

OSUS RESIDENCES

CURIO COLLECTION
by Hilton™

BEYOND *HOME*



YOUR ALL-IN-ONE DESTINATION

OSUS Eye is a bold new landmark destination in Riyadh, and a visionary mixed-use development that pioneers the city's future. Integrating premium residences, a hotel, world-class hospitality, dining, retail and entertainment, OSUS Eye sets a new standard for sustainable urban living in the Kingdom.

A transformative lifestyle destination designed to inspire interaction and innovation, OSUS Eye is a walkable, green community where residents, businesses and visitors can thrive.



OSUS RESIDENCES, CURIO COLLECTION BY HILTON

OSUS Residences, Curio Collection by Hilton rise above OSUS Eye – a new benchmark for redefined living in Riyadh. Contemporary design meets Saudi heritage, creating curated experiences in a vibrant, connected community.

BELONG TO MORE

Part of the Curio Collection, each residence captures Riyadh's spirit with premium amenities and a global community.

Set within the landmark mixed-use development, OSUS Residences balance exclusivity and connectivity. Signature Hilton hospitality meets modern Saudi artistry, creating spaces where culture, comfort, and sophistication converge for an unparalleled lifestyle.







AUTHENTIC EXPERIENCE

Curio Collection by Hilton is a global portfolio of unique, hand-selected properties, each offering authentic experiences inspired by its location.

Designed for residents seeking authenticity and individuality, Curio Collection delivers the charm of boutique living with the reliability of a global brand. Immersive, locally inspired experiences, combine with unique design and world-class Hilton service, as well as full access to the Hilton Honours loyalty program benefits.





LOCATION

WHERE CITY MEETS HOME

WHERE EVERYTHING MEETS

OSUS Residences' strategic location in the new downtown of Riyadh offers seamless connectivity to the heart of the city's main attractions and direct links to major highways.

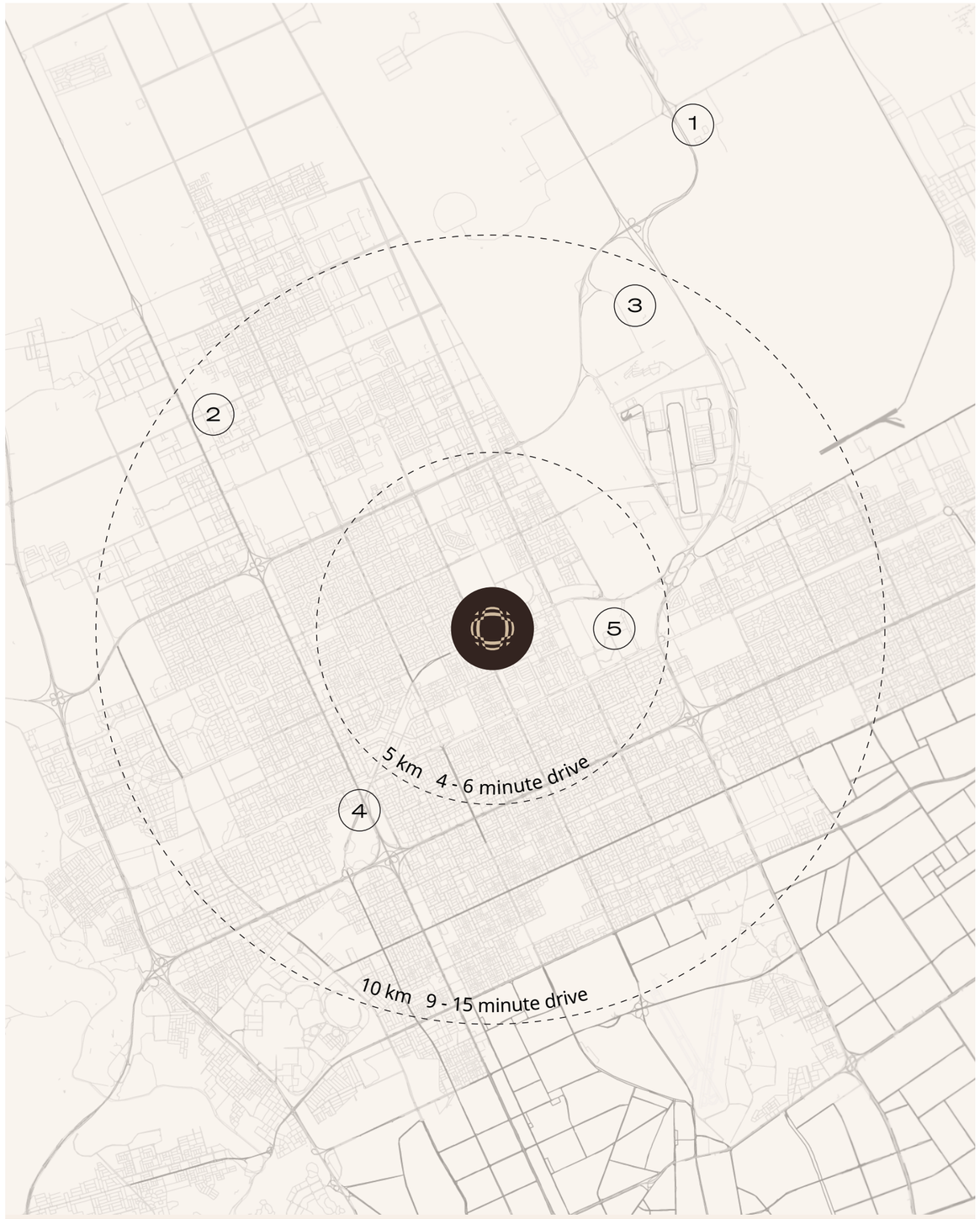
1 King Khalid Airport – **18 min drive**

