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بالقريشيا
BELGRAVIA



BELGRAVIA
WHERE PRESTIGE RESIDES

 Kooheji
الكوهجي

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01

ABOUT KOOHEJI



DESIGNED & DEVELOPED
WITH BELGRAVIAN
SOPHISTICATION
AT ITS HEART



BELGRAVIA

BELGRAVIA



ABOUT KOOHEJI DEVELOPMENT

AlKooheji Real Estate Development is one of the leading companies in the real estate sector in the Kingdom of Bahrain and the region, specializing in the development of iconic, world-class real estate projects. The company adopts the approach of Reverse Integration of Future Thinking: A Step Toward Sustainability and Success, which brings together experts' knowledge across all project phases to create luxurious residential towers that stand out for their elegance and are considered among the finest in the region.

AlKooheji takes pride in developing a wide

range of high-end residential projects, including towers, schools, and retail centers, and continues to achieve success while enriching the real estate sector with its innovative and high-quality developments.

The company strives to provide added value to its clients by focusing on understanding each customer's individual needs and lifestyle in order to enhance their quality of life and meet their aspirations. AlKooheji sets high standards in design, quality, services, and maintenance, aiming to create a luxurious lifestyle that serves as the

guiding principle of its real estate development policy.

Dedicated to building world-class projects with exceptional craftsmanship, AlKooheji fosters innovation and consistently exceeds customer expectations in all its endeavors.

The company is firmly committed to making a positive contribution to improving the real estate sector and enriching communities and individuals. Through its future-oriented development and provision of innovative, luxury lifestyles,

AlKooheji seeks to have a positive impact on people's lives while meeting the needs of both investors and residents. With its distinguished reputation as a consistent developer of quality and innovation, AlKooheji continues to surpass client expectations and set new benchmarks of excellence in the real estate industry.

14 STEPS DEVELOPMENT PHILOSOPHY



AL KOOHEJI REAL ESTATE
DEVELOPMENT'S PHILOSOPHY
OF DEVELOPING LUXURY
RESIDENTIAL PROJECTS IN 14 STEPS

AWARD-WINNING ELEGANCE
IN EVERY DETAIL

Belgravia by Kooheji Development has been honoured as the 'Best Residential Development (20+ Units) in Saudi Arabia' at the 2025 International Property & Travel Awards.



SAUDI ARABIA
PROPERTY
AWARDS
DEVELOPMENT

in association with

INTERNATIONAL
PROPERTY
& Travel



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SAUDI ARABIA

Belgravia
by Kooheji Contractors
Development W.L.L Company

2025-2026



02

ABOUT BELGRAVIA





Belgravia, London

INSPIRED BY BELGRAVIA SOPHISTICATION

Step into Belgravia, where understated elegance meets refined luxury inspired by the charm of English downtown living. Every detail of the project reflects a harmonious blend of masterful 21st-century craftsmanship, timeless historic design, and subtle modern sophistication, creating a living experience that feels both exclusive and enduring.

From the golden railings and ornate cornices with classic horizontal grooves, paying homage to neo-classical and the Georgian style of Belgravia. The combination of high ceilings, the villa-sized mini penthouse and lush vertical garden terraces and vast

courtyard that bring a contemporary edge, every element is thoughtfully curated.

The building embraces authenticity with Victorian-style balustrades crafted by a local foundry, reviving architectural heritage that spans centuries. Juliet balconies lend a European grace, while the signature lantern frieze along the penthouse terraces unifies the design with a singular, iconic identity.

Nestled at the heart of the community, it stands with quiet confidence, offering a sophisticated presence that epitomizes timeless luxury and subtle grandeur.



