

# REAL ESTATE & INFRASTRUCTURE MAGAZINE

Showcasing Global Real Estate Investors, Sustainable Developers & Family Offices

## Magna

*Building A  
Strong  
Tourism  
Ecosystem  
Within NEOM*

SMART CITIES

GREEN BUILDING

INFRASTRUCTURE

HEALTHCARE

DATA CENTERS

GIGA-PROJECTS

INVESTMENT FUNDS

FAMILY OFFICES

LUXURY REAL  
ESTATE  
DEVELOPMENT

INDUSTRIAL

MULTIFAMILY

STUDENT  
ACCOMMODATION



KSA SPECIAL EDITION ON:

# NEOM

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## Magna

Redefining Coastal Luxury in Saudi Arabia's Vision 2030

## Sindalah

NEOM's Gateway to Red Sea Luxury

## Oxagon

Pioneering Industry 4.0 in Sustainable Manufacturing

## Port of NEOM

Revolutionizing Global Maritime Trade

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## ABOUT NEOM

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Known as the 'Land of the Future,' NEOM is a giga-project located on the Red Sea in northwest Saudi Arabia. A core component of Saudi Vision 2030, NEOM was conceived to find solutions for some of the world's most pressing challenges and support in the diversification of the Kingdom's economy.

Driven by an ecosystem of 15 sectors, five regions and three subsidiary companies, NEOM is strategically located to provide ready access to international markets. Around 40% of the world's population is within a six-hour flight and 13% of global shipping trade is conducted on the nearby Red Sea. NEOM will incorporate hyperconnected cognitive developments spread across 26,500 square kilometers of breathtaking terrain. Ultimately, 95% of NEOM will be conserved for nature.

Key NEOM regions currently under construction include THE LINE, a modular-constructed linear city; Oxagon, an integrated port, business and logistics hub; Trojena, a winter sports and year-round adventure destination; The Islands of NEOM, offering unparalleled access to the Red Sea's rich marine landscapes; and Magna, a premium coastline development incorporating 12 distinctive locales.



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# Magna

## Redefining Coastal Luxury in Saudi Arabia's Vision 2030



NEOM's premier coastal destination, Magna, represents a groundbreaking fusion of natural preservation and architectural innovation along the pristine Gulf of Aqaba coastline. This luxury development embodies Saudi Arabia's ambitious Vision 2030 goals, positioning the Kingdom as a global leader in sustainable tourism while contributing significantly to national economic diversification efforts.

Under the expert leadership of Executive Director Jeremy Lester, who brings over four decades of international real estate development experience, Magna is being crafted as an unprecedented destination where 95% of the land remains dedicated to wildlife conservation. This commitment to environmental stewardship sets a new benchmark for sustainable luxury development, ensuring that the region's magnificent natural landscapes and wildlife habitats are preserved for future generations.

The announcement of major hospitality partnerships underscores Magna's growing appeal to international luxury brands. Hyatt's commitment to debut both Park Hyatt Jaumur and Andaz Jaumur Marina in 2027 marks a significant milestone, bringing 350 luxurious rooms and suites to the vibrant marina community of Jaumur. The Park Hyatt property will offer 125 rooms overlooking the bustling marina, while the 225-room Andaz will celebrate art and creativity as a luxury lifestyle destination.

Equally impressive is the partnership with Equinox Hotels for Equinox Resort Treyam, featuring an architectural marvel spanning 450 meters and floating 40 meters above a serene lagoon. This resort will anchor the high-performance lifestyle brand's expansion into the Middle East, offering world-class fitness facilities, spa treatments, and culinary experiences focused on wellness and regeneration.

