OWN PROPERTY IN MECCA

Seamless Steps And Promising
Opportunities At Tilal Village.



TILAL VILLAGE تلال فيليج

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Mecca

Where Significance Meets Opportunity

Saudi Arabia's real estate sector is undergoing rapid transformation, driven by the objectives of Saudi Vision 2030. Within this evolving landscape, Mecca stands out as a destination of exceptional religious, economic, and investment significance.

With foreign property ownership now available within the approved Geographic Scope, Tilal Village opens the door to promising ownership and investment opportunities in Mecca.

This guide provides an overview of the Foreign Real Estate Ownership Law, including its requirements, pathways, fees, and associated obligations.

A concise guide to understanding the Law, exploring the opportunities, and making a more informed decision.



What Is the Foreign Real Estate Ownership Law?

Who can own property & what does the Law cover?

The Foreign Real Estate Ownership Law is the regulatory framework governing property ownership by foreign individuals, companies, and other entities in Saudi Arabia. Through an integrated digital experience and approved Geographic Scope, the Law enables seamless procedures while protecting property rights.

The ownership journey varies according to the beneficiary category:

Foreign Individual
Resident or non-resident

Foreign Company

Saudi Company With
foreign ownership participation

International Organization
or Diplomatic Mission
Subject to specific requirements

Foreign Non-Profit Entity



What Types of Property Can You Own?

The Law allows eligible foreign beneficiaries to own property for the following purposes:

- Residential Properties
- Agricultural Properties
- Commercial Properties
- Investment Properties
- Industrial Properties

Mecca and Madinah

Property ownership requirements in Mecca and Madinah differ from those applying across the rest of the Kingdom. Ownership is available within the approved Geographic Scope and is subject to specific requirements based on the beneficiary category:



Individuals
The applicant must be of the Muslim faith.

Unlisted Companies
The company must be incorporated in accordance with the Saudi Companies Law and have one or more foreign shareholders.

Listed companies, investment funds, and special-purpose entities:
They must be established in accordance with the applicable regulations and comply with the Capital Market Law and its Implementing Regulations, as well as the requirements established by the Capital Market Authority in coordination with the Real Estate General Authority.

Foreign Property Ownership Guidelines

The ownership journey does not begin with choosing a property alone. It begins with understanding where the property is located and which regulations apply to it.



