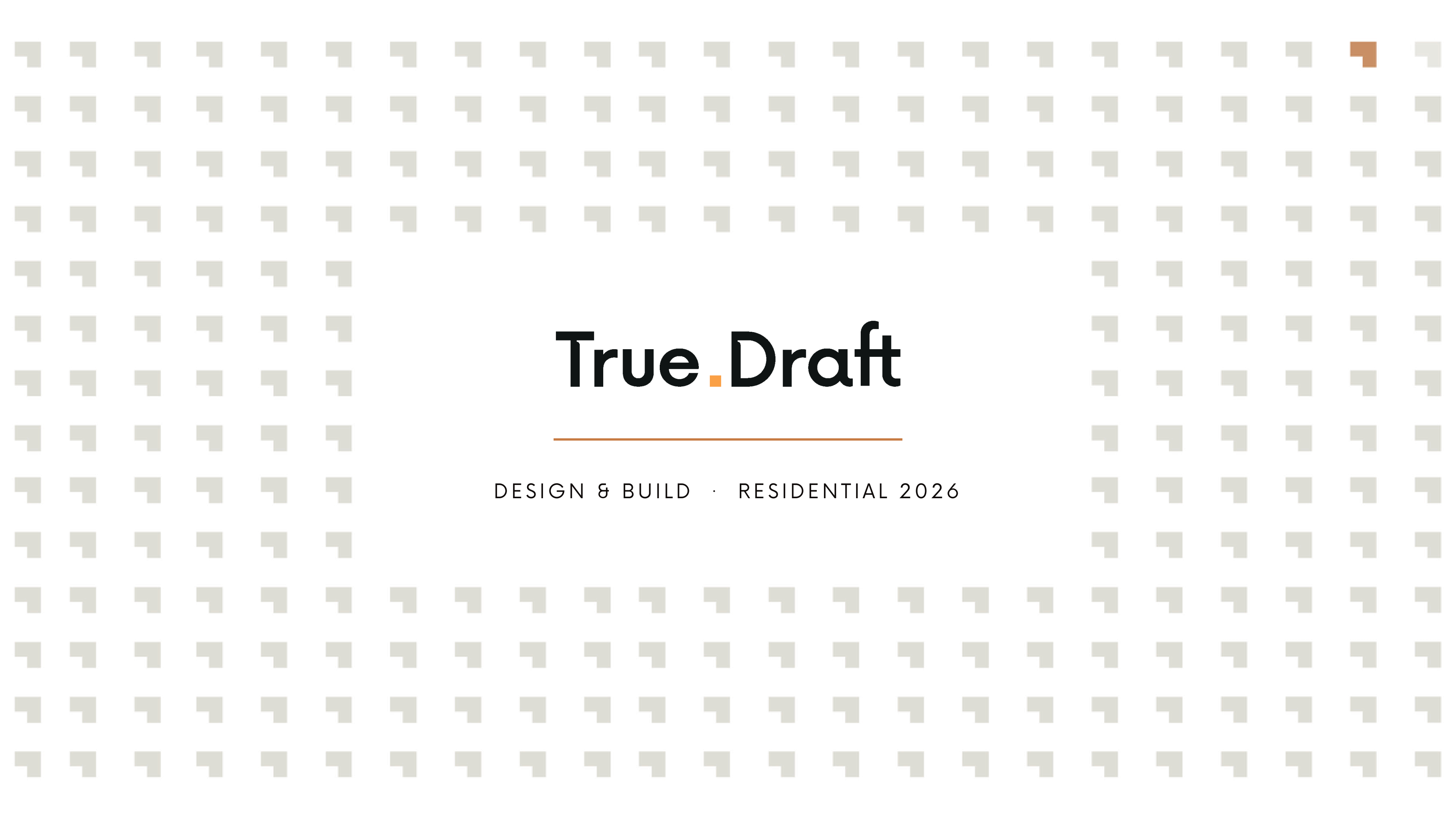




True.Draft

DESIGN & BUILD · RESIDENTIAL 2026

ABOUT TRUE DRAFT

True Draft is a Riyadh-based design and build firm delivering architecture, interior design, and construction under one roof. From the first sketch to final handover, we keep every project true to its original idea — executed with clarity, control, and purpose.

True Draft draws its strength from an integrated ecosystem spanning real estate investment, development, design & build, and operational solutions. From Taksab Investment and Miska Real Estate to True Draft for Design & Build and Meaar for restaurant and café equipment — each entity plays a defined role, working together to transform ideas into fully realized, market-ready projects.

TRUE DRAFT · MISKA REAL ESTATE · TAKSAB INVESTMENT · MEAAR





VISION

To be a benchmark in the design and build industry, where projects start from a solid foundation and reach completion with high standards that reflect the authenticity of the initial idea.

MISSION

To deliver a transparent and thoughtful design and build journey, preserving the spirit of the project from its first blueprint to its delivery as a refined and masterful achievement.

GOAL

To formulate design and build solutions grounded in a pure idea and a robust plan, transforming into a reality that carries the same honesty and quality as the first draft.

OUR SERVICES

01

Brief & Space Programming

Design questionnaire, requirement analysis, and project brief.

03

Furniture Layout Drawings

An approved layout per zone before any 3D work begins.

05

Working Drawings & MEP

Plans, elevations and sections with electrical and mechanical coordination.

07

Procurement & FF&E

Sourcing and supply of materials, furniture and fittings through installation.

09

Construction & Site Supervision

Built on site by our own team, under our supervision and responsibility.

02

Full Interior Design

Concept, mood boards, and every space resolved down to detail.

04

3D Visualization

Photorealistic renders of every zone, built on the approved layout.

06

BOQ, Shop Drawings & Specs

Bills of quantity, shop drawings, and full technical specifications.

08

Landscape & Outdoor Spaces

Design and build of gardens and outdoor living areas.

