



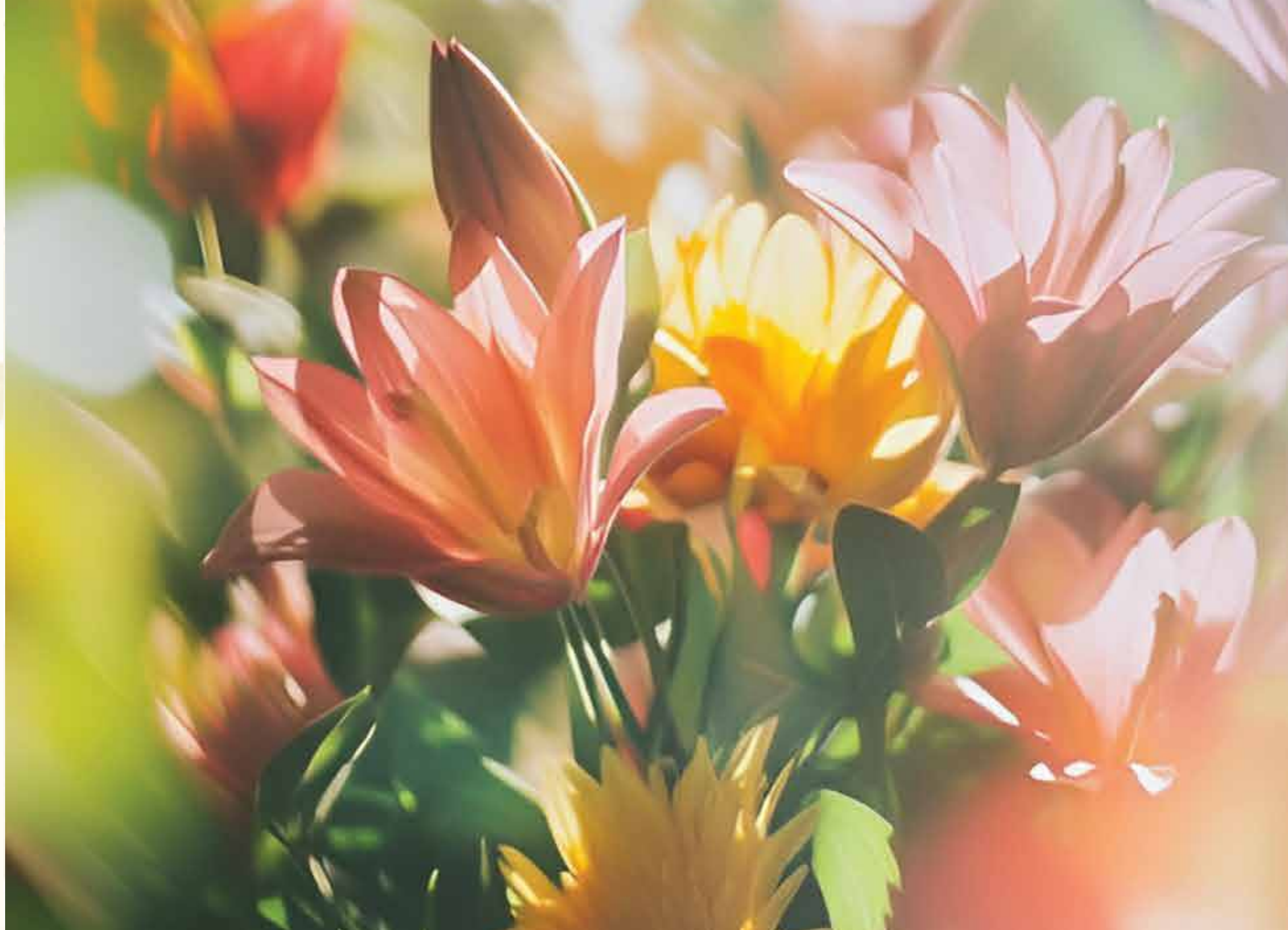
جدة هايتس
JEDDAH HEIGHTS
BY NHC



Mayan Heights... Beauty at its finest

Designing a life of unparalleled beauty

The core belief remains that homes are not merely physical spaces; instead, environments are crafted to pulse with life and nourish the soul. With every project launched, a noble objective persists: the construction of sustainable communities that mirror individual dreams and ambitions. A specialized team works with profound passion to realize projects blending functional elegance with visionary design, offering a sanctuary of true comfort and distinction, a place for a lifestyle that matches every aspiration.



