



CAYAN
GROUP

www.cayan.net

KSA - UAE - LEBANON



OUR STORY

From humble beginnings, Cayan Group has evolved into one of the most compelling and successful Real Estate Developers in the Middle East. We've developed some of the most amazing projects in the world, achieving acclaim Internationally.

Cayan Group holds offices around Riyadh, Saudi Arabia and Dubai, UAE and the impact of our work spans even further. We have significant experience building high-rise structures, including residential complexes, commercial towers, multi-purpose gated communities, and hospitality projects.

Originally conceived in 2004, we've never stopped growing, from the first day that we began developing our vision. With lofty goals, an incredible team, and a constant devotion to quality, we've managed to achieve next-level satisfaction for our customers - something that has allowed us to earn and keep a reputation for excellence in the marketplace.



FOUNDER'S MESSAGE

Cayan startup in 2004 was the most exciting phase of real Estate in the region where we aimed for the most rewarding investment opportunities. Such start of Cayan was very distinctive, which was driven by an approach of building unique projects different than the norm and this has positioned Cayan to become an iconic specialized successful group.

Our achievement lies in our creativity, innovation and our commitment to distinction. We strongly believe in the importance of teamwork, integrity and achievement, which are the foundation of our success. Cayan's philosophy of 'no-compromise' extends to taking responsibility for every aspect of each project, in order to ensure the company's superior standards are met in every detail.

Our dedication to quality and our aspiration for uniquely inspired designs reflect Cayan's strive for perfection. Cayan's vision extends far beyond a grand overview. It's the dedication for excellence applied to every aspect of our foundation.

All Cayan landmark projects are being developed on the strong foundation of quality, professionalism and an unwavering commitment to value creation for our investors. Our endeavor has been to create an icon within every community, This would not have been possible without professionalism permeating across the entire organization.

We are sharpening our strategy to be our guide into having Cayan one of the most innovative and most admired real estate companies. Our goal is to create enormous value for our shareholders, stakeholders, and the society.

A stylized signature in gold ink, likely belonging to Ahmed M. Alhatti.

Ahmed M. Alhatti
Chairman

MISSION

Identify, Plan, Develop, Deliver and Manage landmark Real-estate projects that leverage our capabilities, knowledge and creativity

VISION

To be the Developer of unique and innovative Real-estate projects.

VALUES

Integrity & Loyalty

We are accountable for the highest standards of behavior in all aspects of our work. We demand and expect nothing less than absolute integrity from ourselves.

Innovation

We find better solutions. We think outside the box to create our landmark real-estate developments by seeking new state-of-the-art ideas.

Social Responsibility

We are committed to social responsibility including economic development of the community, well-being of the employees and their families, and welfare of societies.

Excellence

We strive for excellence in all we do. Our performance and practices throughout our operations are meant to exceed our stakeholders' expectations.



CORPORATE STRUCTURE



CAYAN DEVELOPMENT

Cayan International Real Estate & Development Tasked as the service provider of design and project management towards real estate developments where it will assume the role of either (a) landlord, in addition to acting consultant for real estate design and project management, or (b) real estate design and project management.

CAYAN HOMES

Cayan Homes Designated as the service provider for sales, leasing, and property management, this business unit will not only pursue the brokerage services of Cayan Development's product inventory, but in addition will actively seek to (a) re-sell properties within existing Cayan developments, (b) oversee product inventory of 3rd party.

CAYAN COMMUNITY MANAGEMENT

Cayan Community Management Is the service provider of all aspects related to Cayan's operations that encompass customer management, the care and relations for both pre and post handovers of property asset management requirements that include facility management, home owners association, collection of payment installments.

CAYAN HOSPITALITY

Cayan Hospitality Will either carry out direct investments or conceptualize, design and operate hospitality products, services and solutions that include, but are not limited to, (a) Health & Wellness Spas, (b) Restaurants, (c) Retail, and (d) Serviced Apartments. The majority of the services provided through this subsidiary will be outsourced.

CAYAN ASSETS

Cayan Assets is the assigned subsidiary group that will retain all assets owned by Cayan Group while providing a lease back services to other business units/companies owned, and held under the legal structure of, Cayan Group.

