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Architecture, Engineering and Information Systems

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Real Estate Development



MAYADEEN Hotel

Jabal Ayr

-December 2025 -



Contents

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- Room Matrix



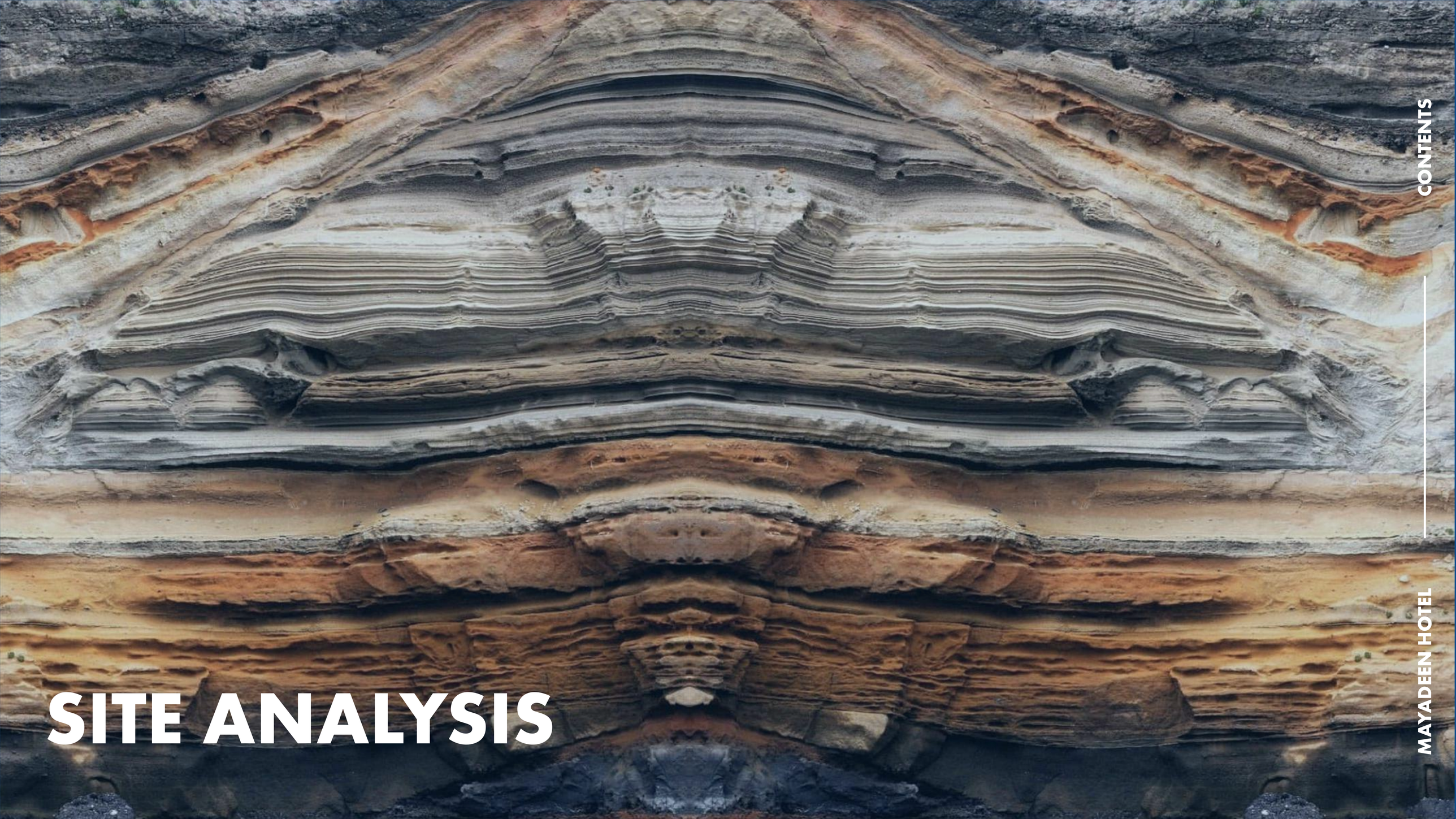
INTRODUCTION

About this Presentation

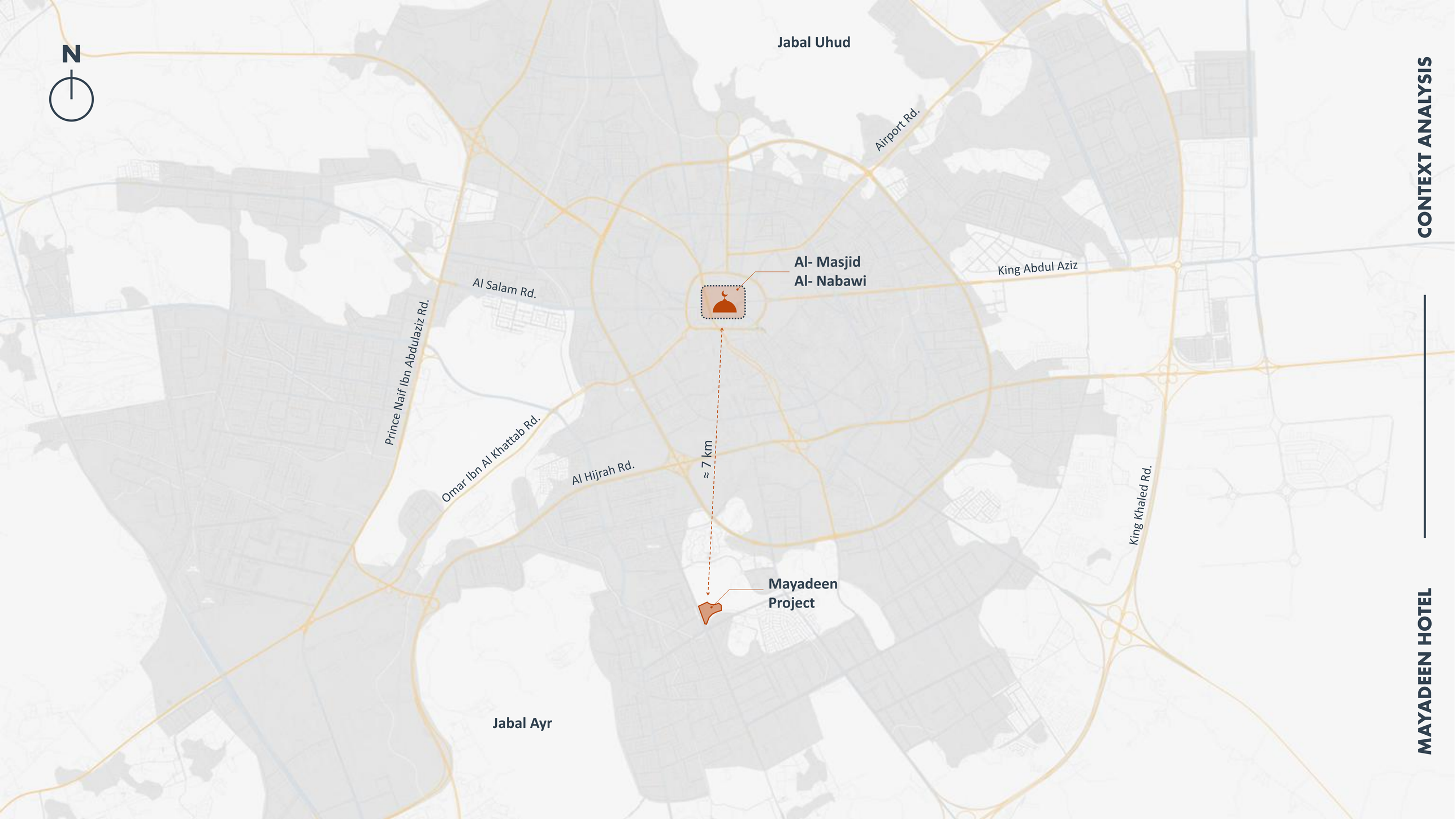
This presentation outlines the concept and planning approach for a 300-key **IHG Staybridge Suites Hotel** in **Madinah Al Munawarah**.

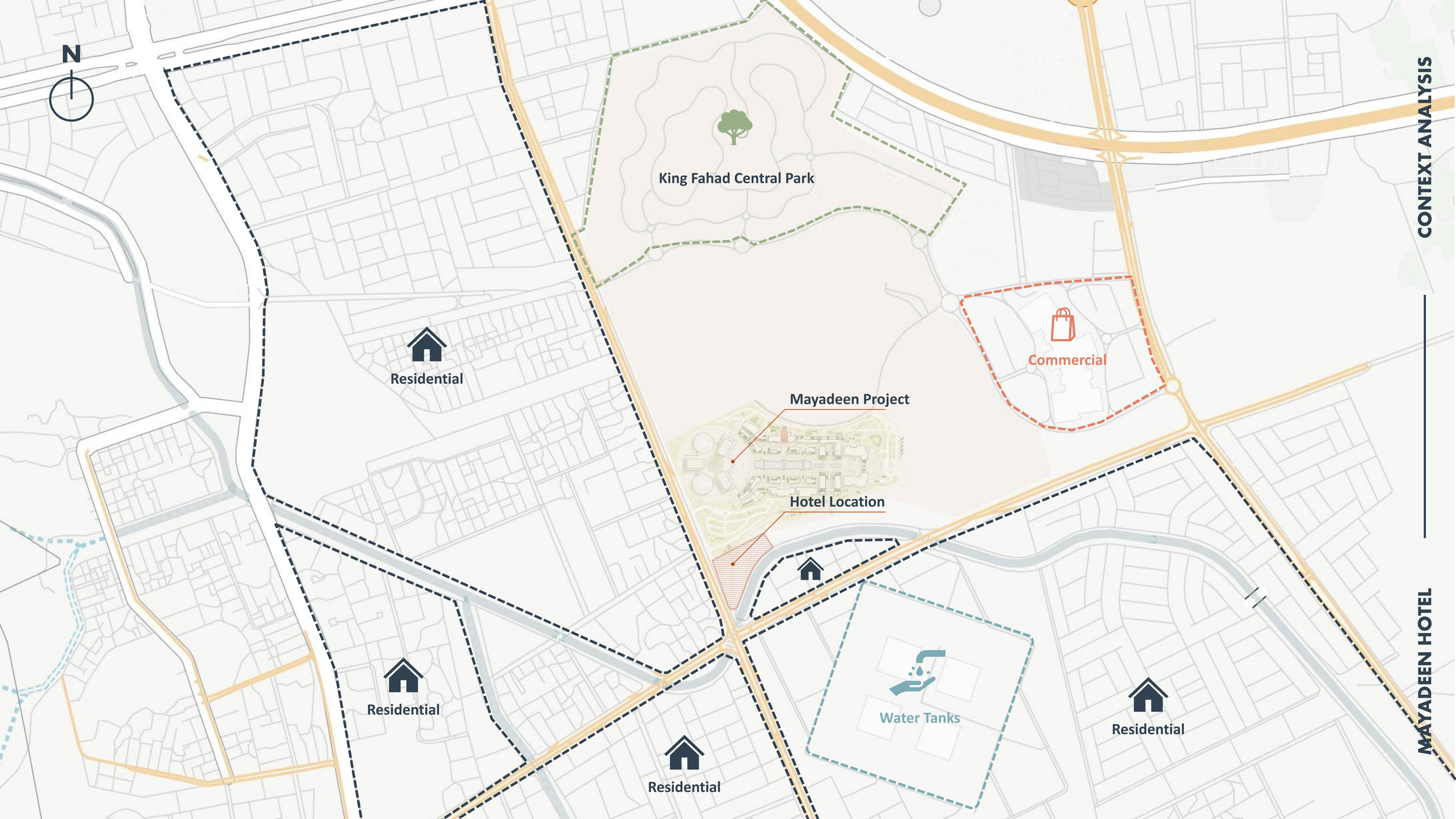
The design reflects the brand’s extended-stay ethos, offering a warm, residential experience with efficient service flow, thoughtful zoning, and sensitivity to the spiritual and cultural context of the city.