2 Riyadh Metro – **17 min drive**

3 Riyadh Expo 2030 – **15 min drive**

4 KAFD Financial District – **19 min drive**

5 Imam Muhammad Ibn Saud Islamic University – **5 min drive**





SEAMLESS URBAN LIVING

1 OSUS Residences
2 Sky Pool
3 Hotel
4 Retail
5 Mosque
6 Apartments
7 Offices
8 Boulevard
9 Elevated Pool

At the heart of OSUS Eye's [103,104 SQM] masterplan,
OSUS Residences is the flagship tower and beacon of the community, offering unparalleled connectivity for its residents. Designed as a walkable, green community, OSUS Residences provide a place beyond home and a gateway to one of Riyadh's most forward-thinking developments. World-class amenities, shops, restaurants, office spaces, and hotel are all effortlessly within reach, accessible within a 10 minute distance, pioneering
a new way of living in the Kingdom.





THE RESIDENCES

ABOVE IT ALL

OSUS Residences redefine elevated living. Each fully furnished home offers panoramic city views. State-of-the-art residential-only amenities are complemented by direct access to the hotel's facilities, curated services, and a lifestyle rooted in both heritage and modernity.

ELEVATED ELEGANCE

The 213 OSUS Residences feature studios, 1–3-bedroom apartments, and two signature five-bedroom penthouses.
Starting from 47 SQM each fully furnished home offers spacious layouts, high-end finishes, and interiors defined by contemporary elegance and timeless Salmani design.

OSUS Residences interiors blend Salmani design with modern elegance, grounded in tradition yet designed for today. Expansive ceilings, large windows, and open layouts frame elegant living spaces for leisure and entertainment. Natural light, warm earth tones, and bold accents blend with luxurious fabrics and curated artworks to create a contemporary lifestyle.

