



RAFAL *Residence*

رافال ريزيدنس

Your House with Hotel Luxury



THE
ASCOTT
LIMITED



Table of Contents

Rafal profile	2
Rafal Residence Suburb	4
Elegance and Modernity at your fingertips	6
Strategic Location	8
Rafal Suburb Details	10
Residents Special Club	
Gym, Swimming pool and Lounge	14
Plan of Stories	21
Apartments Type	
2 Bedrooms	26
2 Bedrooms + Balcony or Terrace	28
3 Bedrooms	30
3 Bedrooms + Balcony or Terrace	32
Penthouse Types	
3 Bedrooms + Terrace	36
4 Bedrooms + Terrace	38
5 Stars Luxury	
Enjoy the most wonderful artistic touches	42
The highest standards of Magnificence	44
Unique Services	
Basic Services	48



Rafal Profile

Rafal Company was established in the Kingdom of Saudi Arabia as a real-estate developer specialized in constructing high-ranking accommodation complexes and high-end residential suburbs to provide its customers with great opportunities for housing in a distinct, innovative and unique style, and to provide solutions to suit different segments of the society. As a result of its great efforts deployed since its establishment in the provision of high-end housing Rafal got a large number of local and international awards.

Our Confidence:

Developing the land and turning it into an integrated environment necessitates a lot of creativity, determination and ingenuity of different designs. With such insight we create high quality lifestyle and residential suburb worth to live in. Every suburb serves its own purpose, progress, unique culture and wonderful challenges. As for us, the «creativity» in the development of suburban housing is the essence of the Rafal, which lies in the boldness, transparency, extraordinary ambition and achievement.

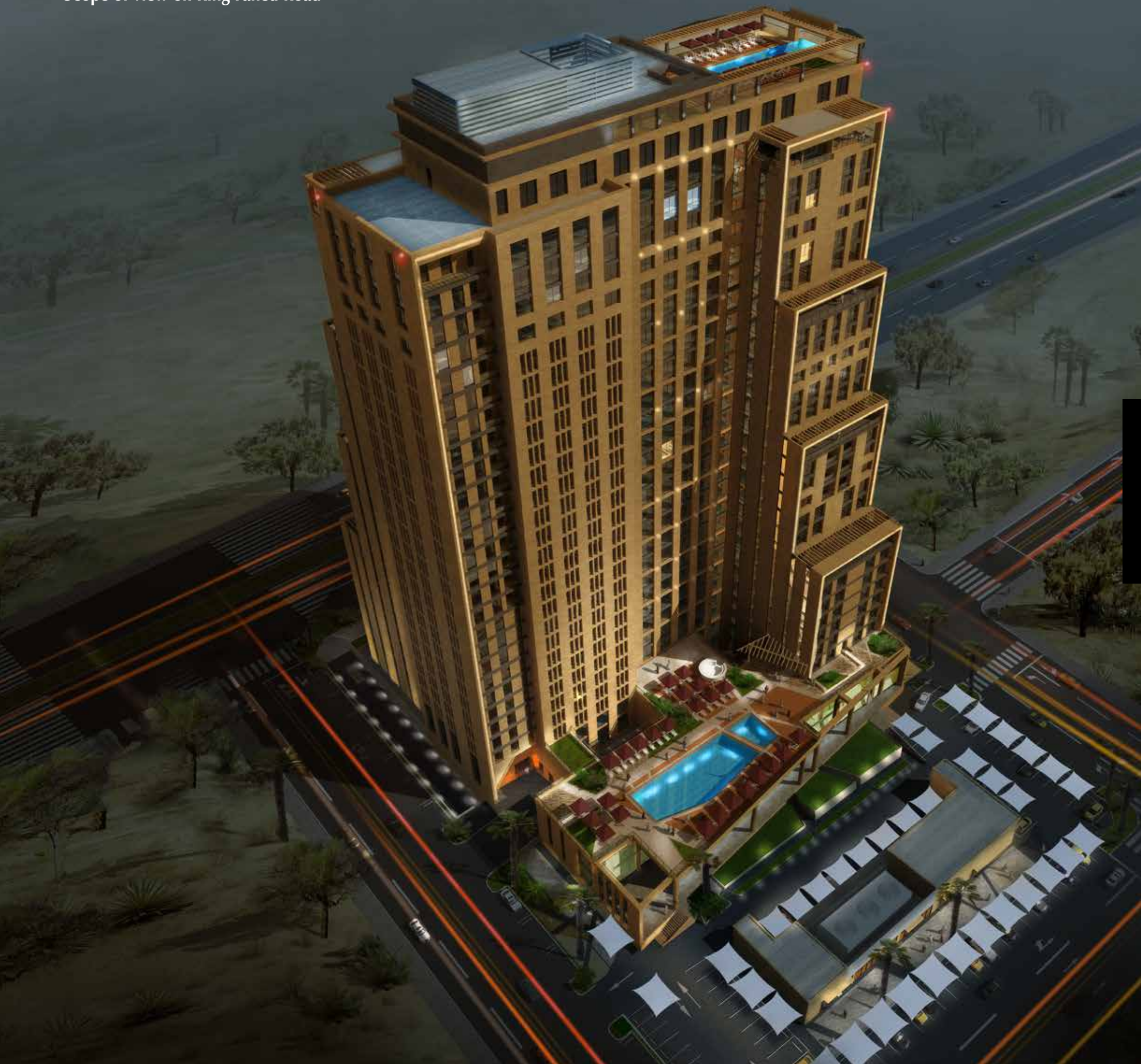
Our Vision:

Excellence and innovation in the development of residential suburbs.

Our Mission:

Leadership in the development of real estate with elaborate quality and focus on various suburbs for the middle class.

Scope of view on King Fahed Road





WELCOME



Rafal Residence Suburb

Here is Rafal Residence Suburb where your dreams come true and your wishes are satisfied. Here you will feel as if you were in a new world made out of luxury, elegance and beauty. Our concern for details enriches your options within a fully integrated residential complex which reflects life luxury and grants you an unforgettable global experience.



NOTHING BUT LUXURY



Elegance and Modernity under your fingertips

Whenever you enter and see any of our apartments you will start telling the story of a successful and opulent life which looks like yours. Actually our apartments were designed to reflect luxury and modernity to serve a high-ranking life-style. We adopted exquisite finishing touches all over the place to grant you the maximum comfort and prosperity which comprise a mix of attractiveness, beauty and refinement.

Rafal Residence Complex is composed of:

27 stories, out of which 10 for the Hotel, and 17 for the residential part which is composed of 172 apartment. Each apartment has its special entrance and an elegant lounge in addition to the optimal exploitation of the area and benefiting from the natural light.

