

TSM MALL

ELKHOBAR, KSA
MAY 2025

01

TSM MALL

01.00 | DESIGN NARRATIVE

is Embracing the spirit of innovation and sustainability, our work in Saudi Arabia are at the forefront of a transformative journey, intricately weaving together the nation's rich cultural heritage with cutting-edge design. As we adapt to the ambitious Vision 2030, we are crafting vibrant urban environments that foster community, promote sustainability, and elevate the quality of life. our project stands as a testament to a future where tradition meets modernity, creating spaces that inspire and invigorate the heart of the kingdom."



01

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Saudi Vision 2030 is a comprehensive strategic framework aimed at transforming the Kingdom's economy and society by reducing its dependence on oil, enhancing economic diversification, and improving public service sectors like health, education, and infrastructure. Within this vision, architecture and urban development play crucial roles in shaping the future of the country.

رؤية
VISION
2030

المملكة العربية السعودية
KINGDOM OF SAUDI ARABIA



01

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The modern skyline rises, embracing the aspirations of future and growth. Skyscrapers emerge, highlighting the dynamism of thriving cities that confidently look towards a bright tomorrow, representing the Kingdom's ambitious vision for urban development.



The grandeur of authenticity and the depth of history are manifest in every architectural detail. The heritage building reveals deeply rooted origins in the ancient land, becoming a silent architecture that narrates the stories of ancestors.



Human simplicity tells tales of belonging to the spirit of the place. The scene depicts a person rooted in their desert land, and a child reflecting the innocence of life. It conveys the warm tranquility of the desert and inspires us with the values of authenticity and simplicity in the face of development.



The aesthetic beauty of architectural details reflects the arts of authentic heritage. Mashrabiyas showcase the craftsmanship and artistry of ancestors, in a beautiful harmony that combines life's functions with design aesthetics, reviving the warmth of the past.



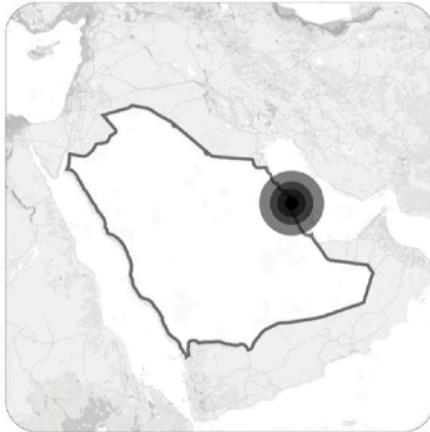
01

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01.00 | DESIGN NARRATIVE

position overlooking the Arabian Gulf. Surrounded by modern high-rises, hotels, and public waterfront spaces, it blends urban energy with scenic seafront views. The area's hot, humid coastal climate presents design challenges that require effective shading, natural ventilation, and materials resistant to saline air. Its proximity to public walkways and leisure destinations supports mixed-use development, offering strong potential for architectural expression that activates the street edge and integrates with the broader urban fabric.

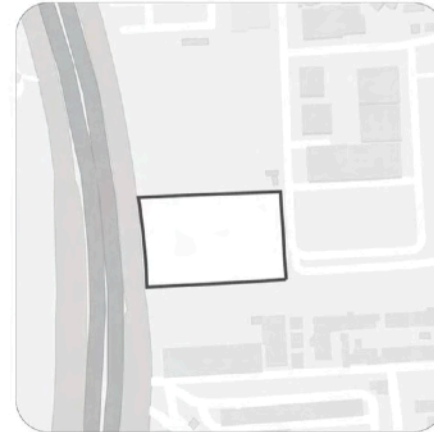
SAUDI ARABIA



AL-KHOBAR

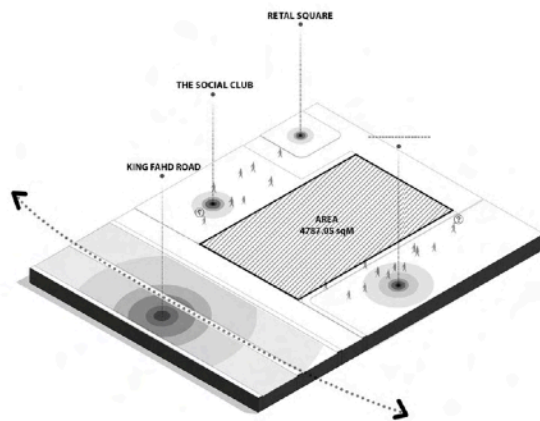


KING FAHD ROAD SITE





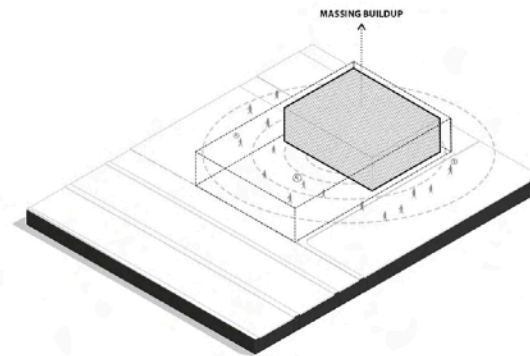
03

TSM MALL
02.00 | FORM GENERATION

01

PLOT AREA

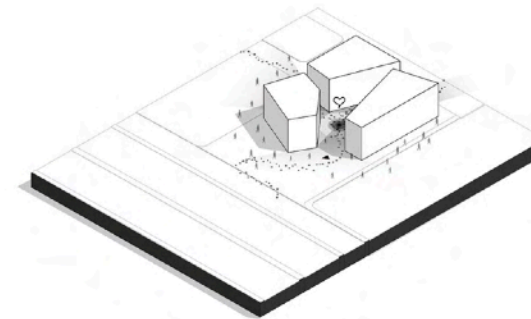
The site covers 4,787.05 m² and is located on King Fahd Road in Al Khobar, Saudi Arabia. To the north, it borders the Social Club and RETAL Complex, offering a strong social and commercial context. To the south, a residential compound is under development, increasing the project's potential as a commercial and administrative center. The location ensures excellent visibility and accessibility along a major road.



02

MASSING BUILDUP

The massing is shaped based on the allocated built-up area and height regulations, applying the necessary setbacks on all sides. This step defines the basic volume of the project while respecting zoning and building codes.



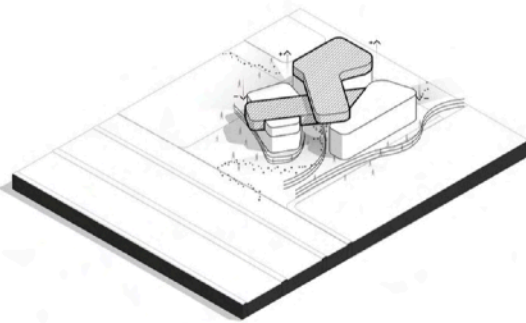
03

CREATING PLAZA

A central plaza is introduced as an open breathing space and the vibrant heart of the project. It divides the built form into three distinct masses, enhancing circulation, natural light, and spatial organization. Pedestrian pathways are formed, connecting the project with adjacent activities and encouraging movement and interaction across the site.

03

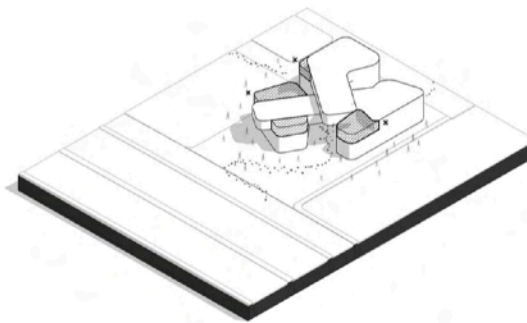
TSM MALL
02.00 | FORM GENERATION



04

CREATING CONNECTORS

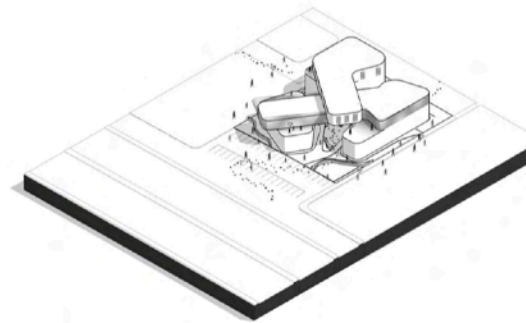
The three masses are physically connected through elevated links, creating a sense of continuity while maintaining hierarchy through variations in height. Curved edges are introduced to soften the massing, enhancing fluid movement between and around the volumes.