Riyadh and Jeddah

Within the approved Geographic Scope



Mecca and Madinah

Under a dedicated regulatory framework



All other regions of the Kingdom

In accordance with the applicable regulations

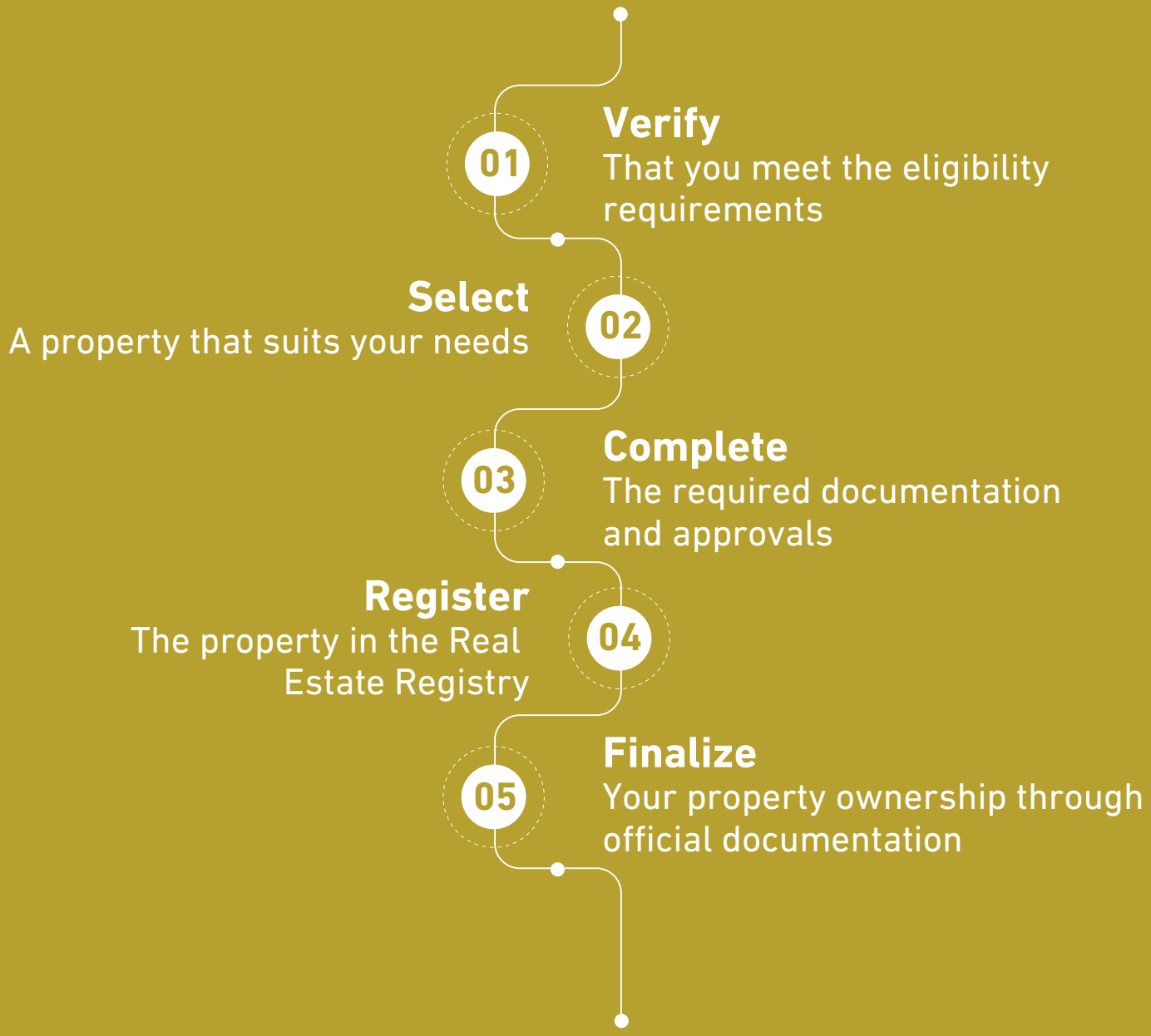
Disclaimer

A property being located within one of these cities does not necessarily mean it is eligible for foreign ownership. Always verify the approved Geographic Scope through the official Saudi Properties Portal.

Once You Know the Geographic Scope, What Comes Next?

Your Journey in Five Steps

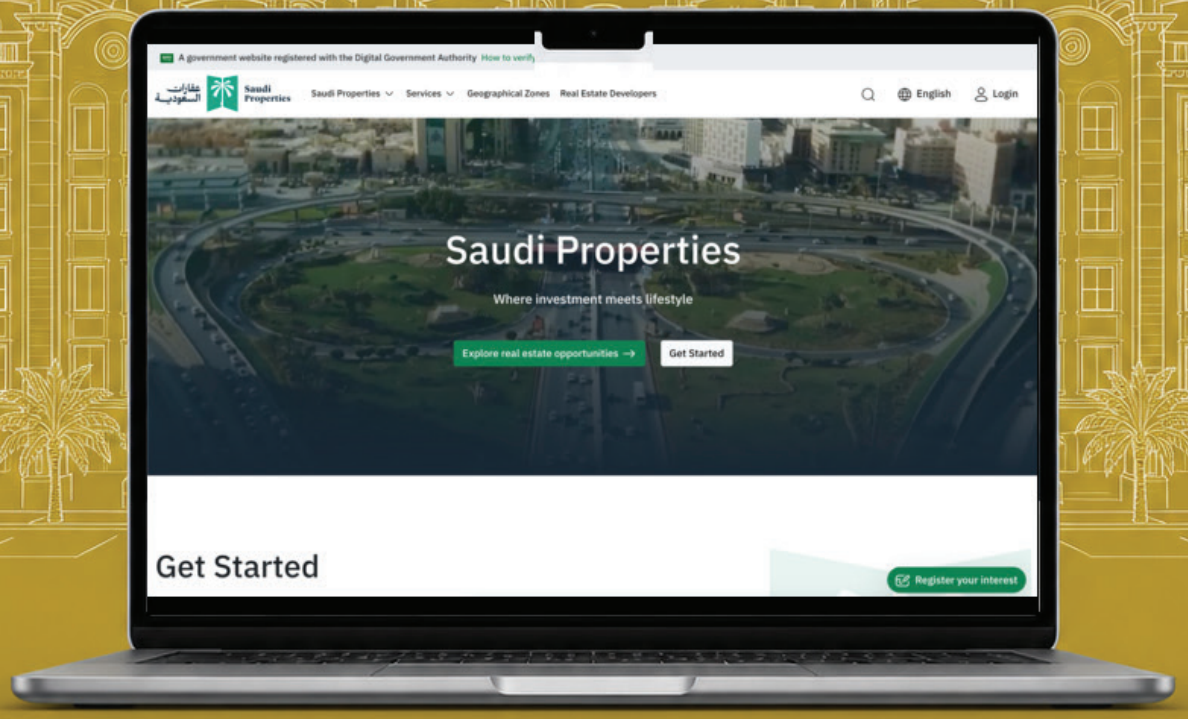
Once the Geographic Scope has been confirmed, the ownership process follows five clear steps designed to ensure it is completed in an organized and official manner.