10

Quality Control & Handover

An independent QC department checks every deliverable — with a 12-month execution warranty.

OUR PROCESS

One methodology from brief to handover — a design track and a construction track, carried by the same team.

Track A · Design

01 Brief & Requirements Design questionnaire, requirement analysis, and project brief.	02 Concept & Mood Board Concept proposal and mood board presented for approval.	03 Furniture Layout Approval Full layout for every zone — no 3D begins before it is approved.	04 3D Visualization Photorealistic 3D of every zone, built on the approved layout.	05 Working Drawings Plans, sections, MEP, bills of quantity and specifications.	06 QC Review & Handover Independent quality check, file package, and a drawings walkthrough.
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Track B · Construction

01 Site Handover & Mobilization Site takeover, works programme, and crew mobilization.	02 Structural Works Demolition, building and partitions per the approved drawings.	03 MEP Installations Electrical, mechanical, plumbing and HVAC installations.	04 Finishes & Joinery Paint, flooring, ceilings and bespoke joinery.	05 Fittings & Furnishing Lighting, furniture and fittings installed to specification.	06 Snagging & Handover Snag list, testing and commissioning — handed over with a 12-month warranty.
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PROJECT 01

MISKA RESIDENTIAL FLOORS

DEVELOPER	Miska Real Estate — Group Company
LOCATION	Riyadh — Al Taybah
PROJECT TYPE	Residential Development
BUILT-UP AREA	2,600 m ²
UNITS	8 Villas · 24 Units
SCOPE	Interior Design
STATUS	Design Completed — 2026



