



KHOBAR BUSINESS PARK

WHERE BUSINESSES PROSPER  
ADMINISTRATION & BUSINESS HUB

## OUR VISION

The vision of KBP, is to achieve the highest possible standards of the real estate market while establishing GULF DORRA as the premier and preferred real estate company in Saudi Arabia.



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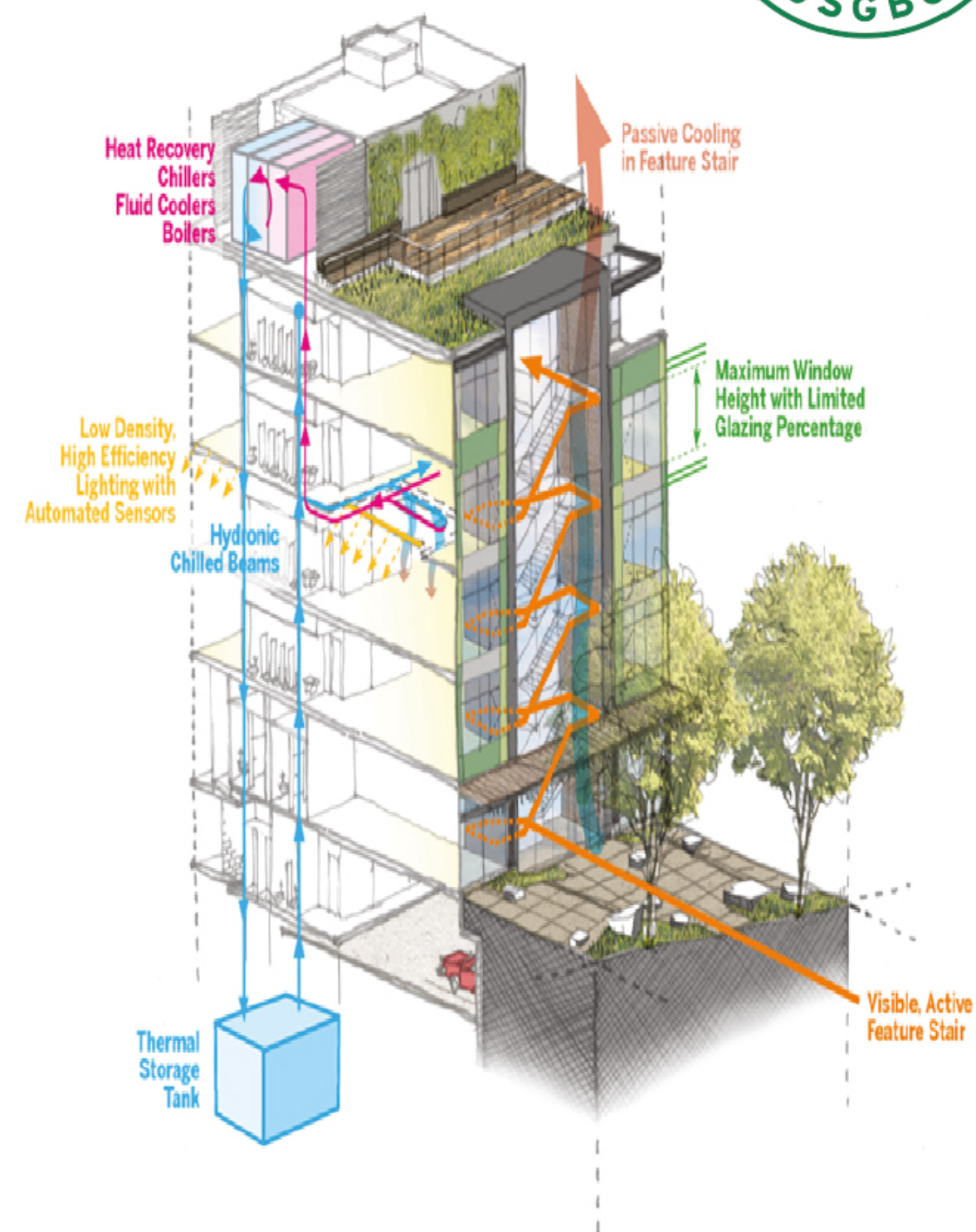
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# LEED CERTIFICATION

(LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN)

- The construction methods, material selection, and systems are compliant with LEED and Green TOWER Environment specifications.
  - Tower design and ambience ensure occupants' individual comfort.
  - Tower design ensure optimum power consumptions.
- Design and construction compatible with the environmental impact.



