



# NEPTUNE

INTERIORS BY MOUAWAD



سَدْرَة

SE D R A

—BY ROSHN—

DARGLOBAL | MOUAWAD

*A legacy*  
OF UNRIValed  
ARTISTRY





BRILLIANT  
*by*  
DESIGN

INSPIRED BY  
CELESTIAL

*elegance*



A photograph of a man walking away from the camera through a dense jungle. He is wearing a light-colored long-sleeved shirt and dark trousers. The path is bright with sunlight filtering through the dense green foliage and palm fronds in the foreground. The overall atmosphere is mysterious and tropical.

A REALM  
EMBRACED  
BY THE  
*extraordinary*

THE HOUSE  
of  
MOUAWAD

*A jewelry house specialized in crafting  
the extraordinary since 1890*



Mouawad is a renowned luxury jewelry brand known for its timeless elegance, exceptional craftsmanship, and rich heritage. For over a century, Mouawad has created extraordinary jewelry with artistic mastery. From stunning diamonds to iconic world records, Mouawad captivates luxury lovers worldwide. Founded in Lebanon in 1890 by David Mouawad,

Mouawad's heritage is led by fourth-generation Co-Guardians and brothers Fred, Alain, and Pascal Mouawad, joined by fifth-generation Co-Guardians Jimmy and Anastasia Mouawad, each perpetuating a heritage of excellence and bringing a lifetime of passion to their respective roles. The Mouawad family has undertaken significant

projects to share their knowledge and gems with the world. Notable efforts include naming the Gemological Institute of America's main campus, hosting a diamonds exhibition at the Natural History Museum in Paris, designing the Miss Universe crown and establishing the Robert Mouawad Private Museum in Beirut.

# Extraordinary Accomplishments

## GUINNESS World Records



### MOST VALUABLE PEAR-SHAPED DIAMOND

Mouawad's 51.12-carat pear-shaped diamond.



### MOST VALUABLE HANDBAG

The Mouawad 1001 Nights Diamond Purse, valued at \$3.8 million, holds the Guinness World Record for the most valuable handbag.



### MOST VALUABLE NECKLACE

The Mouawad L'Incomparable Diamond Necklace, featuring a 407.48-carat diamond, holds the Guinness World Record for the most valuable necklace.



### MOUAWAD DIAMOND COLLECTION

Known for its extensive and exquisite diamond pieces.



### FLOWER OF ETERNITY COLLECTION

A luxury collection symbolizing eternal love and beauty.

# Extraordinary Accomplishments

## HISTORICAL



### *Significance*

## COLLABORATIONS

### *& Sponsorships*

VICTORIA'S  
SECRET



MISS \* USA



Mouawad has owned and crafted pieces with some of the world's most famous diamonds, including the Excelsior Diamond and the Jubilee Diamond.

Mouawad has collaborated with various fashion shows, beauty pageants, and prestigious events globally, including Victoria's Secret, Miss Universe, Miss USA, Miss Teen USA pageants.

## CELEBRITY

### *Endorsement*



Mouawad has been a favorite among celebrities, with pieces worn by A-listers such as Angelina Jolie, Jennifer Lopez, Mariah Carey and Celine Dion.

## EXHIBITIONS

### *& Museums*



Naming the Gemological Institute of America's main campus.

Hosting a diamond exhibition at the Natural History Museum in Paris.

The establishment of the Robert Mouawad Private Museum in Beirut showcases a collection of rare gems, jewelry, and artifacts.



*A jewel*

IN THE MIDST OF  
AN INNOVATIVE

*community*

For the first time in Saudi Arabia, the exquisite elegance, superior craftsmanship, and rich heritage of The House of Mouawad will shine bright in SEDRA, Riyadh's first integrated community. Covering over 20 million square meters, SEDRA enhances the quality of life for its residents by blending modern, aspirational living with architecture inspired by Saudi Arabia's unique history and heritage.



سَدْرَة  
S E D R A  
—BY ROSHN—



ENGULFED  
*in*  
TRADITION

SEDRA honors Saudi Arabia's rich history and progressive culture through Salmani architecture. This unique architectural style is shaped by the personal influence and vision of King Salman. Salmani Architecture modernizes traditional design, characterized by its energy, adaptability, and integration of traditional elements with smart city technology.



