



**CANARY**  
VISTA  
ALKHOBAR

A community for life

[www.canary-vista.com](http://www.canary-vista.com)



# ISG

INTERNATIONAL  
SCHOOLS GROUP  
مدارس المجموعة العالمية



A world-class community school awaits you at Canary Vista in the year 2022!





الراشد  
ALRASHED

Rashed Abdul Rahman Al-Rashed & Sons Group is a dynamic, leading conglomerate in Saudi Arabia. One of the region's most important companies across a diverse range of industries, including the commercial, industrial, construction and real estate sectors. For more than 65 years, the Group has been instrumental in the development of Saudi Arabia.

Firmly committed to contributing to the growth and prosperity of the Kingdom by creating strategic alliances and partnerships, the Group prides itself on not only delivering products and services of the highest quality and standards but also in operating with the utmost integrity at all times.



إبهار البناء العقارية  
Ibhar Albena Real Estate

## THE OWNER

With over 40 years of experience, Al Rashed company runs and operates more than one million sq. of residential compounds, commercial centers and storage spaces. Looking at the market evolution and increase in the competition in the Kingdom of Saudi Arabia, the group of companies decided the necessity of a Specialized company in Property and utilities Management, so إبهار company was founded.

The company's main focus is on Managing, Marketing and Operating commercial properties, holding in it many years of expertise and professionalism to be one of the most distinguished in the real estate market.

### **Vision**

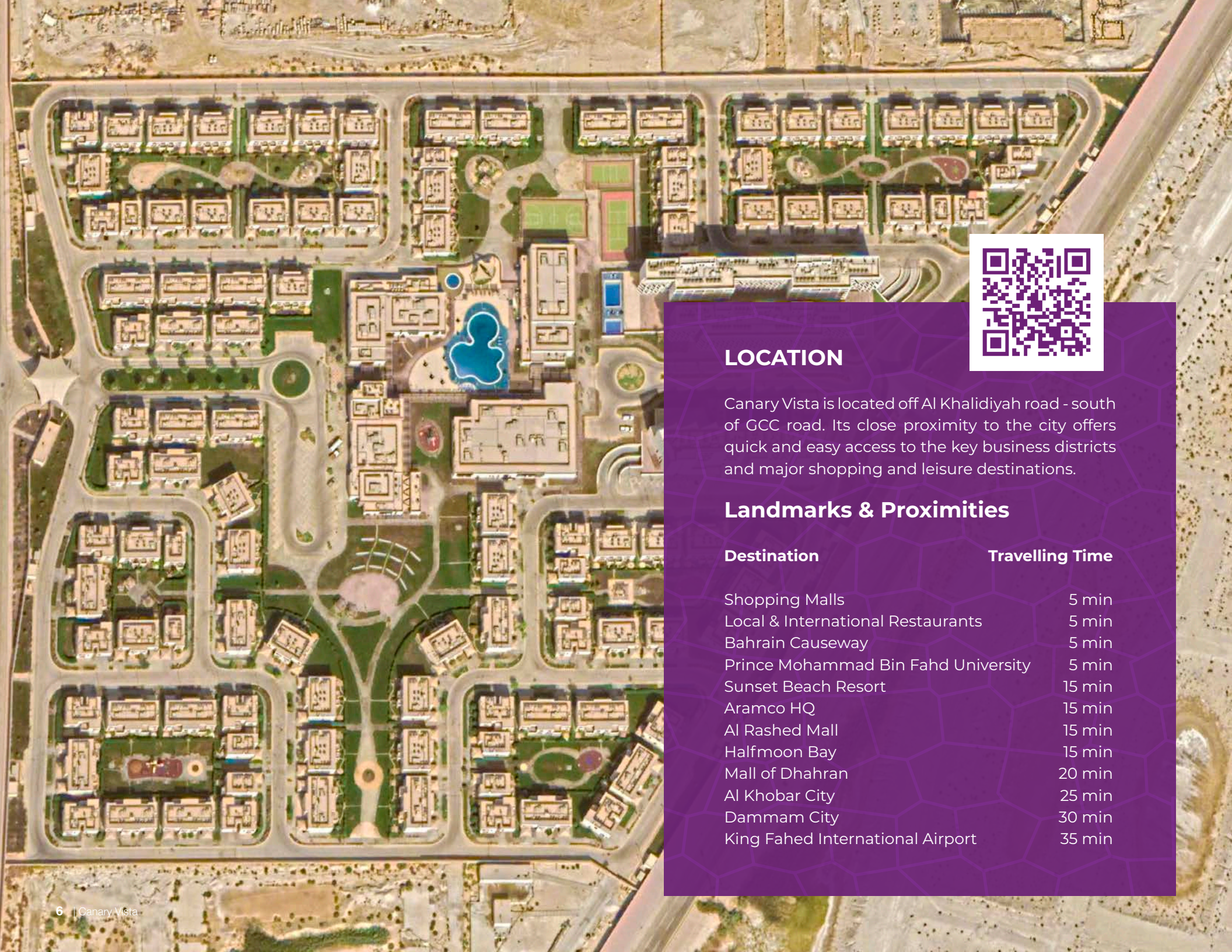
To be a leading company in real estate management and maintain the commercial market trust with our work.