MISKA RESIDENTIAL FLOORS



MISKA RESIDENTIAL FLOORS



MISKA RESIDENTIAL FLOORS



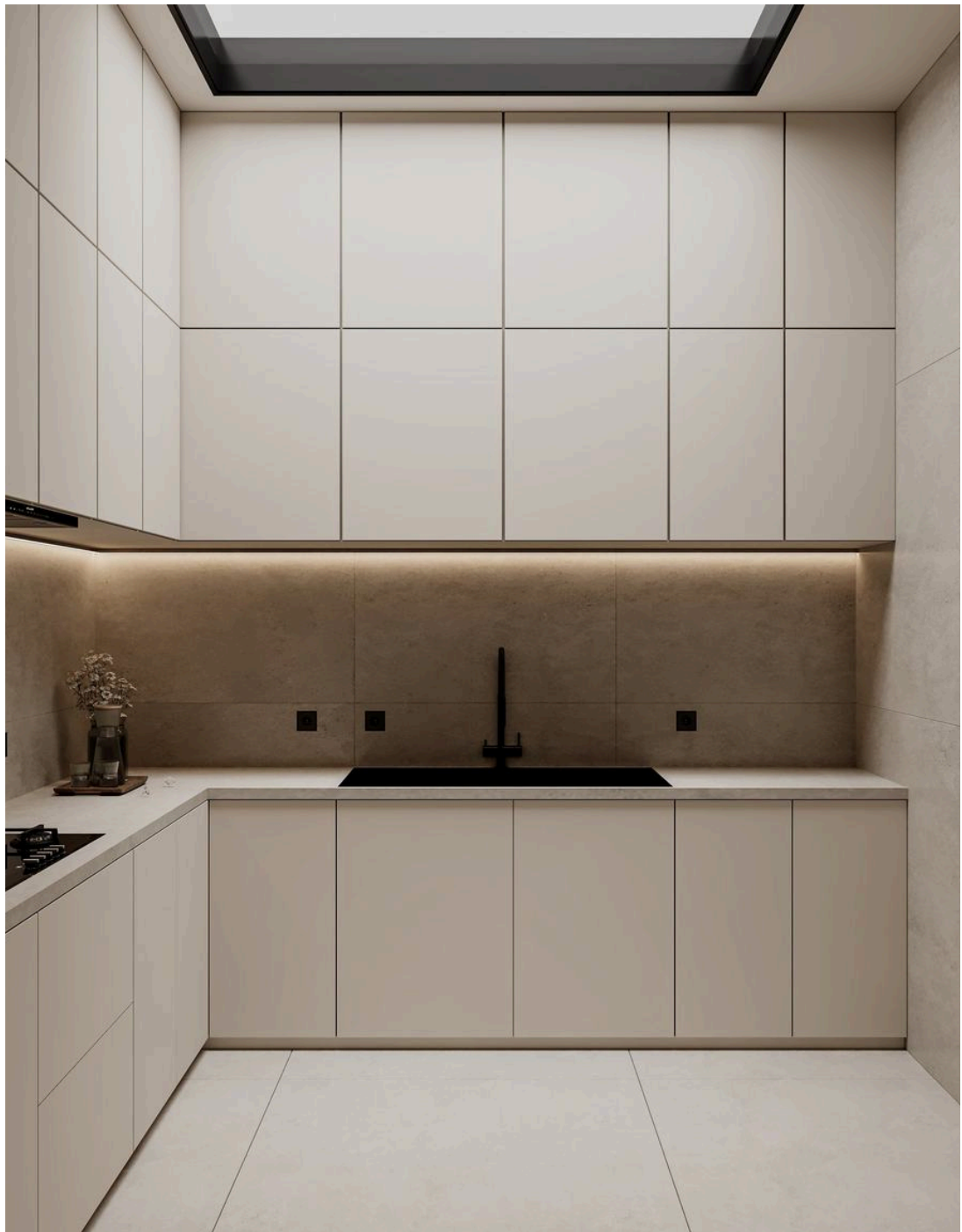
MISKA RESIDENTIAL FLOORS



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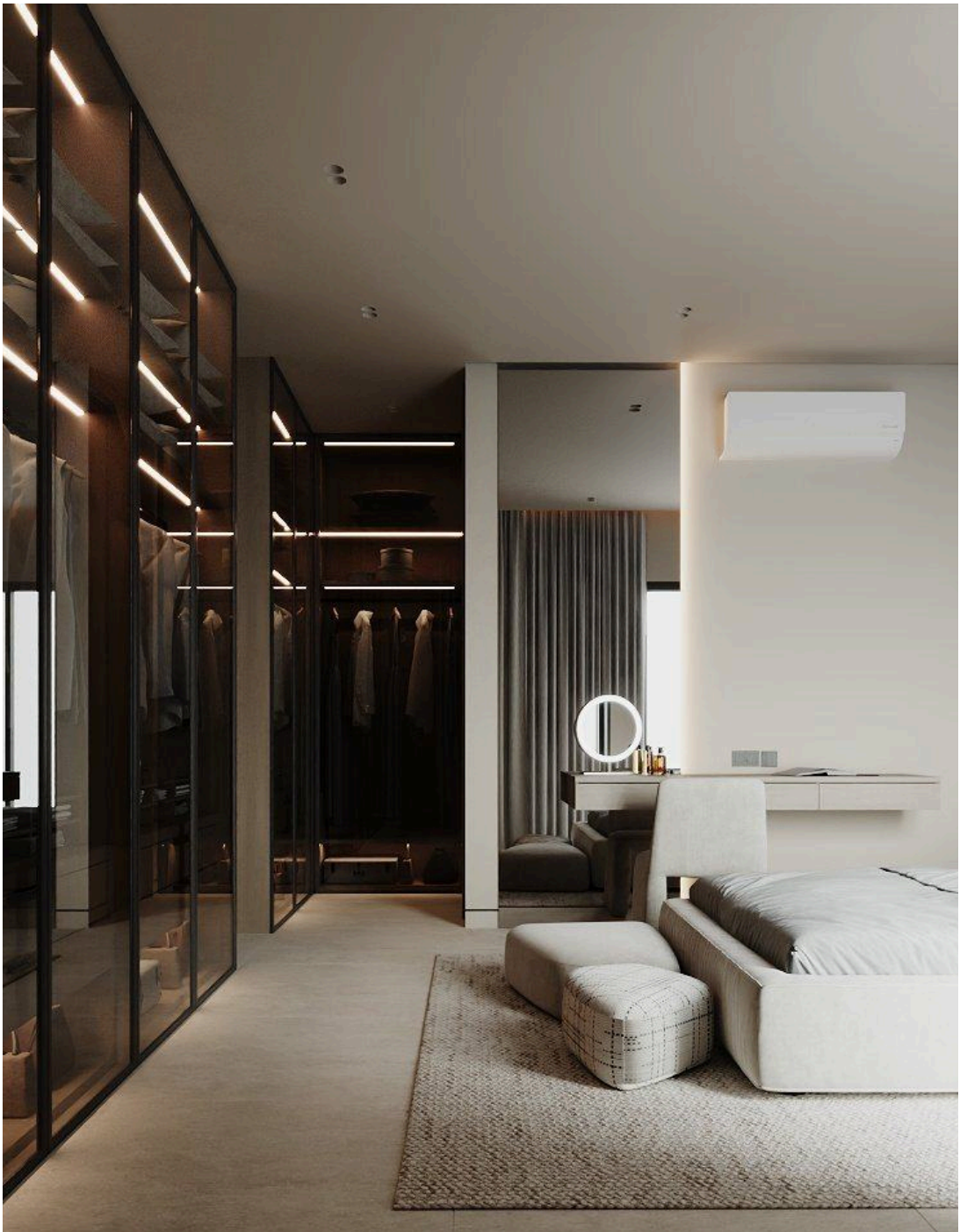
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PROJECT 02

