

TOP PLANNED MEGA PROJECTS IN THE GCC



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1. Al Faisaliya City

Project Type	: Mega-Urban Development
Est. Project Value	: USD 25 Billion
Project Stage	: Concept
Est. Completion Date	: Q3, 2050
City	: Makkah
Developer	: Makkah Al Mokarama Municipality

The project involves the construction of a city spread across an area of 2,450 square kilometers on the western coast of Makkah. The city will provide 995,000 housing units to accommodate 6.5 million people by 2050. The project will also offer a governmental complex, an Islamic center for all Islamic organizations and foundations, area for malls and entertainment, educational, health, agricultural and industrial facilities, an airport and a seaport.

2. Al Ruwais Redevelopment

Project Type	: Mega-Urban Development
Est. Project Value	: USD 13.3 Billion
Project Stage	: Concept
Est. Completion Date	: Q2, 2030
City	: Jeddah
Developer	: Jeddah Development & Urban Regeneration Company

The project involves the redevelopment of Al Ruwais district, converting a slum area with an area of 1,166,525 square meters into an urban district. The scope of the project includes re-planning and reorganization of lands and real estates and providing public services utilities, infrastructure, and basic structure and implementing programs necessary for the development and regeneration.

3. Desert Rose Smart City

Project Type	: Mega-Urban Development
Est. Project Value	: USD 8.2 Billion
Project Stage	: Design
Est. Completion Date	: Q2, 2030
City	: Dubai
Developer	: Dubai Municipality

The project involves the construction of a city that will cover 14,000 hectares and will include 30,000 housing units, with 20,000 of them dedicated to Emiratis. The housing complex will be built next to a light electric rail system, which will be connected to Dubai Metro. It will also have an area of 1 square kilometers dedicated for diverse activities and will include social infrastructures such as schools and hospitals. Solar panels will be installed on all rooftops to produce renewable energy.

4. Firdous Sobha

Project Type	: Mega-Urban Development
Est. Project Value	: USD 8.2 billion
Project Stage	: Design
Est. Completion Date	: Q2, 2030
City	: Dubai
Developer	: Dubai Municipality

The project involves the development & construction of a natural mangrove-line island of Al Senniyah, just off the coast of Umm Al Quwain spread over an area of around 4.9 square kilometers. Upon completion, Firdous Sobha will emerge as a global destination with the integrated resort and residential development. The project will offer luxury as well as an affordable living environment.





5. Azizi Mixed-use Development

Project Type	: Buildings Complex
Est. Project Value	: USD 6.8 billion
Project Stage	: Design
Est. Completion Date	: Q3, 2019
City	: Dubai
Developer	: Azizi Developments & Meydan LLC

The project involves the construction of a mixed-used development by Azizi Developments the project will spread across an area of over 3 square kilometers. The project will comprise of residential, commercial and retail space with 105 mid-rise and high-rise residential buildings consist of 30,000 units of studio, one, two, three and four bedroom apartments. The mixed-use development consisting of 3 towers. Tower 1 will be comprising a ground floor and 8 additional floors, Tower 2 will be comprising a ground floor and 15 additional floors and Tower 3 will be comprising a ground floor and 30 additional floors of housing apartments.

6. Dammam Mass Housing Program

Project Type	: Buildings Complex
Est. Project Value	: USD 6.6 billion
Project Stage	: Concept
Est. Completion Date	: Q4, 2020
City	: Dammam
Developer	: Ministry of Housing

The project involves the construction of 5,000 housing units in the eastern port of Dammam as part of a mass housing program for the citizens.

7. Riyadh Smart City

Project Type	: Mega-Urban Development
Est. Project Value	: USD 5.6 billion
Project Stage	: Concept
Est. Completion Date	: Q4, 2020
City	: Riyadh
Developer	: Arriyadh Development Authority

The project involves the construction of a development which will house commercial, recreational, and housing sectors, besides hospitality and healthcare.

8. Abqaiq Energy City

Project Type	: Mega-Industrial Development
Est. Project Value	: USD 4.4 billion
Project Stage	: Concept
Est. Completion Date	: Q4, 2027
City	: Abqaiq
Developer	: Saudi Aramco & Ministry of Labour-Saudi Arabia

The project involves the construction of a city to develop energy-related industries. The energy city will spread over a total area of 50 square kilometers. The development will not be limited to specific industries but it will also include interdependent and complementary industries. Along with the oil & gas and petrochemicals, it will also be linked to consumer industries like household appliances, electrical and electronics, medical devices, automotive and solar energy down to the ships and tankers and warships, weapons and equipment industry.

