



حديقة الملك سلمان
King Salman Park



KING SALMAN PARK

THE DESTINATION FOR INVESTMENT

A UNIQUE OPPORTUNITY FOR INVESTORS AND DEVELOPERS
IN THE HEART OF RIYADH, SAUDI ARABIA

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The King Salman Park Foundation

The King Salman Park Foundation (KSPF) is responsible for the construction and operation of the King Salman Park (KSP) project and is chaired by His Royal Highness, Prince Mohammed Bin Salman Bin Abdulaziz, Crown Prince and Prime Minister of Saudi Arabia.

KSPF will work alongside investors and developers to facilitate and support their participation in one of the world's most transformative urban regeneration projects.

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Your Invitation

We are offering investors and developers opportunity to share in the tremendous growth of Saudi Arabia's ever-expanding economy by joining us in the development of large, mixed-use real estate projects in central Riyadh.

King Salman Park, one of Vision 2030's most ambitious initiatives, is on track to become the residential, commercial and tourism hub of Riyadh. Located just 25 minutes from the King Khalid International airport and linked to five new metro stations, the development will span nearly 17 square kilometers and include 11 square kilometers of lush green space, thousands of residential units, substantial office space, numerous cultural attractions, a convention center, hotels, several entertainment facilities, and so much more.

We invite you to learn more about King Salman Park and the investment opportunities it presents by contacting us. Thank you for your consideration.

George Tanasijevich
CEO, King Salman Park Foundation

King Salman Park is the ideal market-entry point to establish a platform

- King Salman Park combines central-city demand with delivery de-risking. Its location in the heart of Riyadh supports sustained demand across asset classes, and enabling infrastructure is already well advanced, reducing delivery and interface risk for partners. This makes it a compelling entry point for developers and investors to mobilise now and progress with confidence.
- It is a national legacy project that carries the King's name. The King Salman Park Foundation Board is chaired by His Royal Highness Prince Mohammed Bin Salman Bin Abdulaziz, Crown Prince and Prime Minister of Saudi Arabia.
- The project is delivered by King Salman Park Foundation, a stable government platform built with deep real estate capability and international experience. It provides clear governance and close coordination with key ministries and agencies that support delivery and long-term operations.
- Saudi Arabia continues to strengthen the environment for international investment. As of January 2026, reforms have expanded pathways for foreign ownership and investment in real estate, subject to applicable requirements and approvals.
- Riyadh's enabling infrastructure is advancing, including major aviation programmes such as King Salman International Airport and Riyadh Air.
- Delivery momentum is visible on the ground. Five private development packages have been awarded, or are in the final stages of award. Construction activity is intensifying across the site, marked by the completion of the Visitor Pavilion and continued progress on core infrastructure. This provides a practical platform for partners to progress in parallel as the wider programme advances toward operational activation over time.



King Salman Park,
An Investment in the Future

King Salman Park Riyadh's Best Address

An Unrivalled Location

75% of Riyadh's population can reach King Salman Park in ~30 minutes. This is a location that naturally concentrates demand - placing residents, workers, and visitors within easy reach of a destination designed to become a new centre of activity in the capital.

At the Heart of Riyadh

King Salman Park sits in central Riyadh, creating a new intersection for the city's growth, culture, and future development. As a result, the Park benefits from daily urban energy while also shaping the next chapter of how Riyadh lives, works, and spends time.

Connected, Accessible, and Built for Footfall

The Park is linked to five metro stations, extending accessibility across the capital and supporting consistent, high-volume visitation while strengthening King Salman Park's role as a focal destination for domestic and international visitors.

