

AOUJ
Estates



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Al Khobar Executive Tower

An elite business destination in the
heart of Al Khobar

Vision & Strategic Location



Al Khobar Executive Tower is designed to be an architectural icon that blends luxury with functionality, offering an integrated work environment for companies seeking distinction and excellence.

Location

The tower is located in Al Jisr District, King Khalid Road the main artery connecting Al Khobar to its most important economic centers.

Building Boundaries

44m to the north and 40m to the east, giving the tower a wide and prominent frontage.

Project Area: 1693 m²



The Connectivity Hub



The tower enjoys direct access to major national and touristic landmarks



1.8 km from King Fahd Causeway (Gateway to Bahrain)

3 km from Al Shubaily Grand Mall

50 km from King Fahd International Airport (Dammam)

50 km from Bahrain International Airport

Direct connection to the national highway network

Sustainability & Versatile Usage



The tower is not just office space, but a flexible investment opportunity suitable for:

Hospitality sector

Business hotel or luxury serviced apartments

Healthcare sector

Specialized hospital or medical complex

Educational sector

Private university or specialized college

Regional headquarters

For international companies seeking proximity to King Fahd Causeway

Infrastructure



The tower is not just a workplace yet its a scalable space for huge investments like

1.

State of the art
central air
conditioning
Energy efficient
systems

2.

Fiber optic
network
(High-speed
internet)

3.

Advanced
electrical
systems
and emergency
backup

4.

Fully equipped
restrooms
with top quality
standards
for every office

Height: 10 floors of premium design

FLOORS DISTRIBUTION

Ground and First



Ground Floor



Open spaces suitable for showrooms or customer service areas



Main luxury lobby reflecting the prestige of the building



Ground Floor

Includes a fully equipped mosque for employees and visitors, ensuring a comfortable and complete work environment



Office Spaces

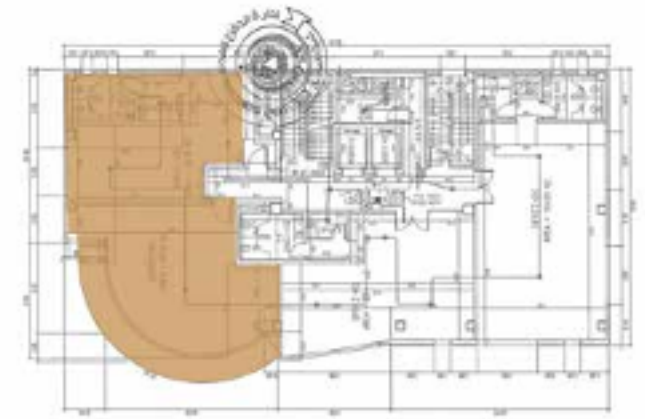
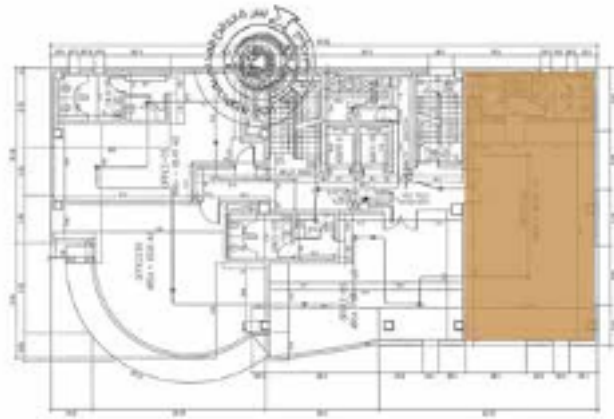
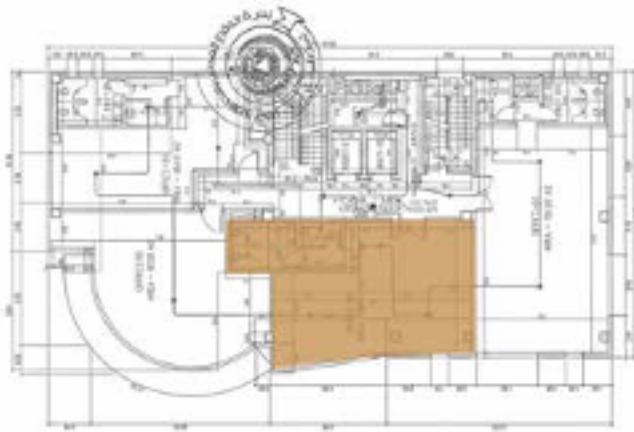
(Second to Ninth Floors)