CAYAN FOUNDATION

CSR and philanthropy is not merely perceived as a duty and an obligation, it is a passion that we pursue to console the under privileged and to embrace actions responsible for benefiting the environmental, humanitarian and social welfare. Cayan Foundation Center emphasizes the significance of CSR and has thus established a clear vision.

THE TOTAL SOLUTION

Cayan Group delivers a total solution for one of a kind Real Estate projects, from initial concept through completion and handover to on going maintenance and support.

By managing each interface in the construction process, we ensure the end result matches the original design concept. Working in harmony with our partners, **Cayan Group** provides a unique approach in developing, maintaining & managing projects through cooperation and experience.

Cayan Group team integrates the efforts of all departments through interface to provide the required Technical and Legal Audit, Value Engineering, reduce cost and minimize risks for a successful completion of each and every project.

Cayan Group has the expertise to undertake various projects with different methods. Composed of highly experienced technical staff of professional licensed engineers, architects, quantity surveyors, with skilled legal advisors integrated to form the Engineering / Technical Department, Commercial / Contracts Department and Administrative Department all equipped with project management expertise to handle the company's project portfolio.

TOTAL SOLUTION



BUSINESS DEVELOPMENT

- Market Research & Analysis.
- Orientation to market's demographical dynamics.
- Awareness to geographical zoning and the relationship to the diversity of cultures and household income.
- Analysis of long term projections.
- Evaluation of area's accessibility, public services and commercial amenities.
- Analysis and evaluation of competition
- Assessment of market gap.
- Strong relations with officials and private sector
Finding the unique opportunity.



FINANCE

- Corporate Finance.
- Project Accounting.
- Cost Management.
- Budgeting & Reporting.
- Feasibility Studies.
- Investment & Risk Analysis.
- Capital Structuring.



DEVELOPMENT & ENGINEERING

- Pre-Development Management.
- Consulting Management.
- Cost & Budget Management.
- Project Planning & Scheduling.
- Tender Management.
- Development Management.
- Construction Management Procedures.
- Construction Contract Administration Procedures.



MARKETING & COMMUNICATIONS

- Marketing Planning.
- Public Relations.
- Events Management.
- Exhibitions and Private Events.
- Market Segmentation.
- Project Identity.
- Promotions & Advertisement.
- Multimedia MarketingOver.



SALES, RESALE & LEASING

- Professional Sales Team (Male & Female).
- Retail Sales Management.
- Wide experience in sales and leasing of apartments, luxury units, villas, offices and retails.
- Strong relations with international brokerage firms.

