
MATAL
Al-Bahar
مطل البحر
AL KHOBAR - SAUDI ARABIA
NAILIA
محمد سعد المعجل
Mohammed Saad Almoajil
REAL ESTATE - للعقارات

THIS IS
MATAL ALBAHAR

Matal Albahar is an operating project on the Al Khobar waterfront, bringing together occupied office space, operating restaurants and cafés, and outdoor terrace areas within one established asset.

Its identity is shaped not by a single use, but by the relationship between day-to-day building activity, an established dining and hospitality component, and a waterfront setting on the Arabian Gulf.



PROJECT AT A GLANCE

Location
Al Khobar Waterfront
Saudi Arabia

Project status & Asset Nature
Operational Waterfront Commercial Asset

Current Uses
Offices, restaurants & cafés,
outdoor and terrace areas

Marketing & Leasing
NAMA Real Estate Services

Owner
Mohammad bin Saad bin Mohammad
AlMujil Real Estate Co.

ONE PROJECT, Different Patterns of Use

Matal Albahar integrates diverse active uses—uniting corporate offices, restaurants, cafés, and open outdoor terraces within one prime waterfront setting.

WORKPLACE

Active office and corporate spaces that form an integral part of the building's daily activity.

Dining & Hospitality

Operating restaurants and cafés form an established project component.

OUTDOOR SETTING

Terrace and outdoor areas connect with parts of the restaurant component.

WATERFRONT

The waterfront setting is a permanent part of the project's spatial identity.



A WATERFRONT ADDRESS

Matal Albahar is situated directly on the Al Khobar waterfront along the Arabian Gulf. Its relationship with the sea extends beyond mere location; it is reflected in the orientation of hospitality spaces and outdoor terraces toward the water, creating a seamless dialogue between indoor and outdoor environments.

This relationship with the coast gives the project a spatial character that differs from a fully enclosed commercial asset and makes the waterfront part of the project's visual experience.



Office & Workplace Component

Matal Albahar incorporates active office and administrative spaces within its current mix, reinforcing the project's multi-use nature alongside its vibrant dining and café offerings.

This integration creates a balanced environment where business and commercial activities converge, fully leveraging its prime location on the Al Khobar waterfront with direct views of the Arabian Gulf.

DINING & HOSPITALITY

Restaurants and cafés form a cornerstone of Matal Albahar, set within architectural frontages that face the Arabian Gulf, complemented by outdoor spaces that embrace the coastal setting. This environment offers visitors diverse experiences—from a brief coffee stop to an extended dining experience overlooking the water.



EXISTING F&B BRANDS

The current operating brands demonstrate that Matal Albahar already has an established dining and hospitality base - an important consideration when reading the project as a whole and when evaluating any future leasing or development decision.

BELGRAVIAN BRASSERIE

NOZOMI لوزومي

cay pleasure for all your senses.

