



Al Basateen Village
قرية البساتين

An exceptional *living* experience

A gated residential compound in the heart of Jeddah

LIVE · RELAX · CONNECT

WWW.ALBASATEENVILLAGE.COM



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WELCOME

A village within a community, set among the gardens of Jeddah.

Al Basateen Village has been a trusted Jeddah address since 2000. Spread across more than 80,000 square metres of landscaped grounds, it brings together thoughtfully designed villas and apartments, a full circle of amenities, and a warm international community where privacy and connection live side by side.

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THE VISION · 01

Elevating Everyday Living.

In the heart of Jeddah, Al Basateen Village is designed for family life — a secure, well-planned setting where personal space and a genuine sense of community exist naturally together. A strategic location and a complete circle of facilities make it a premium home for families and professionals seeking a calmer, more connected way to live in Jeddah.



The first impressions, the moment you arrive.



Leisure and lifestyle

Five pools, courts and a fully equipped gym, a nursery, and green outdoor spaces — room to play, train, gather and unwind, all within the gates.



Family-focused design

Villas and apartments built for comfort and security, delivered move-in ready, on quiet streets where children can roam and neighbours become friends.



24/7 safety and services

Gated, controlled access with round-the-clock patrols and CCTV, backed by free on-site maintenance and transport — so daily life simply runs.



More than a place to live — a place to breathe.

True to its name, Al Basateen Village wraps daily life in greenery. Landscaped gardens and interconnected green corridors run through the village, carefully maintained to invite relaxation, the outdoors and easy social moments just steps from every home.

Lush gardens

A refreshing, resort-like calm throughout.

Shaded walkways

Palm-lined paths for walking and cycling.

Open lawns

Safe community lawns for play and rest.







“A place where families feel at home — safe, settled and surrounded by green, with every facility just steps from the door.”

AL BASATEEN VILLAGE FEELING





Villa exteriors along a quiet residential lane

A DAY AT AL BASATEEN VILLAGE · 04

From active mornings to peaceful evenings.

A more effortless way of living, with everything
you need right here in the community.

06:00

Morning, unhurried

A swim, a coffee, and a quiet moment on the terrace.

07:30

Short walk to school

A safe and direct walk to the British School.

15:00

Lunch, handled

Dine at the community restaurant or pick up something from the
supermarket.

17:00

Move and Play

Courts, fitness, and spaces to stay active.

19:00

Evenings in the tea garden

Neighbours gather as the day winds down.





RECREATION AND WELLNESS · 05

A complete leisure club within the gates.

Indoor and outdoor facilities for fitness, entertainment, and connection, designed for every age, just minutes from home.

Five swimming pools

With a children's pool and juice bar.

Ladies' and men's spa

A calm retreat to recharge.

Bowling hall

Four-lane alley and games area.

Indoor playroom

Safe, supervised children's space.

Fully equipped gym

For daily training and classes.

Salon and barber

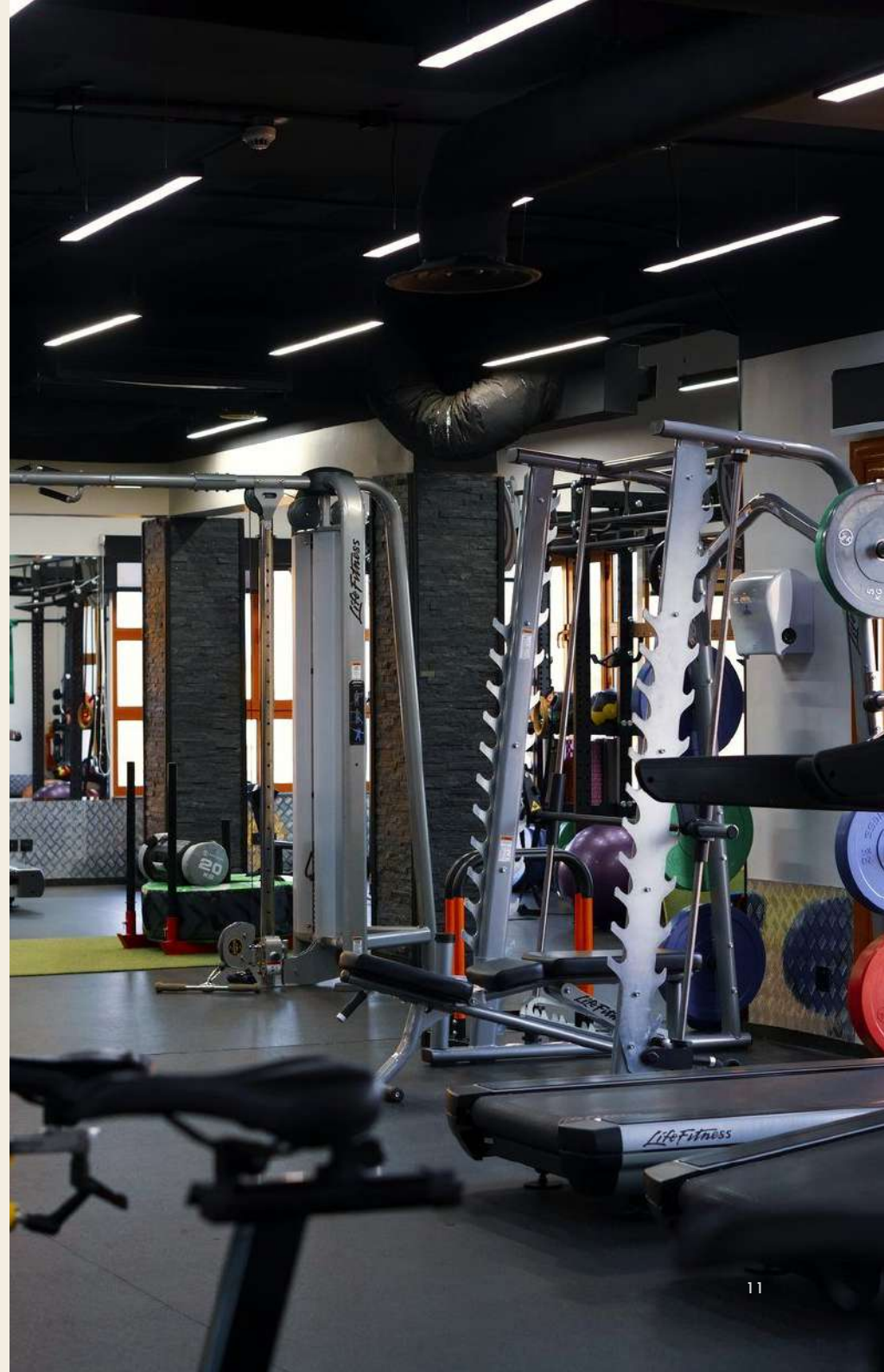
Hair and grooming on site.

