



VERANDA

F & B

Fine Dining Complex
فجعة فيرندا للمطاعم





About Veranda

Veranda's fine dining complex at the Northern Ring Rd. (near the 5th exit) North Riyadh, features an expanded unique mix of indoor/outdoor premises that elevates your dining experience. Whether you need a comfortable place for your family to dine, recharge or just relax while surfing the internet, this is the place for you.

The design of mixed open green landscape and blue water features, elicits a welcoming feeling with a revitalizing energy, while enjoying your exquisite dining experience.

All infrastructure, layout and logistic facilities are designed not only to create a great shopping experience for shoppers but also an unmatched workplace environment for the operators.



Veranda's fine dining complex offers

a unique mix of amenities to accommodate the operational demand of food and beverage industries.



We offer **13** unique rental units backed up with unparalleled property management services.



All of our units have modern design and architecture, with **200** parking spots available for owners, workers and visitors.



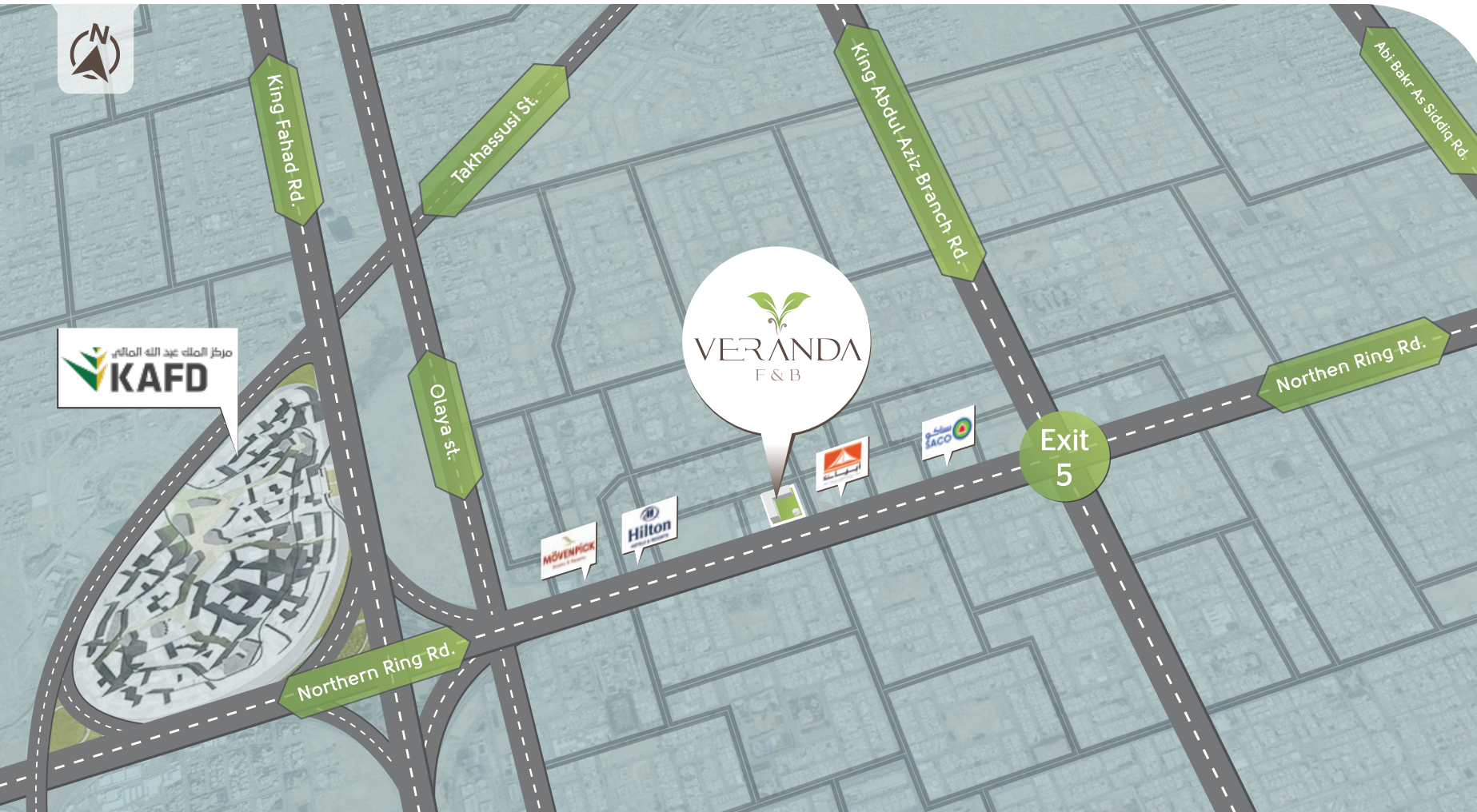
Each unit consist of **4** levels
Basement, Ground, First , Second



Main Features of Veranda

- A unique and accessible location.
- Direct access to the units through the elevators from the parking lots and an additional panoramic elevator.
- Beautiful overview of a breath taking mix of water and green landscaping.
- Extended open concept landscaping that can be observed by the overlooking terraces and decks.