9. South Saad Al Abdullah New City

Project Type	: Buildings Complex
Est. Project Value	: USD 4 billion
Project Stage	: Design
Est. Completion Date	: Q2, 2020
City	: Kuwait City
Developer	: Public Authority for Housing Welfare

The project involves the construction of a residential development that will be spread over a 59 kilometers area and will house 25,000 - 40,000 residential units. South Saad Al-Abdullah New City is one of nine new cities that Kuwait plans to build. Located 30 kilometers to the west of Kuwait City, the area of land to be used is 64.4 square kilometers.

10. Mall of Saudi - An Narjis

Project Type	: Shopping Mall
Est. Project Value	: USD 3.2 Billion
Project Stage	: Design
Est. Completion Date	: Q1, 2022
City	: Riyadh
Developer	: Majid Al Futtain Group

The project involves the construction of a mall spread over an area of 866,000 square meters including indoor snow parks and 300,000 square meters of shops, restaurants, entertainment areas, residential units, offices, showrooms space, luxury hotels and serviced apartment buildings. The first phase of the mall, located in the north of Saudi will include the opening of the mall, ski slope, a hotel and serviced apartment building, as well as other general infrastructures. Future phases will include the development of the residential, office, medical center, and hotels.

11. Nawaf Al Ahmad City

Project Type	: Buildings Complex
Est. Project Value	: USD 3 Billion
Project Stage	: Concept
Est. Completion Date	: Q4, 2020
City	: Sabriya
Developer	: Public Authority for Housing Welfare

The project involves the construction of a housing complex in the city of Sabriya, Kuwait. The project will spread on a total area of 127 square kilometers with a total of 52,000 units.

12. Marsa Al Seef - Northern Coast

Project Type	: Mega-Urban Development
Est. Project Value	: USD 2.5 Billion
Project Stage	: Design
Est. Completion Date	: Q4, 2020
City	: Manama
Developer	: Global Banking Corporation

The project involves the construction of the largest marina development in the Middle East. It will be an exclusive and innovative waterfront destination with world-class amenities and will offer a blend of residential, leisure, retail and entertainment features. Located on the northern coast of the Kingdom of Bahrain, Marsa Al Seef will cover almost 2.4 square kilometers and is strategically positioned to benefit from major business centers, the Bahrain International Airport, the Saudi Causeway and the upcoming Qatar Causeway.



13. Jebel Ali Gardens

Project Type : Buildings Complex
Est. Project Value : USD 2 Billion
Project Stage : Design
Est. Completion Date : Q2, 2020
City : Dubai
Developer : Nakheel Co. LLC

The project involves the construction of mixed-use development which will include 42 buildings ranging from 18 to 29 floors comprising 9,986 apartments ranging from one to three bedrooms, three mosques accommodating a total of 3,000 people. The project will also include 102,000 square meters of green, landscaped parks which will also feature a 2 kilometers jogging track, swimming pools, football fields and tennis and basketball courts. The project will have a built-up area of more than 1.8 square kilometers.

14. Rawdat Al Thumama South

Project Type : Buildings Complex
Est. Project Value : USD 2 Billion
Project Stage : Design
Est. Completion Date : Q4, 2020
City : Doha
Developer : Parsons International Limited

The Project involves the construction of 2,000 villas spread across 2.5 square kilometers which will be built under the state housing program.

15. King Abdul Aziz International Airport Expansion - Phase 2

Project Type : Airport
Est. Project Value : USD 2 Billion
Project Stage : Concept
Est. Completion Date : Q4, 2025
City : Jeddah
Developer : General Authority of Civil Aviation

The project involves the expansion of King Abdul Aziz International Airport increasing the capacity to accommodate 43 million passengers per year. The airport expansion includes a 670,000 square meters passenger terminal complex with a twin crescent footprint. It will include 46 contact gates, 94 boarding bridges, lounges, an airside hotel, food and retail facilities. The terminal will be able to handle double-deck A-380 and include a baggage handling system with nearly 60 kilometers of belts. Automated people movers will link the new terminal with other facilities of the airport.

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