I N  
THE HEAR  
O F  
*modernity*

11 min PRINCESS NORA BINT ABDUL RAHMAN UNIVERSITY

17 min KING FAHD STADIUM

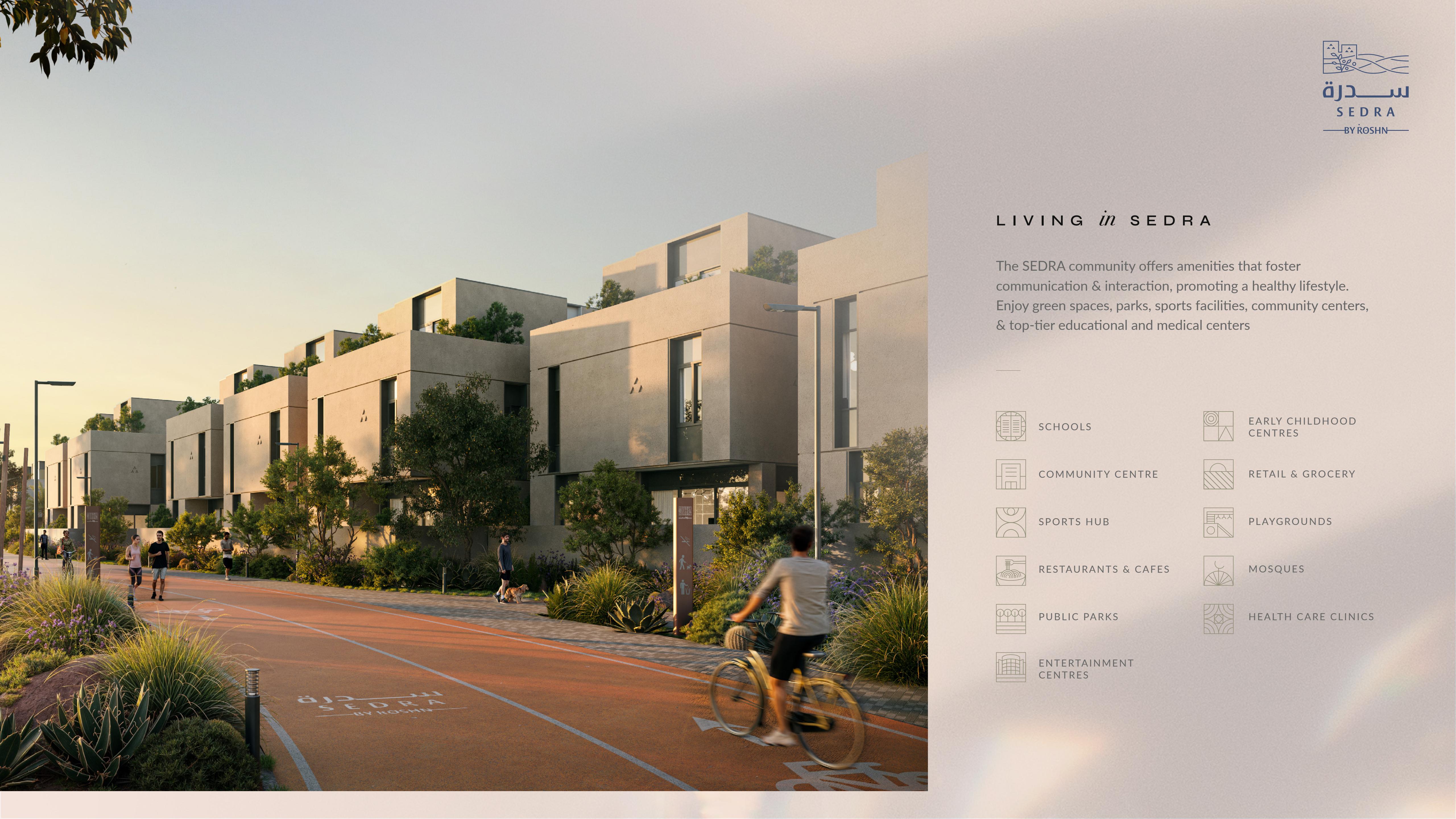
18 min KING KHALID  
INTERNATIONAL AIRPORT

19 min KAFD

20 min KINGDOM CENTRE TOWER

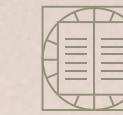
26 min RIYADH EXPO 2030

Neptune is located in the heart of Sedra, north of Riyadh. The community is in close proximity to the city's most prominent destinations, main roads and modern transportation.



## LIVING *in* SEDRA

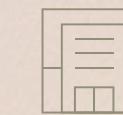
The SEDRA community offers amenities that foster communication & interaction, promoting a healthy lifestyle. Enjoy green spaces, parks, sports facilities, community centers, & top-tier educational and medical centers



SCHOOLS



EARLY CHILDHOOD CENTRES



COMMUNITY CENTRE



RETAIL & GROCERY



SPORTS HUB



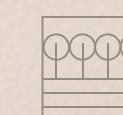
PLAYGROUNDS



RESTAURANTS & CAFES



MOSQUES



PUBLIC PARKS



HEALTH CARE CLINICS



ENTERTAINMENT CENTRES



A CELESTIAL  
*living*  
EXPERIENCE



Just as diamonds are said to rain from the skies on Neptune, these villas are imbued with otherworldly charm and brilliance.

With a limited collection available, each residence is a testament to masterful craftsmanship, showcasing the unmatched artistry and timeless elegance that the Mouawad name represents.

Embrace the enchantment of living life as rare and wondrous as diamonds raining from the skies.



## EXTERIORS

*steeped in*

## AUTHENTICITY

The harmonious blend of monolithic structures, varying parapet heights, elegant window boxes, and ancestral textures and colors creates a serene oasis amidst the bustling heart of cosmopolitan living. This thoughtful design ensures unwavering privacy and

tranquility, allowing you to indulge in your personal haven while being enveloped by the vibrant energy of the city. The meticulously curated architectural elements ensure that every villa is a unique masterpiece, an epitome of refined living.



I T ' S  
R A I N I N G  
*diamonds*

The interiors of The Neptune villas are crafted to reflect the kaleidoscopes of colors seen within the rarest diamonds. Overlooking the iconic Wadi Hanifa valley in Riyadh, each villa is precisely designed, echoing celestial elegance and the dazzling allure of gemstones.

These residences boast luxurious interiors and breathtaking panoramic views that blend seamlessly with the valley's natural splendor, creating an atmosphere of unmatched sophistication and harmony.



