

PAVILIONS  
پاقيئنز  
الرأية | ALRABIA

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A TRUE BUSINESS  
WORK ENVIRONMENT





# DISTINCTIVE LOCATION MINUTES AWAY...

“Pavilions” is an aspired and quiet location in new Addereyah district, north west of Riyadh city, near Hanifa valley 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 (King Salman), making the community few minutes away from vital areas... It forms a serene lifestyle and away from the city’s clamor and congestion, taking you to an environment worth working in.

*A quiet neighborhood...*

Alrabia Community

PAVILIONS

بافلينيون

ALRABIA | الرابية

Salbogh Road

North Ring Road

King Khalid International Airport-

King Saud University

Diplomatic Quarter

Burj Rafal Community

King Abdullah Financial District

Knowledge College

15 minutes

05 minutes

06 minutes

10 minutes

07 minutes

03 minutes



# IN WORDS

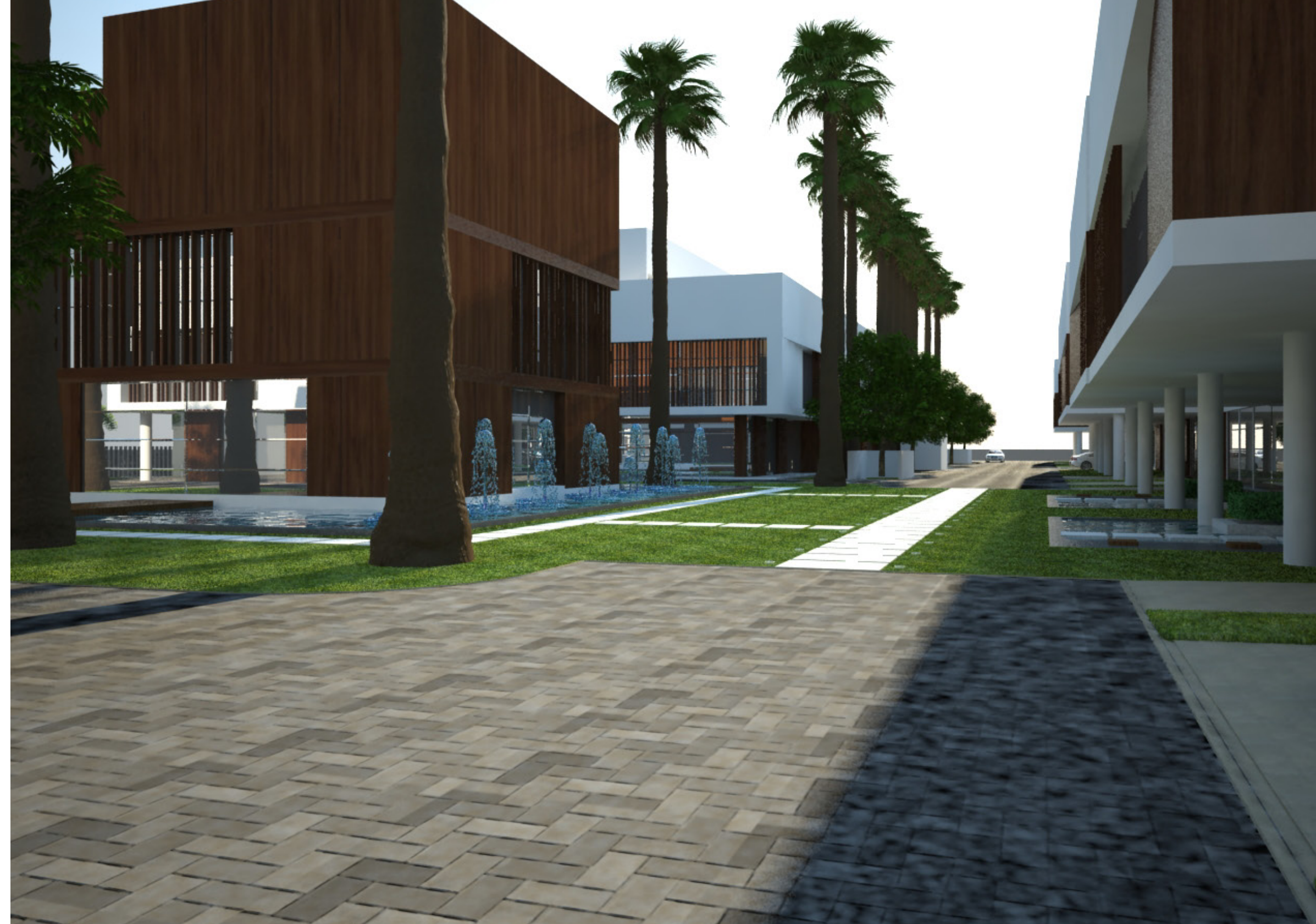
The nature of work has changed in the past 30 years, leading to a more stressful environment. High performance family owned organizations and evolving entrepreneurs are characterized by more stimulating challenges and commitment to deliver constant results with uncountable hours spent at the office than at home. That stated, had led us in Rafal to the development of a promising work environment, an exclusive home like offices landmarked as the Pavilions.

Through the review of recent research shows that taking a stroll in a natural setting, and the sights and sounds of nature appears to boost performance .

The “Pavilions of AlRabia” concept , was innovated as a solution base to an exclusive calm work environment, addressing the kind of natural elements work best in terms of cognitive boosts of nature can help people during working hours.

Combining the elements of greenery, water, and calmness, our engineers and product concept development have long argued that landscape architecture need to make courses on improving human health and well-being a central component of our “Pavilions” offices. While garden designers have long focused on zooming in on what forms of nature have the greatest health impact at work.

Majed AlHogail,  
MD





## Quotes of the Green way...

*"The great challenge for the garden designer is not to make the garden look natural, but to make the garden so that the people in it will feel natural."*

Lawrence Halprin





# OVERVIEW

The Pavilions concept is based on creating villa-offices with 3 types giving on a main green central area to serve as a hub so people can connect, interact, escape in nature, relax, and breath.