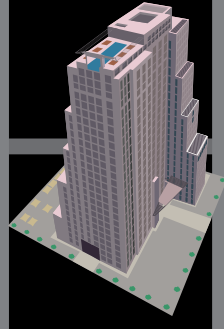
There are some apartments with balconies, all in a closed residential and fully integrated area.

← إلى القصيم
TO QASSIM

طريق الملك سلمان
KING SALMAN ROAD

→ إلى المطار
TO AIRPORT

رافال ريزيدنس
RAFAL RESIDENCE



طريق أنس بن مالك
ANAS IBN MALIK ROAD

شارع العنبا
OLAYA ST

طريق أبي بكر الصديق
ABI BAKR AS SIDDIQ ROAD

الصحافة
AS SAHAFAH

الفجر
AL FAJR



برج رافال
BURJ RAFAL

مستشفى
المملكة
KINGDOM
HOSPITAL

طريق الملك فهد
KING FAHD ROAD

العقيق
AL AQIQ

مركز الملك عبد الله المالي
KING ABDULLAH
FINANCIAL DISTRICT

الغدير
AL GHADIR

← إلى مكة المكرمة
TO MAKKAH

طريق الدائري الشمالي
NORTH RING ROAD

→ إلى الدمام
TO DAMMAM



جامعة الملك سعود
KING SAUD UNIVERSITY

المروج
AL MURUJ



IN THE HEART OF RIYADH

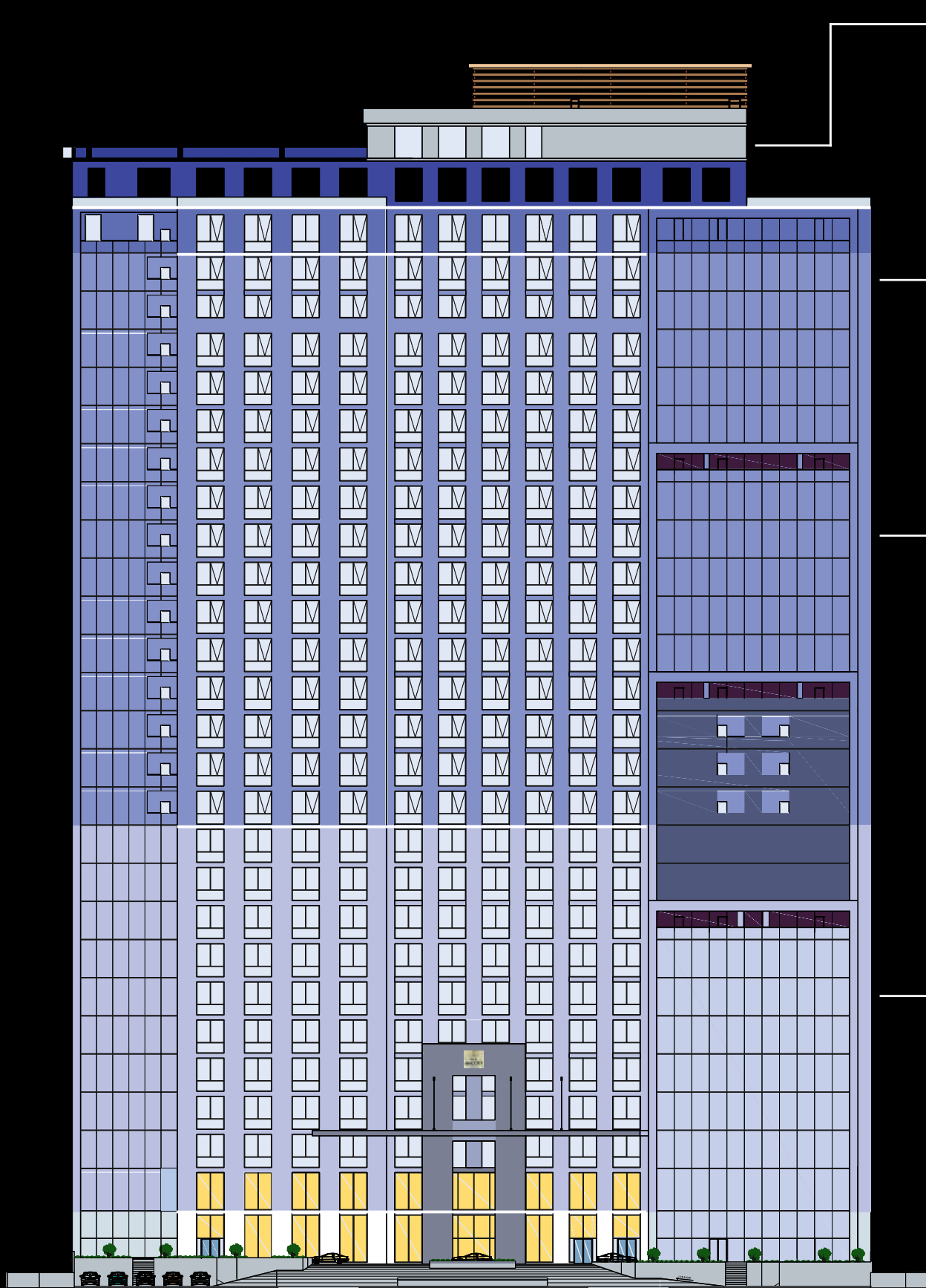


جامعة الامام محمد بن
سعود الإسلامية
IMAM MUHAMMAD IBN
SAUD ISLAMIC UNIVERSITY

Strategic Location

Rafal Residence is located on Olaya Street, at Sahafa Quarter, North of Riyadh and not far from Rafal Tower and King Abdullah Financial Center. It is situated on an area of 10,975 square meter, in the most developed quarters of Riyadh. Rafal Residence is distinguished by its elegant building, rich services and facilities which will enrich your life.