### **Message**

To meet the ambition of investors and the needs of customers by providing the best product and a distinctive service in our field.

# *Canary Vista* A COMMUNITY FOR LIFE





## LOCATION

Canary Vista is located off Al Khalidiyah road - south of GCC road. Its close proximity to the city offers quick and easy access to the key business districts and major shopping and leisure destinations.

## Landmarks & Proximities

### Destination

### Travelling Time

Shopping Malls	5 min
Local & International Restaurants	5 min
Bahrain Causeway	5 min
Prince Mohammad Bin Fahd University	5 min
Sunset Beach Resort	15 min
Aramco HQ	15 min
Al Rashed Mall	15 min
Halfmoon Bay	15 min
Mall of Dhahran	20 min
Al Khobar City	25 min
Dammam City	30 min
King Fahed International Airport	35 min

## POSITIONING – WHAT WE STAND FOR

Canary plans, designs, delivers and maintains community spaces within the Kingdom of Saudi Arabia. Since our inception in 1995, we have looked to continually improve the standard of community living. Everything we do is bound by our core belief: to play an integral part in building better communities, thereby creating a better quality of life for all who live within.

We consider every possible interaction between the people and the spaces they inhabit, shaping and enhancing the way of life, befitting their lifestyle, their needs, and their aspirations.

Our purpose is to design, build, manage and maintain spaces for life – spaces that promote better living and create lasting memories.





## THE COMPOUND

Canary Vista is a self-contained expat compound designed by ARMSTRONG and developed by Rashed Abdulrahman Al Rashed Group. It is located off Al Khalidiyah road, south of GCC road, with close proximity to Dammam, Khobar and Bahrain.

Spread over 375,000 sqm of land, with over 70% landscaped green areas. It comprises of over 326 residential units with varying accommodation types centered around extensive community facilities and gated community compound with premium level of security.

## EXPANSIVE LANDSCAPED VILLAS

Canary Vista is the only community in the region that dedicates almost 75% of the land, landscaping, parks, playgrounds, walkways and other common areas.

## SPACIOUS VILLA

Three different types of modern villas featured spacious indoor living areas and private gardens, offering a delightful blend of indoor and outdoor living and creating the ideal environment for spending time relaxing with family and entertaining friends.



## STUDIO AND APARTMENTS

Include 66 apartments of two bedrooms, ranging from 125 sq. m. - 165 sq. m. and studio have been designed to make optimum use of available space and inspire a peaceful and uncomplicated lifestyle. Elegantly furnished, with large floor-to-ceiling windows to make the most of natural light. These enticing living spaces provide a personal retreat where you can relax and enjoy your well-earned downtime.