Central Hub  
for refreshing  
and re-energizing

As Green, comfort-  
able and luxurious  
as possible

Pedestrian  
circulation with  
no limit



Plot size: 16,000 sqm



# INTRODUCING NATURE

Installing a pedestrian garden in a community has many direct benefits to staff, but an auxiliary benefit of having such a naturalized landmark in the community is the special events and cultural opportunities it brings to people who might not otherwise be exposed. Gardens foster an appreciation for nature that often instills in the community a sense of responsibility for the caring of and protection of the environment.





# INTRODUCING NATURE

- Being around plants helps people concentrate better in the workplace.
- The calming influence of natural environments is conducive to positive work environments.
- Going outside or being under the influence of greenery can increase memory retention up to twenty percent.



Wood Walkway,  
Green Area



Group Of shrubs  
and slopes





# THE CENTRAL HUB

Located at the central park of the compound offices.  
A unique landmark at the heart of the landscape, close to the main gate entrance, combining the:

- GYM
- Lounge
- Café
- Shared facilities
- A place to breath
- A place to communicate
- A place to enjoy nature
- A place to relax

Start your day with  
a cup of fresh *Coffee*,  
with lovely pleasant *Aroma*.



Wood Bridge



Fountains





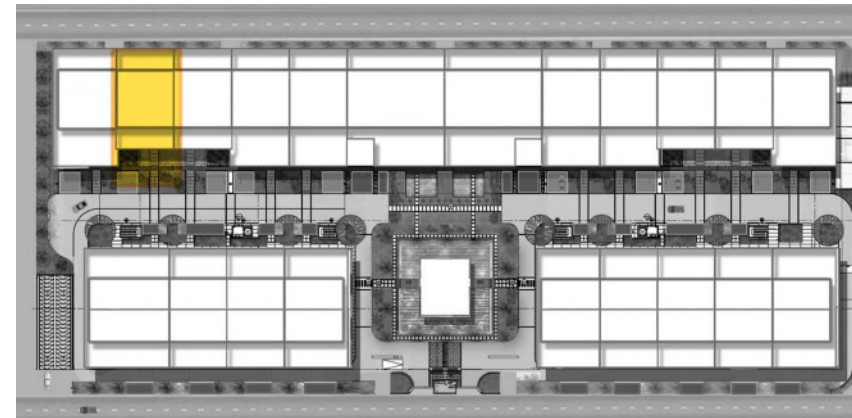
# LAYOUT PAVILIONS "B" OFFICE

## Office Features:

- Shell and core unit
- No. of Spaces: 10 units
- Space Available BUA: 789 - 947 sqm.
- Two VIP Car Park
- 18 basement parking (1/50 sqm rent)
- Good ceiling height

## Rental Rate:

- Garden View
- Grace period 3 months
- Rental duration 3 years

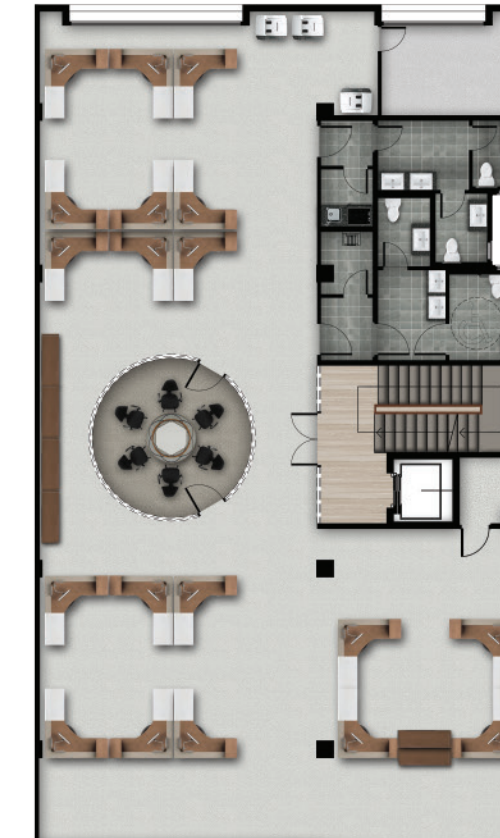


# PROPOSED FURNITURE LAYOUT

Ground Floor 240 sqm



First Floor 350 sqm



Second Floor 199 sqm





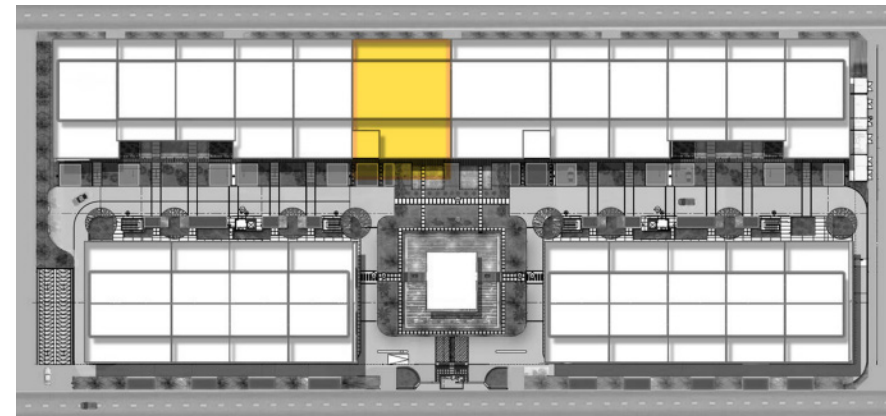
# LAYOUT PAVILIONS "A" OFFICE

## Office Features:

- Shell and core unit
- No. of Spaces: 2 units
- Space Available BUA: 1,495 sqm.
- Three VIP Car Park
- 30 basement parking (1/50 sqm rent)
- Good ceiling height