طريق عثمان بن عفان
LITHMAN IBN AEFAN ROAD



Residential Private Club

- Private and exclusive club
- Gym
- Swimming pool
- Lounge
- Coffee shop

Penthouse

- 4 penthouse with 3 or 4 bedrooms

Residential apartments

- 172 residential apartment
- some apartments contain terras, balcony, and openable windows

10 stories ASCOTT

234 apartment with 5 stars services from ASCOTT, which includes

- 71 studios
- 145 apartments with 1 bedroom
- 18 apartment with 2 bedrooms

GENERAL DESCRIPTION



Details of the Suburb

Rafal Residence Suburb is composed of:

10 stories ASCOTT

234 apartment with 5 stars services from ASCOTT, which includes

- 71 studios
- 145 apartments with 1 bedroom
- 18 apartment with 2 bedrooms

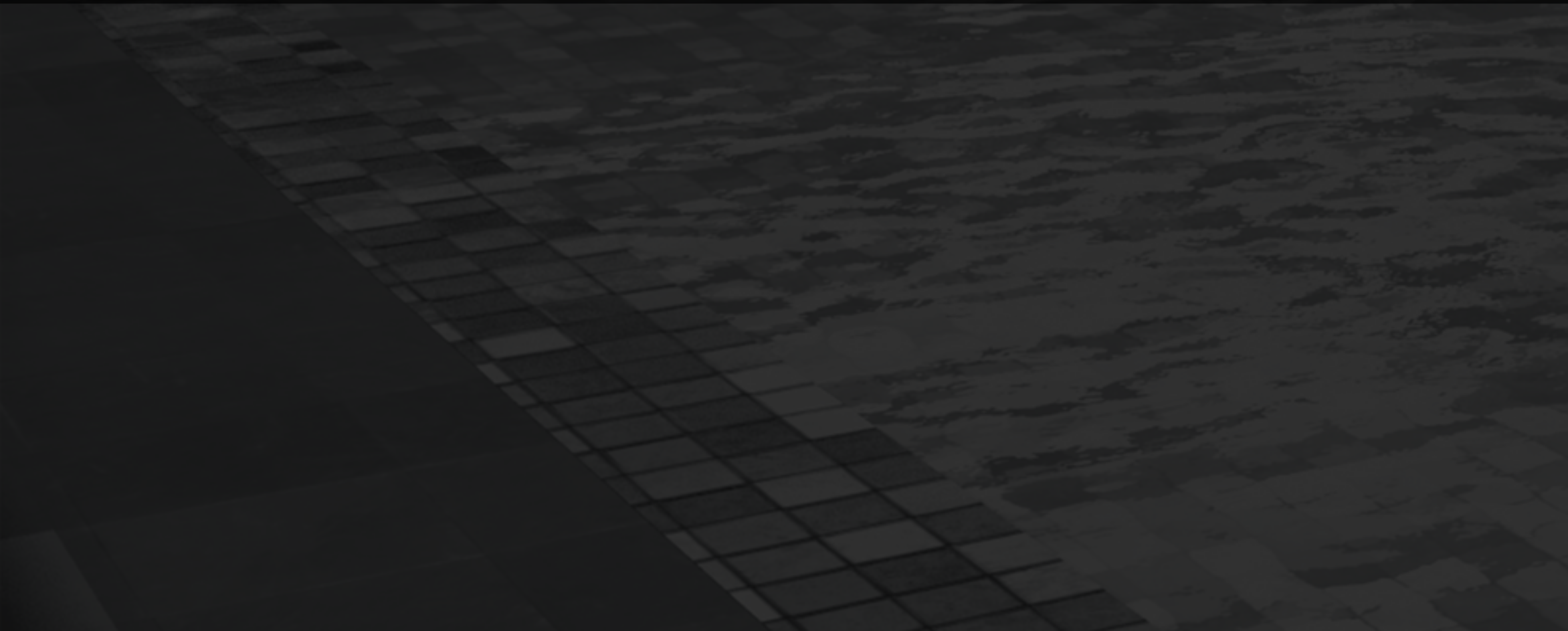
Residential apartments

17 luxurious story including 172 elegant residential apartment
120 apartments with 2 bedrooms
48 apartments with 3 bedrooms
4 Penthouse with 3 or 4 bedrooms