### APARTMENTS

- Modern and stylish furniture
- High-quality standard of fittings and fixtures
- Fully fitted kitchen
- Living and dining area with a storeroom
- Central AC system
- En-suite bathroom and built-in wardrobes
- One parking space per apartment



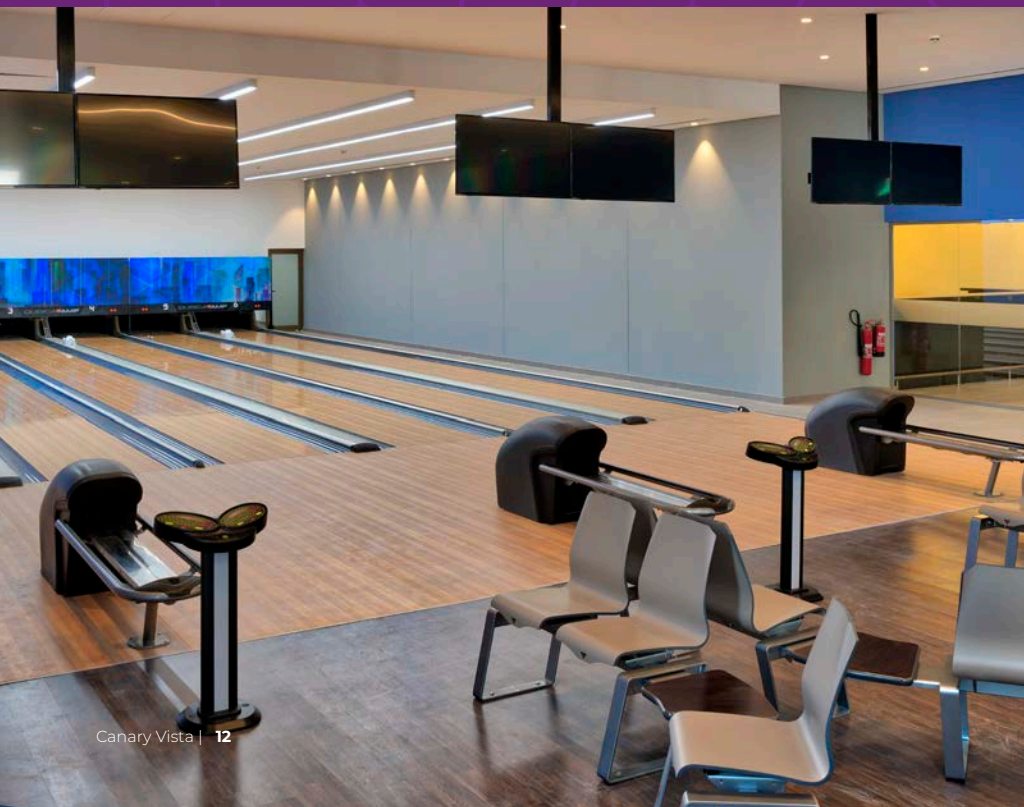
## THE CLUBHOUSE

Central club house that includes variety of facilities. Meet with friends in the coffee shops or restaurants, enjoy a wide range of sporting facilities and join in a varied program of remarkable community events.



# *The Amenities*





## ENTERTAINMENT

- Indoor games area
- Cinema
- Six lane bowling alley
- Multipurpose hall
- Billiards
- Snooker & Air hockey
- Virtual golf



## SPORTS

- Indoor & outdoor swimming pools
- Floodlit basketball court
- Gym & aerobics room
- Covered multipurpose court
- Squash courts
- Football
- Volleyball
- Tennis courts

## SERVICES

- Internet
- Maintenance & Pest control
- 24/7 security
- Cable TV
- Mail delivery service
- Daily refuse collection
- Beauty & hair salon
- Spa
- Sauna
- Supermarket
- Shopping bus
- Nursery/Pre-School
- Restaurant



