

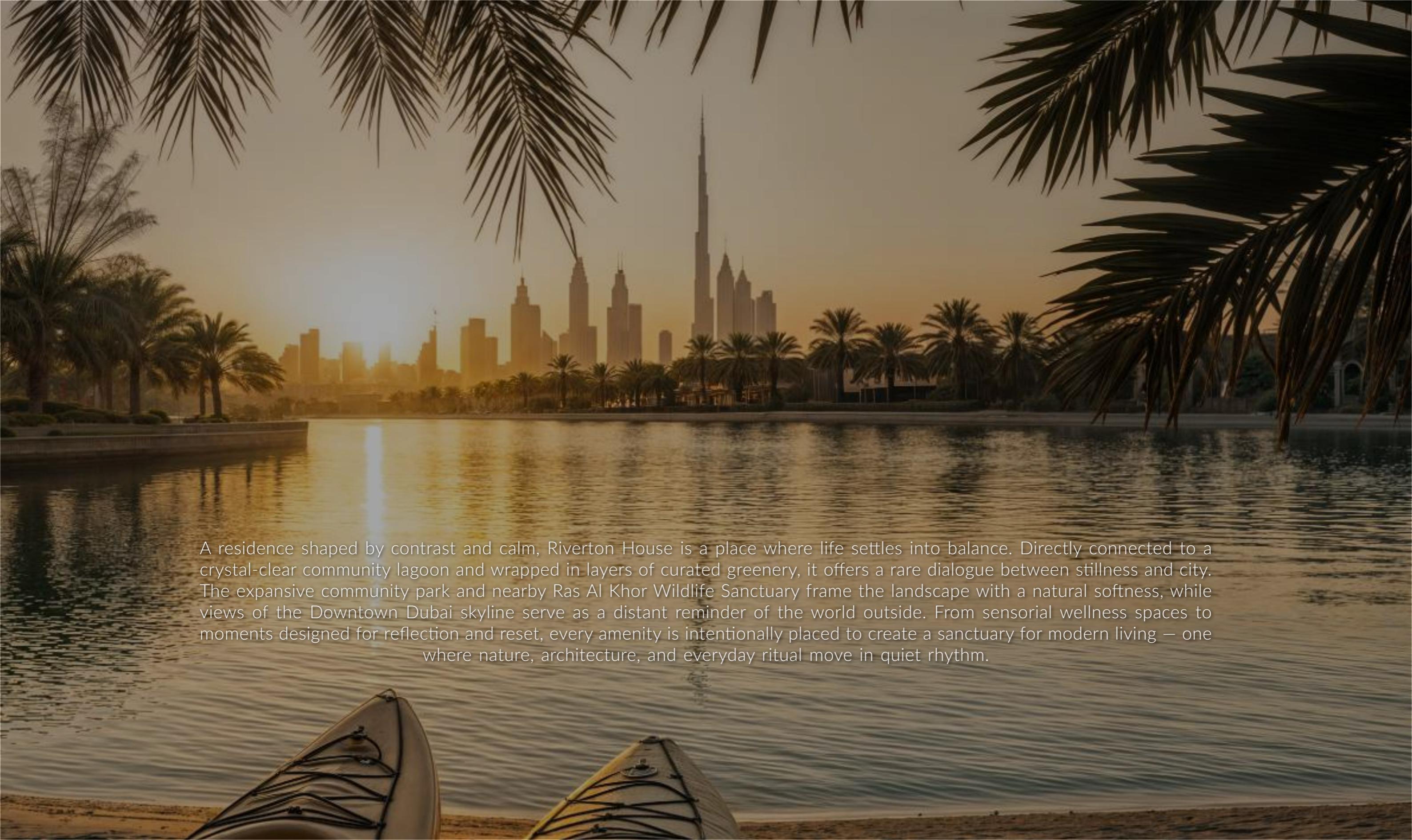


# RIVERTON HOUSE

PROJECT BRIEF

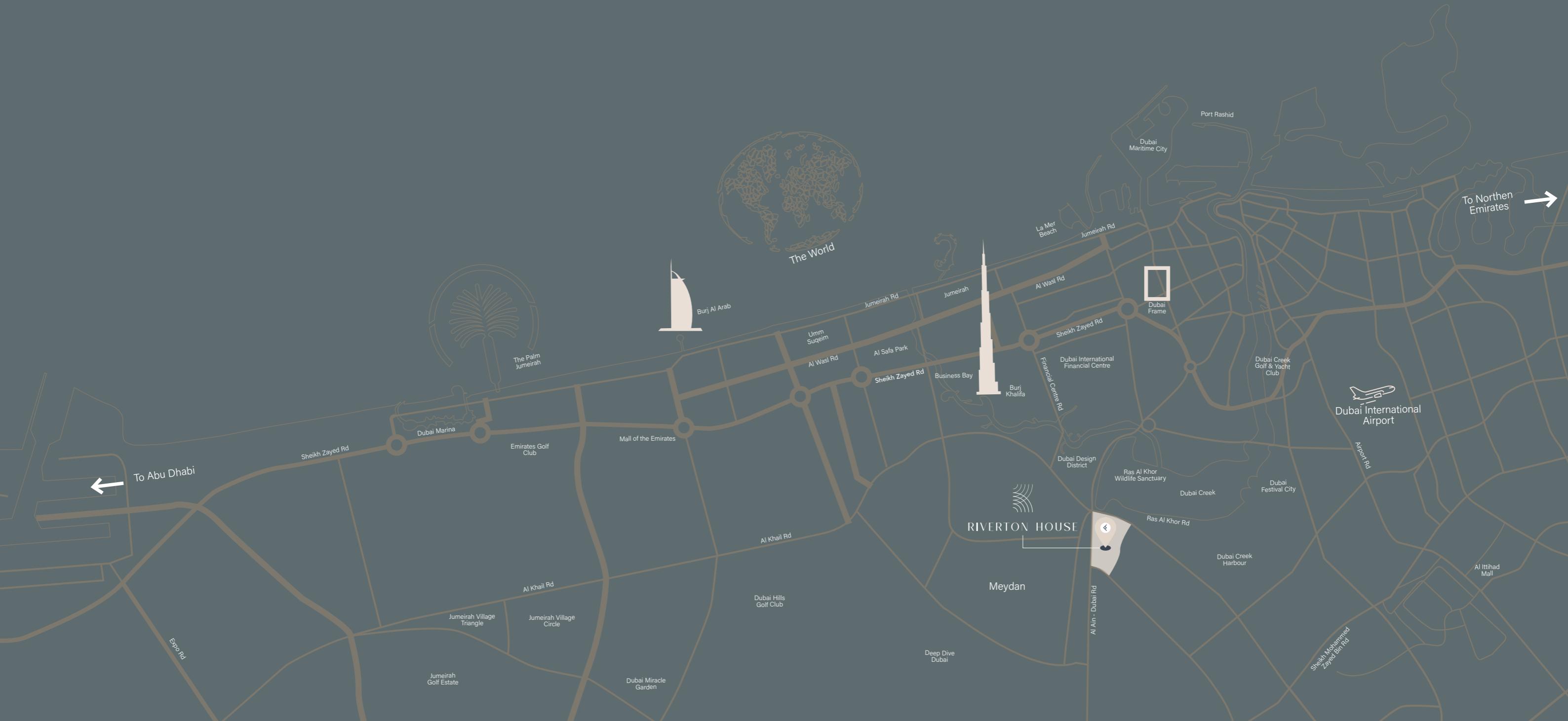


Welcome  
to a life in  
balance



A residence shaped by contrast and calm, Riverton House is a place where life settles into balance. Directly connected to a crystal-clear community lagoon and wrapped in layers of curated greenery, it offers a rare dialogue between stillness and city. The expansive community park and nearby Ras Al Khor Wildlife Sanctuary frame the landscape with a natural softness, while views of the Downtown Dubai skyline serve as a distant reminder of the world outside. From sensorial wellness spaces to moments designed for reflection and reset, every amenity is intentionally placed to create a sanctuary for modern living – one where nature, architecture, and everyday ritual move in quiet rhythm.

# A Sanctuary in the City's Silhouette





# Ras Al Khor Wildlife Sanctuary Development Project

Ras Al Khor Wildlife Sanctuary is undergoing a transformative redevelopment, with completion targeted for 2026. This landmark initiative will redefine the sanctuary as a premier eco-tourism destination, while enhancing the lifestyle appeal and long-term value of the surrounding neighborhoods.



# A Sanctuary Reimagined

**A 144% expansion of water bodies** will introduce serene vistas and lush natural beauty to the heart of the sanctuary.

**10 hectares of newly introduced mudflats** will enrich biodiversity, providing essential habitats for migratory birds and marine life.

**Carbon absorption is projected to increase by 60%**, contributing to cleaner air and a more balanced natural environment.

**Mangrove coverage will grow by 60%**, strengthening the region's ecological integrity and enhancing coastal resilience.

The addition of **reed ponds, a tranquil mangrove lake, and a curated “Green Spine”** will offer immersive experiences rooted in wellness, nature, and calm.

Thoughtfully **designed for both residents and visitors**, the sanctuary will serve as a harmonious destination for connection, relaxation, and recreation.

With **annual visitor numbers expected to reach 300,000**, Ras Al Khor is poised to become one of Dubai's most inspiring and iconic eco-destinations.