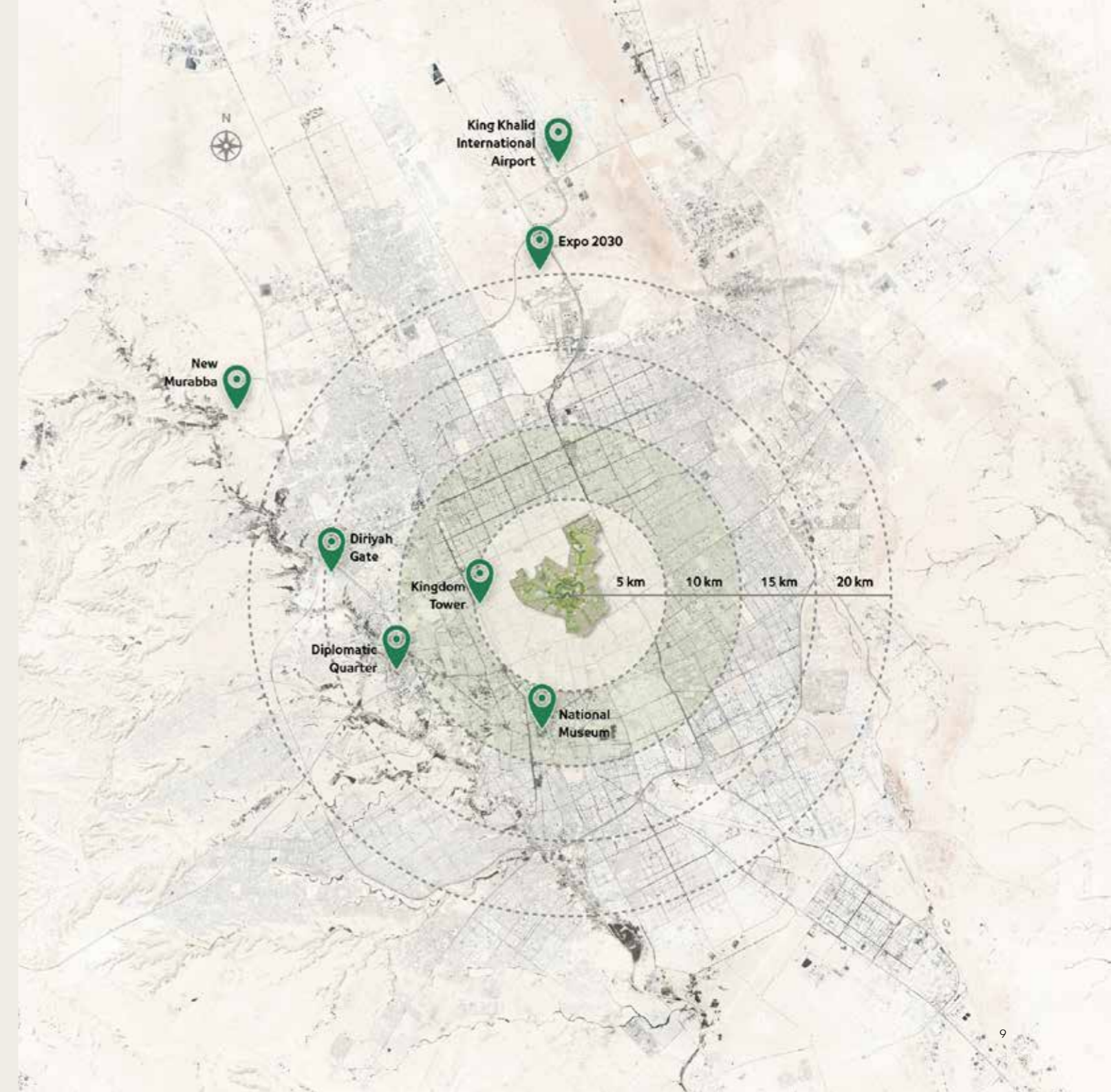
A Vision 2030 Catalyst

Aligned with Vision 2030, King Salman Park supports Riyadh's transformation agenda by elevating quality of life, expanding cultural and leisure offerings, and creating long-term opportunities for investment and development.

Durable Demand Drivers

This positioning is underpinned by Riyadh's demographic and economic momentum and rising tourism demand. With "the Kingdom surpassing their 100 million visitor target" by 2030, 7 years ahead of schedule in 2023¹, creating durable drivers for visitation, tenancy, and long-term performance.

1. Knight Frank, The Saudi Report 2025



The Masterplan

A \$25 billion project that delivers key elements of Vision 2030

Enhanced Quality of life

King Salman Park is a flagship Vision 2030 project designed to lift quality of life in Riyadh. It is centrally located and connected to five metro stations, supporting consistent accessibility and citywide footfall. It also aligns with Riyadh's ambition to become one of the world's top ten most liveable cities by 2030.

New Concept for Parks

The Park is designed as a modern, distinctive landscape where architecture is integrated with natural topography and tree-covered valleys. It offers an immersive experience built around greenery, shade, and variety, creating a place that performs as a destination, not only as open space.

The Park sets a new benchmark for green infrastructure, with over 1.1 million trees, 700 plant species, and a topography designed to create cooler microclimates and improve comfort across seasons. This strengthens dwell time, repeat visitation, and long-term destination performance.

A Year-Round Destination

King Salman Park will become a major centre of activity in Riyadh, with over 150 attractions and a programme designed to evolve over time. This supports repeat visitation and sustained demand for hospitality, retail, and leisure uses.

A New Kind of Urban Living

The residential districts are planned as pedestrian-friendly neighbourhoods with direct access to nature and views across the Park and city. Daily needs and lifestyle amenities are planned within a convenient 15-minute radius, supporting modern living by international standards and underpinning long-term residential demand.



Live. Work...

King Salman Park will offer an unrivalled combination of opportunities and experiences for those who live and work there, and for visitors from Saudi Arabia and around the world. As the Masterplan continues to be refined, the Park is planned to include the following.

Residential

Residential neighbourhoods are planned around direct access to nature, a pedestrian-friendly environment, and a 15-minute living concept. Homes will benefit from views across approximately 11 sq.km of greenery and a city-scale park setting that cannot be replicated elsewhere in central Riyadh.

Office

Office districts are planned to support modern working, with flexible space, strong connectivity, and the amenities required to host clients and teams. Proximity to major cultural, entertainment, and MICE anchors strengthens the business ecosystem and supports day-long activity.

Retail, Food & Beverage

Retail and F&B are planned as a distributed, walkable offer across the Park's districts and destinations. The intent is a balanced mix of international names and high-quality local and regional brands, supported by programming and footfall that drives repeat visitation.

Hospitality

Hospitality will be supported by central-city accessibility, proximity to the airport, and a destination mix of nature, culture, entertainment, shopping, and dining. Demand is expected from leisure visitors as well as business and event-related stays, supported by the planned MICE and entertainment anchors. With total visitor arrivals in Saudi Arabia projected to grow to 150 million by 2030.



...Visit. Learn. Play.