TIMELESS  
*brilliance*  
REFLECTED

Drawing inspiration from five generations of jewelry-making excellence, the interiors are celebrated by the most discerning clientele around the world. The striking elegance of diamonds is reflected in the design, featuring a harmonious blend of shapes, intricate textiles, and rich colors.





LIVING  
ELEGANCE  
IN URBAN  
*serenity*

Each detail has been thoughtfully crafted to evoke a sense of regal brilliance, ensuring that every corner of these exclusive residences exudes an unparalleled level of refinement and grandeur. The legacy of Mouawad's artistry is woven into the very fabric of the interiors, offering residents an exquisite living experience that is both timeless and contemporary.



## THE *family* AREA

Experience the zenith of Mouawad's artistry within the family areas of the villas, where confidence, brilliance, and elegance converge seamlessly. The exquisite palette, accented with vibrant hues, infuses the space with a lively ambiance. Indulge in

the essence of luxurious, timeless living, enveloped by authentic finishes, opulent creams, and flawless marble, all harmoniously coming together to create an atmosphere of unparalleled luxury & pure indulgence.



*The*  
**MAJLIS**

The Majlis exudes an unparalleled grandeur, adorned with iconic pieces from Mouawad's Diamond and Eternity collections. This expansive, light-filled sanctuary boasts elegant wall coverings, refined finishes, and the opulent allure of marble floor tiles. From the moment you enter, you are enveloped in an ethereal ambiance that reflects Mouawad's legendary craftsmanship and timeless elegance.





## *The* BEDROOMS

Discover the enchanting allure of the bedrooms, where the House of Mouawad's legacy of elegance and sophistication is beautifully reflected. The master bedroom seamlessly blends regal aesthetics with modern functionality, boasting a spacious walk-in closet and an en-suite bathroom, creating the perfect retreat for peace and tranquility. The remaining bedrooms echo the same exquisite design, ensuring that every corner of the home radiates Mouawad's signature charm and luxurious comfort.











*The*

**T E R R A C E**

Escape to the secluded terrace, a private haven designed to offer both tranquility and elegance. Completely enclosed to ensure your privacy, this exquisite space provides an ideal setting for leisurely moments or intimate gatherings. With breathtaking views and refined furnishings, the terrace embodies the luxurious charm and sophistication of the House of Mouawad, making it a perfect retreat above the hustle and bustle.



## 10 reasons TO INVEST IN NEPTUNE

### 1 30-Year Corporate Tax Exemption

Foreign companies setting up regional headquarters in Saudi Arabia benefit from a generous 30-year exemption from withholding tax.

### 2 Premium Residency for Real Estate Owners

Invest in residential properties worth at least four million Saudi Riyals to obtain Premium Residency. Enjoy exclusive rights and the same residency duration as your property ownership.

### 3 Vision 2030 Economic Reforms

Saudi Arabia's Vision 2030 drives significant economic diversification, creating a favorable environment for investments in various sectors, including real estate.

### 4 High Returns on Luxury Real Estate

The luxury real estate market in Saudi Arabia promises substantial growth, offering high returns due to increasing demand and a limited supply of high-end properties.

### 5 0% Income Tax for Foreigners

Benefit from 0% income tax rate in Saudi Arabia, regardless of residency status. Note: US citizens still need to file tax returns with the IRS.

### 6 Booming High Net-Worth Population

The growing number of high-net-worth individuals in Saudi Arabia and the Middle East fuels a strong market for luxury real estate investments.

### 7 Stable and Secure Business Environment

Saudi Arabia offers a stable political environment and strong government support for foreign investments, ensuring a secure and predictable business climate.

### 8 Cutting-Edge Infrastructure Development

Massive infrastructure projects, new cities, airports, and transportation networks enhance investment attractiveness. The largest seaport on the Red Sea captures 80% of maritime flows.

### 9 2034 World Cup, A Catalyst for Economic Growth

The 2034 World Cup will drive economic growth and attract global tourism to Riyadh, creating lasting benefits for the city and its economy through the influx of visitors.

### 10 Prime Location

Located in North Riyadh, Neptune is just minutes away from Expo 2030, ensuring unparalleled access to future growth and opportunities.

The background of the image is a dark, abstract composition featuring several overlapping, metallic-looking surfaces. These surfaces have a brushed metal texture and are catching light, creating bright highlights and deep shadows. The angles of the surfaces are sharp, suggesting a geometric or angular design. The overall effect is modern and industrial.

