

The
Mall
of Tomorrow



Ariyappadi  *أريابادي*
HYPERMARKET since 1983 هايبرماركت

Kingdom of Bahrain



Kingdom of Bahrain is a small country located in the Persian Gulf which is considered a part of the Middle East and it is an archipelago that is made up of 33 islands.

Culture



The Kingdom of Bahrain holds a unique place in the Arabian Gulf and to its deep-rooted history of powerful civilizations. Both elements have blessed with one of the most liberal cultural heritages worldwide, making it, throughout the ages, a safe home for ethnically diverse inhabitants.

Bahrain is distinguished by its rich history and famous civilizations that span more than 5,000 years. Its pluralistic identity and its generous contributions to the world's civilizations have made it a shining cultural and intellectual centre and an oasis of mutual tolerance and peaceful coexistence among cultures and religions.

Economy

Along with competitive costs, easy access to the rest of the Middle East, and a well-established business infrastructure, the Kingdom of Bahrain has a great deal of experience in understanding the needs of foreign businesses and responding to them. Bahrain regards foreign investment as the key for improving the competitiveness of the economy and enhancing living standards.

Bahrain was the most popular destination for expats in the world by different factors such as the quality of life, personal finance, working abroad and making friends.

Bahrain is renowned as a "Business Friendly" liberal society; open-minded and actively encourages private enterprise.

Bahrain is leading the region in supporting and encouraging private enterprise. Bahrain is actively encouraging private sector growth by allowing 100% foreign ownership and repatriation on income. The whole of the Kingdom is effectively one massive Free Zone.

Major centres including Riyadh, Kuwait, Abu Dhabi, Dubai and Doha are around an hour's flight time. Consequently, access to every market in the Middle East is quick and efficient – by air, sea and road.

Shopping Malls



Traditional

The idea of traditional shopping marketplaces in the urban settings attract large numbers of buyers and sellers. Though the concept of traditional markets is still present, yet there is no denying that Shopping Mall contributes to business significantly than traditional markets.

Designer names, international brands, local flavour - whatever your preferred form of retail therapy, Bahrain's got it all. From exclusive boutiques, to modern malls, to bargain hunting at the souk, there's something for every occasion and every wallet.

Mall Shopping

- Everything under one roof.
- Ambience and facilities.
- Leisure centers for relaxing.
- Customer service .
- Saving expenses and time.

Shopping is fun and altogether a different experience when you are at a mall with your friends, family or alone and will help you to socialize.



Ariyappadi Mall

Image and Reputation

Creates a first choice perception for target users and outsiders.

Attributes

Modern in traditional context, efficiency, good experience, high convenience for repeated visits.

Added Values

Connects exceptional added values to meet diverse needs and aspirations.

Design Approach



Location

The site is located along side of the Al-Estiqal highway in Al Hajiyat neighbourhood, near to Kingdom university, in Riffa district.

It belongs to the Central Governorate of Bahrain.

The site is surrounded by roads on East (rd no. 3901), West (rd no. 3922) and South (rd no. 3923).

Sanad, Nuwaidrat, Al Bahair, BuKowarah are nearby towns.

Axis & Focal Point

A major focal point was identified where the transition of outdoor climate merges with the ambiance of indoor realms undertaken.

The major axis connecting the focal point propels the corridor as an intimate interactive space.

The site has several connection points at various parts for parking, services, entry/ exit for vehicles and pedestrians.



Zoning

The zoning plays an ultimate role in the development of the preliminary design thoughts.

Understanding the geography of site in which roads surrounded at three sides gives a clear picture of zones. Services & storage zones are separated from major activity zone.

Important strategic zones are

1. Circulation zone
2. Major core activity zone (shopping+ dining)
3. Services & Storage zone
4. Parking zone (basement & roof)



Accesses

As the site is surrounded by roads at three sides, there are ample options to enter/ exit the site.

In order to reduce the impact from Al Estiqal highway, all vehicles are directed & controlled to enter the site at one point, that is reflected in the design output.

Accesses are divided in to three categories;

1. Vehicle parking access
2. Service access
3. Customer access.





View from Road 3922



أريابادي
هايبرماركت
Ariyappadi
HYPERMARKET

Ariyappadi mall is at once both comforting and exciting with an air of familiarity and endless possibility. Whether it's a walkable outdoor space or an indoor complex three stories high, the best malls will delight your eyes and your taste buds.

The indoor climate-controlled shopping mall is the perfect escape from the heat. Customers can spend all day wandering in and out of shops, eating at its plethora of food outlets.

Movie theaters in this mall feature plush reclining seats, concierge food service, and lobbies with five star facilities.

Hyper Market



Convenient Design

It is a nearby next door Mall conveniently located near the Kingdom University, Riffa, southern area of Bahrain for a quick and easy 3 level shopping, 2 level ample parking and an approximate Built-Up Area of 12,000m²

For daily consumables, the neighborhood clientele can purchase household products from around the world to locally cultivated fresh items. The quality, variety and satisfaction will be at the most convenient levels.

