

# Saudi Arabia Giga Projects Report



2025

An annual review of Saudi Arabia's development plans

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# INTRODUCTION

Our fourth annual Saudi Giga Projects Report highlights how the Kingdom’s giga projects are transitioning from vision to reality. We focus on how this reality is rapidly materialising in Riyadh, Western Saudi and elsewhere in the Kingdom, as well as the role national development champions such as ROSHN, the National Housing Company (NHC) and Seven are playing in transforming the Kingdom.

Our giga projects tracker shows that the value of contract awards has risen sharply to US\$ 196bn, up 20% from 2024, underscoring the pace at which projects are moving into execution phase.

The total value of real estate and infrastructure projects announced since the launch of the National Transformation Plan remains around US\$ 1.3 trillion.

Saudi Arabia is diligently working to manage supply pressures by enhancing risk planning and diversifying material sources, while also adjusting timelines in response to economic conditions, and the need to prioritise the development of sites associated with international mega events coming to the Kingdom: the 2029 Asian Winter Games, the 2030 World Expo and the 2034 FIFA World Cup. These events are driving a laser like focus on the readiness of Saudi Arabia as host nation for this slew of global mega-events.

Saudi Arabia’s real estate development plan

Total value of commissioned projects	US\$ 196bn
Total value of projects in the pipeline	US\$ 808bn
Residential units	1.14 million+
Hotel keys	358,500+
Retail space	7.34 million+ sqm
Office space	7.89 million+ sqm

Source: Knight Frank, MEED Projects



Expo 2030 Riyadh masterplan



# RIYADH

Riyadh remains one of the Kingdom’s most dynamic real estate markets, supported by ongoing Vision 2030 initiatives and major infrastructure investment. The implementation of the foreign ownership law next year is set to further energise the city by boosting liquidity, attracting greater volumes of foreign capital and enhancing the quality of life, with Riyadh’s Giga projects standing at the forefront of this extraordinary metamorphosis.

Riyadh has firmly established itself as Saudi Arabia’s chief economic powerhouse. Indeed, 63% of all new jobs created in the Kingdom since 2019 have been in the Saudi capital.

Since 2016, real estate and infrastructure projects worth more than US\$ 237bn have been announced, with US\$ 44.2bn already awarded in construction contracts.

By 2030, the capital is expected to deliver over 340,000 homes (including ROSHN and NHC masterplans), 4.8 million sqm of offices, 3 million sqm of retail, and close to 29,000 new hotel rooms, cementing one of the world’s most ambitious urban growth stories.

At the heart of this transformation are Riyadh’s giga-projects, with landmark developments such as Diriyah Gate, King Salman Park, and Sports Boulevard redefining the city’s urban fabric.

Collectively, these projects aim to recast Riyadh as a cosmopolitan global city, blending culture, lifestyle, and leisure, underpinned by economic dynamism.

As a result, we forecast that the capital’s population will grow from 7 million in 2022 to 10.1 million by 2030, comprising 4.1 million Saudis and 6 million expatriates.

### Riyadh’s giga projects

Project name	Project value	Total value of commissioned projects to date	Value of projects in the pipeline
DIRIYAH GATE	US\$ 63.2bn	US\$ 14.6bn	US\$ 45.7bn
NEW MURABBA	US\$ 50bn	US\$ 100 million	US\$ 48.3bn
QIDDIYA	US\$ 32.2bn	US\$ 8.4bn	US\$ 22.6bn
THE NORTH POLE	US\$ 15bn	-	-
KING ABDULLAH FINANCIAL DISTRICT	US\$ 10.5bn	US\$ 9.1bn	US\$ 1.2bn
KING SALMAN PARK	US\$ 10.4bn	US\$ 6.2bn	US\$ 3.4bn
SPORTS BOULEVARD	US\$ 8.5bn	US\$ 4bn	US\$ 4.4bn
RIYADH EXPO 2030	US\$ 8.3bn	-	-
MISK FOUNDATION CITY	US\$ 4bn	US\$ 1.7bn	US\$ 2.2bn

### Riyadh’s US\$ 237bn real estate development plan

Total value of real estate and infrastructure projects unveiled since 2016	US\$ 237bn
Total value of commissioned projects	US\$ 44.2bn
Total value of projects in the pipeline	US\$ 158bn
Residential units*	340,000+
Hotel keys	28,800+
Retail space	3 million+ sqm
Office space	4.8 million+ sqm

\*Residential units in this table includes ROSHN and NHC units, which are detailed in pages 14-17

Source: Knight Frank, MEED Projects

Office space	Residential units*	Retail space	Hotel keys	Total land area	Announced completion date
1.6 million+ sqm	18,000	566,000 sqm	2-4,000	14 km²	2027
1.4 million sqm	104,000	980,000 sqm	9,000	19 km²	2030
90,000 sqm	11,000+	150,000+ sqm	3,000+	367 km²	2030
-	-	-	10,000	18 km²	2030
900,000 sqm	1,000+	100,000+ sqm	500+	1.6 km²	2027
600,000 sqm	12,000	500,000 sqm	2,300	16.9 km²	2027
40,000 sqm	8,000	120,000 sqm	1,000	122 km²	2030
-	-	432,000 sqm	-	6 km²	2030
200,000 sqm	6,500+	99,000+ sqm	-	3.4 km²	2028

\*Residential units in this table excludes ROSHN and NHC units, which are detailed in pages 14-17

Source: Knight Frank, MEED Projects

# IN FOCUS: DIRIYAH GATE

The Royal Commission for AlUla is transforming this ancient oasis into a global cultural destination, preserving 200,000 years of human history while driving sustainable tourism growth. The project is valued at around US\$40 billion, spanning masterplans such as Journey Through Time, Sharaan Nature Reserve, and AlUla Central.

### Diriyah masterplan snapshot







Project value	US\$ 63.2bn	Metro stations	4
Area	14 km <sup>2</sup>	Museums	9
Office space (GFA)	1.6 million sqm	Residential units	18,000+
Retail space (GFA)	566,000+ sqm	Parking spaces	60,000+
Number of hotels	40	Projected number of residents	100,000+
Schools	16	Projected number of visitors by 2030	50 million p.a.