05

MAKING TERRACES

Terraces are introduced overlooking the surrounding context, creating semi-open spaces that act as breathing zones and enhance visual and physical connection with the environment.



06

ADDING MESH-SURFACE

A mesh surface is added above the mass as a lightweight architectural layer. It provides shade and thermal protection, improving environmental performance and adding a distinct visual character to the overall form.

03

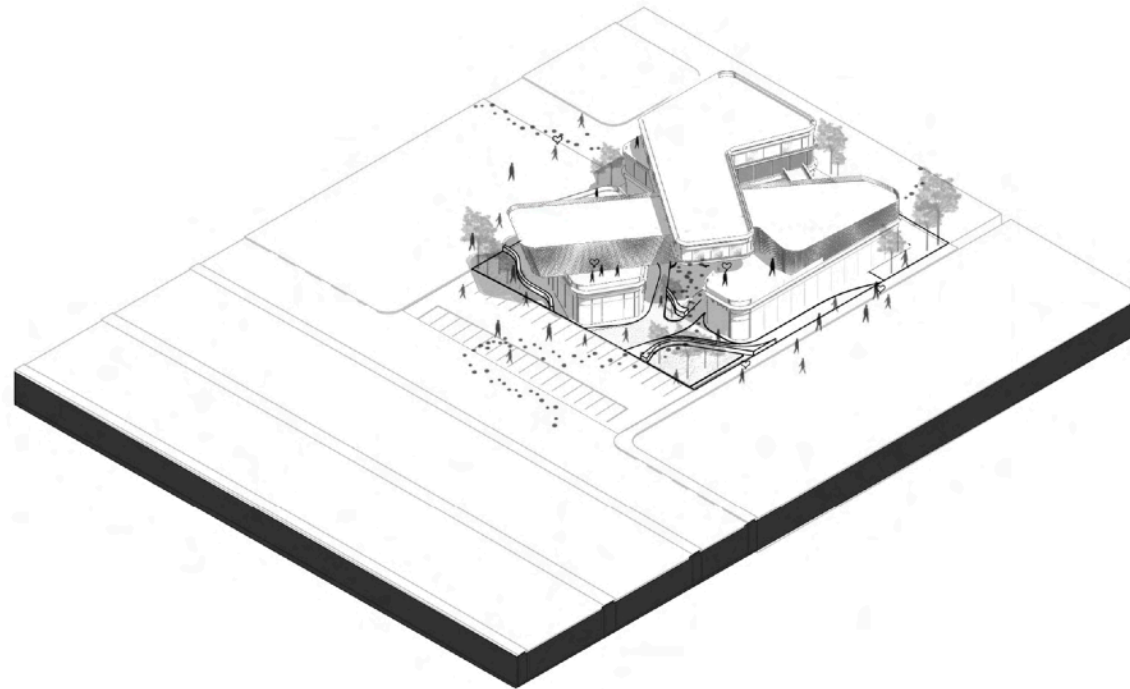
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02.00 | FORM GENERATION

07

FINAL FORM

The final form reflects a dynamic composition of three interconnected volumes shaped by functional needs and contextual response. Soft edges, central openness, and integrated shading elements create a balanced environment that supports both movement and comfort.