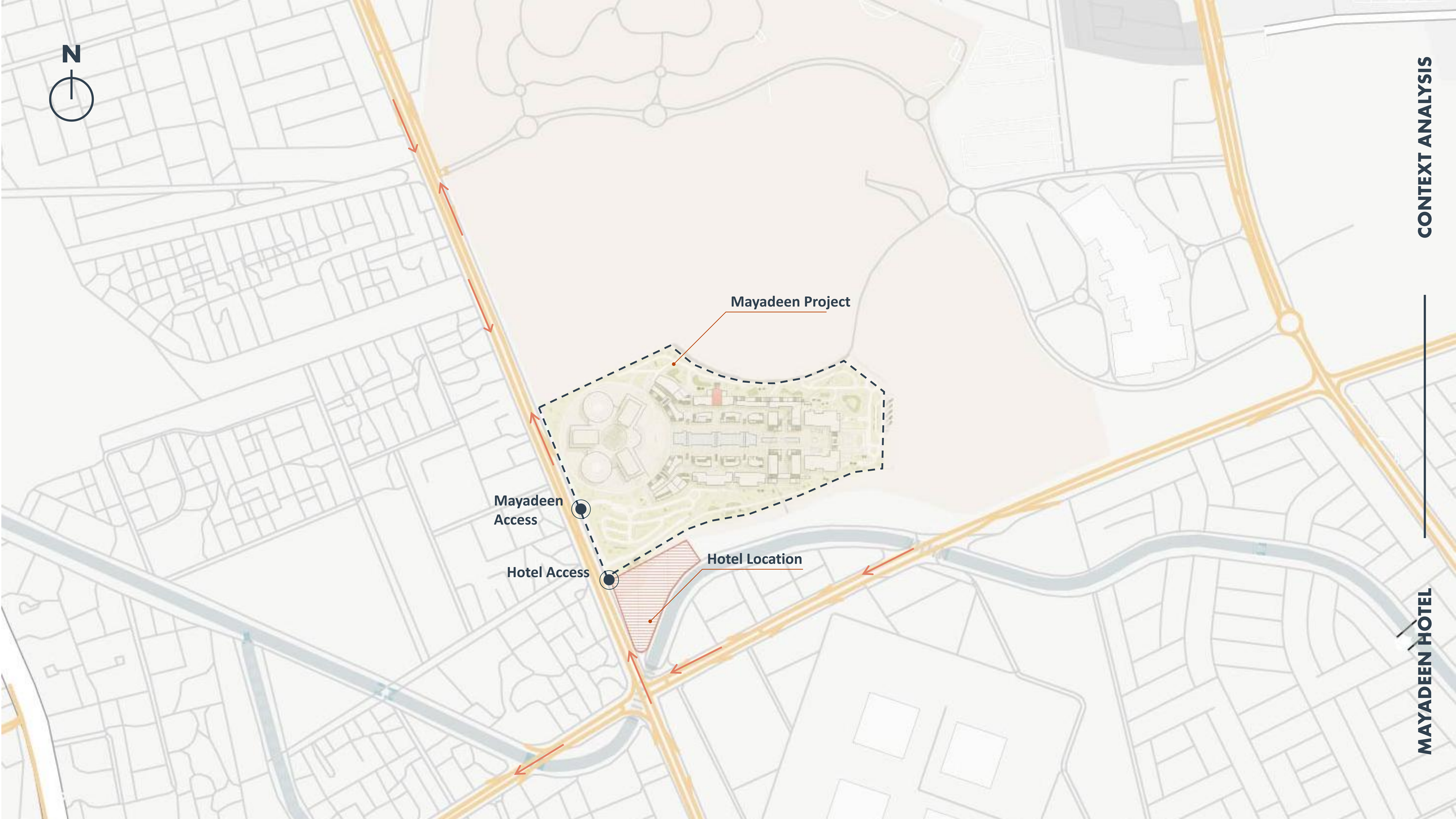




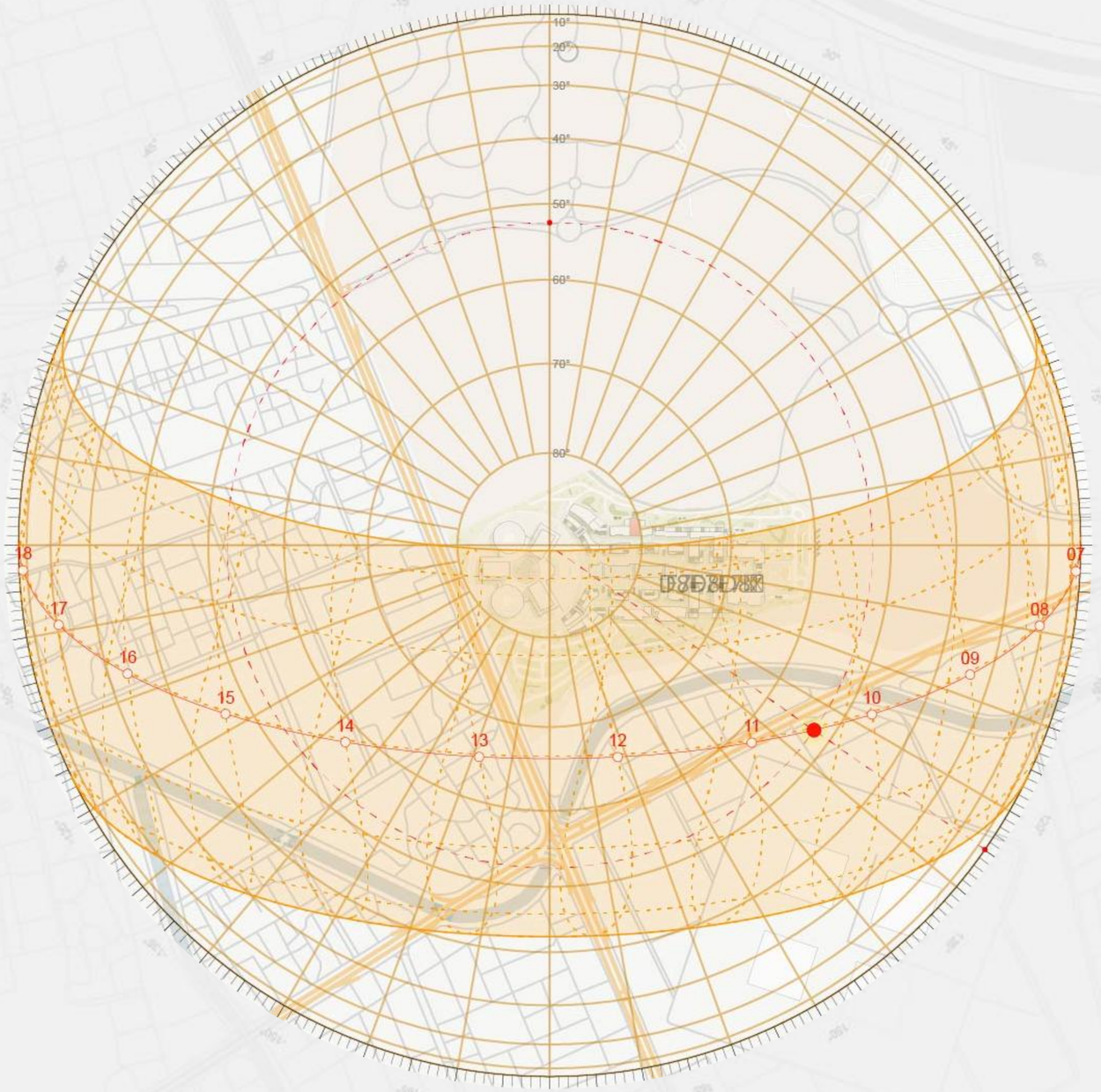
SITE ANALYSIS


N
Jabal Uhud
Airport Rd.
Al- Masjid
Al- Nabawi
King Abdul Aziz
Al Salam Rd.
Prince Naif Ibn Abdulaziz Rd.
Omar Ibn Al Khattab Rd.
Al Hijrah Rd.
≈ 7 km
King Khaled Rd.
Mayadeen
Project
Jabal Ayr


N
King Fahad Central Park
Residential
Commercial
Mayadeen Project
Hotel Location
Residential
Residential
Water Tanks
Residential


N
Mayadeen Project
Mayadeen
Access
Hotel Access
Hotel Location

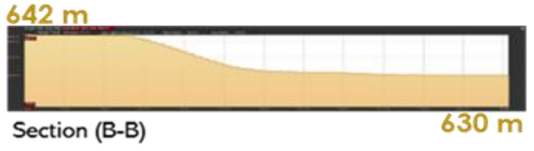
N



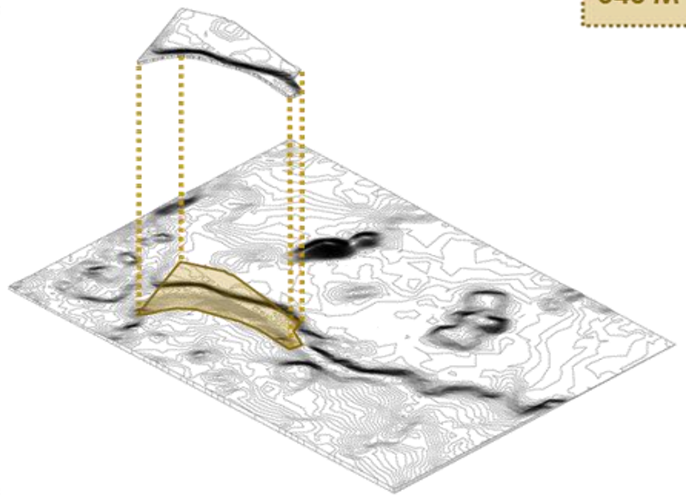
- Temperatures often exceed **40°C** (104°F) from June to September.
- Rainfall mostly occurs between November and May, **rarely exceeding 60 mm**.
- **Dry air** for most of the year.
- Occasional **dust storms.**
- **West and Southwest winds** dominate most of the year.

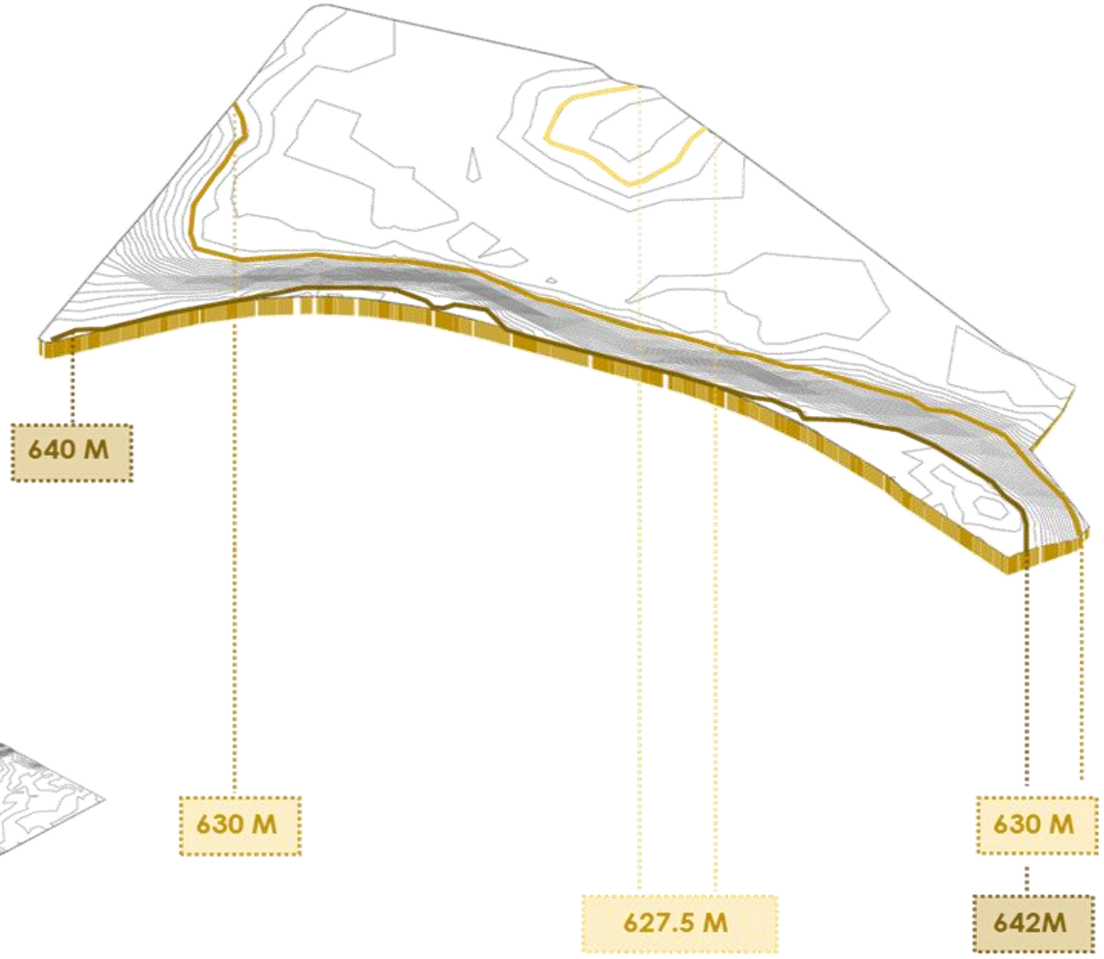












Site Topography


Jabal Ayr


Experience Center


King Fahd Park



Mayadeen Park



Mayadeen Park



Mayadeen Park



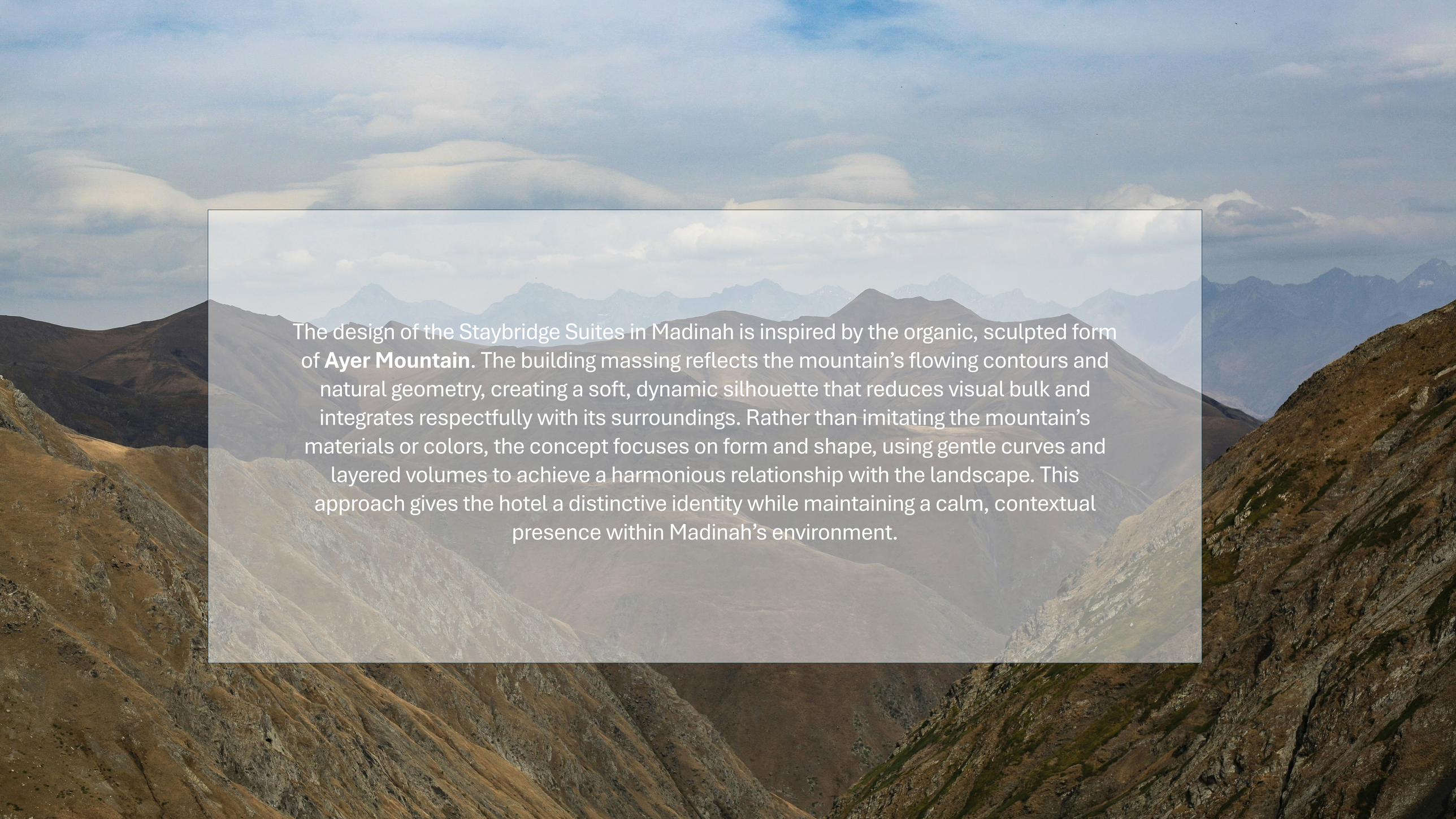
Mayadeen Park



Mayadeen Park

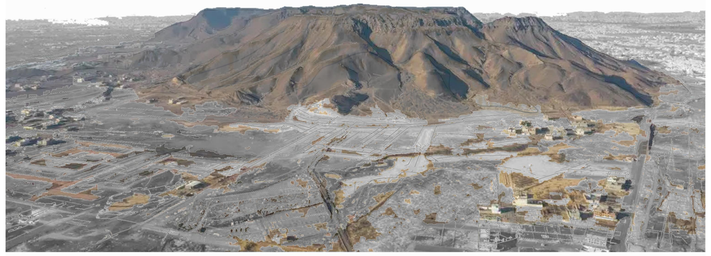


Design Approach

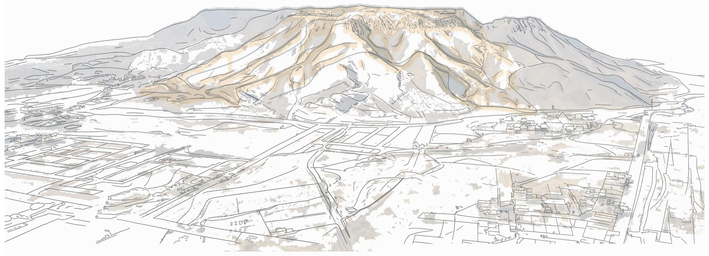


The design of the Staybridge Suites in Madinah is inspired by the organic, sculpted form of **Ayer Mountain**. The building massing reflects the mountain’s flowing contours and natural geometry, creating a soft, dynamic silhouette that reduces visual bulk and integrates respectfully with its surroundings. Rather than imitating the mountain’s materials or colors, the concept focuses on form and shape, using gentle curves and layered volumes to achieve a harmonious relationship with the landscape. This approach gives the hotel a distinctive identity while maintaining a calm, contextual presence within Madinah’s environment.