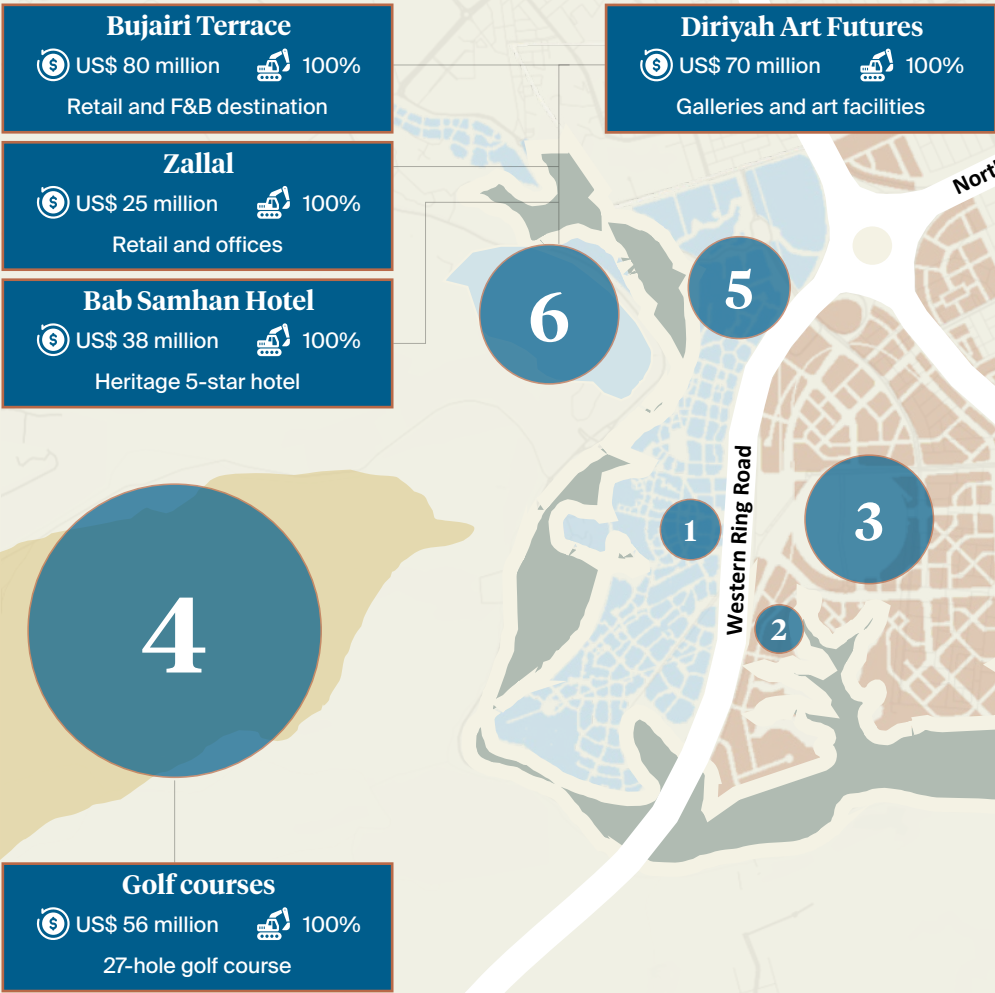
### Diriyah sub projects snapshot

<div><div>1. Diriyah Square</div><div>US\$ 2.9bn57%</div><div>Retail GLA: 210,000 sqm Offices GLA: 39,000 sqm Parking spaces: 10,500 Announced completion date: 2027</div></div>	<div><div>2. Media and Innovation District</div><div>US\$ 560 million0%</div><div>Retail GLA: 15,000 sqm Offices GLA: 250,000 sqm Hotel keys: 325 Announced completion date: 2029</div></div>	<div><div>3. Diriyah Boulevard</div><div>US\$ 15.2bn3%</div><div>Offices GFA: 314,500 sqm Hotel GFA: 38,000 sqm Residential GFA: 210,000 sqm Announced completion date: 2028</div></div>
<div><div>4. Wadi Safar</div><div>US\$ 3.2bn57%</div><div>Retail : 3 retail hubs and F&amp;B outlets Hotel keys: 744 Branded residences: 140 units (The Ritz-Carlton, Armani, Aman) Leisure: Golf course, equestrian and polo facilities Announced completion date: 2028</div></div>	<div><div>5. Arts District</div><div>US\$ 610 million40%</div><div>Museums GFA: 183,000 sqm Art GFA: 25,000 sqm Museums: House of Al Saud Museum, Museum of Saudi Arabia, Museum of the Arabian Peninsula Announced completion date: 2028</div></div>	<div><div>6. Bujairi District</div><div>US\$ 1.28bn57%</div><div>Destinations: Zallal, Bujari Terrace, Al Bujairi Heritage park, At-Turaif UNESCO site. Hotel keys: 6,000+ Retail GLA: 44,810 Announced completion date: 2028</div></div>

Project value Construction progress

### Key masterplan features

 Royal Opera House	 Formula E Track	 Academy of Najdi Architecture	 Arab Music School	 Innovation Center	 Polo & Equestrian Club
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Diriyah Phase 1 Diriyah Phase 2 Diriyah Phase 3 Wadi Safar Wadi Hanifa

Source: Knight Frank, MEED Projects



# WESTERN SAUDI ARABIA

Western Saudi Arabia is emerging as a centrepiece of Vision 2030, with giga projects redefining the region through futuristic development, protected natural landscapes, and world-class destinations such as Belgium-sized NEOM. In addition, sea-front jewels such as Red Sea Global as well as Qiddiya Coast are set to usher in a new era for coastal living in the Kingdom.

In total, 17 giga projects are underway across the Kingdom’s western seaboard, with US\$ 431.3bn in announced investment since 2016 and US\$ 57bn already awarded in contracts. We are tracking a further US\$ 187.2bn of pipeline projects.

By 2030, these initiatives will contribute to the completion of over 382,500 new homes, 3 million+ sqm of offices, 4.3 million+ sqm of retail space, and 330,000+ hotel rooms, redefining the region as a vibrant and globally competitive destination.

The following section explores the remarkable transformation currently taking shape across western Saudi Arabia.