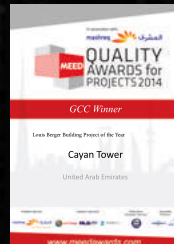
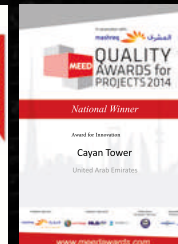
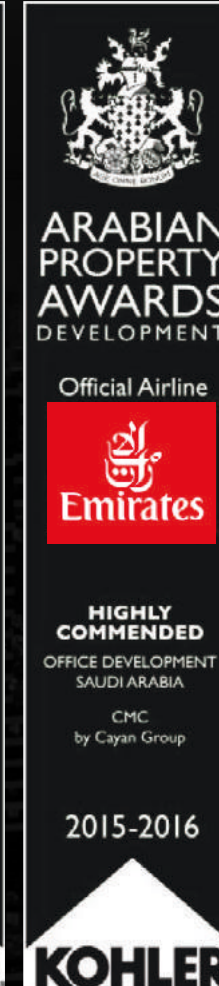
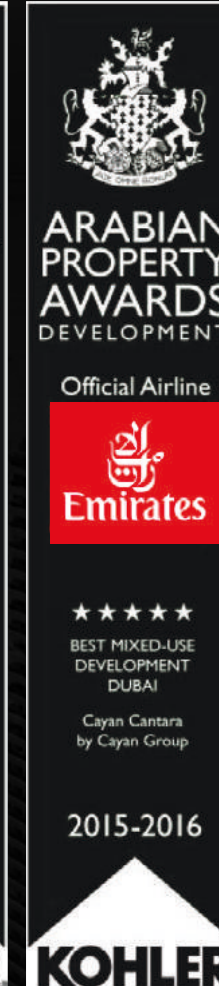
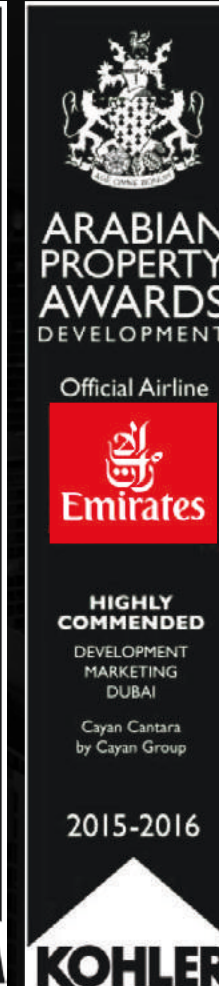
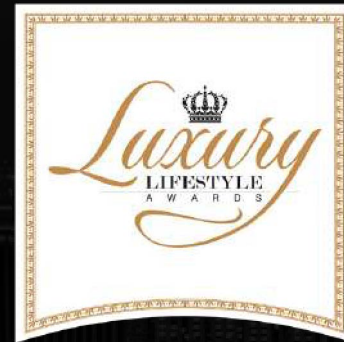


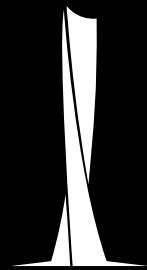
CUSTOMER CARE & OWNERS ASSOCIATIONS

- Security & Safety.
- Tenant Satisfaction.
- Maintenance: 24 hours a day, 7 days a week we answer maintenance complaints and arrange forrepair work.
- Regular preventive maintenance.
- Financials & Reporting: Fully manages financial transactions related to property rent collection, services and vendors.
- Monthly, the owner receives a detailed property report and a financial statement covering the breakdown of the month's activity.

AWARDS & RECOGNITIONS

Cayan Group has, on numerous occasions, received acclamation for these projects through esteemed awards from various bodies recognizing architectural design, innovation, and overall developmental success, amongst others.





CAYAN TOWER

A TRUE ARCHITECTURAL MASTERPIECE



Location

Dubai marina



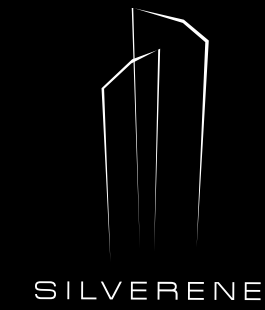
Project Type

Residential & Commercial

The -73 storey residential tower that spirals in a smooth curve by an astonishing 90 degrees to give every apartment a stunning view of the sea or the marina. **Cayan Tower's** dynamic twisting shape challenges conventional architecture and redefines standards of luxury. **Cayan Tower** is situated in a key location at the heart of Dubai Marina thus enjoying great views on to the marina, the sea and The Palm.

Cayan Tower is a truly architectural vision, certain to take its place as an icon not only in Dubai but in the world through winning the international property award more than once. This unique project is designed by world-renowned Skidmore Owings and Merrill, otherwise known for projects such as Burj Khalifa in Dubai, Trump Tower in Chicago, Jin Mao in Shanghai among many others.





A MARVEL OF MODERN DAY ENGINEERING



Location

Dubai marina



Project Type

Residential & Commercial

The spectacular AED 1 billion residential towers project is located on the Dubai Marina opposite the water's edge in one of the best locations in the marina within easy walking distance of the Marina Mall, yacht club and Al Majara Community.

Designed by Hazel Wong, Regional Director for RMJM, creator of such masterpieces as the Emirates Towers on Sheikh Zayed Road, Silverene is the Second architectural triumph she produced for Cayan Group after the Jewels.