DOT Bakery & Café

Macéo

كازبيا

MANGATA LOUNGE مانجاتا لاونج

Bateel

مانتو روز MANTO ROSE Coffee.Juice

SOIR Café

HOUSE OF Pops

MAISON LYLA



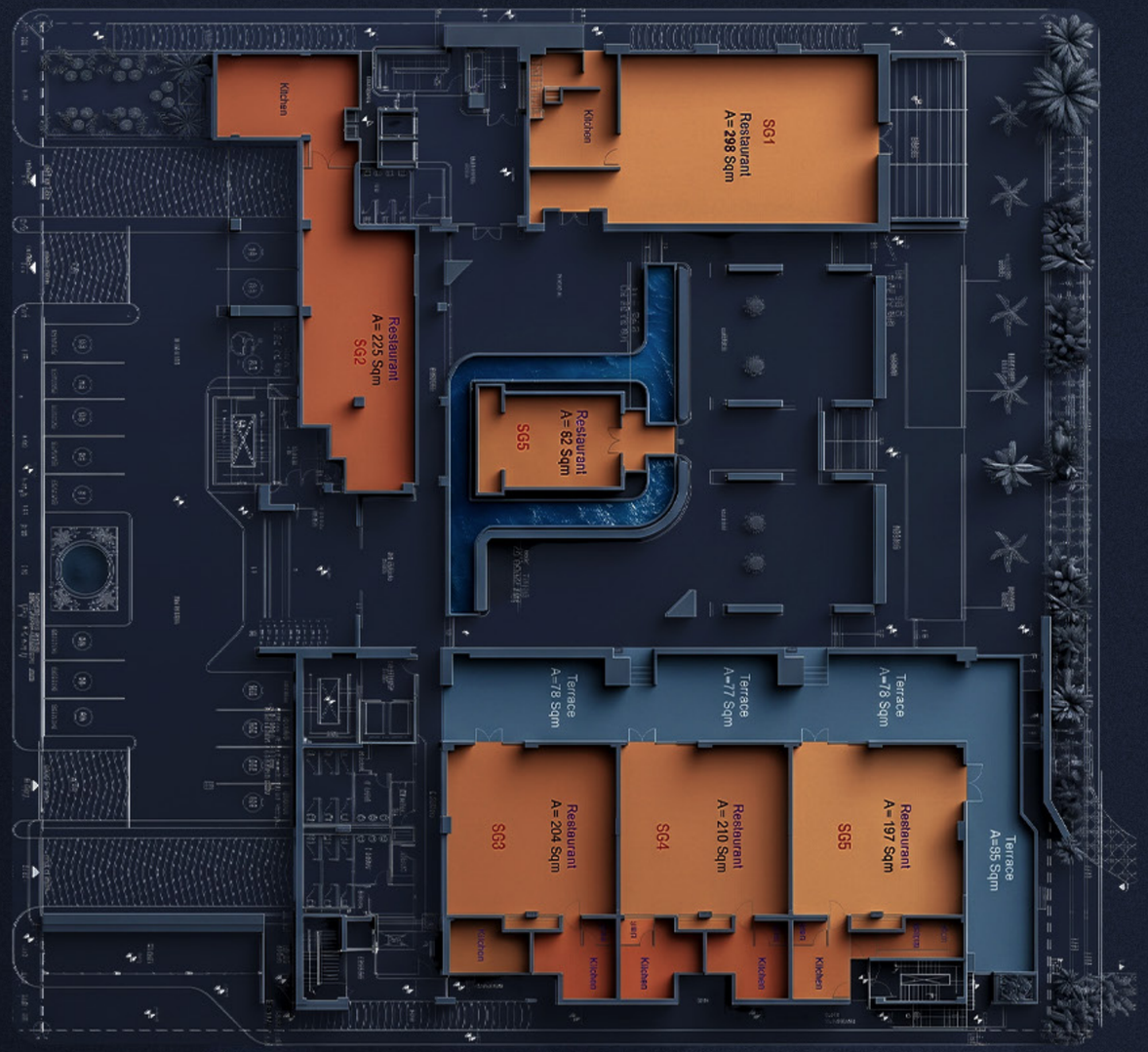
Location & Surrounding Context

Matal Albahar is located on the Al Khobar waterfront, seamlessly pairing an immediate frontage on the Arabian Gulf with swift access to key arterial corridors connecting Al Khobar, Dammam, and Dhahran, set within a vibrant commercial, corporate, and residential district.