LUXURY SPACES CREATED
FOR MODERN LIVING



BEIGRAVIA

BEIGRAVIA

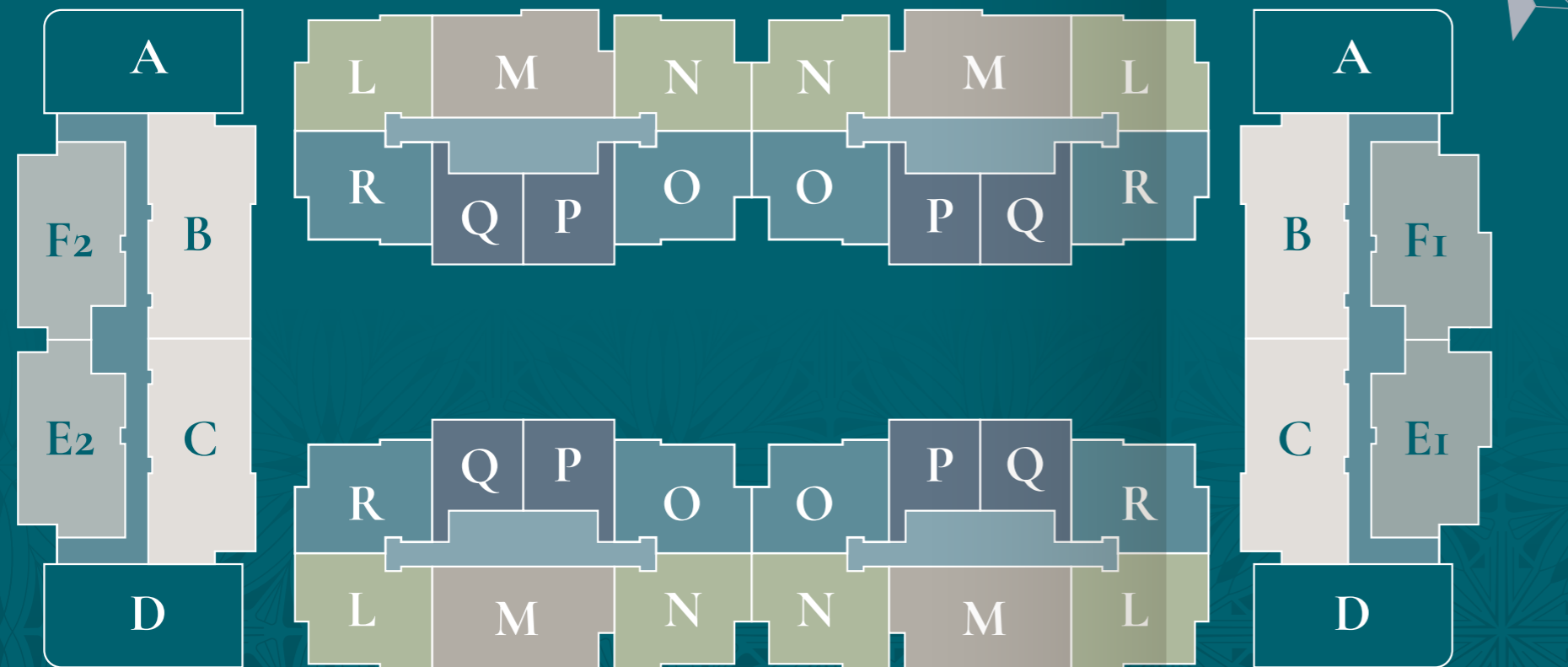
BELGRAVIA: ELEGANCE, COMFORT, AND PRESTIGE

Belgravia is a 12,000 m² high-end prestigious English inspired development divided into 4 buildings with an exquisitely styled English courtyard garden at its heart. It provides a combination of on-site luxury amenities and close-by access to essential facilities to provide you the luxury lifestyle you deserve while maintaining privacy and offering amazing views of the corniche and the beautiful city of Tharwa.

It has been developed to provide the unique experience of spacious luxury villa living in an apartment setting.

It accomplishes this with a combination of large space planning and unique villa-esque features like; both open and closed kitchens, laundry room, storage, maids room, den, dressing rooms, separate Majlis and study rooms.

With options ranging from one- to three-bedroom layouts, Belgravia offers unique spaces and spacious designs to accommodate families of all sizes, transforming each home into a permanent destination for comfort, community, and refined living.



