



Jeddah Cove

A Sparkling Oasis
of the Unexpected!

About Ezdihar

Ezdihar Real Estate Development is a vertically integrated company creating unique, urban environments connecting people with active, vibrant lives. Our projects align with the Kingdom's 2030 Vision to improve quality of life by forging a higher standard of living, working, and recreation.

Ezdihar is proud to represent an extensive profile of commercial, residential, and mixed use developments throughout the Kingdom.



Vision

To consistently provide value for our customers and stakeholders by delivering high quality communities and innovative real estate solutions without compromise.



Mission

To create unique, high quality Saudi communities that connect people with places and active, vibrant lifestyles whilst embracing innovation and sustainability.

Values



Community

At Ezdihar we recognize that the most valuable resource we have is our people. Through our embrace of quality and innovation we aim to create communities that are designed with our residents and tenants in mind – creating a unique Ezdihar community, a proudly Saudi community.



Innovation

We continually strive to learn from our experiences and to adopt new ideas in how we design, build, and deliver our projects for our customers and stakeholders. For Ezdihar, the purpose of innovation is to improve the experiences, feelings, and memories we create for our customers when they experience their Ezdihar community every day.



Quality

At Ezdihar quality is at the core of everything we do. Quality in the land we choose for our communities, the quality of our master planning, architecture, open spaces, services, and facilities we design to become an Ezdihar community. Quality projects delivered without compromise is the Ezdihar way.



Vision 2030

With our mission to create urban environments that inspire a vibrant, wholesome lifestyle, Ezdihar is proud to align with the Kingdom's 2030 vision to improve quality of life by creating higher standards of living, working, and recreation.

VISION رؤية
2030
المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA



Jeddah

The largest coastal city in the Kingdom, and renowned as a famous, ancient trading hub on the shores of the spectacular Red Sea - connecting the world to Saudi Arabia!

Today Jeddah is a buzzing cosmopolitan hub with unique offerings ranging from exploring the local culture, the ancient traditions still to be found and savored in the Old Town, beautiful beach resorts, to diving on the pristine reefs, and the fastest Formula 1 street circuit in the world. And now Ezdihar is creating a new experience in Jeddah.



Introducing Cove

Jeddah Cove is Jeddah's premium oceanfront lifestyle and experience destination!

A unique, architecturally designed retail, dining, and entertainment destination on the stunning Jeddah Corniche.

Jeddah Cove captures unparalleled views of the famous Red Sea and its own internal lagoon with a state-of-the-art dancing fountain and light display.





Stretching almost 1 kilometre along the Jeddah Corniche, Cove sits in an affluent neighborhood adjacent to new 5 star hotels and luxury residential developments including the Shangri La and Vivienda.

The only coastal development in Jeddah with an indoor - outdoor design, Cove creates a comfortable environment for visitors year - round.



Masterful Planning By Design

A mixed-use development including F&B, retail, entertainment and a sandy beach, Jeddah Cove boasts an efficient design maximizing its seaside real estate with an activated lagoon as its center piece.

Many tenancies will enjoy a wonderful waterfront view, with many to be equipped with outside terraces ideal for dining under Jeddah's beautiful Arabian sky.

Keeping Visitors Cool

Cove has been masterfully designed to welcome the Red Sea breezes to flow from the outdoors to the indoors.

Vast skylight glass ceilings welcome natural light during the day and frame the dazzling light show of the fountain at night.



Cove in numbers



Total BUA

163,000



Total GLA

71,605



Shops

253



Parking Spaces

1,897

Features and Facilities

A first of its kind development quite literally framing the local beauty of Jeddah, blending architecture, nature, technology, and culture to create an unmatched recreational experience including:

- Hi-tech 40 metre high Jeddah Senses dancing feature fountain
- Luxury gondola rides on the lagoon
- Golf carts to transport visitors to and from their cars
- Casual and fine dining experiences
- Delightful sandy beach shaded by palm trees
- State-of-the-art Muvi Cinemas complex



Cove Jeddah was designed with something for everyone - an exciting, must visit destination for locals and tourists alike.





North Carpark

Beach Zone

Casual dining

Up-Scale Casual

Theater Zone

South Carpark

Tenancy Zones



Parking

Ezdihar has dedicated nearly %40 of the total developed area to covered car parking. Providing 1,897 spaces spread between three multi-level structures to the north and south of the development, The Cove is equipped to cater to the high levels of demand your business can expect in this exceptional center and location.

1897

Undercover car spaces

The design of Cove aims to be a one stop shop for all ages and interests with carefully clustered zones of tenancy to maximize the user experience – from dining to shopping, state of the art cinema, just lounging by the beach, live entertainment and events under the stars, or even going for a serene gondola ride.

EAT



FEEL



SHOP



PLAY





EAT

Jeddah Cove is a magnificent landmark with an amazing array of culinary experiences

Casual and fine dining culinary experiences highlight diverse cuisines including Italian, Lebanese, Turkish, American, Egyptian, Seafood, Japanese, Chinese, as well as steakhouses, shisha lounges, cafes and juice bars.

At Jeddah Cove, your culinary journey is endless!

FEEL

Jeddah Senses Fountain

The centrepiece of Cove will be the spectacular Jeddah Senses fountain. To be located in the middle of the lagoon the Jeddah Senses Fountain will have over 460 water spouts shooting jets of water up to 40 metres into the sky. At night the fountain will dazzle the eyes with over 560 LED lights creating multi-colored light shows to entertain and delight people of all ages.

The Jeddah Senses Fountain will be a sight to behold and a beautiful addition to the Jeddah Corniche skyline.