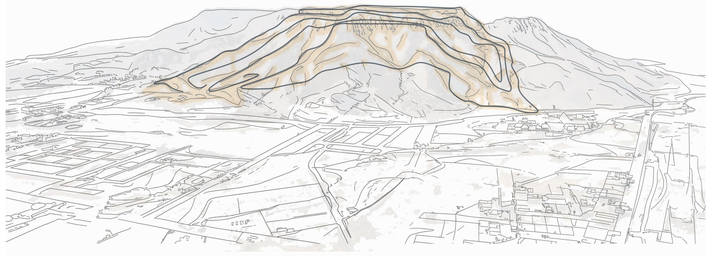
HOTEL CONCEPT



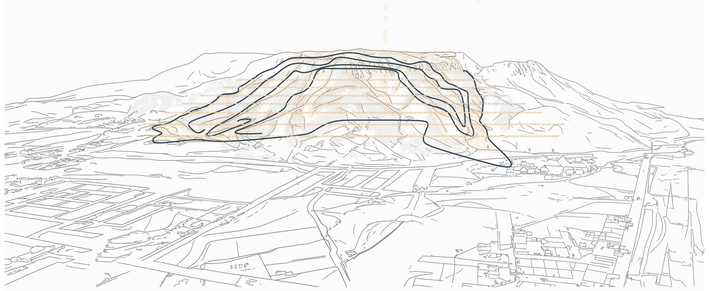
Understanding the site's natural setting – the hotel concept begins with the presence and form of Ayer Mountain



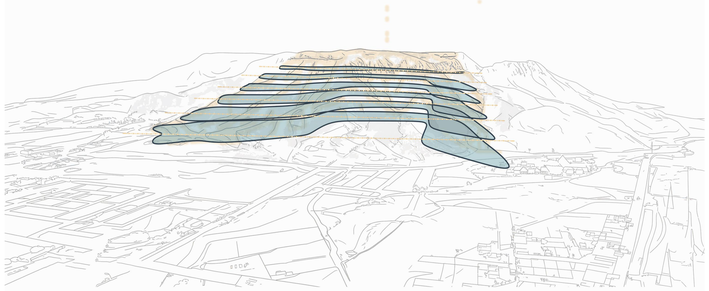
Extracting the mountain's primary ridges and valleys to reveal its natural flow and geometric logic



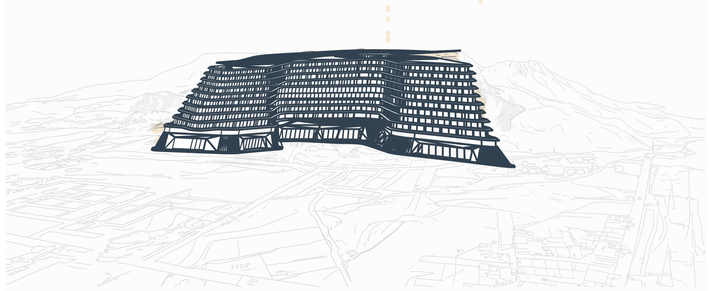
Simplifying the mountain into key contour lines that define its massing and natural terraces.



Translating the contours into stepped, horizontal layers inspired by the mountain's natural topography

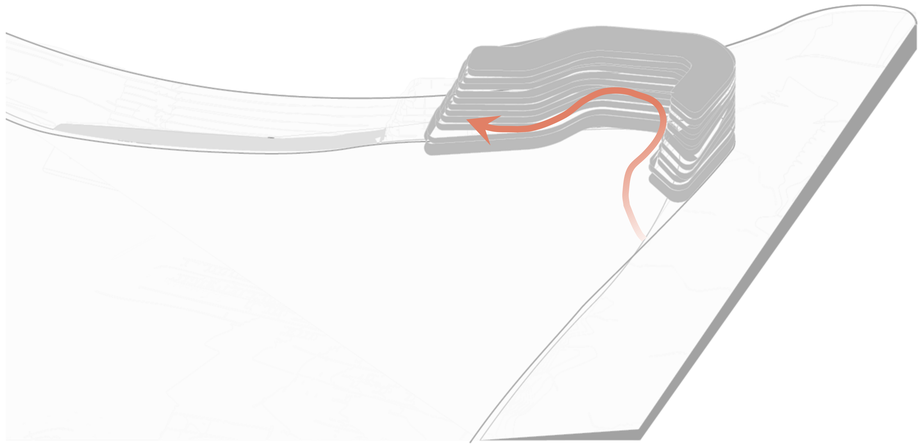


Developing the terraced layers into functional hotel platforms while maintaining the organic stepped profile



Forming the final building mass: an elevated, carved structure that reflects the mountain's stratified geometry.

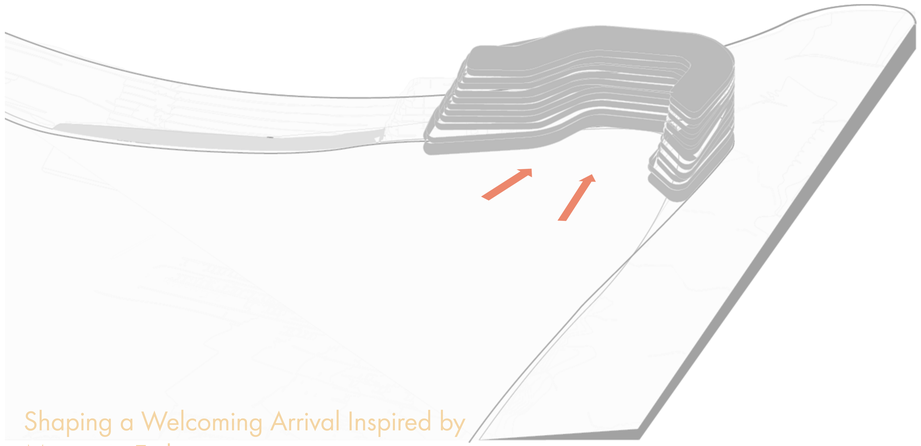
HOTEL MASSING



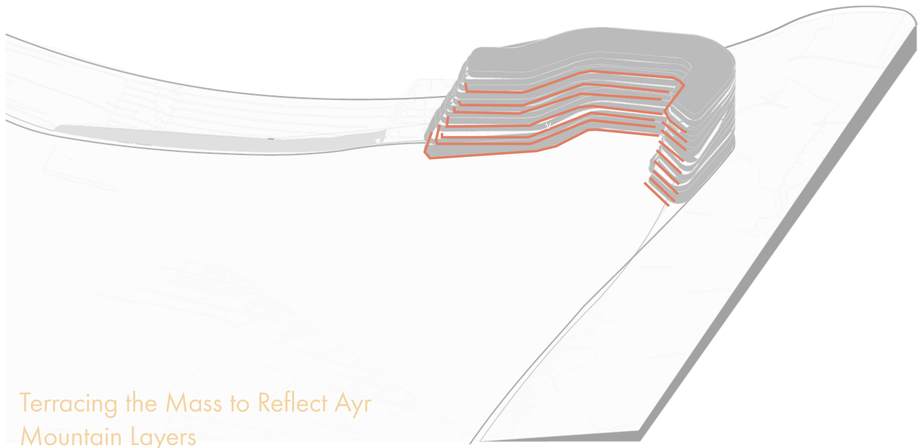
Engraving the Mass to Increase Airflow



Orienting Most of the Units Towards Mayadeen Project and Masjid Nabawi, Backside Towards the Ayr Mountain