Quiet roads and streets lead to it. Direct access from surrounding roads. Access to shopping mall from parking at upper levels.



Compact Design

Of the huge mega ultra shopping malls in Kingdom of Bahrain, a vision for a compact utilitarian one stop shop mall caters for its neighborhood clientele with a variety of exclusive fully-equipped leisure complex holding a hypermarket, cinema complex, food outlets and kids' play area.

The mall in modern context with traditional Bahraini motifs and elements improves ethnicity. Ariyappadi Mall feels more like town squares than traditional mall.

It's a good place to hang out with your family, specially with arcade reasonably good for kids to have fun while you shop in the hypermarket for food or household items.



Comfortable Design

The shopping experience of the neighborhood clientele will be highly comfortable by bringing all products under one roof with a proper designated way.

Comfortable location for students to study with all modern technological facilities.

A comfortable place to shop, watch movie and dine with ample spaces for parking and playing area for kids, when the neighborhood clientele can skip away from crowded places and don't want to travel long distance.

Centralized food court is also emerging as a pivotal point in rebooting a mall's brand to be more approachable.





Lobby Atrium

Common areas are more inviting and multi-functional, their infrastructure are more supportive of fast-changing technologies for appealing to aspirational shoppers. Shopping alone doesn't cut it as an enticement but it needs to be about place, experience, and convenience.

Ariyappadi Mall offers the international and local brands and fresh local produce to satiate the needs of the varied clientele. Shoppers/ customers are walking into a marvelously different environment.

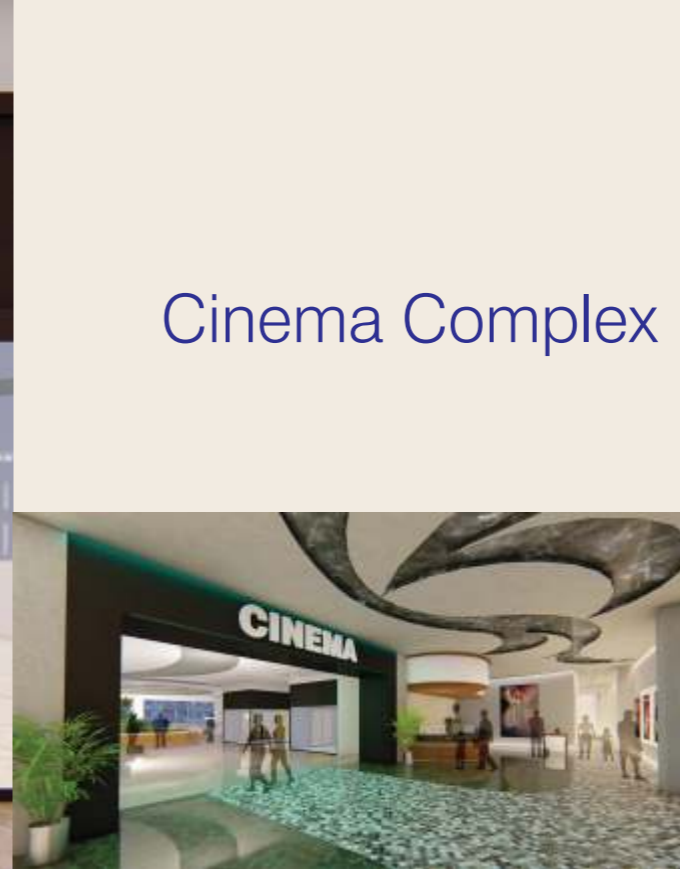


Food Court

Experience Ariyappadi Mall sights, sounds and most importantly the smells within the robust dining area that provides comfort, fast service, and tasty food with different kinds of cuisine and even dine-in options that range from casual to fine dining.

Ariyappadi Mall is a place of recreation for the community, a space where visitors can enjoy entertainment, retail, art, activities and great food with their friends – all under one roof.





Cinema Complex

People come to a mall not only to shop but to eat and watch movies as well, as modern day malls are a complete entertainment package. There are many shoppers who end up eating at a restaurant or watching movie at a multiplex in a mall.

A cinema complex could be to a boon to the mall, sometimes raising revenue up to 180%. The cinema complex have been a constant draw to the shops and restaurants, paying for itself countless times over by bringing foot traffic of both residents and tourists.

The purpose of keeping a food court and multiplex on the topmost floor is purely to make shoppers visit the entire mall twice (going up and down) and cash in on the impulse buying behaviour.

Kids Play Area

Take a shopping break with the kids, the perfect place to rest and relax while the children climb on one-of-a-kind soft sculptures. New concepts in entertainment do not only involve children or only teens, but are designed to allow for strong transversal users involving adults too. Multi-functional play areas that allow clients of all ages to have unique experiences that are challenging and fun.