WHERE LEGACY MEETS LUXURY



Location
Riyadh, KSA



Project Type
Lands Parcellation

Experience a new paradigm of living where timeless tradition meets contemporary elegance. Samaya is more than a residential community—it is a sanctuary where every detail is designed to elevate your lifestyle. Here, serenity, sophistication, and extraordinary experiences come together to create a home like no other.





WELCOME TO YOUR NEIGHBORHOOD



Location

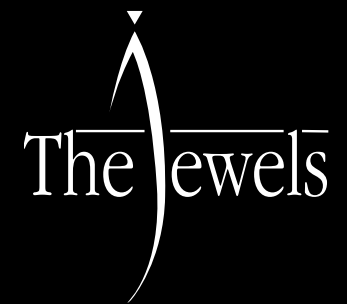
AlQassim, Buraydah



Project Type

Commercial & Residential Land Development

Joury project encompasses an area of over 1.5 million sqm located in an urban area in Buraydah, AlQassim, offering a wide range of commercial and residential lands to invest in and build your dream home. Joury will include the necessary infrastructure that will be developed up to the highest standards to provide an exceptional living experience and a community like no other that includes different amenities and services that will be uniquely designed to fit the project and overall masterplan which includes parks, jogging and bike lanes, schools, mosques and more.



THE HIGHEST LEVELS OF SOPHISTICATION



Location

Dubai marina



Project Type

Residential & Commercial

THE JEWELS architecture is of the very highest level of sophistication. Planned by RMJM, an international award-winning architect and spearheaded by Hazel Wong who is known for her exquisite design of the Emirates Towers, The Jewels twin towers rise to an imposing twenty storeys and house some of the world's finest apartments towering over a strategic location on the Dubai Marina.

The Jewels offers its residents prime marina and sea views. With its exquisite surroundings being based on the world's largest waterfront development, The Jewels is graced with such elegance and opulence.





A UNIQUE ENVIRONMENT MEANT FOR ALL



Location

Dubai marina



Project Type

Residential & Commercial

DORRABAY is a -21storey residential tower strategically located to overlook the beach and the marina. Dorrabay offers a range of panoramic views of the Arabian Sea, Marina and boat harbour as the tower's curve design and location at the end of the crossroad between the beach and the marina optimizes the view for all its apartments. Dorrabay offers its residents a plenitude of facilities to indulge in for the whole family. From swimming pools to kids' play areas, gymnasium, and business centre, there is an activity for every person in the family. Spacious rooms, large balconies and lots of sunlight enhance the feeling of space and freedom inside the apartments.



