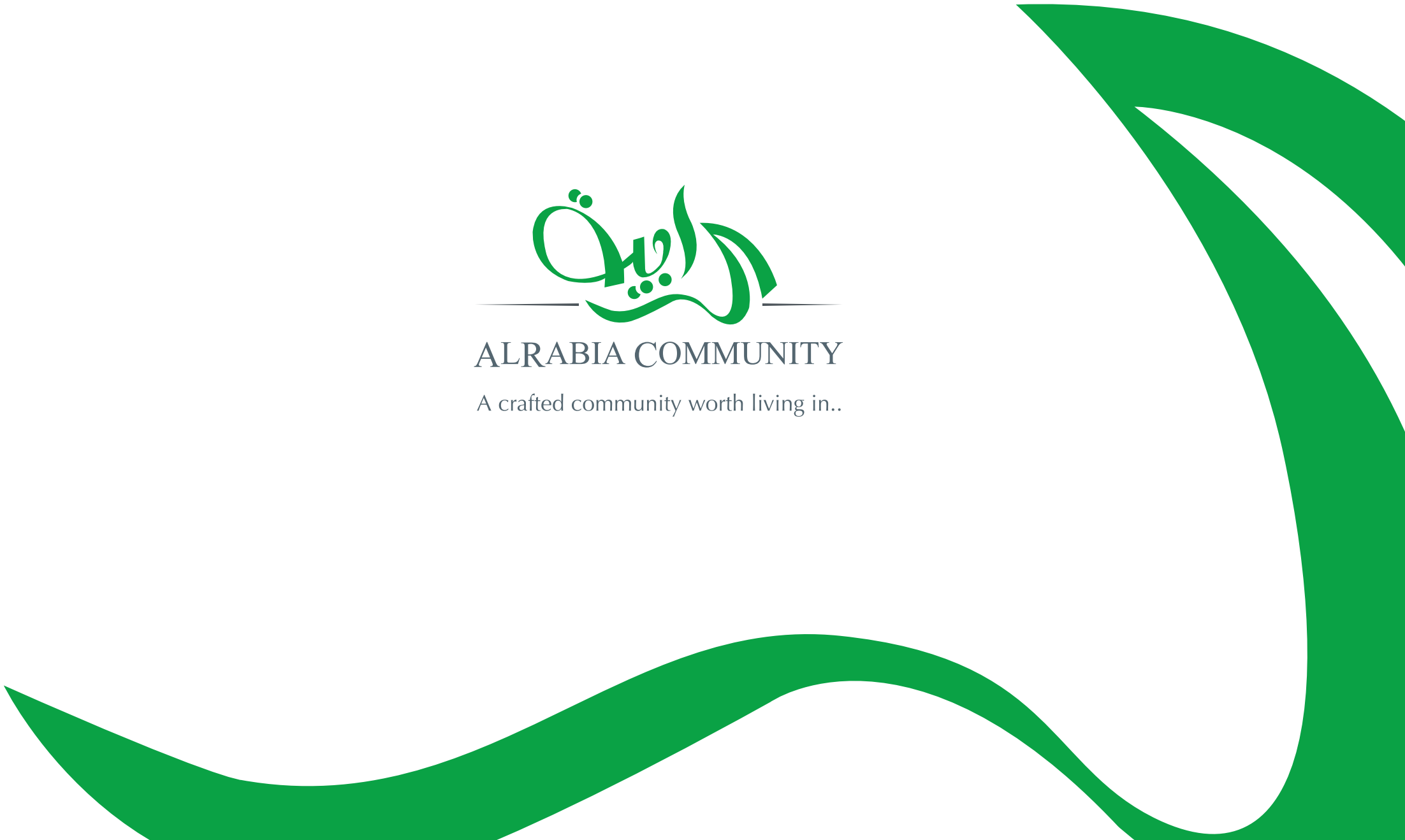




ALRABIA COMMUNITY

A crafted community worth living in..