View the Geographic Scope available for ownership through the official Saudi Properties Portal.

https://saudiproperties.rega.gov.sa

Ownership Pathways



For Individuals

- ☑ **Resident**
  Inside the Kingdom
- ☑ **Non-resident**
  Outside the Kingdom

For Entities

- ☑ Foreign Company
- ☑ Saudi Company, Fund, or Entity with
- ☑ Foreign Ownership Participation
- ☑ Foreign Non-Profit Entity
- ☑ International Organization or Diplomatic Mission

Each category follows its own ownership pathway & requirements.

If You Are a Resident in the Kingdom Follow These Steps

01 **Create a new account through the Saudi Properties Portal and select:**
Individuals >>> Individual Beneficiary

02 Sign in through Nafath using your Iqama number.

03 Explore approved real estate opportunities through the official portal.

04 Complete the process online by submitting the required documents, paying the fees, completing the contract, and receiving your electronic title deed through approved government channels.



If You Are Outside the Kingdom and Already Have a Digital Identity

01 Download the Nafath app and sign in using your Digital Identity.

02 **Create a new account and select:**
Individuals >>> Individual Beneficiary
Then enter your Digital Identity Number.

03 Explore approved real estate opportunities by contacting licensed real estate brokers through the official portal.

04 Complete the process online by submitting the required documents, paying the fees, completing the contract, and receiving your electronic title deed through approved government channels.



Do Not Have a Digital Identity?

Start by Applying for One from Outside the Kingdom

01

Ministry of Foreign Affairs
Create an account and submit the required information and documents to book an appointment at a Saudi mission abroad

02

Saudi Mission Abroad
Once your appointment is confirmed, visit the Saudi mission, submit the required documents, and complete your biometric enrollment

03

Verification
Once the requirements have been fulfilled, you will be notified when your Digital Identity has been issued

04

Saudi eSIM
After your Digital Identity has been issued, download one of the approved mobile service provider apps to issue a Saudi eSIM while outside the Kingdom

05

Nafath
Use the Nafath app to activate your Saudi eSIM

06

Absher
Sign in to Absher to activate your Digital Identity



Ownership Pathway for Entities

Entities seeking to own property are subject to requirements and regulations that vary according to the nature of the entity.

Key Requirements

- ☑ Register with the Ministry of Investment and fulfill all applicable regulatory requirements.
- ☑ Disclose the company's direct and indirect owners.
- ☑ Ensure that the legal representative holds an identity document issued in accordance with the Kingdom's regulations.
- ☑ Open a bank account in the Kingdom under the company's name.
- ☑ Obtain a Foreign Company Registration Number from the Ministry of Investment after fulfilling the applicable requirements.