Unit Area	185.38 m ²
Total Area	185.38 m ²
No. of Apartments	16

Unit Area	235.34 m ²
Balcony Area	15.08 m ²
Total Area	250.42 m ²
No. of Apartments	16

Unit Area	195.53 - 196.00 m ²
Balcony Area	5.30 - 18.70 m ²
Total Area	200.83 - 214.70 m ²
No. of Apartments	16

Unit Area	142.16 - 143.62 m ²
Balcony Area	9.31 - 9.56 m ²
Total Area	151.72 - 152.93 m ²
No. of Apartments	32

Unit Area	139.32 - 139.72 m ²
Balcony Area	10.30 - 11.20 m ²
Total Area	149.63 - 150.91 m ²
No. of Apartments	32

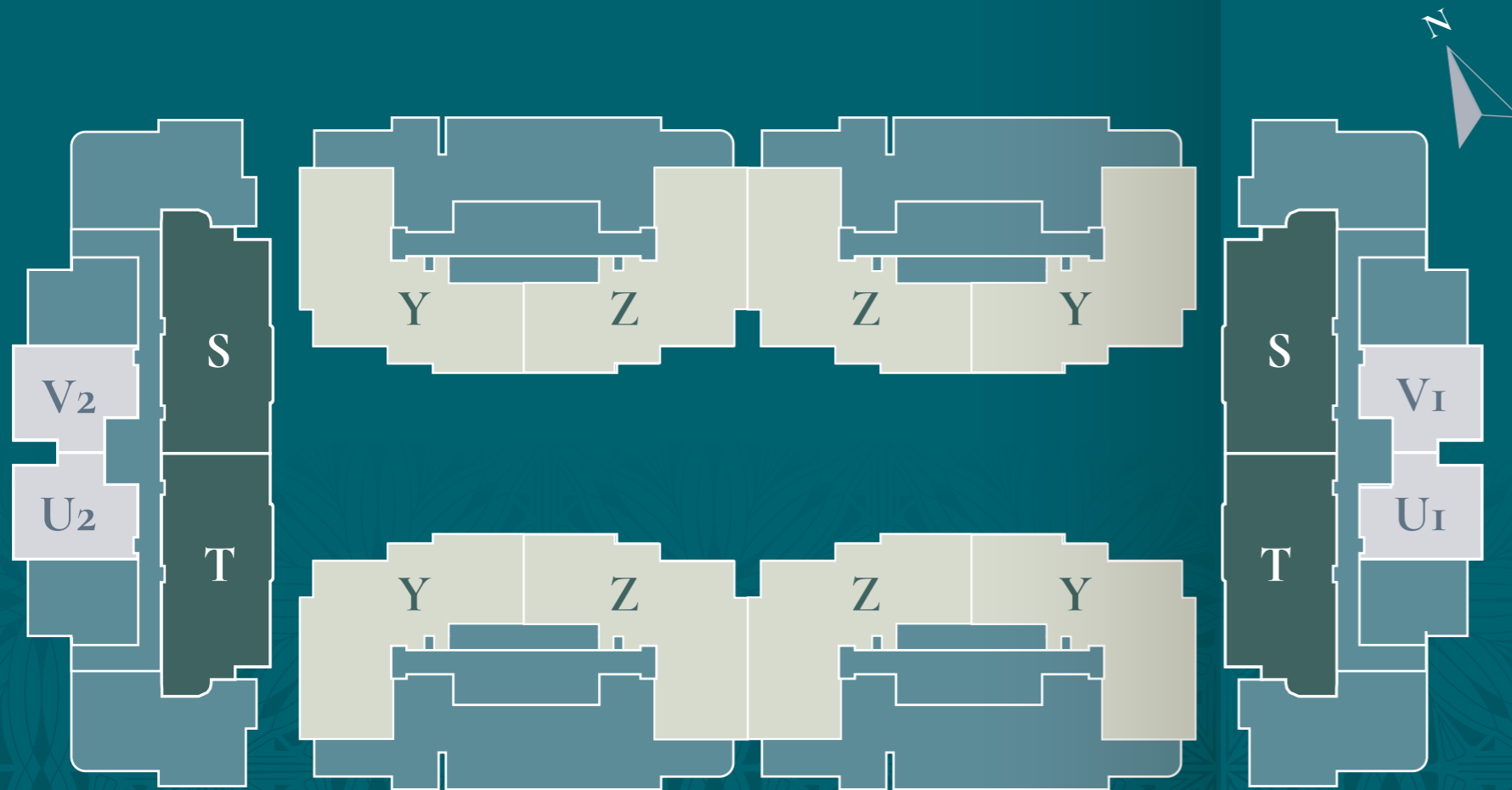
Unit Area	190.42 m ²
Balcony Area	15.36 m ²
Total Area	205.78 m ²
No. of Apartments	16

Unit Area	91.62 m ²
Total Area	91.62 m ²
No. of Apartments	32

THE APEX OF PRESTIGIOUS LIVING

At the very pinnacle of luxury, our Penthouse Residences redefine what it means to come home. Each one crowns the city with its own private rooftop garden — a sanctuary of green serenity suspended high above Tharwa's skyline.