FLOORPLANS

# CHOOSE *your* VILLA

## ◆ *Villa Types A2N & A2W*

## 5 BEDROOMS

## ◆ *Villa Types A3N & A3W*

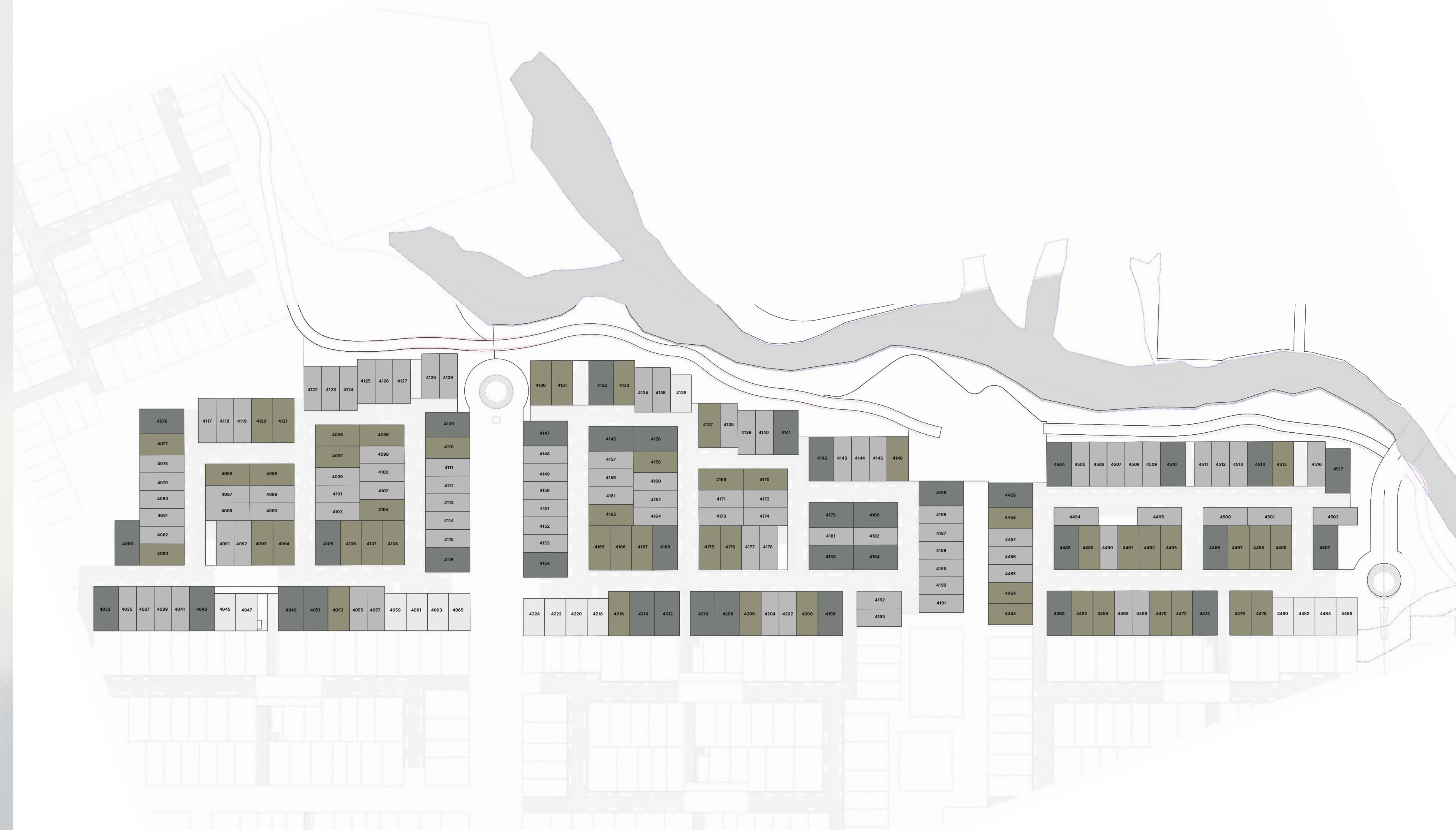
## 5 BEDROOMS

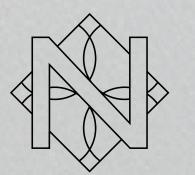
## ◆ *Villa Types B2N, B2S & B2W*

## 5 BEDROOMS

## ◆ *Villa Types B3N & B3W*

## 5 BEDROOMS





NEPTUNE

INTERIORS BY MOUAWAD

5 BEDROOM VILLA  
TYPE A2N

PLOT AREA  
300 SQM / 3,229.17 SQFT

TOTAL BUILT UP AREA  