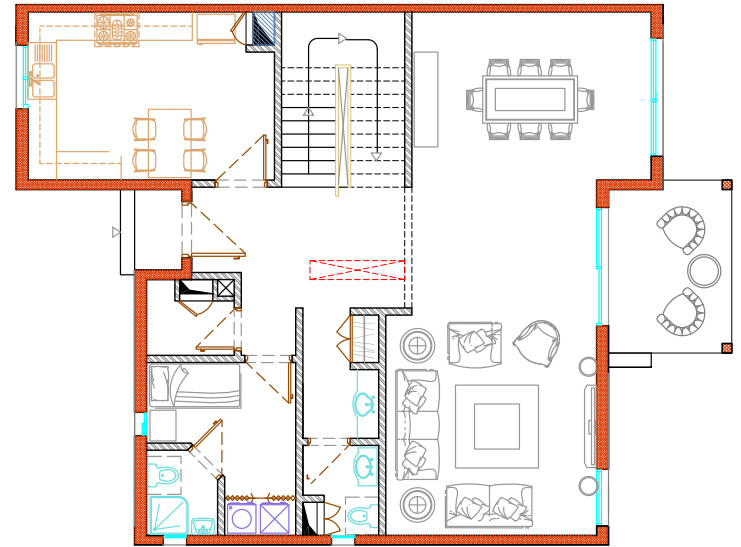


## OUR 3 VILLAS

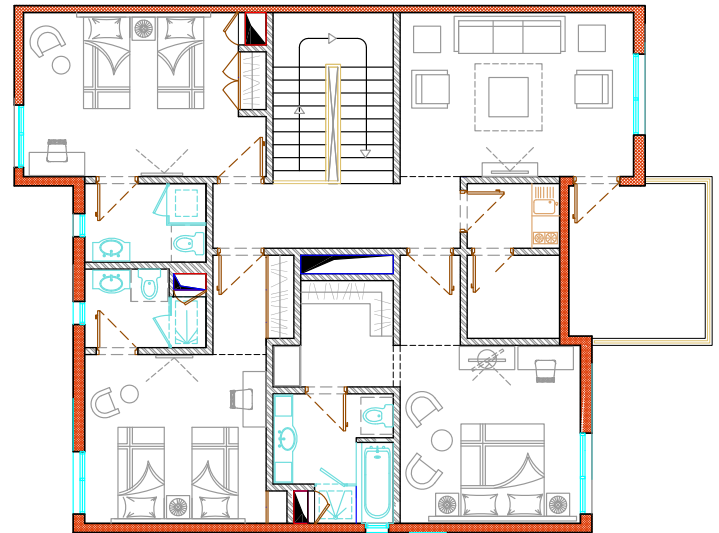
- Modern and stylish furniture
- High-quality standard of fittings and fixtures
- Fully fitted kitchen and laundry room
- Central AC system
- Family room on the upper floors
- En-suite bathrooms and built-in wardrobes in all bedrooms
- Housemaid room
- Dedicated fenced garden
- Two parking spaces per villa