Al Rabia Community

Salboukh Road

Hitteen District

North Ring Road

West Nakheel District

Alkhozama District

King Abdullah Financial District

King Saud University

Takhasusi Street

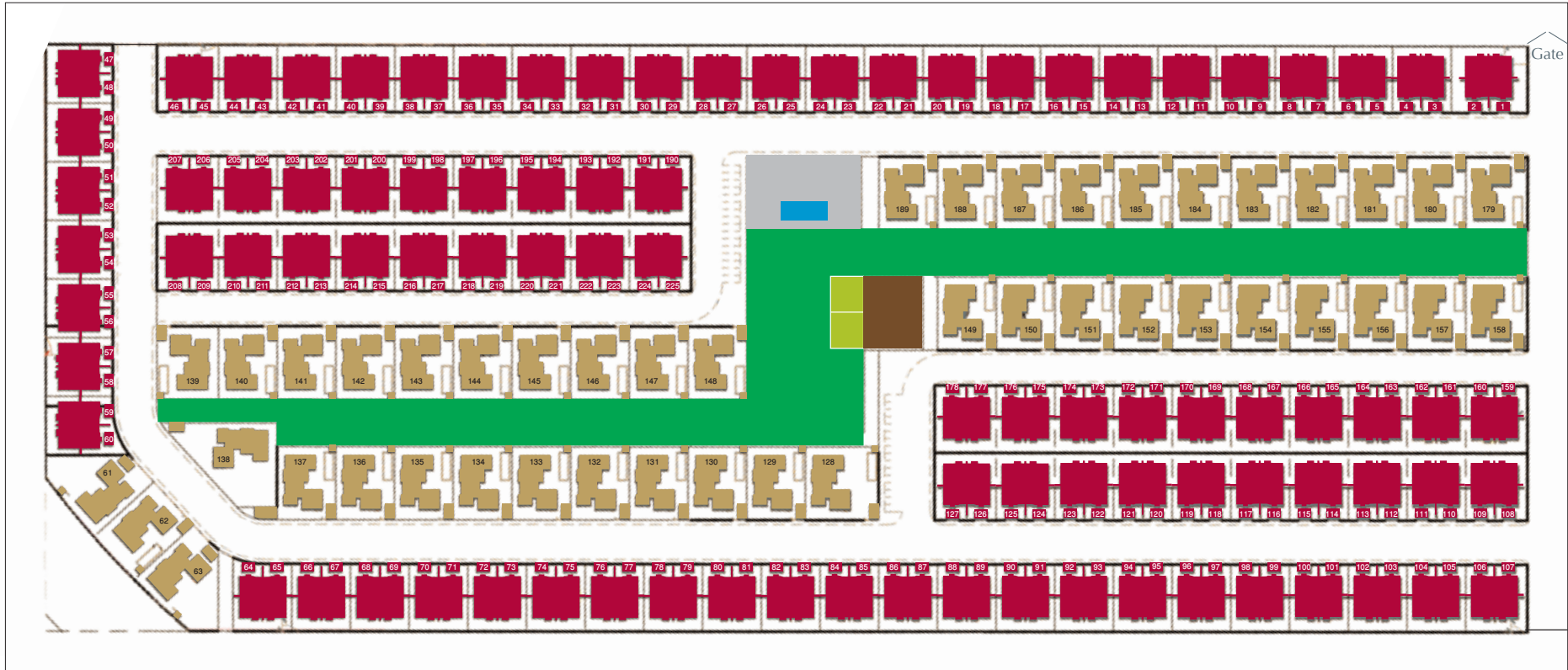
King Fahed Road









King Abdulaziz Road

King Abdullah Road

Location ..

Al Rabia Community (gated compound) is set in the sought after, aspired and quiet location in new Addereyyah district, north west of Riyadh City; near Hanifa valley on the opposite corner of Hitten, West Nakheel and Al Khozama districts; representing the prospering growth of Riyadh city; hence, a convenient link to any destination throughout the city as it lies between the North Ring Road and the new Ring Road (Prince Salman), making the community few minutes away from the main addresses of Riyadh City. With King Khaled International Airport is only 10 minutes away, King Saud University is 5 minutes away, Diplomatic Quarter is 4 minutes away, Burj Rafal Community is 7 minutes away and King Abdullah Financial District is 5 minutes away and Knowledge College is 2 minutes away. It forms a serene lifestyle and away from the city's clamor and congestion, taking you to an environment worth living in.