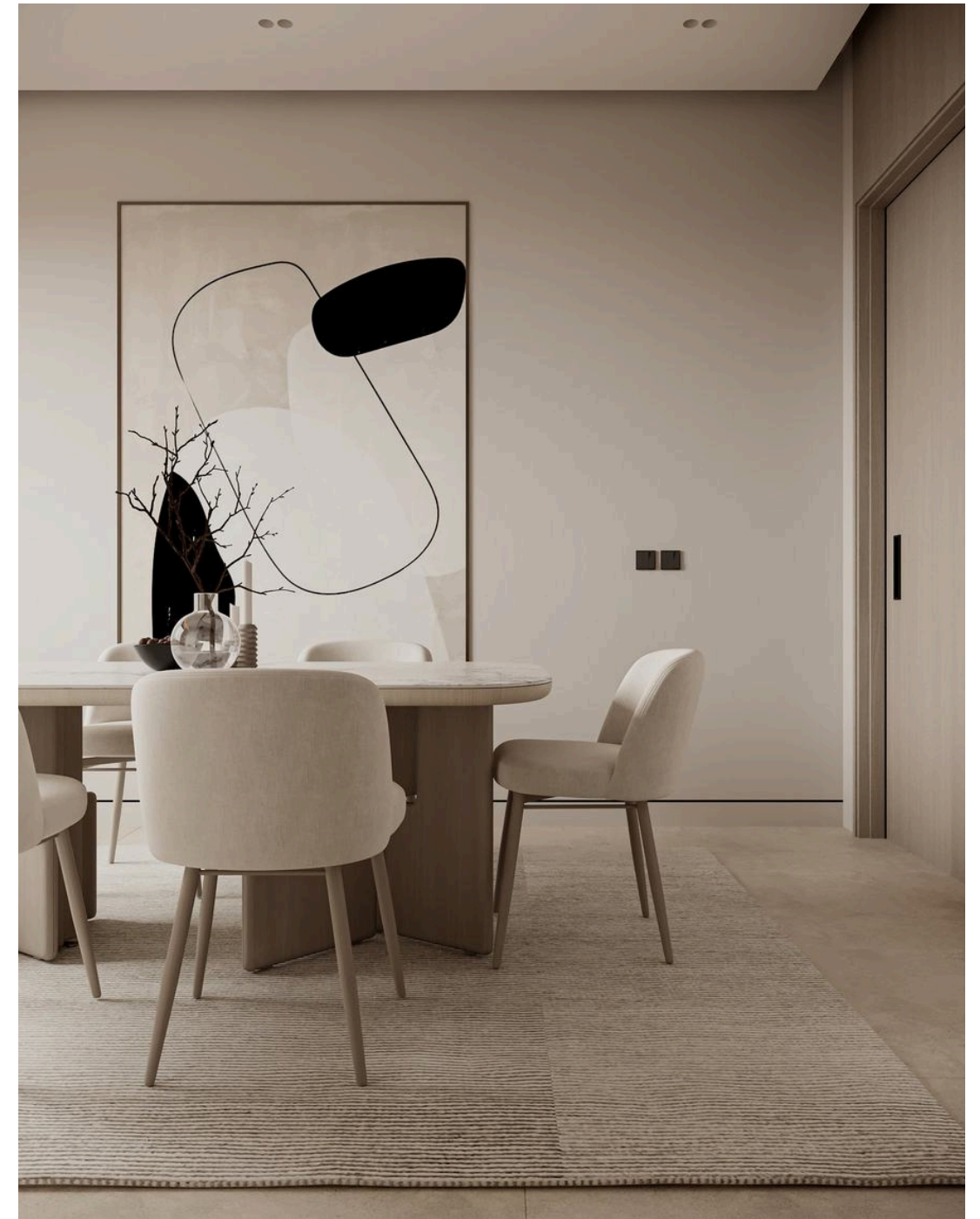
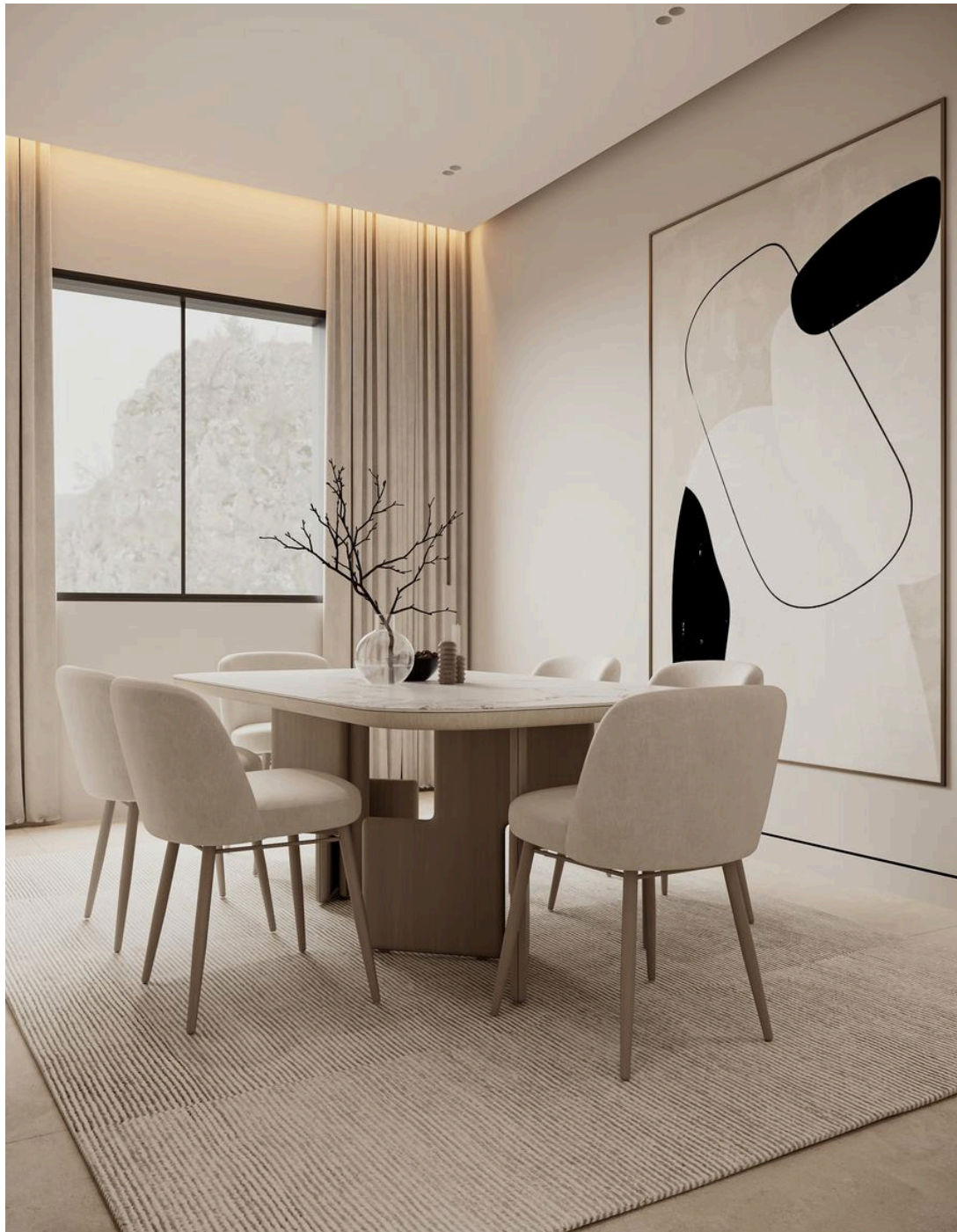
PRIVATE VILLA 01

LOCATION	Riyadh
BUILT-UP AREA	300 m ²
SCOPE	Interior Design
SPACES	Majlis · Living · Dining · Kitchen · Master Suite · Bedrooms · Baths
STATUS	Design Completed — 2026