Project name	Project value	Total value of commissioned projects to date	Value of projects in the pipeline
NEOM*	US\$ 243bn	US\$ 24bn	US\$ 71bn
RUA AL MADINAH	US\$ 37bn	US\$ 1.1bn	US\$ 35.7bn
KING ABDULLAH ECONOMIC CITY	US\$ 27bn	US\$ 6.3bn	US\$ 13.9bn
JEDDAH ECONOMIC CITY	US\$ 20bn	US\$ 2.2bn	US\$ 17.8bn
JEDDAH CENTRAL	US\$ 20bn	US\$ 3.2bn	US\$ 15.8bn
RED SEA GLOBAL	US\$ 17.3bn	US\$ 4.1bn	US\$ 11.1bn
AL ULA	US\$ 15.5bn	US\$ 2.2bn	US\$ 11.1bn
OBHUR CITY	US\$ 15bn	US\$ 500 million	-
MASAR-MAKKAH	US\$ 12bn	US\$ 6.7bn	US\$ 3.6bn
KNOWLEDGE ECONOMIC CITY	US\$ 8bn	US\$ 2.2bn	US\$ 3.4bn
JABAL OMAR	US\$ 6.6bn	US\$ 3bn	US\$ 2.6bn
JEDDAH HISTORIC DISTRICT	US\$ 5bn	-	-
SHAMS AL AROUS	US\$ 2bn	US\$ 40 million	-
THAKHER	US\$ 1.6bn	US\$ 1.3bn	US\$ 300 million
QIDDIYA COAST	US\$ 1.4bn	US\$ 310 million	US\$ 1.1bn
RUA AL HARAM	-	-	-

\*Giga project figures listed in page 12-13

## Western Saudi’s US\$ 431.3bn real estate development plan

Total value of real estate and infrastructure projects unveiled since 2016	US\$ 431.3bn
Total value of commissioned projects	US\$ 57bn
Total value of projects in the pipeline	US\$ 187.2bn
Residential units	382,500+
Hotel keys	329,000+
Retail space	4.3 million sqm
Office space	3 million+ sqm

Source: Knight Frank, MEED Projects

Office space	Residential units	Retail space	Hotel keys	Total land area	Announced completion date
1-2 million sqm	300,000+	1-2 million sqm	40-80,000	26,500 km²	2030+
HQ building	88+	29,000+ sqm	47,000+	1.5 km²	2030
95,000+ sqm	10,000+	11,000+ sqm	250+	1.7 km²	2028
800,000+ sqm	-	470,000+ sqm	200+	5.3 km²	2028
-	17,000+		2,700+	5 km²	2030
7,500 sqm	1,000+	10,000+ sqm	8,000+	28,000 km²	2030-35
-	10,000+	-	5,000	2,400 km²	2027
4,280+ sqm	2,556+	387,523+ sqm		387,523 sqm	2023
-	10,000+	185,000+ sqm	40,000+	1 km²	2030
Business center	1,200+	112,000+ sqm	42,000+	6.8 km²	2025
-	1,670+	45,600+ sqm	13,000+	2 km²	2026
650,000+ sqm	9,300+	650,000+ sqm	1,800	3 km²	2030
-	10,000+			863,000 sqm	2027 (on hold)
-	750+	60,000+ sqm	39,000+	320,000 sqm	2030
-	-	-	-	13.5 km²	TBA
-	9,000+	360,000+ sqm	70,000+	854,000 sqm	2030

Source: Knight Frank, MEED Projects



# OTHER REGIONS AND NATIONAL PROJECTS

Giga projects across Saudi regions represent US\$ 132.3bn in planned investments, driving economic diversification nationwide while improving quality of life through housing, jobs, and infrastructure.

While Riyadh and the Western corridor have attracted much of the spotlight, significant development is also underway across other regions of the Kingdom. This includes more than 758,410 residential units, 1,810 hotel keys, and 195,625 sqm of retail space. It is important to note that the total figures for contracts, awards, and residential units also include contributions from the main hubs, as they are consolidated under national projects. Together, these regions, alongside Riyadh and other key hubs, play an increasingly vital role in the Saudi development story. Their diverse geographies and strategic locations provide a strong platform for expanding tourism, infrastructure, and housing.

With US\$ 31.4bn in commissioned projects and another US\$ 85.3bn in the pipeline, investment is extending across the Saudi heartland while maintaining significant allocations in major cities.

Outside secondary cities, construction and infrastructure projects are enhancing liveability, profile and access. From developing Aseer and its Soudah Mountains to boost domestic tourism, to revitalising downtown districts through the Downtown Company, the transformative vision of the Kingdom is well entrenched across the country.

In parallel, the NHC is raising living standards through the delivery of large-scale public housing initiatives, while ROSHN, backed by the PIF, is building master planned communities that expand homeownership and introduce new urban lifestyles across the Kingdom.

## Other regions

Project name	Project value	Total value of commissioned projects to date	Value of projects in the pipeline
SOUDAH & RIJAL ALMAA - THE ARABIAN HIGHLAND	US\$ 7.8bn	US\$ 80 million	US\$ 7.6bn
KING SALMAN ENERGY PARK	US\$ 3.3bn	US\$ 1.2bn	US\$ 1.6bn
OPDC - The Rig Tourism Project	US\$ 1.5bn	US\$ 250 million	US\$ 1.2bn
AL WADI PROJECT - ARDARA	US\$ 1bn	US\$ 10 million	US\$ 1bn

## National projects

Project name	Project value	Total value of commissioned projects to date	Value of projects in the pipeline
NHC – NATIONAL HOUSING COMPANY	US\$ 52.4bn	US\$ 18.4bn	US\$ 20.7bn
ROSHN	US\$ 47bn	US\$ 6bn	US\$ 39.3bn
SAUDI ENTERTAINMENT VENTURE (SEVEN)	US\$ 13.3bn	US\$ 5.3bn	US\$ 7.9bn
SAUDI DOWNTOWN COMPANY	US\$ 6bn	US\$ 100 million	US\$ 5.9bn

## Other regions and national projects US\$ 132.28bn real estate development plan

Total value of real estate and infrastructure projects unveiled since 2016	US\$ 132.3bn
Total value of commissioned projects	US\$ 31.4bn
Total value of projects in the pipeline	US\$ 85.3bn
Residential units*	758,410+
Hotel keys	1,810+
Retail space	195,625+ sqm