- | | | | |
|--|---|--------------------------|---|
| Multi-purpose court |  | Detached villas |  |
| Community & recreation center (common areas) |  | Semi-detached villas |  |
| Prayer room |  | Green areas and passages |  |
| Theatre |  | Swimming pool |  |

Description ... gated residential environment in an aspired culture and privacy

A unique and gated residential community with a serene lifestyle, privacy and innovative master plan, accessed via secured gates and rich services and facilities, beside its simplicity, elegance, quality, contemporary architecture and environmentally-friendly consideration. The community is developed on 104,000sqm plot, enriched with 24/7 security, beautiful landscaping, recreation and multi-function facilities ready for inhabitation.



The community components ..

- The community is composed of 225 villas (of which 45 are detached and 180 are semi-detached) each is built on 2 floors and an annex with built-up size of 283 sqm for the semi-detached villa and 422 sqm for the detached villa.
- Two secured gates with access-control, surveillance room, CCTV, security patrol and guards
- Green area along the community
- Multi-purpose court (tennis, basketball, volleyball and mini-football)
- Indoor swimming pool
- Coffee shop
- Mini market
- Gym
- Theatre room
- Multi-purpose room
- Kids play zone







The semi-detached villas description..

The semi-detached (duplex) villas are 283 sqm in size with floor plan details as follows..

- **The ground floor** .. 2 open lounges, kitchen, wash area, rest-rooms, open corridor, a driver's room, a garage for 2 cars, and an indoor staircase leading to the first floor and the upper annex.
- **The first floor** .. 3-bedrooms (1 of which is master and 2 with shared bathroom) and an open living room
- **The upper annex** .. a spacious multipurpose room ideal for an office, extra bedroom, gym, theatre or a store, a maid quarter and a laundry room.
- **The terraces** .. upper open spaces.



Upper Annex 57.75 m2



First floor 114.35 m2



Ground floor 111.50 m2









164

The detached villas description..

The detached villas are 422 sqm in size with floor plan details as follows..

- **The ground floor** .. a guest lounge with additional 2 open lounges, kitchen, wash area, rest-rooms, open corridor, a driver's room, garage for 2 cars, an indoor staircase leading to the first floor and the upper annex; and an outdoor space with a swimming pool.
- **The first floor**.. 4-bedrooms (2 of which is master and 2 with shared bathroom) and an open living room and a balcony overlooking the swimming pool and garden space
- **The upper annex** .. a spacious multipurpose room ideal for an office, extra bedroom, gym, theatre or a store, a maid quarter and a laundry room.
- **The terraces** ..upper open spaces.



Upper Annex 62.45 m²



First floor 179.38 m²



Ground floor 180.50 m²













The standard services covers the following:

- Villa maintenance (includes the labor charge and exclusive of spare part)
- Pest Control (the villa - twice a year)
- Cleaning and garbage collection (common areas)
- Landscape maintenance (common areas)
- Security with surveillance room, CCTV and patrol
- Access control entry/exit gate
- Support services and liaison with the public services failure and breakdown
- Access to the public green areas
- Access to the multi-purpose court (tennis, volleyball, basketball & mini-football)
- Access to the swimming pool
- Access to the gym

Additional services extended for a fee:

- Access to the multi-purpose hall
- Access to the theatre room
- Café
- Mini-market
- Individual landscaping and gardening services at the villa (upon request)
- Internet, land-line, TV channels
- Landscaping and gardening services (upon request)
- Concierge services includes (delivery from the mini-market, pharmacy, flowers, transportation booking, daily newspaper, clothes laundry and dry cleaning, personal care service such as, body care, manicure, hair dressing and much more)

Developer



Owners



Facility Management Consultant



Design & Supervision



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