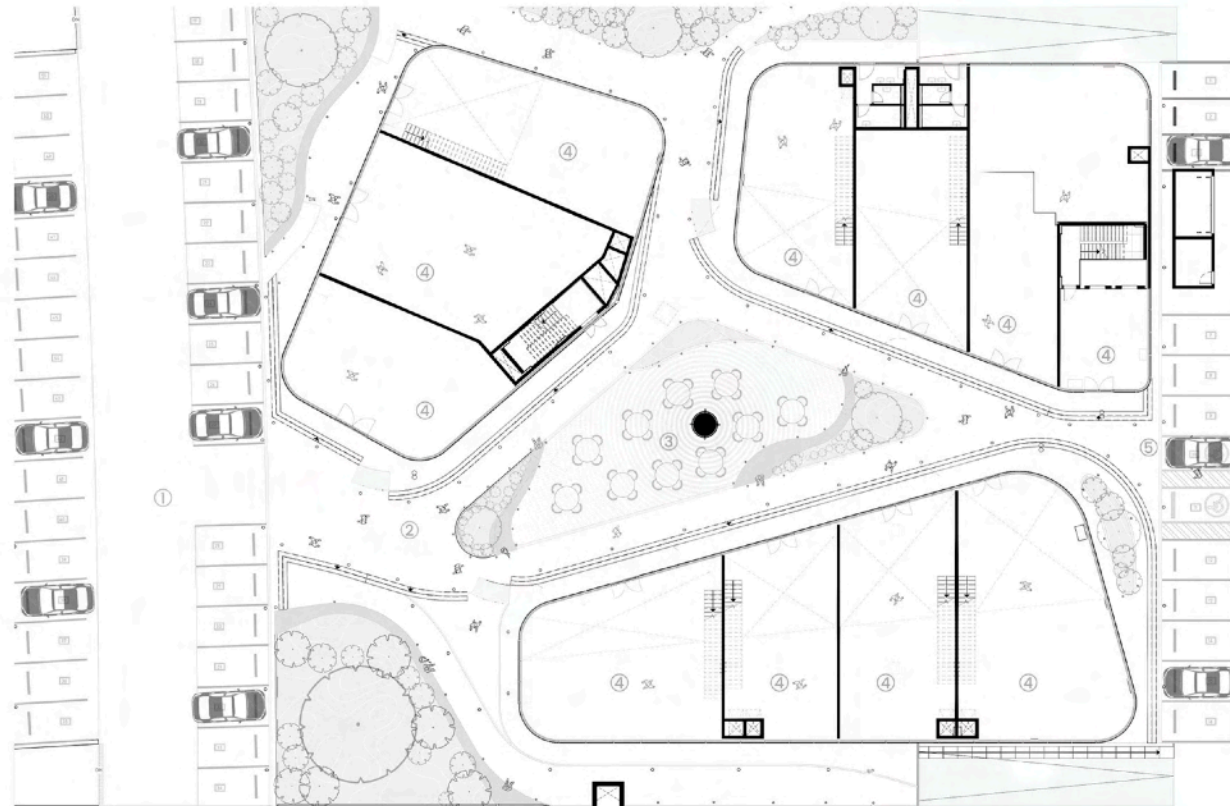


04

TSM MALL
04.00 | PLANS

GROUND FLOOR | +0.2 M

- KEY
- 01- FRONT PARKING
 - 02- MAIN INTRANCE
 - 03- MAIN PLASA
 - 04- RETAIL
 - 05- BACK PARINKG

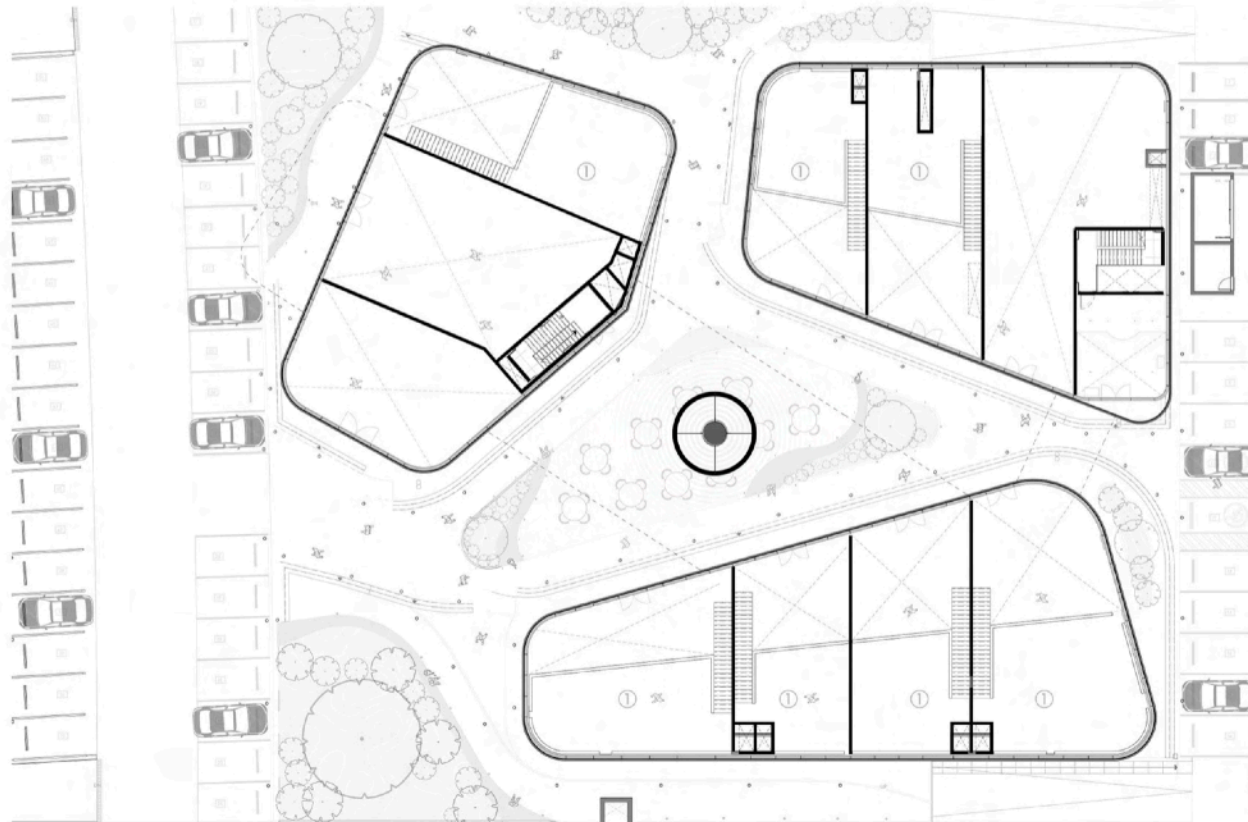


04

TSM MALL
04.00 | PLANS

MEZZANINE FLOOR | +4.00 M

KEY
01- MEZZANINE RETAIL

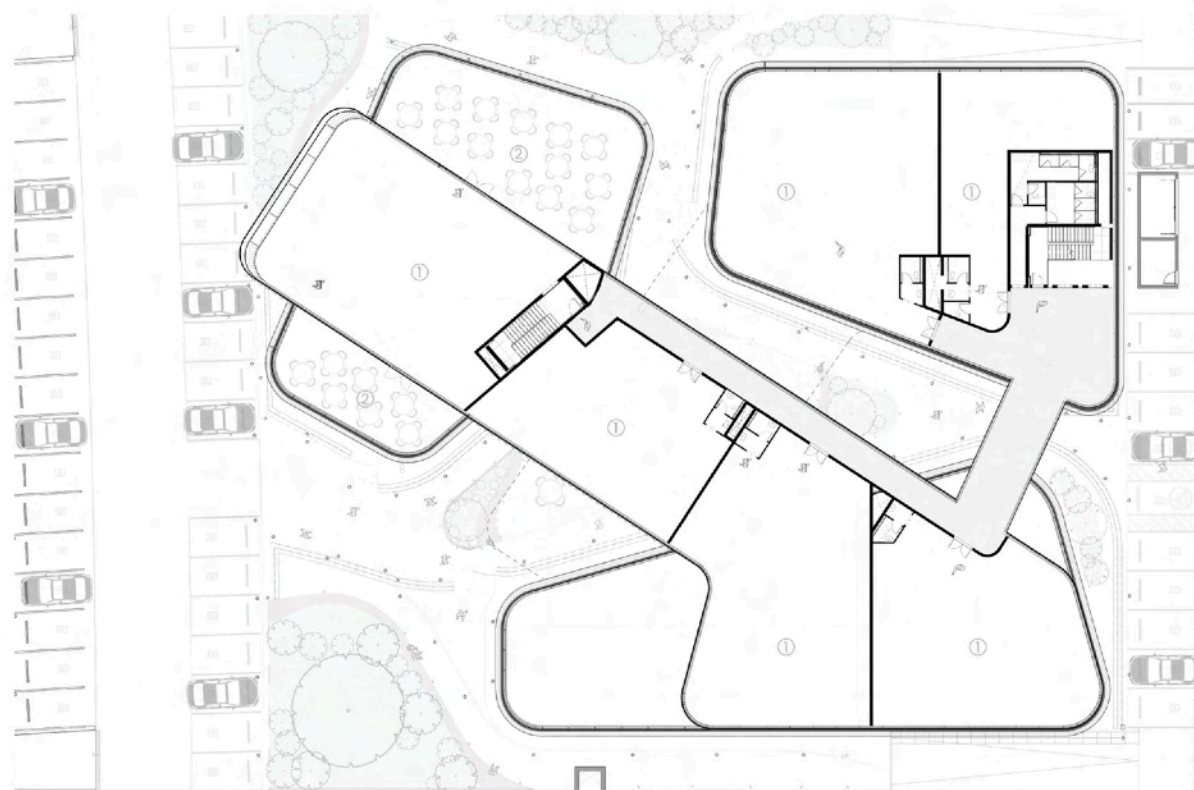


04

TSM MALL
04.00 | PLANS

FIRST FLOOR | +8.00 M

KEY
01- OFFICES