360 SQM / 3,875.01 SQFT

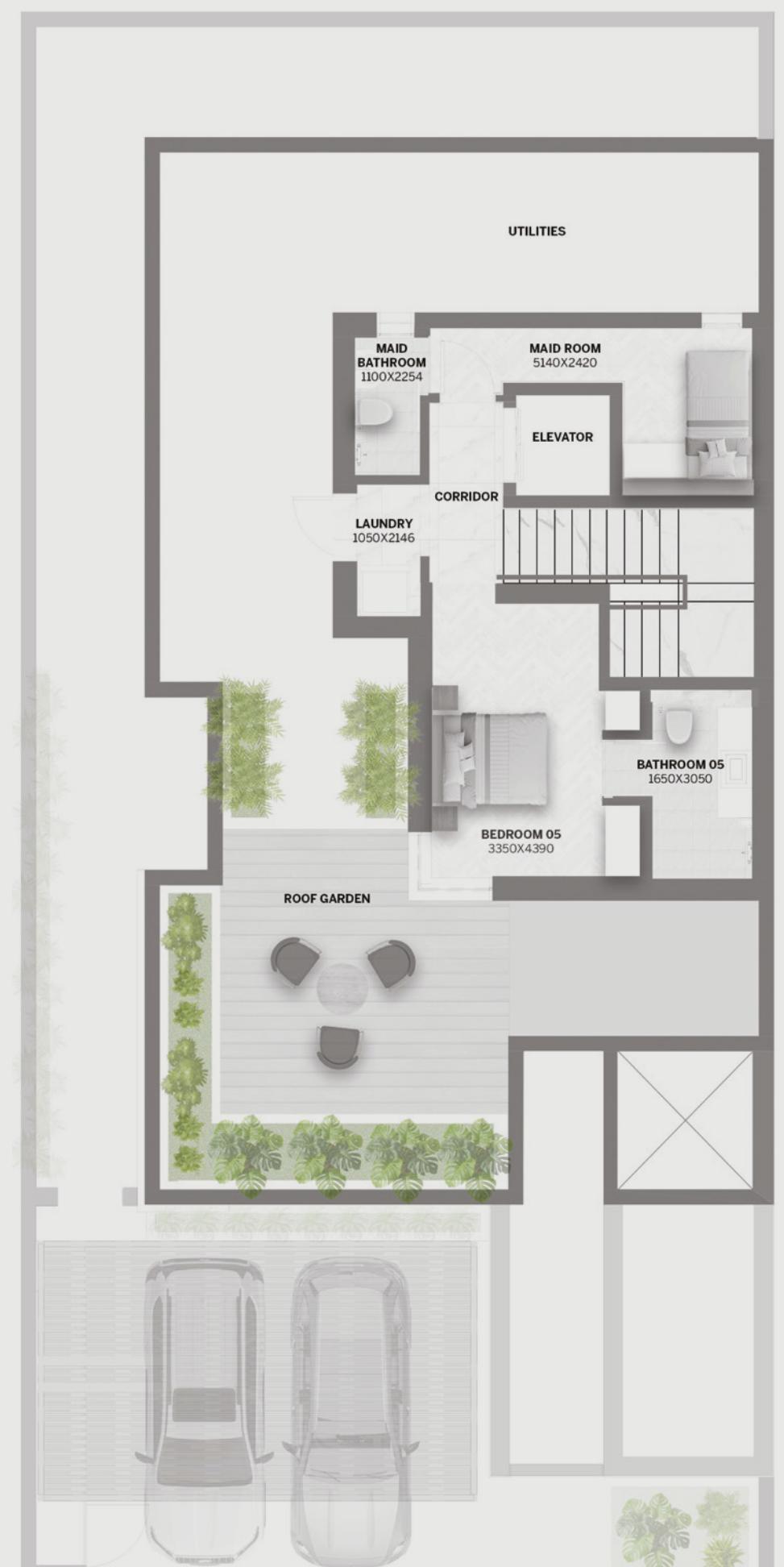
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GROUND FLOOR



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR





NEPTUNE

INTERIORS BY MOUAWAD

5 BEDROOM VILLA  
TYPE A2W

PLOT AREA  
300 SQM / 3,229.17 SQFT

TOTAL BUILT UP AREA  
360 SQM / 3,875.01 SQFT

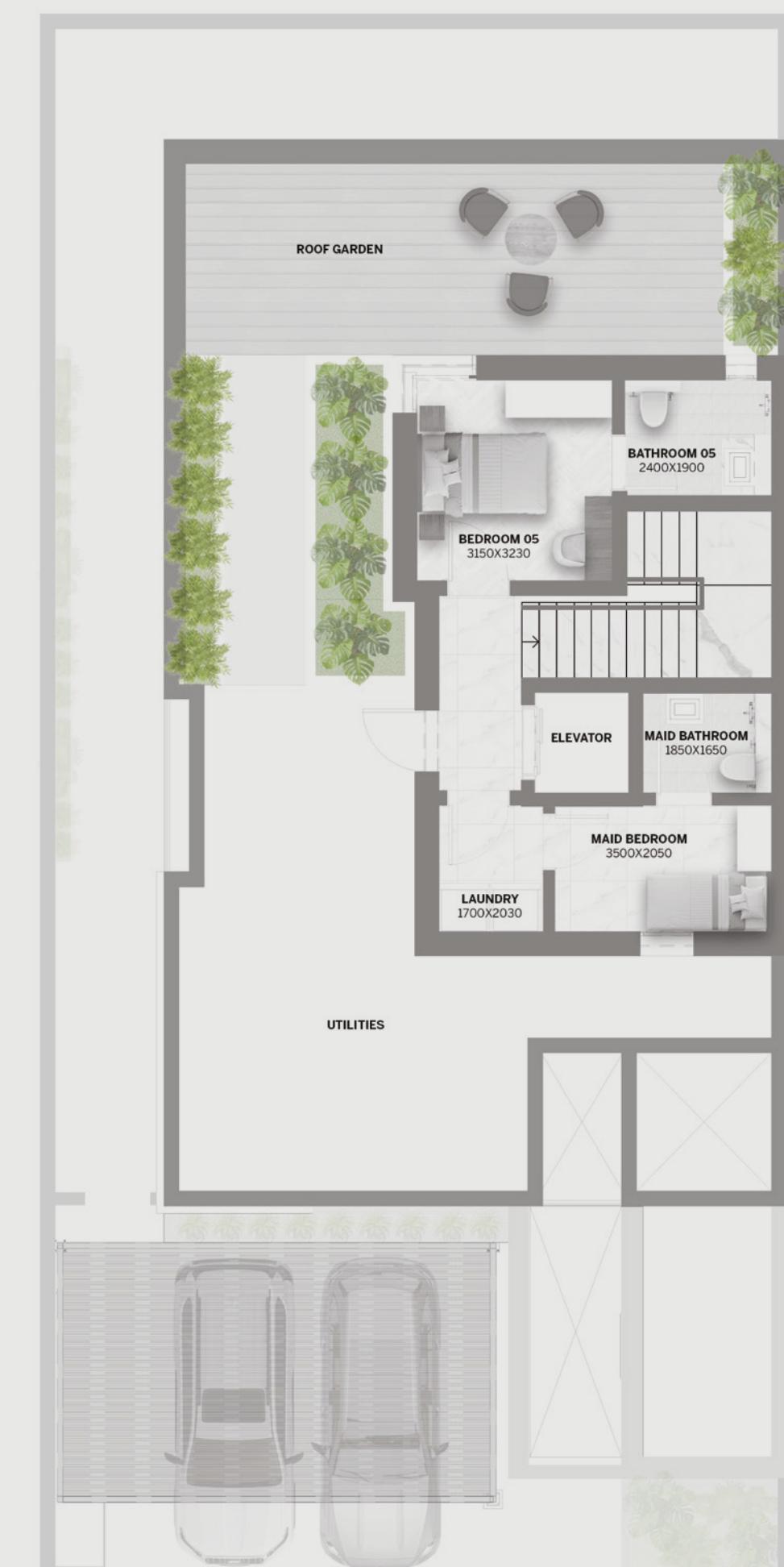
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GROUND FLOOR