Arts & Culture

Arts and culture are planned as a defining pillar of the Park. The Royal Arts Complex will be a major anchor, providing a platform for performance and creative expression, supported by museums and cultural venues designed to educate, inspire, and attract repeat visitation.

Sports & Recreation

Sports and recreation are planned at city scale, with facilities for a wide range of indoor and outdoor activities and a strong emphasis on active mobility. A championship 18-hole golf course is planned as a signature asset in the heart of Riyadh, alongside an equestrian centre and riding trails.

Entertainment

Entertainment will include a mix of indoor and outdoor venues supported by year-round programming. A planned 20,000-seat arena will serve as a major anchor for touring acts, sport, and large-scale events, complemented by outdoor venues such as an amphitheatre and open-air cinema.

Meetings, Incentives, Conferences & Exhibitions (MICE)

A major MICE destination is planned, delivered in phases, designed to host high-profile global events and support hybrid formats. The venue is planned to be integrated with supporting hotels, dining, and retail, and to connect with the arena to enable large plenary sessions.



Amphitheater

Sustainable Urban Development

The Green Heart of the City

King Salman Park is a cornerstone of the Kingdom's sustainability agenda and Vision 2030. It expands Riyadh's green infrastructure at city scale, strengthening urban biodiversity and supporting climate resilience. The Park is planned to introduce over 700 plant species and materially increase green space available to residents.

Sustainability is embedded in how the Park will be used every day. Shaded routes, green corridors, and inclusive public spaces support walking, cycling, and active living, while improving comfort across seasons through cooler microclimates. The result is a place designed to perform over the long term, improving quality of life and setting a higher standard for sustainable urban living in Riyadh.



A New Standard for Sustainable Urban Development in an Arid Climate

Climate Infrastructure

With 70% green coverage and innovative earthworks that create cool, shaded microclimates, King Salman Park naturally moderates temperatures, mitigates urban heat, and improves air quality. This living landscape contributes to Riyadh's broader climate infrastructure, enhancing comfort, resilience, and wellbeing across the city.

Sustainable Water Management

Tailored for desert conditions, King Salman Park pioneers advanced water conservation strategies. Its irrigation system operates entirely on treated recycled water, guided by smart technologies that monitor plant-level demand. Combined with landscape design that regenerates arid soils and buildings that minimize potable water use, the Park sets a new regional benchmark for water stewardship.

Energy Efficiency and Carbon Reduction

Guided by Salmani architectural principles, the Park's buildings leverage natural airflow, shading, and reflective materials to reduce energy demand. From early design through operations, measures are in place to lower embodied carbon, improve energy performance, and divert waste from landfill—supporting the Kingdom's Net Zero 2060 ambition and demonstrating climate leadership in practice.

Green Mobility

King Salman Park promotes sustainable and active movement. Seamlessly connected to five metro stations and ten bus routes, the Park encourages walking and cycling along over 7 kilometers of shaded, car-free pathways, reducing emissions while enhancing accessibility and community interaction.



A Smart City within a City

Creating Connected, Cognitive and Caring Communities

King Salman Park's Smart City approach is designed to improve day-to-day operations, sustainability performance, and the visitor experience. The objective is simple. Make the Park easier to use, safer to run, and more efficient to operate, while strengthening long-term asset performance.

The focus is practical. Mobility, operations, and the digital visitor journey will work together to manage peaks, improve comfort, and support consistent performance across districts and destinations. Over time, data will be used to refine how the Park runs, from crowd management and maintenance planning to energy and water efficiency and security operations.

The foundations are being put in place from the outset through digital infrastructure and the design of the Smart City environment. Planned capabilities include an integrated IoT and data platform, a digital twin to support planning and operations, and analytics to optimise performance over time. Digital services will support navigation, ticketing and reservations, payments, and real-time visitor information.

Smart City in practice

- Smart mobility and parking (routing, occupancy, event-day management)
- Crowd and event operations (flows, safety, queue management)
- Predictive maintenance (assets, public realm, lighting, irrigation)
- Energy and water optimisation (district cooling interface, irrigation demand, leakage)
- Security and incident response (integrated monitoring and response)
- Digital visitor journey (wayfinding, ticketing, booking, payments, real-time updates)





King Salman Park Facts and Figures

17^{million}

sqm Total Land Size

1.1^{million}

Trees

11^{million}

sqm Overall
Development GFA

50^{million}

Annual visits
by 2030

**Global
World-class
MICE facility**

38^{thousand}

Residential Units

725^{thousand}

sqm Office Space
GFA

437^{thousand}

sqm Retail Space
GFA

11^{million}

sqm Total Greenery

700

Total plant species

400^{million}

New plant species to
a park setting

150+

Entertainment, and
arts & culture
attractions

20^{thousand}

Arena Seats

135^{thousand}

Total Residents

30^{thousand}

Office Workers

6,300+

Hotel Rooms



Your King Salman Park Investment Opportunities

Exterior view of completed Visitor Pavilion

Material progress on the ground. Built at city-scale

King Salman Park has moved decisively beyond planning and into advanced stage infrastructure delivery and place making, with tangible momentum now visible across the site and multiple workstreams progressing in parallel. Delivery confidence is demonstrated through what can be seen, measured, and tracked on the ground.

Proof on the Ground

Public destinations and park components are advancing through active construction, translating the vision into visible, measurable progress. Importantly, private-sector partners have now broken ground on awarded packages, with early development activity rising alongside the public programme and confirming that delivery is moving on multiple fronts.