Shaping a Welcoming Arrival Inspired by Mountain Embrace



Terracing the Mass to Reflect Ayr Mountain Layers



PERSPECTIVE SHOTS




UK PLBTE



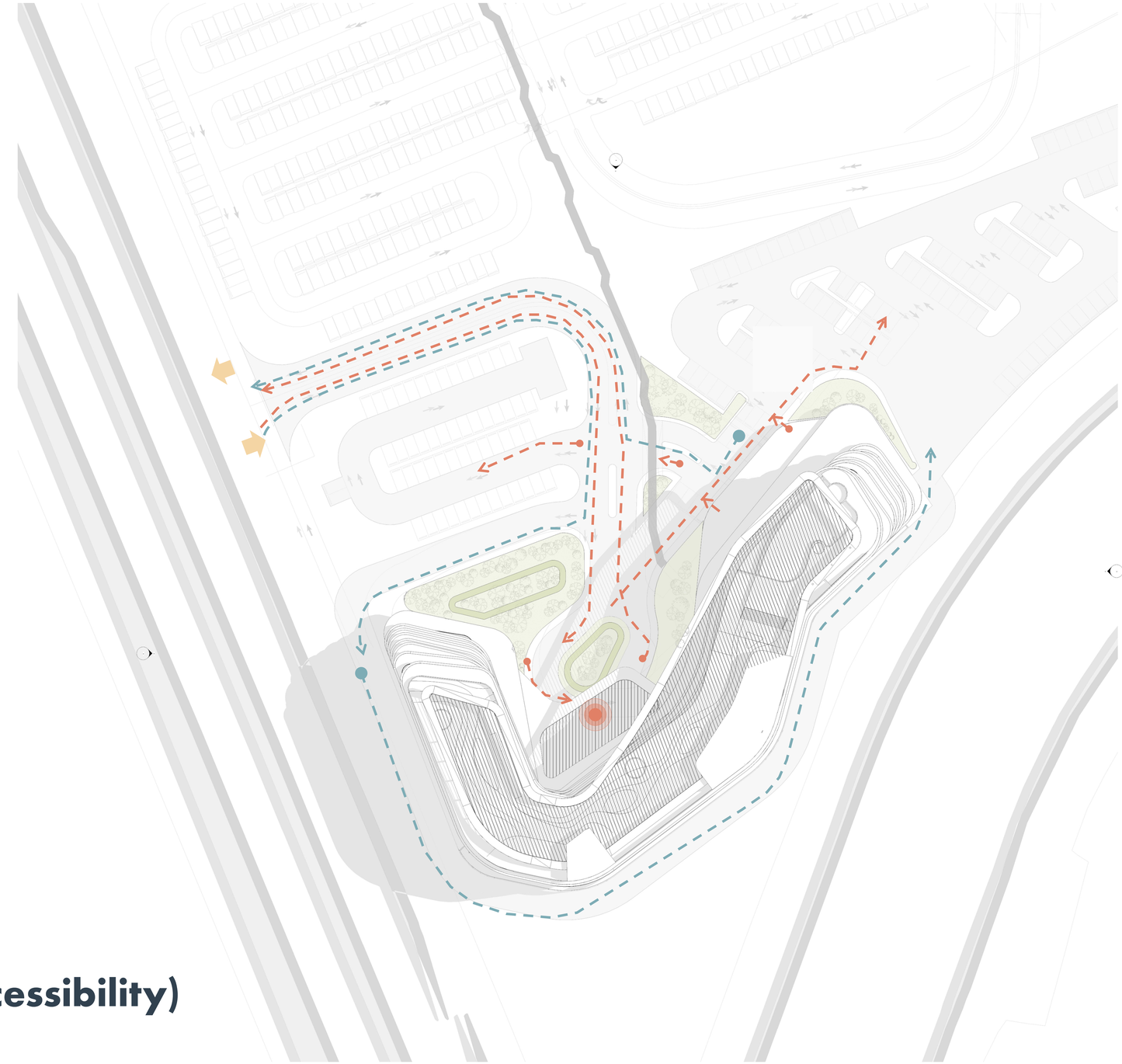


Pre-Concept
FLOOR PLANS



TOTAL BUA=
29,152 m²

SITE LAYOUT



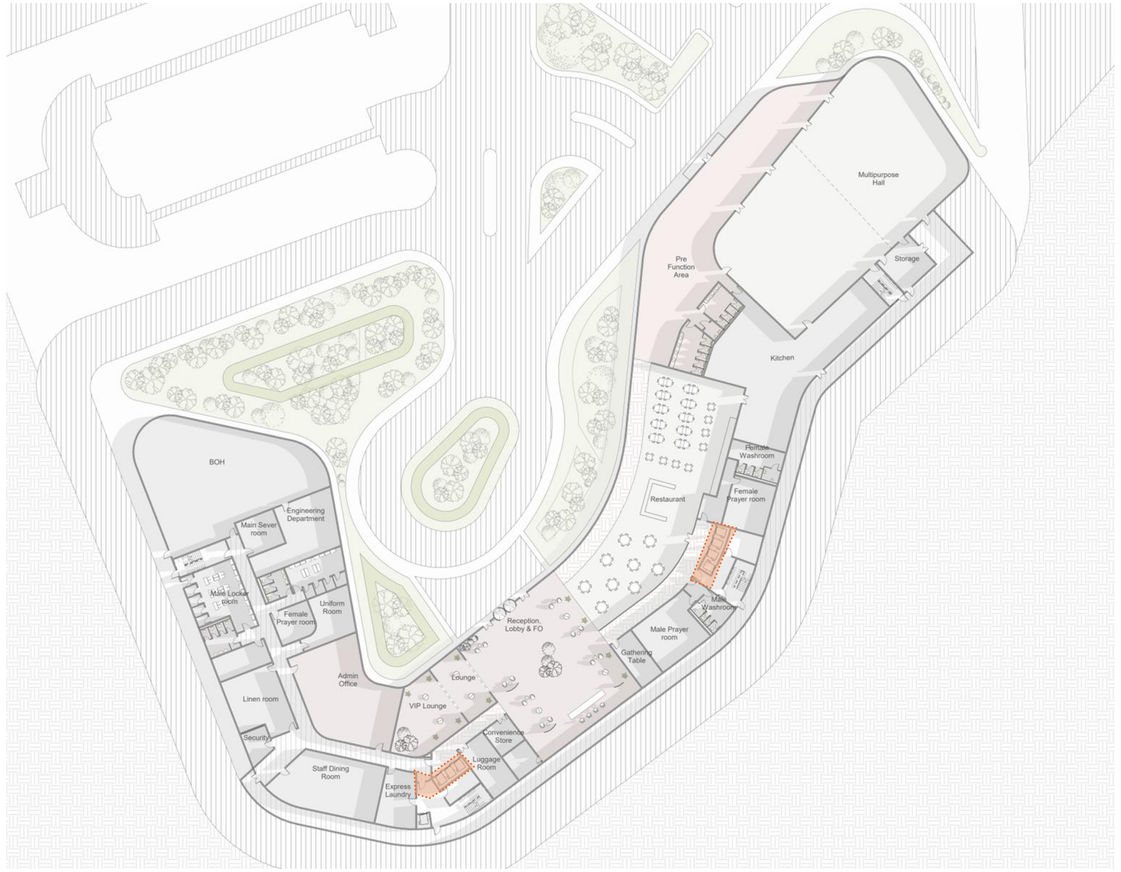
Guest Drop Off

Guest Accessibility

Service Accessibility

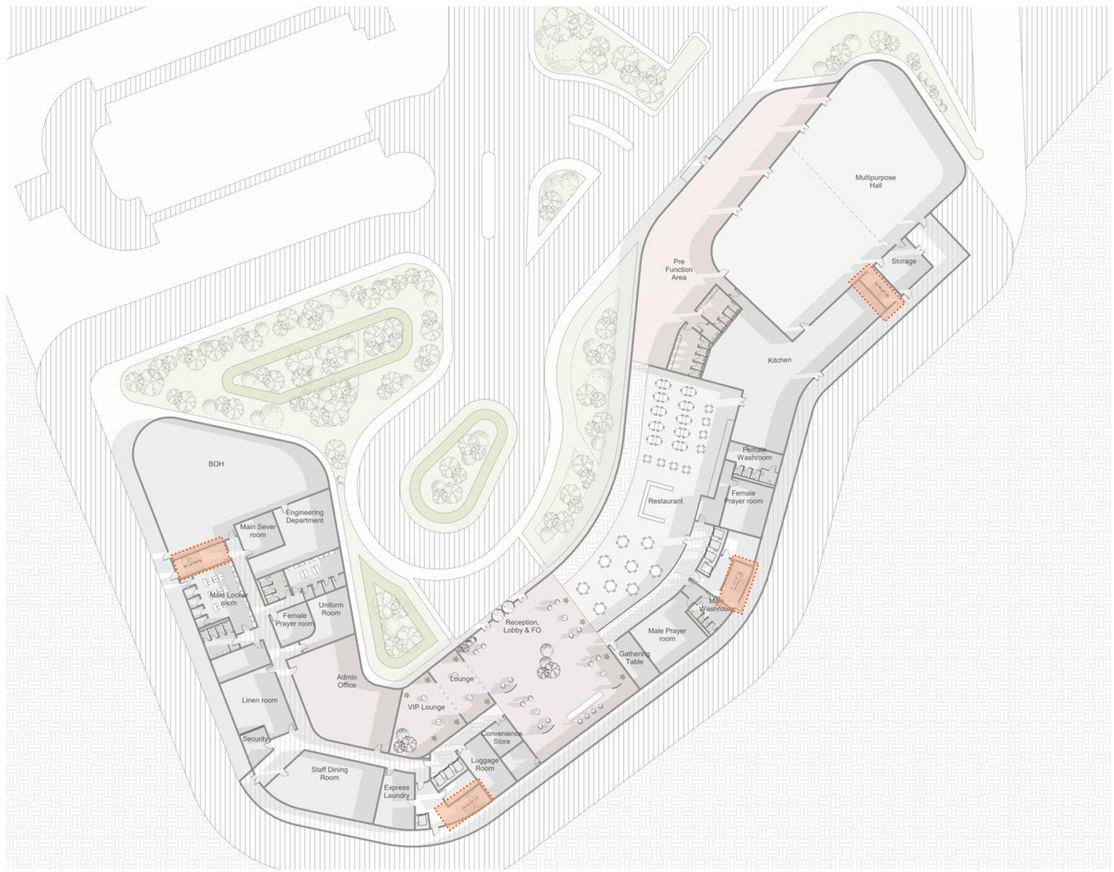
TOTAL BUA=
29, 152 m²

SITE LAYOUT (Accessibility)



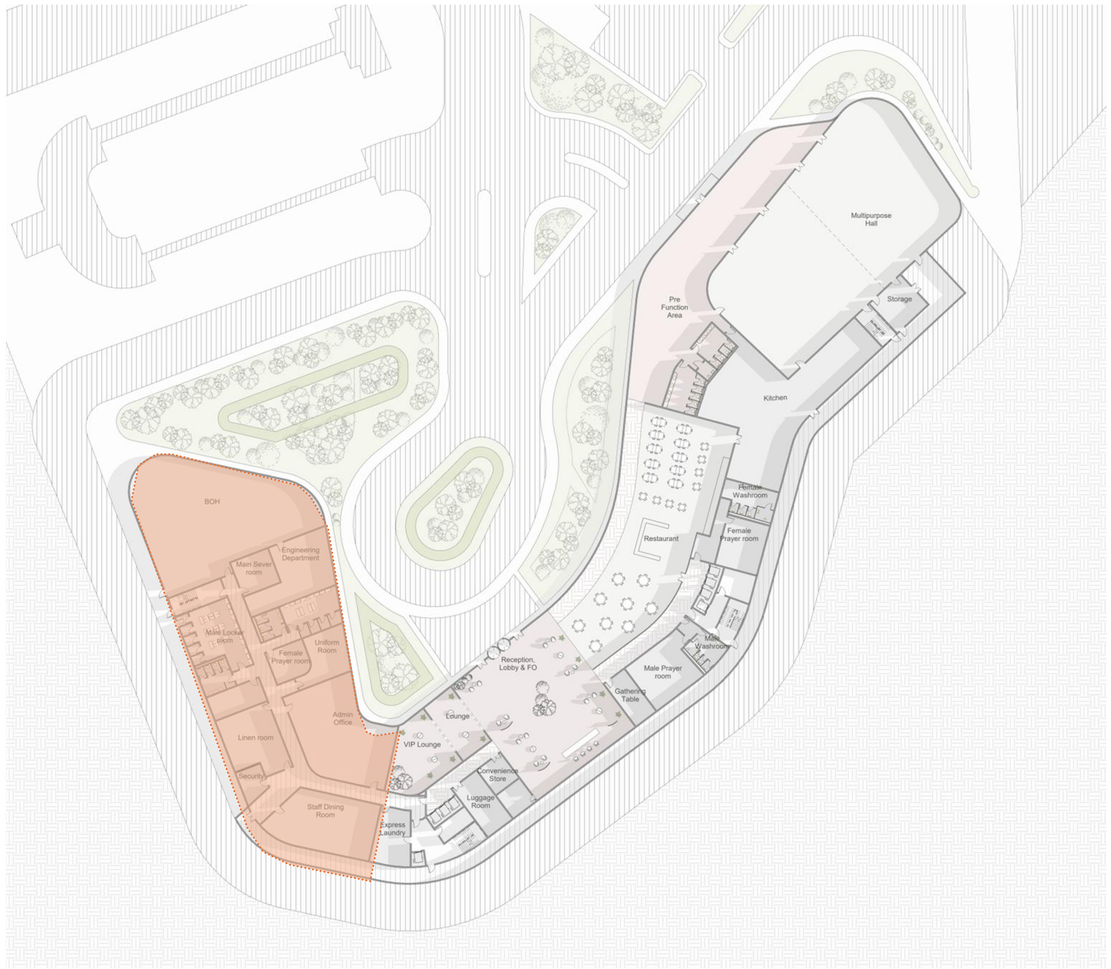
Guest Cores

Elevator Requirement as per Ministry of Tourism:
Hotels must provide at least 1 elevator per 50 rooms in buildings over 13 m high or with more than 3 floors