02- OUTDOOR TERRACES

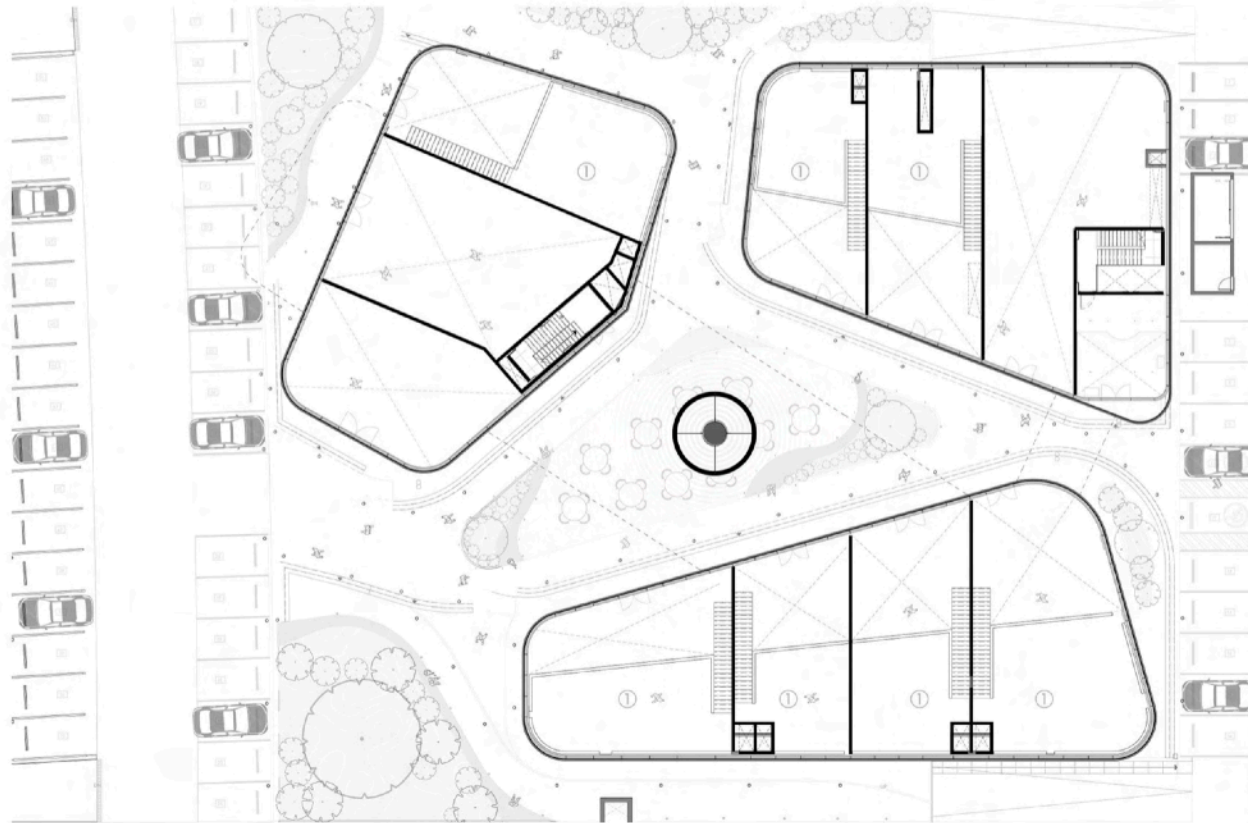


04

TSM MALL
04.00 | PLANS

MEZZANINE FLOOR | +4.00 M

KEY
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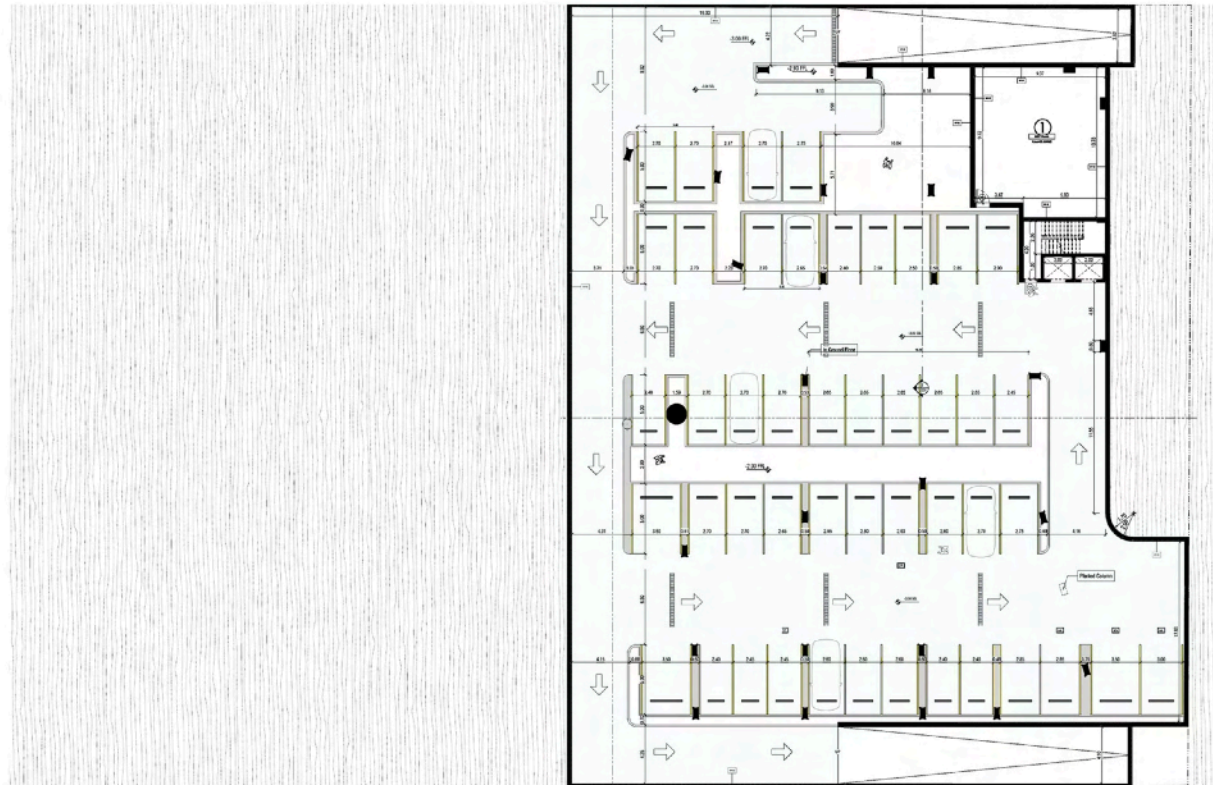


04

TSM MALL
04.00 | PLANS

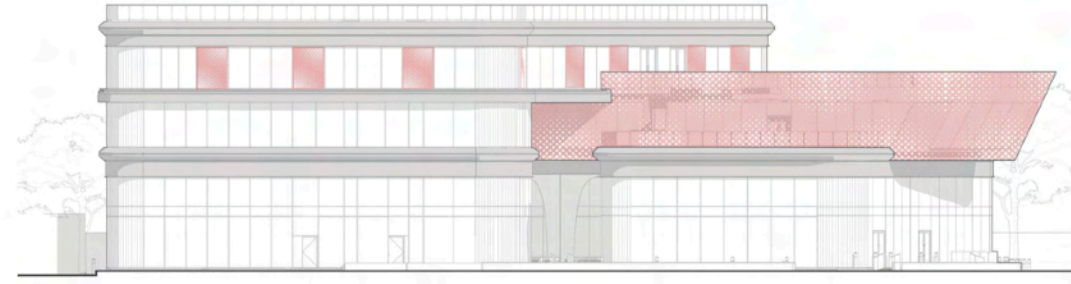
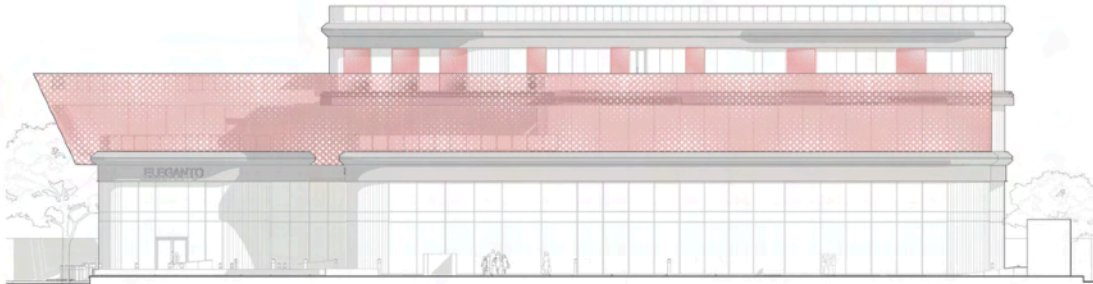
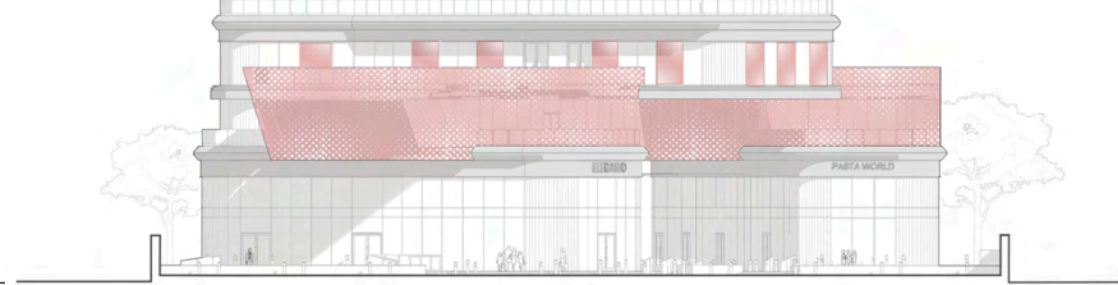
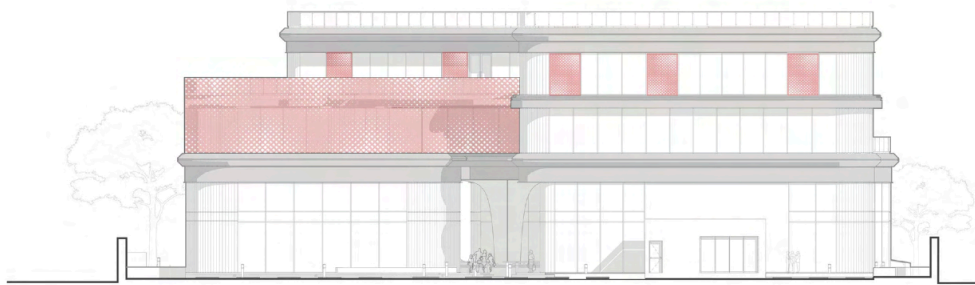
BASEMENT FLOOR | -3.00 M