Completed and Operational-Ready Assets

The Visitor Pavilion is complete, providing an early proof point of quality, ambition, and visitor experience. Major enabling assets are also in place, including the Operations & Maintenance building. Other signature buildings are close behind, with the Royal Arts Complex well advanced. Together, these milestones support a measured transition toward an operational phase, with systems, standards, and readiness progressing in parallel with construction.

Infrastructure Unlocking the Masterplan

Major infrastructure works are well advanced, establishing the backbone required to enable plots, connect assets, and ensure a sequenced programme of construction across the development. This work continues to create the best possible platform for our partners. It allows developers and investors to mobilise with confidence and progress delivery in line with their program.



Central Forest: Amphitheater | Render



Central Forest: Amphitheater | Current Progress



Visitor Pavilion | Render



Visitor Pavilion | Current Progress 100% complete



Art Park | Render



Art Park | Current Progress 92% complete



Royal Arts Complex | Render



Royal Arts Complex | Current Progress 87% complete

Over 30,000 Workers On-site Achieving Construction Milestones



Visitor Pavilion



2.5 km Tunnel Diverting Traffic Under the Park



Royal Arts Complex



Art Park & lake



Museum of World Cultures



The Place for You to Invest

Thank you for your interest in King Salman Park, a landmark urban park and mixed-use development in the heart of Riyadh. Designed as a long-term destination for living, culture, and commerce, the Park offers investors and developers the opportunity to participate in a new centre of activity at metropolitan scale.

To support evaluation of opportunities at King Salman Park, the following pages set out the nature of upcoming opportunities, how participation works, and how the Park is structuring private-sector delivery alongside public assets and enabling infrastructure.

A Clear, Disciplined Pathway

King Salman Park follows a structured process for private-sector participation. It is designed to move efficiently from initial engagement to delivery, with clear governance and a single point of accountability.

1. Engage

You will be assigned a dedicated KSPF representative as your single point of contact. Early discussions focus on strategic fit, partner objectives, and the most suitable form of participation. Where it adds value, KSPF will also act as a facilitator, connecting developers, capital, and market specialists. This helps unlock the right structures and partnerships, including new entrants and partners, where they strengthen delivery.

2. Qualify

An NDA will be executed, followed by a qualification process. This enables controlled sharing of relevant project information and requirements, and allows both sides to move from high-level interest to an actionable, investable proposition.

3. Compete and Conclude

The procurement process typically follows an RFP process, either as a master developer or as part of a consortium. Successful parties then enter into the agreed delivery arrangement, including structures where KSPF contributes land as equity and the partner leads design, financing, construction, and operations, subject to agreed approval rights.

Upcoming Opportunities (2026 and the near term)

With the first five investment packages awarded or nearing award, King Salman Park is building on this momentum with a new series of opportunities planned for 2026. These packages are structured as high-value mixed-use destinations, typically anchored by residential demand and complemented by office, retail & F&B, and hospitality, supporting walkable, amenity-rich districts. They are planned as 15-minute districts - compact, walkable neighbourhoods that concentrate activity and convenience, strengthening occupancy, dwell time, and long-term place value.

Select opportunities will also include landmark anchors, such as a championship golf course and community, a sports and entertainment district, a 20,000-seat arena, and a major MICE facility, introducing diversified revenue streams and sustained investor appeal.