Private Club for Residents







PRIVATE CLUB FOR RESIDENTS



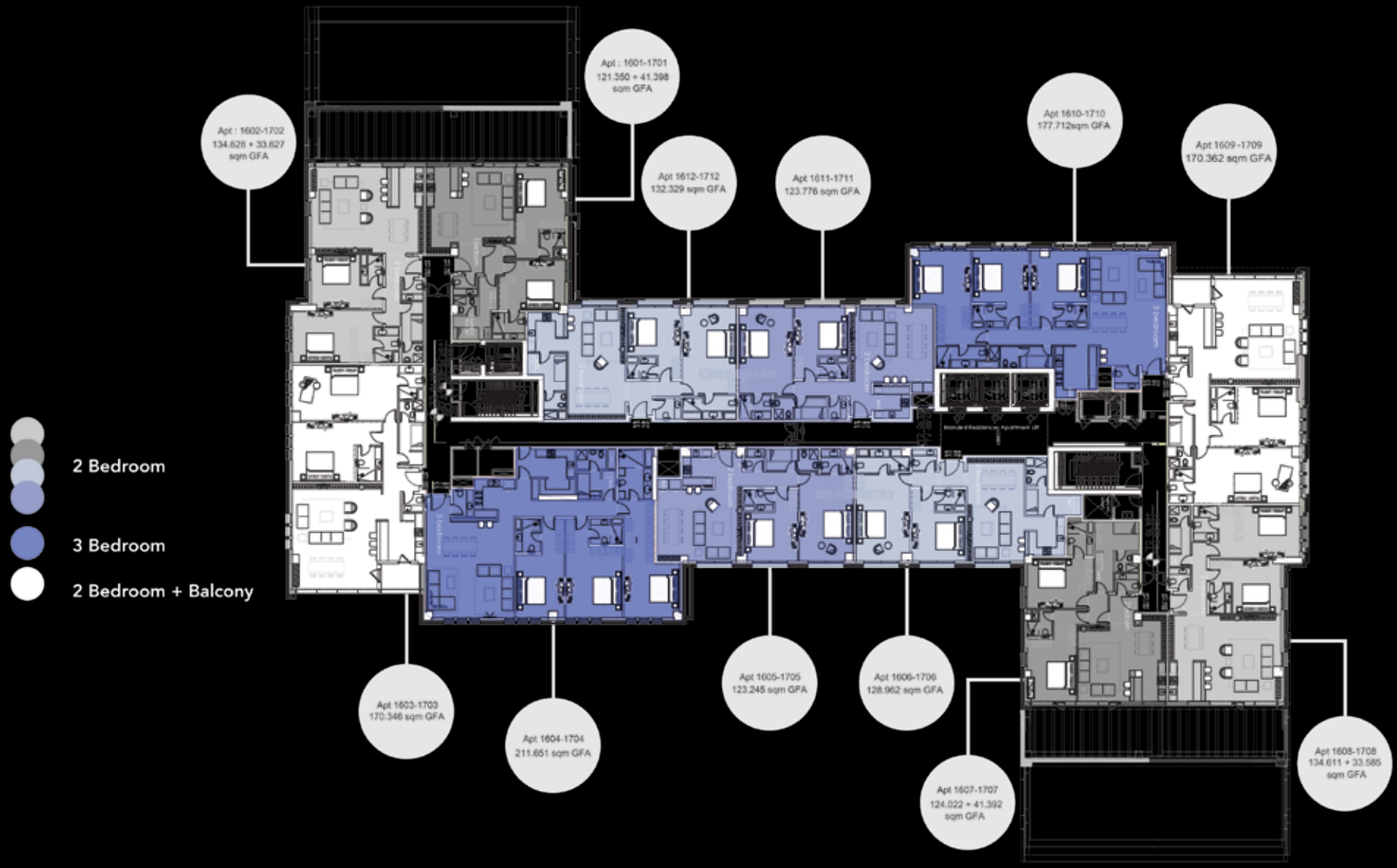
Gym, swimming pool and lounge

The club is situated on the highest story of Rafal Residence. The facilities were designed to the highest international standards for your convenience and safety. The club is exclusively for Rafal residents. It is on the roof-top and includes a gym and a swimming pool, in addition to a lounge to relax and enjoy a very beautiful scenery which gives a panoramic view of Riyadh city.