KEY
01- MEP

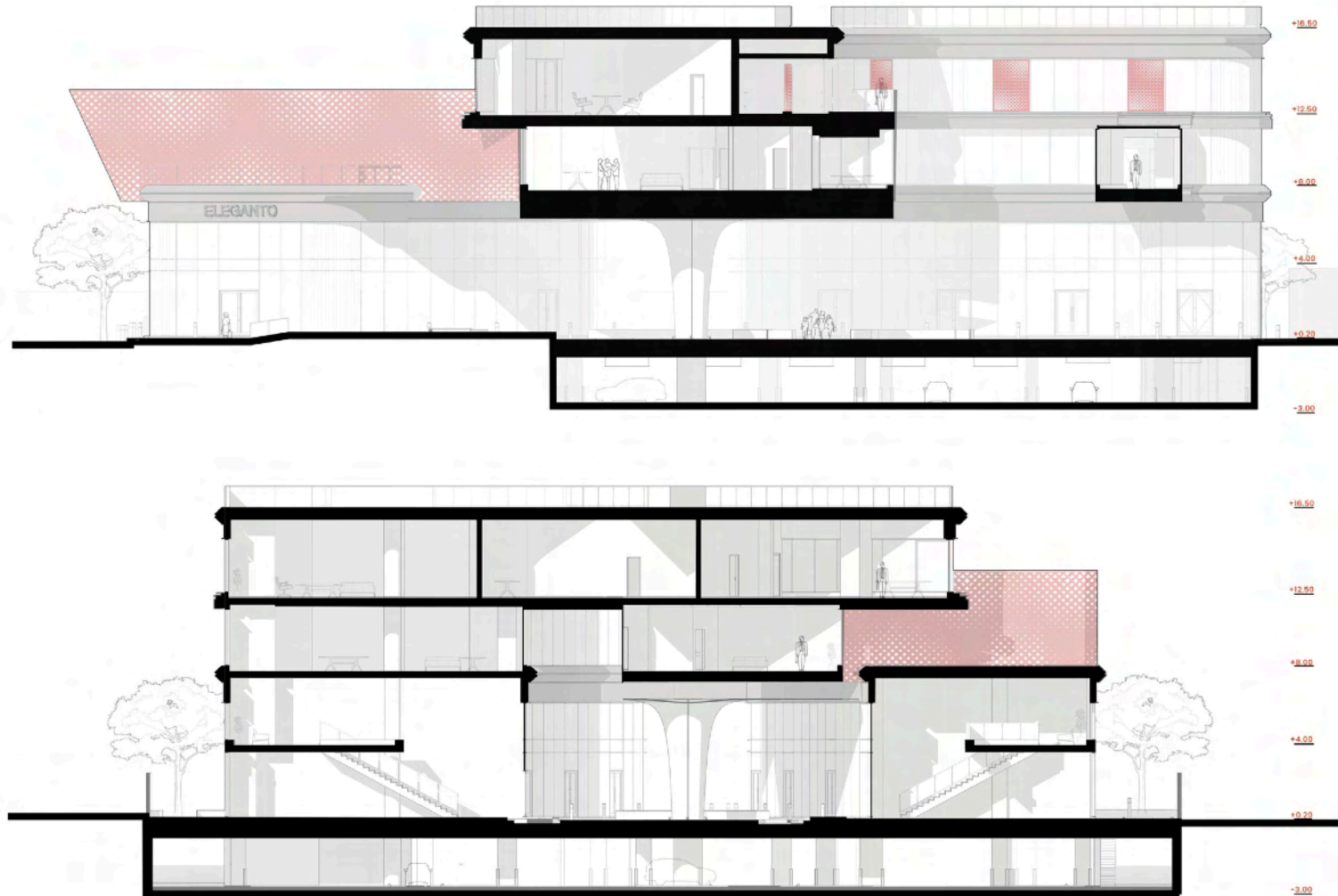




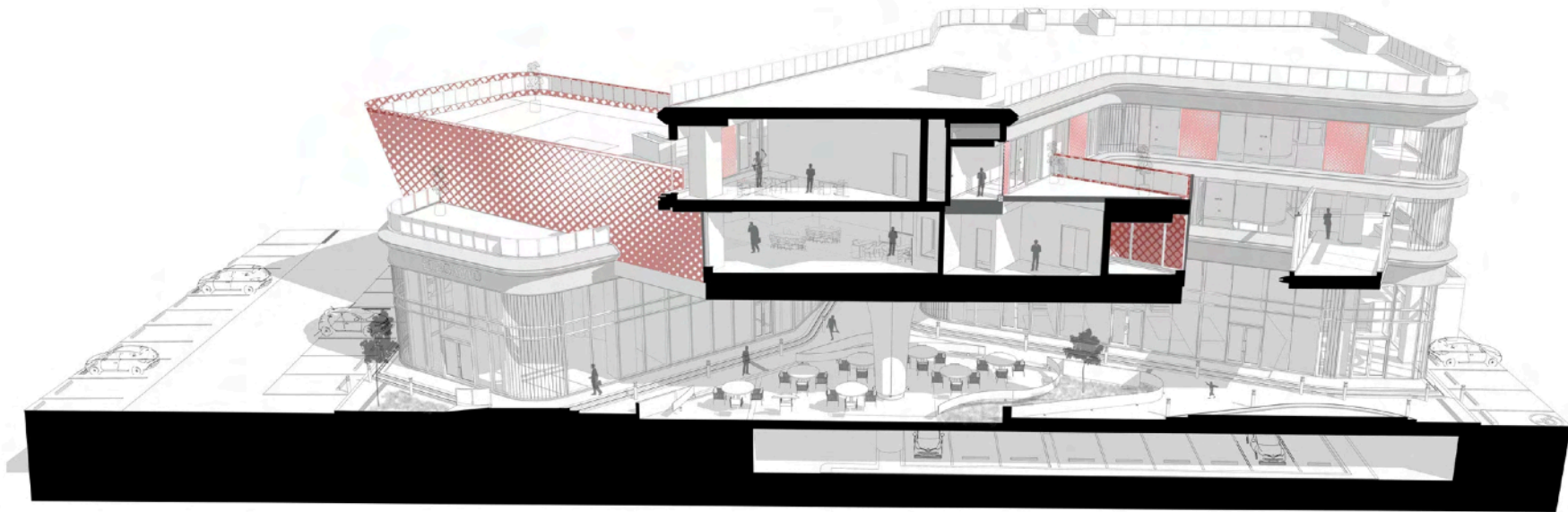
05
TSM MALL
05.00 | ELEVATION



05
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05.00 | ELEVATION



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05.00 | ELEVATION



06