Outdoor Cinema

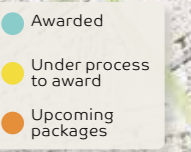
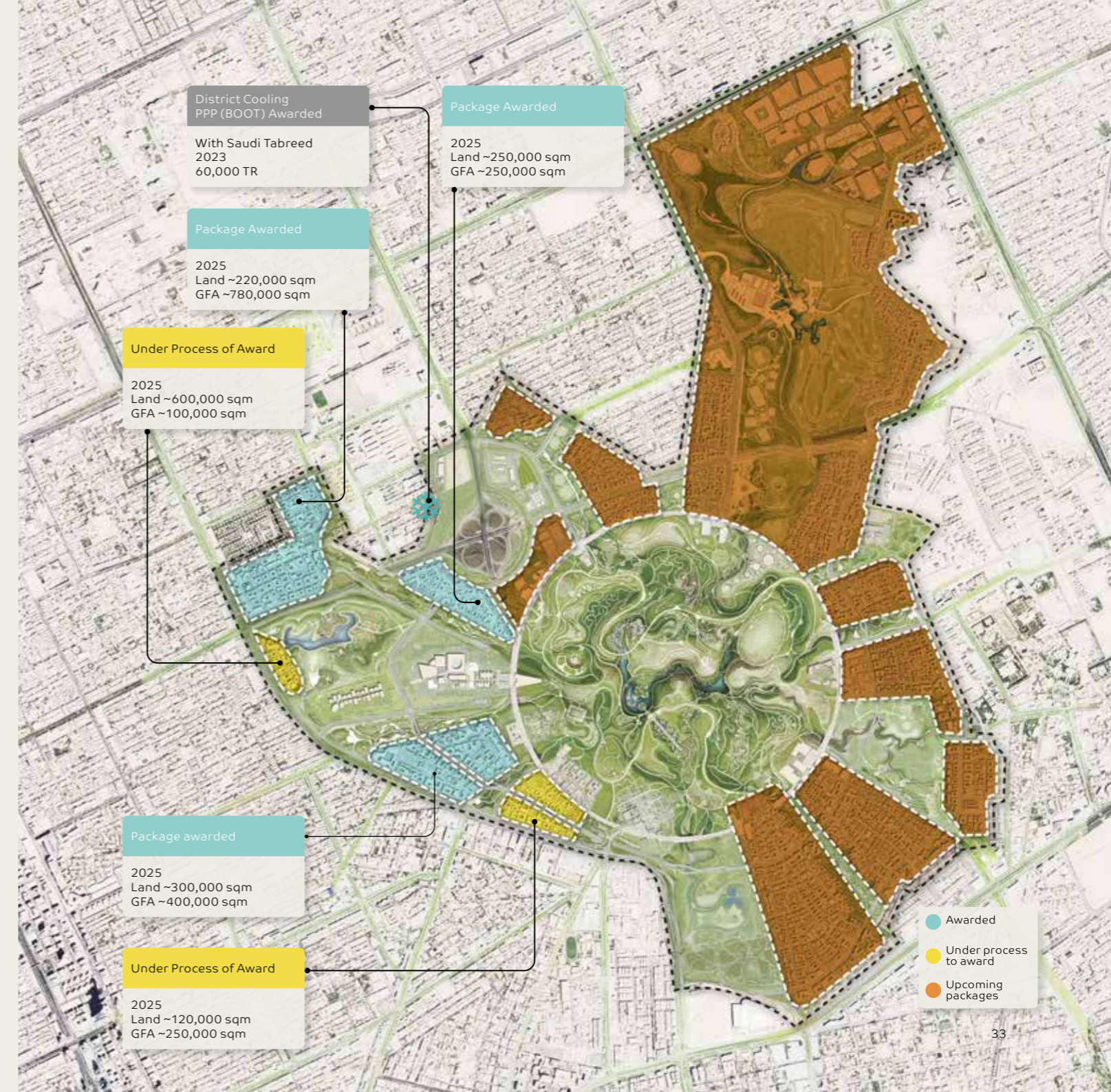
SAR 20 Billion in Packages Awarded or in Process of Award

King Salman Park's private opportunities are structured as integrated mixed-use districts, designed for platform-scale investors and developers. Multiple plots will be delivered as one cohesive place, enabling coordinated phasing, consistent quality, and long-term performance.

Each package is typically anchored by residential assets and complemented by office, retail & F&B, and hospitality, supporting walkable, amenity-rich districts. This cohesive approach enables coordinated phasing, consistent quality, and long-term performance.

This positioning is already proven in-market, with five Phase 1 packages progressed into advanced negotiation, reflecting strong appetite for district-scale mixed-use greenfield opportunities at King Salman Park.

Publicly announced partners include:




Vibrant Mixed-use Districts in the midst of Nature & Greenery

These mixed-use districts are the commercial heart of King Salman Park. They are designed to convert a city-scale park setting into sustained residential demand, repeat visitation, and long-term place value. With Riyadh's residential market facing an expected shortfall of 400K units by 2030¹, these districts are positioned to capture a growing demand.

Located around the outer edges of the central forest, these neighbourhoods are defined by greenery, walkability, and direct connection to the Loop. What varies by district is proximity to key park destinations and the character of the green frontage, allowing multiple propositions across price points and buyer segments.


Residential is the anchor. Office and retail & F&B are integrated to create complete, amenity-rich neighbourhoods aligned with international standards of modern living. This supports occupancy, retention, and a more resilient income profile over time.

Opportunity scale:

 Land Area: 120k – 720k sqm


 Gross Floor Area (GFA): 140k – 950k sqm


 Residential GFA: 110k – 770k sqm

 Residential Units: 400 – 4,200 units

 Office GFA: 15k – 80k sqm


 Retail and F&B GFA: 10k– 45k sqm

 Hotel Keys: 100 – 800 Keys

 Estimated CAPEX: SAR 2 Bn – SAR 10 Bn

1. JLL 2025 Real Estate Market Assessment



 Upcoming packages


Riyadh Development Opportunity

This is King Salman Park's signature, event-led mixed-use district. It combines institutional-grade demand drivers with a development mix designed to produce diversified, year-round income across hospitality, retail, office and premium residential.


It is the only high-rise cluster within King Salman Park, creating a distinctive skyline address with unobstructed views across the golf course and the wider Park. This is a rare combination in central Riyadh and supports premium positioning.

The district is anchored by Saudi Arabia's flagship MICE facility and a 20,000-seat multi-purpose arena, designed to host major business and entertainment demand. A championship golf course suitable for professional tournaments completes the core offer, supported by integrated residential and commercial development.

Anchor demand drivers:

 **260k sqm**
GFA of Exhibition space


 **>35k sqm**
GFA of Conference space

 **20k**
Seats multipurpose Arena


 **18-hole**
Golf course


 **~35k**
Parking bays

Income and value mix:


 **~4.5k**
Integrated hotel keys

 **~11k**
Residential units

 **~110k sqm**
GFA of office space


 **~40k sqm**
GFA retail space

Signature and residential lifestyle:

 **200 key**
Golf club house and luxury hotel

 **1,800**
Golf villas



 Upcoming packages

Current opportunities across golf and mixed-use communities



Opportunity: Golf community

A championship golf community set within the green heart of King Salman Park. It offers a premium residential and resort proposition shaped by landscape, privacy, and golf views. The programme combines a signature lifestyle address with durable hospitality and supporting retail, designed for long-term value creation.