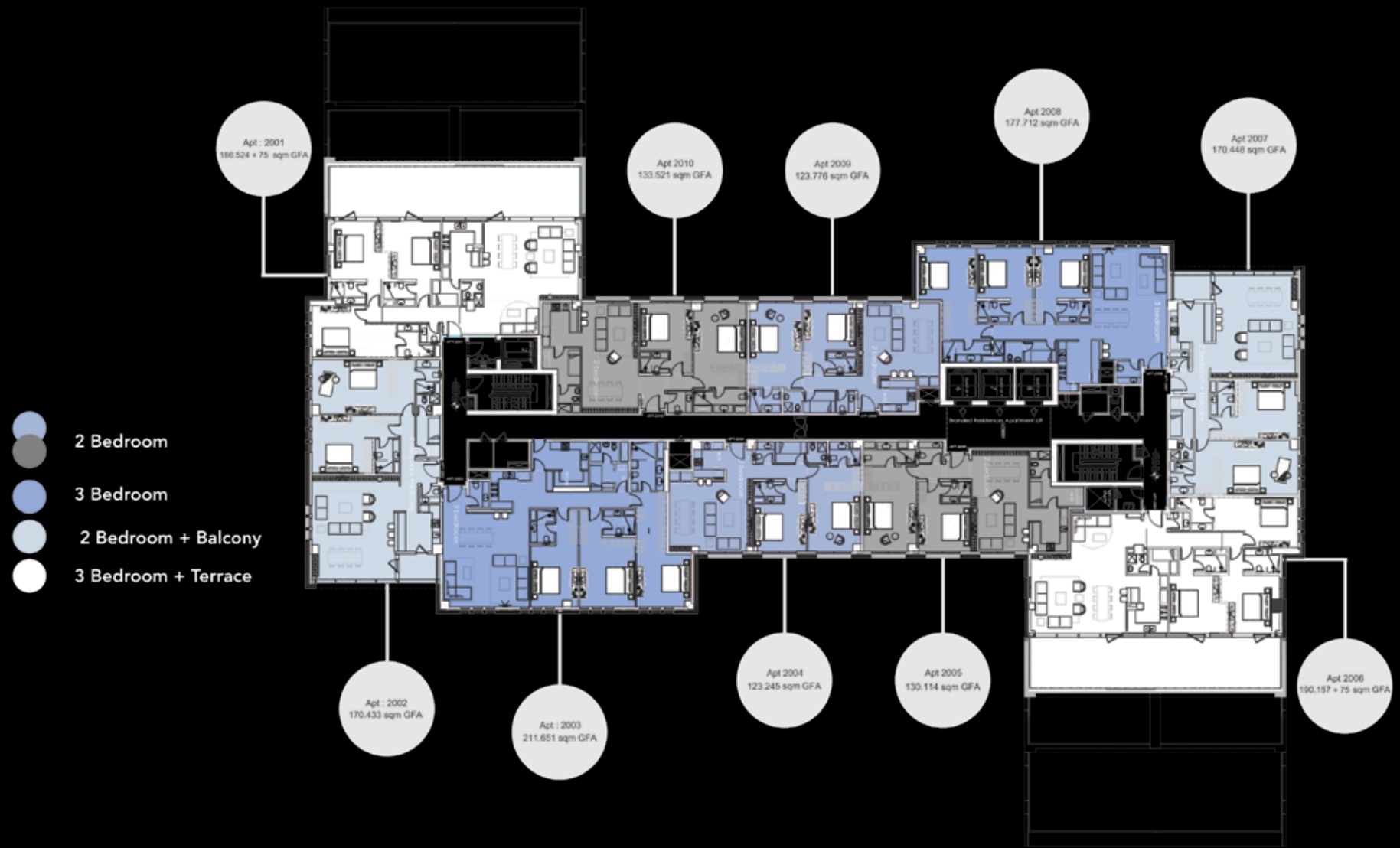
Story Plan

Scope of view on King Fahed Road



Scope of view on Olaya Street

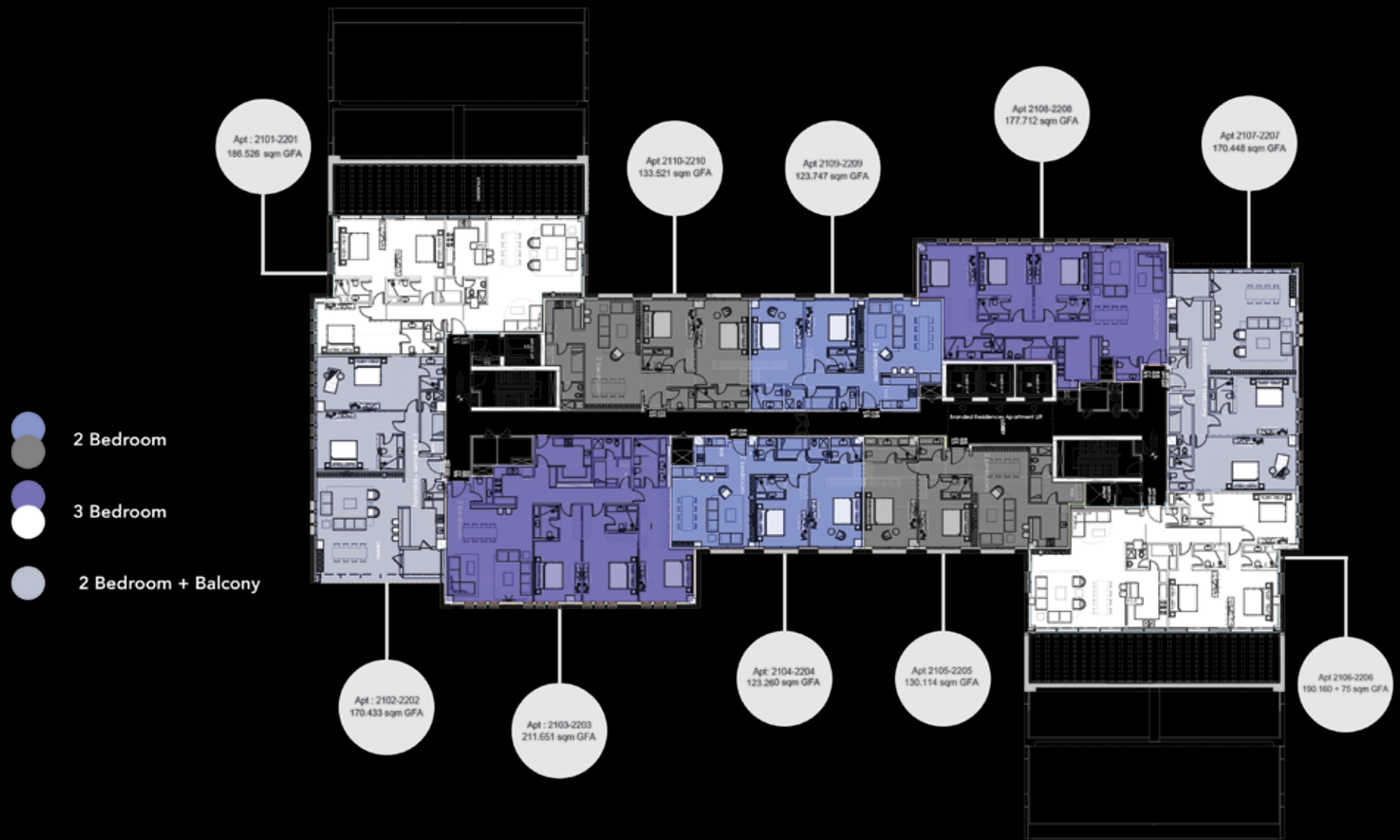
16th -17th story plan



Scope of view on Olaya Street

Terrace plan: 20th story

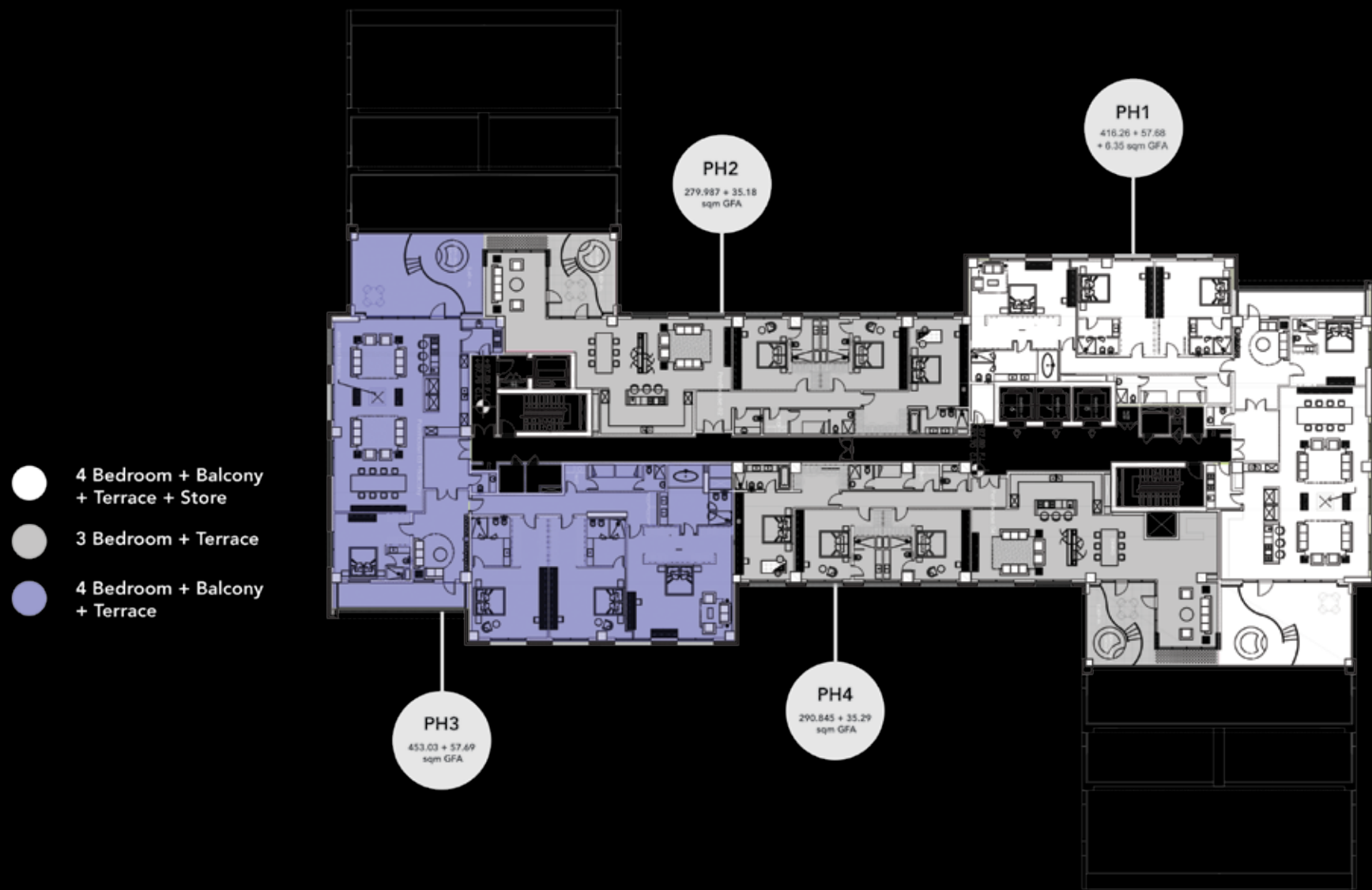