\*This table also includes ROSHN and NHC residential units, which are planned for Riyadh and the Western regions

Source: Knight Frank, MEED Projects

Residential units	Retail space	Hotel keys	Total land area	Announced completion date
454 units	20,625 sqm	1,010+	627km²	2027
-	-	-	50km²	2035
-	-	800+	300,000 sqm BUA	2027
2,000 units	-	-	2.5km²	2028

Source: Knight Frank, MEED Projects

Residential units	Retail space	Hotel keys	Total land area	Announced completion date
600,000+	-	-	120km²	2030
155,956+	-	-	687km²	2027
-	175,000+ sqm	-	1.5km²	2028
-	-	-	10km²	2028

Source: Knight Frank, MEED Projects



# IN FOCUS: NEOM

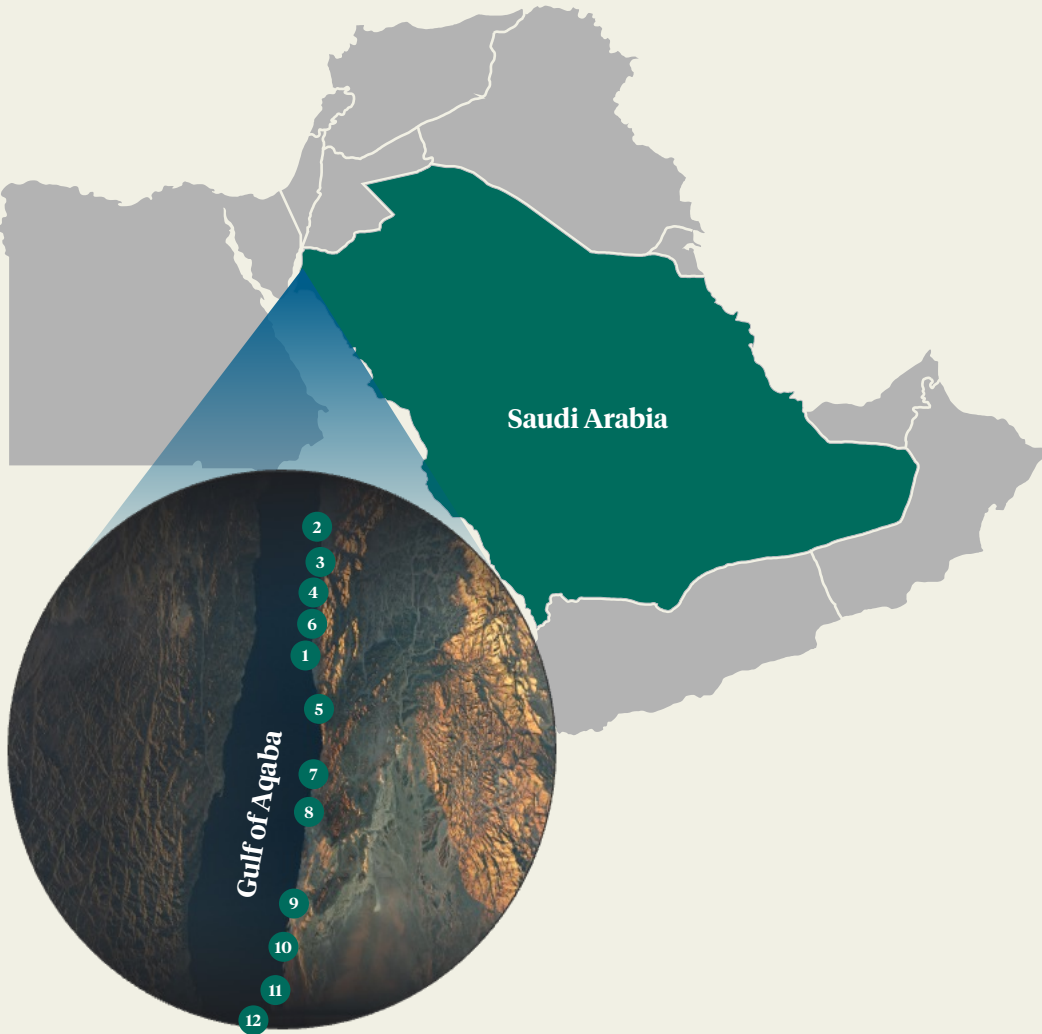
To date, US\$ 24bn in construction contracts have been awarded for NEOM and its sub projects. These include US\$ 470 million for Magna, US\$ 3.3bn for Trojena covering the construction of the world’s largest man-made lake stretching 2.8 km, US\$ 8.9bn for The Line, and US\$ 9.3bn for Oxagon.

### NEOM’s sub projects

OXAGON Floating port city	TROJENA Mountain destination	MAGNA Luxury coastal destination	THE LINE The world’s first linear city	SINDALAH A resort-filled luxury island and yacht club
<div>Project value</div> US\$ 63.9bn	<div>Project value</div> US\$ 19.2bn	<div>Project value</div> US\$ 7.1bn	<div>Project value</div> US\$ 150bn	<div>Project value</div> US\$ 2.7bn
<div>Total value of commissioned projects to date</div> US\$ 9.3bn	<div>Total value of commissioned projects to date</div> US\$ 3.3bn	<div>Total value of commissioned projects to date</div> US\$ 470 million	<div>Total value of commissioned projects to date</div> US\$ 8.9bn	<div>Total value of commissioned projects to date</div> US\$ 2bn
<div>Office (Sqm)</div> 48 km²	<div>Office (Sqm)</div> 42,000 sqm	<div>Office (Sqm)</div> 2,500	<div>Office (Sqm)</div> 300,000	<div>Office (Sqm)</div> 55,100 sqm
<div>Residential</div> 2030	<div>Residential</div> 3,600	<div>Residential</div> 1,600	<div>Residential</div> 34 km²	<div>Residential</div> 796
<div>Retail</div>	<div>Retail</div> 60 km²	<div>Retail</div> 406 km²	<div>Retail</div> 2030+	<div>Retail</div> 840 km²
<div>Hospitality</div>	<div>Hospitality</div> 2028	<div>Hospitality</div> 2029		<div>Hospitality</div> 2028
<div>Announced completion date</div>				