Parking Zone



A relaxing shopping experience begins with convenient car parking. "Ease of parking" as a major factor that shoppers consider when weighing one shopping center versus another.

To improve customer satisfaction, Ariyappadi Mall offers a wide array of valet and parking options. Parking spaces available exclusively for customers and employees.

Ramps in two independent towers will connect the ample parking floors at basement & roof levels.



Proposal 1

Area and Rental Breakup

FLOOR DETAILS WITH EXPECTED RENTAL INCOME (LOWEST) - MALL CONSTRUCTION

BASEMENT		CAR PARKING 4000 SQM & WAREHOUSE 1500	
GROUND FLOOR - SHOPS WITH HYPERMARKET			
SHOPS/KIOSK COUNTERS/ 2x2 COUNTERS	NO. OF COUNTERS	RENT MINIMUM/ UNIT/YEAR *	TOTAL SAR *
MONEY EXCHANGE	1	60,000	60,000
ATM	5	15,000	75,000
MOBILE SHOPS	1	60,000	60,000
WATCHES 2X2	4	36,000	144,000
LADIES ACCESSPROES SHOP 2x2	2	36,000	72,000
PREFUMES/LOUD 2x2	3	36,000	1,08,000
HONEY/DATES SHOP 2x2	2	36,000	72,000
COFFEE SHOP/ SMALL SNACKS SHOP	3	60,000	180,000
ICE CREAM SHOP	3	60,000	180,000
RECHARGE COUNTER 1x2	1	30,000	30,000
POPCORN COUNTER 2x3	1	40,000	40,000
CANDY SHOP 2x2	2	36,000	72,000
SUN GLASS	1	50,000	50,000
PHARMACY	1	60,000	60,000
TOTAL	30		1,203,000

1st FLOOR

SHOPS	NO. OF SHOPS	RENT/YR *	TOTAL SAR *
HYPERMARKET DEPARTMENT STORE AND SMALL STORE AREA FOR HYPER BRAND OUTLET - 150-200 SQM	10 to 15	50,000	1,300,000

2nd FLOOR

FOOD COURT, THEATER, KIDS PLAYING	1	3,500,000	3,500,000
PARTY HALL, ABAYA (PARDA) SHOP, TAILORING SHOP - GENT & LADIES, KIDS HAIR CUTTING, OTHERS			
MASJID LADIES AND GENTS			

3rd FLOOR

STAFF ACCOMMODATION			
PARTY HALL			150,000

TOTAL RENTAL INCOME EXCLUDING HYPERMARKET			6,153,000
--	--	--	------------------

* ALL RATES IN SAUDI RIYAL

Proposal 1

Cost Summary and Investment Returns

MALL PROPOSAL FOR CONSTRUCTION (ALL RATES ARE IN SAUDI RIYALS)

LAND RENT (6000SQM X 360SR)/YEAR	2,160,000
CONSTRUCTION (27500SQM X 1500SR) (5 FLOOR X 5500SQM)	41,250,000
MALL RENT INCOME PER YEAR	6,153,000

FLOOR MALL RENT DETAILS

BASEMENT - CAR PARKING & SMALL STORE AREA	
GROUND FLOOR RENT - SUPERMARKET, STORE, SMALL OUTLET	1,203,000
FIRST FLOOR RENT - DEPARTMENT STORE, STORE, OUTLET	1,300,000
SECOND FLOOR - FULL RENTAL	3,500,000
THIRD FLOOR RENT	150,000
	6,153,000

HYPER MARKET SETTING & EQUIPMENT COST	11,000,000
PRE OPERATING EXPENSE - 9-12 MONTHS 200 STAFF	5,000,000
WORKING CAPITAL (PURCHASE AND OTHER ADMIN EXPENSES) (45 DAYS STOCK FOR 500000/AVG- SALE)	23,000,000
OPERATION EXPENSE (300 STAFF) - 200 TO 250 ALSO POSSIBLE	24,000,000

TOTAL INVESTMENT	82,410,000
-------------------------	-------------------

DAILY SALES	500,000
MONTHLY SALES	15,000,000
YEARLY SALES	180,000,000
YEARLY RENTAL INCOME	6,153,000
TOTAL YEARLY INCOME	186,153,000

GP AVG 18%	33,507,540
OPERATING EXPENSES (300 STAFF)	24,000,000
NET PROFIT AFTER OPERATION COST	9,507,540
LESS HYPER SETTING COST 5 YEARS	2,200,000
LESS PRE OPERATING EXPENSES	2,500,000

RETURN ON INVESTMENT

PROFIT FIRST 2 YEARS	4,807,540	2	9,615,080
PROFIT NEXT 3 YEARS	7,307,540	3	21,922,620
PROFIT NEXT 5 YEARS	9,507,540	5	47,537,700
TOTAL PROFIT IN 10 YEARS			79,075,400