# Driving Distances

01  
mins



Proposed Metro  
Line

08  
mins



Wild Life  
Sanctuary

12  
mins



Meydan Race  
Course

14  
mins



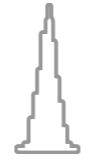
Dubai International  
Airport

16  
mins



Museum of the  
Future

17  
mins



Burj Khalifa

17  
mins



Jumeirah Beach

19  
mins



Dubai International  
Financial Centre

24  
mins



Dubai Creek Golf &  
Yacht Club

25  
mins



Burj Al Arab

31  
mins



Palm Jumeirah

RAS AL KHOR  
WILDLIFE SANCTUARY

BELMORE

RESIDENCES



EATON  
SQUARE



E44 RAS AL KHOR ROAD

CLAYDON  
HOUSE



THE HIGHGROVE



CRYSTAL LAGOON

RIVERTON HOUSE



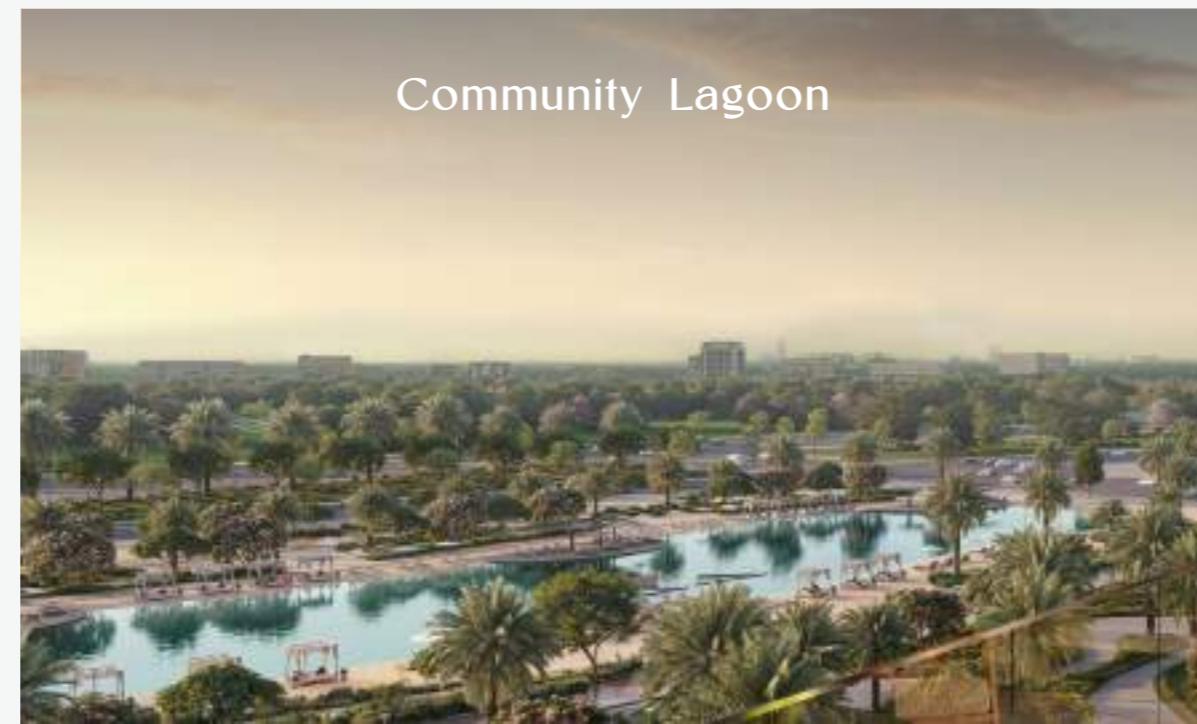
PROPOSED  
METRO LINE

MAIN DUBAI ROAD

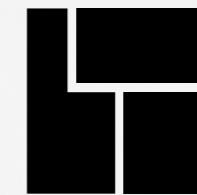
E44 RAS AL KHOR ROAD

CRYSTAL LAGOON

# Community Amenities



# A philosophy of balance



+



+



FORM

+

FUNCTION

+

DESIGN

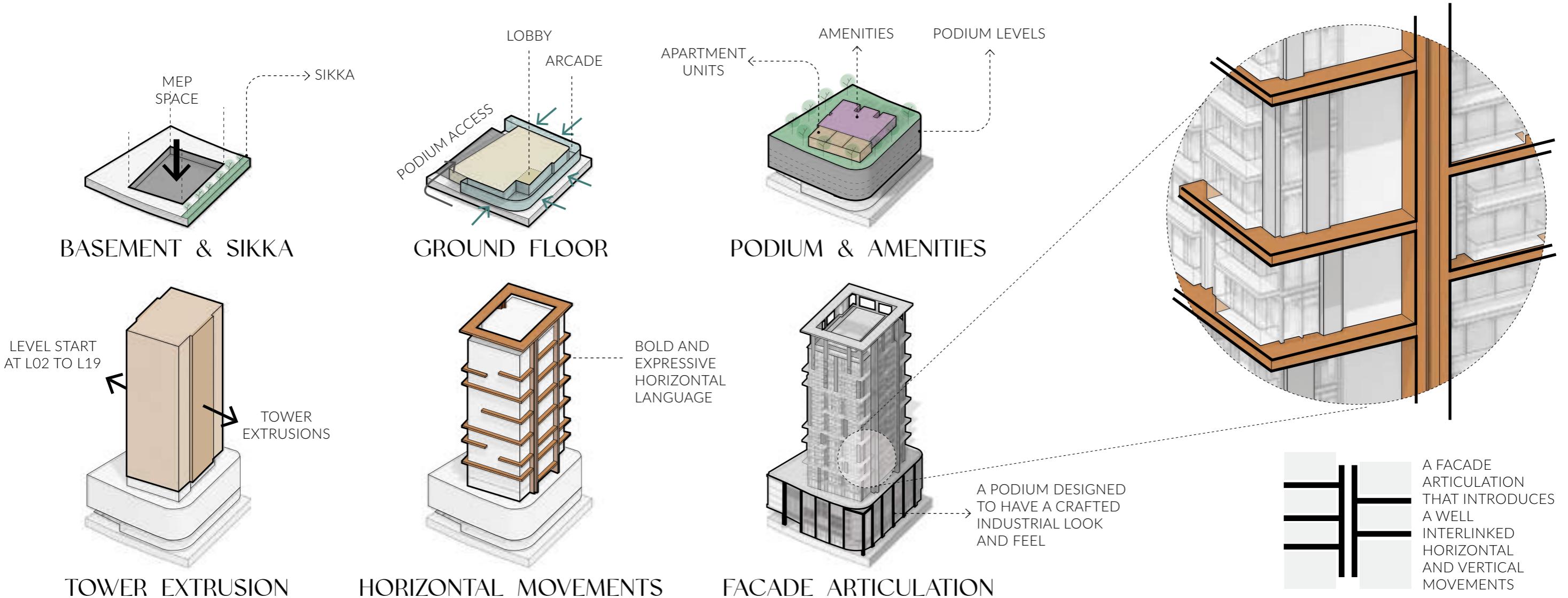
Defines the structure

Ensures intention

Brings it all to life

At Riverton House, every element is shaped by intention – from the spatial rhythm of architecture to the quiet clarity of material choices. This composition reflects the philosophy that guides the residence: where structure supports stillness, utility enhances daily ritual, and every detail contributes to a more grounded way of living. These visual cues represent a deeper narrative – one of thoughtful layering, natural flow, and an environment that restores. It is not simply a home, but a place where everything aligns to create a sense of calm, clarity, and belonging.

