



Aurora by meer

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About us

The Arora Villas Project is a unique development, which will be multiple categories of residential villas developed in multiple locations identified in Saudi Arabia throughout Riyadh. These will be mid to high-value real estate assets (villas) that will be ideal for long-term holding as well as having significant turnaround possibilities

- ❖ Targeted 500 to 1000 Villas in the next 3 to 4 years Riyadh
- ❖ 3 Sizes of Villas 3 Types of Quality Standards
- ❖ Multiple Locations in Each City Multiple pricings Objective: A Villa for every person according to his preference, need & capacity
- ❖ The ideal project lands across Saudi Arabia, ranging from 20 to 100 villas each and engaging different contractors or Joint Venture partners for each block.



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Project Overview

Name: Aurora Villas

Developer: MG Development

Type: Gated luxury villas

Total Villas: 500 units

Location: Prime residential zone, Saudi Arabia riyadh

Built-up Area: 250–450 m² (varies by villa type)





Luxury Residence

Aurora Villas in different areas of Saudi Arabia reflects their positioning, exclusivity, standards, and exact locations of those villas. With three distinct villa sizes designed to cater to the modern lifestyles, the pricing is set to align with the project's appeal, with buyers seeking exclusivity and comfort.

Premium Signature Villas

- ❖ 5 Bedrooms
- ❖ Private Garden & Swimming Pool
- ❖ Double-height ceilings, luxury finishes
- ❖ Ideal for large families

Executive Villas

- ❖ 4 Bedrooms + Maid's Room
- ❖ Smart-home features
- ❖ Covered parking
- ❖ Balanced for style and functionality

Contemporary Town Villas

- ❖ 3 Bedrooms
- ❖ Open-plan layout
- ❖ Modern interiors and efficient space usage

Why KSA?

Vision 2030 Reforms

Rapid Market Growth

One of the safest country

Buyer-Friendly

Strong Investment Potential

Why Meer group?