Bask in sweeping, panoramic vistas that stretch as far as the eye can see, while enjoying the quiet satisfaction of complete seclusion. Designed for those who value privacy as much as prestige, this is not merely city living — it's city living, perfected.



Unit Area	185.42 m ²
Private Commons	70.82 m ²
Total Area	256.24 m ²
No. of Apartments	4



Unit Area	73.76 m ²
Private Commons	28.21 - 42.09 m ²
Total Area	101.97 - 115.85 m ²
No. of Apartments	4



Unit Area	226.61 - 227.97 m ²
Private Commons	87.04 - 88.03 m ²
Total Area	313.65 - 316.00 m ²
No. of Apartments	8

The Net sellable area of the Annex floor apartments is the Unit area itself without the garden/balconies. The garden and balconies will be written as separate breakdown called "Private commons". It was added just to show the overall area.

DISCOVER THE HEART OF THARWA CITY

Belgravia is a pioneering real estate project located in the heart of the Golden Belt, one of the most sought-after areas in Al Khobar. The project boasts a strategic location, ensuring easy access from all parts of the city.

Al Khobar is a city rich in culture and tradition, a renowned destination for both tourists and residents alike. It offers a vibrant blend of old and new, with modern shopping centres and luxury hotels standing side by side with mosques, traditional markets, and historical landmarks.

The Belgravia project provides the perfect balance of refined English sophistication and comfort, making it the ideal place for those seeking an extraordinary and exceptional living experience.



LUXURY AMENITIES FOR ELEVATED LIVING

The development includes a variety of shared amenities for residents, making it an ideal residential community for families seeking to have everything they need within a private and exclusive gated environment.



INDOOR POOL



MAJLIS



KIDS ZONE



MULTI-PURPOSE HALL



MENS GYM



LADIES GYM



DRIVER ROOM & STORAGE



NURSERY



GAMING ROOM



PUBLIC GARDEN/
COURTYARD



STEP INTO PREMIER
LIVING THROUGH OUR
LUXURIOUS LOBBIES



A PLACE FOR ALL THE
FAMILY TO ENJOY





INSPIRING CO-WORKING
SPACES FOR HIGH-PERFORMING
PROFESSIONALS



WHERE YOU CAN RELAX
AND ENJOY THE NATURAL
SPLENDOR OF THARWA





FOCUS ON
PROGRESS
NOT
PERFECTION.

FULLY EQUIPPED
MODERN GYM WHERE
POWER MEETS PRESTIGE



WHERE CITY CONVENIENCE MEETS TRANQUILITY

Belgravia's prime location has everything you need within effortless reach—from schools and mosques to markets and daily conveniences, all just a short walk away. The neighbourhood is pedestrian-friendly, offering a safe and peaceful environment where families can thrive.

The building is positioned close to the Tharwa city gate and has the addition of a luxury drop-off area where you can arrive in style, complemented by a well-designed, meticulously maintained 185 space fully shaded parking spaces. Wide lanes, clear safety signage, and secure gated access make every entry and exit smooth and stress-free.