From the second to the ninth floor



High flexibility in layout and design

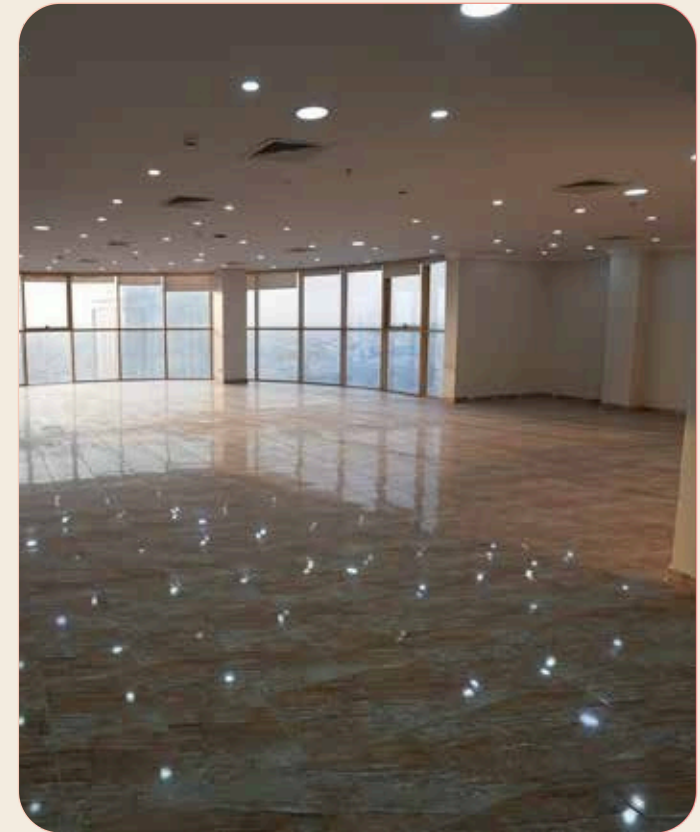
Division: Each floor contains 3 premium offices