# LEED REGISTRATION



**SERVICE AGREEMENT**  
(Document No. 2019-P004/LEED)

This Agreement is made and entered into this 22<sup>nd</sup> day of January 2019, between:

**INDUSTRIAL DIMENSIONS CONTRACTING**  
P.O. BOX 31579  
ABU DHABI, UAE  
(Herein after called the CLIENT) of the one part



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## SERVICES PROVIDED

KBP tower is Managed by GULF DORRA Company one of Eng. Ali K. AL Harbi Group of companies, a professional property management company with the team of:

- Property Manager
- BMS IT specialist
- Operations Team handling (Security - Reception - Cleaning services - Maintenance - Landscaping)

## FACILITIES PROVIDED

- Men, Women & VIP Toilets
- Internalspaces in each floor for Kitchen services
- Private Smoking Areas
- Main, Service & VIP Elevators
- Garbage shooting system
- Dining Hall
- Prayer Room
- Roof Top VIP Multipurpose Lounge, GYM, Swimming Pool
- Private Elevator for VIP Lounge





EXIT

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## **INTERIOR, EXTERIOR & FINISHING**

- Italian Marble for entrance and Lobbies
- Spanish Ceramic Toilets (Flooring & Walls)
- Natural granite staircases
- Raised access flooring for max. flexibility
- High end exterior Glass and Cladding Material for more electric efficiency



simplex  
DustProof Strike  
SDS - 102

simplex  
Door Floor Stopper  
DFS

simplex  
Door Pull  
DP

simplex  
Door Handle  
DH

simplex  
Door Strike  
DS



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## **TOWER IT & LOW CURRENT**

- BMS
- Wireless System for public areas
- Unified Communication/ IP Telephony
- CCTV System
- Access Control System
- Fire Alarm System

### **SECURITY SYSTEMS**

- CCTV monitoring system
- Control room
- Smart access system
- Motion detector system