1 BEDROOM
Starting from 99 SQM

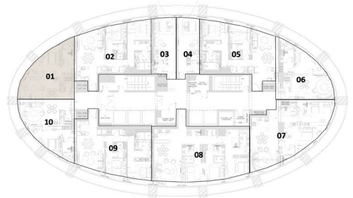
2 BEDROOM
Starting from 134 SQM

3 BEDROOM
Starting from 181 SQM

5 BEDROOM
Starting from 510 SQM



OSUS RESIDENCES



FLOORS
3RD - 12TH & 14TH - 18TH

APARTMENT - 01



1 BEDROOM

Apartment Area ≈ 77 sqm | Balcony Area ≈ 29 sqm | Total ≈ 106 sqm

(≈) THE SYMBOL INDICATES APPROXIMATE AREA. FINAL BUILT-UP AREAS MAY VARY SLIGHTLY UPON CONSTRUCTION

OSUS RESIDENCES



FLOORS
3RD - 12TH & 14TH - 18TH

APARTMENT - 02



2 BEDROOM

Apartment Area ≈ 119 sqm | Balcony Area ≈ 23 sqm | Total ≈ 142 sqm

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OSUS RESIDENCES



FLOORS
3RD - 12TH & 14TH - 18TH

APARTMENT - 05

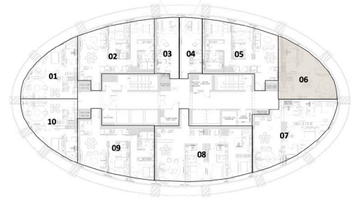


2 BEDROOM

Apartment Area ≈ 120 sqm | Balcony Area ≈ 23 sqm | Total ≈ 143 sqm

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OSUS RESIDENCES



FLOORS
3RD - 12TH & 14TH - 18TH

APARTMENT - 06



1 BEDROOM

Apartment Area ≈ 77 sqm | Balcony Area ≈ 29 sqm | Total ≈ 107 sqm

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OSUS RESIDENCES



FLOORS
3RD - 12TH & 14TH - 18TH

APARTMENT - 07



2 BEDROOM

Apartment Area ≈ 123 sqm | Balcony Area ≈ 38 sqm | Total ≈ 161 sqm

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OSUS RESIDENCES



FLOORS
3RD - 12TH & 14TH - 18TH

APARTMENT - 08



3 BEDROOM

Apartment Area ≈ 162 sqm | Balcony Area ≈ 28 sqm | Total ≈ 190 sqm

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OSUS RESIDENCES



FLOORS
3RD - 12TH & 14TH - 18TH

APARTMENT - 09

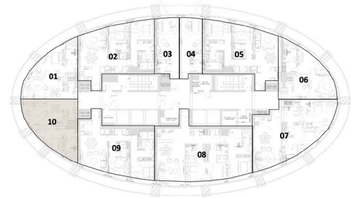


2 BEDROOM

Apartment Area ≈ 119 sqm | Balcony Area ≈ 23 sqm | Total ≈ 142 sqm

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OSUS RESIDENCES



FLOORS
3RD - 12TH & 14TH - 18TH

APARTMENT - 10

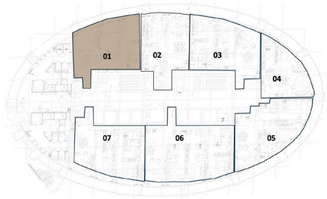


1 BEDROOM

Apartment Area ≈ 77 sqm | Balcony Area ≈ 29 sqm | Total ≈ 106 sqm

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OSUS RESIDENCES



FLOOR
13TH

APARTMENT - 01

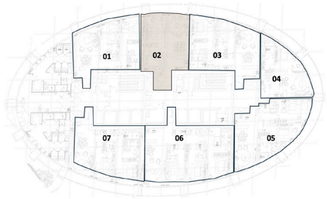


2 BEDROOM

Apartment Area ≈ 119 sqm | Balcony Area ≈ 23 sqm | Total ≈ 142 sqm

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OSUS RESIDENCES



FLOOR
13TH

APARTMENT - 02

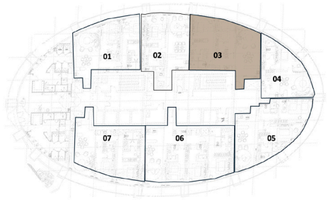


1 BEDROOM

Apartment Area ≈ 94 sqm | Balcony Area ≈ 14 sqm | Total ≈ 108 sqm

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OSUS RESIDENCES



FLOOR
13TH

APARTMENT - 03

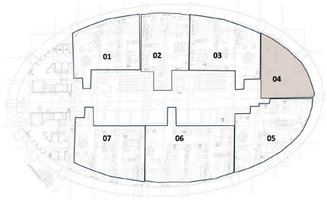


2 BEDROOM