Model A

View

Floor-to-ceiling panoramic windows

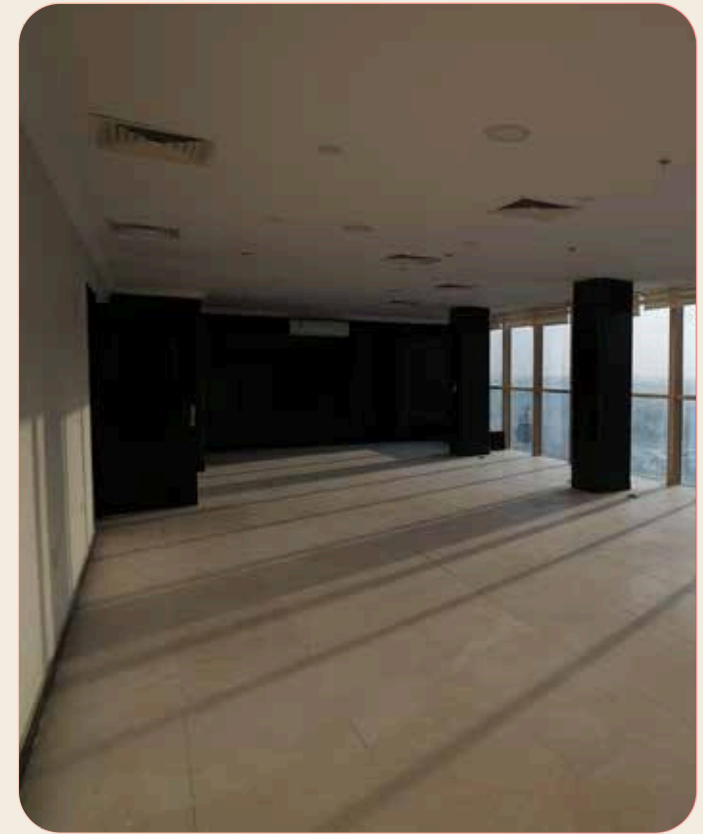
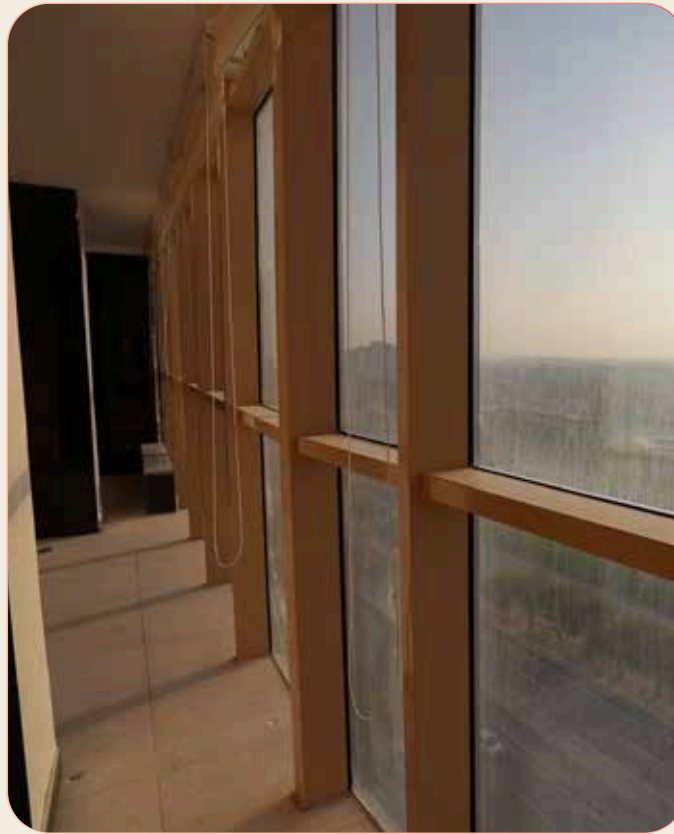