Scope of view on King Fahed Road



Scope of view on Olaya Street

Plan of 21 – 22 sorties

Scope of view on King Fahed Road



Scope of view on Olaya Street

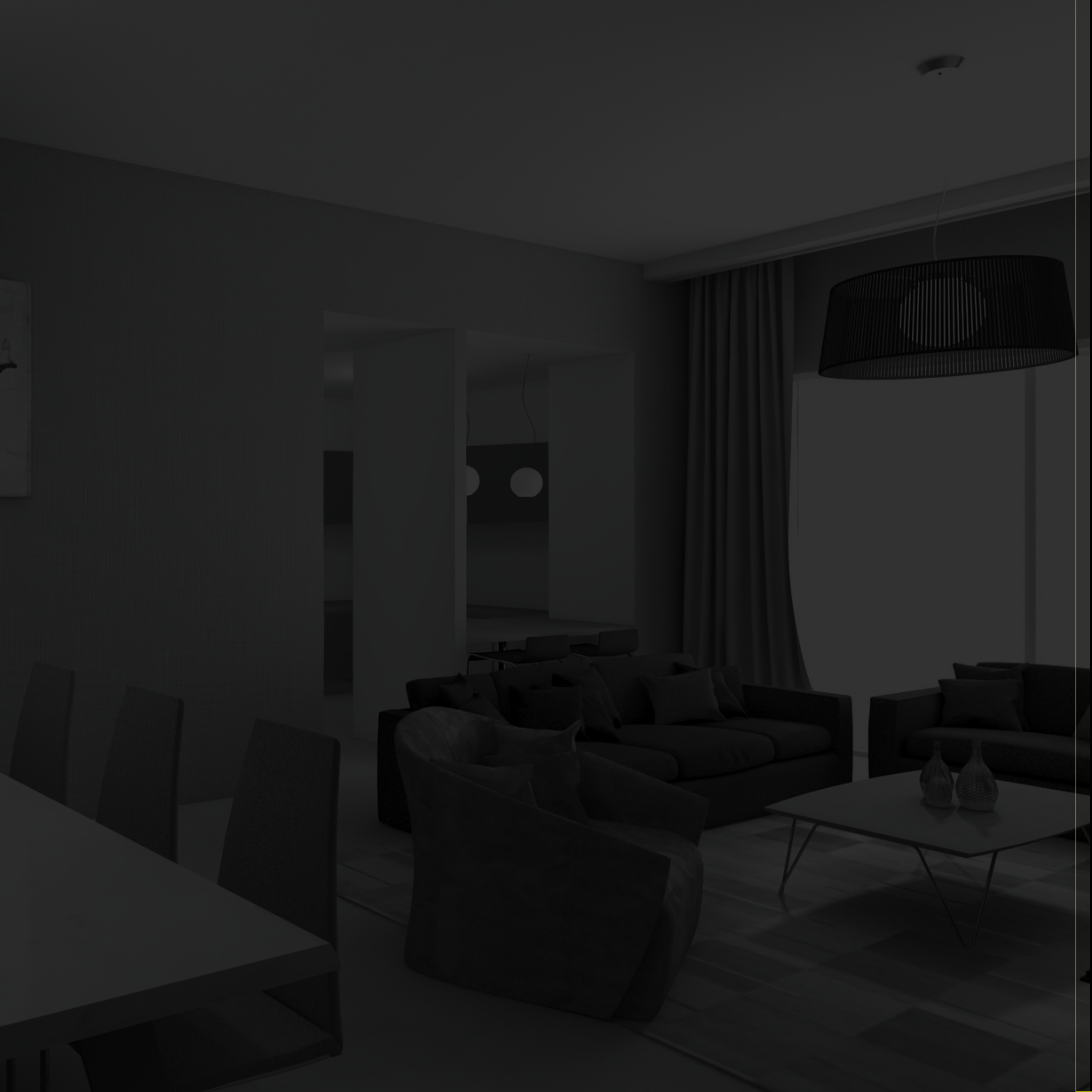
26th story plan: The Penthouse



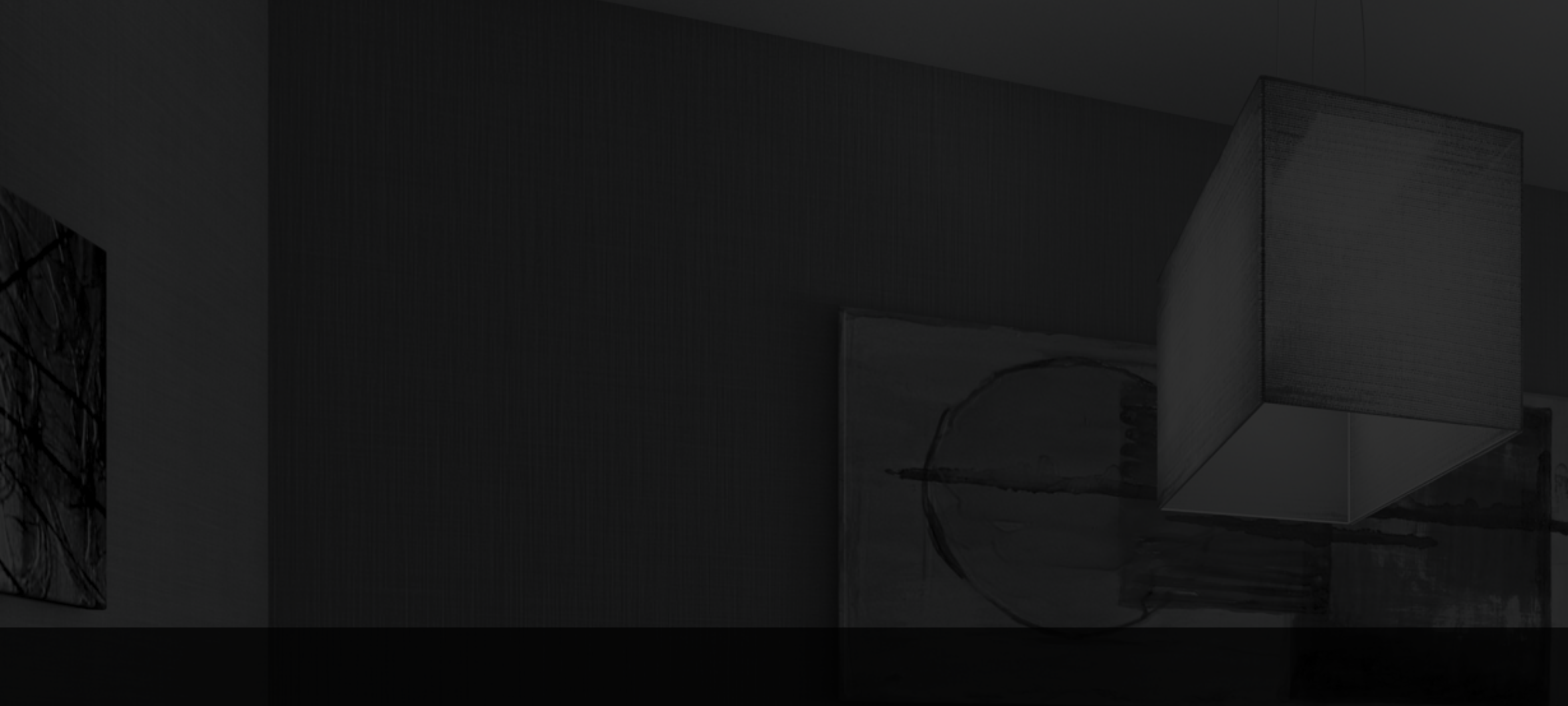
