

SBS King Fahd Garden Madinah

Facility Area Programme

Date: 15 April 2025



	Area (m2)	Qty	Total	
Accommodation Units		300		
Studios	45	60	2,700	20%
One Bed Apartments	67.5	135	9,113	45%
Two Bed Apartments	90	75	6,750	25%
Three Bed Apartments	135	30	4,050	10%
Corridors, lobbies, etc.			2,487	
Public Areas				
Lobby, reception & FO	400	1	400	
Lounge, Living Room & Pantry	80	1	80	
Main Restaurant	462	1	462	
Gathering table area	30	1	30	
Den "Private lounge"	50	1	50	
Multi-function room (Divisible)	100	2	200	
Convenience Store	18	1	18	
Luggage room	35	1	35	
Prayer rooms	80	2	160	
Public Washrooms	35	2	70	
Leisure Facilities				
Fitness Center	140	1	140	
Guest changing Facilities	18	2	36	
Swimming Pool (Not in GFA)	0	0		
BOH areas & Staff Facilities				
Main Kitchen & annexes	266	1	266	
Express laundry	40	1	40	
Linen rooms / HK stores	22	4	88	
Staff Dining Hall	105	1	105	
Male locker room	90	1	90	
Female locker room	40	1	40	
Uniform Room	50	1	50	
Staff prayer rooms	30	2	60	
Admin office	180	1	180	
Main Server Room	32	1	32	
Engineering Dep.	90	1	90	
Other BOH areas			200	
Other common areas & circulation (12%)			3,328	
MEP Plant rooms & Equipment			1,254	
Parking - 200 nos.				
TBC (not in GFA)				
Total GFA			31,350	
GFA / key			105	

*NOTES:

- Lead consultant to check the latest local authority regulations & requirements for all guest facilities, public areas, staff facilities & BOH areas.
- Self-service laundry concept TBC with market fit.
- Staff and admin areas shall be further confirmed with IHG Manning guide.
- Unit matrix to be confirmed upon completion of the concept design stage.
- Parking requirements are not included and shall be confirmed in accordance to IHG requirements and local authorities regulations.