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06.00 | PLANS

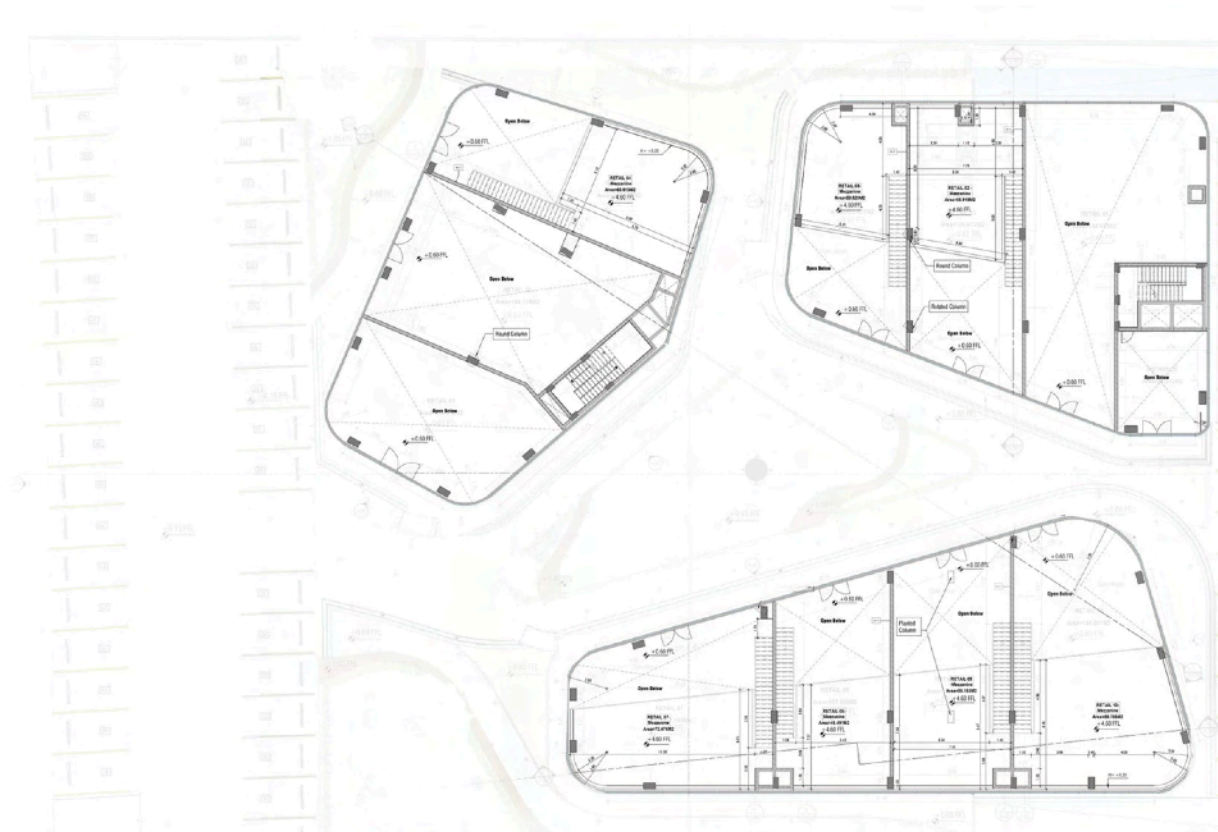
GROUND FLOOR | +0.20 M



06

TSM MALL
06.00 | PLANS

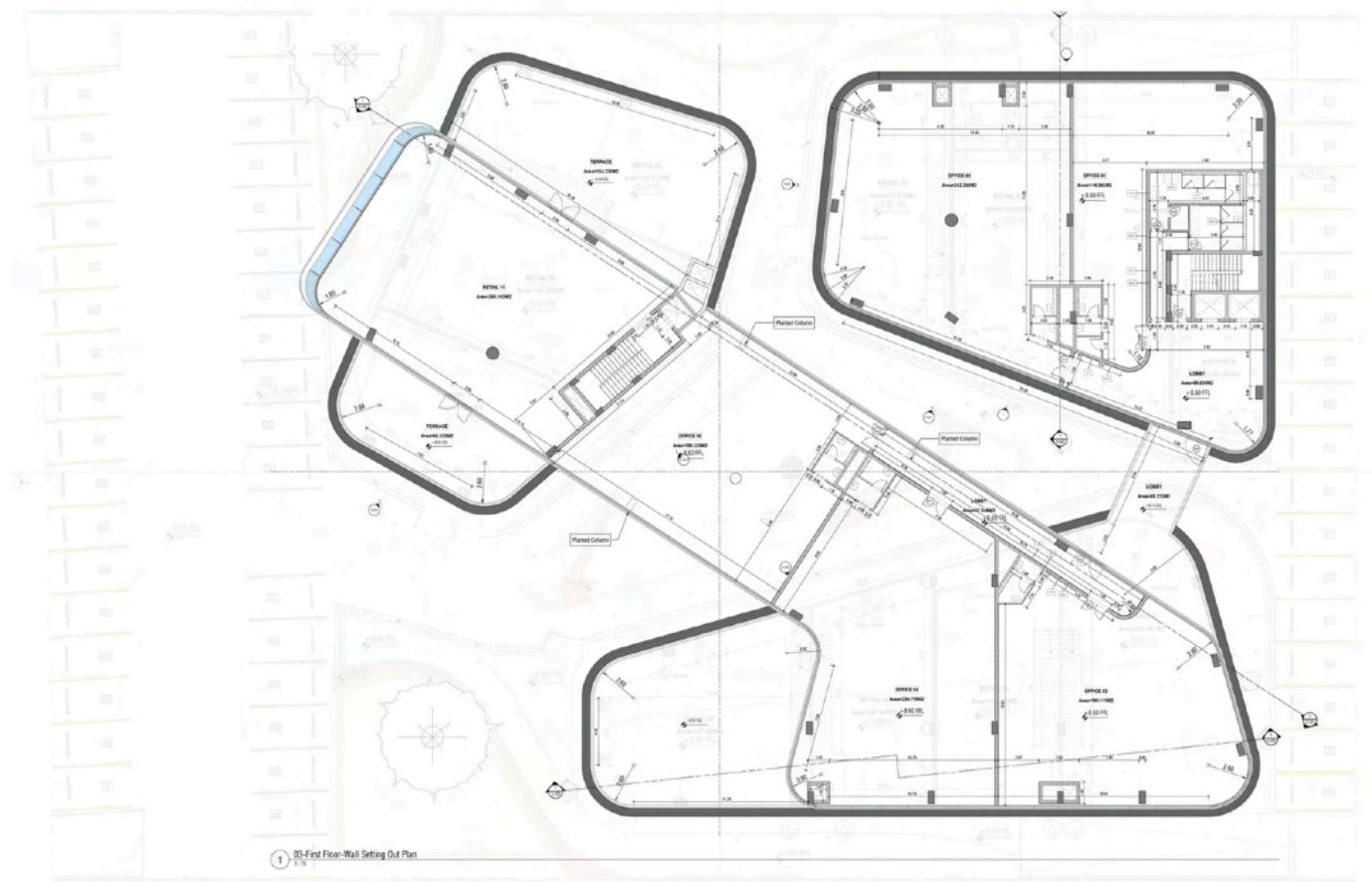
MEZZANINE FLOOR | +4.00 M



06

TSM MALL
06.00 | PLANS

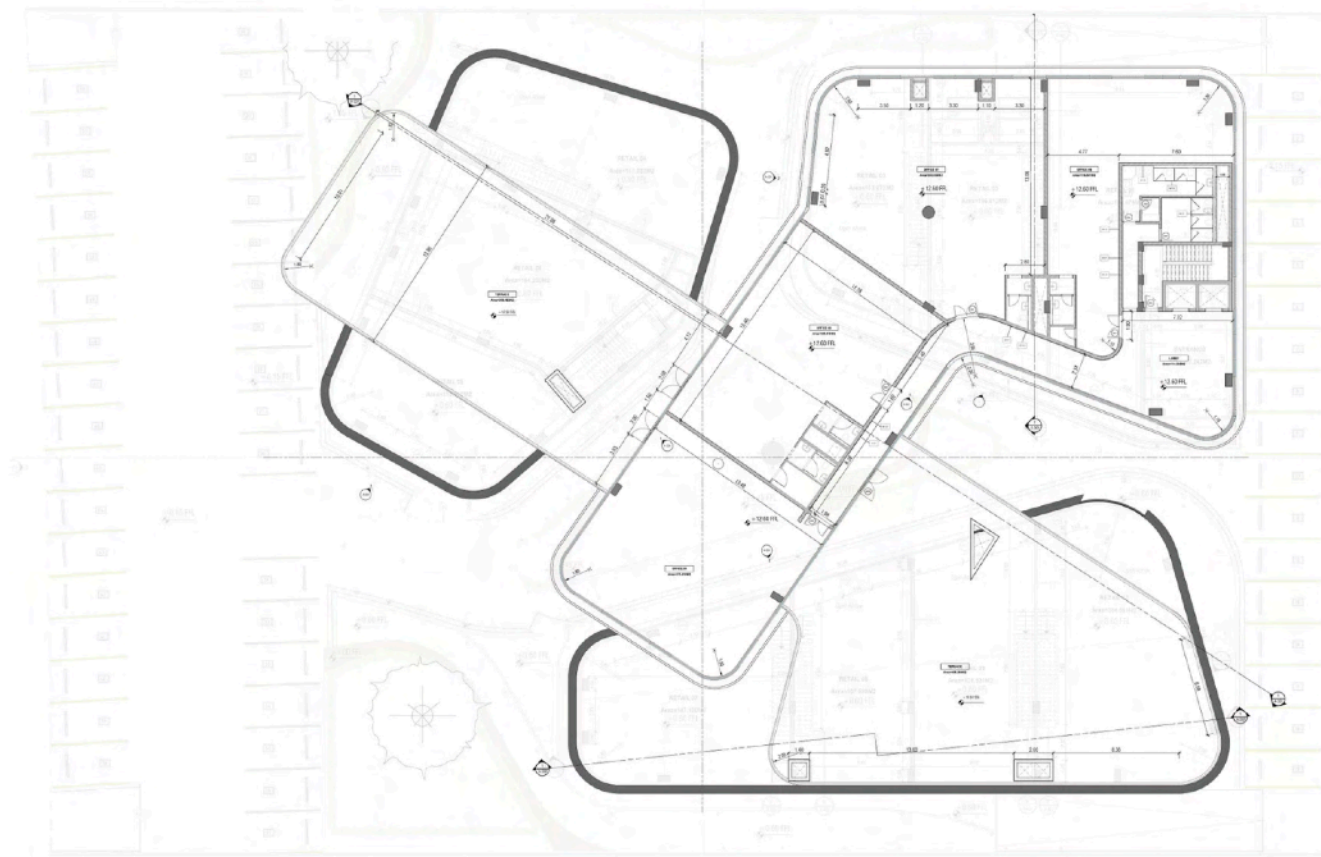