## Rental Rate:

- Garden View



# PROPOSED FURNITURE LAYOUT

Ground Floor 507 sqm



First Floor 651 sqm



Second Floor 336.5 sqm





CEO OFFICE  
2ND FLOOR







MEETING ROOM



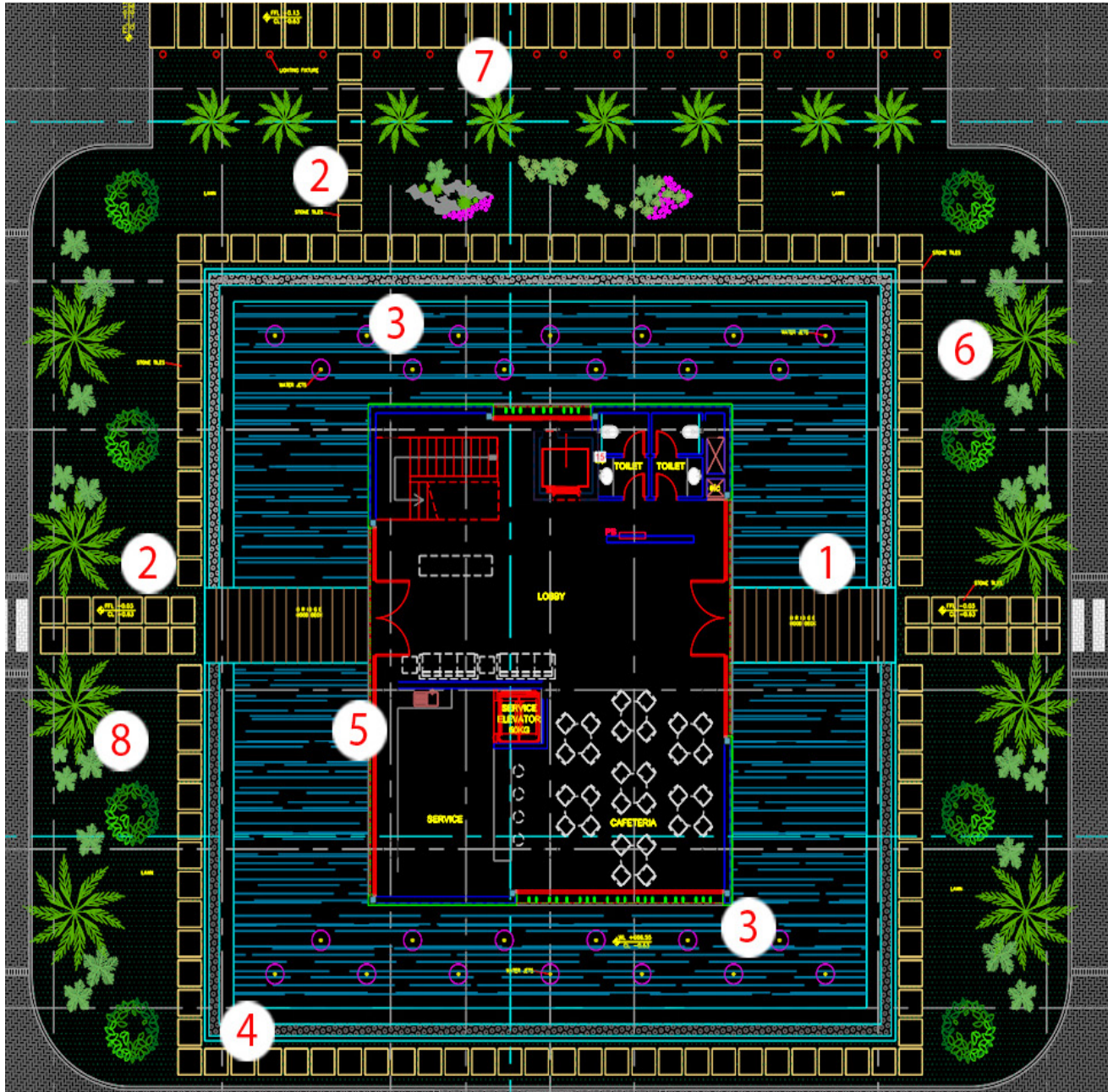
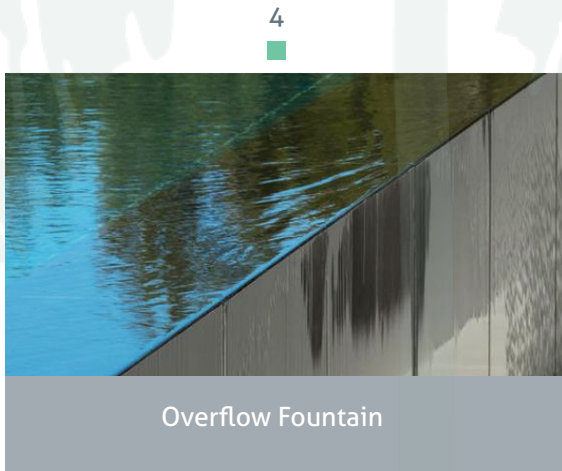
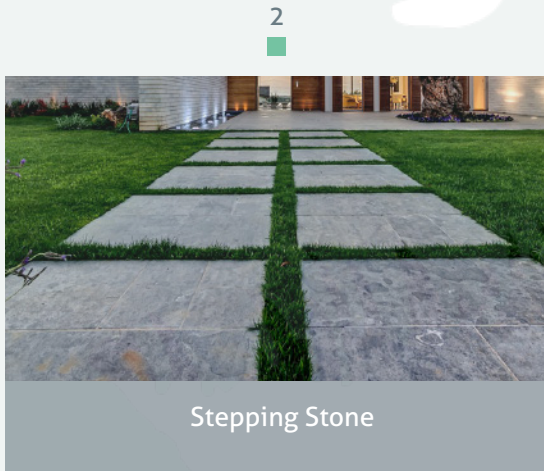
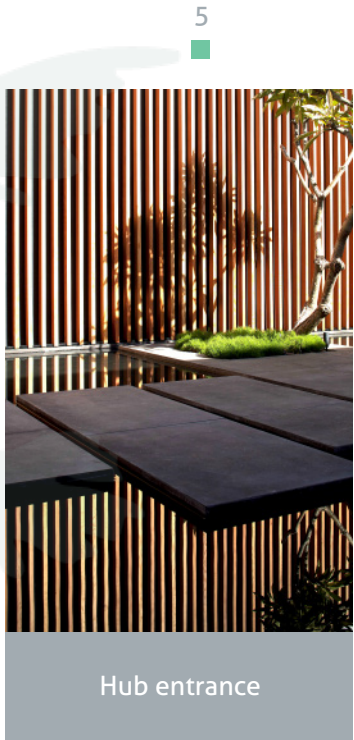
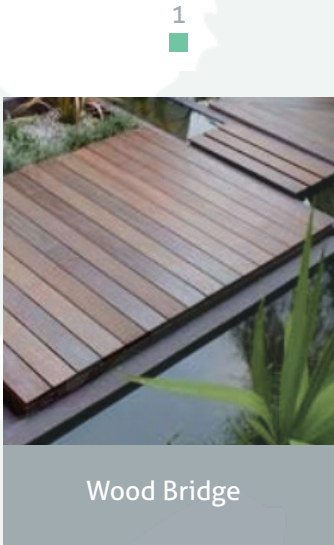
# PARKING ENTRANCE