Apartment Area ≈ 121 sqm | Balcony Area ≈ 23 sqm | Total ≈ 144 sqm

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OSUS RESIDENCES



FLOOR
13TH

APARTMENT - 04

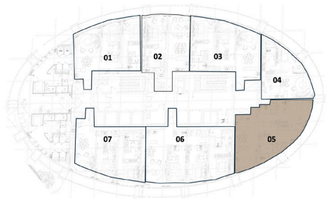


1 BEDROOM

Apartment Area ≈ 77 sqm | Balcony Area ≈ 29 sqm | Total ≈ 106 sqm

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OSUS RESIDENCES



FLOOR
13TH

APARTMENT - 05

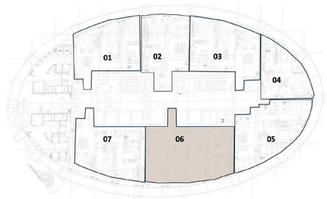


2 BEDROOM

Apartment Area ≈ 123 sqm | Balcony Area ≈ 38 sqm | Total ≈ 161 sqm

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OSUS RESIDENCES



FLOOR
13TH

APARTMENT - 06



3 BEDROOM

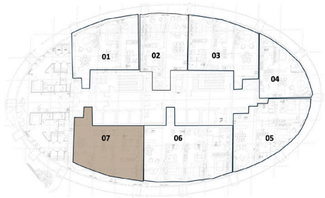
Apartment Area ≈ 162 sqm | Balcony Area ≈ 28 sqm | Total ≈ 190 sqm

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OSUS RESIDENCES

FLOOR
13TH

APARTMENT - 07





2 BEDROOM

Apartment Area ≈ 119 sqm | Balcony Area ≈ 23 sqm | Total ≈ 142 sqm

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OSUS RESIDENCES

FLOORS
19TH - 25TH

APARTMENT - 01





1 BEDROOM

Apartment Area ≈ 78 sqm | Balcony Area ≈ 29 sqm | Total ≈ 107 sqm

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OSUS RESIDENCES



FLOORS
19TH - 25TH

APARTMENT - 02



2 BEDROOM

Apartment Area ≈ 119 sqm | Balcony Area ≈ 23 sqm | Total ≈ 142 sqm

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OSUS RESIDENCES



FLOORS
19TH - 25TH

APARTMENT - 03



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OSUS RESIDENCES

FLOORS
19TH - 25TH

APARTMENT - 04





2 BEDROOM

Apartment Area ≈ 121 sqm | Balcony Area ≈ 23 sqm | Total ≈ 143 sqm

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OSUS RESIDENCES

FLOORS
19TH - 25TH

APARTMENT - 05





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OSUS RESIDENCES

FLOORS
19TH - 25TH

APARTMENT - 06





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Apartment Area ≈ 123 sqm | Balcony Area ≈ 38 sqm | Total ≈ 161 sqm

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OSUS RESIDENCES

FLOORS
19TH - 25TH

APARTMENT - 07





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OSUS RESIDENCES



FLOORS
19TH - 25TH

APARTMENT - 08



2 BEDROOM

Apartment Area ≈ 119 sqm | Balcony Area ≈ 24 sqm | Total ≈ 143 sqm

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OSUS RESIDENCES



FLOORS
19TH - 25TH

APARTMENT - 09



1 BEDROOM

Apartment Area ≈ 75 sqm | Balcony Area ≈ 28 sqm | Total ≈ 104 sqm

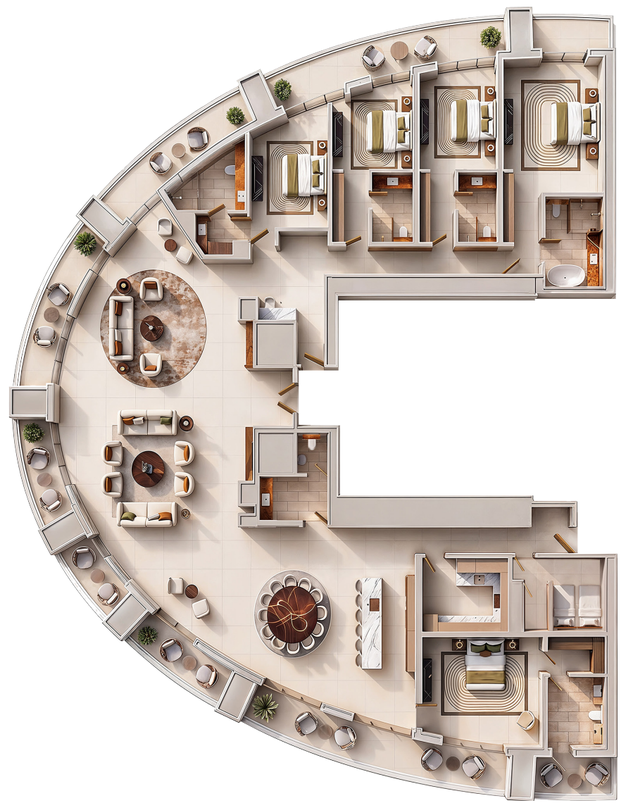
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OSUS RESIDENCES