18-hole
Golf course



200 key
luxury hotel



1,800
Golf villas



7k sqm
GFA retail space



Opportunity: Mixed-use medium density

A walkable, family-oriented mixed-use neighbourhood that reinforces the 15-minute living concept. Residential is the anchor, complemented by office, retail, and everyday community uses. It extends the surrounding urban fabric while giving residents direct access to the Park as a daily backdrop.



2k
Residential units



5k sqm
GFA of office space



10k sqm
GFA retail space



10k sqm
GFA healthcare space

Current opportunities across hospitality



Opportunity: Hospitality

A metropolitan-scale hospitality platform designed to capture leisure, business, and event-led demand created by King Salman Park's destination mix and central-city accessibility. The opportunity spans luxury, upper-upscale, lifestyle, and serviced apartments, distributed across multiple districts.

- 

1.2k
5-star Hospitality
hotel keys
- 

1.1k
4-star Hospitality
hotel keys
- 


0.8k
3-star Hospitality
hotel keys
- 

0.5k
Serviced
apartment units



Opportunity: Conference center hospitality

Purpose-built hospitality integrated with the planned MICE and arena cluster. It is designed as the primary on-site hotel address for conferences and major events, supported by complementary uses that strengthen dwell time and spend.

- 

1k
Integrated
hotel keys
- 

5k sqm
GFA of office
space
- 

10k sqm
GFA retail
space
- 

10k sqm
GFA healthcare
space

Current opportunities across high-rise, high-density



Opportunity: High-rise district

The only true high-rise cluster within King Salman Park, introducing up to G+50 towers. It establishes a distinctive skyline address overlooking the Park's 11 sq.km green core and golf landscape, with direct adjacency to the planned event and destination anchors. The programme supports dense, mixed-use development across residential, office, and retail, designed to deliver diversified income and long-term value.

 **1.2M** sqm
GFA of residential
space

 **6k**
Residential
units

 **20k** sqm
GFA of retail
space

 **80k** sqm
GFA of office
space



A Transformative Investment Opportunity

King Salman Park stands as a landmark opportunity for visionary investors and developers. Its central Riyadh location, metropolitan scale, and flexible investment structures are designed to support long-term value creation, bringing together destination-making, mixed-use real estate, and a high-quality public realm.

Delivery Momentum, Not Just Vision

Delivery confidence is evidenced through completed assets, advanced infrastructure works, and contract coverage across construction packages, creating a clearer pathway from engagement to execution.

A Partnering Model Built for Serious Capital

Opportunities are structured for developers and investors seeking district-scale participation, with disciplined procurement routes.

KSPF also takes an active partnering role. We will facilitate collaboration where it strengthens outcomes, connecting developers, capital partners, market specialists, and new entrants to help unlock the right consortium, capability, and delivery approach. This support is practical and focused on execution, alongside clear governance and a disciplined pathway from engagement to agreement.

Working with KSPF

If you decide to pursue an investment opportunity at King Salman Park, KSPF can support you with a range of matters, including:

- Introductions to potential consortium partners or collaborators
- Referrals to resources for establishing a Saudi business entity
- Introductions to sources of financing
- Guidance on applicable design requirements
- Insights on government approval processes, and assistance in navigating them

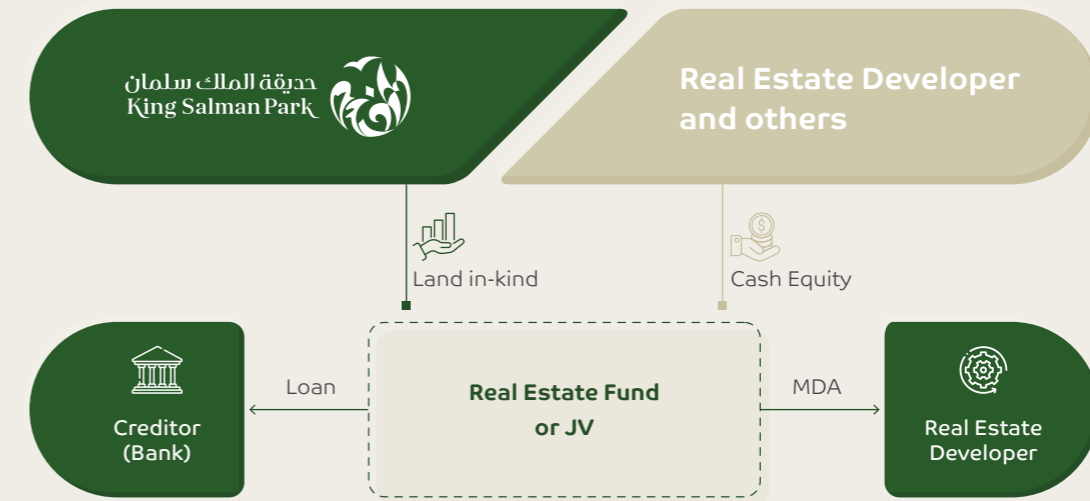
We're Flexible

Here's How Our Typical Structure Works

The typical structure for commercial developments is illustrated below. However, there is flexibility, and investors are encouraged to propose structures that best suit their objectives and delivery approach.