Multipurpose hall

Classes, events and gatherings.

Community events

Held throughout the year.







SPORT AND THE OUTDOORS · 06

Room for every game, every day.



Tennis courts

Morning rallies, evening matches.



Squash courts

A fast game, year-round.



Basketball court

Pick-up games and practice.



Soccer field

A pitch for the community.



Sandy volleyball

Beach-style, under the sun.



Play and dog park

Playgrounds and a dog park.







THE VILLAGE

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Al Basateen Village, from above

Everyday essentials, thoughtfully taken care of.

Administration

A dedicated team, all week.

24/7 security

Controlled access, patrols and CCTV.

Free maintenance

Upkeep, gardening, pest control.

Restaurant

Dine-in, delivery and events.

School bus

Daily runs to nearby schools.

Supermarket

Everyday essentials.

Limousine service

Reliable transport, 24/7.

Shuttle bus

Shopping and beach trips.

Laundry and dry clean

Convenient pick-up.

Redbox lockers

Secure parcel collection.

ATM

On-site cash access.

Kids Playroom

A safe, supervised play space.



FOR THE LITTLE ONES





EDUCATION AND SCHOOLS · 08

An easier school run, and a smoother rhythm for family life.

Al Basateen Village offers direct access to The British International School of Jeddah, with coordinated shuttle services to other leading international schools.



LOCATION · 09

In the middle of everything —
above the noise of it.

Set in the heart of Jeddah, Al Basateen Village is surrounded by restaurants, shopping malls, business towers and medical centres, with two of the city's main arteries — King Road and Prince Sultan Street — just outside the gate.







THE RESIDENCES · 10

Move-in-ready homes, built for effortless living.

Four distinct villa types, each delivered fully fitted and move-in ready, with utilities included in the lease for a hassle-free start.

STANDARD ACROSS EVERY RESIDENCE

- ◇ Split air-conditioning throughout
- ◇ Solar water heaters
- ◇ Built-in wardrobes
- ◇ Full kitchen appliances
- ◇ Fridge, oven and dishwasher
- ◇ Washing machine and dryer
- ◇ Electricity and water included
- ◇ Fibre and cable TV ready



THE RESIDENCES

Type A

MOST IDEAL

Three-bedroom family villa

A bright ground-floor living area that opens to the kitchen and private garden, with the bedrooms set quietly upstairs.

215

m² built-up

3

bedrooms

4

bathrooms

1

maid's room

1

private garden

1

shaded parking

GROUND FLOOR



FIRST FLOOR



THE RESIDENCES

Type B

FLEXIBLE

Expanded three-bedroom villa

More space for a growing family, with a versatile second living area on the first floor that can easily be converted into a fourth bedroom whenever needed.

260

m² built-up

3

bedrooms

4

bathrooms

2

living rooms

1

private garden

1

shaded parking

GROUND FLOOR



FIRST FLOOR



THE RESIDENCES

Type C

LIMITED

Premium three-bedroom villa

An elevated home with expansive living across both floors, a dedicated home office and direct views over the main pool.

340

m² built-up

3

bedrooms

5

bathrooms

2

living rooms

1

home office

2

shaded parking

GROUND FLOOR



FIRST FLOOR



THE RESIDENCES

Type D

MOST EXCLUSIVE

Four-bedroom family villa

The largest residence — four bedrooms, dual living rooms, a home office and a convertible upper level, with pool views.

360

m² built-up

4

bedrooms

5

bathrooms

2

living rooms

1

home office

2

shaded parking

GROUND FLOOR



FIRST FLOOR





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GET IN TOUCH

Come and feel it for yourself.

Arrange a visit, request availability, or lease your home.

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