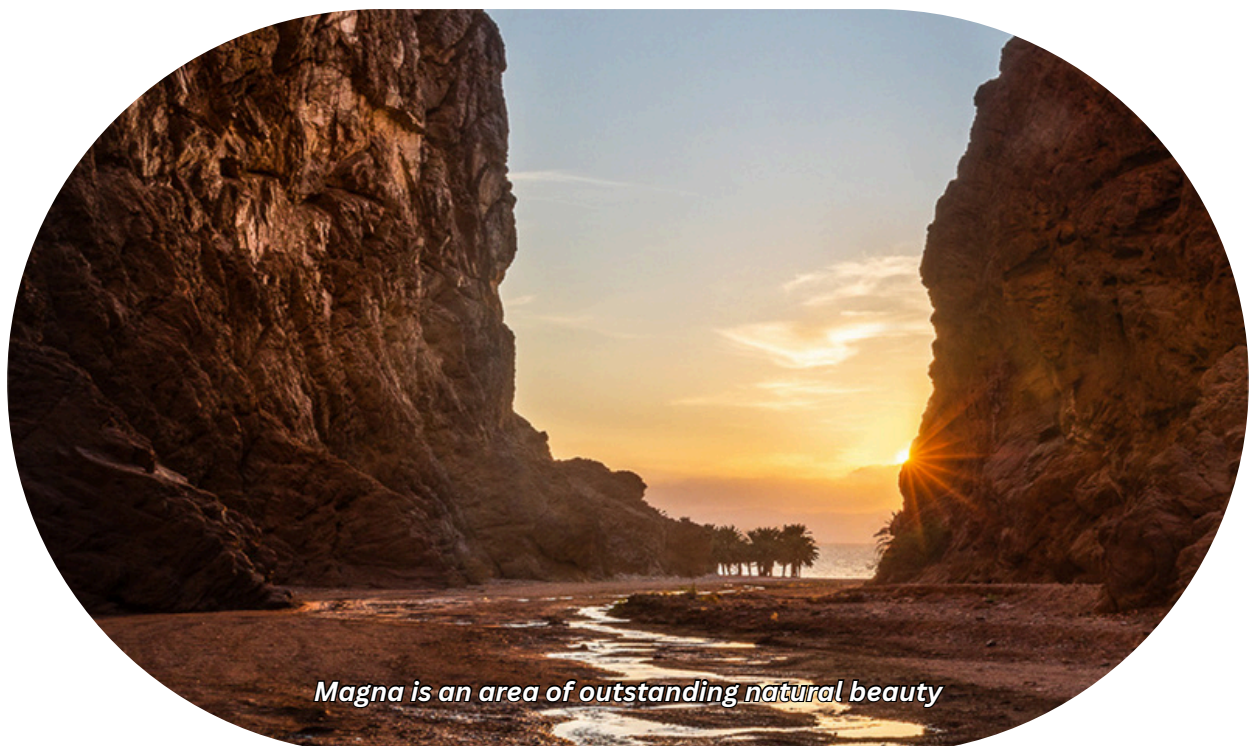


Jaumur's centerpiece marina features a gravity-defying cantilever design rising above superyachts, complemented by a state-of-the-art 300-berth facility. The marina promenade will pulse with entertainment, cultural experiences, and a dedicated deep-sea diving research center, creating a vibrant hub for maritime enthusiasts and luxury travelers alike.

What sets Magna apart is its seamless integration of cutting-edge technology with environmental conservation. The development promises personalized experiences for visitors seeking both indulgence and adventure, all within a carefully protected natural ecosystem. From hiking and cycling to water sports and yacht clubs, Magna offers unparalleled access to land and sea experiences.

As NEOM's coastal jewel takes shape, Magna represents more than just another luxury destination. It embodies a transformative approach to tourism development that prioritizes environmental stewardship while delivering world-class hospitality experiences. This visionary project demonstrates how sustainable development can create economic value while preserving natural heritage, setting a new standard for coastal luxury developments worldwide.

The success of Magna will serve as a powerful catalyst for Saudi Arabia's tourism ambitions, showcasing the Kingdom's commitment to innovation, sustainability, and excellence in hospitality. As the first guests arrive at these revolutionary properties, Magna will undoubtedly establish itself as a premier destination for discerning travelers seeking the perfect synthesis of luxury, nature, and cutting-edge design.



*Magna is an area of outstanding natural beauty*





# THE ULTIMATE IN LUXURY LIVING

We will set the standard for luxurious living with premium residences that offer world-class amenities and services. Residents will enjoy exclusive access to a curated calendar of art, culture and entertainment events that celebrate the richness of the global community. The fine dining restaurants will provide exceptional culinary experiences, while luxury boutiques will showcase the most coveted designer brands, making this the epitome of refined living.