185 SHADED PARKING SPACES

03

MINUTES

BEACHFRONT
ALKHOBAR
CORNICHE

12

MINUTES

AL EMAM
ABDULRAHMAN BIN
FAISAL UNIVERSITY

03

MINUTES

AL DHAHRAN
EXHIBITIONS

39

MINUTES

KING FAHAD
INTERNATIONAL
AIRPORT

25

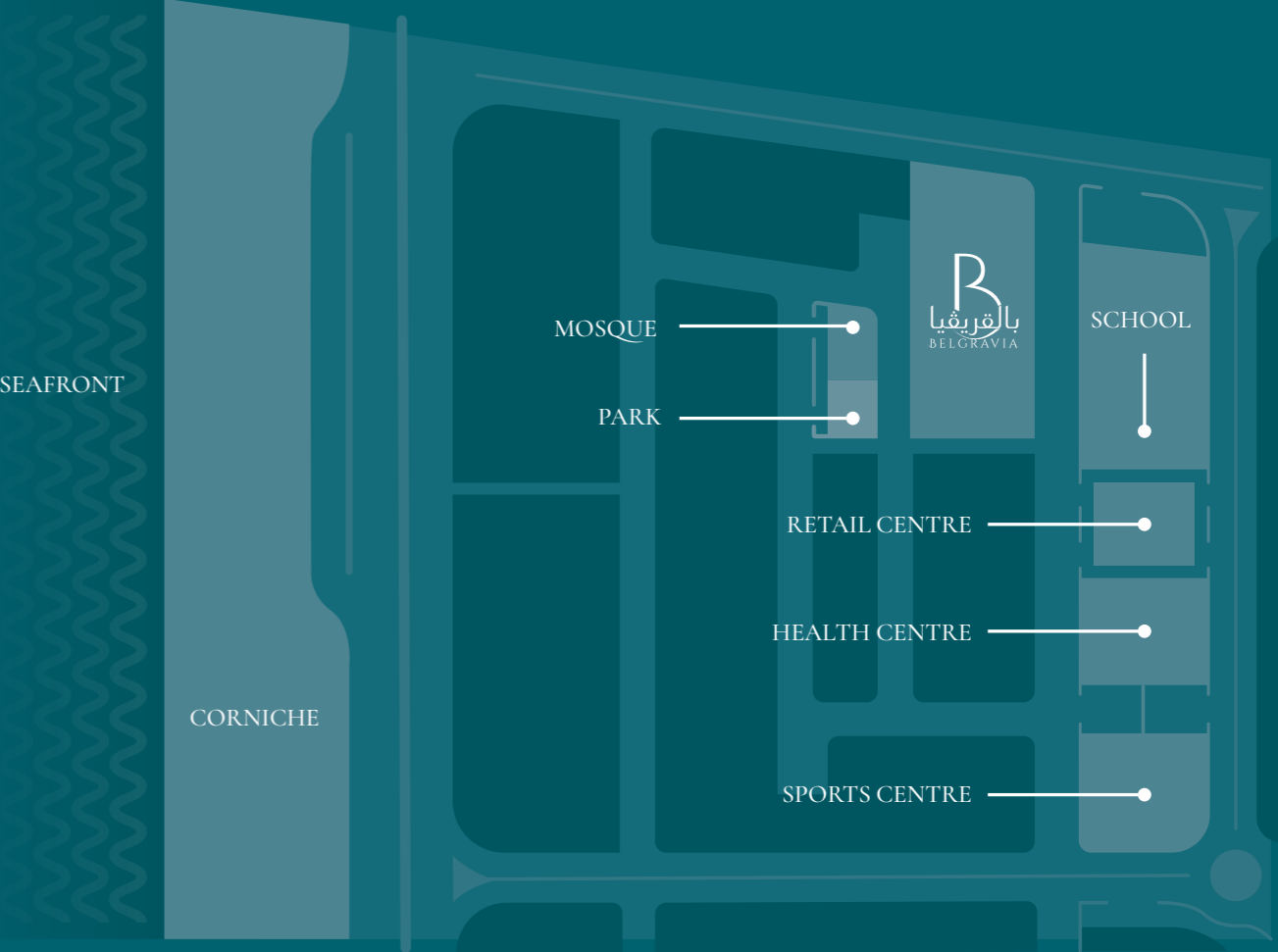
MINUTES

KING FAHAD
BRIDGE
(BAHRAIN)

15

MINUTES

ARAMCO
STADIUM





WHERE FAMILY TRADITIONS
MEET MODERN COMFORT



A HOME THAT NURTURES FAMILY LIFE

Experience the pinnacle of modern luxury living at Belgravia, an exclusive gated community designed to provide the perfect environment for your family. With generous play areas and opportunities for children to connect and grow, Belgravia fosters a true sense of belonging and community.