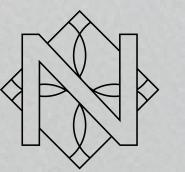


1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR





**NEPTUNE**

INTERIORS BY MOUAWAD

**5 BEDROOM VILLA**  
**TYPE A3N**

**PLOT AREA**  
350 SQM / 3,767.37 SQFT

**TOTAL BUILT UP AREA**  
420 SQM / 4,520.84 SQFT

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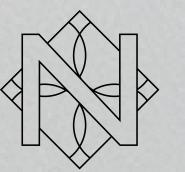
GROUND FLOOR



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



# NEPTUNE

INTERIORS BY MOUAWAD

# 5 BEDROOM VILLA

## TYPE A3W

## PLOT AREA

**TOTAL BUILT UP AREA**  
420 SQM / 4,520.84 SQFT



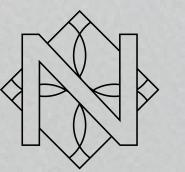
## GROUND FLOOR



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



NEPTUNE

INTERIORS BY MOUAWAD

5 BEDROOM VILLA  
TYPE B2N

PLOT AREA  
250 SQM / 2,690.98 SQFT

TOTAL BUILT UP AREA  
300 SQM / 3,229.17 SQFT

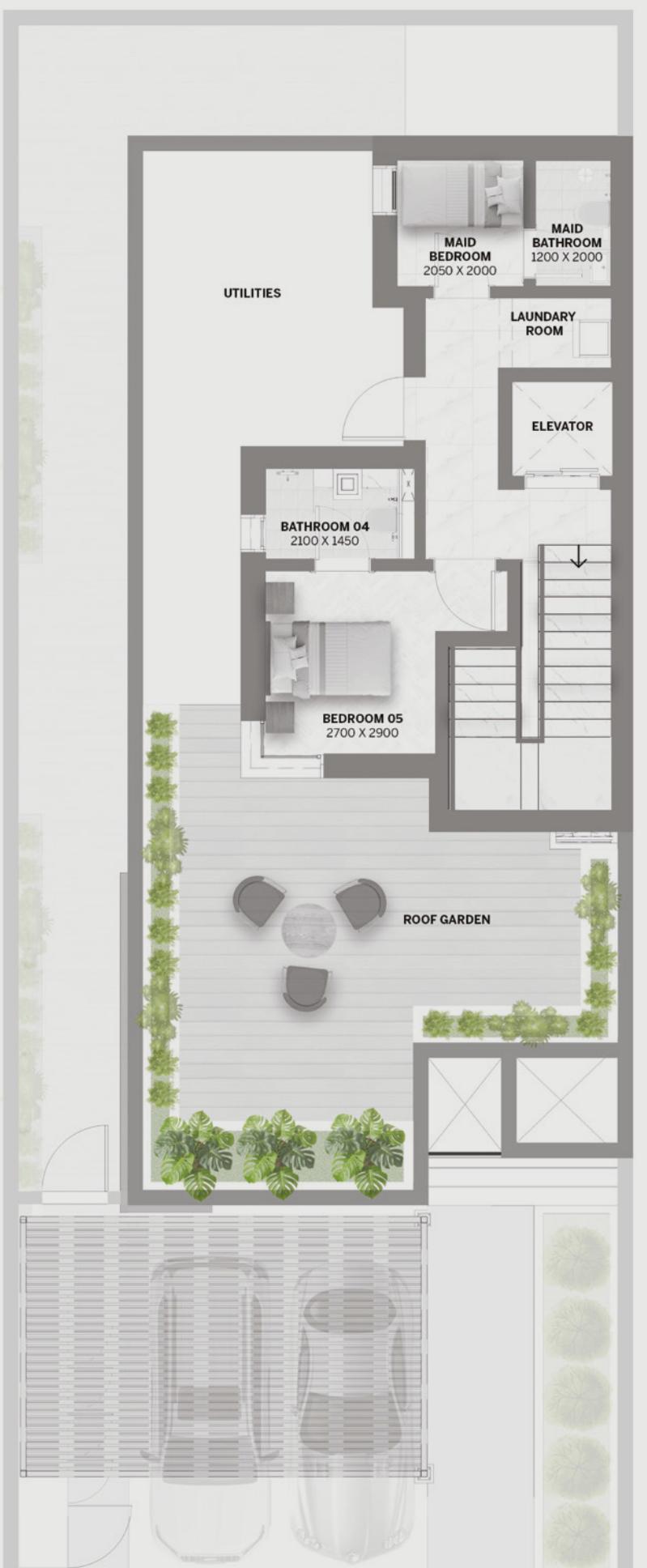
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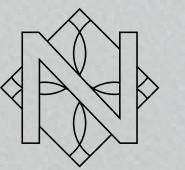
GROUND FLOOR