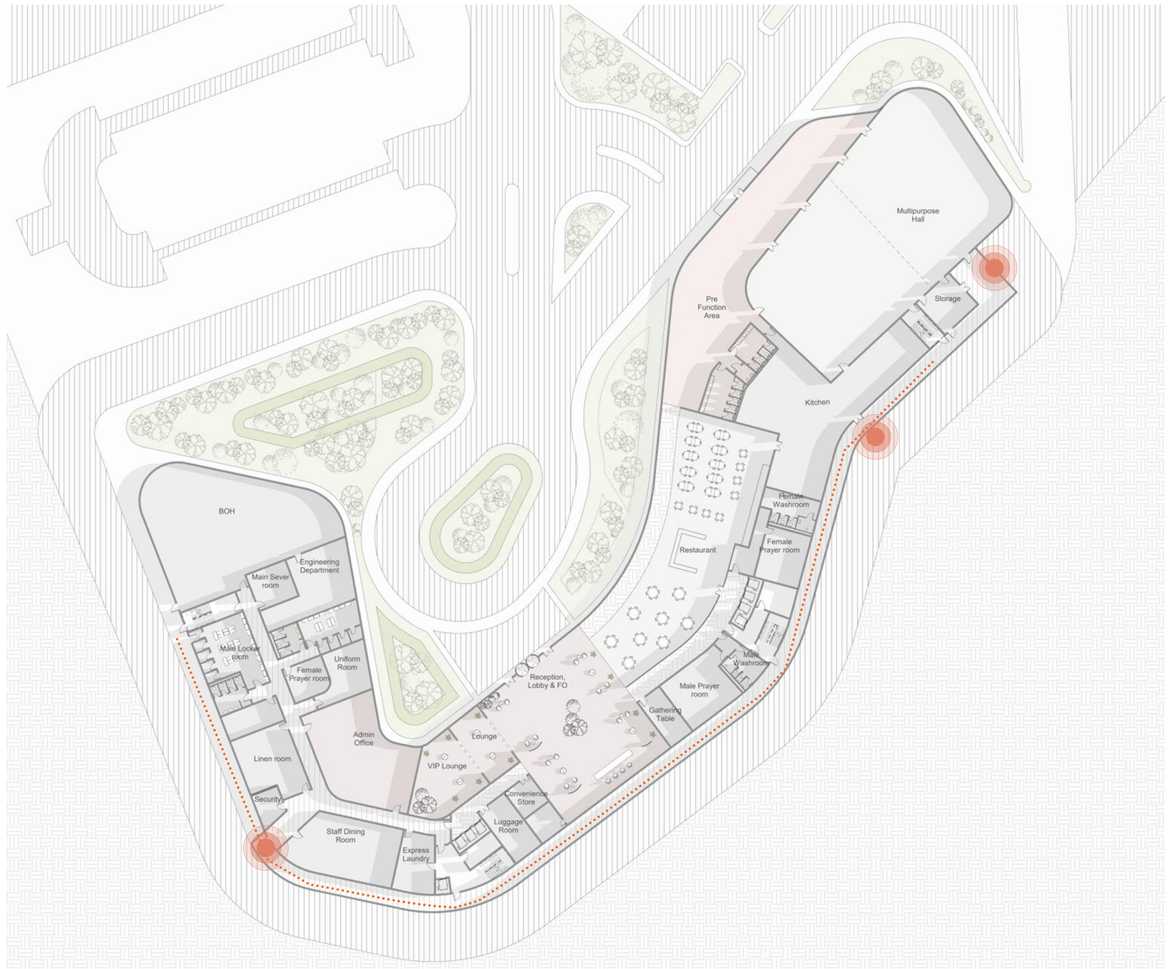


Escape Cores

GROUND FLOOR

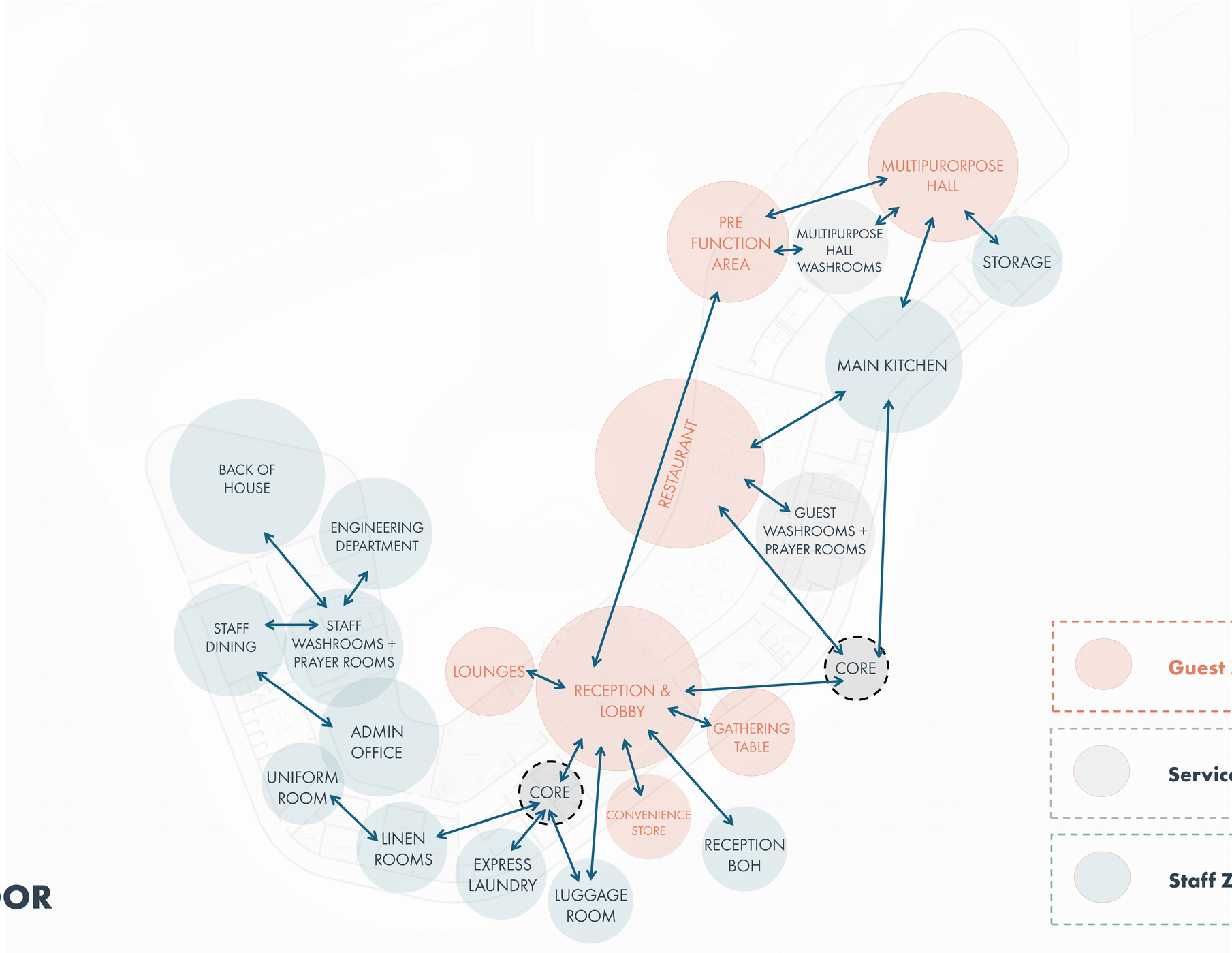


BOH

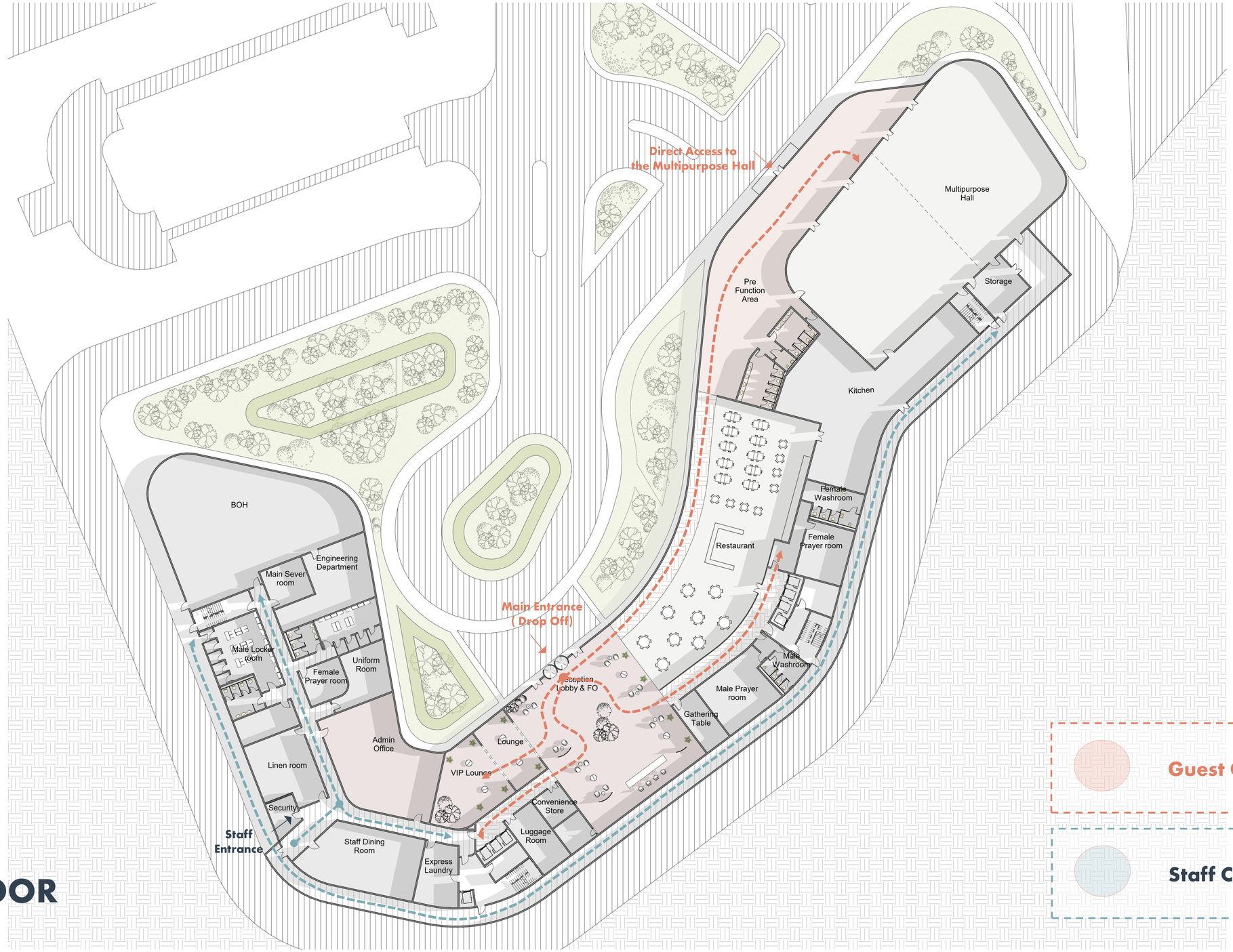


BOH Access Points

GROUND FLOOR



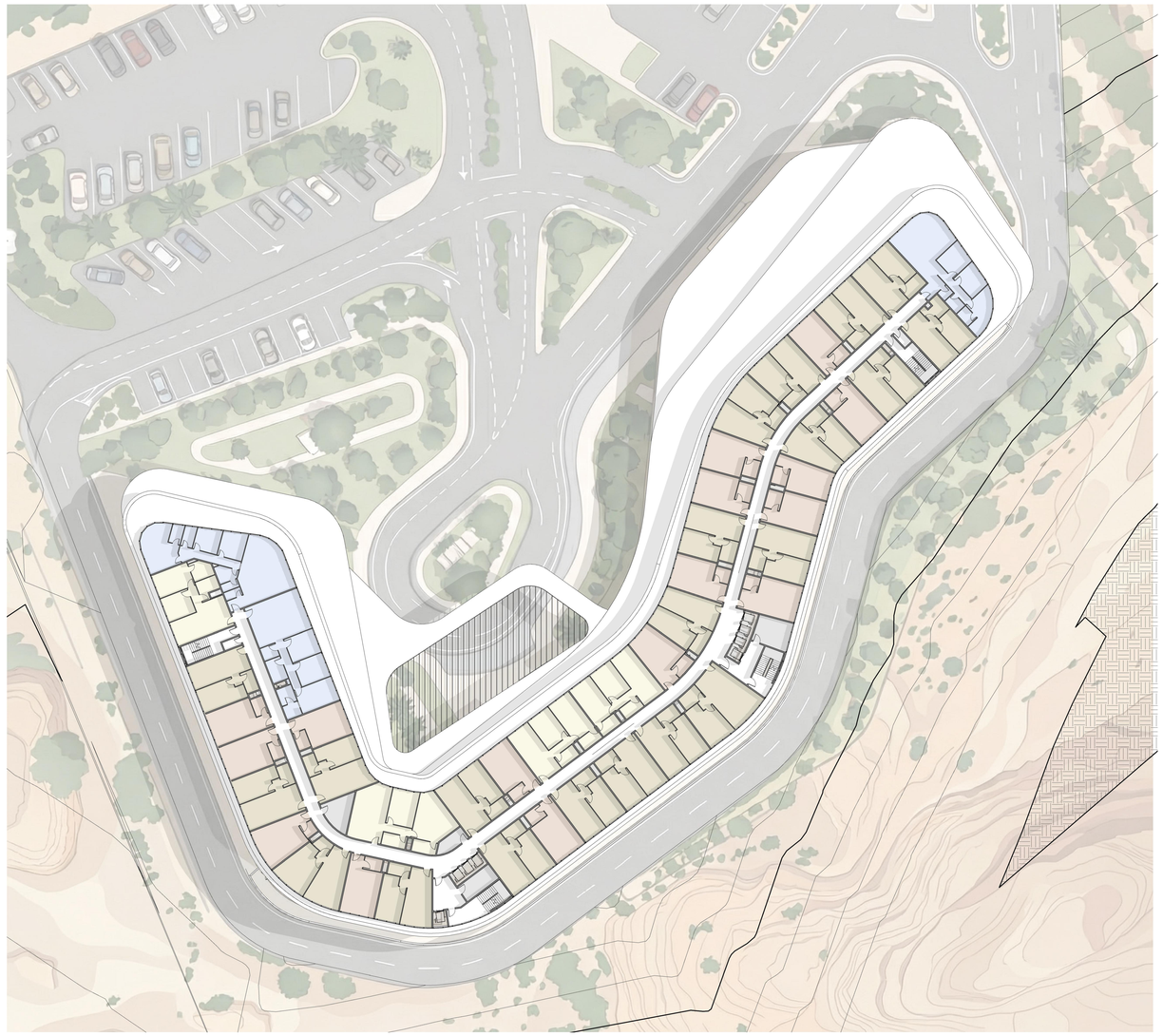
GROUND FLOOR



GROUND FLOOR



1st Floor



2nd Floor

Studio

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment



3rd Floor



4th Floor

Studio

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment



5th Floor



6th Floor

Studio

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment



7th Floor



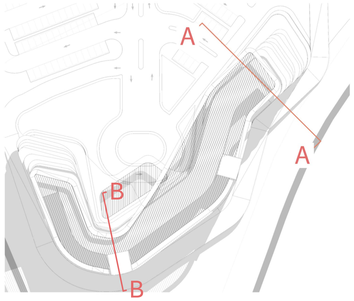
ROOF

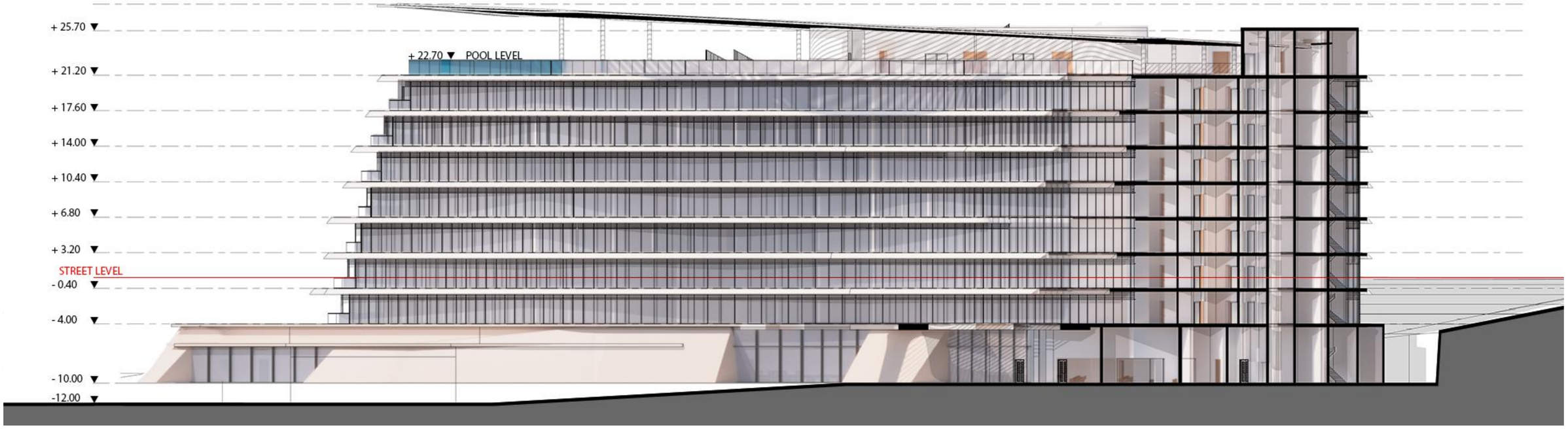
Studio

1 Bedroom Apartment

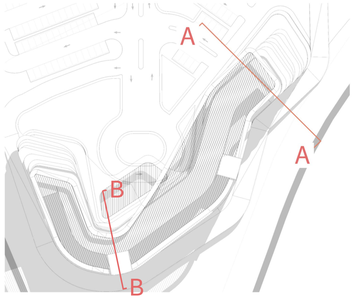
2 Bedroom Apartment

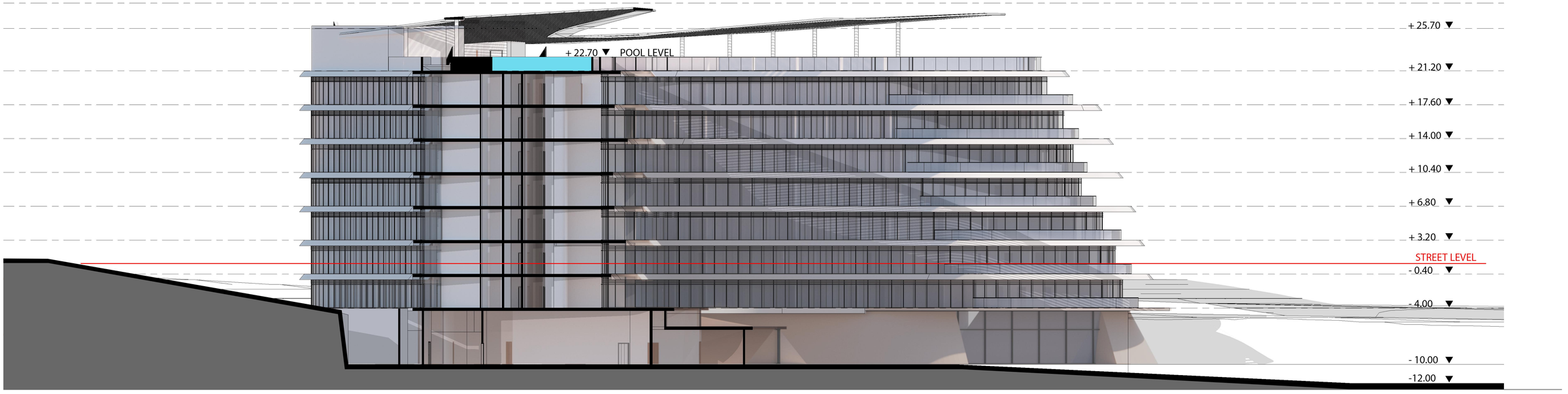
3 Bedroom Apartment


A
A
B
B


+ 25.70
+ 22.70
POOL LEVEL
+ 21.20
+ 17.60
+ 14.00
+ 10.40
+ 6.80
+ 3.20
STREET LEVEL
- 0.40
- 4.00
- 10.00
-12.00

Section A-A

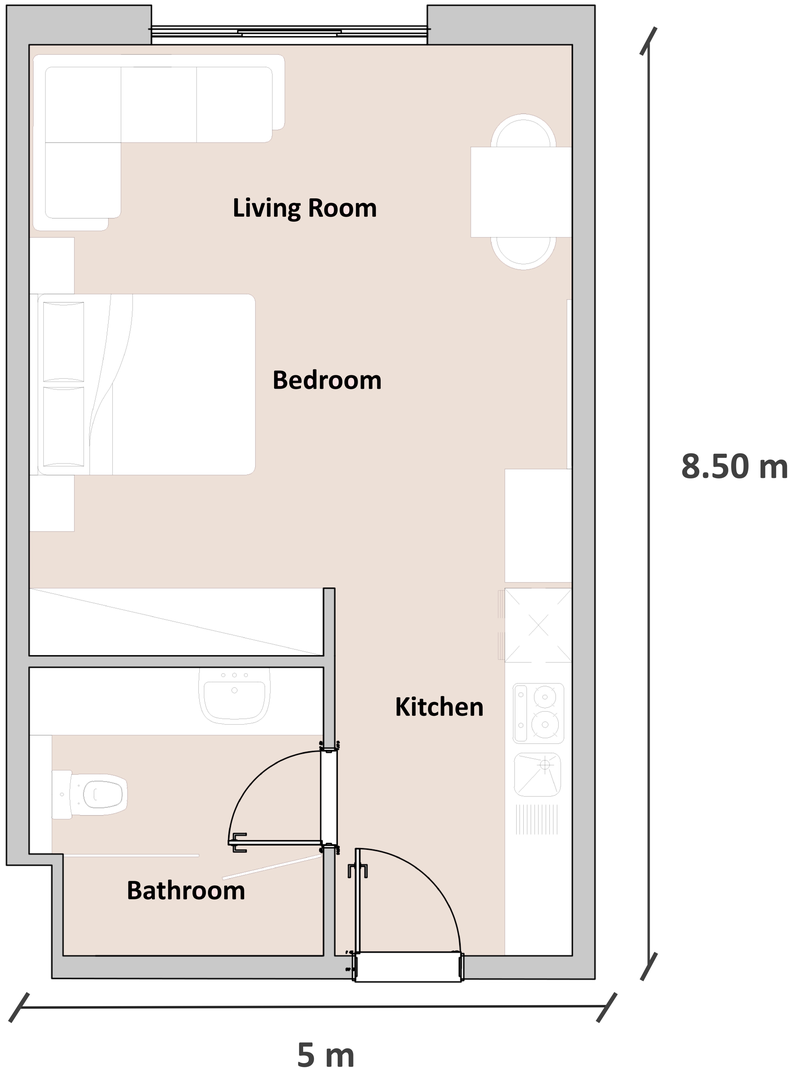

A
A
B
B


+ 25.70
+ 22.70
POOL LEVEL
+ 21.20
+ 17.60
+ 14.00
+ 10.40
+ 6.80
+ 3.20
STREET LEVEL
- 0.40
- 4.00
- 10.00
-12.00

Section B-B

STANDARD UNIT 01

Studio



Area

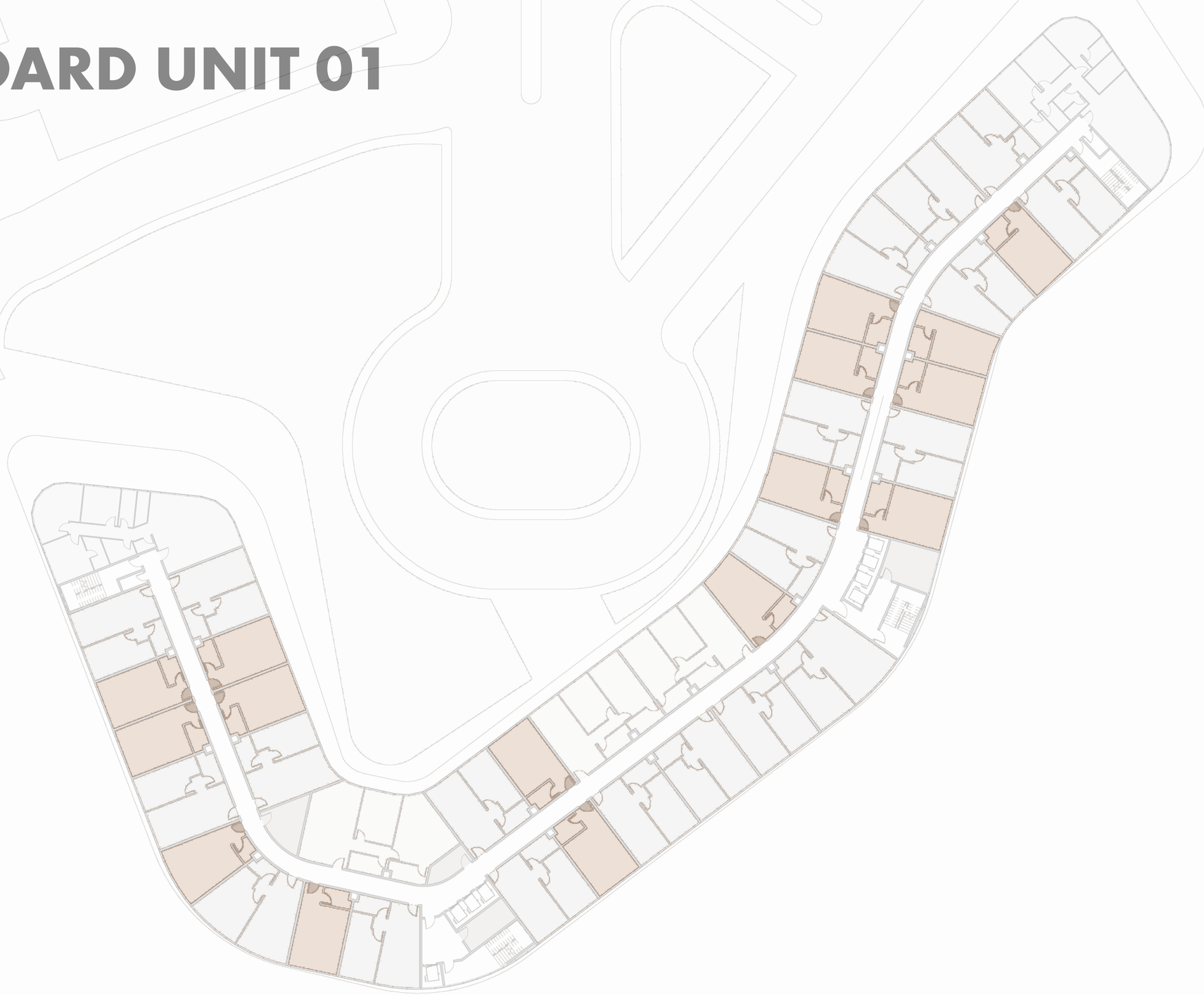
8.50 m x 5 m= 42 m²

No. of Total Units= 118

No. of Modules/ Unite= 5

STANDARD UNIT 01

Studio



STANDARD UNIT 02

1 Bedroom



Area

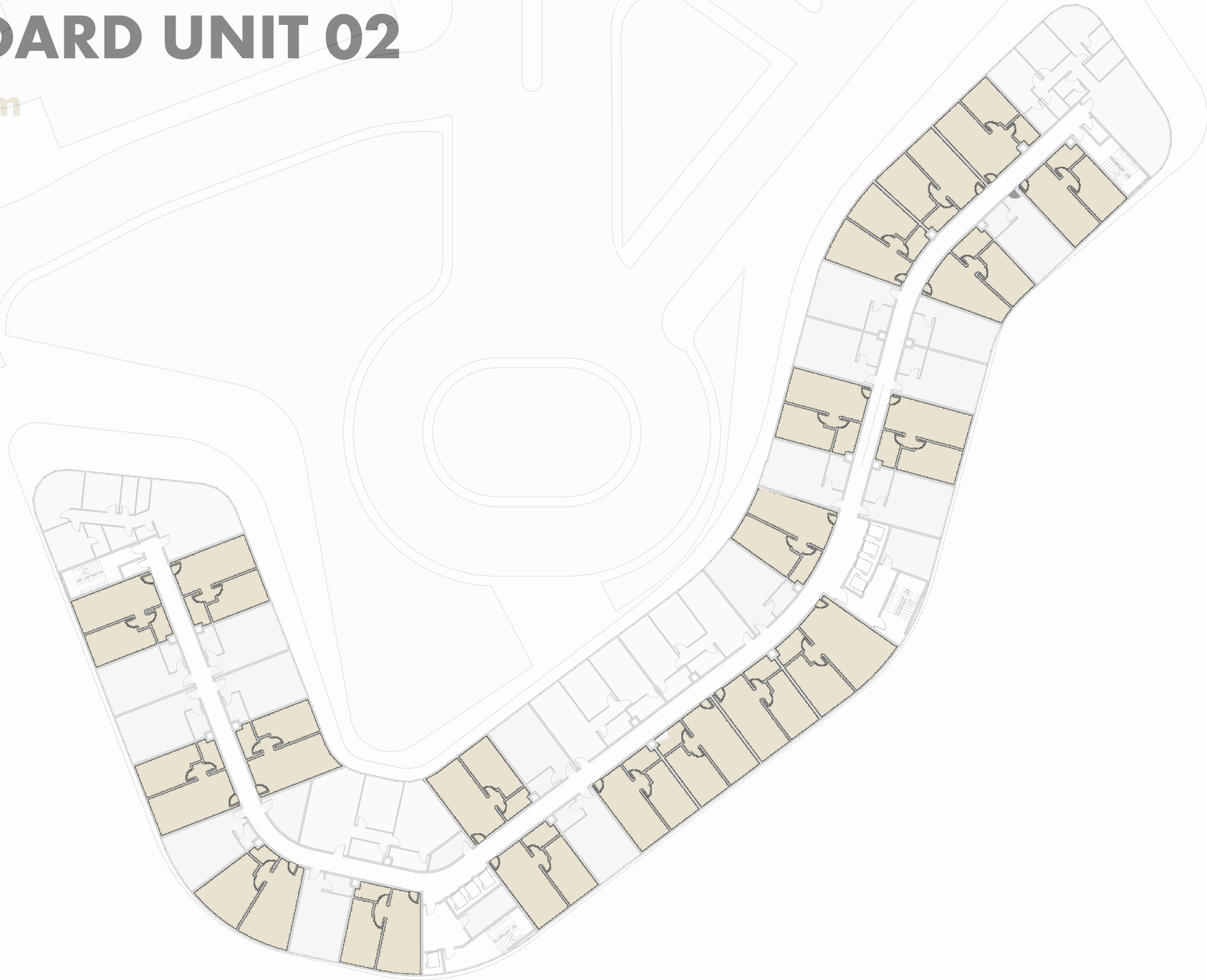
8.50 m x 7.50= 64 m²

No. of Total Units= 136