434 BASEMENT PARKING AVAILABLE



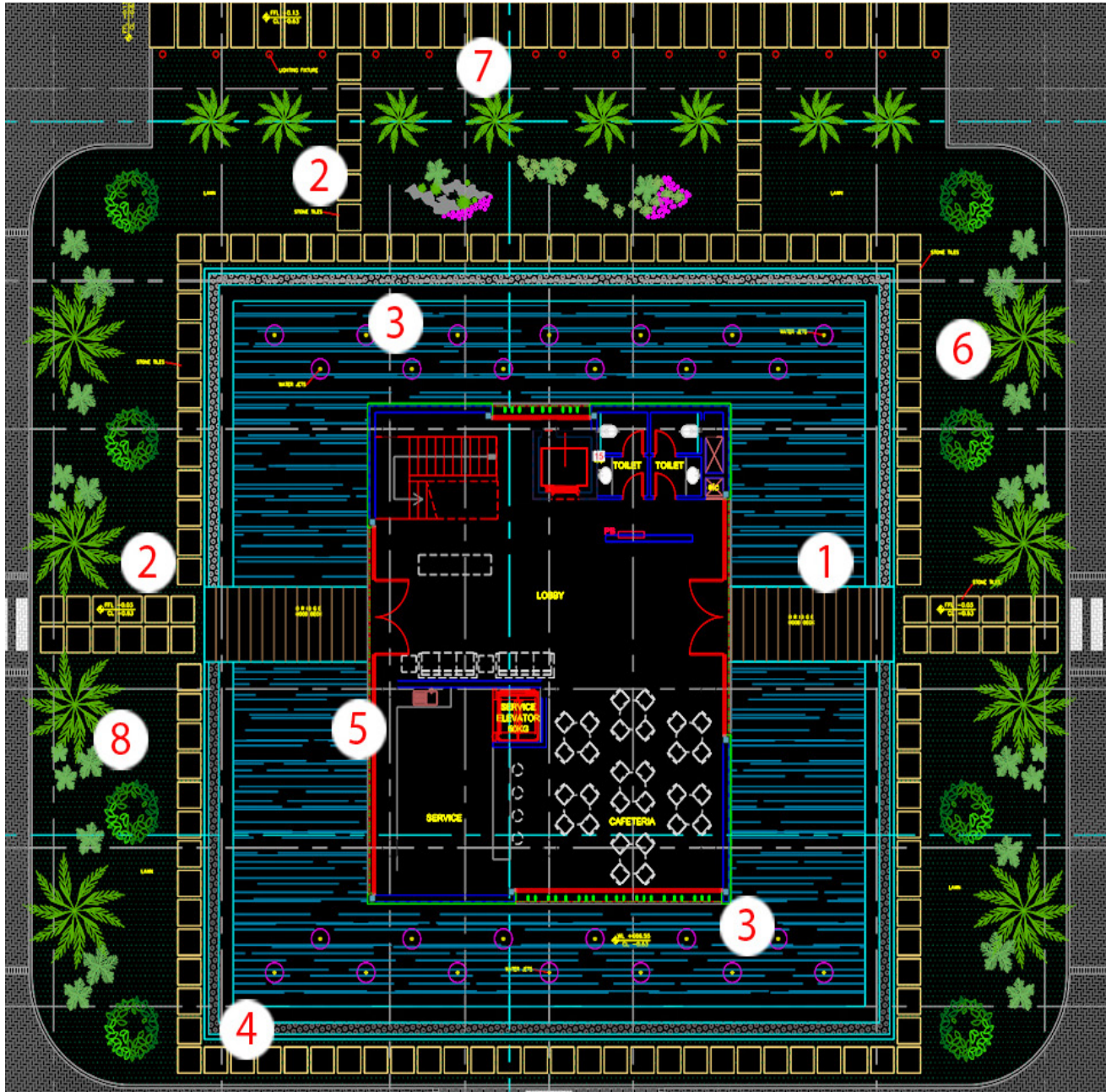
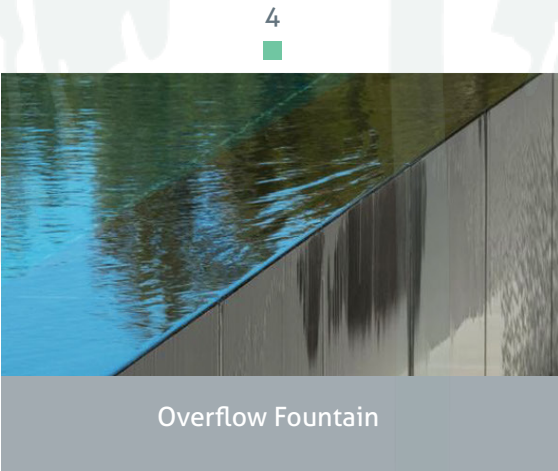
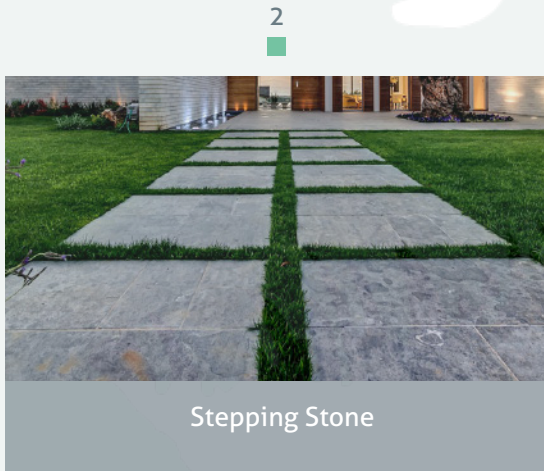
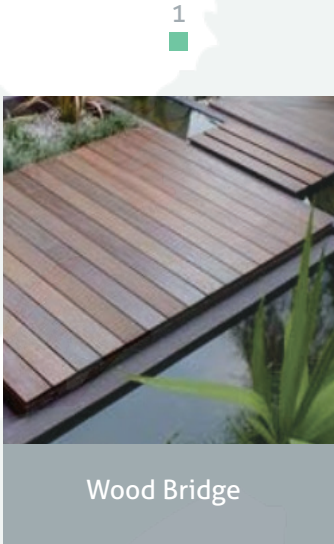