**2,500+** PREMIUM RESIDENCES INCLUDING VILLAS AND APARTMENTS

**15** LUXURY HOTELS

**1,600** HOTEL ROOMS, SUITES AND APARTMENTS

**3** LUXURY MARINAS

**73** DINING DESTINATIONS

**102** RETAIL & LEISURE DESTINATIONS

**GALLERIES AND STUDIOS**

**PERFORMING ARTS AND EVENTS**

**500** STUDENT PREMIER BOARDING SCHOOL



# A LUXURY LIFESTYLE

With activities and facilities for all ages and interests, we will cater to those seeking rejuvenation and peace in natural landscapes, as well as adventure sports and culture enthusiasts. The destination will offer careful curation of bespoke experiences that ensures residents and guests can find the perfect activity for them. With activities and facilities for all ages and interests, it will cater for those seeking rejuvenation and peace in the natural landscape, as well as adventure.

**18-HOLE SIGNATURE GOLF COURSE**

**2** GOLF CLUBS

**1** MOUNTAIN ADVENTURE CENTER

**WATER SPORTS**

**18-HOLE CHAMPION GOLF COURSE**

**1** EQUESTRIAN CENTER

**1** DEEP-SEA EXPERIENCE CENTER

**DIVING AND SAILING CENTERS**

**SAR 2.6BN** GDP CONTRIBUTION BY 2030

**30,000** CONSTRUCTION JOBS

**300,000+** GUESTS ANNUALLY

**15,000** JOBS IN HOSPITALITY, LEISURE AND SERVICES

**14,500** RESIDENTS

## A SUSTAINABLE FUTURE

A place poised to set a new global standard in luxury sustainable coastal tourism. The region presents an unprecedented opportunity for investors and developers who are committed to building a progressive future. Magna supports the diversification of Saudi Arabia's economy, creating jobs and bolstering tourism—which is a key driver of the transformative Saudi Vision 2030.

**ARTS, CULTURE AND ENTERTAINMENT**

**SPORTS, HEALTH AND WELL-BEING**

**RESTAURANTS, LEISURE AND RETAIL**

**EDUCATION AND RESEARCH**



## SEAMLESS CONNECTIONS

Located on the Gulf of Aqaba coastline, this will be the ultimate destination for the world's most luxurious super yachts. With seamless connectivity and access to the Mediterranean, it will provide world-class amenities and establish a new global benchmark for refined living among the discerning yachting community. Its distinctive offerings will make this an unforgettable destination for those seeking ultra-luxury experiences.

**3 LUXURY MARINAS, 450 BERTHS**

**1 PRIVATE AIR STRIP**

**5 HELIPADS**

**WATER MOBILITY CONNECTIONS**





# UK Events

**Private Markets Group Ltd**

**Private Debt &  
Infrastructure Forum  
2026**

**Sustainability & Impact  
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# Sindalah

## NEOM's Gateway to Red Sea Luxury

Sindalah has officially opened its doors as NEOM's inaugural destination, marking a transformative moment for luxury tourism in the Red Sea region. This exclusive island retreat, spanning 840,000 square meters of pristine coastline, represents the first tangible realization of Saudi Arabia's ambitious Vision 2030 tourism goals, welcoming its initial wave of invited guests to experience unparalleled luxury and natural beauty.

Strategically positioned just five kilometers off the NEOM coastline in northwest Saudi Arabia, Sindalah serves as the region's gateway to the Red Sea, offering direct access to some of the world's most spectacular marine environments. The island's exceptional location places it merely 17 hours by sea from key Mediterranean destinations, making it an ideal hub for European, Saudi, and GCC yacht owners seeking new luxury experiences.

The development of Sindalah represents a remarkable achievement in project execution, transforming from concept to reality through an extensive two-year construction effort. At its peak, the project employed a 30,000-strong workforce across four local contracting partners and up to 60 subcontractors, demonstrating the scale and complexity of bringing this visionary destination to life.

Architectural excellence defines every aspect of Sindalah's design, masterfully crafted by renowned yachting architecture firm Luca Dini Design & Architecture. The island seamlessly blends natural beauty with technological innovation, creating world-class facilities that respect and enhance the surrounding environment. The crown jewel of this design philosophy is the Sindalah Yacht Club, featuring interior design by celebrated Italian designer Stefano Ricci in his first club design project.