No. of Modules/ Unite= 7.50

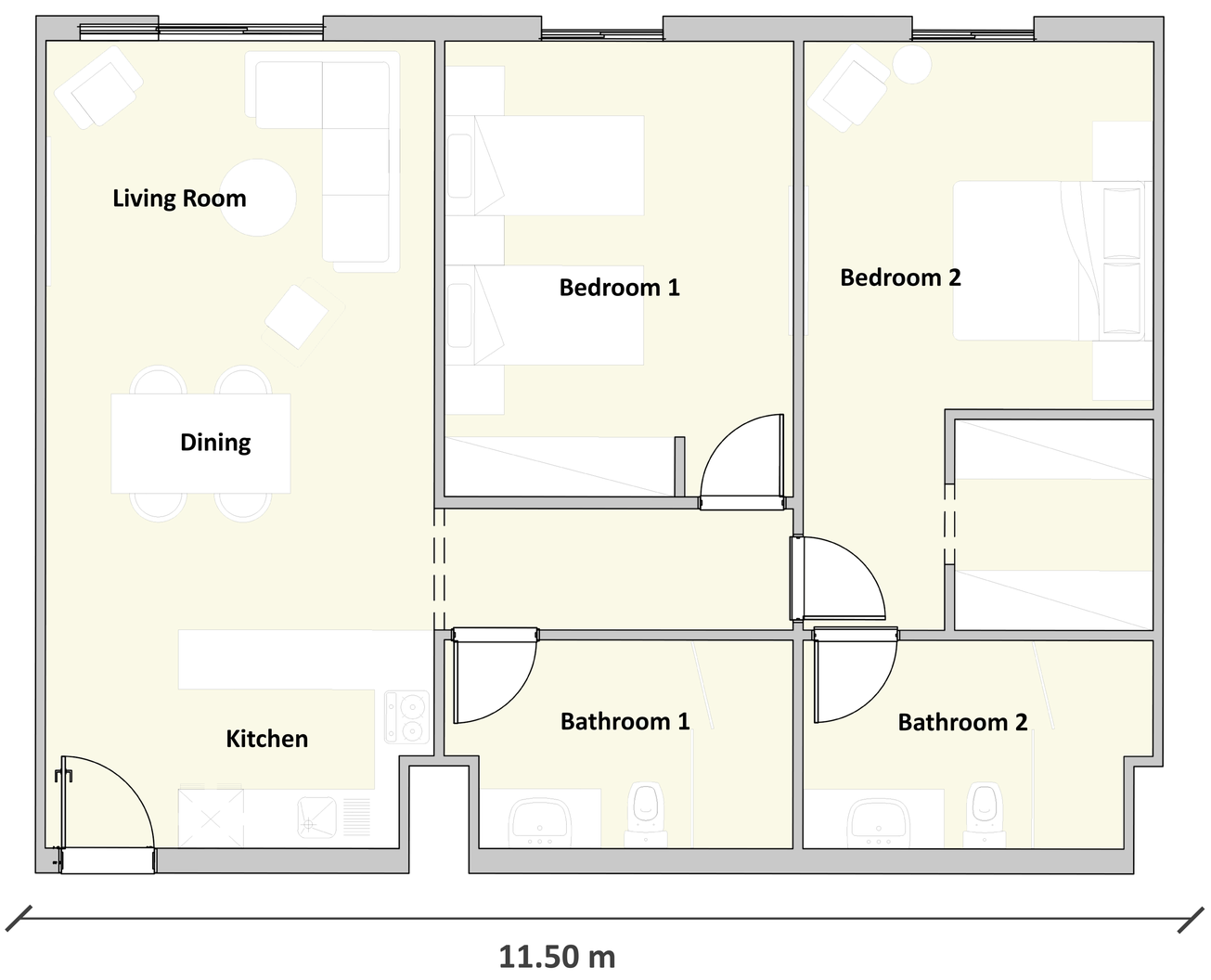
STANDARD UNIT 02

1 Bedroom



STANDARD UNIT 03

2 Bedroom



Area

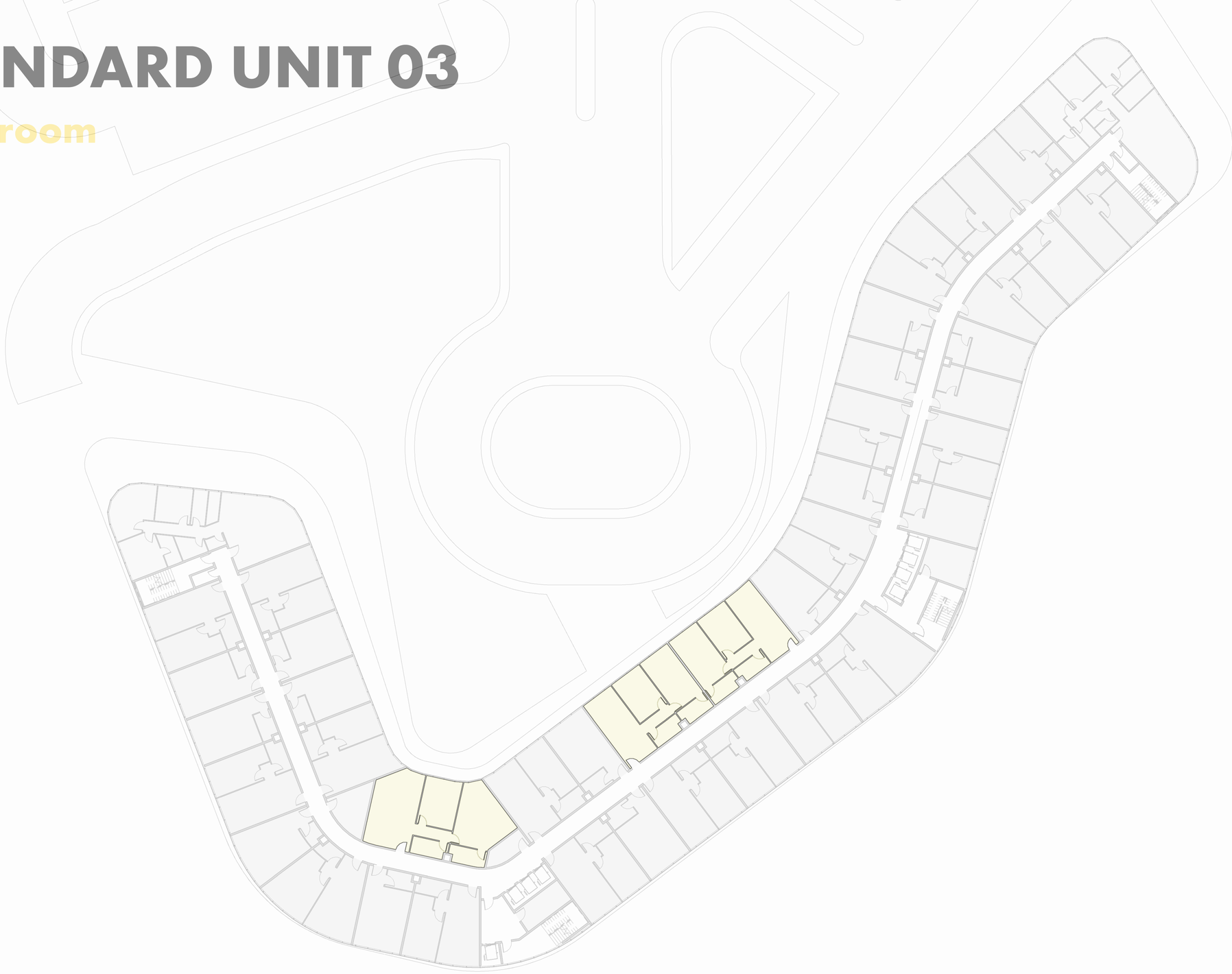
8.50 m x 11.50 m = 98 m²

No. of Total Units= 30

No. of Modules/ Unite= 11.50

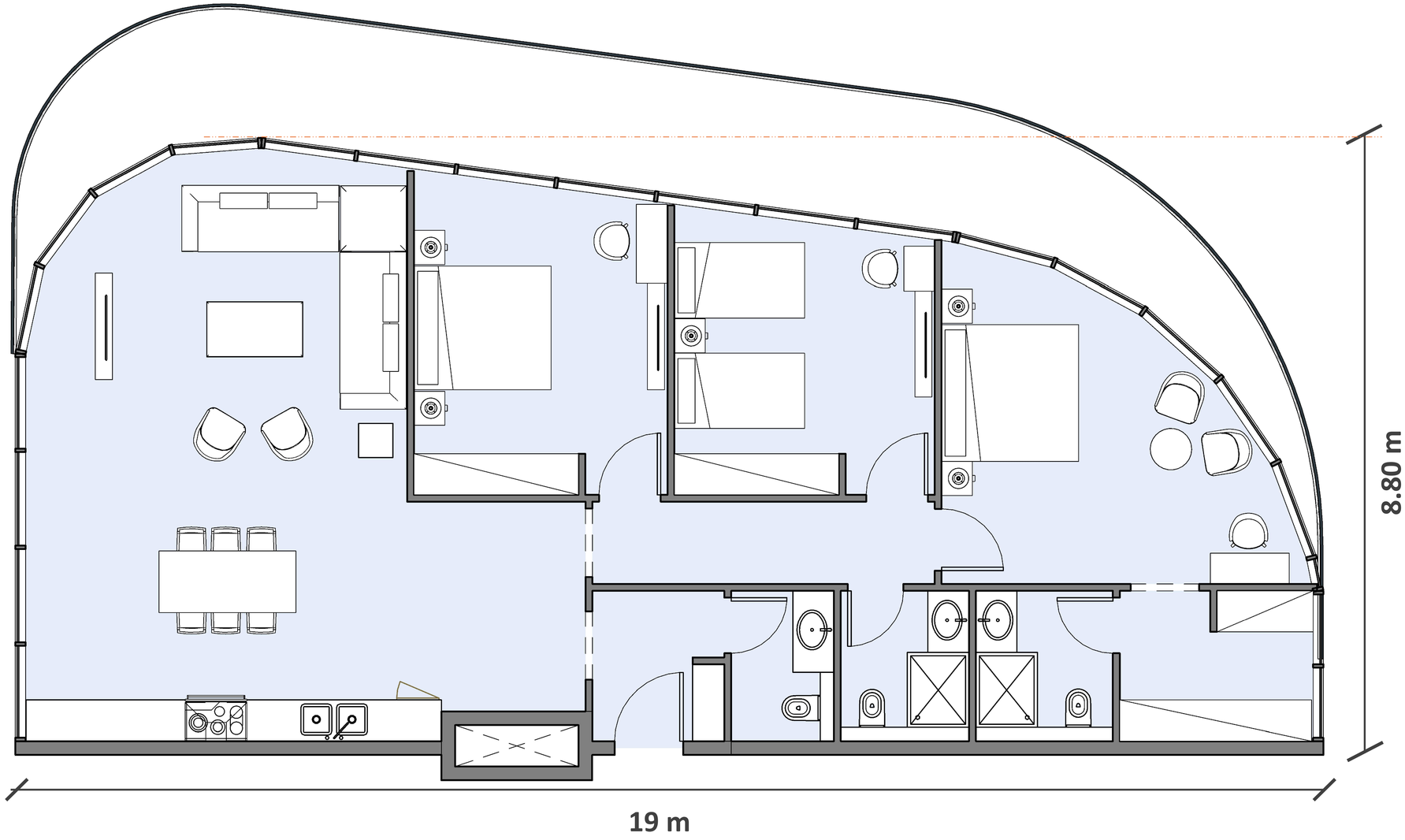
STANDARD UNIT 03

2 Bedroom



STANDARD UNIT 04

3 Bedroom- Prototype 1



Area

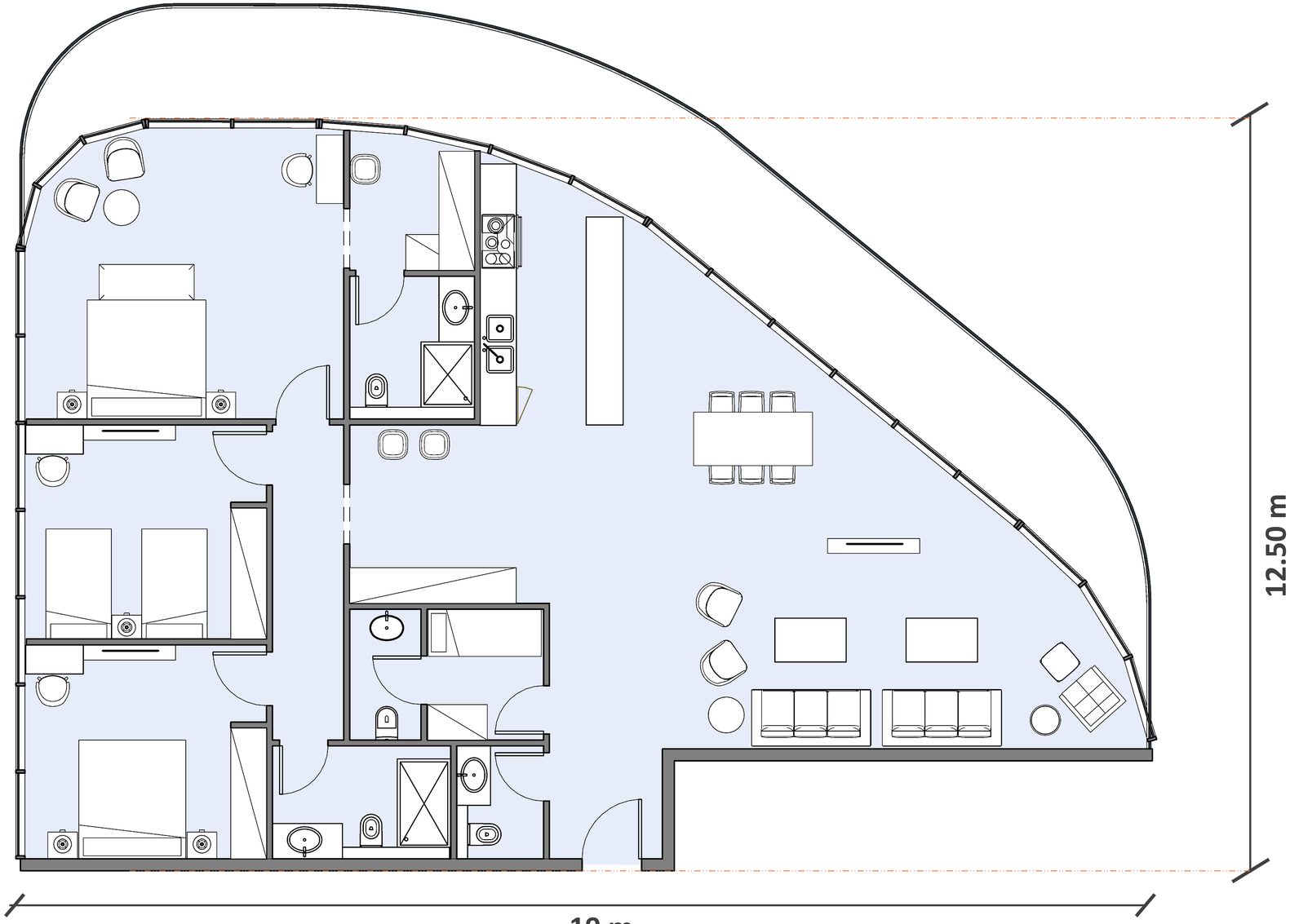
7.20 m x 19 m = 135 m²

No. of Modules/ Unite= 16

Floor No.= 1st ,2nd, 4th
6th Floor

STANDARD UNIT 04

3 Bedroom- Prototype 2



Area

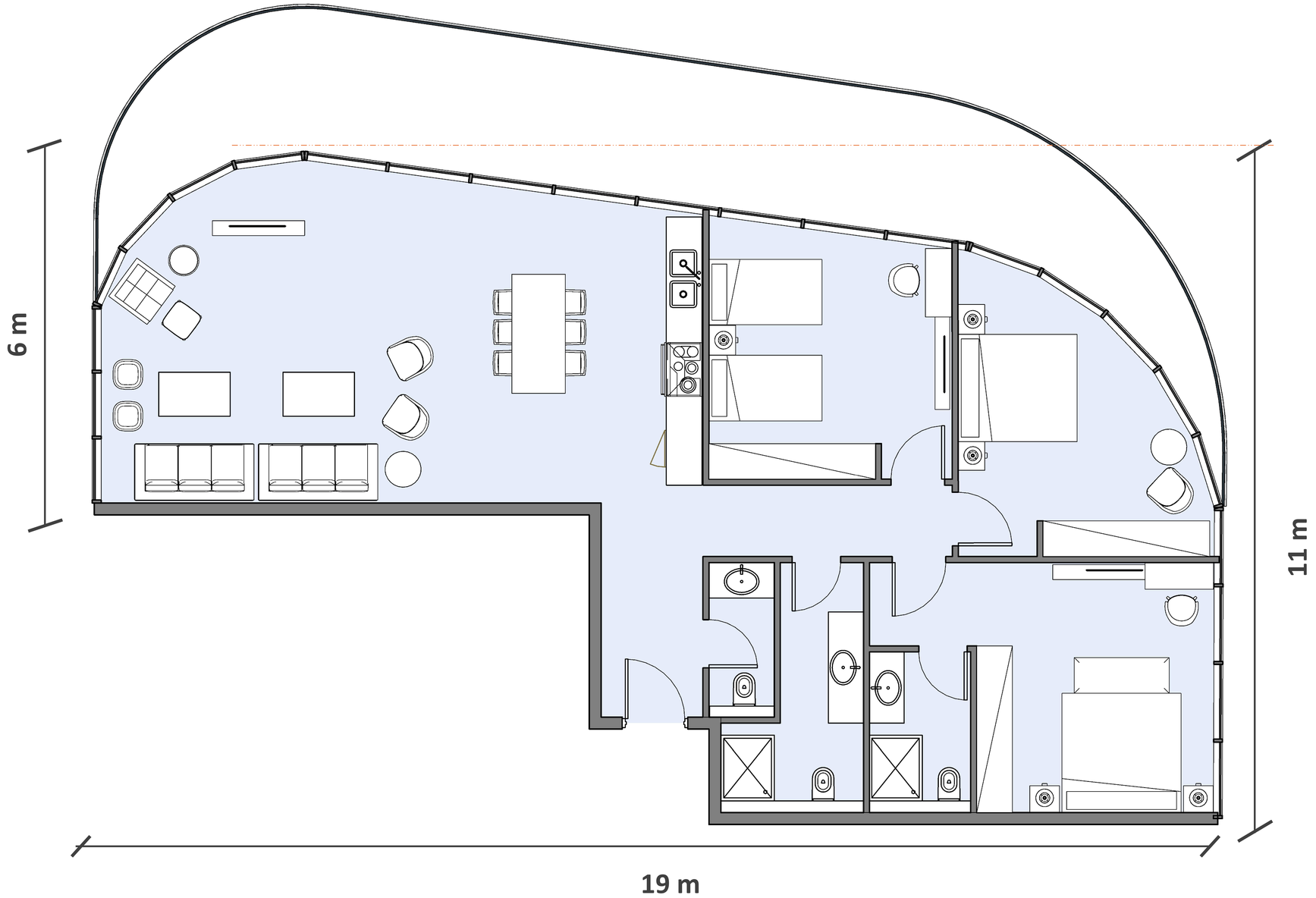
7.20 m x 19 m = 135 m²

No. of Modules/ Unite= 16

Floor No.= 5th Floor

STANDARD UNIT 04

3 Bedroom- Prototype 3



Area

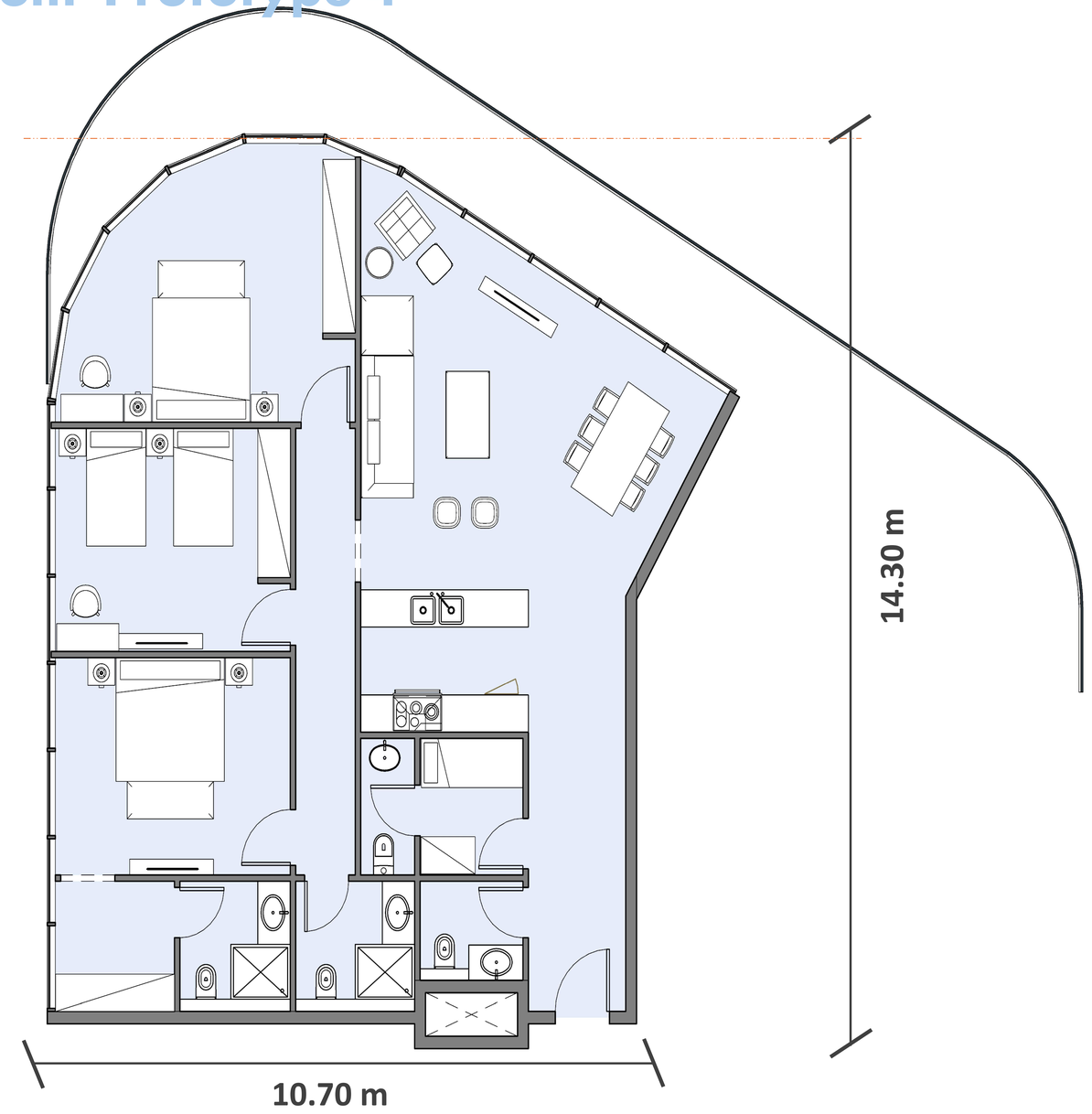
7.20 m x 19 m = 135 m²

No. of Modules/ Unite= 16

Floor No.= 5th floor

STANDARD UNIT 04

3 Bedroom- Prototype 4



Area

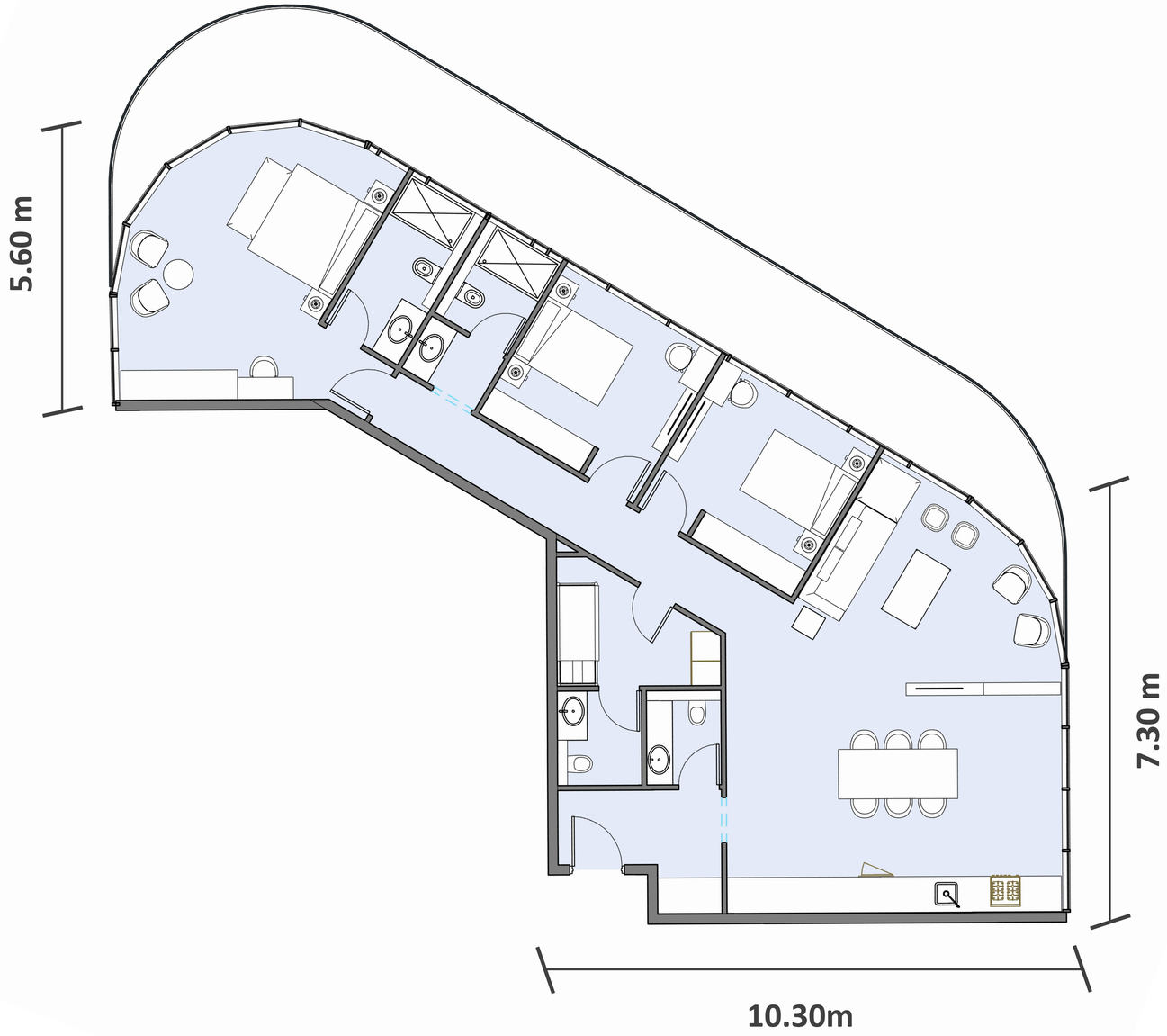
7.20 m x 19 m = 135 m²

No. of Modules/ Unite= 16

Floor No.= 1st ,3rd Floor

STANDARD UNIT 04

3 Bedroom- Prototype 5



Area

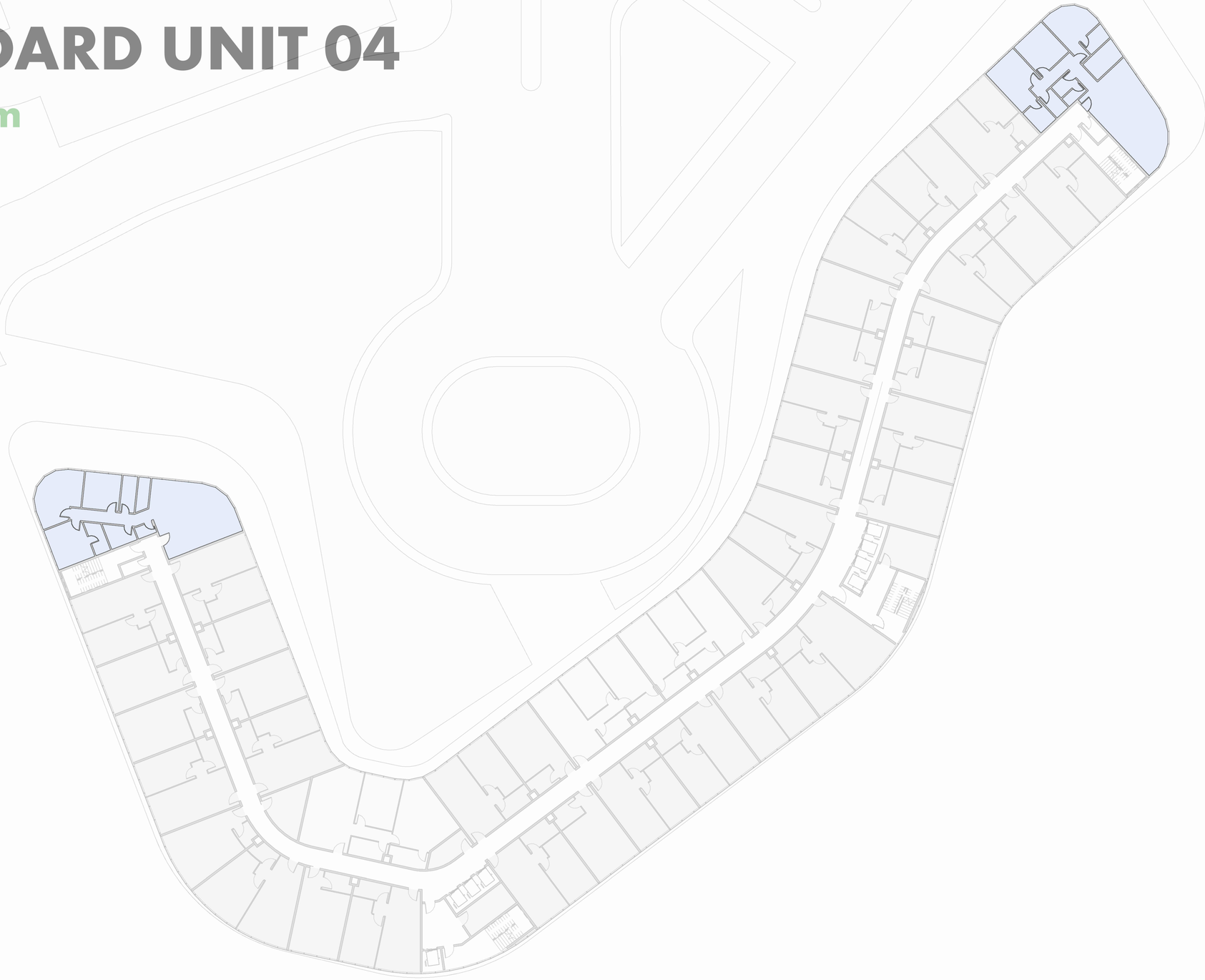
7.20 m x 19 m = 135 m²

No. of Modules/ Unite= 16

Floor No.= 3rd Floor

STANDARD UNIT 04

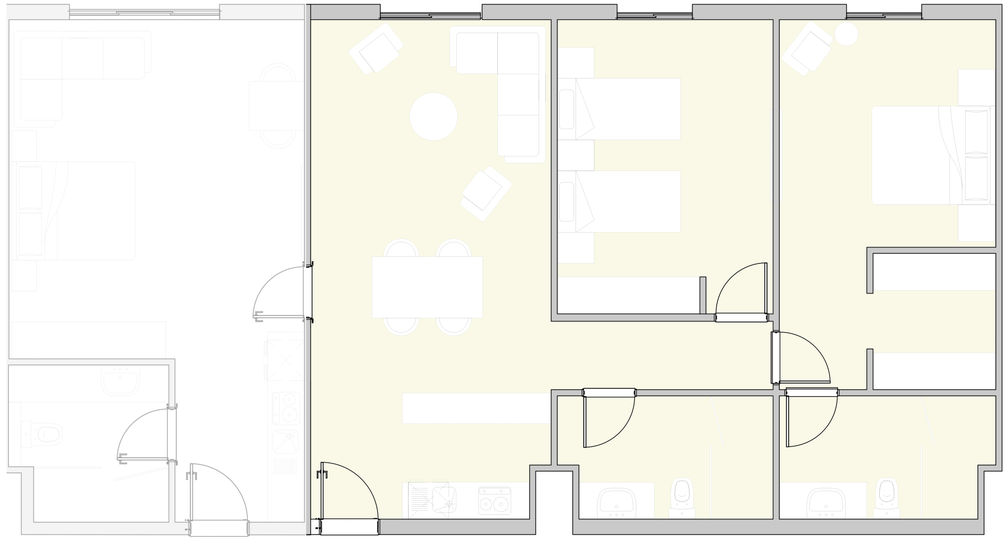
3 Bedroom



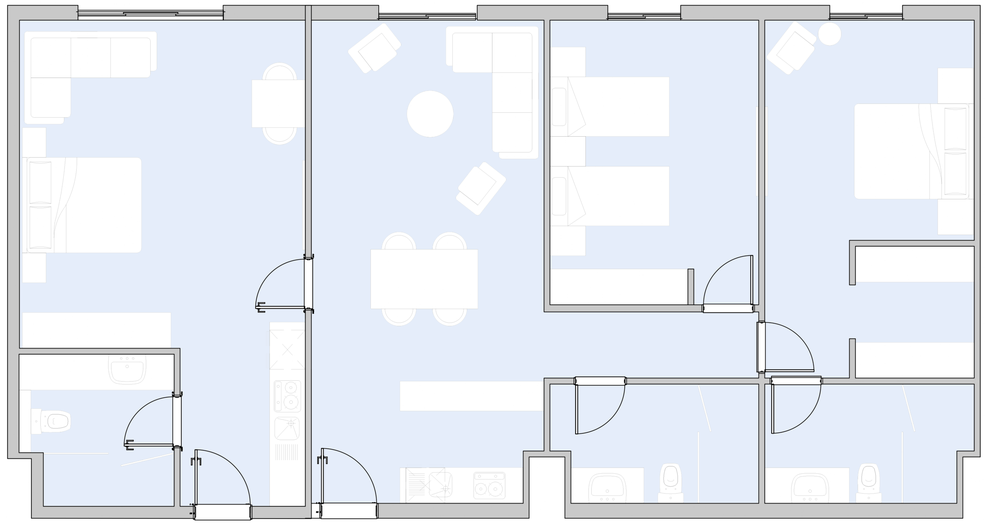
FLEXIBLE UNITS

Alternative 2

The hotel offers flexible units with connecting doors that can be combined into larger suites easily converting from a two-bedroom to a three-bedro setup as needed.