# Architecture Design Concept



# Sun & Views Analysis

N

S

RAS AL KHOR RD.

SUNSET

SUMMER

SUNRISE

2KM COMMUNITY LAGOON

# Architectural Sections



# Building Configuration



Anticipated Service Charge  
AED 16 per sq.ft.

Ownership  
Freehold

Anticipated Completion Date  
Q2 2028

Parking  
1, 2 and 2 bedrooms + study : 1 parking space  
3 bedrooms: 2 parking spaces

Elevators  
3 passenger elevators  
1 service elevator

# Size Range & Unit Type

1 Bedroom Apartment	87 units	From 767 sq.ft. to 900 sq.ft.
2 Bedroom Apartment	28 units	From 1,109 sq.ft. to 1,236 sq.ft.
2 Bedroom Apartment + S	28 units	From 1,329 sq.ft. to 1,403 sq.ft.
3 Bedroom Apartment	6 units	From 1,528 sq.ft. to 1,595 sq.ft.
Retail	2 units	From 750 sq.ft. to 2,616 sq.ft.
<b>Total Units</b>	<b>151 units</b>	





# Amenities

# GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 ARCADE ENTRANCE
- 03 AIR-CONDITIONED ARCADE
- 04 LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 LOBBY LOUNGE
- 07 COMMUNAL TABLE
- 08 OPERABLE GLASS WALL
- 09 CLUB LOUNGE
- 10 GAMES STATION AREA
- 11 SUPPER CLUB
- 12 KITCHENETTE
- 13 LIFT LOBBY
- 14 ACCESS TO COMMUNITY LAGOON
- 15 SUN LOUNGERS & CABANAS
- 16 ACCESS TO UPPER LEVEL PARKING