Proposal 2

Cost Summary and Investment Returns

HYPERMARKET PROPOSAL FOR RENTAL ONLY (ALL RATES ARE IN SAUDI RIYALS)

HYPERMARKET YEARLY RENT	1,500,000
HYPERMARKET INTERIOR	4,000,000
HYPER MARKET SETTING & EQUIPMENT COST	11,000,000
PRE OPERATING EXPENSE - 9-12 MONTHS 200 STAFF	5,000,000
WORKING CAPITAL (PURCHASE AND OTHER ADMIN EXPENSES) (45 DAYS STOCK FOR 500000/AVG- SALE)	23,000,000
OPERATION EXPENSE (300 STAFF) - 200 TO 250 ALSO POSSIBLE	23,500,000

TOTAL INVESTMENT	43,000,000
-------------------------	-------------------

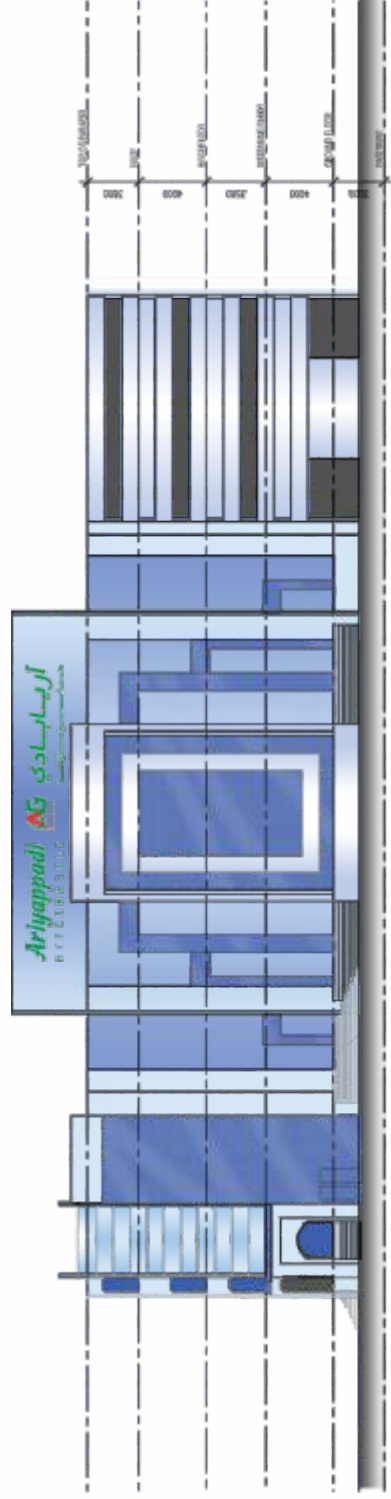
DAILY SALES	500,000
MONTHLY	15,000,000
YEARLY	180,000,000

GP AVG 18%	32,400,000
OPERATING EXPENSES (300 STAFF)	23,500,000
NET PROFIT AFTER OPERATION COST	8,900,000
LESS HYPER SETTING COST 5 YEARS	3,000,000
LESS PRE OPERATING EXPENSES	2,500,000

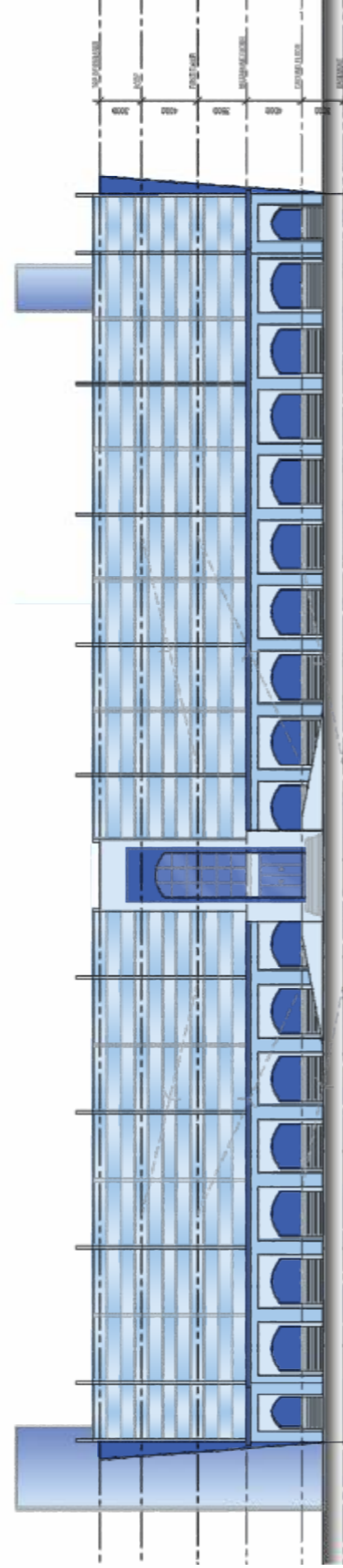
RETURN ON INVESTMENT

PROFIT FIRST 2 YEARS	3,400,000	2	6,800,000
PROFIT NEXT 3 YEARS	5,900,000	3	17,700,000
PROFIT NEXT 5 YEARS	8,900,000	5	44,500,000
TOTAL PROFIT IN 10 YEARS			69,000,000