2 Bedroom



3 Bedroom


Let’s
Talk
Numbers..!

Accomodation Units	Required Area	Qt. 300	Required Total Area	Area Per Design (Avg.)	Achieved Qt. 304	Total Achieved Area	Notes
Studios	45	120	5400	42	120	5040	
One Bed Apartments	67.5	135	9112.5	64	137	8768	
Two Bed Apartments	90	30	2700	92	32	2944	
Three Bed Apartments	135	15	2025	135	15	2025	
Corridors, Lobbies, etc.			2116			4686	
Public Areas	**Required Area**	**Qt.**	**Required Total Area**	**Area Per Design**	**Achieved Qt.**	**Total Achieved Area**	**Notes**
Lobby, Reception & FO	400	1	400	396	1	396	
Lounge, Living Room & Pantry	80	1	80	80	1	80	
Main Restaurant	462	1	462	464	1	464	
Gathering table area	30	1	30	29	1	29	
Den "Private Lounge"	50	1	50	59	1	59	
Multi-Function Room (Divisible)	200	2	400	419.5	2	839	Divisible to 2 if needed
Pre-Function Area	-	-	-	467	1	467	
Pre-Function Area Guest Washrooms	-	-	-	63	1	63	Male: 35 m2 - Female: 28 m2 4 Male Toilets - 5 Female Toilets + 1 shared handicapped as per SBC
Convenience Store	18	1	18	20	1	20	
Luggage Room	35	1	35	41	1	41	
Prayer Rooms	80	2	160	76	2	152	Male: 78 m2 - Female: 74 m2
Public Washrooms	35	2	70	32	2	64	Male: 29 m2 - Female: 35 m2
Leisure Facilities	**Required Area**	**Qt.**	**Required Total Area**	**Area Per Design**	**Achieved Qt.**	**Total Achieved Area**	**Notes**
Fitness Center	140	1	140	140	1	140	
Guest changing Facilities	18	2	36	18	2	36	
