7. SECONDARY BATHROOM
2.7 m x 1.8 m

8. POWDER ROOM
1.4 m x 1.8 m

9. LAUNDRY
1.2 m x 1.1 m

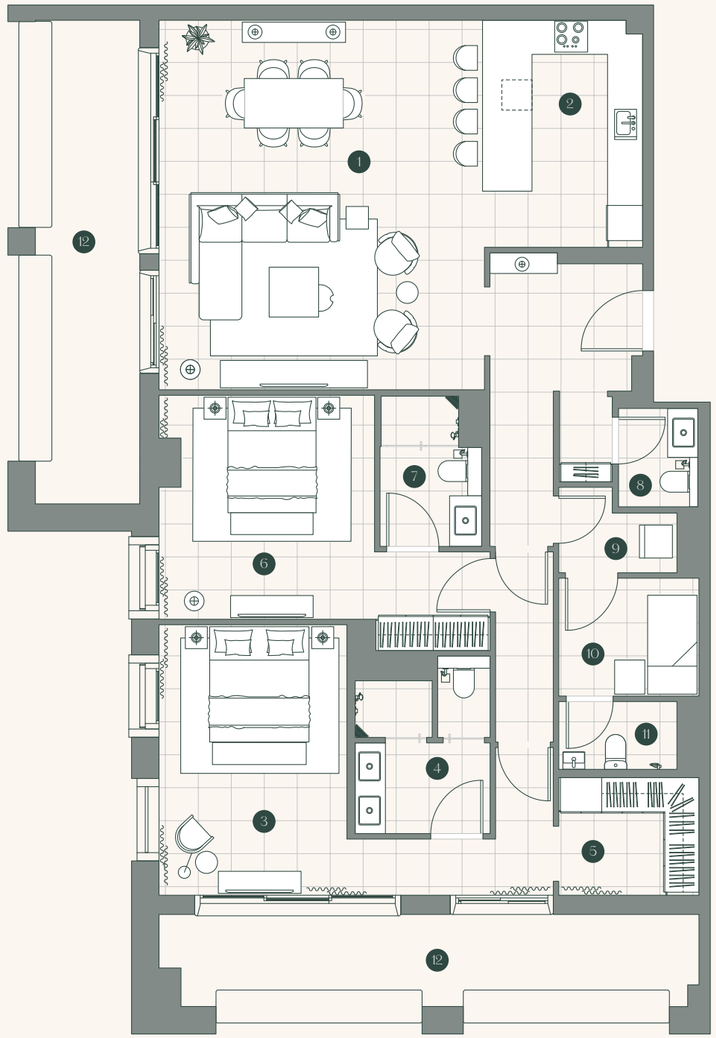
10. MAID'S BEDROOM
2.5 m x 2.1 m

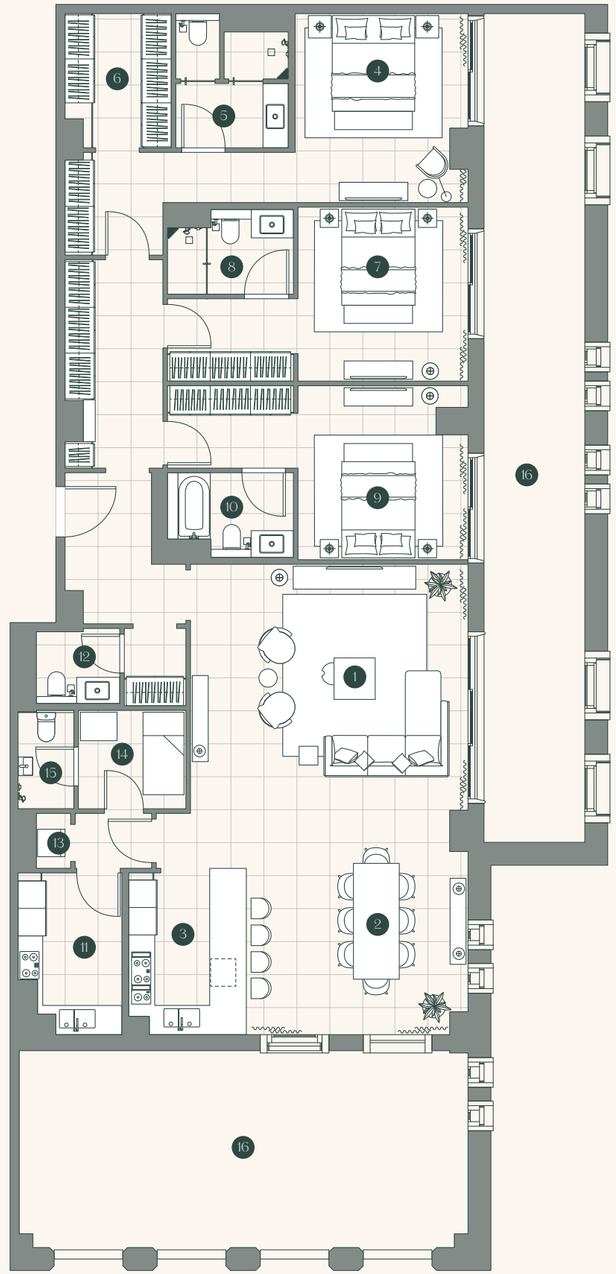
11. MAID'S BATHROOM
2.1 m x 1.2 m

12. TERRACES

KEYPLAN - LEVEL LG







3BD
Type G

BEDROOMS 3.5
BATHROOMS 4.5
TERRACES 2

UNIT SIZE: 201 m²

1. LIVING AREA
6.0 m x 5.4 m

2. DINING AREA
4.8 m x 4,8 m

3. SHOW KITCHEN
2.6 m x 3.5 m

4. MASTER BEDROOM
3.7 m x 4.1 m

5. EN SUITE BATHROOM
2.4 m x 2.9 m

6. WALK-IN CLOSET
2.3 m x 2.9 m

7. SECONDARY BEDROOM 1
3.7 m x 3.8 m

8. SECONDARY BATHROOM 1
1.8 m x 2.7 m

9. SECONDARY BEDROOM 2
3.7 m x 3.8 m

10. SECONDARY BATHROOM 2
2.7 m x 1.9 m

11. DIRTY KITCHEN
2.2 m x 3.5 m

12. POWDER ROOM
1.8 m x 1.5 m

13. LAUNDRY
0.7 m x 1.1 m

14. MAID'S BEDROOM
2.3 m x 2.1 m

15. MAID'S BATHROOM
1.2 m x 2.1 m

16. TERRACES

KEYPLAN - LEVEL 02



PH
Type A

BEDROOM 1
BATHROOMS 1.5
TERRACE 1

UNIT SIZE: 78 m²
– Lower Level –

1. LIVING AND DINING AREA
6.7 m x 8.9 m

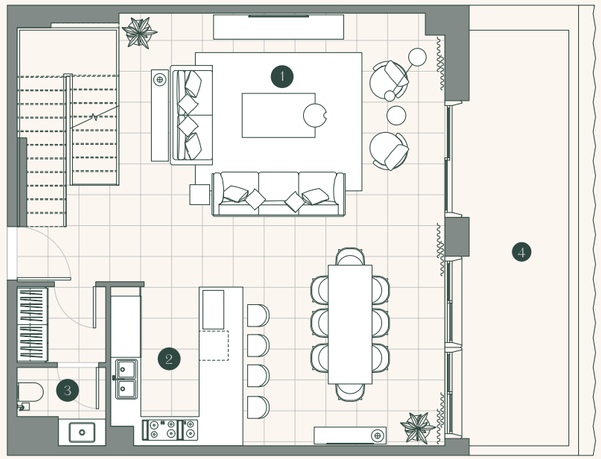
2. KITCHEN
2.7 m x 3.3 m

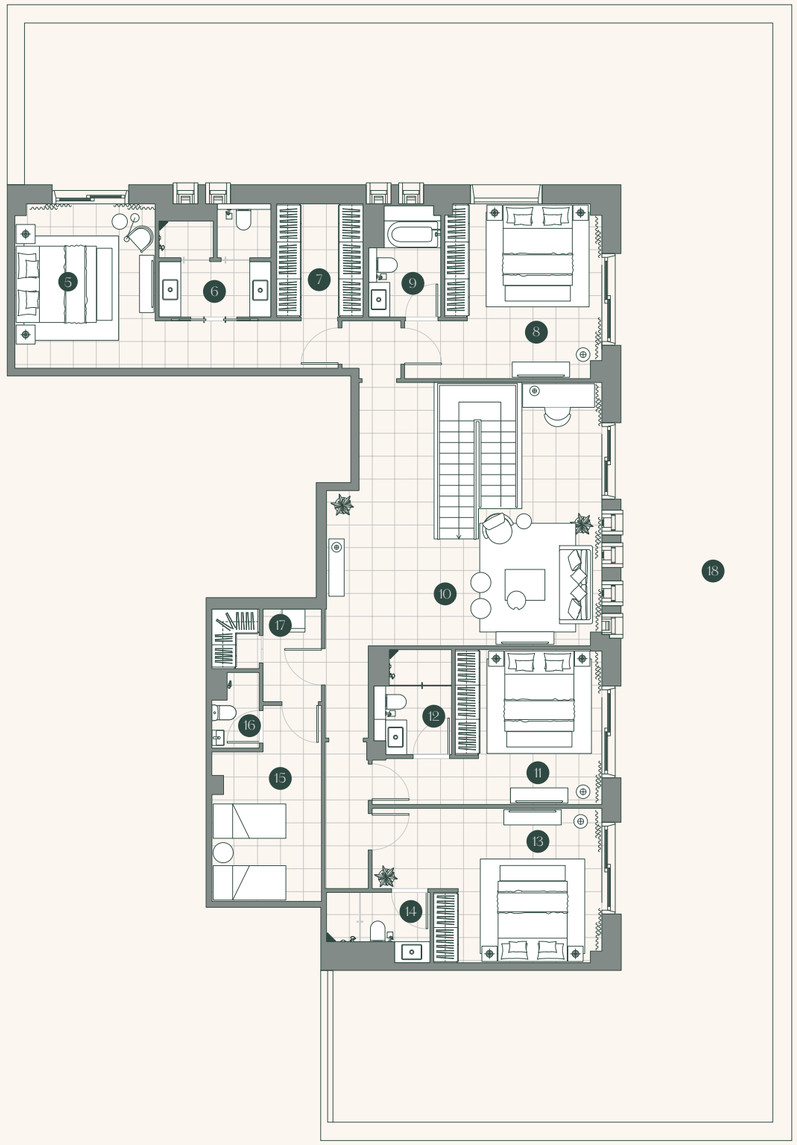
3. POWDER ROOM
1.8 m x 1.6 m

4. TERRACE

KEYPLAN - LEVEL 03







BEDROOMS 4.5
BATHROOMS 4.5
TERRACE 1