View the Geographic Scope available for ownership through the official Saudi Properties Portal.

https://saudiproperties.rega.gov.sa

Foreign Non-Profit Entities

Ownership Scope: Properties located within the approved Geographic Scope across cities in the Kingdom, excluding Mecca and Madinah.

Key Requirements

- ☑ Register with the National Center for Non-Profit Sector Development and fulfill all applicable regulatory requirements.
- ☑ Disclose the individuals who directly or indirectly control the entity.
- ☑ Ensure that the legal representative holds an identity document issued in accordance with the Kingdom's regulations.
- ☑ Open a bank account in the Kingdom under the entity's name.

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Fees and Obligations

Property Ownership Comes with Financial and Regulatory Obligations

5%

Real Estate Transaction Tax
Real Estate Transaction Tax applies, in accordance with the applicable regulations, to property transactions undertaken by both Saudi and foreign property owners across all cities in the Kingdom.

2%

Additional Fee for Foreign Property Owners
An additional fee applies to foreign property owners when disposing of property located in:
Riyadh | Jeddah | Mecca | Madinah

Before Completing the Ownership Process

Verify the fees and taxes applicable to your transaction, as well as any requirements associated with the property and its location.

View the Geographic Scope available for ownership through the official Saudi Properties Portal.

https://saudiproperties.rega.gov.sa

Frequently Asked Questions

Everything You Need to Know About Foreign Property Ownership



Is property ownership permanent?
Yes. Ownership is granted on a permanent basis, in line with the approved regulatory framework.



Can I sell or lease the property after acquiring it?
Yes. The property may be sold or leased in accordance with the applicable regulations, its type, and its intended use.



Does property ownership grant residency in Saudi Arabia?
No. Property ownership does not automatically grant residency. However, owners of property valued at least SAR 4 million may apply for the Real Estate Owner Premium Residency, valid for the duration of their ownership or usufruct rights.

Can I own property in Mecca?
Yes. Ownership is available within the approved Geographic Scope and applicable regulations.

How can I check whether a property is within an approved Geographic Scope?
You can verify the Geographic Scope through the official Saudi Properties Portal.*

Are there fees associated with property ownership?
Yes. Property ownership and disposal are subject to the applicable regulatory fees and obligations.

What is the Real Estate Transaction Tax rate?
The Real Estate Transaction Tax rate is 5%, as detailed in this guide.

Is there an additional fee for foreign property owners?
Yes. An additional fee of 2% applies when disposing of property located in Riyadh, Jeddah, Mecca, or Madinah.

What is the first step in the ownership journey?
Begin by verifying your eligibility and the property's location, then follow the pathway that applies to your category.

Are the procedures different for non-residents?
Yes. Different pathways apply depending on whether the non-resident already holds a Digital Identity.

Is Tilal Village within the Geographic Scope designated for foreign ownership?
Yes. Tilal Village is located within the Geographic Scope designated for foreign ownership.

Mecca's Future Opens New Horizons

Mecca welcomes millions of visitors each year, supported by its religious significance and the continued growth of Hajj and Umrah. With year-round Umrah and rising pilgrim numbers, demand for accommodation, services and hospitality remains strong.

As Saudi Vision 2030 advances the Hajj and Umrah ecosystem and enhances the visitor experience, opportunities are expanding across real estate, hospitality, retail, mixed-use developments and related services.

Mecca brings together spiritual significance, sustained growth and long-term investment potential.

These opportunities span real estate development, hospitality, asset management and operations, commercial destinations and logistics. As these ambitions progress, Mecca continues to strengthen its position as a global center for spiritual significance, urban development and long-term investment.





Mecca... Life Near Al Haram & Promising Opportunities

The presence of the Grand Mosque and the Holy Kaaba gives Mecca an advantage that cannot be replicated in any other city.

As a result, homes and services near the Grand Mosque continue to experience high levels of demand, from residential units and hotels to mixed-use developments.

The significance of this location goes far beyond its geographic value. As the Qibla for Muslims worldwide and a destination for Hajj and Umrah, Mecca brings together spirituality, quality of life, and integrated services.

Major developments continue to enhance the visitor experience, improve mobility, and increase capacity in a way that reflects the city's unique religious significance.