The yacht club spans 1,800 square meters and represents the epitome of luxury maritime hospitality. Featuring white Carrara marble interiors accented with "Sindalah Blue" – a custom color created specifically to represent the island's pristine waters – the venue offers breathtaking marina views and exclusive fine dining curated by Chef Enrico Bartolini, whose restaurants have collectively earned 13 Michelin stars.

Sindalah's marine credentials are equally impressive, boasting a state-of-the-art 86-berth marina capable of accommodating superyachts up to 180 meters in length, plus 75 additional offshore buoys. The surrounding waters host an extraordinary marine ecosystem featuring 1,100 fish species – 45 of which are unique to NEOM waters – alongside more than 300 coral species, offering world-class diving and snorkeling opportunities.

The island's hospitality offerings are comprehensive and sophisticated, featuring 440 rooms and 88 villas, plus 218 luxury serviced apartments to accommodate diverse guest preferences. The Village and Promenade serve as the entertainment heartland, hosting 38 culinary offerings backed by world-renowned chefs, 36 luxury retail outlets, and vibrant social venues.

Recreation facilities include a beachfront Golf Club with a world-class 6,474-yard par 70 course offering 18 teeing points and two unique nine-hole experiences. The Beach Club provides poolside luxury by day and mesmerizing musical experiences by night, while the marina offers year-round sailing opportunities in ideal climatic conditions.

By 2028, Sindalah expects to welcome up to 2,400 guests daily while generating approximately 3,500 jobs, significantly contributing to Saudi Arabia's hospitality and tourism sector development. This economic impact aligns perfectly with the Kingdom's diversification objectives under Vision 2030.

As NEOM CEO Nadhmi Al-Nasr noted, Sindalah offers visitors a compelling first glimpse of what the future holds for NEOM's extensive portfolio of destinations and developments, establishing a new benchmark for luxury island experiences in the region.



*Sindalah Island At Sunset*





**Sindalah ushers in a new season for the global yachting community**

**Sindalah is an 840,000m<sup>2</sup> playground for the world's luxury travelers.**



**Sindalah blends the natural beauty of the island with tech-driven design and architectural excellence**





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*Oxagon*  
*A reimagined*  
*industrial city*



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# Oxagon

## Pioneering Industry 4.0 in Sustainable Manufacturing



Oxagon stands at the forefront of industrial innovation, representing a revolutionary approach to manufacturing that integrates Industry 4.0 technologies with circular economy principles. This purpose-built coastal city on the Red Sea is transforming traditional industrial concepts by embedding robotics, automation, artificial intelligence, and Internet of Things technologies from the ground up, rather than retrofitting outdated infrastructure.

Under the leadership of CEO Vishal Wanchoo, who brings four decades of executive experience from General Electric across healthcare, energy, and aviation sectors, Oxagon is reimagining the industrial model while incorporating NEOM's unique sustainability philosophies. This greenfield approach allows manufacturers to operate more efficiently, sustainably, and profitably than ever before possible.

The recent landmark agreement with DataVolt exemplifies Oxagon's commitment to sustainable innovation. This partnership will establish the region's first truly sustainable, net-zero AI factory campus, backed by an initial USD 5 billion investment with operations expected by 2028. The 1.5-gigawatt facility addresses critical global challenges posed by traditional data centers, which currently consume 1-1.3% of global electricity demand and face exponential growth with advancing generative AI technologies.

Oxagon's strategic location on the Red Sea coast, positioned near global shipping lanes, provides manufacturers with unparalleled access to international markets. The Port of NEOM serves as the region's logistics backbone, connecting businesses to global trade routes while facilitating economic growth through its advanced, sustainable, and efficient operations.

The manufacturing ecosystem within Oxagon offers comprehensive competitive advantages for companies establishing regional operations. The Oxagon Industrial Quarter provides immediate market access to NEOM's developing regions and sectors, while renewable energy commitments, innovation hub facilities, and smart city infrastructure enable manufacturers to live-test and scale operations while meeting global sustainability targets.



Innovation acceleration defines Oxagon's approach through Oxagon Innovation Bay, which provides a dynamic environment for inventors and manufacturers to conduct real-world testing, research, and development. Operating as a living laboratory for next-generation cognitive technologies, this facility enables entrepreneurs, industry leaders, and research institutions to accelerate ideas from laboratory concepts to market-ready solutions at scale.

