

Najd Cullinan

NAJD
CULLINAN

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Business Headquarters
with Modern Standards

----- North Riyadh – Al Narjes District

An Architectural Identity Inspired by Rarity

Najd Cullinan takes its name from the Cullinan Diamond, the largest rough diamond ever discovered — a symbol of rarity, prestige, and enduring value.

Designed as a boutique business destination in North Riyadh, the project offers independent office spaces for organizations seeking a distinguished address, privacy, and a refined professional environment.



Strategically Positioned in North Riyadh

Najd Cullinan enjoys a prime location in Al Narjes District, offering seamless connectivity to Riyadh's key destinations and business hubs.

2 km Prince Mohammed Bin Salman Road

5 km Uthman Ibn Affan Metro Station

7 km Roshn Front

8 km Princess Nourah University

11 km King Abdullah Financial District (KAFD)

19 km.... King Khalid International Airport

Project Overview



1,303 sqm
Total Leasing Area



455 sqm
Ground Floor



589 sqm
First Floor



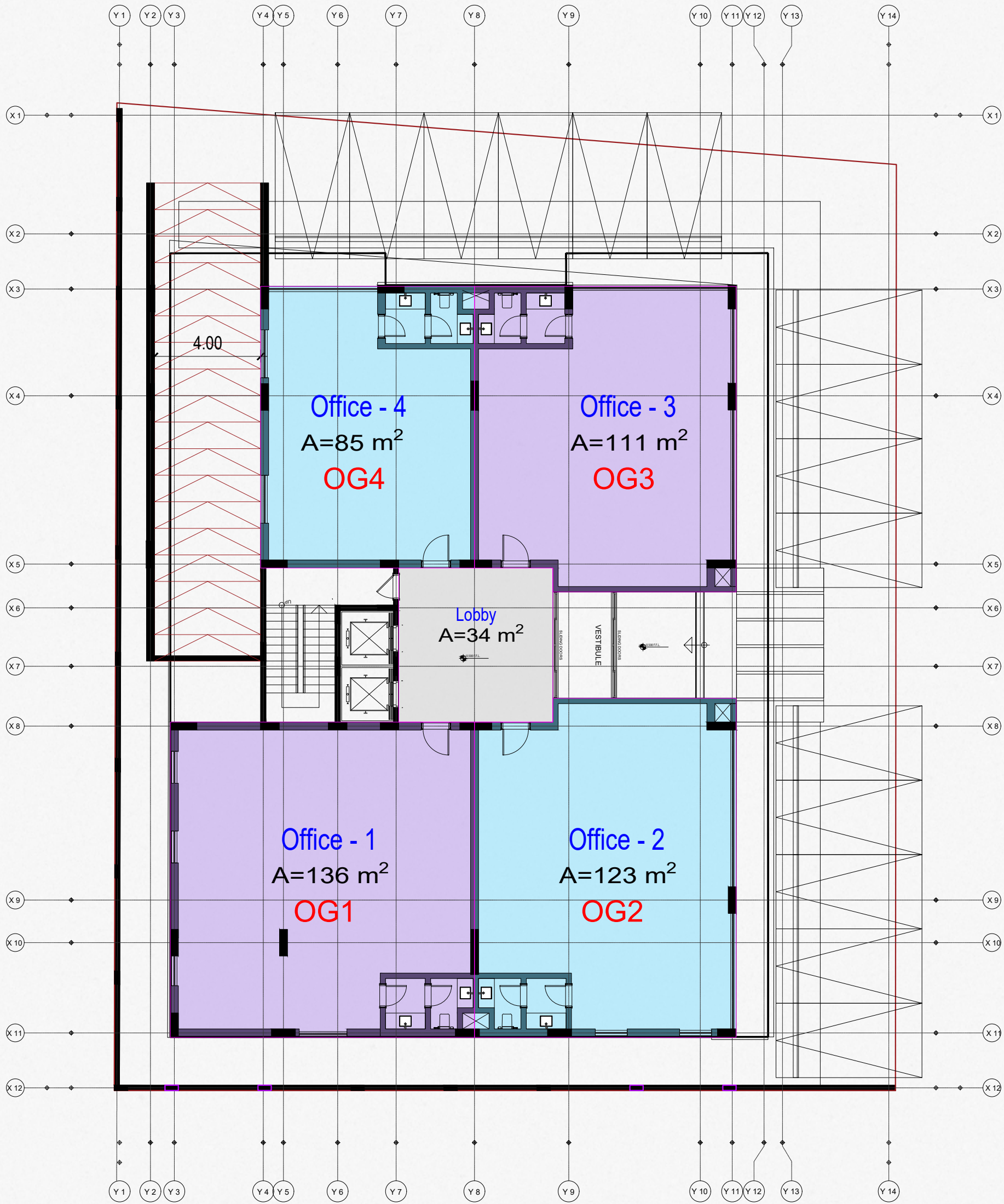
259 sqm
Roof Floor

3 Office Floors

11 Independent Offices

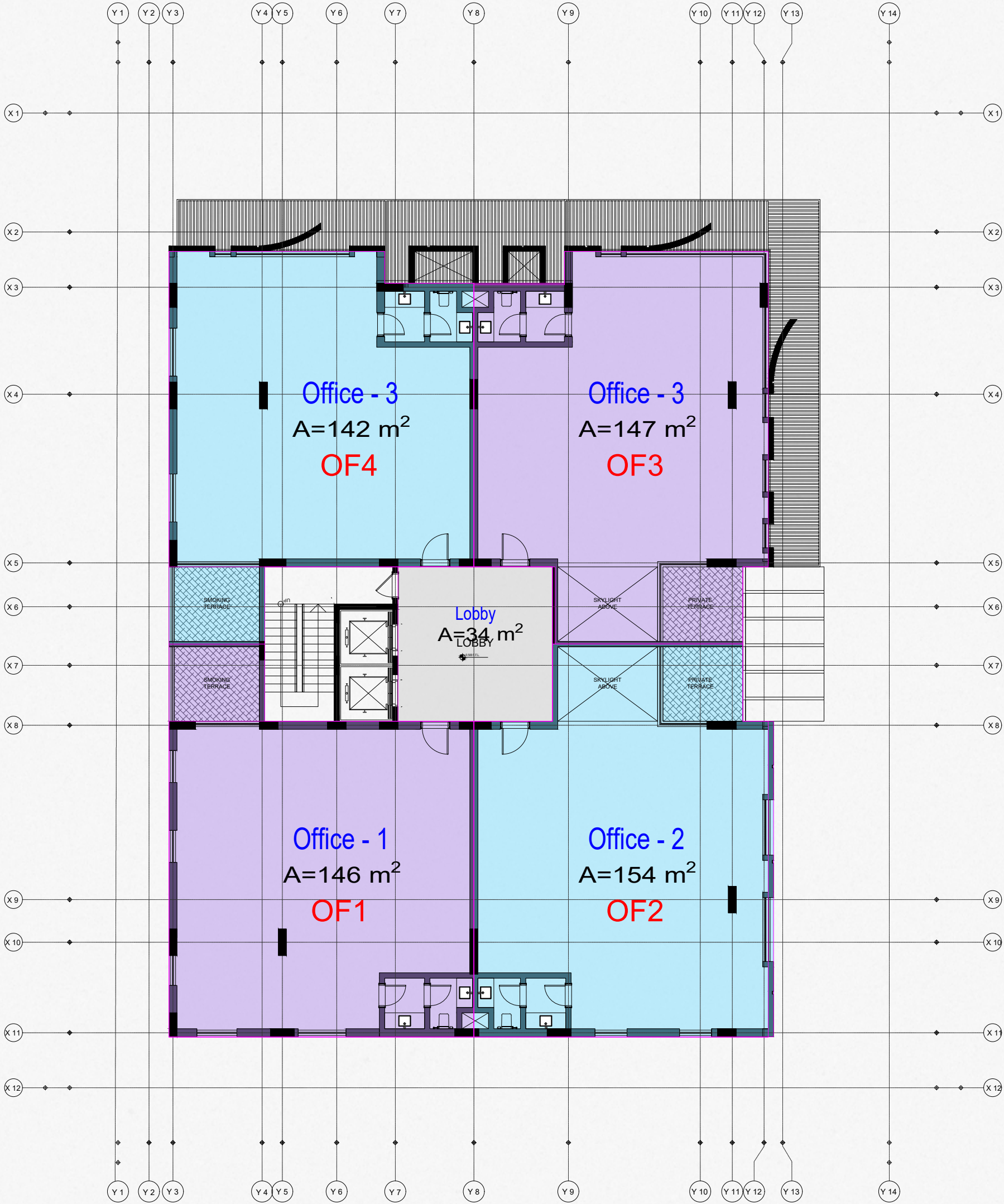
Ground Floor Office

Office 01	136sqm
Office 02	123sqm
Office 03	111sqm
Office 04	85sqm



First Floor Office

Office 01	146 sqm
Office 02	154 sqm
Office 03	147 sqm
Office 04	142 sqm



Rooftop Offices & Private Terraces

Office 01	93 sqm	PrivateTerrace	40 sqm
Office 02	86 sqm	PrivateTerrace	50 sqm
Office 03	80 sqm	PrivateTerrace	50 sqm

Exclusive rooftop terraces provide a more flexible and private working environment for businesses seeking a distinctive workplace experience.