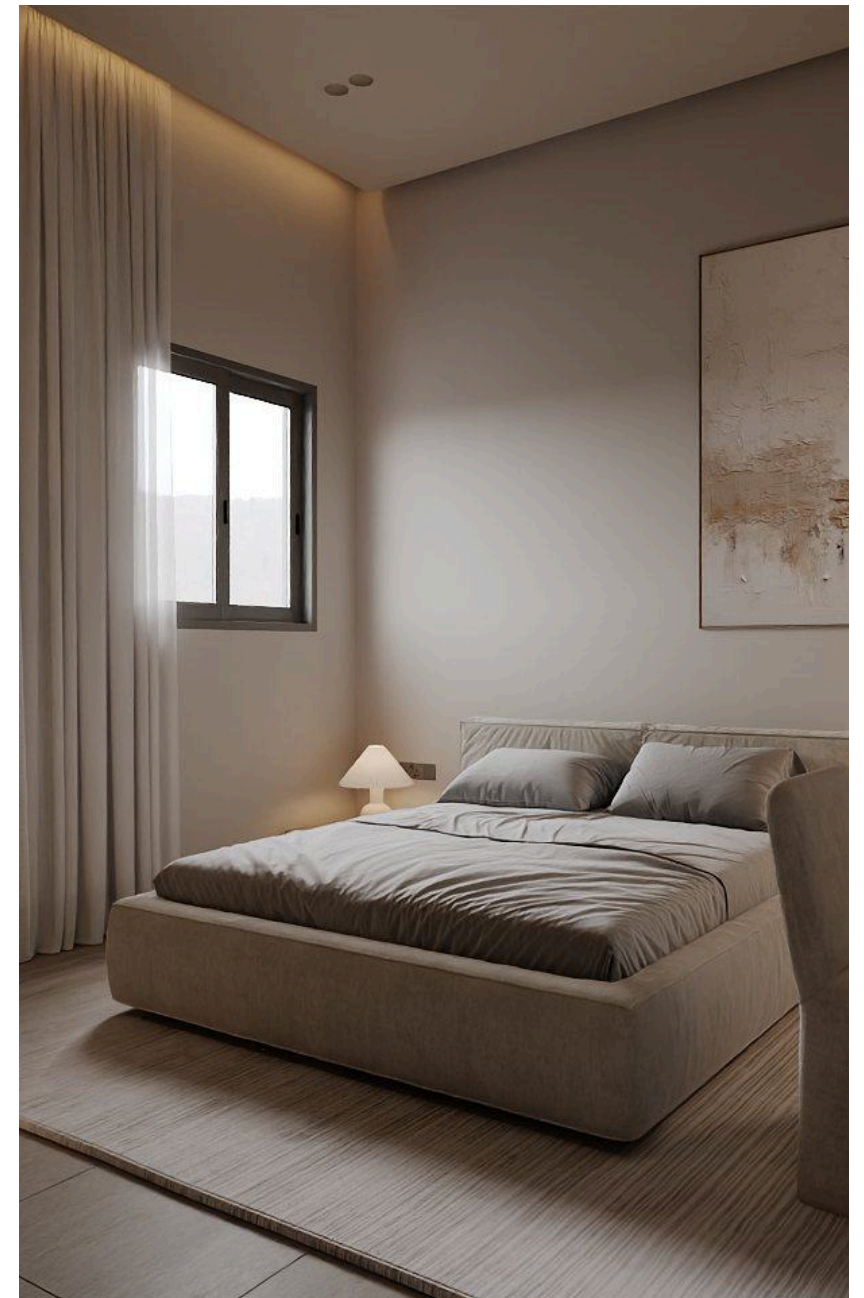
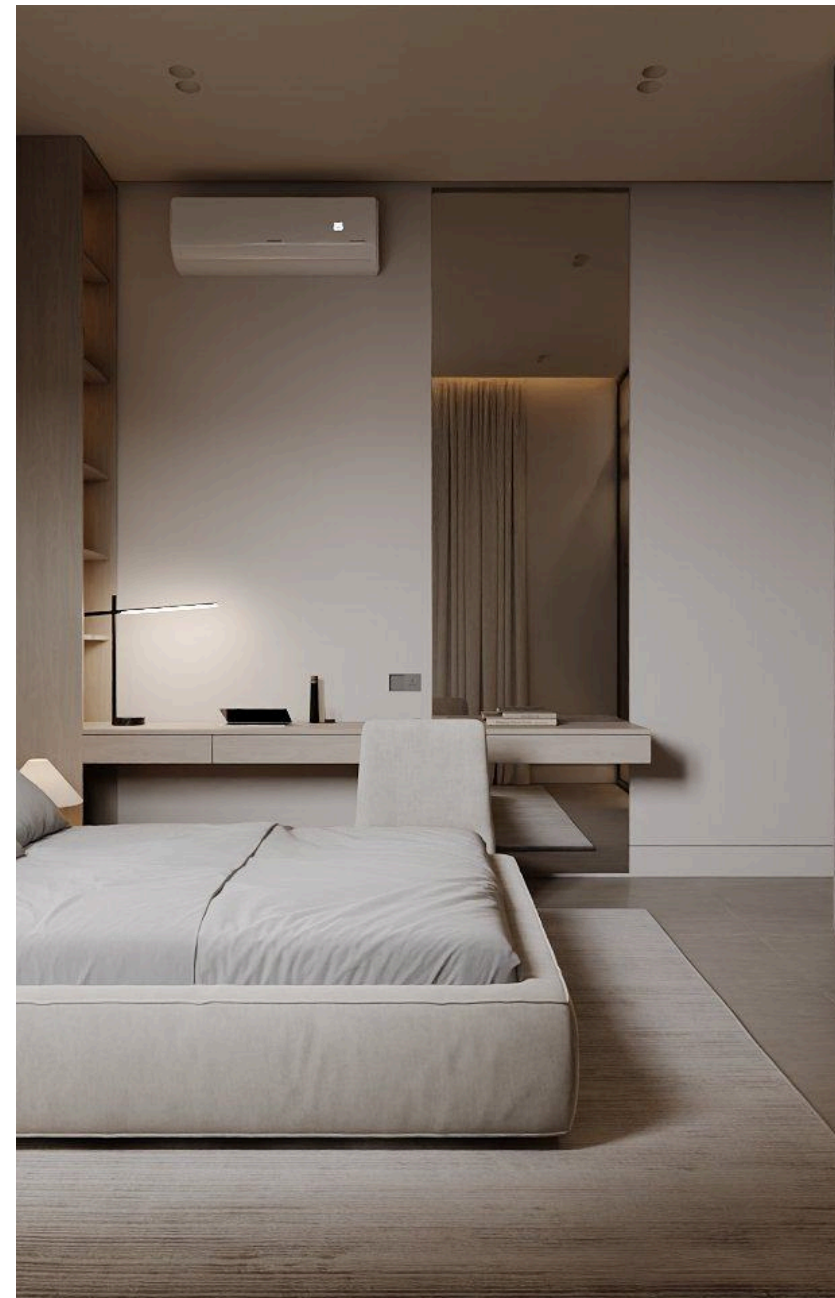