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Where Life Embraces Nature

Jeddah Heights stands as a premier luxury residential destination spanning 3.7 million m² in Jeddah. This location represents the city's future, offering integrated facilities and advanced services amidst enchanting natural landscapes. A sustainable environment is thus created, presenting a highly attractive investment opportunity.





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Where Life Feels Like a Celebration

Within Jeddah Heights, family comfort and well-being are held in the highest priority. Every necessity surrounds the resident to ensure a living experience that is both unique and unparalleled.

-  Educational Facilities
-  Health Center
-  Parks & Playing Areas
-  Community Centers
-  Commercial Districts
-  Mosques.





In the prestigious North East of Jeddah, a new mark of excellence has been established: Mayan Heights. The project is meticulously designed to fulfill desires, offering a unique living experience where authentic architectural details meet the sophistication of modern life. Situated within the Jeddah Heights Destination (NHC), the project covers over 96,000 m² and features 359 villas. Built under an officially approved license from the General Real Estate Authority, Mayan Heights offers diverse villa models tailored to the needs and privacy of every family.



A Place That Is Truly, Only Yours

In a world that never stops moving, we hold ourselves to one ambition, to push the standards of living beyond what has come before. We are not here to offer you a place to live. We are here to offer you a way to live, one where privacy, uncompromising quality, and architectural artistry come together in a way that has never quite been done before.

- Superior Quality of Life
- Standalone villas
- Strategic Location
- Exquisite High-End Finishes
- Fully Integrated Facilities
- Landscapes
- Contemporary Heritage Design
- The ultimate privacy





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Right Where the World Beats

Your Address at the Core of North Jeddah, surrounded by the city's most vital destinations, life here means never being far from what matters.