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2<sup>ND</sup> FLOOR



NEPTUNE

INTERIORS BY MOUAWAD

5 BEDROOM VILLA  
TYPE B2S

PLOT AREA  
250 SQM / 2,690.98 SQFT

TOTAL BUILT UP AREA  
300 SQM / 3,229.17 SQFT

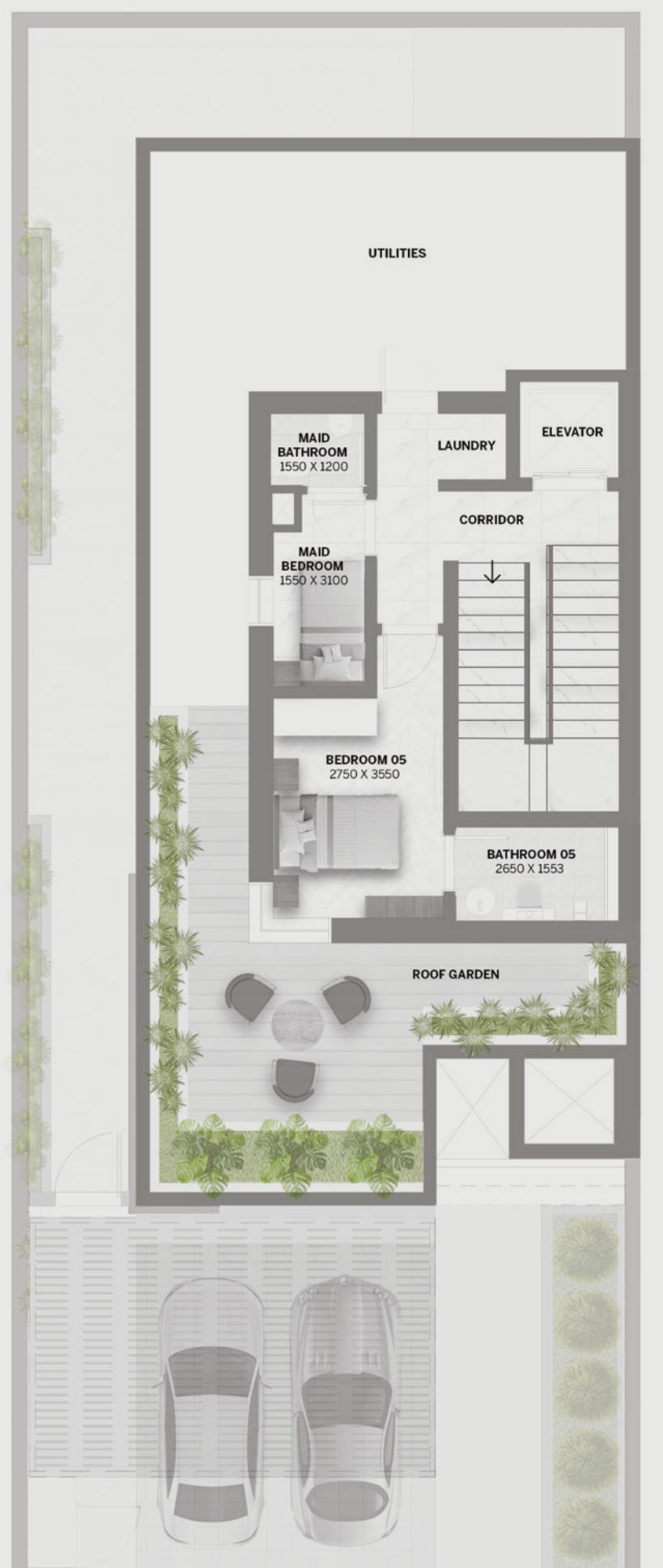
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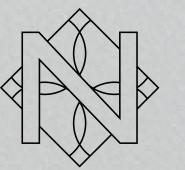
GROUND FLOOR