From the Building to the WATERFRONT

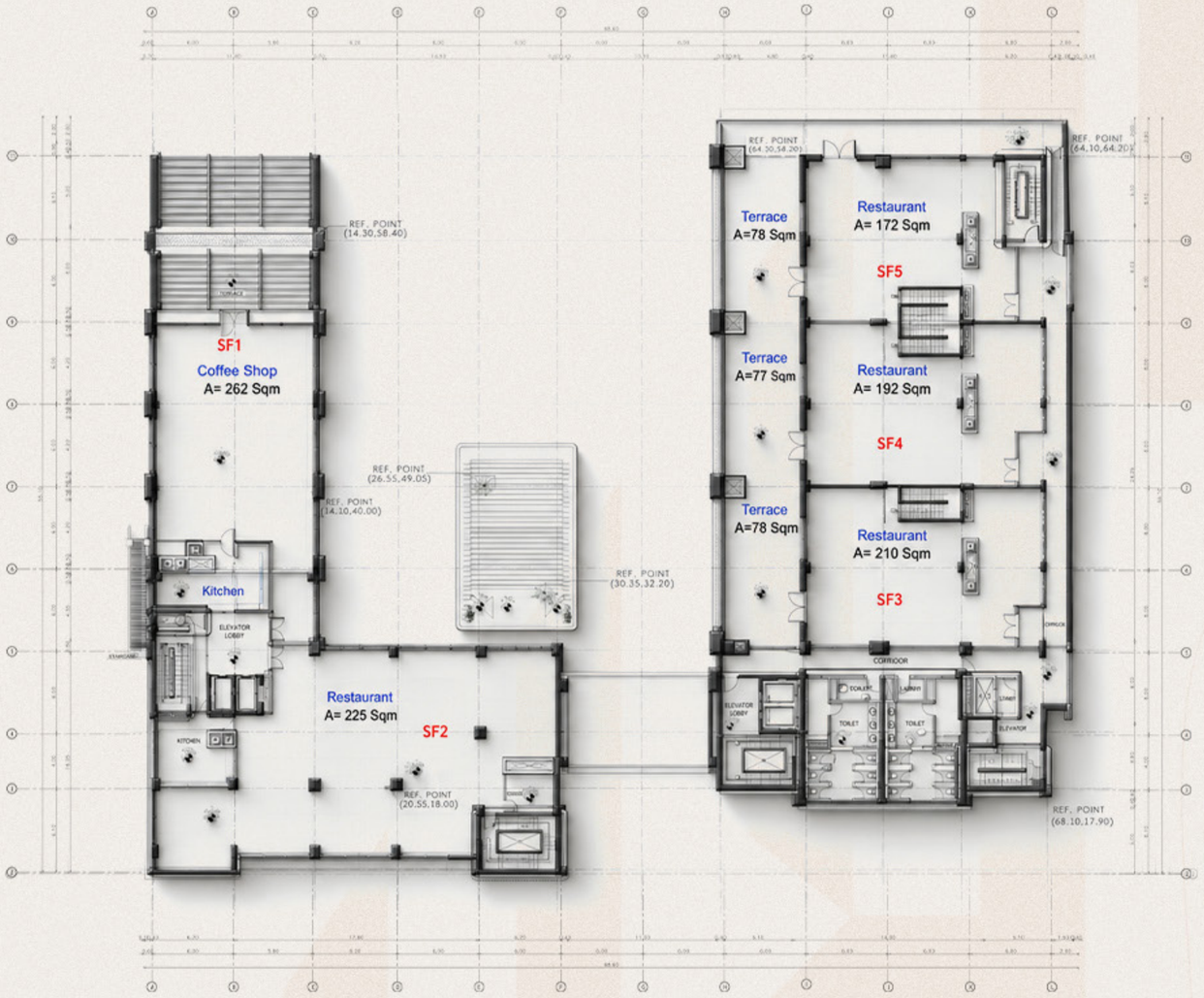
The current plan shows restaurant areas connected to terrace areas, together with rear circulation and shared vertical circulation elements within the hospitality zone.

This relationship is central to the project's spatial character: the experience does not stop at the shopfront, but extends into outdoor areas connected with the waterfront setting. The operational use of rear circulation, technical infrastructure and terrace lease boundaries remain subject to confirmation.