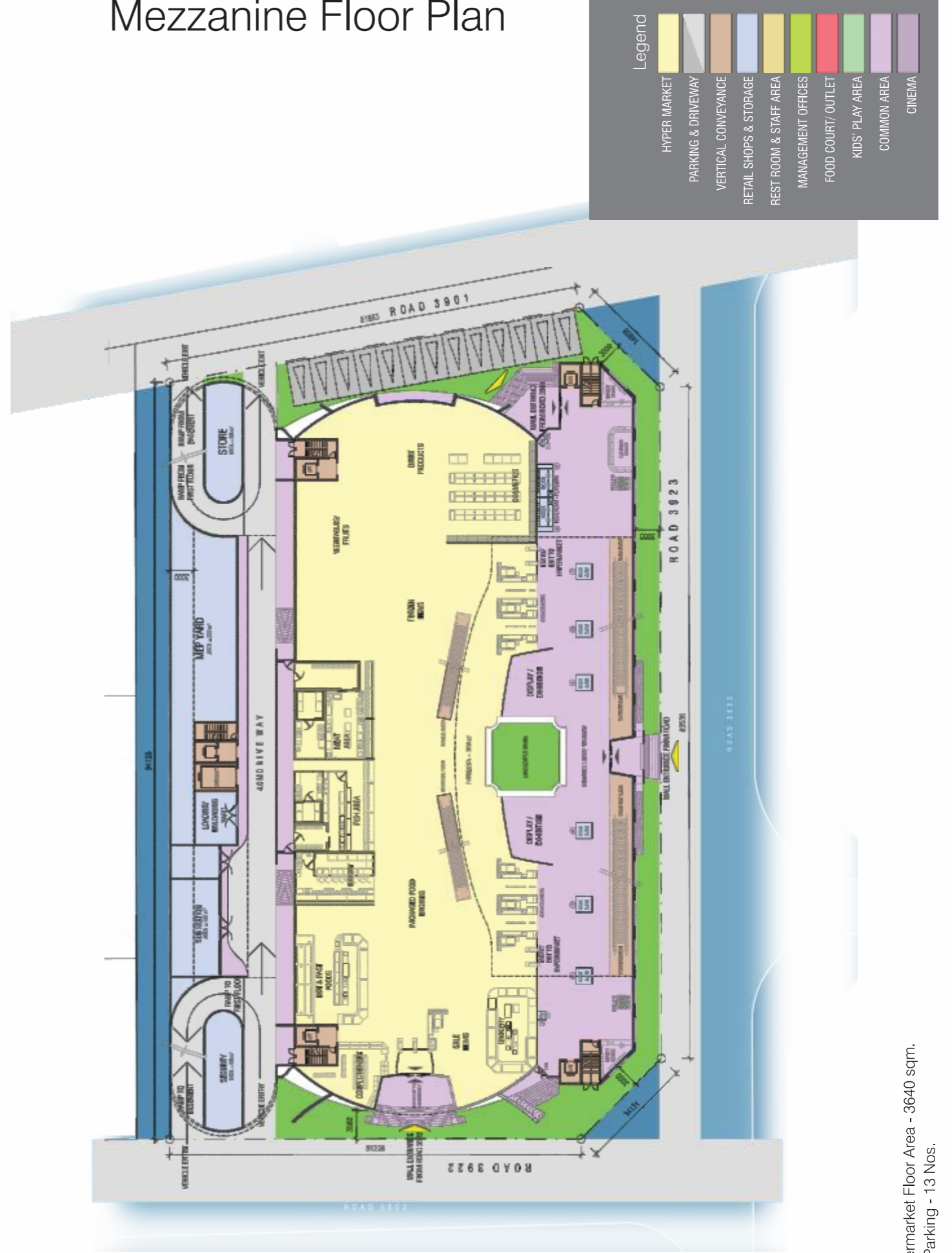
Elevations



ELEVATION FROM ROAD No: 3901



Mezzanine Floor Plan

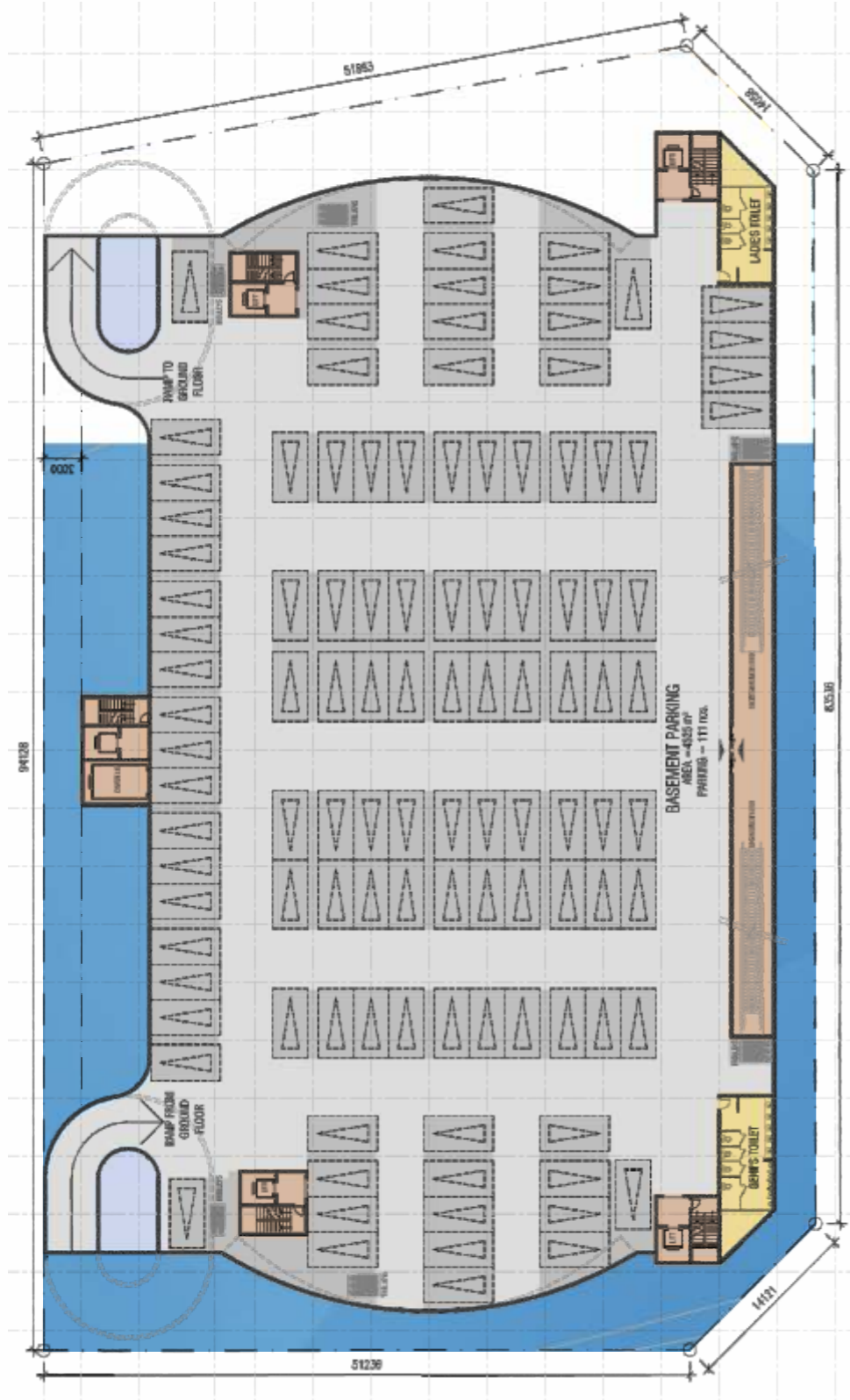


Hypermarket Floor Area - 3640 sqm.
Car Parking - 13 Nos.

Basement Floor Plan

Legend

- HYPER MARKET
- PARKING & DRIVEWAY
- VERTICAL CONVEYANCE
- RETAIL SHOPS & STORAGE
- REST ROOM & STAFF AREA
- MANAGEMENT OFFICES
- FOOD COURT/ OUTLET
- KIDS' PLAY AREA
- COMMON AREA
- CINEMA