Residents enjoy access to a wide range of premium shared facilities, creating a lifestyle where convenience, privacy, and elegance come together. Belgravia is more than a home—it's a complete family-focused community, where everything you need is within reach. Open-plan layouts make hosting effortless—whether it's a grand dinner party or a family celebration.





A HARMONY OF ENGLISH
ELEGANCE AND MODERN
REFINEMENT





ELEVATED LIVING AT ITS FINEST

Belgravia's interiors are a masterful blend of elegance, comfort, and modern sophistication. Inspired by classic English interiors, it features rich materials and warm tones to create an atmosphere of refined elegance.

Belgravia's sophistication is reflected in its meticulous design details. High-end refined ceiling mouldings and intricate bespoke joinery and panelling pay homage to Neo-classical and Georgian style. The layering of textures completes the composition with interiors featuring dark veneer cabinetry, plush bedroom carpeting, Calacatta marble countertops, champagne metal accents, and light-toned woods together delivering a sense of understated sophistication and subtle glamour, complementing a muted, elegant palette.

Furniture seamlessly blends classic English silhouettes with contemporary refinement, bronze mirrors add warmth while curated abstract artworks introduce a soft, modern rhythm. Each space is enhanced with integrated smart home technology, with climate control and smart lighting systems providing both comfort and energy efficiency, ensuring that every apartment exceeds the expectations of modern urban living.

Together, these elements combine creating a unique residential experience that harmoniously balances heritage and modernity, offering timeless comfort and elevated living at its finest.





THE PERFECT ENGLISH
GARDEN RETREAT FOR
THE WHOLE FAMILY



A SANCTUARY OF LANDSCAPED ELEGANCE

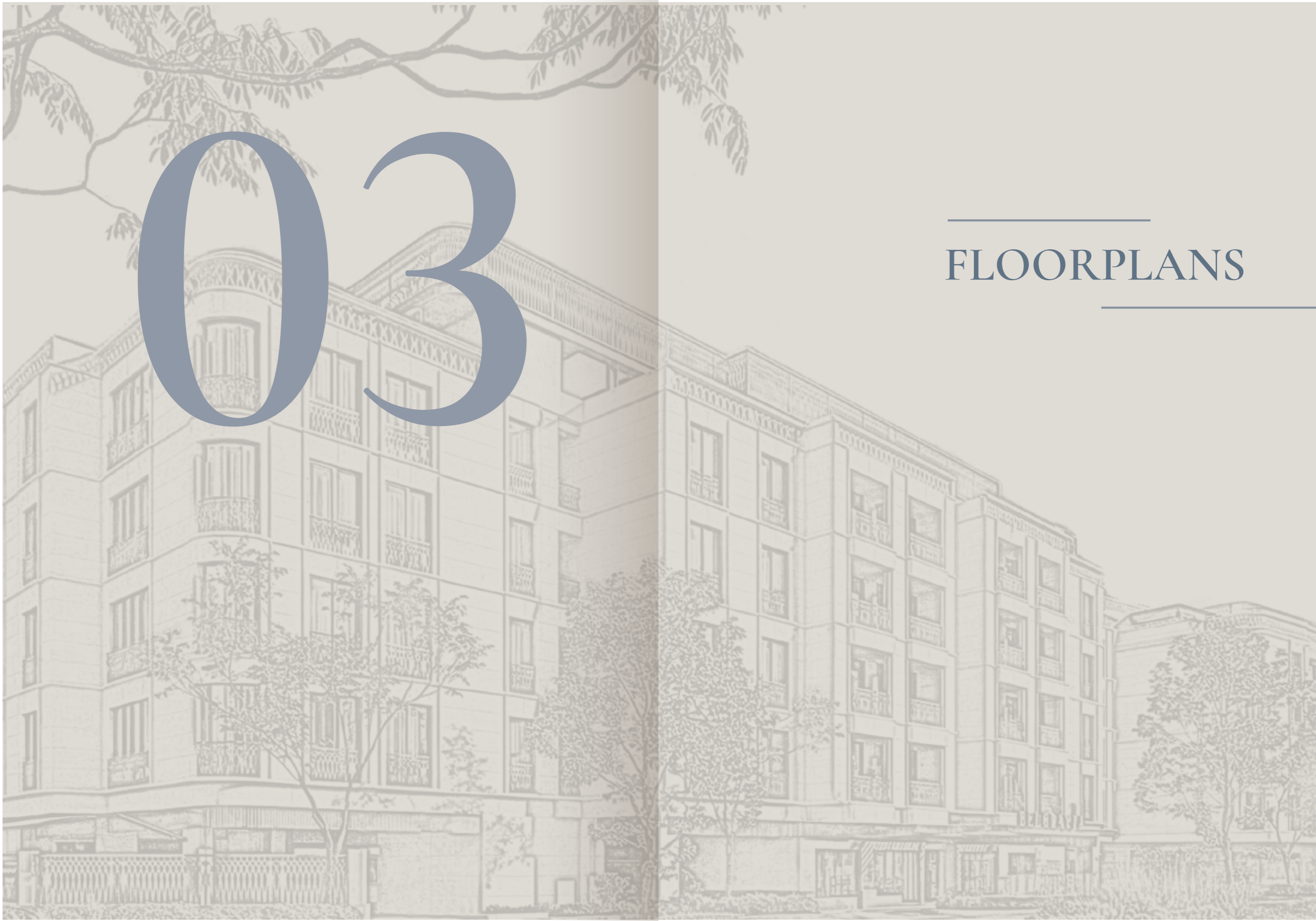
The open courtyard is the heart of the building, a place to pass through, gather, or unwind. Its expansive glass roof floods the space with natural daylight, while open sides welcome fresh air, creating a serene and invigorating atmosphere. Exquisite Hedging combined with lush plants and a tranquil water feature enhance the sense of well-being and harmony, offering a touch of English charm in the heart of the city.