In line with best international practice, a Master Community Declaration (MCD) has been established to set clear community-wide standards and a consistent operating framework. It is designed to protect quality over time and to ensure a safe, clean, and coherent environment for all stakeholders and visitors across the Park.

In the typical JV model, KSPF contributes land as equity, while the partner is responsible for design, arranging debt and equity, construction, and operations, subject to agreed approval rights. Alternative structures may also be considered on a case-by-case basis through structured engagement.



FAQs

What is the economic outlook for Saudi Arabia? ^[1]

Saudi Arabia's outlook is strong and resilient, supported by scale, sustained public investment, and a clear reform agenda under Vision 2030. The economy continues to diversify beyond oil through major programmes in real estate, tourism, logistics, manufacturing, and technology. For reference, Real GDP growth is projected to be ~4% in 2026, with GDP reaching USD ~1.3 trillion in 2025 (#17 in the G20), and continued momentum expected over the medium term.

What makes Saudi Arabia an ideal location for investors? ^[2]

Saudi Arabia combines a large domestic market with an ambitious national investment programme and an improving regulatory environment. Investors benefit from strong demand fundamentals, significant pipeline depth across sectors, and an increasing focus on international partnership. Relevant indicators include \$1.8 trillion project pipeline by 2030 and FDI stock as 34.5% of GDP, alongside targeted initiatives to attract global firms and strengthen supply chains.

Is it easy to do business in Saudi Arabia? ^[3]

It is getting easier year on year. Market-entry timelines have improved materially, with third-party research indicating that typical set-up time has reduced from 8–12 months in 2018, to under 4 months in 2024 for many entrants, depending on sector and structure.

Is it possible for a company with its headquarters outside of Saudi Arabia to invest in King Salman Park?

Yes. King Salman Park welcomes qualified international investors and developers, regardless of headquarters location. Where a local presence is required for delivery, we will support market entry by introducing relevant resources and, where helpful, potential local partners. We also encourage consortium models that combine international capability with local execution strength where that strengthens outcomes.

[1] International Monetary Fund (IMF). Website [imf.org](https://www.imf.org)

[2] Source: Ministry of Investment of Saudi Arabia (MISA). Website: [misa.gov.sa](https://www.misa.gov.sa)

[3] Source: AstroLabs. Website: [astrolabs.com](https://www.astrolabs.com)



Royal Arts Complex

FAQs



Outdoor Cinema

What are the timelines of the typical investment opportunities for both the investment and development phases?

Timelines vary by asset type and package scale. As a guide, partners should expect capital deployment and delivery over a typical 2–4 year period from award to operational readiness, with phasing where relevant. Larger mixed-use districts and signature assets may follow a longer, staged delivery profile.

Can investors suggest modifications to the development plan?

Yes, within a clear framework. Investors can propose refinements within their investment area where they align with the Masterplan, district character, supply balance, infrastructure interfaces, mobility networks, and agreed performance objectives. Proposals are reviewed through a disciplined process to protect overall quality and integration, while still encouraging innovation that strengthens value and supports Vision 2030 outcomes, including the 15-minute district concept.

What is the role of the developer?

The developer is responsible for designing, financing, delivering, and operating the assigned plots in accordance with agreed requirements. The master developer retains control of the Masterplan, sets the delivery framework, and advances enabling infrastructure and anchor public assets. This creates a coordinated platform so private development can progress with clarity on interfaces, standards, and approvals.

Can investors propose new projects or developments within the Park?

Yes. New proposals are welcome where they align with the Masterplan and the Park's vision, meet minimum scale and commercial thresholds, and can be integrated with infrastructure, mobility, and district planning requirements.

Does the Park follow specific design codes or a design guidelines manual?

Yes. A set of development control regulations and a design guidelines manual are applied to ensure consistency, quality, and long-term coherence across the Park. These requirements are shared with bidders as part of the procurement process, alongside the obligation to comply with applicable national codes and regulations.

FAQs

What is the design approval process?

Design is reviewed through defined stages from early concept through to detailed design. Master developer approval is required as part of the Park's governance framework before progressing through standard external approvals and No Objection Certificates (NOCs). A dedicated design and development function supports partners through this pathway.

Who is responsible for obtaining building permits, completion certificates, and other necessary certifications?

Developers are responsible for obtaining the required permits and certifications for their assets. The master developer will support by coordinating interfaces, guiding the approval pathway, and working with relevant authorities to help streamline and progress submissions.

Does KSPF offer a corporate guarantee through the Ministry of Finance (MoF) or the Private Investment Fund (PIF)?

No. The master developer does not provide corporate guarantees.

Are there any notable collaborations or partnerships in the project's development?

The Park is supported by internationally recognised designers and architects across its major components, including Ricardo Bofill for the Royal Arts Complex and Henning Larsen for the landscape. Delivery also includes structured partnerships such as district cooling procured under a PPP model with Saudi Tabreed using a BOOT structure, awarded in 2023. Additionally, 5 private development packages have also been awarded or are in advanced stages, demonstrating active market participation with USD ~5 Bn of capital deployed.

What retail development opportunities exist within King Salman Park?

Retail at King Salman Park is planned as an integrated, district-based offering distributed across residential, hospitality, and cultural clusters. The strategy prioritises curated, walkable retail and F&B environments that complement residential density and year-round footfall rather than a single enclosed mall format.