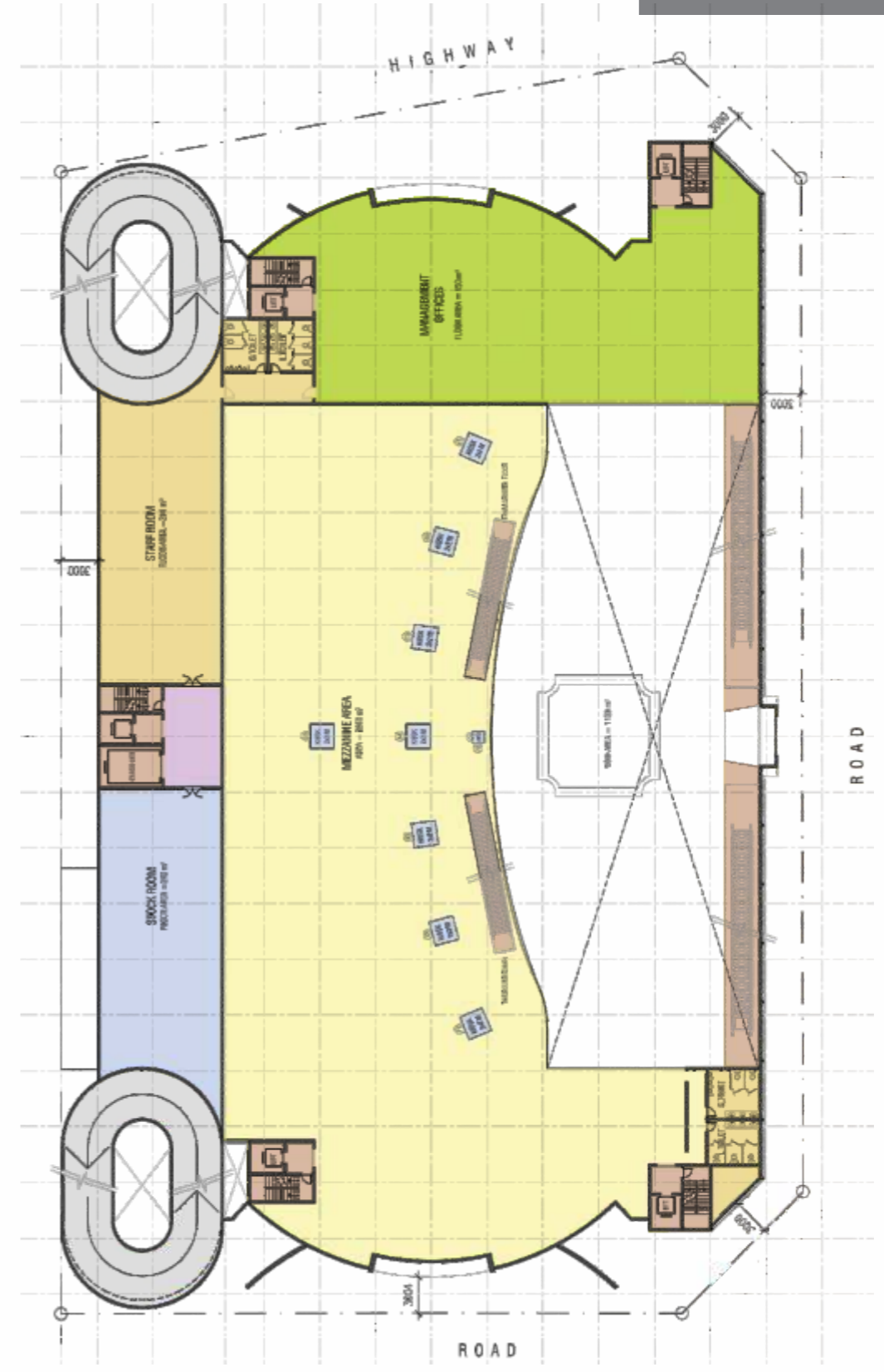


Parking Area - 4525 sqm.
Car Parking - 111 Nos.

Mezzanine Floor Plan

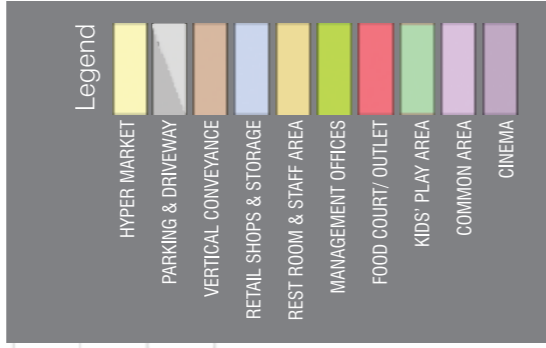
Legend

- HYPER MARKET
- PARKING & DRIVEWAY
- VERTICAL CONVEYANCE
- RETAIL SHOPS & STORAGE
- REST ROOM & STAFF AREA
- MANAGEMENT OFFICES
- FOOD COURT/ OUTLET
- KIDS' PLAY AREA
- COMMON AREA
- CINEMA



