



ISHBILIA

RESIDENTIAL COMPOUND

ISHBILIA.NET



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**The people living in Ishbilia Compound are the inspiration for our logo,
After settling in one of our villas, a person integrates into the neighborhood
and becomes part of Ishbilia community.**



Valued Resident



**Ishbilia Villas
Entrance**



**Living at
Ishbilia**



**Becoming a part of
Ishbilia community**



WELCOME TO **ISHBILIA** RESIDENTIAL COMPOUND

Live in the largest units and top leading western compound in Riyadh.

Your Home Away From Home!

Discover a true village atmosphere boasting over 580 private units, exceptionally spacious and completely furnished.

Ishbiliah provides a high-rated western life experience for expats residing in Riyadh.

Enjoy Life to the Fullest!

There is always something new and exciting to do at Ishbilia compound!

From simple daily activities, to the most exciting events and social functions.



We care about your wellbeing!

Our active sports and fitness team, schedules all sort of trainings, classes and coaching sessions, keeping you busy and quite healthy.

Definitely a place like no other!



ISHBILIA MASTER PLAN

- | | |
|---------------------------------|---------------------|
| 1 CENTRAL FACILITIES | 2 SWIMMING POOL |
| 3 SOCCER/FOOTBALL FIELD | 4 TENNIS COURTS |
| 5 BASKETBALL & VOLLEYBALL COURT | 6 DOG PARK |
| 7 RESIDENTIAL UNITS | 8 VISITOR ENTERANCE |
| 9 OUTDOOR CHILDREN PLAYGROUND | 10 SUPERMARKET |
| 11 RESIDENT AUTOMATED ENTRANCE | 12 GUEST HOUSE |
| 13 PRE SCHOOL & CLINIC | 14 EMERGENCY EXIT |



ISHBILIA DISTRICT



- | | | | |
|--|--------------------------------|--------------------------|--------------------------------|
| 1 King Abdulla Financial District (KAJD) | 2 Digital City | 3 Kingdom Tower | 4 Al Faisaliah Hotel |
| 5 Rafal Tower | 6 Diplomatic Quarters | 7 American School AISR | 8 British International School |
| 9 French School FISR | 10 German International School | 11 Swedish School | 12 Granada Mall |
| 13 Al Hamra Mall | 14 Riyadh Park Mall | 15 Boulevard World | 16 Diriyah |
| 17 Jarir Bookstore | 18 Al Fageh Hospital | 19 Al Danube SuperMarket | 20 Specialized Medical Center |

Ishbilia Residential Compound,

Positioned on King Abdullah road, affording an easy access to all points in the Capital city

Accessible around the compound, a host of restaurants and cafés, large supermarkets and shopping malls, international store chains and compelling local small businesses.

FIVE STARS AMENITIES!

- ◆ 25m Olympic Size Outdoor Swimming Pool
- ◆ Four Outdoor Tennis Courts
- ◆ Running & Cycling Outdoor Tracks
- ◆ 2 Indoor and 3 outdoor Play areas





- ◆ **Spacious, Well-equipped Auditorium**
- ◆ **12 Seaters Cinema Room**
- ◆ **Guesthouse**
- ◆ **9,000m Soccer/Football Field**



ENJOY FOOD & BEVERAGE

At Ishbilia Compound, we have a wide variety of F&B options satisfying all tastes and needs.

Discover an assortment of international cuisines with brands such as Burger King, City Fresh along with Restaurants, coffee shops, a bakery, and a pizzeria.

Al Tamimi Express, a well-stocked mini-market boasting many western products



FITNESS FACILITIES

State of the art facilities.

A Fully Equipped Gym, Cross Fit Room,
Gymnastic Room, Bowling Alley, Cross Fit
Room, Squash, Racket Ball, Tennis
Courts, Basketball Court and,
a Soccer/Football Field

A Wide Selection Of Complementary
Fitness Classes Offered by a Specialized
Fitness Team



ISHBILIA

FEATURES & SERVICES

- | | | | |
|----------------------|-----------------------|-------------------------------|---------------------------|
| 1 Clinic Centre | 5 School Buses | 9 Gardening Service | 13 Maintenance Service |
| 2 24/Hours Ambulance | 6 Shuttle Buses Trips | 10 Housekeeping Service | 14 24/Hours Taxi Service |
| 3 Pre School | 7 Beauty Salon | 11 Laundry & Cleaning Service | 15 24/Hours Guard Service |
| 4 Kids Playground | 8 Barber Shop | 12 Tailor Service | 16 ATM Machine |



ISHBILIA EVENTS

Entertainment is an Essential Part of
Ishbilia Lifestyle.