0% Interest

Flexible Payment Plan

Monthly Payment Plan

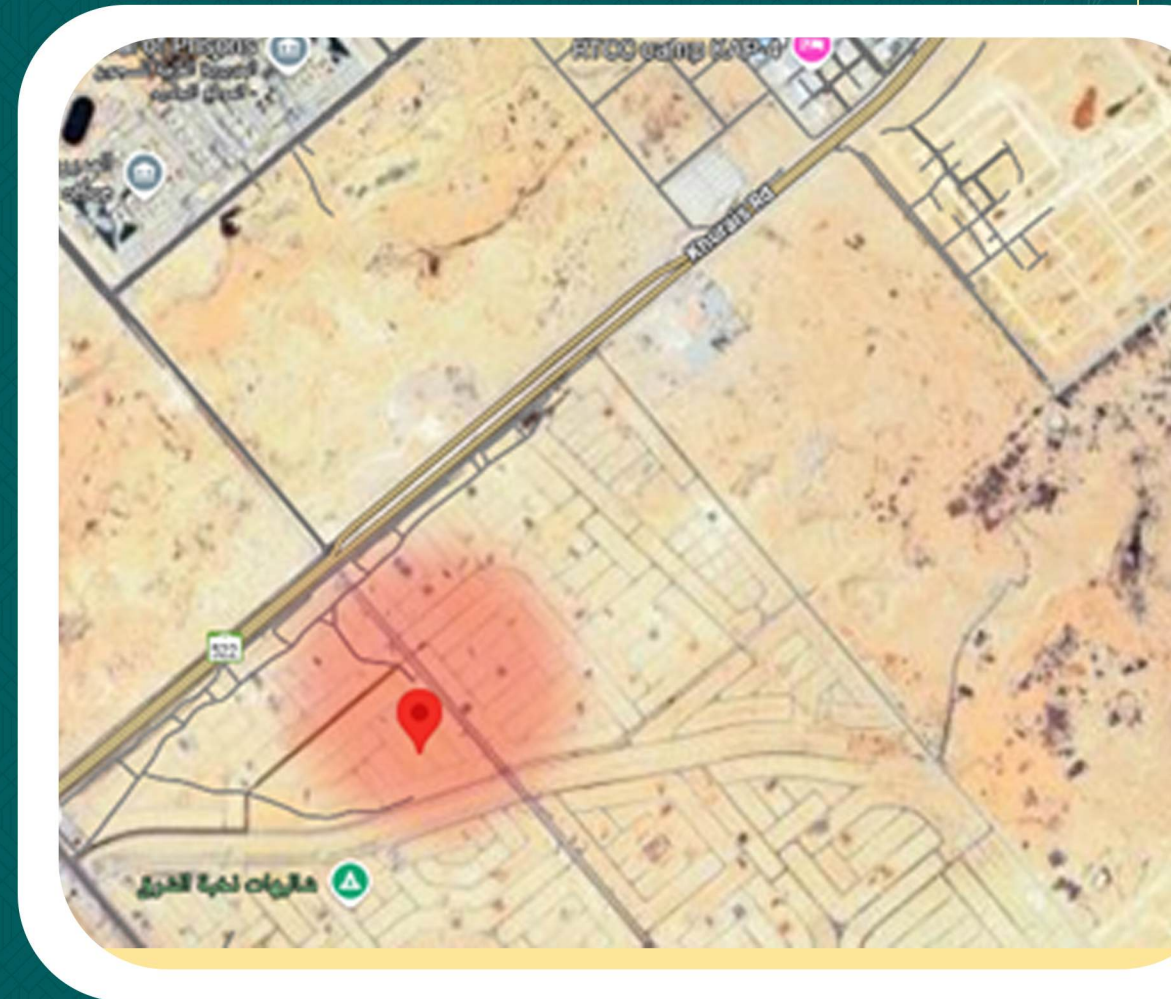
High ROI

Timely delivery, prime location, luxury development, 10+Amenities











DISTANCES

Souq al-Zal	3 min
Al Masmak Fortress	5 min
King Khalid International Airport (RUH)	6 min
Riyadh Front (Mall & Biz Zone)	8 min
Jabal Abu Makhruq Park	10 min
Qasr Al-Hukm + Imam Turki Mosque	15 min
King Abdulaziz Historical Center	15 min
Kingdom Centre Tower	18 min



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VILLA AMENITIES

-  Private garden and terrace
-  Optional private pool
-  Covered parking / Garage
-  Smart home features (climate, lighting, access)
-  High-speed internet and satellite TV ready
-  Energy-efficient systems
-  Maid's room and laundry room
-  Luxury fittings and finishes



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AMENITIES



24/7 security & CCTV



Clubhouse with lounge and meeting spaces



Swimming pool (adult & kids)



Fitness center / Gym



Children's play area



parks and gardens



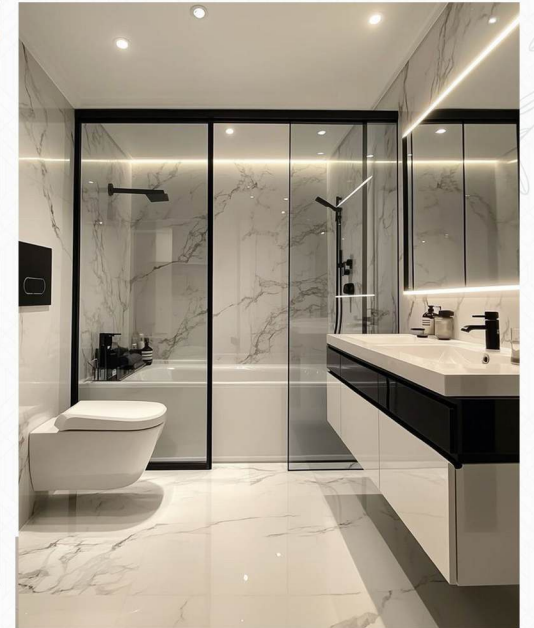
meditation zones



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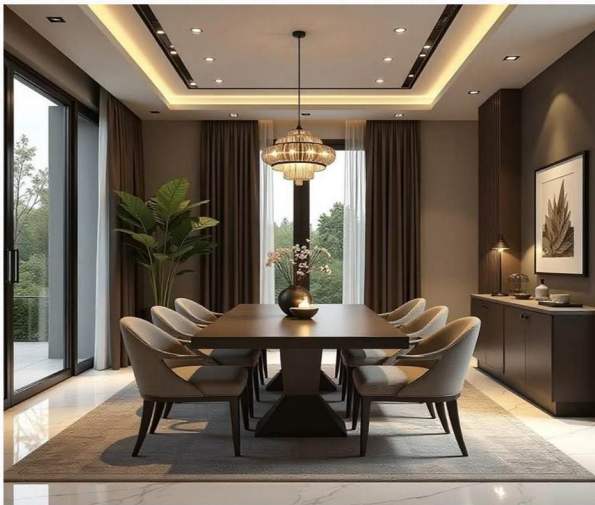


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Why Invest in Aurora Villas

Diversification

- ❖ Participation in a diversified portfolio of villa projects throughout Saudi Arabia.
- ❖ Higher returns between development and sale prices with various villas of 3 sizes, 3 construction standards and many locations create high level of diversification within development as well.

Strategic Investment

- ❖ Focused investment in the real estate development but can be channeled to specific projects aligned with investor preferences.
- ❖ Direct participation in the development and success of any chosen projects on investors choice

A Meer Group Project:

- ❖ Strategic involvement in the overall direction of Meer Group's Vision 2030 initiatives.
- ❖ Supported by all the resources and network of the group and the Chairman, Shakeel Ahmed Meer, with buyers intentions already being received and recorded for many villas in large volumes
- ❖ Investors will be on high preference on the development of other projects in the GCC and Europe.

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