Location

Veranda's fine dining complex is located near three main highways: King Fahad Rd., Olaya st. the Northern Ring Rd., and King Abdul Aziz Branch Rd. at Al Ghadeer area (between the 4th and 5th exit) near Abyaat North Riyadh area.

The strategic location near King Abdullah Financial District (KAFD) is considered to be one of the major elements of the success of the complex and a reason for maintaining its value over time.

The " V " shape overview gives Veranda's fine dining complex a unique advantage for the restaurants to have a display area looking onto the Northern Ring Rd. that is also a beautiful view for customers to enjoy.



Exit
4

King Fahad Rd.

Olaya St.

Takhassusi St.



King Abdul Aziz Branch Rd.

Exit
5

Direction

Located at the Northern Ring Rd. (near the 5th exit), North Riyadh

which is considered a main intersection that connects the east and west, as well as the north and the south of Riyadh. This unique location gives Veranda's fine dining complex a strategic advantage and makes it a preferred destination for customers and city visitors.

Recent real-estate studies showed that the Northern Ring Rd. is a main attraction area for shopping and entertainment centers in Riyadh.



A variety of choices

High turnover and occupancy rates

Veranda's fine dining complex focuses on including a wide range of international cuisines and brands to enrich the customers' experience through different choices and tastes throughout the busy complex.

1. Local and international fine dining and casual dining restaurants.
2. Luxurious style Cafes.
3. Western and Eastern style sweet shops.





Veranda's Design

Welcoming
Spaces, and breath
taking overviews

Veranda's open and spacious concept and design offers its visitors breathtaking scenes created by the green spaces and blue water landscapes. An inspiration design of open terraces with wonderful panoramic views.



Veranda's Design

New experience
and inspiration

The iconic architecture facing the Northern Ring Rd. and its green landscapes make Veranda's fine dining complex a major landmark and centerpiece of its surroundings.



Veranda's Gardens

A Dynamic place to create memories

Green landscapes and gardens are the main concept of design and architecture which creates an urban atmosphere to enjoy dining. The unique mixture of 2,700 m² of green and water landscapes offers amazing sights and an overlooking view.



The External Design

Sea waves and sails design

Veranda's eye-capturing design emphasizes the mixture of water and green landscapes provide the customers with an unmatched atmosphere in Riyadh city.



The Internal

Design

The Internal Design managed to add an artistic sense to the place which achieved by artistic lighting in the dining areas and halls. This design and decorations gives each restaurant its unique characteristics and identity **which make Veranda a standalone iconic complex.**



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The Services and Facilities



24/7 closed-circuit
television (CCTV) systems



Service entrance for
each unit



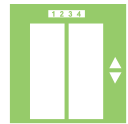
Green landscapes
and water features



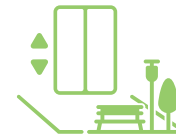
Centralized gas
distribution for each unit



Water purification plant
for the whole project



Dedicated elevator
for each unit



Panoramic elevator for
restaurants from ground level



Drivers waiting area



Valet parking
services



Dedicated
recycling area



Full landscaping
services



Access to restaurants from
the basement and ground
floor for each unit



Easy access from the
Northern Ring Rd.

Blueprint

Each of the 13 units has three stories built on fantastic green areas and water landscapes.



Ground Floor :

Gardens and water landscapes create memorable moments in a friendly atmosphere for all Veranda's visitors.

Area Schedule		
Shop Number	In Door	Out Door
SHOP (01)	248,80 M ²	45 M ²
SHOP (02)	224,00 M ²	45 M ²
SHOP (03)	248,00 M ²	45 M ²
SHOP (04)	216,00 M ²	45 M ²
SHOP (05)	184,00 M ²	45 M ²
SHOP (06)	244,62 M ²	45 M ²
SHOP (07)	358,02 M ²	45 M ²
SHOP (08)	245,00 M ²	45 M ²
SHOP (09)	184,00 M ²	45 M ²
SHOP (10)	216,00 M ²	45 M ²
SHOP (11)	248,00 M ²	45 M ²
SHOP (12)	224,00 M ²	45 M ²
SHOP (13)	227,22 M ²	--



First Floor :

The smart sleek architecture has a romantic view and its own welcoming feelings.