King Abdullah Sports City
16 Mins

Camel Square
18 Mins

King Abdulaziz International Airport
14 Mins

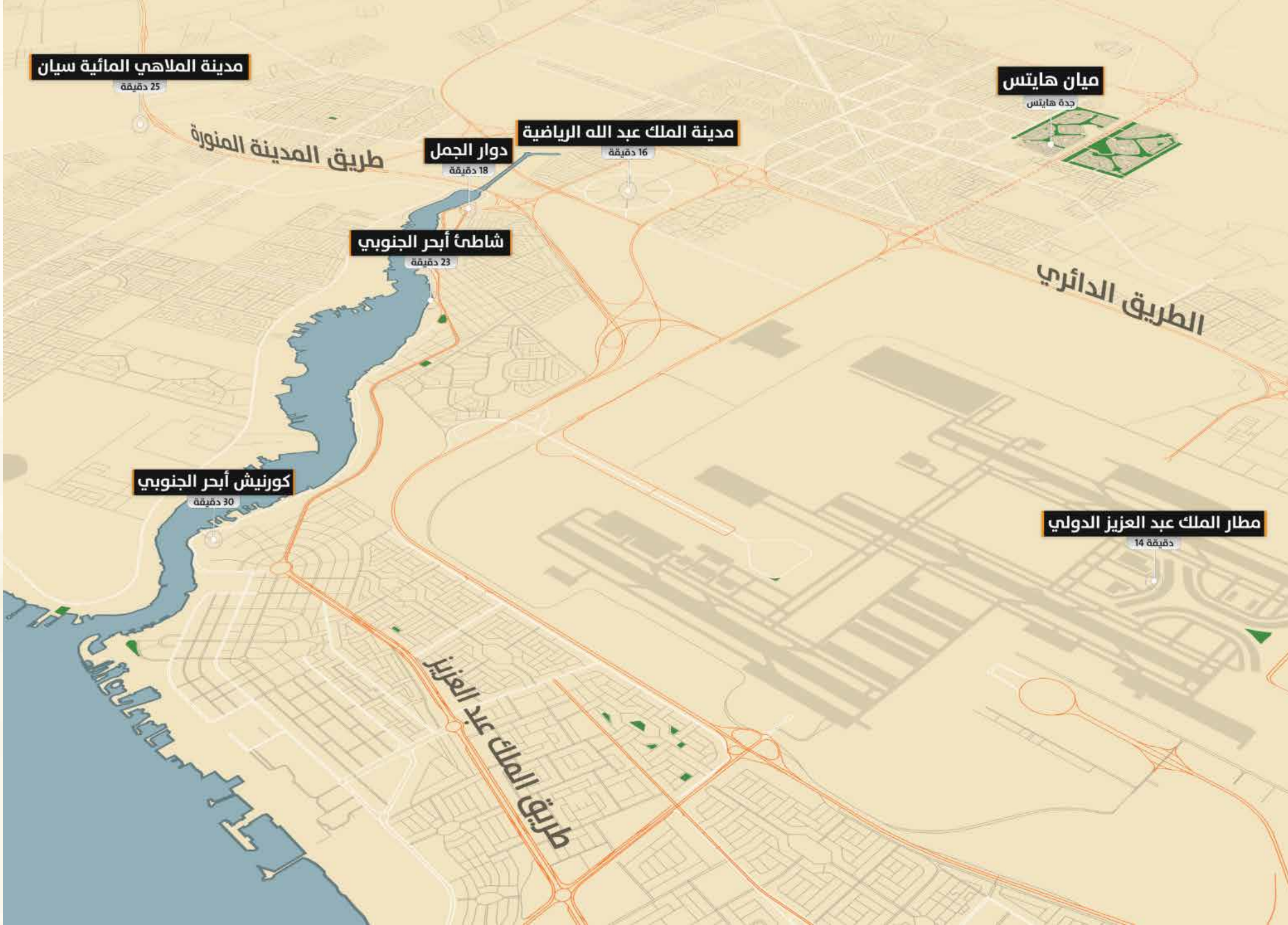
University of Jeddah
20 Mins

Cyan Water Park
25 Mins

South Obhur Corniche
30 Mins

South Obhur Beach
25 Mins

Jeddah Economic City
22 Mins





Life, At Its Most Beautiful



The Ultimate in Complete Privacy



Mayan Heights... Beauty at its finest



Areas

Starting from **219** m² to **307** m²



Number of Villas

359



Floor plans

5

In the Shades of Authentic Heritage

The enchanting blend of past and present is what defines Mayan Heights. A distinguished design, inspired by the authentic architecture of Jeddah and innovative modern construction, merges luxury with modernity. Every corner reflects a unique fusion of history and innovation, making it the perfect place to call home.



Mayan Heights... Beauty at its finest