Amusement at it's best! Following
Major Holidays Celebrated Around The
World.

Excitement for all community
members! Ranging From Family Friendly
Activities to Adrenaline-Pumping
Adventures. You Will Make The Best of
Your Time With Us.





ISHBILIA

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LIVING AT ISHBILIA

EXECUTIVE VILLA

◆ 450m² ◆



- ◆ King size master bedroom
- ◆ Queen size master bedroom
- ◆ Spacious twin bedroom
- ◆ Guest room

(All Bedrooms have their own bathroom and Closet)



- ◆ Kitchen with Dining Area
- ◆ Formal Dining Room



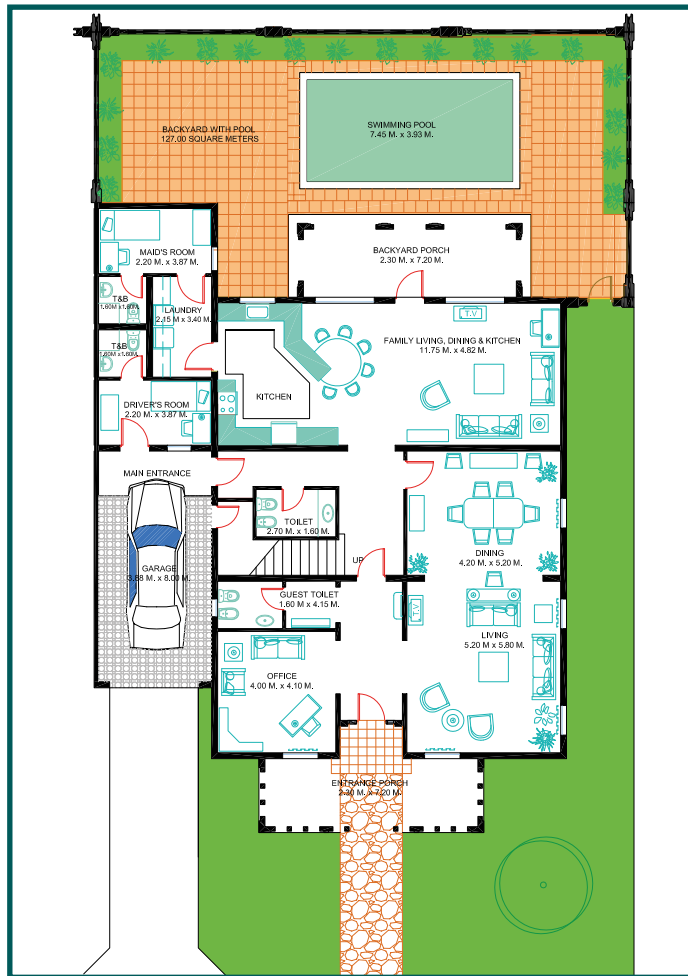
- ◆ Living Room
- ◆ Family Room
- ◆ Home Office



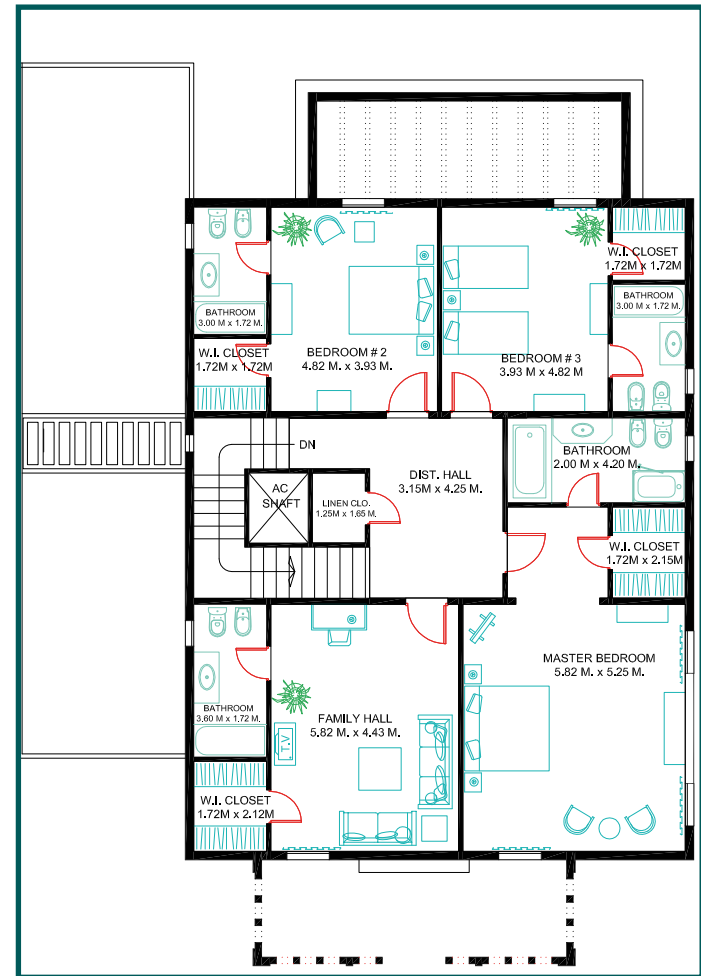
- ◆ Integral Covered Garage
- ◆ Maid & Driver room
- ◆ Utility Room
- ◆ Front Yard & Private Garden/Pool
- ◆ Limited availability of prime size backyard