A Proximity Like No Other

Mecca Is Evolving, and Its Opportunities Are Growing

Mecca continues to develop its infrastructure, from the expansion of the Grand Mosque, the Haramain High-Speed Railway, and the Holy Sites Metro, to new roads, urban projects, and expanding hospitality, accommodation, and tourism facilities.

Together, these developments improve accessibility and support the continued growth of the city's real estate sector.

A Proximity Like No Other



Mecca Opens the Door to Opportunity Where Location Defines Value

As property ownership opportunities grow in Mecca, choosing the right development and location becomes an essential part of the decision.

This is where the story of Tilal Village begins.

A location that brings together proximity, ready-to-move-in homes, and an integrated community lifestyle.



An Integrated Community in Mecca

Tilal Village brings together homes, hospitality, business, retail, services, and entertainment within one fully integrated destination.

Development Components

- ☑ A Residential Community
- ☑ International Hotels
- ☑ Offices
- ☑ International Medical Center
- ☑ Retail Spaces
- ☑ Aisha Al Rajhi Mosque
- ☑ Green Spaces
- ☑ Entertainment & Event Facilities
- ☑ Security and Safety Services.

Development Figures

²م 50,000	²م 362,000	²م 34,000	²م 21,000
Total Parking Area	Total Development Area	Commercial Spaces	Total Mosque & Courtyard Area



Ready-to-Move-In Homes With Spaces That Suit Your Needs

Tilal Village offers a diverse selection of residential units within a community that brings everyday services, facilities, and essentials closer to home.

Residential Options

- ☑ A range of Unit Sizes
- ☑ Apartments in a variety of layouts
- ☑ Penthouses



+800	²ρ 323-170	6 Floors	²ρ 257-231	²ρ 323-225	+90
Apartments	Apartment Sizes	Per Building Plus Parking	Penthouse 2	Penthouse 1	Residential Buildings

An International Hospitality Experience Within The Community

Tilal Village is home to a collection of international hotels offering a variety of accommodation options, supported by dedicated services and facilities for guests.



FOUR POINTS BY SHERATON



Copthorne



MILLENNIUM HOTELS AND RESORTS



park inn by Radisson

Where Business and Shopping Come Together

Tilal Village creates an integrated environment for business and retail, bringing offices, commercial spaces, and services together within one community.



Business District

A variety of office spaces located near government entities and public services, with convenient access to highways and key intersections.



Retail District

A variety of commercial spaces, including Tilal Mall and other areas distributed throughout the project, featuring international and local brands, restaurants, cafés, and a diverse range of services and commercial activities.

Everything You Need, Within Your Community

The Tilal Village experience extends beyond residential living to include worship, healthcare, entertainment, and open spaces, bringing your everyday needs together within one community.



Mosque

Aisha Al Rajhi Mosque, with a range of integrated facilities.

Entertainment & Community

Green spaces, events, entertainment, restaurants, and cafés.





Services & Facilities

Healthcare facilities include Well Care by the International Medical Center, along with a range of other clinics, including dermatology and dental clinics.

Just 7 km from Al Haram

A Strategic Location and an Opportunity to Own in Mecca

Tilal Village is located in Al Naseem District, near the Grand Mosque and the Holy Sites, with direct access to major roads, key routes, and different areas of Mecca.

An Important Ownership Advantage

Tilal Village falls within the Geographic Scope designated for foreign ownership.

Own a Home in an Integrated Community, in an Exceptional Location in Mecca

Tilal Village An Integrated Community in the Heart of Mecca



Foreign Property Ownership:
A New Chapter of Opportunities

As property ownership becomes available within the designated Geographic Scope and under the applicable regulations, residential and investment options across the Kingdom continue to grow.

- ☑ Understand the Law.
- ☑ Explore the Opportunities.
- ☑ Choose Your Location Carefully.

Disclaimer:
This guide is intended for informational and awareness purposes only. It does not replace the official laws, regulations, or Implementing Regulations. For detailed and up-to-date information, please refer to the relevant authorities and the official Saudi Properties Portal.



TILAL VILLAGE

تلال فيليج



www.tilalvillage.com