1<sup>ST</sup> FLOOR



2<sup>ND</sup> FLOOR



NEPTUNE

INTERIORS BY MOUAWAD

5 BEDROOM VILLA  
TYPE B2W

PLOT AREA  
250 SQM / 2,690.98 SQFT

TOTAL BUILT UP AREA  
300 SQM / 3,229.17 SQFT

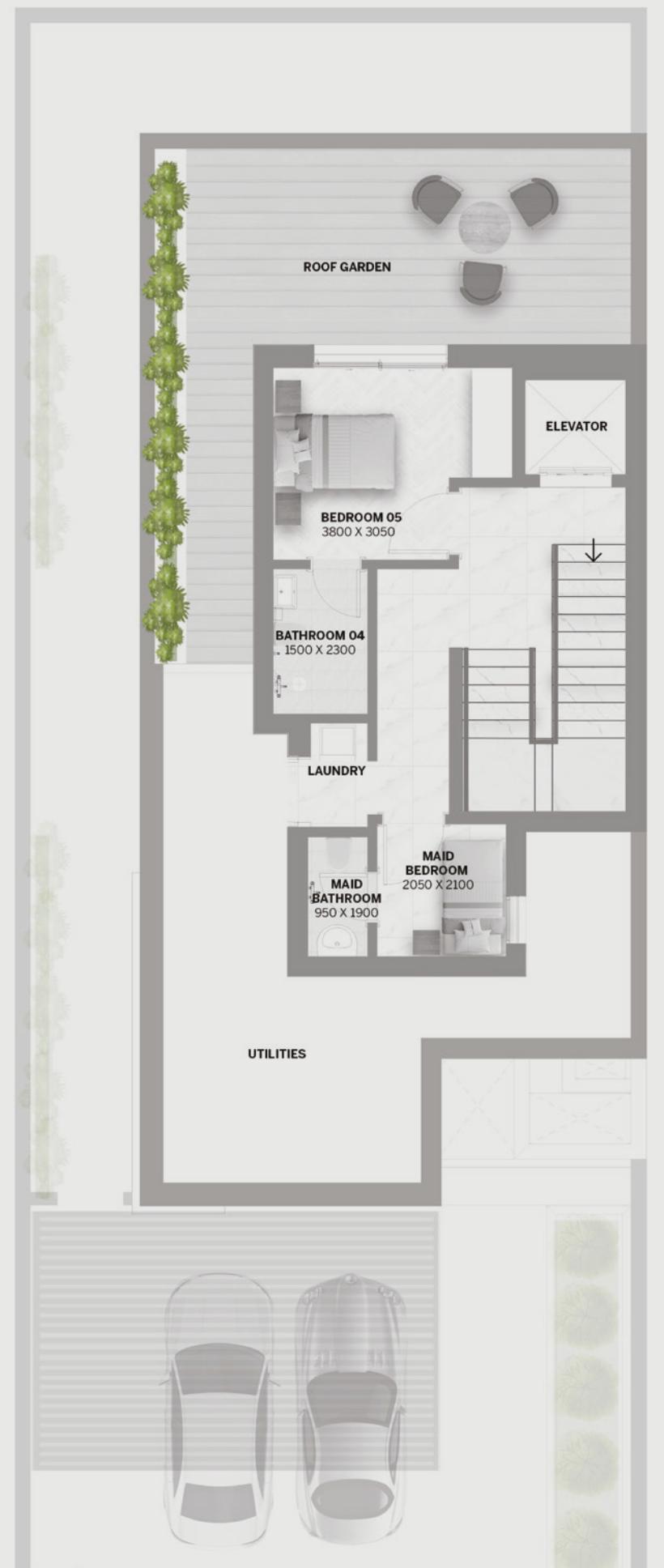
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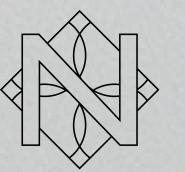
GROUND FLOOR



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2<sup>ND</sup> FLOOR



NEPTUNE

INTERIORS BY MOUAWAD

5 BEDROOM VILLA  
TYPE B3N

PLOT AREA  
252 SQM / 2,712.51 SQFT

TOTAL BUILT UP AREA  
302.4 SQM / 3,255.00 SQFT

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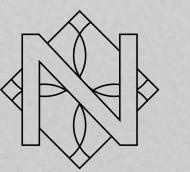


GROUND FLOOR

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NEPTUNE

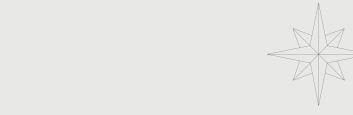
INTERIORS BY MOUAWAD

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TYPE B3W

PLOT AREA  
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TOTAL BUILT UP AREA  
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سَدْرَة  
S E D R A  
—BY ROSHN—

IN PARTNERSHIP WITH

DARGLOBAL

#### ABOUT



سَدْرَة  
S E D R A  
—BY 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.

## OUR OFFICES

### DARGLOBAL

#### *Dubai, UAE*

Jumeirah Emirates Towers  
30th Floor, Sheikh Zayed Road,  
PO Box 2523, Dubai,  
United Arab Emirates  
T +971 4 247 8999

#### *London, UK*

50 Hans Crescent, Knightsbridge,  
London, SW1X 0NA,  
United Kingdom  
T +44 7875 495156

#### *Muscat, Oman*

Royal Opera House Muscat  
Shatti Al Qurum, Muscat,  
T +968 227 02777

#### *Riyadh, Ksa*

2135 Tahlia St.,  
Al Olaya, 12222 Riyadh  
T +966 800 118 8081

#### *Doha, Qatar*

Malibu Building,  
Lusail Entertainment City,  
Doha, Qatar  
T +974 800 3536

#### *Marbella, Spain*

Marbella Club Golden Mile,  
Av. Bulevar Principe Alfonso  
de Hohenlohe, Marbella 29602  
Málaga, Spain  
T +34 952 68 76 80

#### *Jeddah, Ksa*

Ash Shati, 23613,  
King Abdulaziz Road, Jeddah  
T +966 800 118 8081

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For more information on Neptune, Interiors by Mouawad  
please call +966 800 118 8081 (KSA)

You can visit our website at [darglobal.co.uk](http://darglobal.co.uk) or connect  
with us via our social media platforms

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سدرة

SE D R A

—BY RO SHN—