Model B

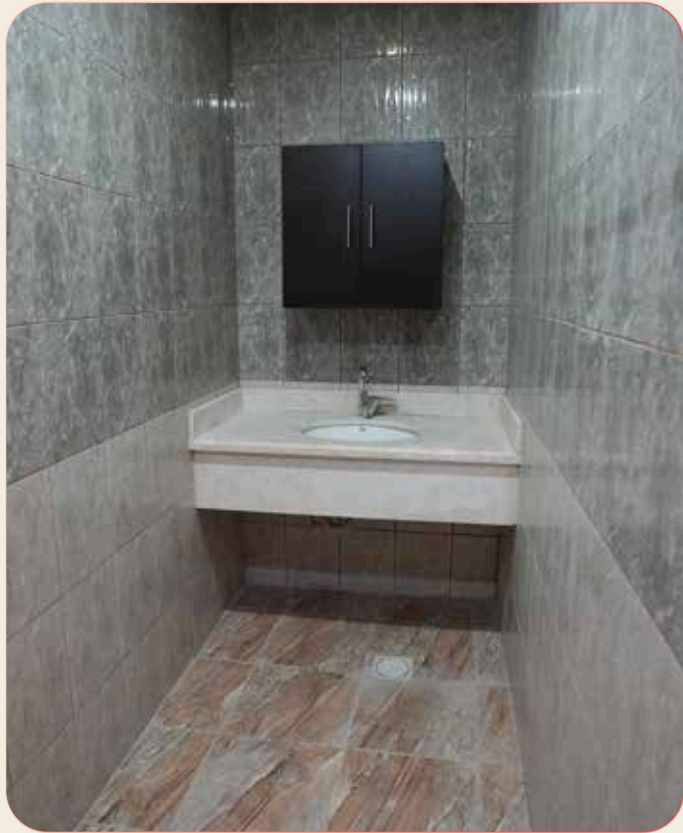
Flexibility



Possibility to merge the three offices into one full open floor according to tenant needs



Model C

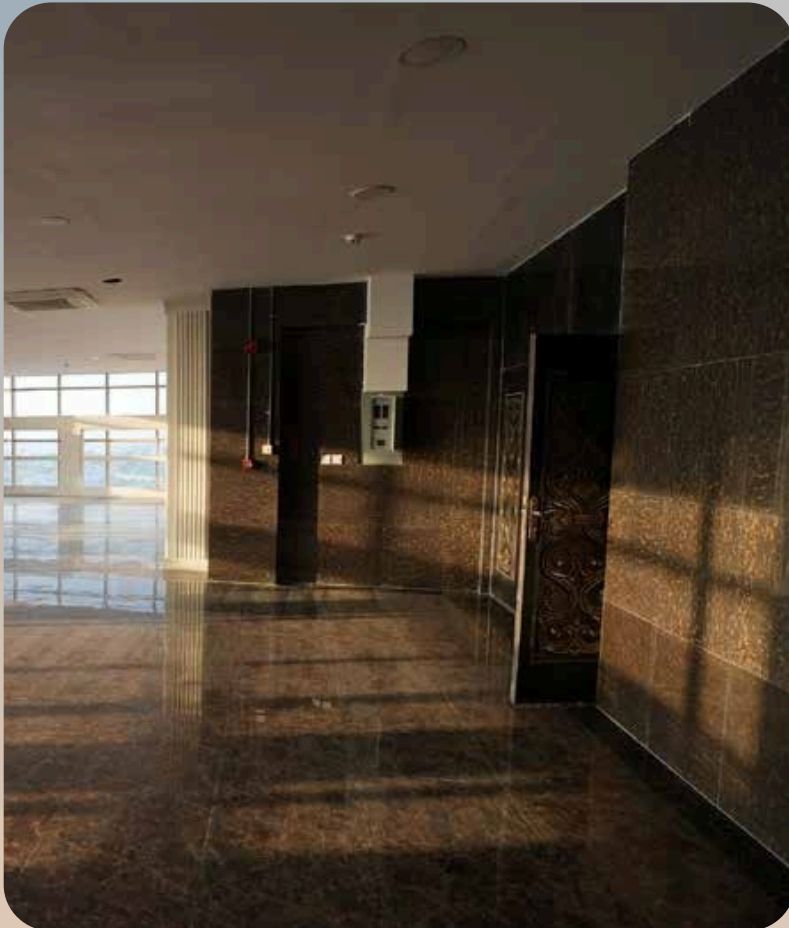


Executive Suite (Tenth Floor)



Privacy

Private entrance and exclusive facilities



VIP Floor

Dedicated entirely to executive management or board members



Full panoramic view

Glass façade offering 360° views of Al Khobar city and King Fahd Causeway



Logistics & Parking



Security

24/7 smart CCTV monitoring



Elevators

Ultra-fast elevators with smart control systems



Parking

Spacious parking allocation in the basement and ground floor

Leasing Plans & Pricing



Based on current market in Al Jisr District for 2026

Price per square meter

Starting from 750 SAR (for office spaces)

Full floor price

(Price depends on contract duration and business activity)

Payment methods

Flexible payment plans (Annual / Semi-annual)

Special offers

Special discounts for long-term leases (5 years or more)