UNIT SIZE: 189 m²
– Upper Level –

5. MASTER BEDROOM
3.7 m x 4.3 m

6. EN SUITE BATHROOM
2.9 m x 3.0 m

7. WALK - IN CLOSET
2.3 m x 3.0 m

8. SECONDARY BEDROOM 1
4.1 m x 4.6 m

9. SECONDARY BATHROOM 1
1.9 m x 3.0 m

10. LIVING AREA 2
5.3 m x 6.9 m

11. SECONDARY BEDROOM 2
3.8 m x 4.0 m

12. SECONDARY BATHROOM 2
1.7 m x 2.8 m

13. SECONDARY BEDROOM 3
4.4 m x 4.0 m

14. SECONDARY BATHROOM 3
2.7 m x 1.8 m

15. MAID'S ROOM
2.9 m x 3.9 m

16. MAID'S BATHROOM
1.2 m x 2.0 m

17. LAUNDRY
1.5 m x 2.4 m

18. TERRACE

KEYPLAN - LEVEL 04



MANAZEL
AL HADAWi

DISCLAIMER

The contents of this brochure were produced prior to planning approval and commencement of construction. Parts of the land surrounding the development shown may not form part of Diriyah Company's ownership and may not be developed at the time of project completion.

The information, images, and artistic impressions depicting interiors, exteriors, nearby amenities, public areas, and streetscapes, as well as any specifications or measurements contained in this brochure, are indicative only. They do not constitute an offer or contract and should not be relied upon as representative of the final product. Views, outlooks, and descriptions of views may vary depending on the level and location of each residence.

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THIS PROJECT IS TARGETING LEED GOLD, MOSTADAM GOLD CERTIFICATION.

التـــراخيـــص







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Our Services

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Real estate financing brokerage

Property Management And Facility Management

Real estate marketing

Real estate brokerage

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About Fana Limited Company:

Established in 1989, we strive to meet your needs and desires in the world of real estate.
We offer a wide range of real estate services that cover every aspect of this dynamic field.
With our extensive experience and specialized team, we are committed to achieving the best outcomes for our clients.
Contact us today to begin your journey in the world of real estate.

Our Vision

To lead in real estate marketing, organizing auctions, and property management and real estate development.

Our Mission

To deliver professional services using effective tools and modern specialized technologies, under the management and supervision of a distinguished team of highly skilled experts.

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