The Lobby



Clubhouse



Supper Club



Community Lagoon

## 5<sup>th</sup> FLOOR AMENITIES PLAN

- 01 INFINITY-EDGE POOL
- 02 BAJA SHELF
- 03 SWING LOUNGERS
- 04 SUN LOUNGERS AREA
- 05 CABANA
- 06 OUTDOOR SHOWER
- 07 FLOATING YOGA DECK
- 08 FITNESS STUDIO
- 09 OUTDOOR FITNESS AREA
- 10 FEMALE CHANGE ROOM
- 11 MALE CHANGE ROOM
- 12 PET PLAY PARK
- 13 BARBECUE DECK
- 14 OUTDOOR DINING
- 15 MEDITATION AND READING AREA
- 16 LIFT LOBBY
- 17 INDOOR KIDS PLAY AREA
- 18 NURSERY
- 19 SAUNA
- 20 WELLNESS STUDIO
- 21 BARBER ROOM
- 22 BEAUTY ROOM
- 23 TREATMENT ROOM
- 24 OUTDOOR WELLNESS AREA
- 25 OUTDOOR KIDS PLAY AREA



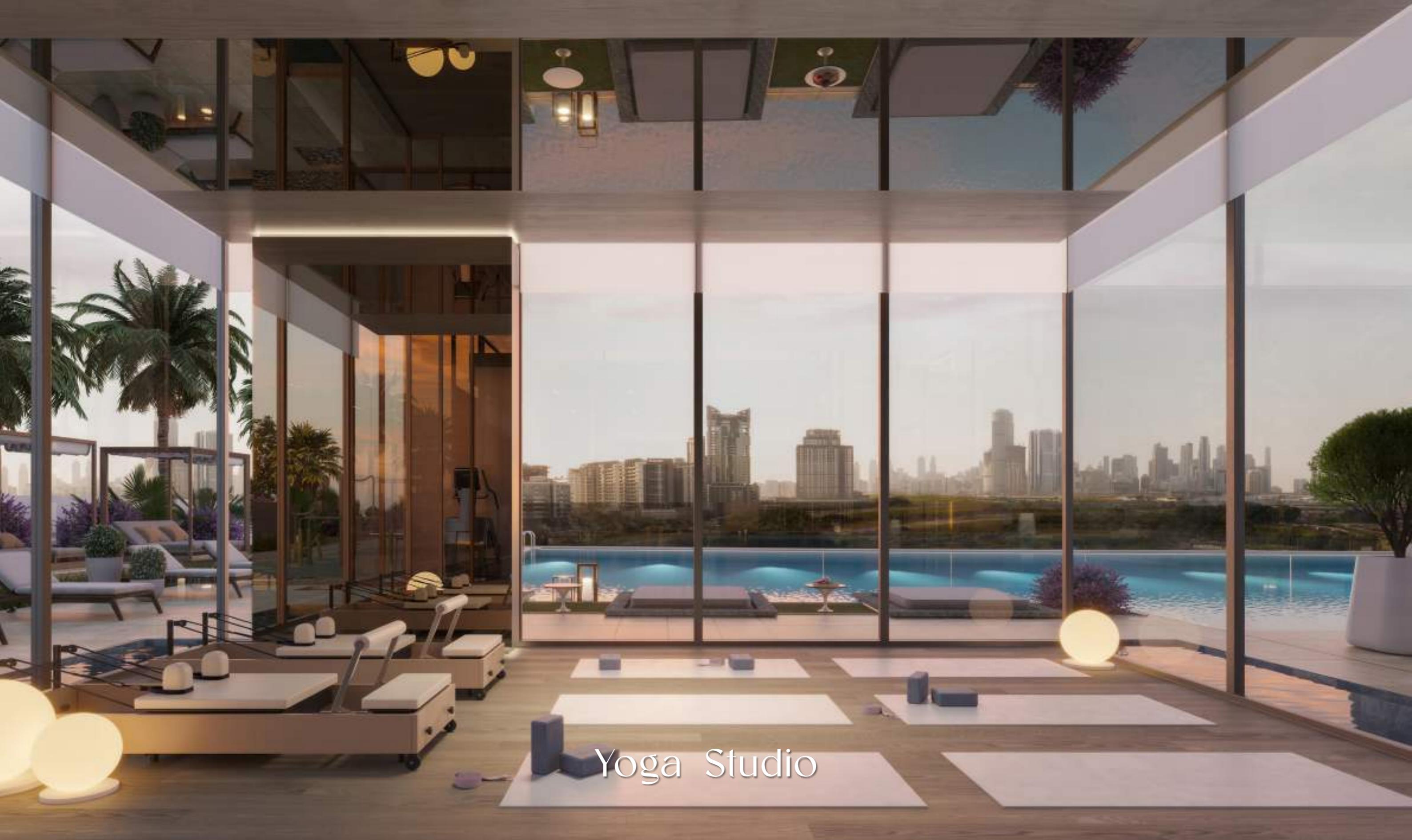


Infinity Pool





Fitness Studio



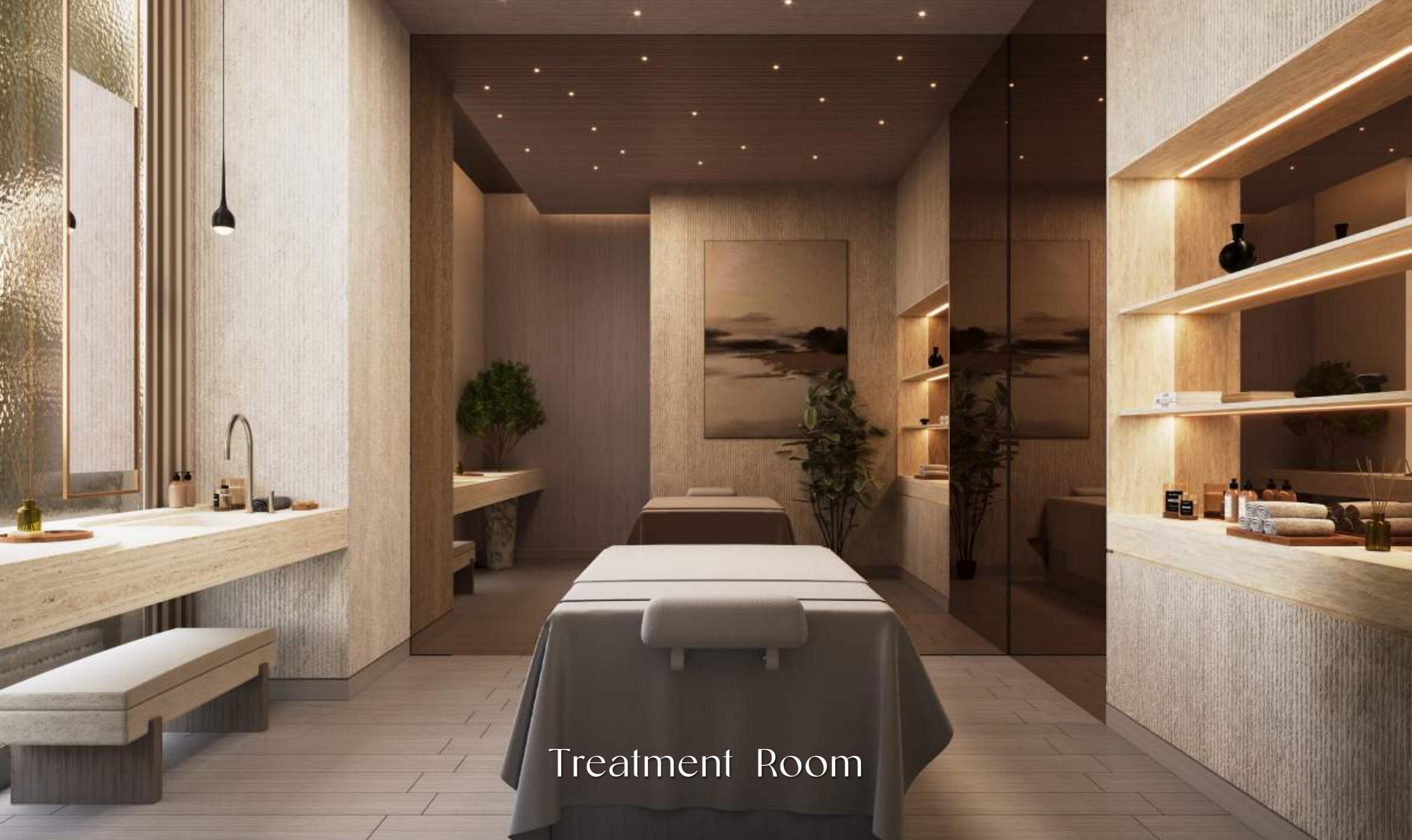
Yoga Studio



Floating Yoga Deck



Wellness Room



Treatment Room



Kid's Play



Outdoor Spaces



Outdoor Barbeque & Dining

# Residential Apartments

A woman and a young girl are lying on a bed, laughing together. The woman is on the right, wearing a white t-shirt and a leopard-print skirt, with her head resting on the girl's shoulder. The girl is on the left, wearing a white t-shirt, with her head resting on the woman's shoulder. They are both smiling and laughing. The background is a soft, out-of-focus bedroom setting.