### MAGNA’s sub projects

1. AQUELLUM	2. EPICON	7. ZARDUN	8. XAYNOR
<div>Announced completion date</div> 2028	<div>Announced completion date</div> 2028	<div>Announced completion date</div> 2029	<div>Announced completion date</div> 2029
<div>Key features:</div> A “hidden” community 450m high in NEOM’s mountains	<div>Key features:</div> Two iconic towers, one standing at 225m and the other soaring to 275m	<div>Key features:</div> Four ultra-luxury signature buildings and three boutique hotels	<div>Key features:</div> Private pools, a world-class spa and wellness facilities
3. NORLANA	4. SIRANNA	9. JAUMUR	10. ELANAN
<div>Office (Sqm)</div> 711	<div>Office (Sqm)</div> 35	<div>Office (Sqm)</div> 1,200	<div>Office (Sqm)</div>
<div>Announced completion date</div> 2029	<div>Announced completion date</div> 2028	<div>Announced completion date</div> 2028	<div>Announced completion date</div> 2029
<div>Key features:</div> 120-berth marina, equestrian, polo centre and an 18-hole golf course	<div>Key features:</div> Hiking and equestrian trails	<div>Key features:</div> Largest luxury neighborhood in Magna, with a superyacht marina	<div>Key features:</div> A 360-degree panoramic observation tower
5. LEYJA	6. UTAMO	11. GIDORI	12. TREYAM
<div>Announced completion date</div> 2029	<div>Announced completion date</div> 2028	<div>Announced completion date</div> 2029	<div>Announced completion date</div> 2028
<div>Key features:</div> Natural valley carved between 400m tall mountains	<div>Key features:</div> A 64m tall entrance to an entertainment venue	<div>Key features:</div> 18-hole championship golf course as well as 250 individually designed villas along the golf course	<div>Key features:</div> 450m long swimming pool perched 36m above sea level



Source: Knight Frank, MEED Projects



# IN FOCUS: ROSHN GROUP

Launched in 2020 and spearheaded by the Public Investment Fund (PIF), ROSHN focuses on delivering large-scale integrated infrastructure and residential communities across the Kingdom. With a total budget of US\$ 47bn, ROSHN aims to develop 155,000+ homes across six major communities, combining residential, commercial, and lifestyle elements to elevate quality of life and support Vision 2030 goals for homeownership and urban transformation.

When it comes to demand, 57% of Saudi nationals would like to own a home in one of ROSHN Group's communities ([see Knight Frank's Saudi Report Part I](#)). Key ROSHN Group projects in Riyadh include SEDRA which has recently partnered with Saudi Sports for All Federation (SFA) to offer sporting facilities for residents.

Elsewhere, in Jeddah, projects such as ALAROUS and Marafy, with over 52,000 planned homes along an 11.4 km canal, and a range of community developments across the Eastern Province are reshaping Jeddah's residential landscape.

Below, we examine each ROSHN Group community.

Riyadh Province	<div><div>SEDRA RIYADH</div><div><div><div></div><div>30,000 units</div></div><div><div></div><div>20 km<sup>2</sup></div></div><div><div></div><div>US\$ 30bn</div></div><div><div></div><div>2027</div></div></div></div>	<div><div>AL JANADRIYAH TOWNSHIP</div><div><div><div></div><div>2,380 units</div></div><div><div></div><div>1.4 km<sup>2</sup></div></div><div><div></div><div>US\$ 400 million</div></div><div><div></div><div>2027</div></div></div></div>	
	<div><div>MARAFY</div><div><div><div></div><div>52,000 units</div></div><div><div></div><div>9.4 km<sup>2</sup></div></div><div><div></div><div>US\$ 5bn</div></div><div><div></div><div>2028</div></div></div></div>	<div><div>AL AROUS COMMUNITY</div><div><div><div></div><div>18,000 units</div></div><div><div></div><div>4 km<sup>2</sup></div></div><div><div></div><div>US\$ 5.3bn</div></div><div><div></div><div>2026</div></div></div></div>	<div><div>AL MANAR MAKKAH</div><div><div><div></div><div>33,000 units</div></div><div><div></div><div>21 km<sup>2</sup></div></div><div><div></div><div>US\$ 400 million</div></div><div><div></div><div>2027</div></div></div></div>
Eastern Province	<div><div>EASTERN PROVINCE COMMUNITY HOMES</div><div><div><div></div><div>20,576 units</div></div><div><div></div><div>12.7 km<sup>2</sup></div></div><div><div></div><div>US\$ 6bn</div></div><div><div></div><div>2028</div></div></div></div>		