RAFAL *Residence*

رافال ریزیڈنس

Your House with Hotel Luxury







Types of Apartments





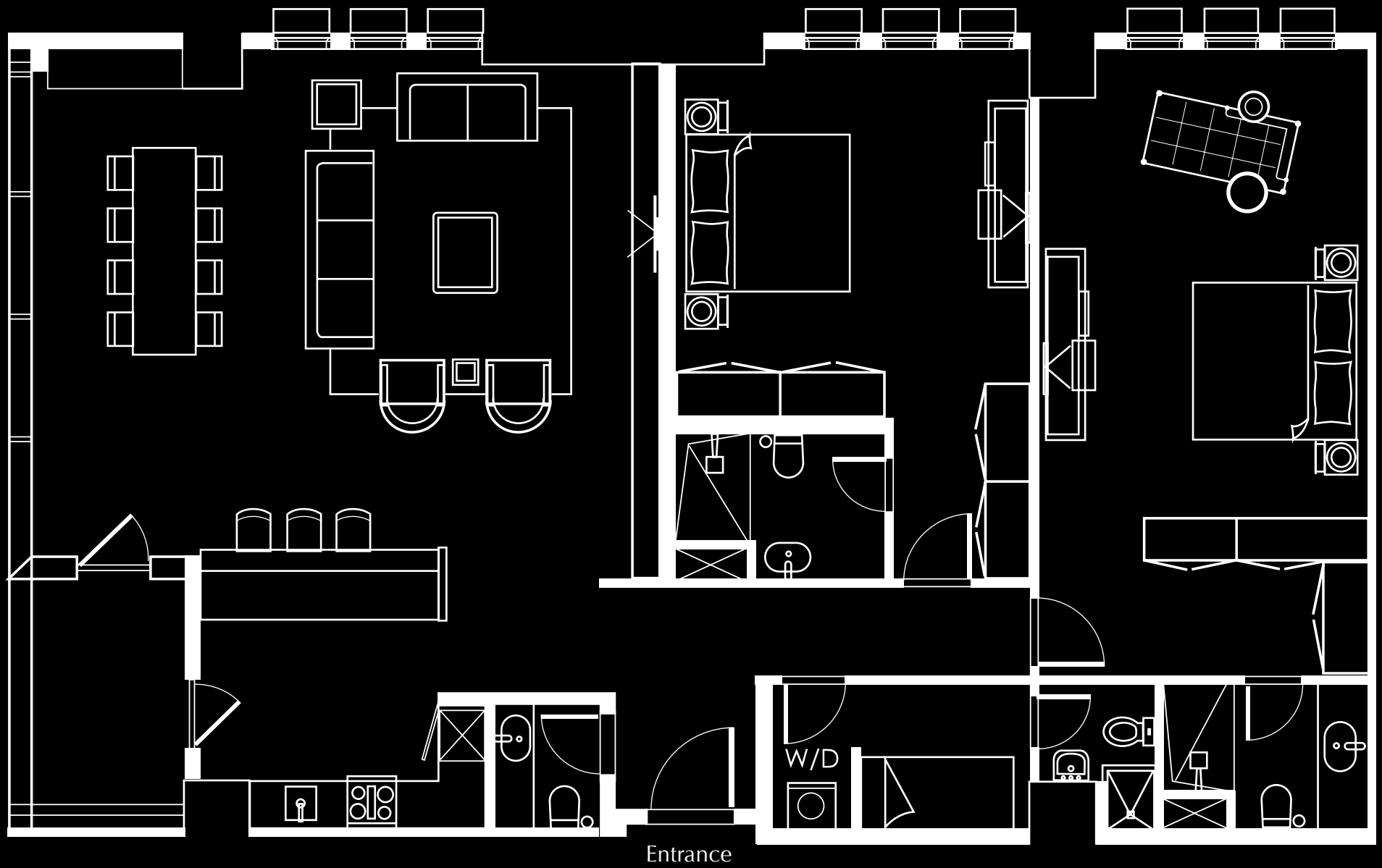
- 1 Master bedroom with bathroom
- 1 bedroom with bathroom
- Living-room
- Dining-room
- Servant's room with bathroom
- Open kitchen
- Guests' bathroom