PRIVATE VILLA 01



PROJECT 03

PRIVATE VILLA 02

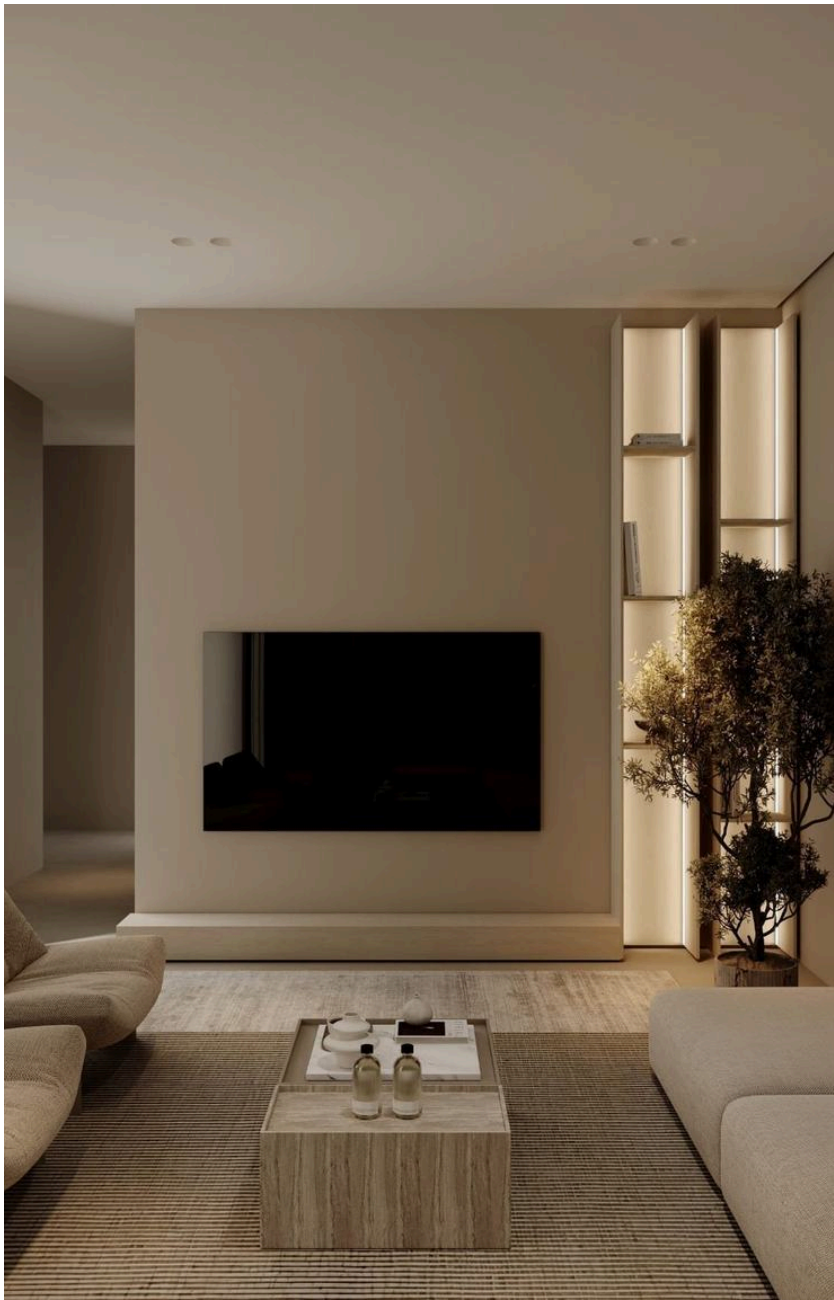
LOCATION	Riyadh
BUILT-UP AREA	250 m ²
SCOPE	Interior Design
SPACES	Living · Kitchen · Bedrooms · Baths
STATUS	Design Completed — 2026