The residential component, Oxagon Village, creates a new benchmark for industrial city living through integrated communities and people-centric urban planning. Residents and visitors can choose from studio to five-bedroom apartments with views ranging from courtyards and streetscapes to the Red Sea coast and Port of NEOM. The village features world-class hospitality, retail, sustainable mobility solutions, sports and wellness amenities, schools, and an advanced health center, all within a continuous walkable public realm.

Sustainability remains central to Oxagon's operations, with the city designed to be powered entirely by renewable energy. This commitment enables manufacturers to operate within a truly green industrial ecosystem, meeting increasingly stringent global sustainability requirements while maintaining operational excellence and cost competitiveness.

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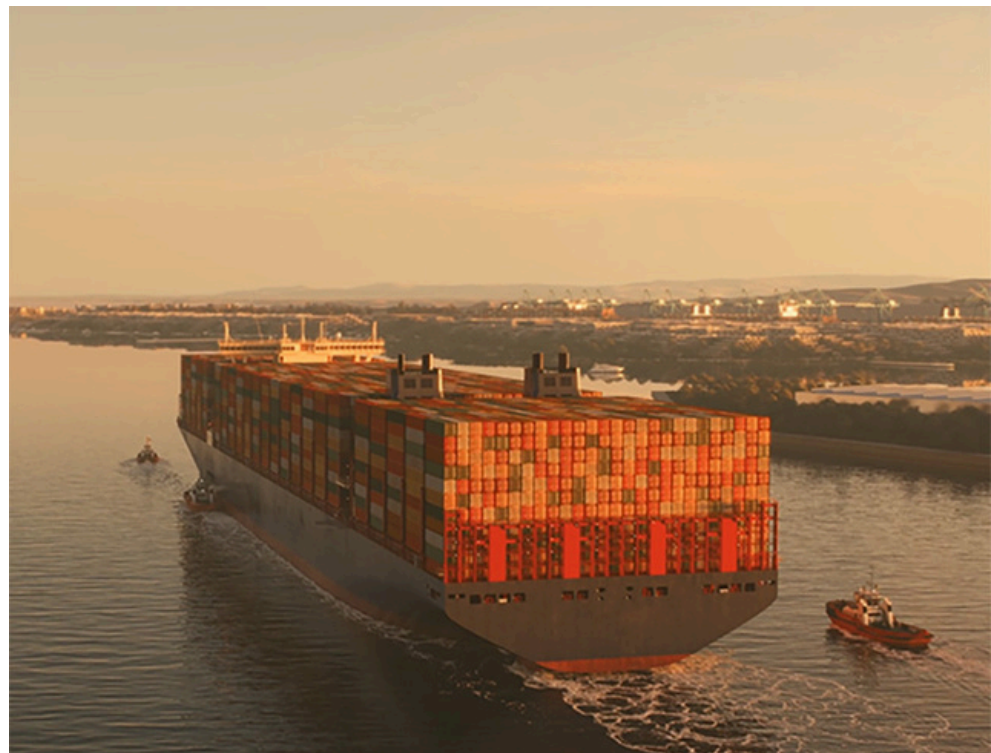
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**Oxagon's manufacturing ecosystem is designed to offer a competitive advantage and comprehensive support for companies looking to establish operations in the region**

**Located on the Red Sea, at the crossroads of global trade routes, the Port of NEOM connects the region to international markets, attracting businesses and facilitating economic growth.**



**With a focus on integrated communities and people-centric urban planning, Oxagon's residential communities are set to create a new benchmark for industrial cities.**





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# Port of NEOM

## Revolutionizing Global Maritime Trade

Port of NEOM is establishing itself as the world's most technologically advanced, efficient, and sustainable maritime facility, strategically positioned in northwest Saudi Arabia to serve as a pivotal gateway for global trade. Previously known as Duba Port, this revolutionary facility represents a fundamental reimagining of modern port operations, featuring unprecedented levels of physical-digital integration and cutting-edge automated technologies.

Under the expert leadership of Managing Director Sean Kelly, who brings over 35 years of experience managing port, logistics, and shipping industries across North America and Asia, Port of NEOM is setting new benchmarks for operational excellence and efficiency. Kelly's previous role as CEO of Modern Terminals provides invaluable expertise in establishing this next-generation maritime facility.