COMMERCIAL HAVEN



Location

Dubai, Albarsha



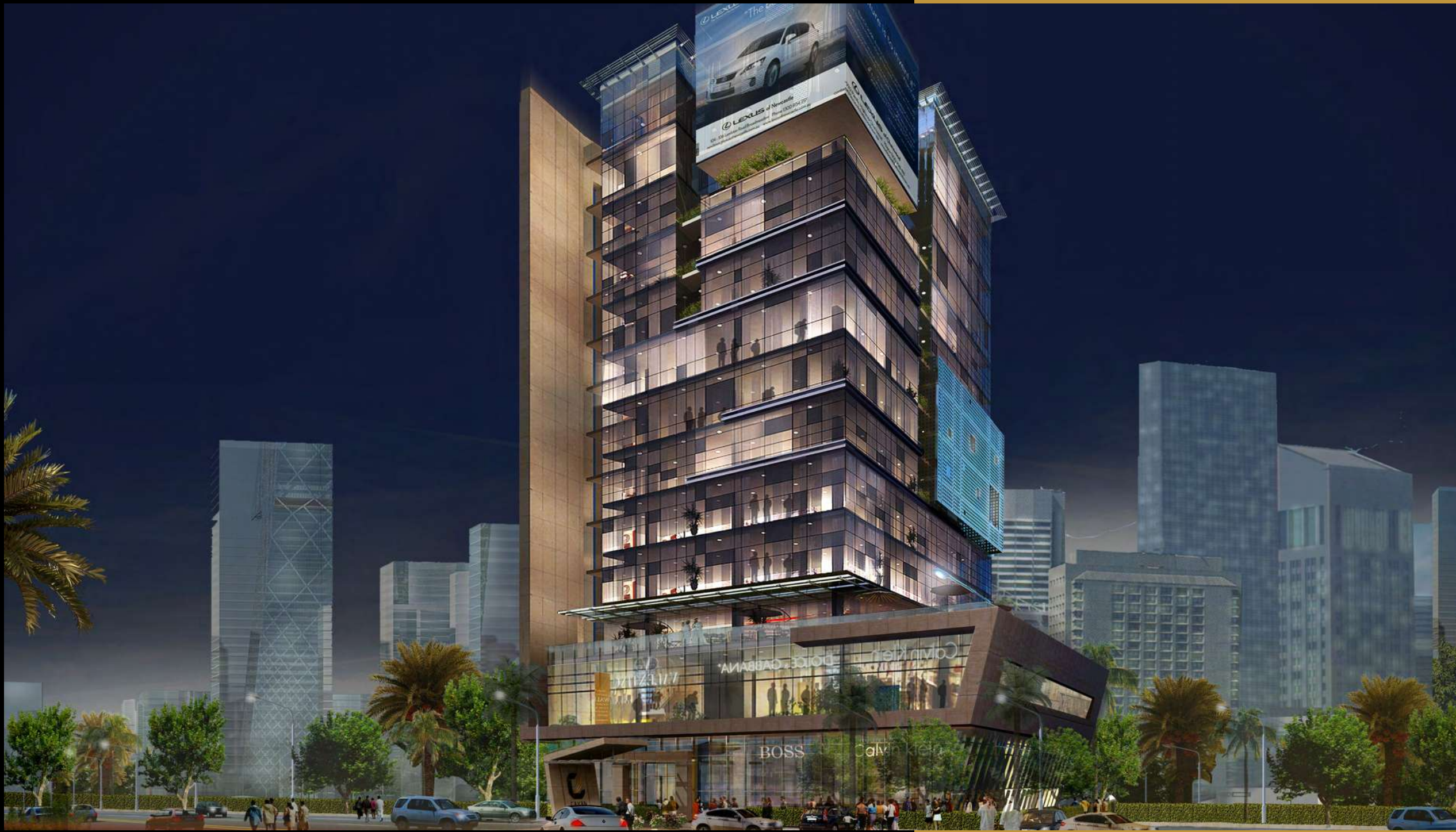
Project Type

Offices

CAYAN BUSINESS CENTER (CBC) is a -12storey, ultra-modern building designed by the leading architects Schuster Pechtold. This intimidating structure contains Cayan Holding Headquarter and offers its occupants the benefits of spacious, natural-lit areas, high-speed elevators, state-of-the-art ventilation systems, security access and appointed basement parking spaces.

CBC offers 12 floors of commercial freehold space located in the heart of the Dubai Technology, Electronic-Commerce and Media Free Zone (TECOM) district on Sheikh Zayed Road. TECOM is a vibrant free zone community dedicated to innovation in information, communication, media and knowledge industries.





THE ULTIMATE CORPORATE ADDRESS



Location

Riyadh, Almalga



Project Type

Offices

CMC is a sophisticated real estate center that presents a perfect model of a distinct multi-use integrated commercial complexes, which supports the business with its modern and high-end facilities and services, which include; luxury offices, gym in addition to a variety of leisure facilities, well-developed infrastructure and a huge shopping center, plus 10 floors for rental and ownership purposes of administrative upscale offices equipped with the latest technologies. This project was developed by Cayan Group, in collaboration with the (CC Group), which provides consulting and design services at international standards. This project is located in Riyadh and near the city centre and is also connected to the main roads of Riyadh.



MERGING TRADITION WITH MODERNITY



Location

Riyadh, KSA



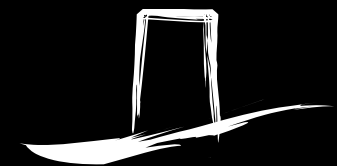
Project Type

Land Parcellation

Creativity is boundless. Through its design, Acacia Avenue reflects the heritage of Riyadh while embracing modern living, translating vision into tangible solutions that elevate everyday life and fulfill ambitions.