PWR3 PWR4 CMU

Barcode sticker with alphanumeric characters

AGG RELNVAL M

RELEAS

CMUA



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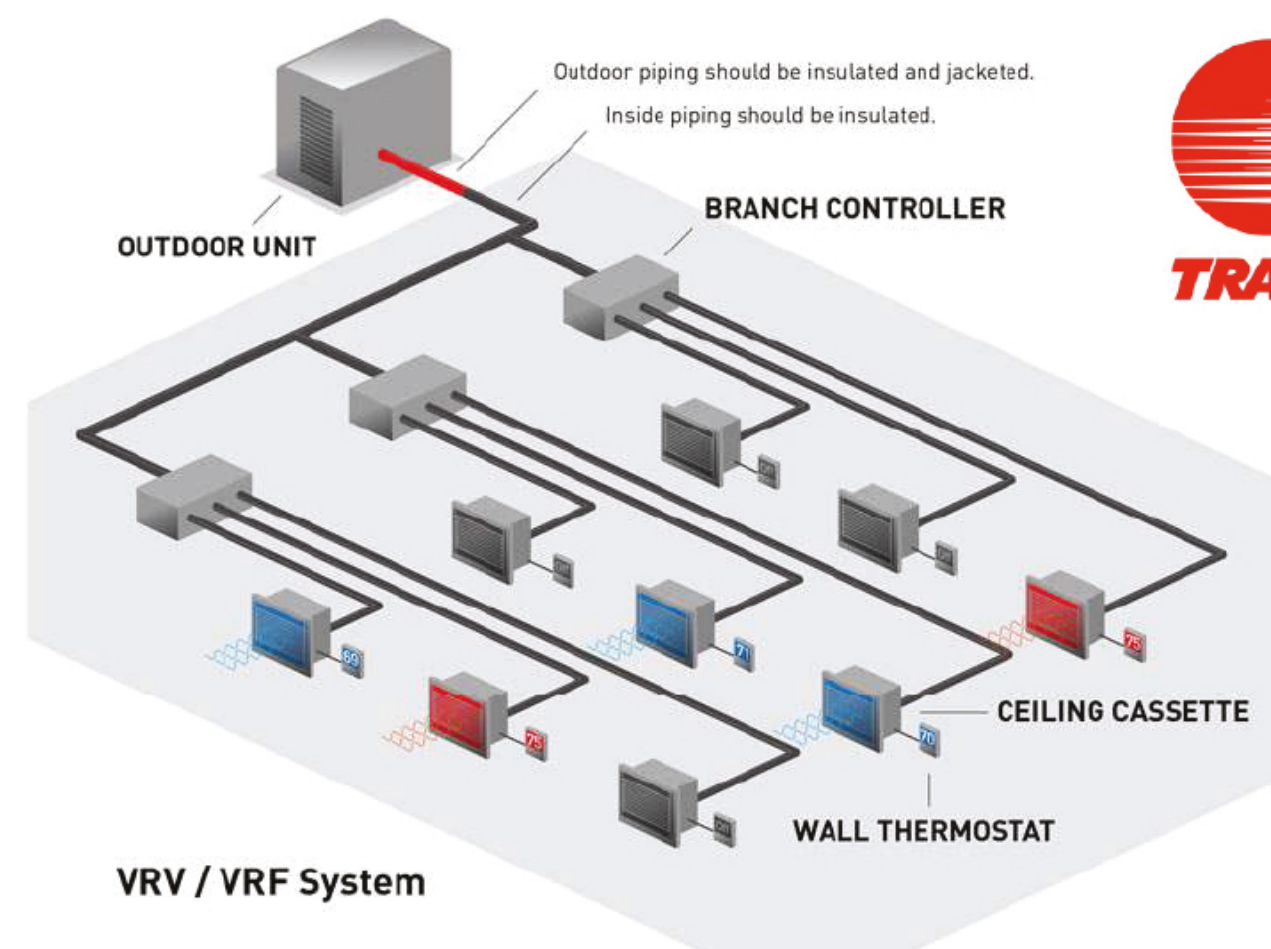
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## COST EFFECTIVE TOWER HVAC SYSTEM

- Variable Refrigerant Flow (VRF) air conditioning to minimize the number of outside units, utilize inside units as much as required, and optimize power consumption
- Reduced maintenance and enhanced efficiency
- 89 Outdoor unites 8/Floor and the rest in the main entrance and public area
- 300 Indoor Unites 25/Floor that provides more flexibility for the indoor design
- Fresh Air handling unites





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## TOWER SAFETY (FIRE ALARM & FIGHTING)

- KBP is fully covered by Fire Fighting Sprinkler system along with fire hose reels in each floor and special fire fighting systems for electrical and IT rooms
- Fire safety system is compliant with NFPA and Civil Defense requirements
- Smoke detector system
- AC shutdown sensors
- Evacuation & assembly points
- Emergency standby Generator for the safety system
- Safety Escape Stairs supported with fire rated exit doors and pressurization fan & emergency lights .





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مخرج  
EXIT



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## TOWER MATERIALS MADE BY WORLD NUMBER ONE BRANDS

SCHÜCO





## LOCATION

The tower is located in the famous Aziziah area which is considered in the only expansion for Khobar city with 45 min distance of King Fahad Airport

- Easy and fast accessible roads from Khobar, Dhahran with 15 min distance to Saudi Aramco and other nearby major cities.

-3 Min Distance of King Fahad Cause way

-7 Min to Downtown

-The area is surrounded by five neighborhoods (Tahliah, Aljisir, Buhayrah, Khuzamah & Shbeily) with residents exceeding 45,000.

-Close proximity to Desalination Plant Housing





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