# VILLA TYPE A 285 SQ. M.



GROUND FLOOR

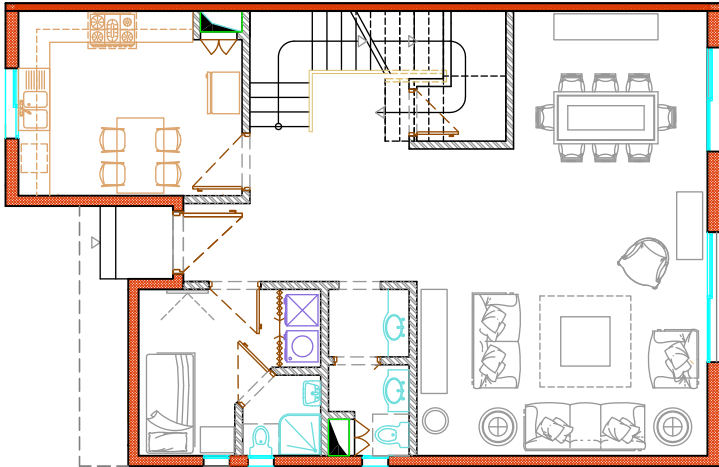


FIRST FLOOR

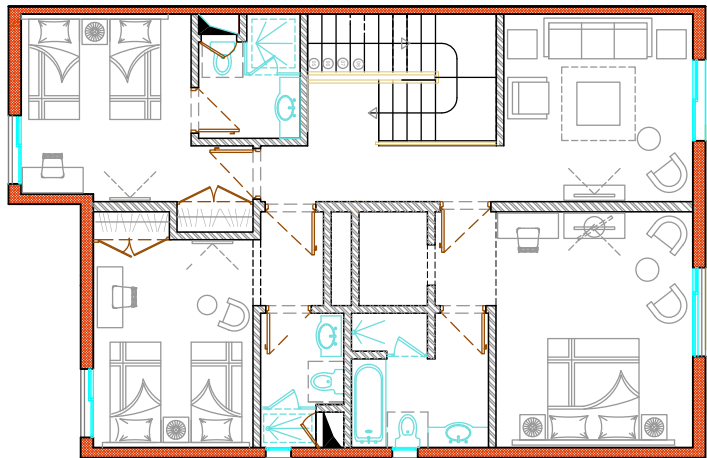




VILLA TYPE B 236 SQ. M.



GROUND FLOOR

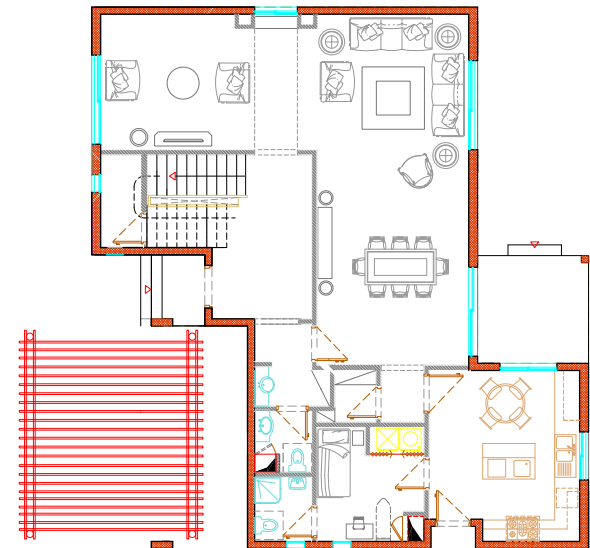


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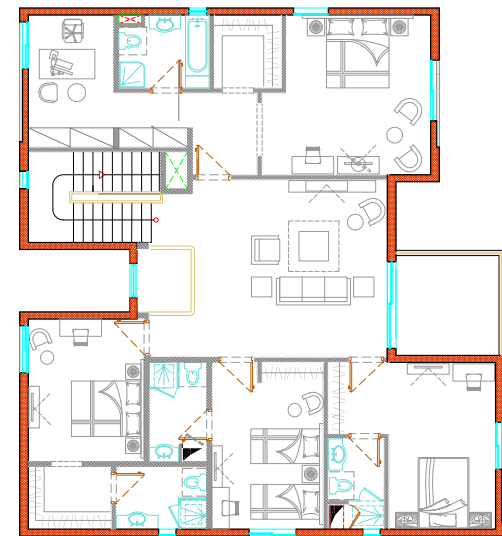