TYPES OF APARTMENTS



2 bedroom apartment

No. 2 ,80 bedroom apartments, area 123.776 m²



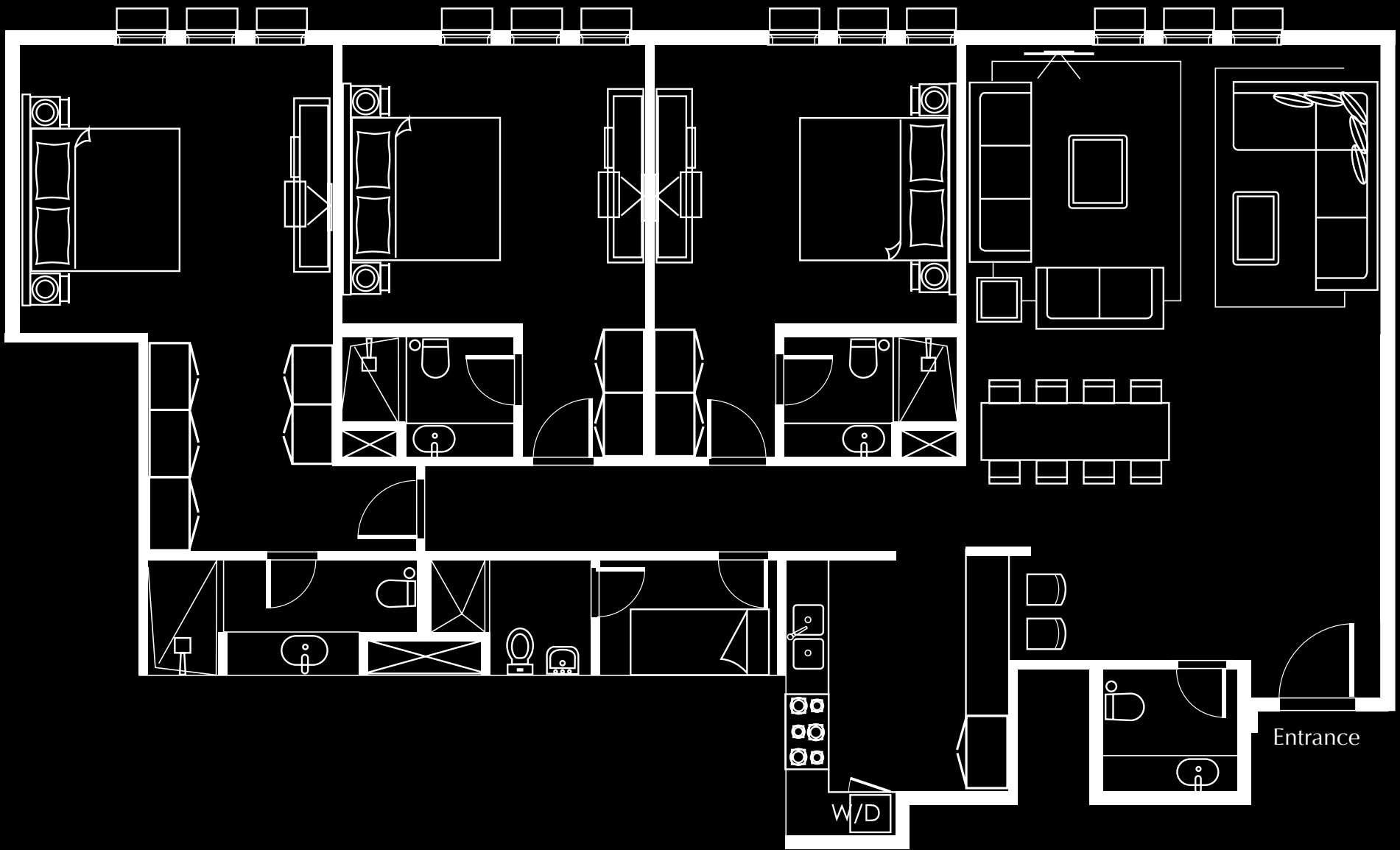
- 1 Master bedroom with bathroom
- 1 bedroom with bathroom
- Living-room
- Dining-room
- Servant's room with bathroom
- Open kitchen
- Guests' bathroom
- Balcony

TYPES OF APARTMENTS



2 bedroom apartment + balcony or terrace

No. 2 ,40 bedroom apartment, area 173.448 m²



- 1 Master bedroom with master bathroom
- 2 bedroom with shared bathroom
- Living-room
- Dining-room
- Servant's room with bathroom
- Open kitchen
- Guests' bathroom

TYPES OF APARTMENTS



3 bedroom apartment

No. 3 ,40 bedroom apartments, area 177.712 m²



- 1 Master bedroom with master bathroom
- 2 bedroom with shared bathroom
- Living-room
- Dining-room
- Servant's room with bathroom
- Open kitchen
- Guests' bathroom
- Terrace

TYPES OF APARTMENTS



3 bedroom apartment + balcony or terrace

No.3 ,8 bedroom apartments, area 265.157 m²





بنتوگاس



P E N T H O U S E

TYPES



- 1 Master bedroom with master bathroom
- 2 bedroom with shared bathroom
- Living-room
- Dining-room
- Servant's room with bathroom
- Open kitchen
- Guests' bathroom
- Terrace
- Jacuzzi

بنتهاوس

P E N T H O U S E

TYPES



3 bedrooms + terrace

Penthouses are in the upper floors with 3 bedrooms, designed with a modern and unique style to match your luxurious lifestyle.
Area starts from: 326.135 m²



- 1 Master bedroom with master bathroom
- 3 bedrooms with shared bathroom
- Living-room
- Dining-room
- Servant's room with bathroom
- Open kitchen
- Guests' bathroom
- Terrace
- Jacuzzi
- Balcony
- Storage room

بنتهاوس



P E N T H O U S E

TYPES



4 bedrooms + terrace

Penthouses are in the upper floors with 4 bedrooms, designed with a modern and unique style to match your luxurious lifestyle.
Area starts from: 480.29 m²





5 Stars Services Every Day



THE ELITE MEETING PLACE



You have an appointment with the most luxurious artistic touches

ASCOTT Ltd. Corporation was founded in Singapore and developed to be a leading company in the field of ownership and operation of furnished accommodation units in the world. Now the company manages more than 2,600 serviced apartment in principal cities of Asia, Pacific region, Europe, and the Arabian Gulf region.

The company enjoyed international recognition and honors. The last award that the company won was from "2014 World Travel Awards" for: Best Brand of Hotel Apartments", and "Best Residency Apartments" in Belgium, France, Germany, Indonesia, the Philippines, Singapore, Thailand and Vietnam.



5 STARS SERVICES EVERY DAY



The Highest Luxury Standards

234 5-Stars hotel-apartments, situated within the first 10 stories under ASCOTT Management that is the most prominent operator of hotel-apartments in the world. Enjoy a unique lifestyle characterized by tranquility and ease. This will grant you a safe and easy life in a fine suburb where you will meet beauty, harmony and elegance. This is the real luxury with the highest international standards and services, including a swimming pool, a gym, and restaurants at the first floor, all with the famous hotel services from ASCOTT International.





Unique Service





BASIC SERVICE



Basic service are provide for an annual fee

- Exclusive entrance for the apartment's and their guests
- TV (free and paid channels)
- Apartment maintenance (includes labor fees for the basic services, but does not include decorations and building)
- Building maintenance (public facilities)
- Insect pesticide spray (public facilities)
- Cleaning and hygiene services and garbage collection
- Garden and stories maintenance
- Generators station and A/C maintenance
- Advanced system for fire combatting
- Reception office with security and technical devises control room
- Exit/Entry control
- Car parking lot
- A/C and electricity consumption
- Access to the residents exclusive club with its facilities such as swimming pool, gym, coffee-shop and the lounge

Scope of view on Olaya Street





Owner & Developer



Hotel Operator



Service Management Consultant



Principal Contractor



Design & Supervision





RAFAL *Residence*

رافال ريزيدنس

Your House with Hotel Luxury