Executive Villa (Ground Floor)



Executive Villa (First Floor)



DUPLEX VILLA

◆ 361m² ◆



- ◆ King size master bedroom
- ◆ Queen size master bedroom
- ◆ Spacious twin bedroom
- ◆ Guest room

(All Bedrooms have their own bathroom and Closet)



- ◆ Kitchen with Dining Area



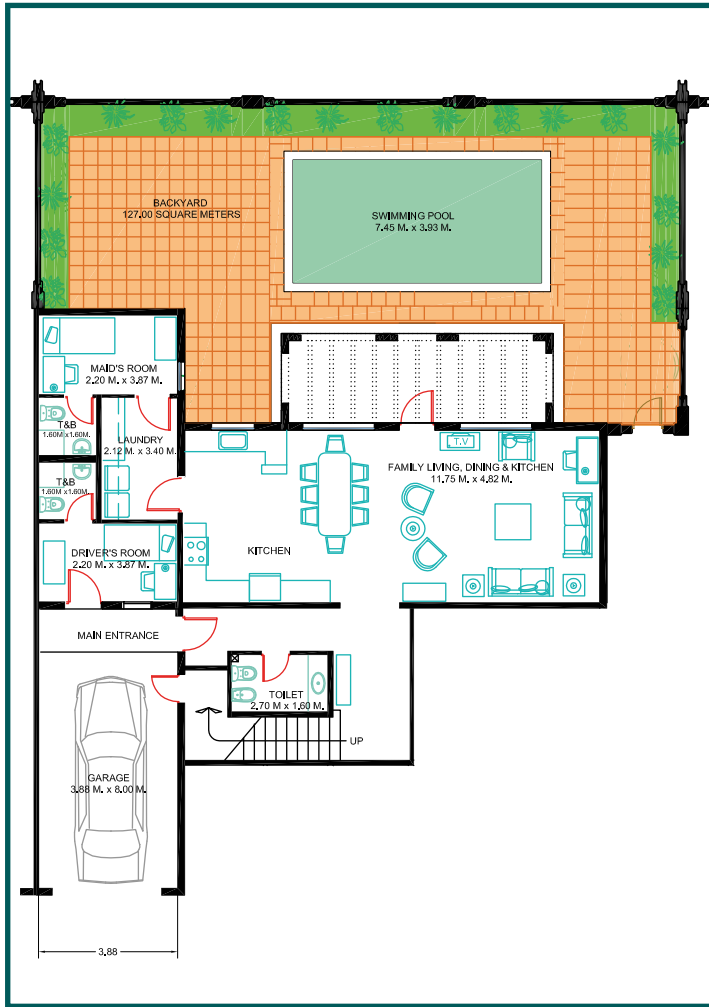
- ◆ Living Room



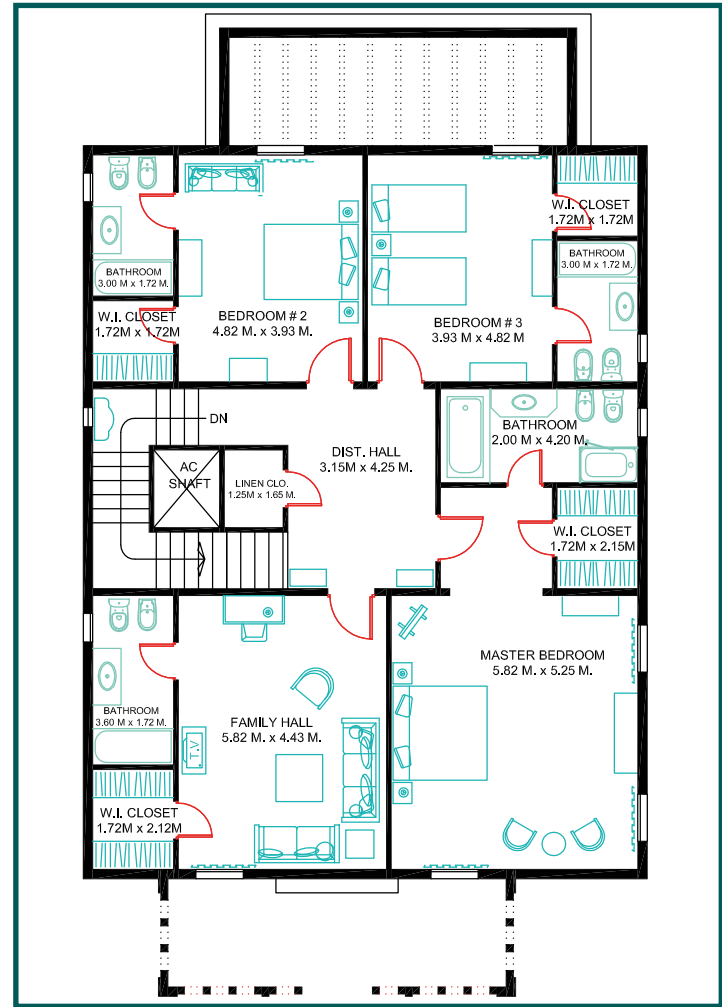
- ◆ Integral Covered Garage
- ◆ Maid & Driver room
- ◆ Utility Room
- ◆ Private Garden/Pool



Duplex Villa (Ground Floor)