FLOOR
26TH

APARTMENT - 01





PENTHOUSE 1

Apartment Area ≈ 477 sqm | Balcony Area ≈ 117 sqm | Total ≈ 595 sqm

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OSUS RESIDENCES

FLOOR
26TH

APARTMENT - 02





PENTHOUSE 2

Apartment Area ≈ 480 sqm | Balcony Area ≈ 119 sqm | Total ≈ 599 sqm

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OSUS RESIDENCES
CURIO COLLECTION
BIZZOTTO
AERIN
BIZZOTTO


OSUS RESIDENCES
CURIO COLLECTION
by Hilton
CHANEL







THE AMENITIES

DESIGNED TO CONNECT

OSUS Residences make every day effortless with refined spaces in an exclusive community. From the elevated pool, private cinema, yoga studio and majlis, every detail is crafted for comfort and connectivity.




OSUS RESIDENCES
CURIO COLLECTION
by Hilton





YOUR LIFE, CURATED

Redefining living, OSUS Residences combine exclusive private amenities with seamless optional access to the hotel's 24/7 concierge, spa and fitness center, in-residence dining, optional housekeeping and valet services.

EXCLUSIVE RESIDENTIAL AMENITIES:

- The Majlis
- Fitness Centers
- Elevated Pool
- Yoga Studio
- Private Cinema
- Children's Play Area
- Quiet Terraces
- Meeting Rooms

HOTEL AMENITIES:

- 24/7 concierge and room service
- Housekeeping and laundry services
- Access to the fitness centre
- In-residence dining from the hotel's restaurants





SERVICES

SERVICE BEYOND EXPECTATIONS

OSUS Residences offer more than a home with exclusive services, tailored hospitality, and curated conveniences that elevate daily life, ensuring every moment is effortless.



A LA CARTE SERVICES

Provided to each resident on an a-la-carte basis:

- Housekeeping
- Valet laundry, dry cleaning, and pressing
- In-residence dining (available anytime)
- Personal chef and event catering
- In-residence maintenance
- Personal trainer fitness
- Limo, driver and transportation
- Courier and outbound mailing

STANDARD SERVICES

Provided to the association and billed via periodic charge:

- Personal Concierge
- 24-hour security
- 24-hour emergency maintenance response with 15 minutes
- Parcel receiving and delivery to residence
- Signature brand experience operation of amenities and common areas, as well as community events
- Professional management officialities, including cleaning and maintenance



HILTON GLOBAL PRIVILEGES AND BENEFITS

EXCLUSIVE RESIDENCE OWNER BENEFITS:

- Hilton Honors® Gold status* for length of ownership (80% elite bonus points, 5th reward night free, room upgrades, and more)
- Worldwide residential Owner discounted rate off the best available rate for hotel rooms
- Dedicated residential Owner Hilton concierge for travel assistance
- Bespoke program of local partnerships, discounts and value-added benefits

*Hilton Honors® Gold status benefits are subject to change from time to time, without notice.

OSUS

Committed to Excellence. Founded in Riyadh in 2006, OSUS has established itself as a leading real estate developer, delivering high-impact projects across residential, commercial, and hospitality sectors. The company has developed a robust portfolio of 51 projects, including vibrant residential neighborhoods, modern office spaces, and urban landmarks that contribute to the transformation of Saudi Arabia's real estate sector, underscoring its clear strategic vision and excellence in execution.

osus.com.sa



DEVELOPER DISCLAIMER:

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CONTACT US

INFO@OSUS.COM.SA
T +966 920022230

OSUS.COM.SA