Project value Residential Total land area Announced completion date

Source: Knight Frank, MEED Projects



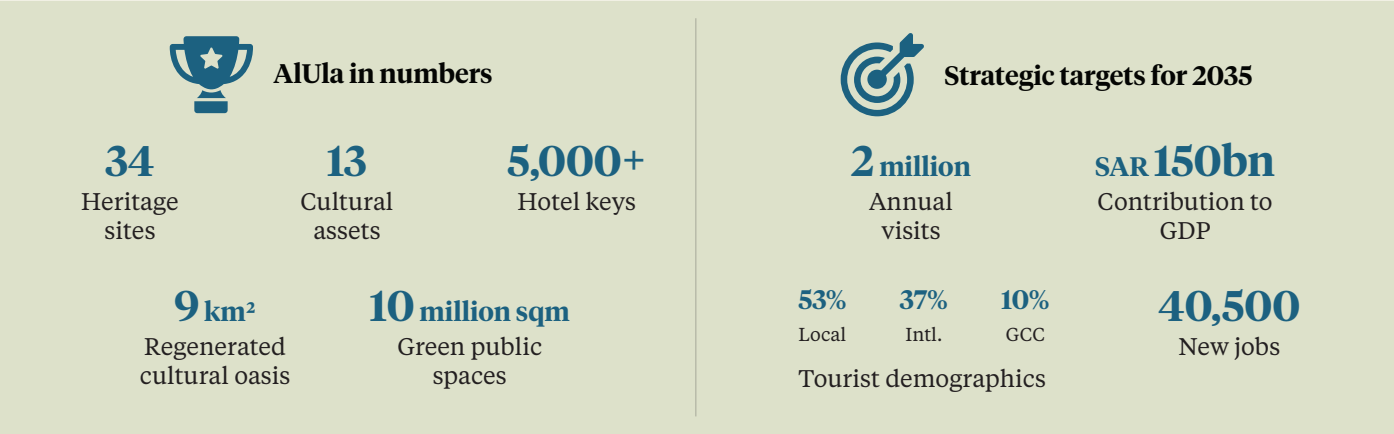
Model of Marafy Jeddah by ROSHN



# IN FOCUS: ALULA

Located in north-western Saudi Arabia, AlUla spans 22,561 km<sup>2</sup> and is anchored by the UNESCO World Heritage Site of Hegra. A flagship Vision 2030 initiative led by the Royal Commission for AlUla (RCU) and AlUla Development Company (UDC), the project aims to create a ‘living museum’ that blends heritage, nature and culture. It seeks to deliver immersive visitor experiences while safeguarding the region’s archaeological and environmental assets.

The masterplan organises development into five districts centred on the restored cultural oasis. The project is valued at US\$ 15.5bn, with US\$ 2.2bn in contracts awarded to date.





# IN FOCUS: KING SALMAN PARK

King Salman Park, one of Riyadh’s flagship Vision 2030 giga-projects, is set to become the world’s largest urban park, spanning over 16 km² with a total project value estimated at US\$ 10.4bn. The development aims to transform Riyadh into one of the most livable cities globally by blending expansive green landscapes with cultural, residential and commercial offerings. Located on the former site of Riyadh’s old airport, the park is envisioned as a central hub for recreation and community life.

The project will feature more than 11 km² of green areas, extensive walking and cycling trails, and major cultural and entertainment attractions such as the Royal Arts Complex, theatres, museums, and sports facilities, in addition to retail and F&B, complemented by residential districts and hotels.

King Salman Park is designed to support the Saudi Green Initiative and Riyadh Sustainability Strategy, promoting biodiversity, renewable energy and sustainable water management.



King Salman Park’s US\$ 10.4bn real estate development plan

Total project value	US\$ 10.4bn
Total value of commissioned projects	US\$ 6.2bn
Total value of projects in the pipeline	US\$ 3.4bn
Residential units	27,000+ units
Hotel keys	2,500+ keys
Retail space	270,000+ sqm
Office Space	540,000+ sqm

Source: Knight Frank, MEED Projects

Key facts

50 million  
Annual visitors

17 million  
Sqm of land

8 million  
Total GFA

Top 5  
Global MICE facility

11 million  
Sqm of greenery

1.1 million  
Trees

800  
Plant species

600  
New plant species

Source: King Salman Park Foundation  
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King Salman Park





# IN FOCUS: NHC


Established in 2026 by MOMAH, The National Housing Company (NHC) stands out as Saudi Arabia’s primary housing enabler and master developer, driving large-scale residential and mixed-use projects nationwide. With a development pipeline of over US\$ 40bn, NHC delivers integrated communities with modern infrastructure and amenities, advancing Vision 2030’s goal of 70% homeownership and shaping sustainable urban growth.

Tabuk Hills Community


 4,602 units


 2.2 km<sup>2</sup>


 US\$ 1.4bn


 2028

Sadayem Suburb


 8,000 units


 3.8 km<sup>2</sup>


 US\$ 1.2bn


 2027

Al Jawharah Suburb


 7,000 units


 2 km<sup>2</sup>


 US\$ 500 million


 2025

Khayala Suburb


 3,680 units


 1.5 km<sup>2</sup>


 US\$ 500 million


 2027

Al Sadan


 8,899 units


 4.6 km<sup>2</sup>


 US\$ 1.9bn


 2028

Makkah Gate


 8,300 units

 5 km<sup>2</sup>


 US\$ 1.2bn


 2030

Al Ghouroub Community


 8,368 units


 4 km<sup>2</sup>


 US\$ 1.2bn


 2028

Al Mukayman Community


 5,813 units


 3.5 km<sup>2</sup>


 US\$ 1bn


 2028

Al Dar Suburb


 6,831 units


 1.5 km<sup>2</sup>


 US\$ 500 million


 2025

Al Wajeha Suburb


 17,135 units


 10 km<sup>2</sup>


 US\$ 1.4bn


 2027

Qamra Community

 2,832 units

 1.4 km<sup>2</sup>

 US\$ 100 million

 2027

Al Assalah Community


 5,835 units


 3.9 km<sup>2</sup>


 US\$ 500 million


 2027

Al Mashriqiya Community


 3,701 units


 3.2 km<sup>2</sup>


 US\$ 800 million


 2028

Khuzam Suburb


 52,049 units


 45 km<sup>2</sup>


 10 bn (Phase 2)


 2029

Al Fursan Community

 50,000 units

 35.6 km<sup>2</sup>

 US\$ 20.1bn

 2029

 Project value  Residential  Total land area  Announced completion date



# SPECIAL ECONOMIC ZONES

In addition to a tremendous real estate development agenda, Saudi Arabia has established Special Economic Zones (SEZs) to channel global capital into high-growth industries, offering investors bespoke regulatory, fiscal, and logistical advantages.

Saudi Arabia’s industrial market is undergoing rapid expansion as the Kingdom accelerates efforts to diversify its economy under Vision 2030.

Large-scale projects such as Oxagon in NEOM, billed as the world’s first fully integrated and automated port and industrial city, and King Salman Energy Park (SPARK) in the Eastern Province, are at the forefront of this transformation.

The National Strategy for Industry, unveiled in October 2022, set ambitious benchmarks: tripling industrial GDP and doubling the value of industrial exports to SAR 557bn by 2030.

Meanwhile, the logistics sector, which contributed 6% of GDP in 2021, is expected to account for 10% by 2030.

Building on this momentum, the launch of the second phase of the Standardised Industrial Incentives Program in June 2025 further expanded the suite of grants and benefits available to attract high-value investment.

Flagship programs such as the National Industrial Development and Logistics Program (NIDLP), integrating industry, mining, energy, and logistics, have reinforced Saudi Arabia’s position as a global hub.