FIRST FLOOR | +8.00 M



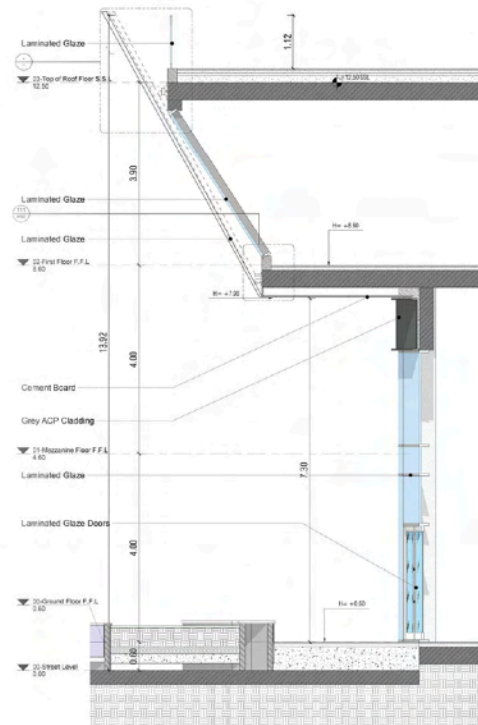
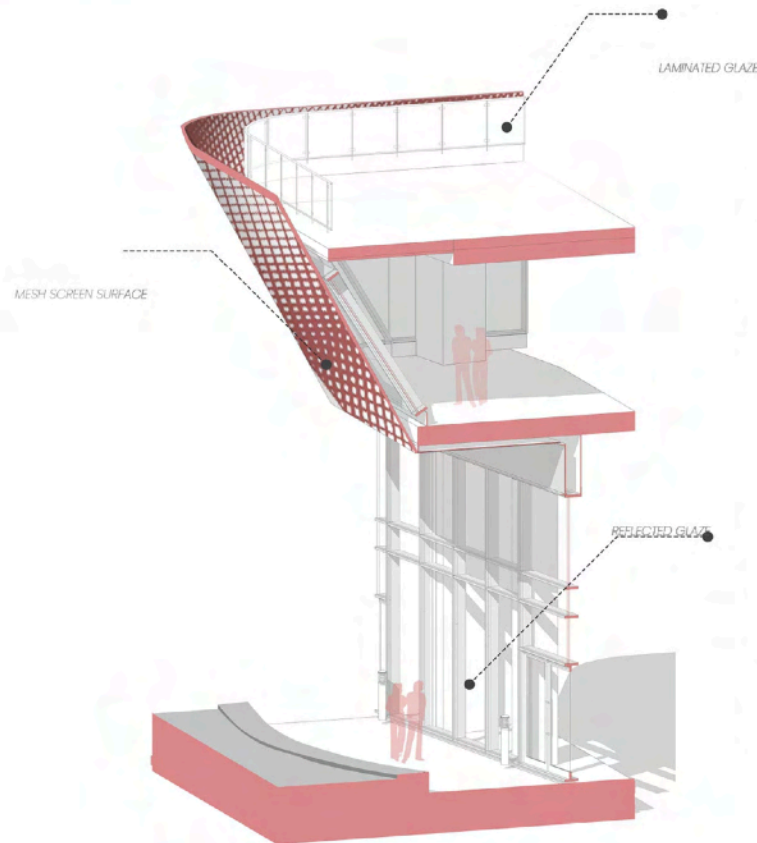
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TSM MALL
06.00 | PLANS

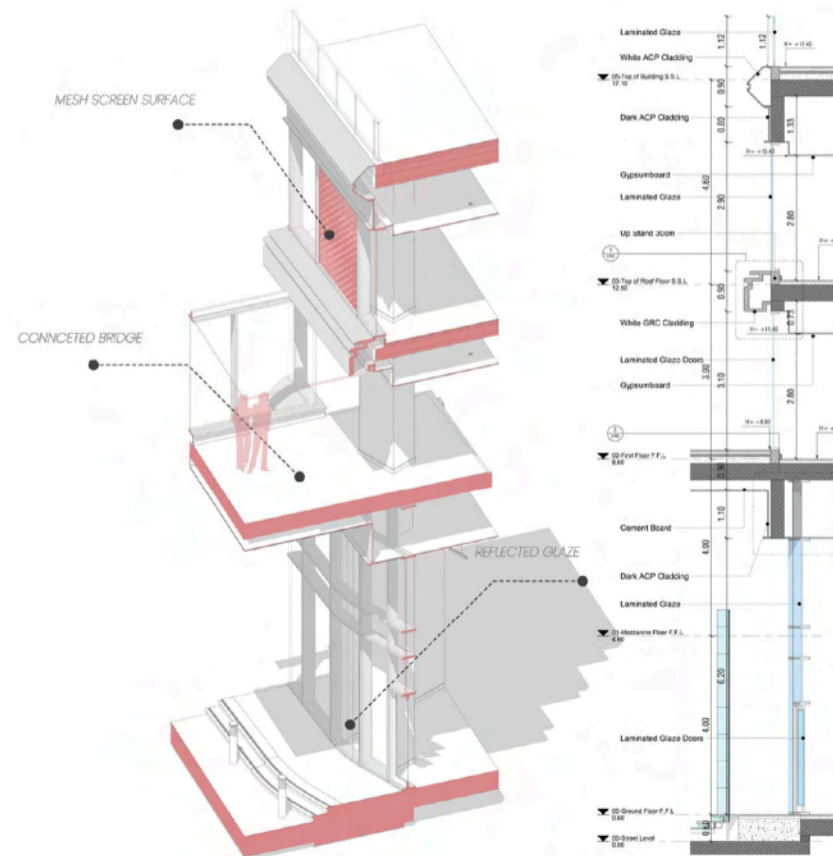
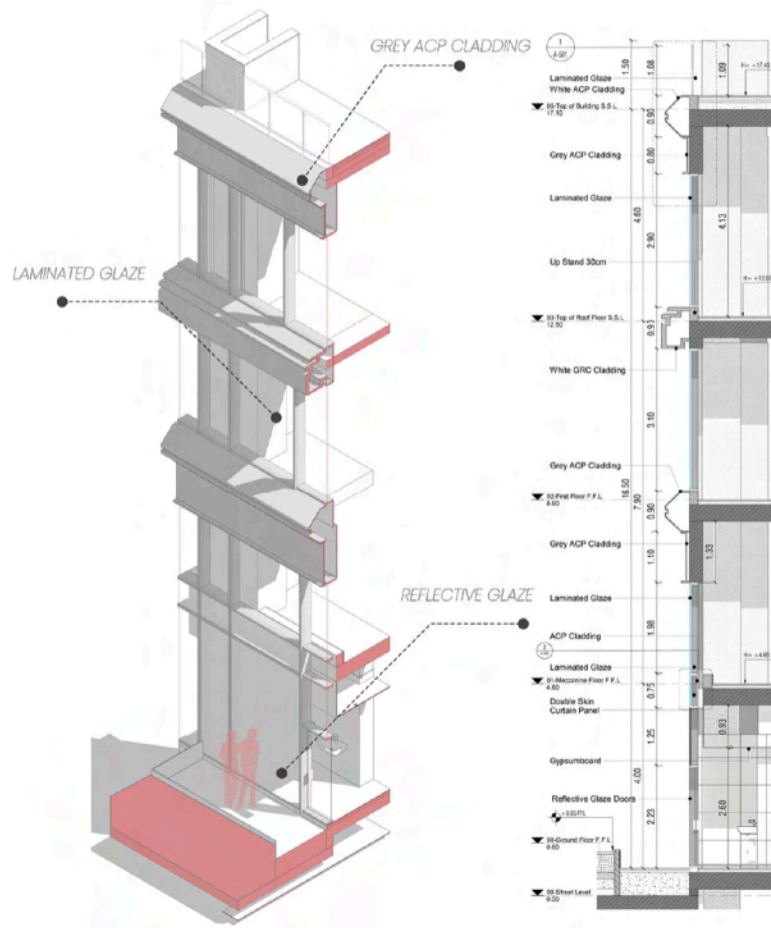
SECOND FLOOR | +12.50 M