Duplex Villa (First Floor)



STUDIO APARTMENT

◆ 120m² ◆



- ◆ Modern style ground floor studio
 - ◆ Spacious open plan bedroom
- (Two separate toilet and storage cupboard)



- ◆ Fitted Kitchen
- ◆ Dining Area



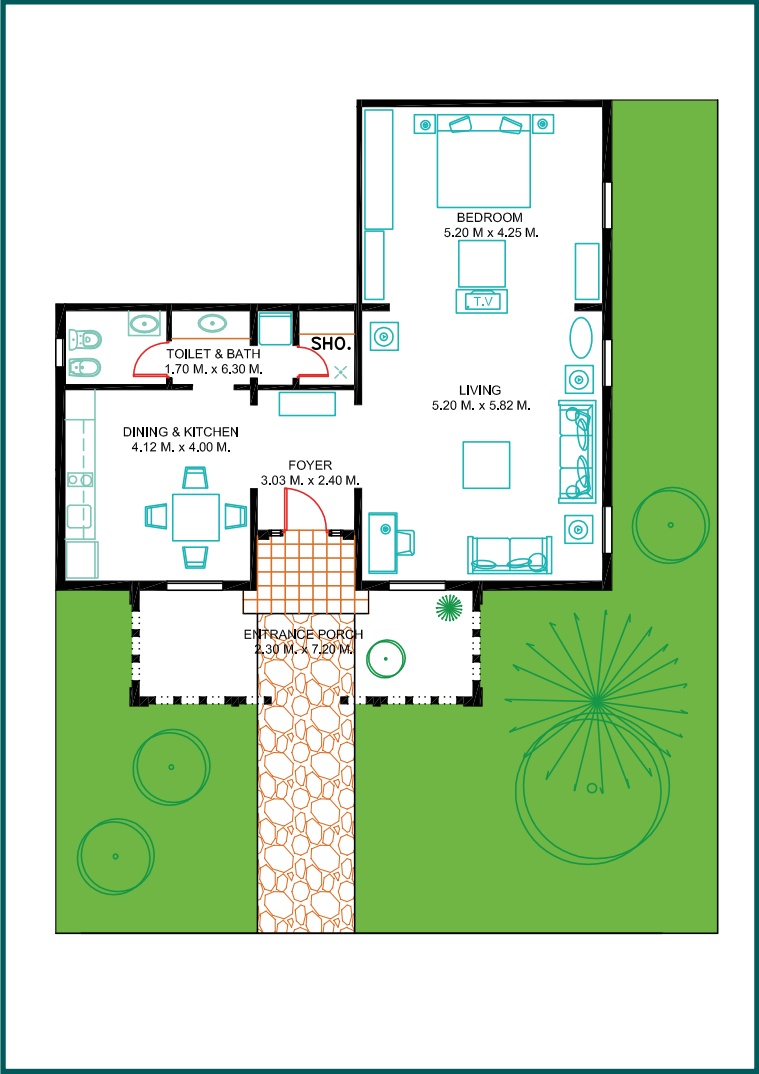
- ◆ Open plan living area



- ◆ Off road parking
- ◆ Storage cupboard
- ◆ Utility Room
- ◆ Fitted wardrobes



Studio Apartment
(Ground Floor)



TO LIVE AT ISHBILIA

CONTACT US:

TEL: +966 559050195
LEASING@Ishbilia.net
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