Mayan Heights sits where everything you need is never far away, essential services & daily conveniences, all within comfortable reach. Surrounding it, open green spaces breathe a rare sense of calm and purity into every corner of the community. And at its core, a deep sense of privacy thoughtfully designed to resonate with the values and intimacy of the Saudi family.

Five Distinct Designs. One Perfect Fit

The Architectural Models:

				
Sedra	Camellia	Morgan	Rayhan	Poinciana
307.30 m²	307 m²	239 m²	221 m²	219 m²
2 Floors	2 Floors	2 Floors	2 Floors	2 Floors
Internal Staircase	Internal Staircase	Internal Staircase	Internal Staircase	Internal Staircase





Sedra
307.30 m²

Internal Staircase

The saleable area for the unit starts from **307.30 m²**

7

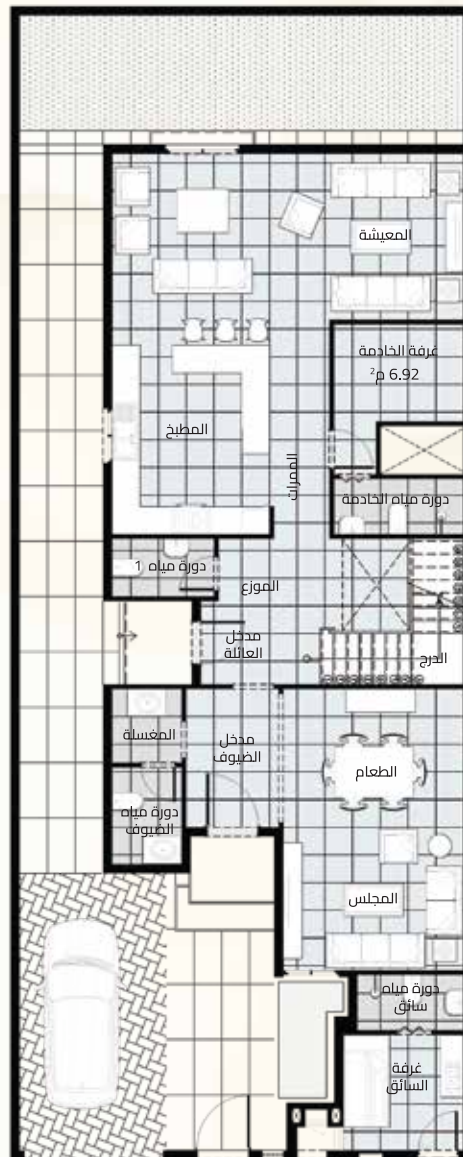
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1