# THE CENTRAL HUB





# THE CENTRAL HUB

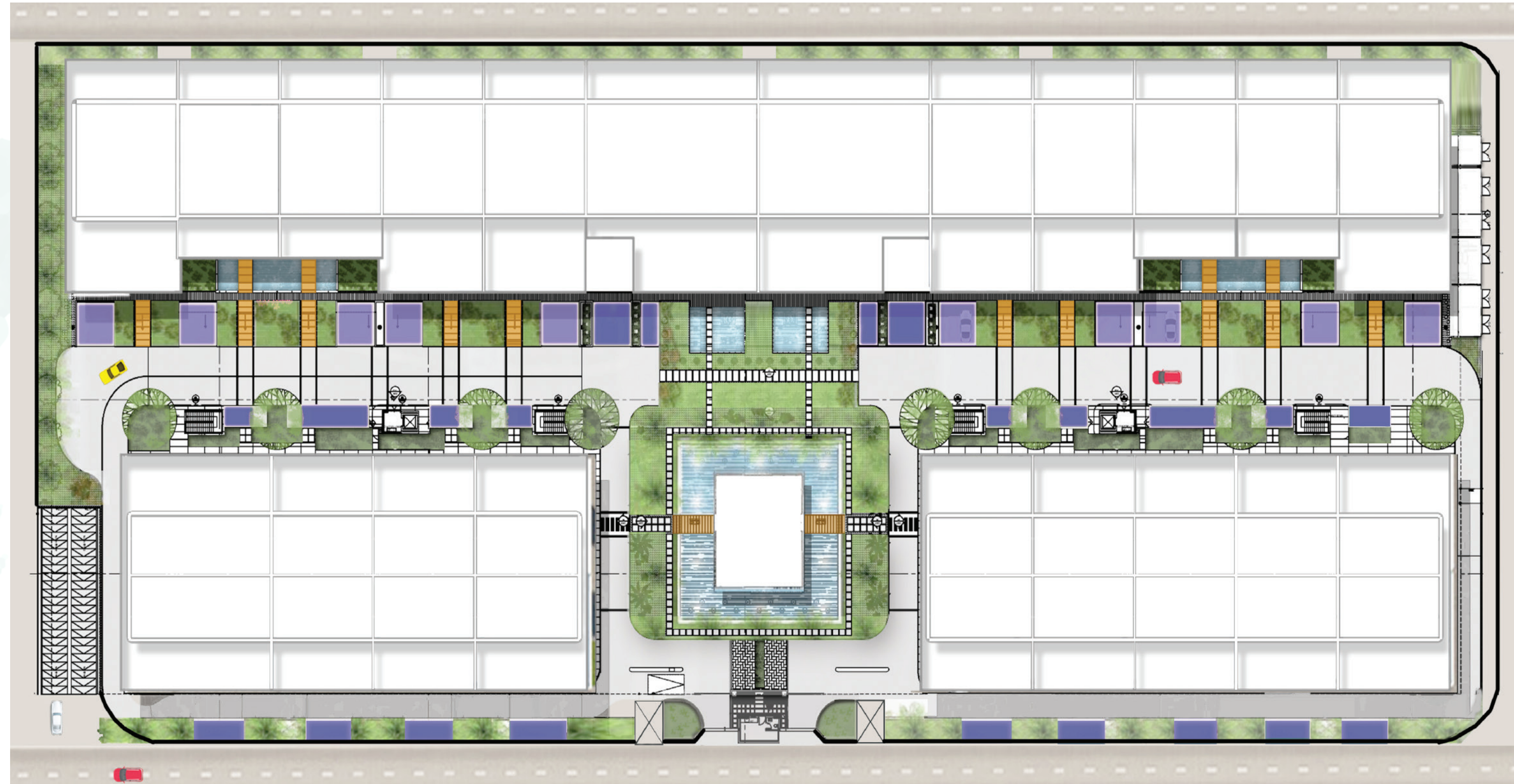




# GREENARY IN EVERY CORNER

Introducing Nature by creating green spacious areas everywhere thus planting trees and palm trees to improve:

- Air quality inside the compound
- Increase shaded area to reduce heat.