The master plan integrates residential plots, commercial zones, and landscaped open spaces into a harmonious layout. Residents enjoy tree-lined avenues, leisure plazas, water features, landscaped gardens, and outdoor leisure decks, all connected by walking paths, sunken stairways, and plazas that encourage interaction and create a welcoming environment. Pavilions, feature walls, and landscaped squares act as gathering points for residents, blending beauty with functionality.





Layaly Compound

DESIGNED TO FIT EVERY LIFESTYLE



Location

Riyadh, Alyasmin



Project Type

Residential

LAYALY COMPOUND is a unique combination of upscale residential gated community units that provide an integrated design and construction for sale; it is located on an area of 15,000 square meters. Consisting of 56 modern villa styles, designed to fit the lifestyle of the modern family, the units are carefully designed to accommodate and comfort small to medium sized families. This project was studied carefully to secure a variety of sports activities and several convenient amenities to the residents. **LAYALY COMPOUND** is enriched by green landscape and aims to stimulate a modern style of living.

Design and supervision of your villa is done by one of the leading architectural & engineering firms in the region to ensure the delivery of a perfect final home intended for long life use and taking into consideration.



HAMPTON BY HILTON 1

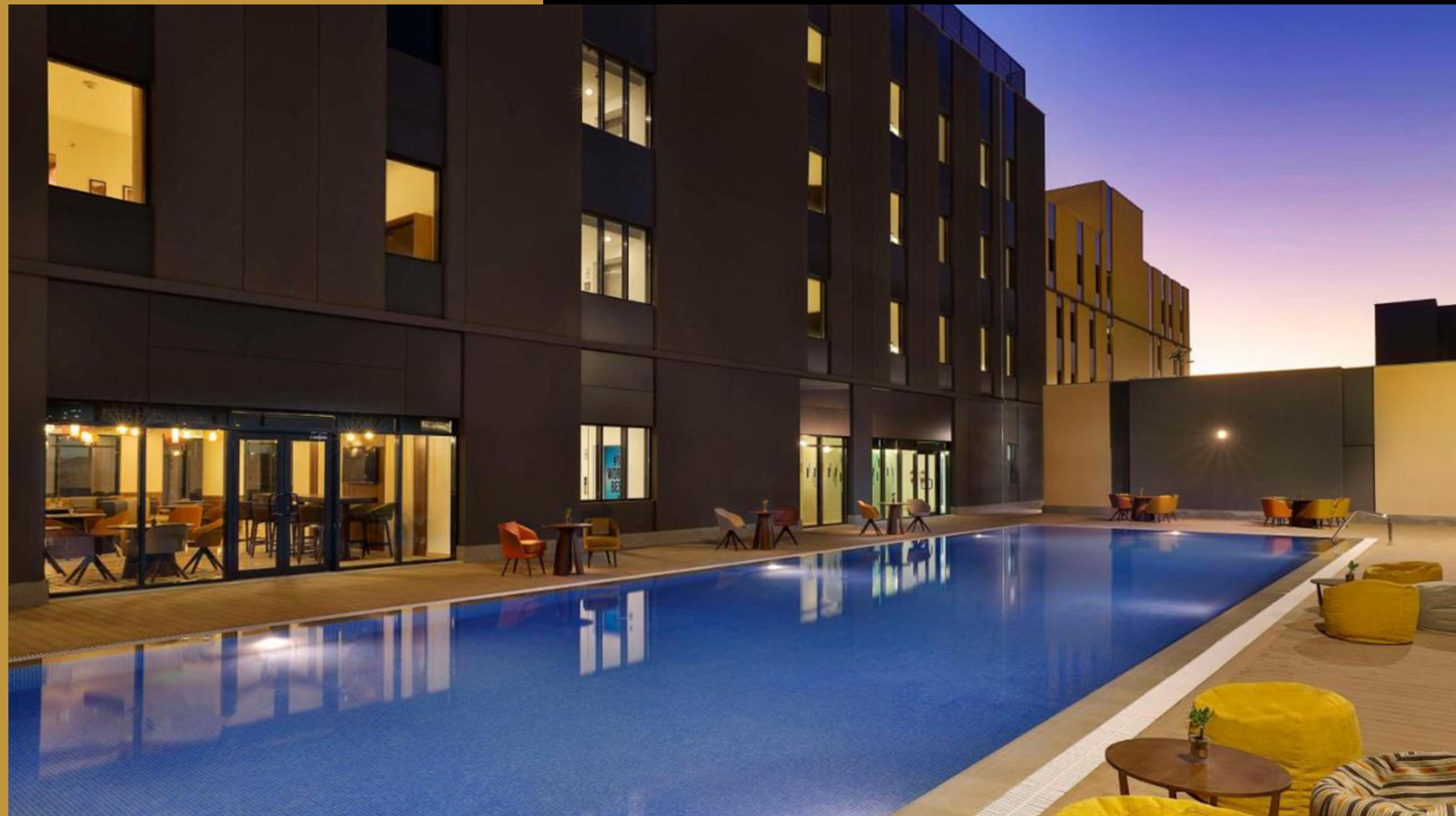


Location
NEOM



Project Type
Hospitality

Discover a delightful blend of modern luxury at our distinguished 3-star hotel by Hilton, where we have reimagined comfort and convenience to offer you a tranquil and cozy retreat. For businessmen visiting NEOM, our establishment stands out as the perfect choice, meticulously curated . with an unwavering focus on the smallest intricacies Experience a distinctive ambiance where work and relaxation seamlessly coexist, thanks to our thoughtfully designed workspaces and spacious accommodations. At our hotel, your comfort and productivity are paramount, ensuring your stay is a truly memorable one





HAMPTON BY HILTON 2



Location
NEOM



Project Type
Hospitality

Indulge in contemporary elegance at our exceptional 3-star hotel by Hilton, where we redefine modern luxury to provide you with a serene, cozy, and seamlessly convenient stay. Our establishment stands as the ultimate choice for discerning businessmen visiting NEOM, as we've meticulously crafted every aspect, paying keen attention to even the . tiniest details