1

Ground Floor

150 m²



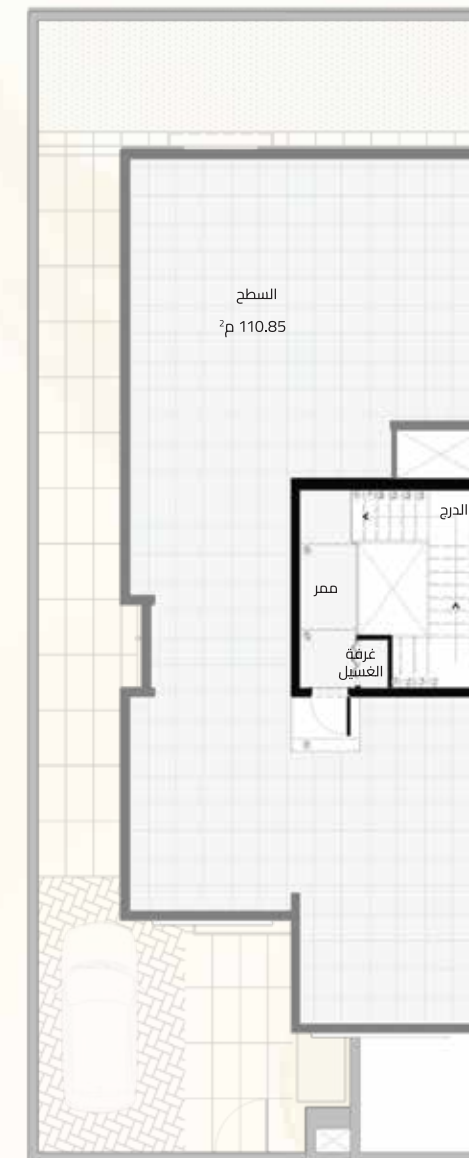
First Floor

139 m²



Roof Floor

18 m²





Camellia

307 m²

Camellia

Internal Staircase

The saleable area for the unit starts from **307 m²**

Bathrooms

7

Bedrooms

4

Maid's Room

1

Driver's Room

1

Ground Floor

159 m²



First Floor

130 m²



Roof Floor

17 m²





Morgan

239 m²

Morgan

Internal Staircase

The saleable area for the unit starts from **239 m²**

Bathrooms

5

Bedrooms

3

Maid's Room

1

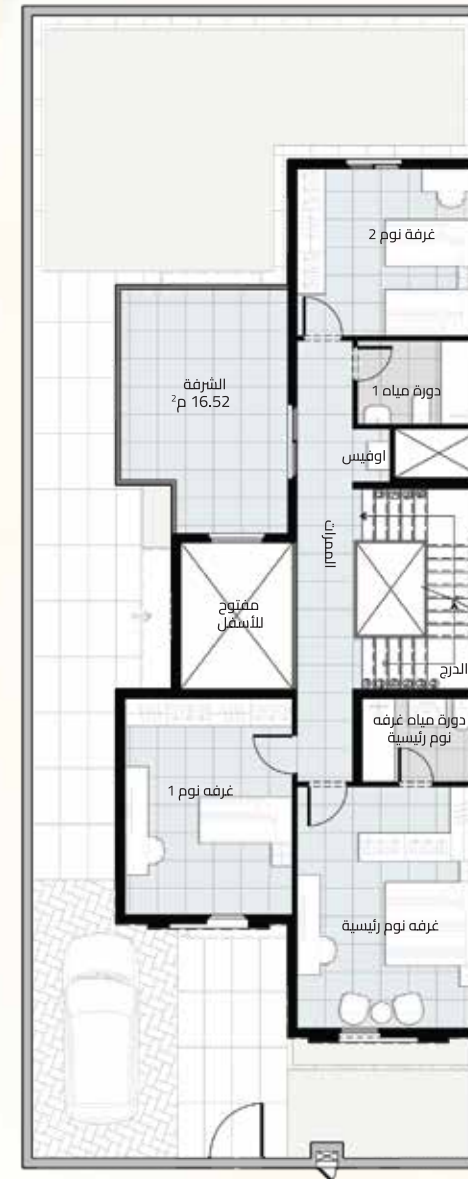
Ground Floor

125 m²



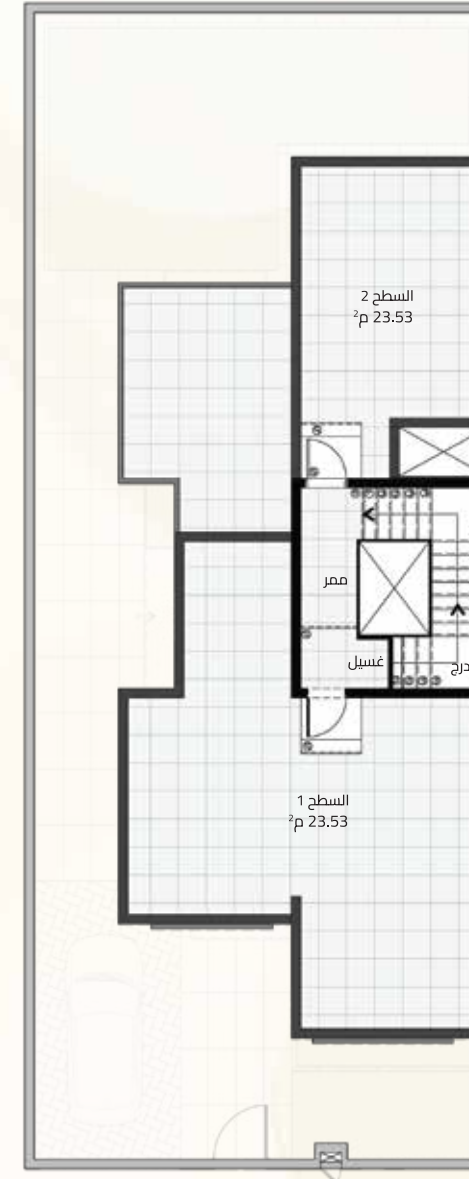
First Floor

96 m²



Roof Floor

18 m²





Rayhan

221 m²

Rayhan

Internal Staircase

The saleable area for the unit starts from 221m²

- Bathrooms5
- Bedrooms3
- Maid's Room1

Ground Floor
125 m²



First Floor
96 m²





Poinciana
219 m²

Poinciana

Internal Staircase

The saleable area for the unit starts from **239 m²**

Bathrooms

5

Bedrooms

3

Maid's Room

1

Ground Floor

129 m²



First Floor

90 m²





High-Quality Finishes



Warranties

All materials used in construction and finishing comply with the standards and specifications of the Saudi Standards, Metrology and Quality Organization.