Living Area



The Kitchen



The Bedroom



# The Bathrooms

# Floor Plan

## 5<sup>th</sup> FLOOR PLAN



1 BEDROOM

COMMUNITY PARK

COMMUNITY ROAD



COMMUNITY LAGOON



## 6<sup>th</sup> - 13<sup>th</sup> FLOOR TYPICAL PLAN

 1 BEDROOM

 2 BEDROOM

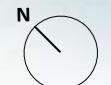
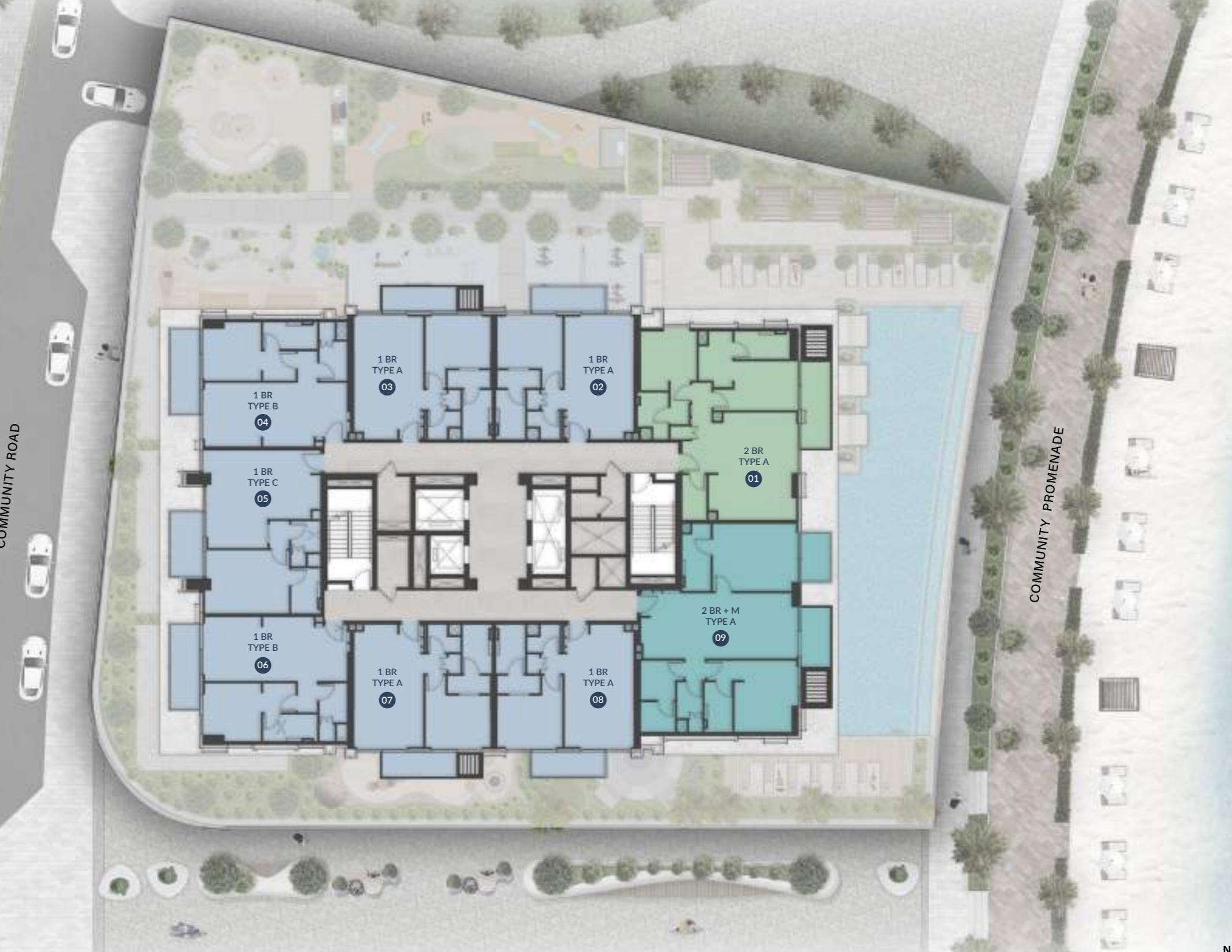
 2 BEDROOM + S