Amenities Designed for Modern Business



Dedicated & Secure Parking

Spacious parking areas designed to provide convenient access for tenants and visitors.



Modern Elevators

Efficient vertical transportation connecting all office floors



Private Rooftop Terraces

Exclusive outdoor spaces enhancing workplace flexibility.



Elegant Reception Lobby

A refined arrival experience that reflects a professional business image.



Central Air Conditioning

High-performance systems ensuring year-round comfort.



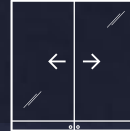
Integrated Security Systems

Advanced monitoring and controlled access for enhanced safety.



Modern Technical Infrastructure

Ready-to-use telecommunications and technology networks supporting modern business operations.



Automatic Glass Entrances

Contemporary entrances designed to elevate the building experience.

Office & Workspace Concepts



3

Office Floors



11

Independent
Offices



1,303sqm

Leasing Area

Private

Rooftop Terraces

Executive Office



Private Office

LOUNGE AREA

CO WORKING LOUNGE AREAS

MEETING ROOMS

FOCUS PODS

FOCUS
POD
01

FOCUS
POD
02

FOCUS
POD
03

CAFÉ AREA CO WORKING SPACE

Board Room

Boardroom & Coworking

CO Working Space

FEATURES

That Make the Difference



Iconic Architectural
Facade



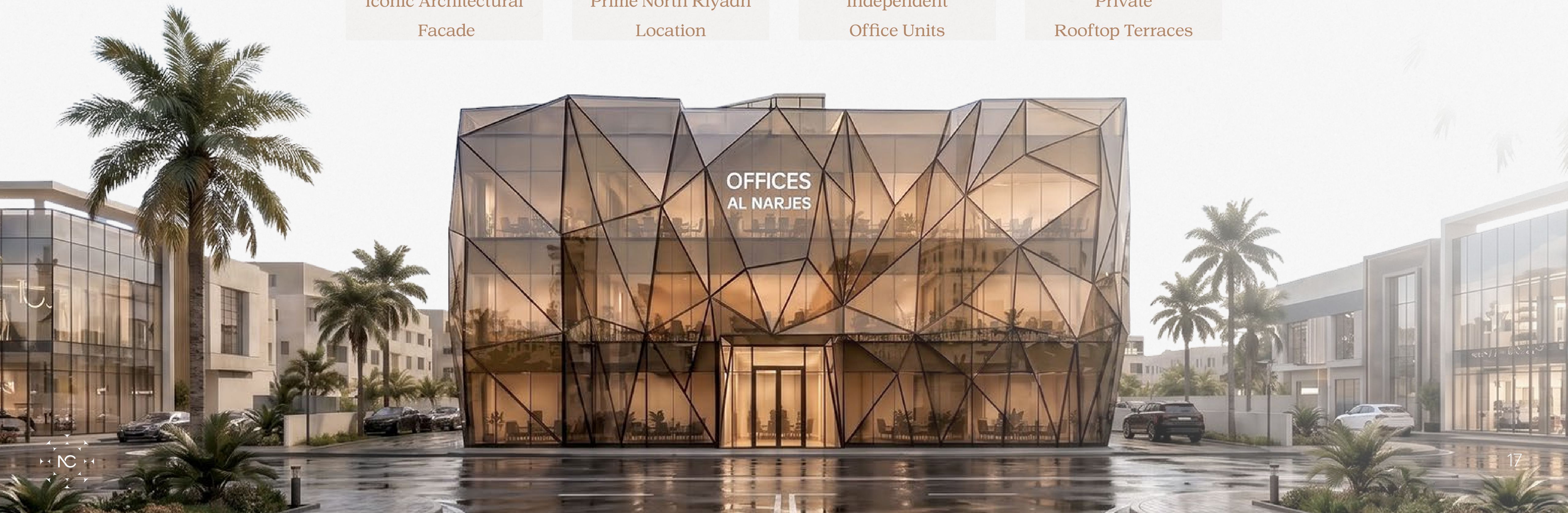
Prime North Riyadh
Location



Independent
Office Units



Private
Rooftop Terraces



Establish Your Next Business Address



Nama Real Estate
Marketing & Leasing Management



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