Experience a uniquely tailored environment with thoughtfully designed workspaces and generously proportioned accommodations that cater to your every need. At our hotel, your comfort and productivity are our . top priorities, ensuring your stay is nothing short of exceptional



CITY
LIGHTS

VIBRANT DESTINATION



Location

Riyadh, Turki Alawal



Project Type

Entertainment & Commercial

CITYLIGHTS development will endeavor to create a central node and become a destination to whom have passion to art, cinema, film making, theatre & music. CITYLIGHTS will be zoned into different areas based on the geographic based structure which will be integrated in a very homogenous manner so not to be rigidly divided but instead will blend together. This integration will be reflected in the form of outdoor activities and live shows, destination F&B, water features and interactive experiences, the building materials and colors schemes, the LED screens and selected specific produced projections, along with selected retail and entertainment offering each zone a reflection of a certain civilization or region.





REDEFINING ENTERTAINMENT IN A CONTEMPORARY WAY



Location

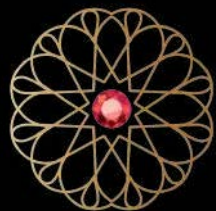
Jeddah, King Road



Project Type

Entertainment & Commercial

With an ideal location on King Road- Jeddah, Zoya is going to be a destination for marvelous entertainment and premium retail for all residents and visitors to enjoy. Zoya will include a wide range of well-known and extraordinary restaurants, in addition different retail which will make a new hub for shopping and gatherings. Its iconic architectural design that was inspired from Jeddah's special location and remarkable history will fascinate all visitors and receive international recognition which will raise the status of Jeddah so that it ranks higher among one of the best cities in the world.



ALJAWHARA

BESPOKE LIVING MEETS ICONIC LOCATION



Location

Riyadh, Alraed



Project Type

Commercial & Residential Land Development

A voyage into Al Jawhara plot collection offers you an unprecedented opportunity to build your one-of-a-kind home, enveloped by greenery and commercial district within its development. A development that fit for royalty, crafted by you; Whether you're an admirer of classical architecture or more inclined to a space with a modern sensibility, Al Jawhara has the plot for you.