Thoughtfully designed walkways and gardens connect interior and exterior making it an open yet intimate entrance space. Beautifully created with privacy in mind, with a hedged seating area, multiple BBQ areas and an outdoor cafe where families can enjoy the tranquillity in private.



03

FLOORPLANS



WHERE COMFORT
MEETS CLASSIC ELEGANCE





16 MAJESTIC 185.38 m² PENTHOUSE
APARTMENTS WITH PANORAMIC
VIEWS AND DELUXE MASTER
BEDROOM



OPEN AND CLOSED KITCHENS
CREATE THE PERFECT BLEND OF
VILLA FUNCTIONALITY IN AN
APARTMENT SPACE

16 EXPANSIVE 250.42 m²
APARTMENTS WITH TERRACES
AND SEPARATE MAJILES





SPACIOUS VILLA SIZED 4 FIXTURE
BATHROOMS CONTAINED IN AN
APARTMENT SPACE





16 EXQUISITE 200.83 - 214.70 m²
CITY VIEW APARTMENTS
WITH 5.30 - 18.70 m² TERRACES





WHERE PREMIUM INTERIORS
SHAPE TIMELESS LIVING



32 APARTMENTS WITH
151.72 - 152.93 m² OF DETAILS
CREATED TO ELEVATE
YOUR COMFORT



ELEGANT SPACES CREATED
WITH LIFE IN MIND





LUXURY SPACES CREATED
FOR MODERN LIVING





16 DELUXE 205.78 m² APARTMENTS
WITH SPACIOUS TERRACE
AND DUAL OPEN AND CLOSED
KITCHENS



32 APARTMENTS
WITH 149.63 - 150.91 m²
OF QUALITY LIVING



COMBINING ENGLISH ELEGANCE
WITH MODERN LUXURY





32 CHIC 91.62 m² APARTMENTS
WITH CLASSIC SOPHISTICATION
WITH A MODERN TOUCH





WHERE EVERY DETAIL
IS CREATED TO REFRESH
& REVITALISE



4 PENTHOUSE
APARTMENTS WITH 256.24 m²
OF EXPANSIVE LIVING SPACES





A THOUGHTFUL SPACE
FOR WORK, REFLECTION,
& INSPIRATION



4 PENTHOUSE
APARTMENTS WITH 101.97 - 115.85 m²
OF SOPHISTICATION & COMFORT
IN EVERY DETAIL



WHERE CLASSIC
ELEGANCE EMBRACES
SEAMLESS LIVING



8 PENTHOUSE APARTMENTS
WITH 313.65 - 316.00 m² OF SERENE
LUXURY & ENDLESS COMFORT