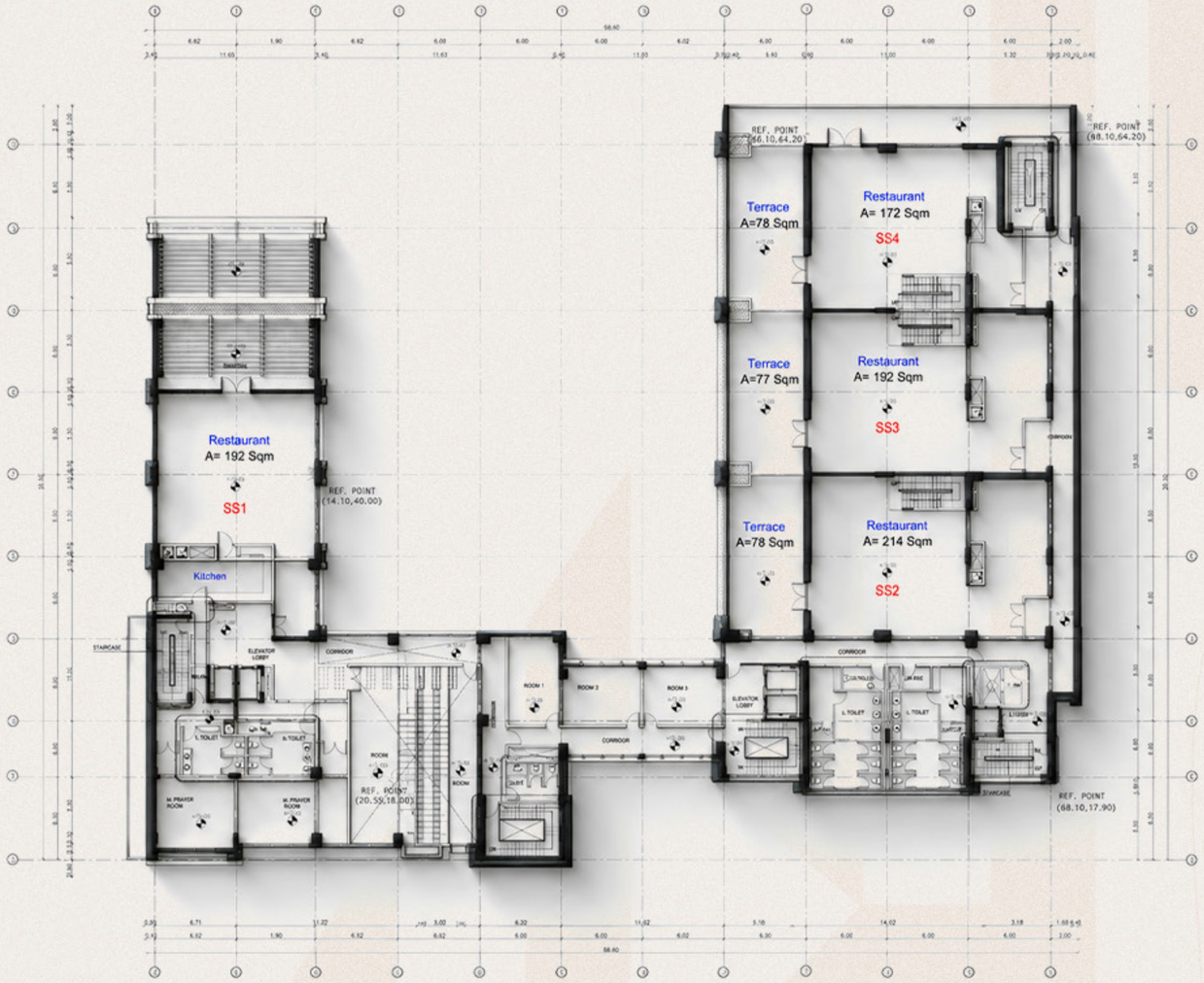
Project Floor Plans

First Floor



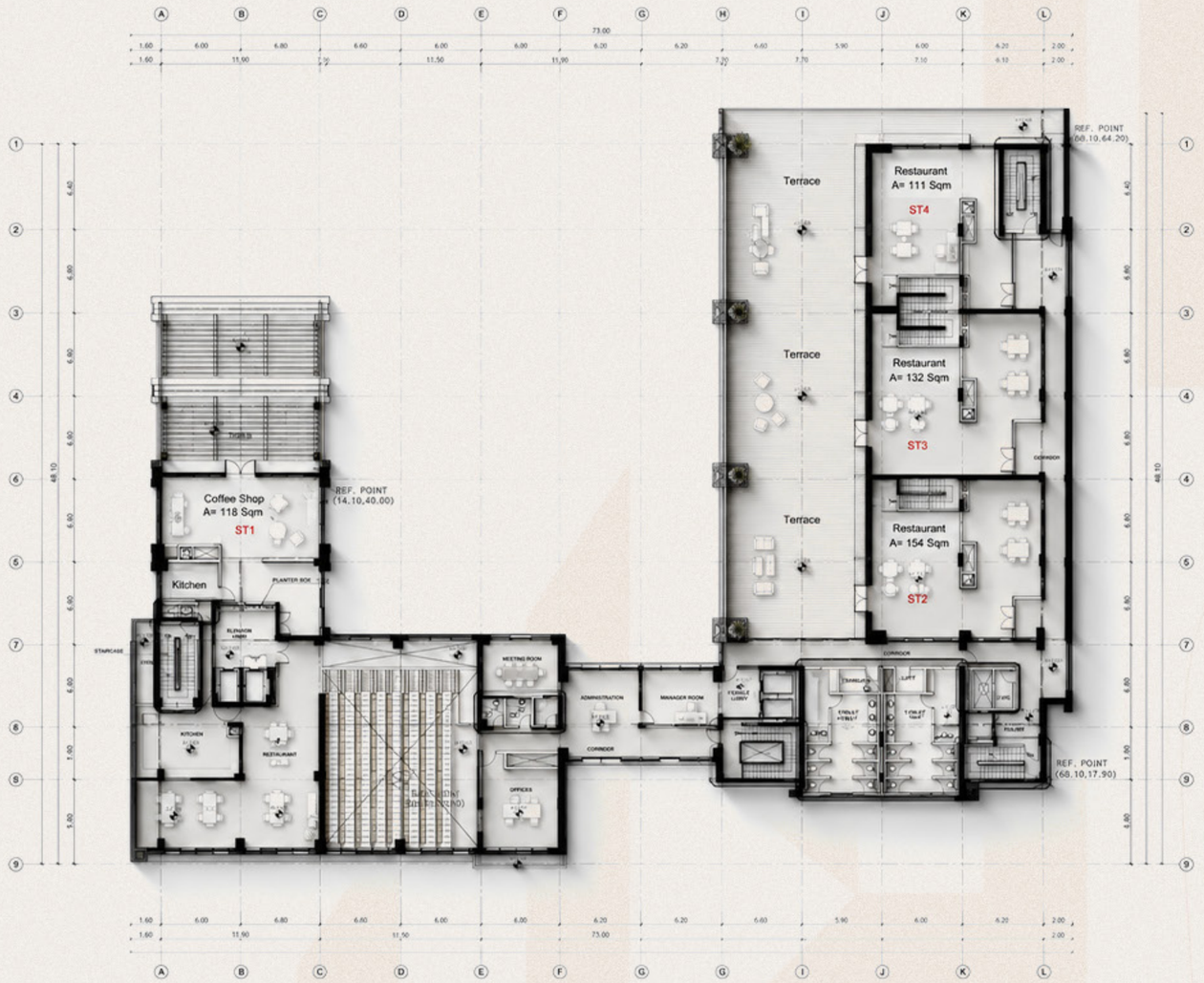
Project Floor Plans

Second Floor



Project Floor Plans

Third Floor



OWNERSHIP

محمد سعد المعجل
Mohammed Saad Almoajil
REAL ESTATE – للعقارات

OWNER

Mohammad bin Saad bin Mohammad AlMujil Real Estate Co.



WATERFRONT

The project's relationship with the coast and sea-facing setting.



WORKPLACE

The existing workplace
environment within the building.



Dining & Hospitality

Operating restaurants and cafés.



OUTDOOR & TERRACES

Outdoor areas that connect the building with the waterfront setting.

Contact

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NAMA Real Estate Services
Marketing & Leasing Management

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