An emblem of sophistication, Al Jawhara encompasses 1 million sqm of natural plateaus set on Turki Al awaal and Oroba road in Riyadh with coherent and integrated design approach to the development of the land parcels, not only in terms of urban planning and transportation but also in creating a pedestrian environment which supports and prioritizes multi modal journeys made by foot or bicycle.





EXCEPTIONAL DEVELOPMENT FOR EXTRAORDINARY DREAMS



Location

Jeddah, Dahban



Project Type

Commercial & Residential Land Development

Jana, a distinctive residential and commercial development that provides a contemporary lifestyle in the prestigious area of North Jeddah. It offers an exceptional opportunity to invest and build your dream home on a plot of 1 million sqm. Jana will create a unique, peaceful and family friendly community like no other where there will be picturesque landscape to truly nourish your body and mind and ensure the best quality of life.



A PROMINENT LAND OF BEAUTY AND LIFE



Location

Broumana, Lebanon



Project Type

Lands

Broumana Lands occupies more than 144,000 square meters, offering a great opportunity to end-users and investors alike. Individuals can own land and realize their aspirations of building a dream home for their families, while investors and corporations can immediately own land that is an advantageous short and long-term investment.





WHERE EVERY JOURNEY FINDS ITS RHYTHM



Location
Jubail, KSA



Project Type
Hospitality

In a city where industry meets the sea, Rove emerges as a sanctuary for the modern traveler. Designed for those who find joy in the journey, our hotel offers a perfect blend of strategic location, thoughtful comfort, and effortless style. Located just moments from Jubail Mall and the vibrant city center, Rove is your ideal starting point for business and leisure alike.



YOUR GATEWAY TO JEDDAH'S PULSE



Location

Jeddah, KSA



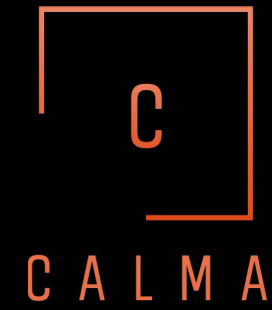
Project Type

Hospitality

Perfectly positioned next to the Mall of Arabia, Zuha emerges as a dynamic new destination in Jeddah, designed for the modern traveler and the astute business visitor.

Zuha offers a seamless experience from the moment you arrive. Our 4-star accommodations are designed with both comfort and efficiency in mind, providing a refreshing retreat after a day of meetings or exploration. Whether you're here for a short business trip or a longer tourist stay, our rooms and suites provide a welcoming and well-appointed space to work, rest, and recharge.





A SANCTUARY OF SERENITY



Location
Jeddah, KSA



Project Type
Mixed use project

CALMA is more than a residence; it is a sanctuary in the heart of the city. This landmark development, nestled beside the Mall of Arabia, masterfully blends Jeddah's rich cultural soul with the pinnacle of contemporary luxury. It represents a new standard of living, where the dynamic energy of Jeddah is harmoniously balanced with a private, service-oriented world of tranquility and elegance.



THE RHYTHM OF LIFE



Location

Al-Ahsa, KSA



Project Type

Hospitality & Retail

Step into La Vista, Al-Ahsa's new landmark destination, where the iconic Y-shaped architecture welcomes you into a world of seamless luxury. Strategically positioned for effortless access, this vibrant hub brings together a sophisticated hotel, an open-air retail promenade, and dynamic dining experiences in one unforgettable setting.



THE ROAD AHEAD

In a business world where up is the only direction to go, it is absolutely essential for Cayan Group to continue offering investors and buyers a Total Property Solution.

Cayan Group is not a “promise in the future”. Cayan Group has delivered major existing developments as well other developments are under construction today, providing high quality homes and offices, and significant returns for investors. Cayan Group and its partners are devoted to acquiring and developing carefully selected, rewarding real estate investments, expanding our prime real estate portfolio for the benefit of investors, partners and customers.



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