- (In door) Area
- (Out door) Area

Area Schedule		
Shop Number	In Door	Out Door
SHOP (01)	262,80 M ²	81,66 M ²
SHOP (02)	223,40 M ²	81,66 M ²
SHOP (03)	198,40 M ²	81,66 M ²
SHOP (04)	166,90 M ²	81,66 M ²
SHOP (05)	134,40 M ²	81,66 M ²
SHOP (06)	192,43 M ²	98,10 M ²
SHOP (07)	417,67 M ²	170,00 M ²
SHOP (08)	193,85 M ²	106,00 M ²
SHOP (09)	139,40 M ²	81,66 M ²
SHOP (10)	166,40 M ²	81,66 M ²
SHOP (11)	198,40 M ²	81,66 M ²
SHOP (12)	230,00 M ²	81,66 M ²
SHOP (13)	14,98 M ²	189,50 M ²



The Roof Area :

The city 'excitement and scenery can be seen from the overlooking terraces with unobstructed views.

- (Indoor) Area
- (Out Door) Area
- (Services) Area

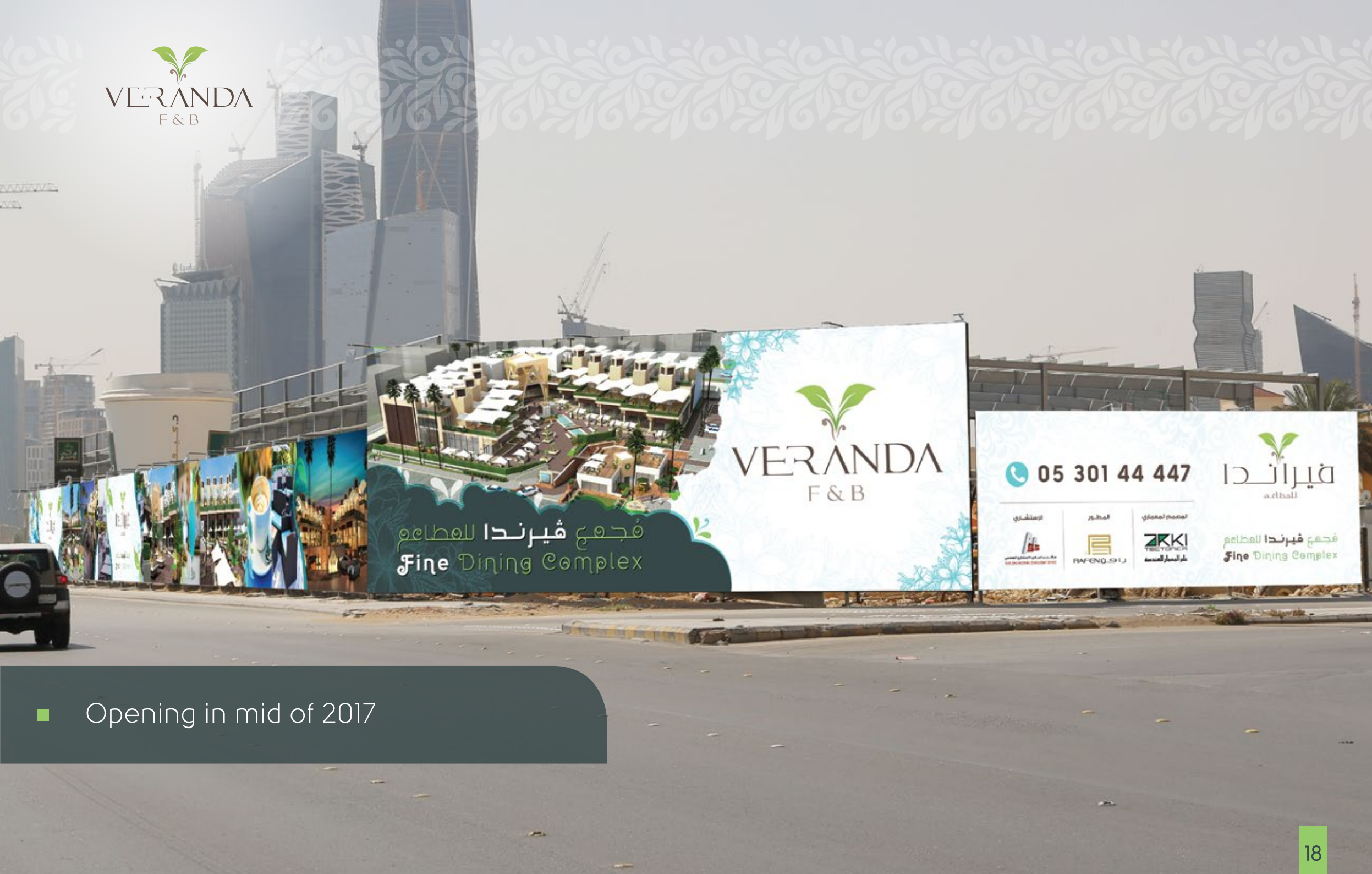
Area Schedule			
Shop Number	In Door	Out Door	Services
SHOP (01)	86,70 M ²	137,78 M ²	37,92
SHOP (02)	71,25 M ²	133,54 M ²	25,60
SHOP (03)	68,79 M ²	104,00 M ²	25,60
SHOP (04)	68,79 M ²	72,00 M ²	25,00
SHOP (05)	62,47 M ²	49,43 M ²	22,49
SHOP (06)	65,00 M ²	120,70 M ²	21,45
SHOP (07)	101,86 M ²	266,53 M ²	33,75
SHOP (08)	67,82 M ²	110,24 M ²	15,68
SHOP (09)	57,95 M ²	53,24 M ²	23,20
SHOP (10)	67,61 M ²	75,55 M ²	23,20
SHOP (11)	67,61 M ²	107,58 M ²	23,20
SHOP (12)	89,65 M ²	103,78 M ²	36,97