# VILLA TYPE C 350 SQ. M.



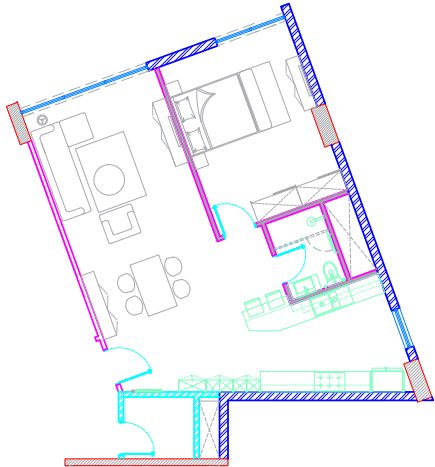
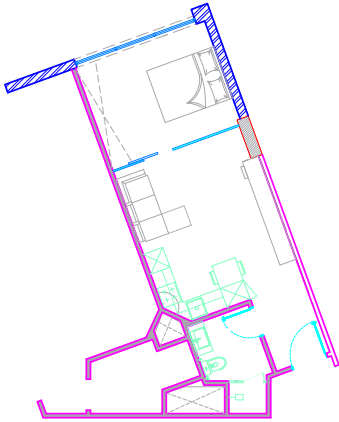
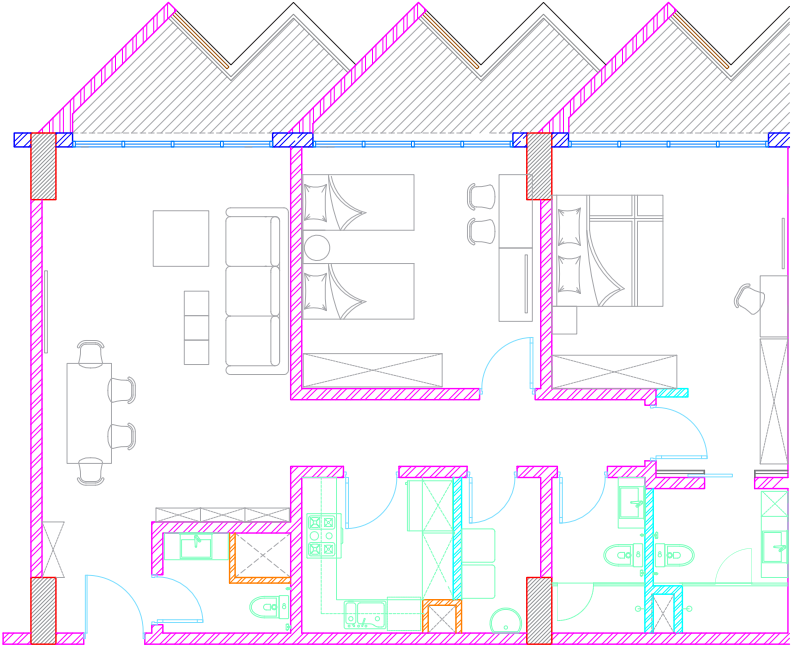
GROUND FLOOR



FIRST FLOOR



# STUDIOS AND APARTMENTS

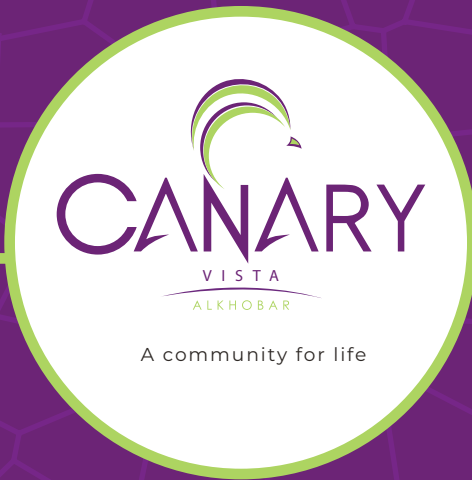


- ONE BEDROOM STUDIO 88 SQ. M.
- ONE BEDROOM STUDIO 45 SQ. M.
- TWO BEDROOM APARTMENT 145 SQ. M.
- TWO BEDROOM APARTMENT 125 SQ. M.
- TWO BEDROOM APARTMENT 165 SQ. M.
- TWO BEDROOM APARTMENT 86 SQ. M.


*Thank you for choosing*  
**CANARY COMPOUNDS**


A community for life





#### CANARY VISTA


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