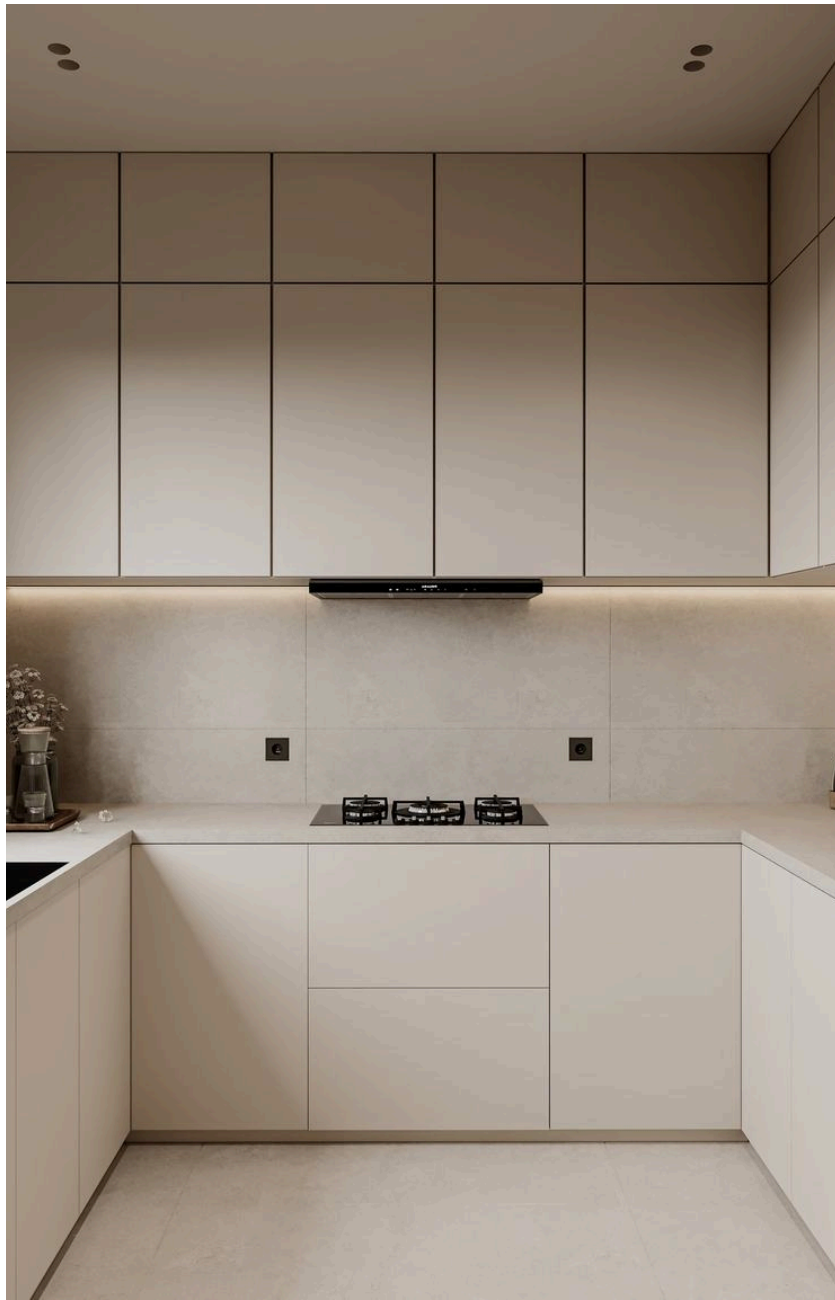
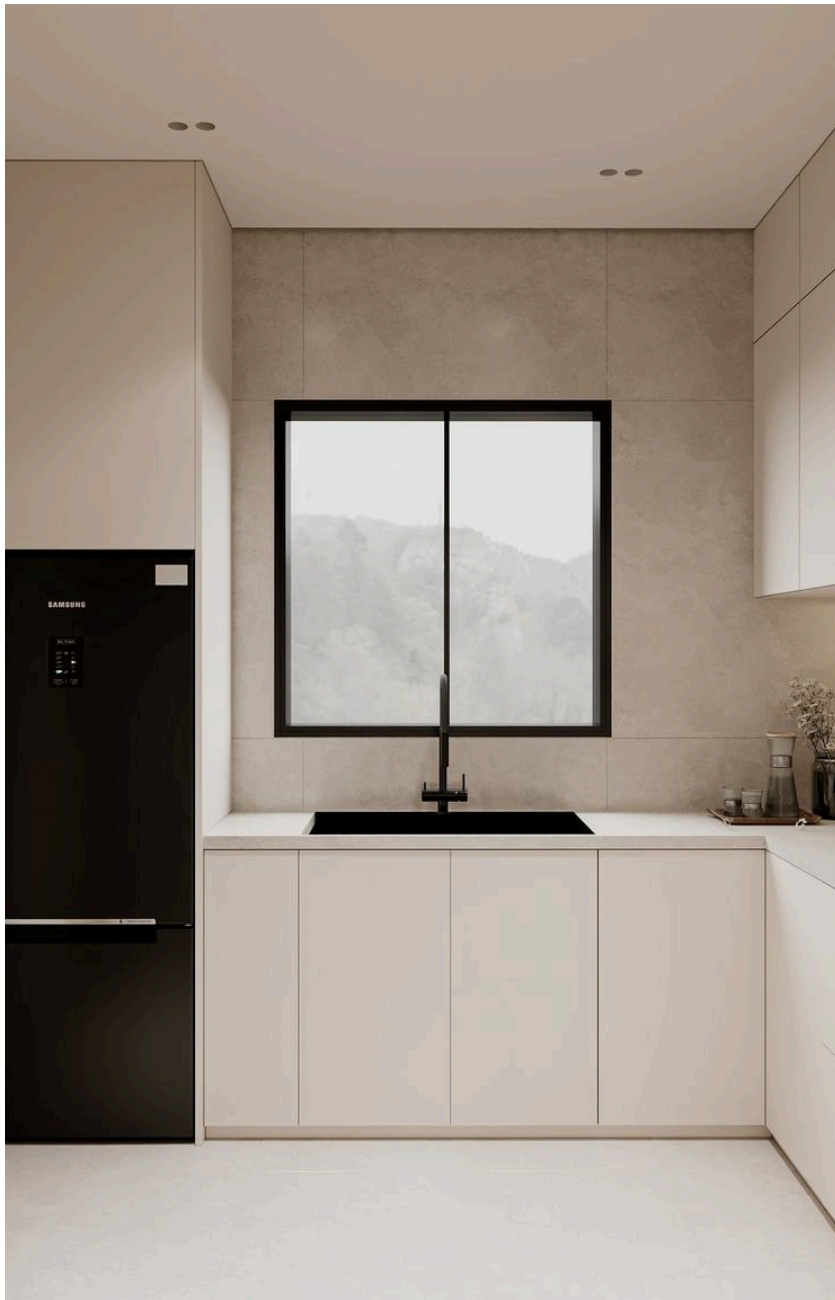