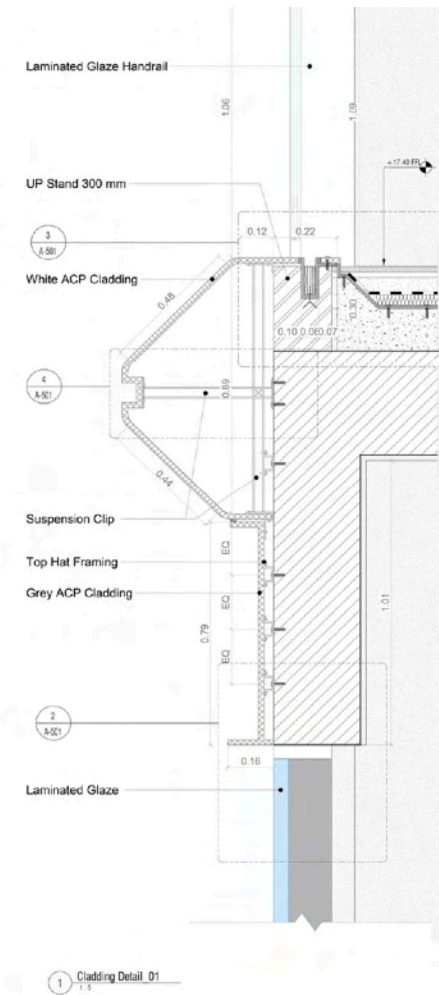
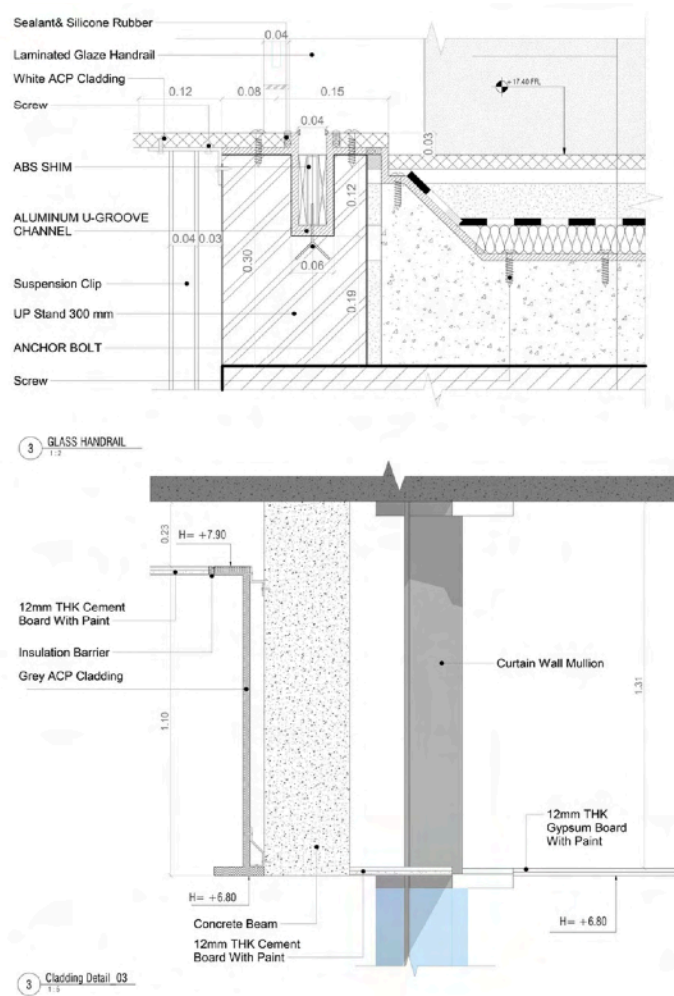
06
TSM MALL
06.00 | PLANS



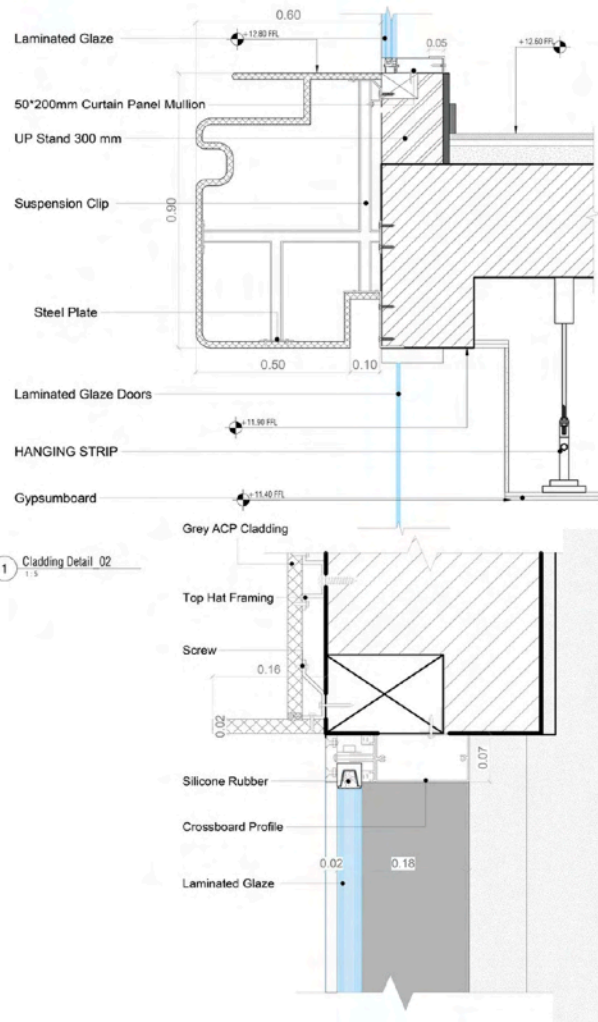
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TSM MALL
06.00 | PLANS



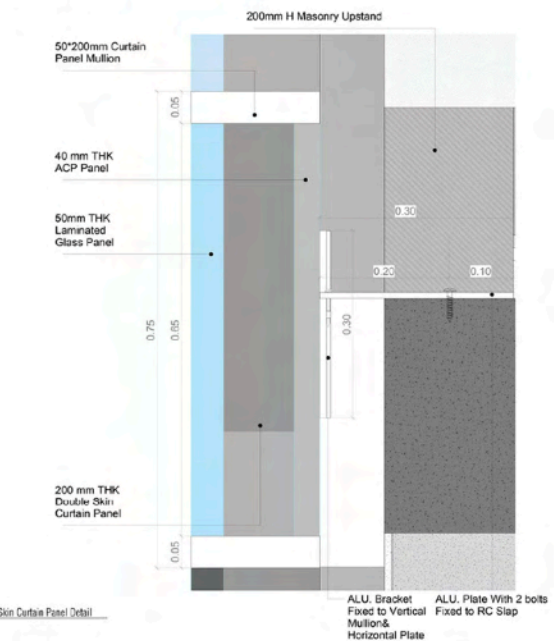
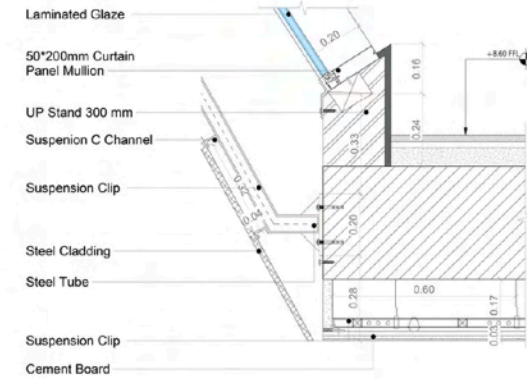
06
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06.00 | PLANS



06
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06.00 | PLANS



2 Top Curtain Detail
1:3





07
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07.00 | RENDERS



07
TSM MALL
07.00 | RENDERS



07
TSM MALL
07.00 | RENDERS



07
TSM MALL
07.00 | RENDERS