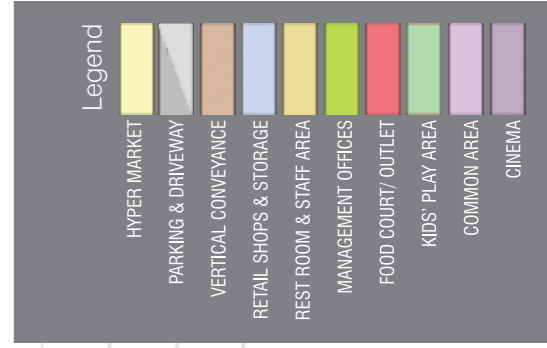
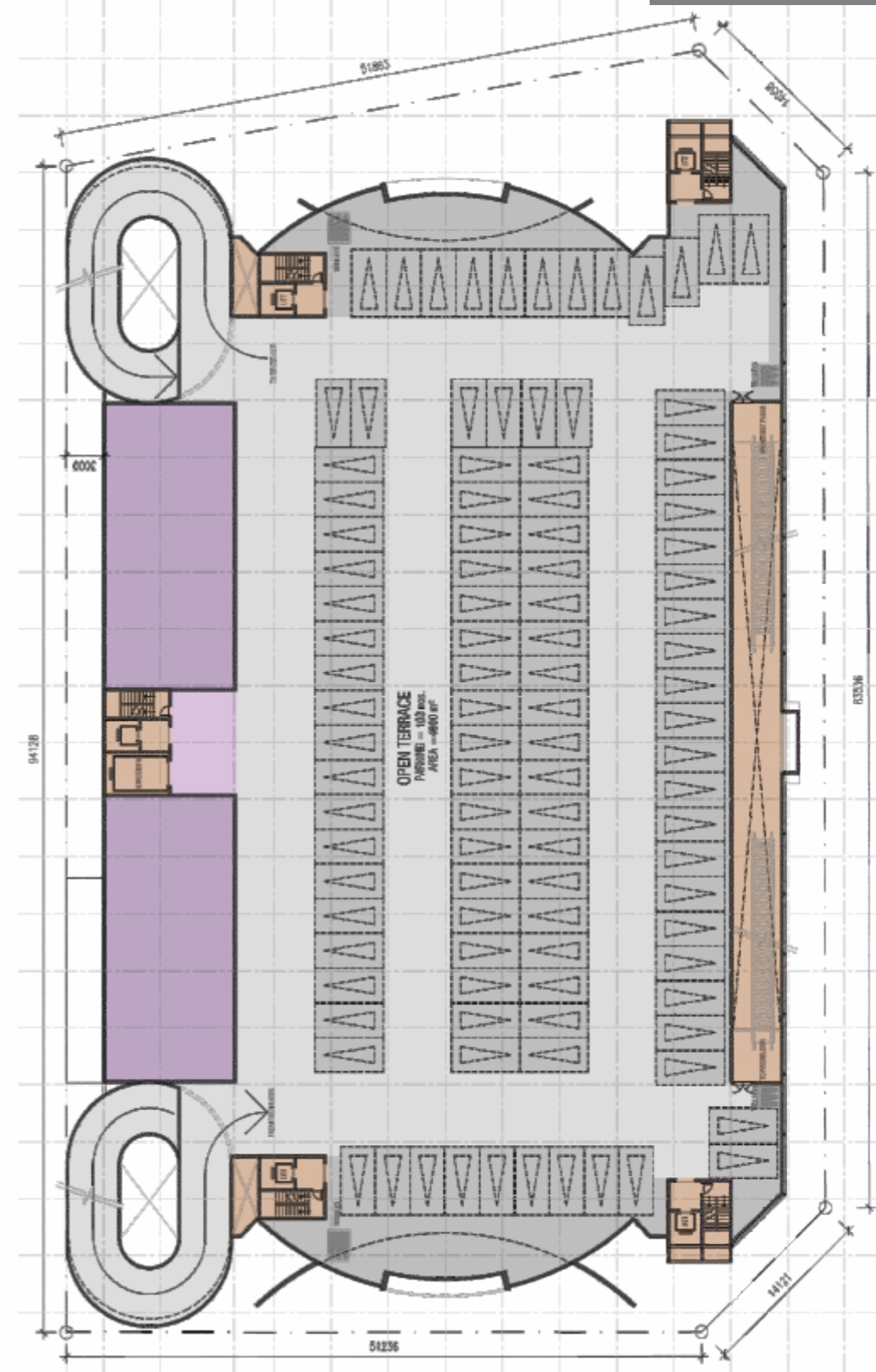
Hypermarket Floor Area - 1860 sqm.
Management Office - 650 sqm.
Staff Room - 240 sqm.
Stock Room - 240 sqm.

First Floor Plan



Shops Floor Area - 557 sqm.
 Food Court - 884 sqm.
 Cinema - 1020 sqm.
 Kids' Play Area - 372 sqm.

Roof Plan



Parking Area - 4060 sqm.
 Car Parking - 103 nos.



Ariyappadi  **أريابادي**
HYPERMARKET هـاـيـبـرـمـارـكـت

📍 Gulf Asian Real Estate, P.B. No. 65518, Manama, Baharain
☎ +966 567268888, +973 33 159 888
✉ ariyappadi@gmail.com