Rental Units'

Details

A place designed to elevate your new investment experience

Shop No.	Ground Floor Indoor	Ground Floor Outdoor	First Floor Indoor	First Floor Outdoor	Roof Floor Indoor	Roof Floor Outdoor	Roof Services	Total Area
SHOP (01)	248.80 M ²	45 M ²	262.40 M ²	81.66 M ²	86.70 M ²	137.78 M ²	37.92 M ²	900,26 M ²
SHOP (02)	224.00 M ²	45 M ²	230.40 M ²	81.66 M ²	71.25 M ²	133.54 M ²	25.60 M ²	811,45 M ²
SHOP (03)	248.00 M ²	45 M ²	198.40 M ²	81.66 M ²	68.79 M ²	104.00 M ²	25.60 M ²	771,45 M ²
SHOP (04)	216.00 M ²	45 M ²	166.40 M ²	81.66 M ²	68.79 M ²	72.00 M ²	25.60 M ²	675,45 M ²
SHOP (05)	184.00 M ²	45 M ²	134.40 M ²	81.66 M ²	62.47 M ²	49.43 M ²	22.49 M ²	579,45 M ²
SHOP (06)	244.62 M ²	45 M ²	192.43 M ²	98.10 M ²	65.00 M ²	120.70 M ²	21.45 M ²	787,30 M ²
SHOP (07)	358.02 M ²	45 M ²	417.67 M ²	170.50 M ²	101.86 M ²	266.53 M ²	33.75 M ²	1393,33 M ²
SHOP (08)	245.00 M ²	45 M ²	193.58 M ²	106.34 M ²	67.82 M ²	110.24 M ²	15.68 M ²	783,66 M ²
SHOP (09)	184.00 M ²	45 M ²	134.40 M ²	81.66 M ²	57.95 M ²	53.24 M ²	23.20 M ²	579,39 M ²
SHOP (10)	216.00 M ²	45 M ²	166.40 M ²	81.66 M ²	67.61 M ²	75.55 M ²	23.20 M ²	675,36 M ²
SHOP (11)	248.00 M ²	45 M ²	198.40 M ²	81.66 M ²	67.61 M ²	107.58 M ²	23.20 M ²	771,39 M ²
SHOP (12)	224.00 M ²	45 M ²	230.40 M ²	81.66 M ²	89.65 M ²	103.78 M ²	36.97 M ²	811,40 M ²
SHOP (13) Drive Thru	204,48 M ²	20 M ²	14,98 M ²	189,50 M ²	--	--	--	451,70 M ²



- Opening in mid of 2017





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Fine Dining Complex
مجمع فيرندا للطعام

Developer


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