FAQs



Visitors Nursery

What is the policy on freehold ownership, and can GCC nationals own homes within King Salman Park?

Saudi Arabia has introduced reforms that expand pathways for foreign ownership, subject to applicable laws and approvals. Foreign nationals are now permitted to own real estate in accordance with prevailing regulations. All ownership structures within King Salman Park will comply with national policy.

What are the housing regulations in Riyadh, and what is the expected split between owned and rented homes within King Salman Park?

Residential development within King Salman Park will comply fully with applicable national and municipal housing regulations. The Park is designed to accommodate a mix of ownership and rental models in response to market demand. Design standards are governed by development control regulations and detailed guidelines to ensure consistent quality, durable materials, and long-term value protection across all tenures.


Is there flexibility to develop taller buildings for example G+9?


Building heights are defined within the Masterplan to ensure coherent skyline composition, infrastructure alignment, and appropriate district character. Certain zones are designated for higher-density and high-rise development, while others are calibrated to preserve scale and integration with green space.

Why are office assets structured primarily for lease rather than sale?

The office strategy supports long-term place performance and institutional asset quality. A primarily leased model enables coordinated tenant curation, consistent building standards, and active asset management across districts. This approach aligns with international best practice for mixed-use destinations and supports sustained ecosystem development within a metropolitan-scale masterplan.

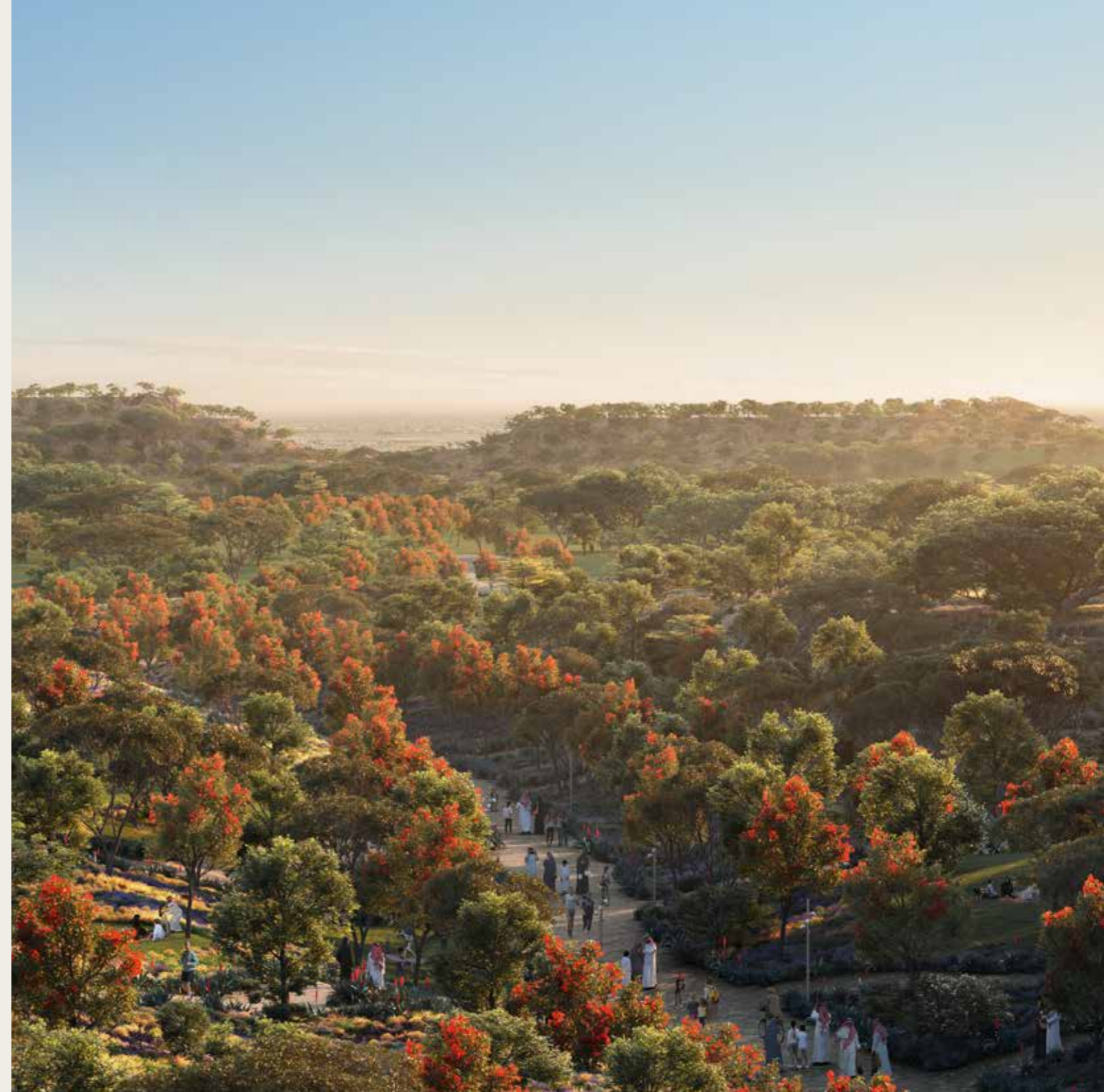
For more information,
connect with our team

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