The port's strategic location at the crossroads between Africa and Asia positions it ideally to accelerate sea container transportation throughout the region, significantly enhancing global trade routes and connectivity.

This positioning offers direct market access to NEOM through the most sustainable transportation methods while providing substantial environmental benefits, with shipping by sea reducing road transportation requirements by thousands of kilometers.

Recent infrastructure achievements demonstrate the port's rapid development toward its 2026 Terminal 1 launch. The completion of a 900-meter quay wall and deepening of the port channel to 18.5 meters enables the world's largest vessels transiting the Suez Canal to call at Port of NEOM.

These enhancements support the port's capacity to handle the most advanced container ships in global operation. A major milestone was reached with the arrival of Saudi Arabia's first fully automated, remote-controlled Ship-To-Shore (STS) and Electric Rubber-Tyred Gantry (eRTG) cranes. These state-of-the-art systems represent a critical component of the port's automation strategy, unlocking potential for high-volume, high-efficiency operations while enabling a future-ready workforce model where operators manage equipment from secure, ergonomic environments.

Port Director Melissa Blake, with over 20 years of experience in port development, automation, and start-ups across multiple continents, leads the facility's operational development. Her previous experience with A.P. Moller-Maersk provides crucial insights into global shipping requirements and operational excellence standards.

The port's commitment to sustainability extends beyond operational efficiency to comprehensive environmental stewardship. With 100% renewable energy powering operations and 2 million square meters of advanced logistics space, Port of NEOM demonstrates how maritime facilities can achieve environmental goals while maintaining commercial competitiveness. The facility saves approximately 1,600 road kilometers when utilized versus traditional road freight options.

Terminal 1 will feature horizontal transport automation as part of the broader goal to achieve full automation, significantly expanding logistics capacity while driving regional industrial growth. These technologies open access to global markets, enhance supply chain resilience, and unlock unprecedented business opportunities for regional and international partners.

Workforce development remains central to Port of NEOM's mission, with pioneering initiatives training the next generation of Production Specialists to become remote crane operators. Ten participants from the Tabuk region are currently enrolled in an intensive two-year program combining technical instruction, hands-on training, and dedicated mentorship, with particular emphasis on training Saudi women for high-tech roles.

Commercial Director Brian Kristensen brings over 30 years of industry experience to developing strategic partnerships and commercial relationships that will drive the port's long-term success. Regular vessel calls for containers, general cargo, and ferry services are managed by world-class teams of experienced port professionals, ensuring consistent, reliable service for global shipping partners.

The port represents a new model for compressed supply chains, integrating port operations, logistics centers, and rail delivery operations within a single facility. This integration dramatically improves efficiency while reducing environmental impact and operational costs for users.

As Port of NEOM approaches its operational launch, it stands poised to transform regional and global maritime trade through sustainable innovation, advanced automation, and strategic positioning, establishing new standards for port operations worldwide.





**Port of NEOM welcomes first automated remote-controlled cranes in Saudi Arabia, advancing automation and boosting trade links on the Red Sea**

**Development of Port of NEOM continues at pace ahead of 2026 launch of Terminal 1, which will enable the port to receive the world's largest container vessels**



**Arrival of next-gen cranes supports advanced workforce development program designed to empower Saudi talent and unlock high-tech jobs of the future**





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*Gidori*  
*An Exclusive Residential Golf Community*



NEOM



190 SEAVIEW  
APARTMENTS



200 PRIVATE VILLAS  
AND HOMES



18-HOLE  
CHAMPIONSHIP  
GOLF COURSE



RESTAURANTS  
AND LOUNGES



WELLNESS SPAS,  
GYMS AND POOLS



OBSERVATION  
PLATFORMS





NEOM

*Trojena*  
*The Mountains of NEOM*



**2,600** M  
MAXIMUM ELEVATION



**30+** KM  
SKI SLOPES



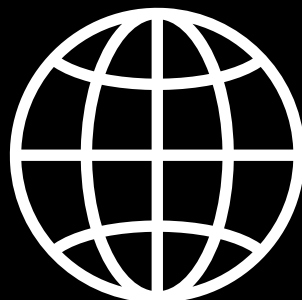
**1** LIFESTYLE  
MANAGEMENT RESORT



**42,000** SQM  
RETAIL AND DINING SPACE



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