- 1

Year

External/Internal Doors

Lighting

Electrical

Plumbing

- Paints

Aluminum works

AC Ducting

AC

Flooring

- 2

Years

Cabinets

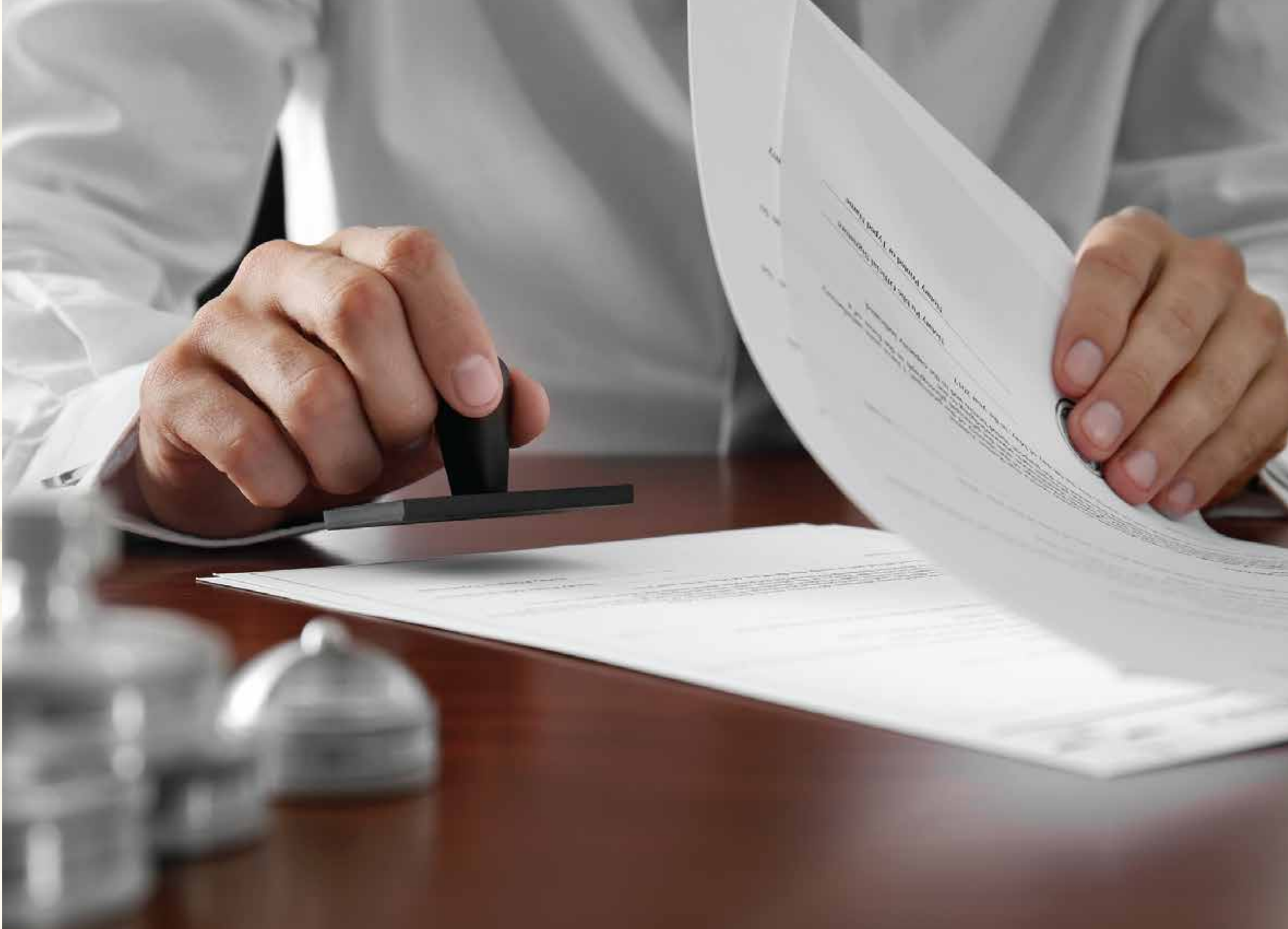
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Years

Structural Frame, Water

Thermal Insulation

Other materials
as per the supplier's warranty





About NHC

NHC takes pride in developing destinations that give everyone a better life, today and for generations to come. We don't simply meet the standards of quality. We set a higher bar, then clear it.

Since 2016, we have been on a journey to build sustainable infrastructure for neighborhoods that pulse with life, urban spaces that reimagine what it truly means to live well.

Our destinations wrap residents and visitors in every dimension of seamless living. Through thoughtful planning and considered design, the things that matter most shopping, green spaces, essential amenities are never more than minutes away, enriching the texture of everyday life in ways both seen and felt.

In everything NHC builds, the purpose remains the same: to cultivate a thriving urban life where individuals and families flourish. To make a shift that fosters their experience. And to welcome them into a tomorrow backed by an investment that only grows in value with every passing year.





Makkiyoon: Urban Developers.

Originating from Makkah, the destination of hearts, Makkiyoon has spent over 30 years building and developing. Each year, we deepen our roots and leave a mark on the land. Today, Makkiyoon is a leading real estate developer with a portfolio of 37+ projects, delivering over 12,000 luxury units. We are proud of our heritage and our strategic partnership with NHC, which serves as a cornerstone for our continued journey of success.



Always Reaching. Always Better.

For decades, Makkiyoon has been and remains a name built on trust. A dream that does not stay a dream. We have dedicated ourselves to giving the Saudi family everything they seek, whether in investment or in finding a place to truly call home. For us, building land is not simply a business - it is a calling. One that is only complete when the human and emotional dimensions of a community are built alongside it. The footprint of Makkiyoon in building and developing the Kingdom's lands is powerfully showcased through a portfolio of prestigious landmark projects, including:



.Makkiyoon Awards

journey defined by achievement and recognition. Makkiyoon has maintained certification as a 'Great Place to Work' for five consecutive years (2025-2021). Numerous ISO certifications have been attained, alongside the 2024 Mowaamah certificate for special needs inclusion. Distinction is further highlighted by winning two silver awards for Real Estate Excellence in 2026.



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