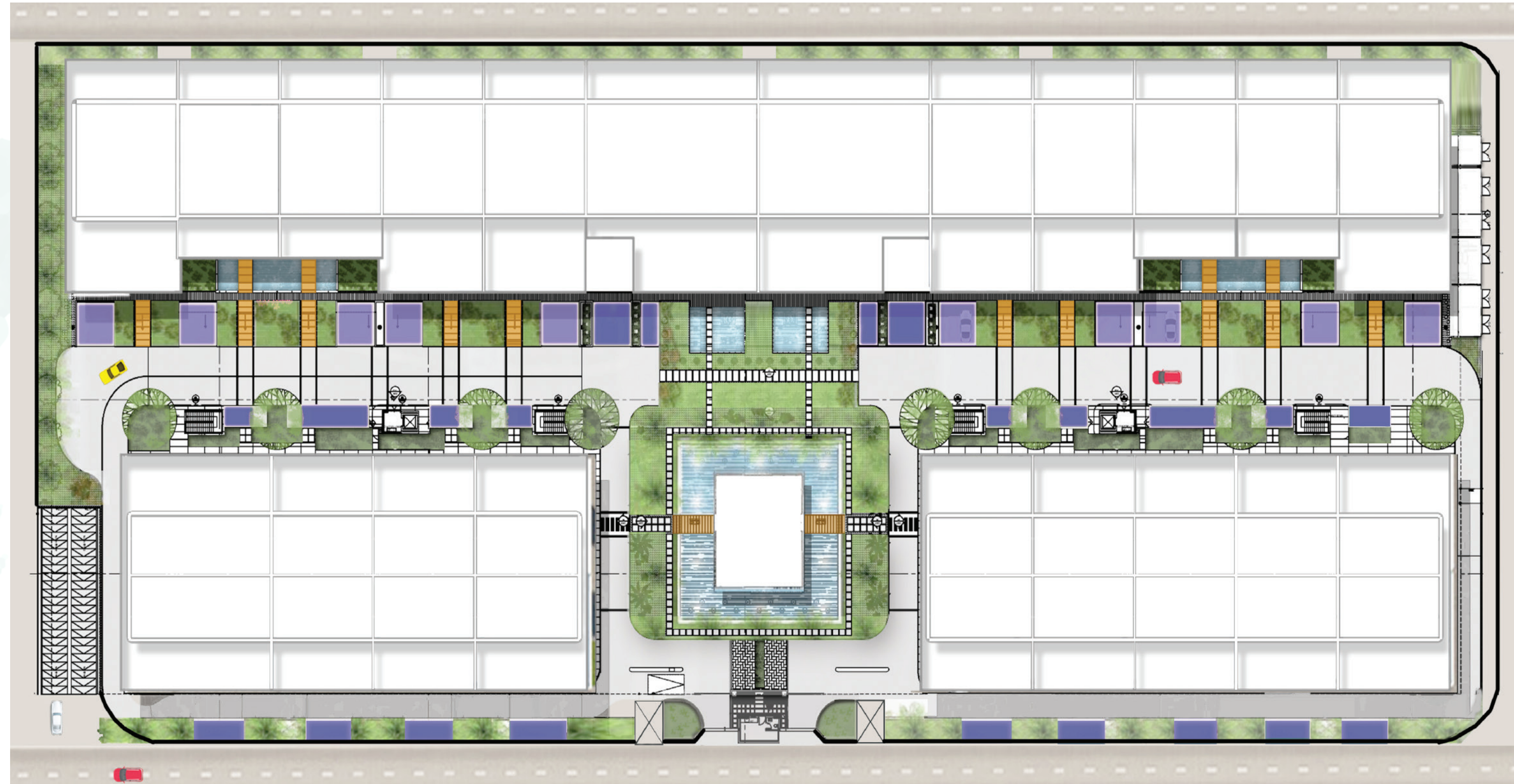




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# VILLA-OFFICES ZONING & TYPES