SHOP

Jeddah Cove is specifically designed to be home to a full range of retail outlets including:



Fashion



Perfume and oud



Skincare



Toys and hobbies



Optical



Footwear



Pharmacies



Gifts and souvenirs



Sportswear



Lingerie



Accessories



Health and nutrition



Cosmetics



Swimwear



Watches & Jewelry



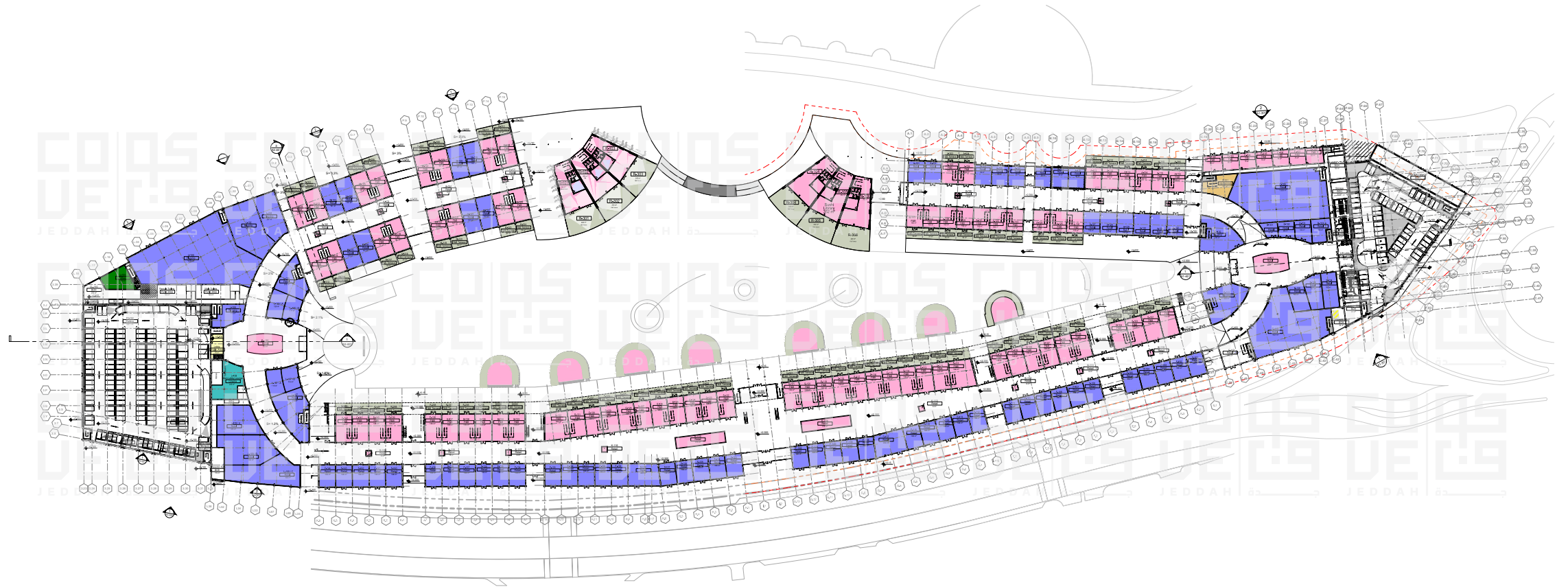


PLAY

An experience centric vision: A one of a kind entertainment hub and seafront destination with unparalleled water views and distinctive experiences - a state-of-the-art fountain and light show, gondola rides, a beautiful boardwalk connecting the project, and more, round out Cove's exhilarating experiences.

Entertainment options for different age groups including kids and teenagers – ten pin bowling lanes, VR racing car simulators, the latest technology games arcade, in addition to a hi-tech multi-screen cinema complex. Jeddah Cove will also feature performance theatre and regular events highlighting local and global fashion, art, culture, & more.

Master Plan





Why Invest in Cove



Strong population growth



Significant investment in new homes, hotels and infrastructure



Unprecedented tourism growth



Recognition on the world stage!

What more do you need

Population and Housing:

- 1 Jeddah's population is currently around 3,752,000.
- 2 Jeddah's population is growing by approximately 3.8% every year.
- 3 Exceptionally strong population growth is driving sales and construction of new units and villas in Jeddah.
- 4 In the first quarter of 2023 an estimated 4,400 new homes were built in Jeddah with a further 45,000 under construction.



Tourism and Hotels

1. Tourism is a major contributor to the Saudi Arabian and Jeddah economies.
2. According to the Saudi Tourism Authority there were 65.3million tourists visiting the Kingdom in 2019, 17.5million were international visitors.
3. The World Tourism Organization estimates 7.8million international visitors travelled to the Kingdom in the first Quarter of 2023, an increase of almost 100% in 12 months.
4. Being the largest coastal city in the Kingdom, and affectionately known as “The Bride of the Red Sea”, many of these tourists visit Jeddah and its surrounds.
5. Tourism in Jeddah is driven by 3 globally significant events – The Hajj, Jeddah Season and the Formula 1 Grand Prix.
6. In 2023 it is estimated that 2.6 million pilgrims attended the Hajj, most of these people spent time visiting Jeddah.
7. Jeddah Season 2023 hosted a record number of 5 million tourists; a figure that is forecast to continue growing year over year.
8. The Saudi Arabian Formula 1 has once again put Jeddah on the world map and is estimated to have attracted 150,000 fans to the 2023 race, right next door to Cove.
9. Jeddah Cove sits primed for these visitors, exceptionally located just 15km from the international airport and immediately adjacent to the Formula 1 track.
10. In early 2023 an additional 300 hotel rooms were completed in Jeddah with a further 1,000 to be completed during 2023 taking the total to 17,000.





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