Complementary measures, including the rollout of Special Economic Zones and sweeping logistics reforms, have modernized customs processes, upgraded infrastructure, and enhanced connectivity across ports, airports, and land transport corridors.

Below we take a detailed look at the Kingdom’s primary SEZ’s.

## Saudi Arabia’s SEZs



Location Project value Construction progress Sectors Size

Source: Knight Frank, Economic Cities & Special Zones Authority

“ 20.1 million tonnes of goods moved through Saudi ports between January and August 2025.





# MAJOR TRANSPORT, WELLBEING AND INFRASTRUCTURE PROJECTS

Riyadh is redefining its role on the global stage, transitioning from an oil-dependent economy to a diversified financial, cultural, and lifestyle powerhouse. To achieve this, the city has an ambitious planned infrastructure spend of close to US\$ 153.3bn.

Riyadh is fast becoming one of the Middle East’s most liveable cities.

Projects like the 220 km Sports Boulevard, designed to promote active living, and the US\$ 30bn planned expansion of King Khalid International Airport which will transform it into one of the largest aviation hubs in the world by 2030, underscores Riyadh’s ambition.

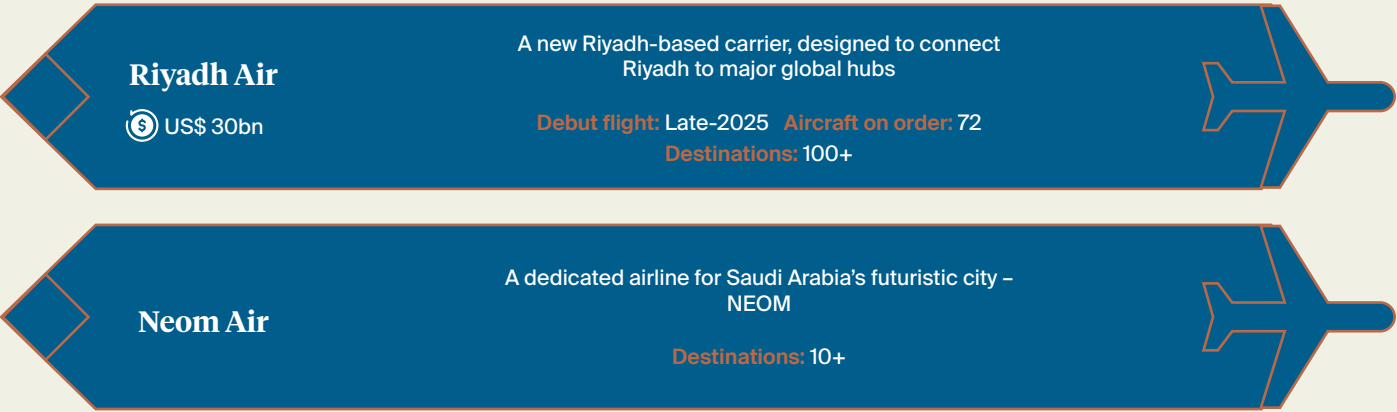
Separately, urban mobility is being redefined through major investments in infrastructure. The development of a world-class Metro and the rollout of a 1,905 km public bus network reflect Riyadh’s commitment to creating an accessible and well-connected urban environment.

These transport enhancements not only reduce congestion but also improve air quality and overall urban resilience as the city prepares to accommodate a population of 10.1 million by 2030, according to our forecasts. Read more about our forecasts for Riyadh’s population growth and how this is driving development [in our whitepaper here](#).

In parallel, the US\$ 23bn Green Riyadh programme aims to increase green space per capita, making the city more attractive and sustainable.

As a result, Riyadh is becoming an increasingly compelling city for expatriates, entrepreneurs, and families. The combination of safety, infrastructure, and lifestyle offerings is reshaping perceptions of the Saudi capital and reinforcing its emergence as a global city of choice for talent.

## New airlines



## Major wellbeing, sports, entertainment and recreation projects in Riyadh and across the Kingdom





# IN FOCUS: STADIUM INFRASTRUCTURE

Saudi Arabia’s giga and mega projects’ agenda extends well beyond residential, commercial, and tourism developments, with sports infrastructure emerging as a central pillar of Vision 2030. Stadium projects across the Kingdom highlight not only the government’s ambition to host world-class events but also its strategy to diversify the economy and improve quality of life. Below we examine the most prominent stadiums in the country.

Riyadh Province	<div> <div>KING FAHD STADIUM</div> <div> <div>Expansion</div> <div>US\$ 500 million</div> </div> <div> <div>2027</div> <div>Ministry of Sports</div> </div> </div>	<div> <div>PRINCE MOHAMMED BIN SALMAN STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 1.1bn</div> </div> <div> <div>2029</div> <div>Qiddiya Co</div> </div> </div>	<div> <div>PRINCE FAISAL BIN FAHD STADIUM</div> <div> <div>Expansion</div> <div>US\$ 1bn</div> </div> <div> <div>2027</div> <div>Ministry of Sports</div> </div> </div>
	<div> <div>KSU STADIUM</div> <div> <div>Expansion</div> <div>US\$ 900 million</div> </div> <div> <div>2032</div> <div>KSU</div> </div> </div>	<div> <div>ROSHN STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 1.0bn</div> </div> <div> <div>2032</div> <div>ROSHN</div> </div> </div>	<div> <div>SOUTH RIYADH STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 1.1bn</div> </div> <div> <div>2032</div> <div>Ministry of Sports</div> </div> </div>
	<div> <div>KING SALMAN INT. STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 2bn</div> </div> <div> <div>2029</div> <div>Ministry of Sports</div> </div> </div>	<div> <div>NEW MURABAA STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 1bn</div> </div> <div> <div>2032</div> <div>New Murabba Co</div> </div> </div>	
Eastern Province	<div> <div>ARAMCO STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 1.1bn</div> </div> <div> <div>2027</div> <div>Saudi Aramco / ROSHN</div> </div> </div>		

By 2032, more than a dozen stadiums are set for expansion, upgrades, or entirely new construction, with project values adding up to approximately US\$ 17.5bn. Collectively, these investments will reinforce the Kingdom’s capacity to host global tournaments such as the 2027 AFC Asian cup and the 2034 FIFA World Cup, while also serving as multi-purpose venues integrated within urban entertainment and cultural districts.