- 2

Pavilion A:  
1,495 sqm
- 10

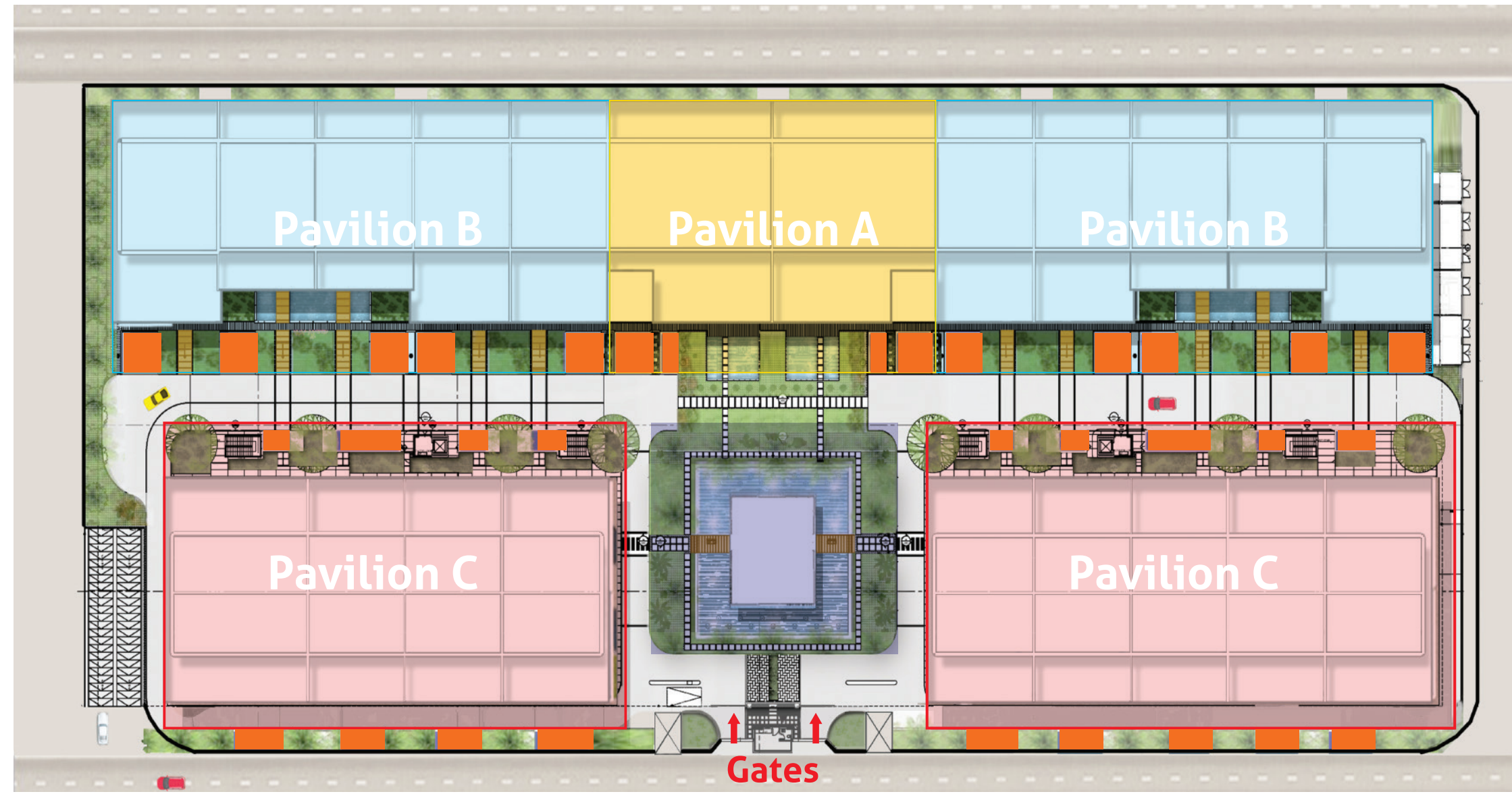
Pavilions B:  
789 - 947 sqm
- 18

Pavilions C:  
473-726 sqm
- 1

Facilities
- 1.2.3

VIP Car Parking
- 434

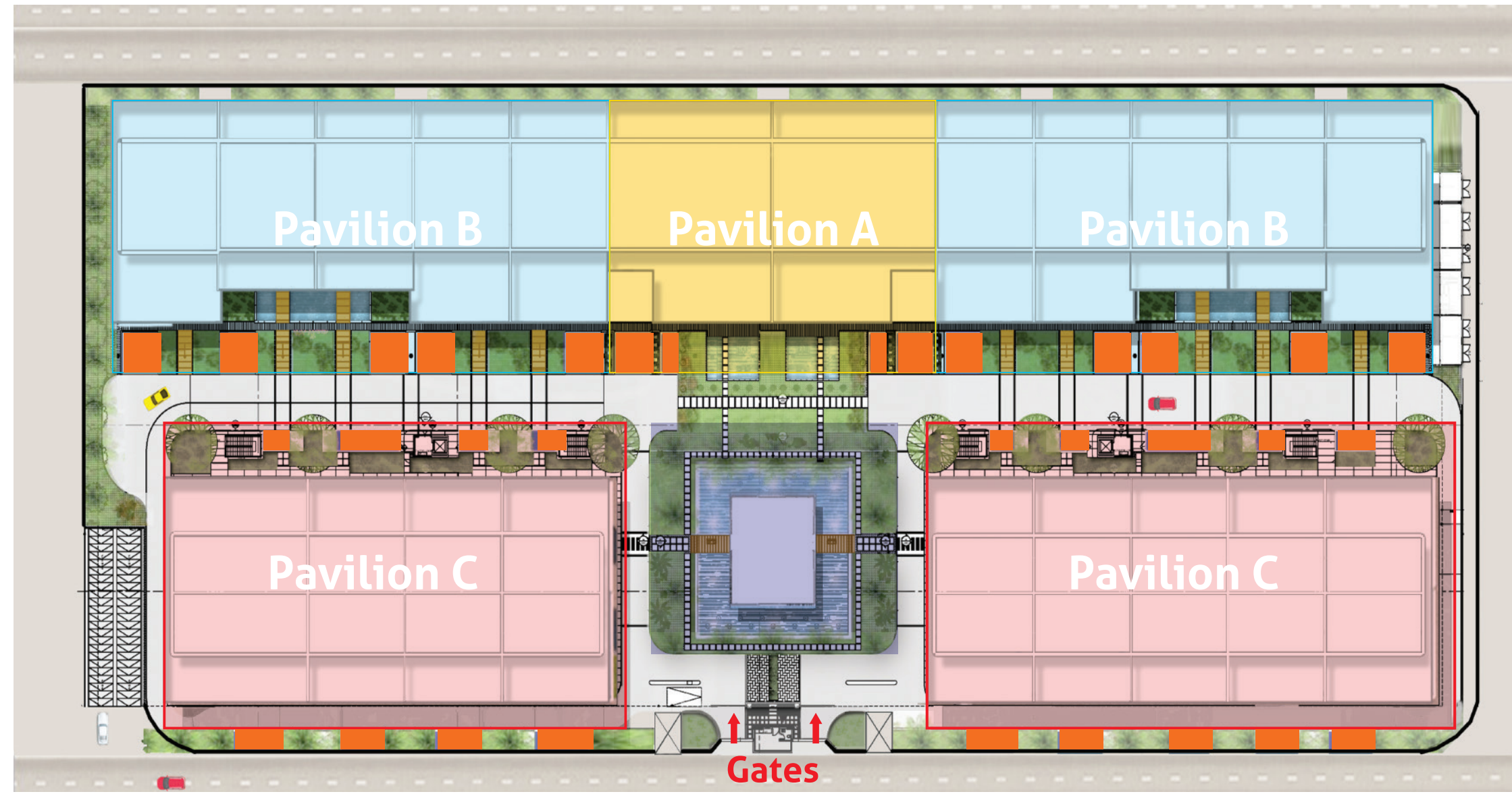
Parking Basement





VILLA-OFFICES  
ZONING & TYPES

- 2 Pavilion A:  
1,495 sqm
- 10 Pavilions B:  
789 - 947 sqm
- 18 Pavilions C:  
473-726 sqm
- 1 Facilities
- 1.2.3 VIP Car Parking
- 434 Parking Basement