PRIVATE VILLA 02



PRIVATE VILLA 02





PRIVATE VILLA 02











PROJECT 04

PRIVATE VILLA 03

LOCATION	Riyadh — Al Malqa
BUILT-UP AREA	400 m²
SCOPE	Interior Design
SPACES	Reception · Kitchen · Master Suite · Dressing · Gym
STATUS	Design Completed — 2025



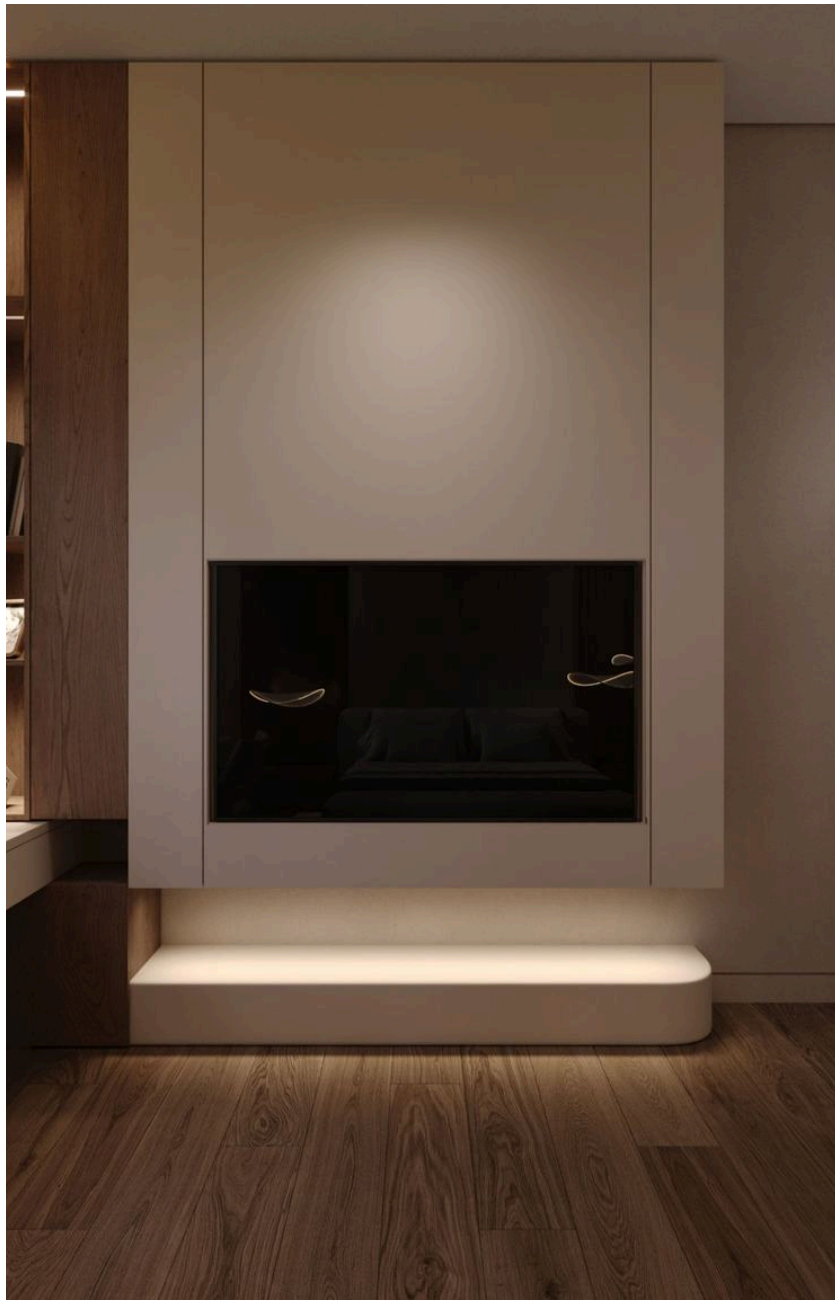


PRIVATE VILLA 03











PROJECT 05

PRIVATE VILLA 04

LOCATION	Riyadh — Al Mahdiah
BUILT-UP AREA	300 m ²
SCOPE	Interior Design
SPACES	Majlis · Formal Living · Master Suite · Coffee Lounge
STATUS	Design Completed — 2026



PRIVATE VILLA 04



PRIVATE VILLA 04











PROJECT 06

PRIVATE VILLA 05

LOCATION	Riyadh — Sedra, Roshn
BUILT-UP AREA	200 m²
SCOPE	Design & Build
SPACES	Majlis · Dining · Living · Bedrooms · Bathrooms
STATUS	Completed — 2026



PRIVATE VILLA 05















PROJECT 07

PRIVATE APARTMENT 01

LOCATION	Riyadh — Al Mahdiyah
SCOPE	Interior Design
SPACES	Family Living · Dining · Children · Office
STATUS	Design Completed — 2026



PRIVATE APARTMENT 01



PRIVATE APARTMENT 01



PRIVATE APARTMENT 01



PROJECT 08

HOSPITALITY MAJLIS

LOCATION	Riyadh, Saudi Arabia
BUILT-UP AREA	180 m²
SCOPE	Design & Build
SPACES	Majlis · Entrance · Powder Room · Guest WC
STATUS	Completed — 2026



HOSPITALITY MAJLIS



HOSPITALITY MAJLIS



HOSPITALITY MAJLIS



HOSPITALITY MAJLIS



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