Makkah Province	<div> <div>QIDDIYA COAST STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 900 million</div> </div> <div> <div>2032</div> <div>Qiddiya Co</div> </div> </div>	<div> <div>KING ABDULLAH SPORTS CITY</div> <div> <div>Upgrade</div> <div>US\$ 1.3bn</div> </div> <div> <div>2032</div> <div>Ministry of Sports</div> </div> </div>	<div> <div>KAEC STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 1bn</div> </div> <div> <div>2032</div> <div>Ministry of Sports</div> </div> </div>
	<div> <div>JEDDAH CENTRAL STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 1.7bn</div> </div> <div> <div>2027</div> <div>Jeddah Central Co</div> </div> </div>		
Tabuk Province	<div> <div>NEOM STADIUM</div> <div> <div>Upcoming</div> <div>US\$ 2.5bn</div> </div> <div> <div>2032</div> <div>NEOM</div> </div> </div>		
Aseer Province	<div> <div>KKU STADIUM</div> <div> <div>Expansion</div> <div>US\$ 500 million</div> </div> <div> <div>2032</div> <div>KKU</div> </div> </div>		

Status

Project value

Announced completion date

Owner

Source: Knight Frank, MEED Projects

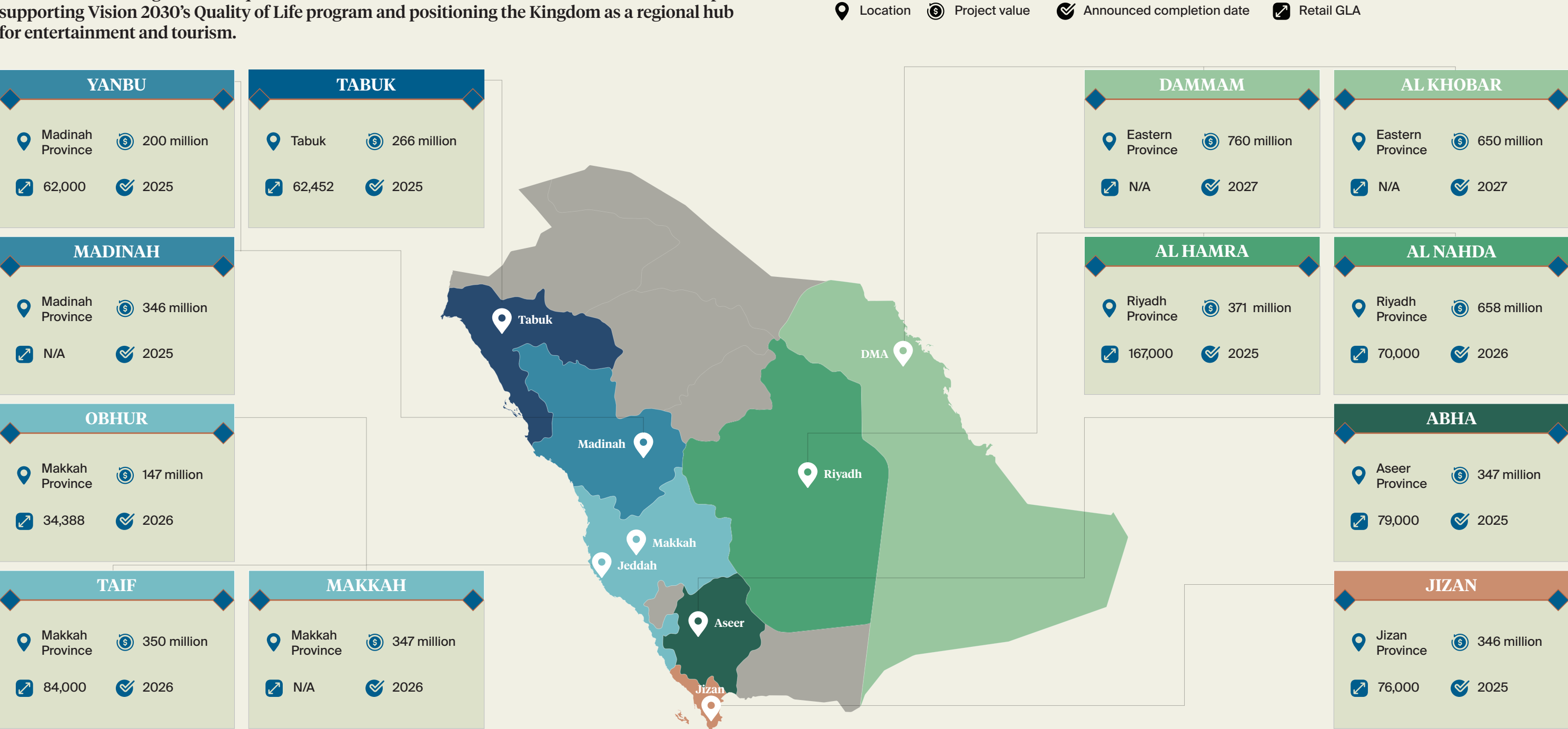


# IN FOCUS: SEVEN

Away from world-class stadiums, the Kingdom, through Saudi Entertainment Ventures (SEVEN), a subsidiary of PIF, is spearheading a nationwide rollout of world-class entertainment destinations with a total investment exceeding US\$ 4.7bn. Spanning across more than a dozen of cities including Riyadh, Jeddah, Makkah, Madinah, Dammam, and Abha, SEVEN's projects will deliver state-of-the-art cinemas, theme parks, family entertainment centers, and retail experiences. With retail GLA exceeding 570,000 sqm, SEVEN aims to transform Saudi Arabia's leisure landscape, supporting Vision 2030's Quality of Life program and positioning the Kingdom as a regional hub for entertainment and tourism.

Each SEVEN destination is designed as an integrated lifestyle hub, blending entertainment, dining, and retail. By merging global concepts alongside local culture, SEVEN's projects are set to enhance community engagement and create new opportunities for investment and job creation across the Kingdom.

Below we discover each of SEVEN's projects in Saudi Arabia.





We like questions. If you've got one about our research, or would like some property advice, we would love to hear from you.

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