OPEN OFFICE AREA





OPEN OFFICE AREA





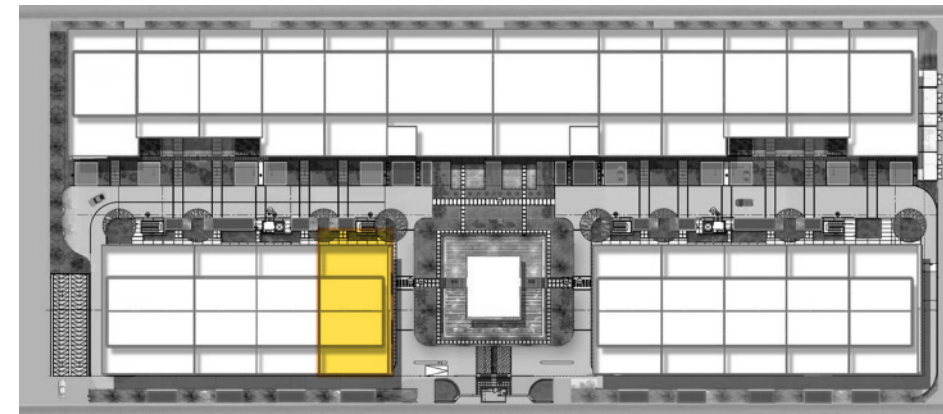
# LAYOUT PAVILIONS "C" OFFICE

## Office Features:

- Shell and core unit
- No. of Spaces: 18 units
- Space Available BUA: 473 – 726sqm.
- One VIP Car Park
- 10 basement parking (1/50 sqm rent)
- Good ceiling height

## Rental Rate:

- Front View
- Garden View
- Adjacent to central hub
- Grace period 3 months
- Rental duration 3 years

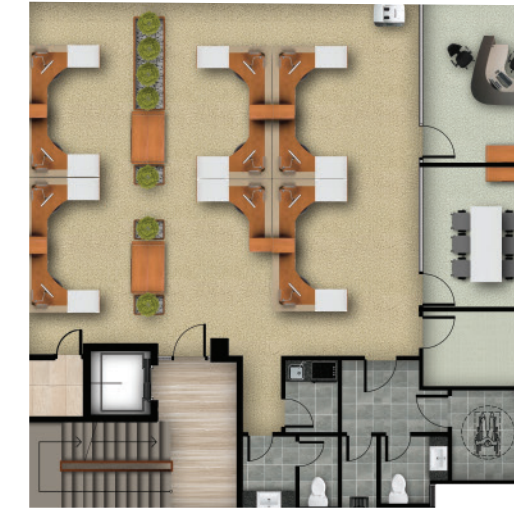


# PROPOSED FURNITURE LAYOUT

Ground Floor 190 sqm



First Floor 238 sqm



Second Floor 104 sqm





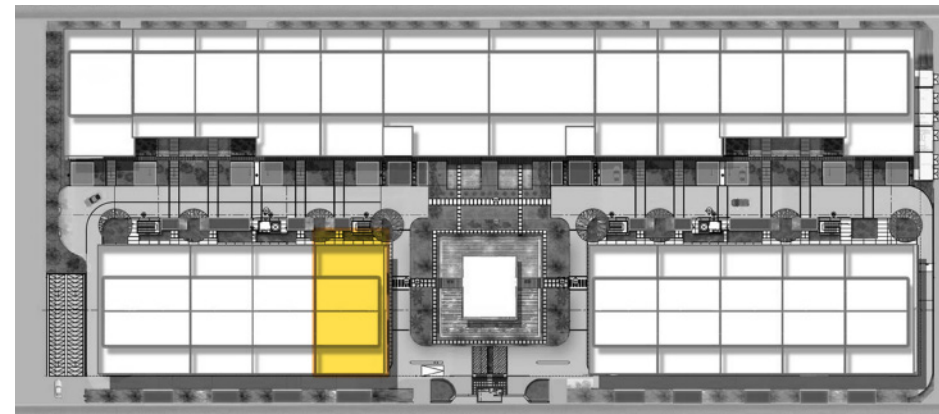
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- One VIP Car Park
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- Good ceiling height

## Rental Rate:

- Front View
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- Grace period 3 months
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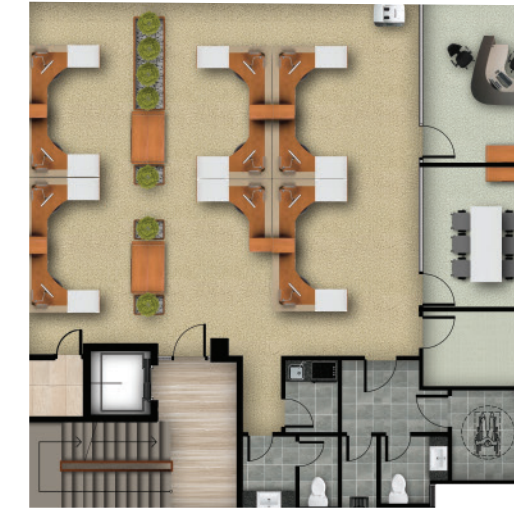


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# THE CENTRAL HUB





# THE CENTRAL HUB