Guest Washrooms	-	-	-	66	1	66	
Swimming Pool (Including aminnities)	170	0	170	268	1	268	
Outdoor Restaurant	-	-	-	152	1	152	

BOH areas & Staff Facilities	Required Area	Qt.	Required Total Area	Area Per Design	Achieved Qt.	Total Achieved Area	Notes
Reception BOH	-	-	-	18	1	18	
Main Kitchen & Annexes	266	1	266	280	1	280	
Express laundry	40	1	40	44	1	44	
Linen Rooms / HK Stores	22	4	88	19.25	4	77	
Staff Dining Hall	105	1	105	127	1	127	
Male locker room	90	1	90	97	1	97	Lockers: 74 m2 - Washrooms: 23 m2 3 Male Toilets + 1 handicapped- 3 Female Toilets + 1 handicapped
Female locker room	40	1	40	40	1	40	Lockers: 43 m2 - Washrooms: 15 m2
Uniform Room	50	1	50	46	1	46	
Staff prayer rooms	30	2	60	29	2	58	Male: 30 m2 - Female: 28 m2 3 Male Toilets - 3 Female Toilets
Admin Office	180	1	180	179	1	179	
Main Server Room	32	1	32	32	1	32	
Engineering Dep.	90	1	90	91	1	91	
Other BOH areas			200	381	1	381	
Other common areas & circulation (12%)			2878	730	1	730	Guest corridors: 187 m2 Service corridors: 543 m2
MEP Plants rooms & Equipment			1086				Placed on site
Total GFA			27154	29152			
GFA / key			91	96			

	FLOOR AREA	Studio	1 Bedroom	2 Bedroom	3 Bedroom
1st Floor	3,533 m^2	18	21	5	2
2nd Floor	3,460 m^2	16	21	4	3
3rd Floor	3,413 m^2	16	19	7	2
4th Floor	3,348 m^2	19	18	5	2
5th Floor	3,305 m^2	18	19	4	2
6th Floor	3,241 m^2	17	19	4	2
7th Floor	3,163 m^2	16	20	3	2
Totals	23,463 m^2	120	137	32	15

THANK YOU !