COMMUNITY ROAD

COMMUNITY PARK

COMMUNITY PROMENADE

COMMUNITY LAGOON



## 14<sup>th</sup> - 17<sup>th</sup> FLOOR TYPICAL PLAN

1 BEDROOM

2 BEDROOM

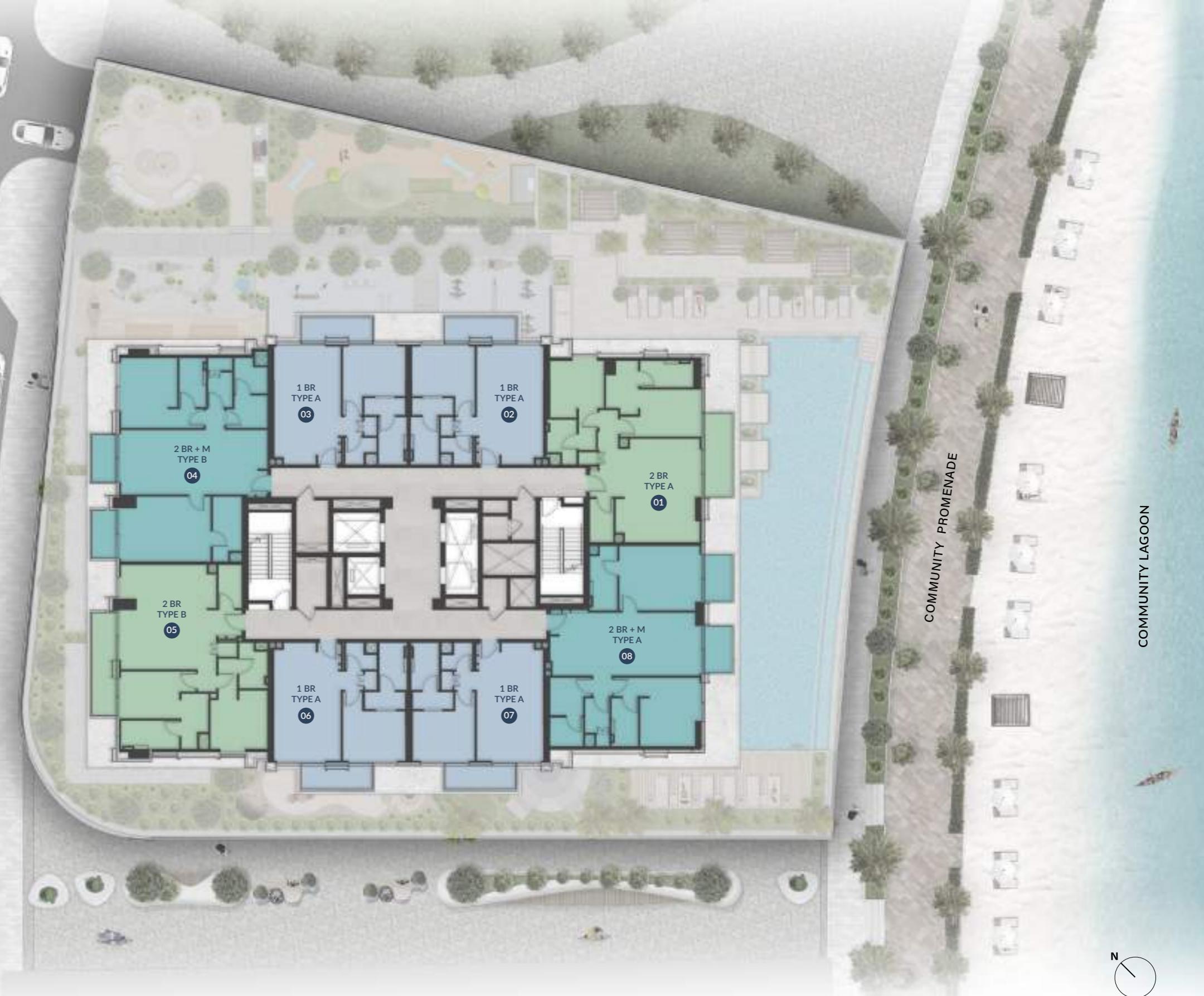
2 BEDROOM + S

COMMUNITY ROAD

COMMUNITY PARK

COMMUNITY PROMENADE

COMMUNITY LAGOON



## 18<sup>th</sup> - 23<sup>rd</sup> FLOOR TYPICAL PLAN

1 BEDROOM

2 BEDROOM

2 BEDROOM + S

3 BEDROOM



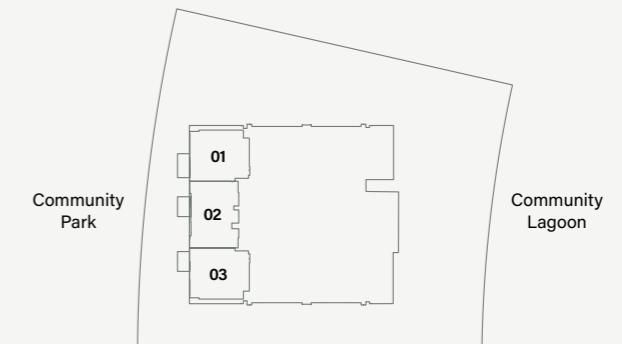
# 1 - BEDROOM TYPE A



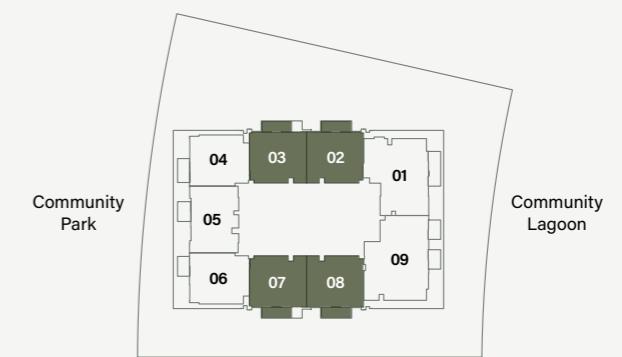
Internal Living Area : **702.45 sq. ft.**

Outdoor Living Area : **81.91 sq. ft.**

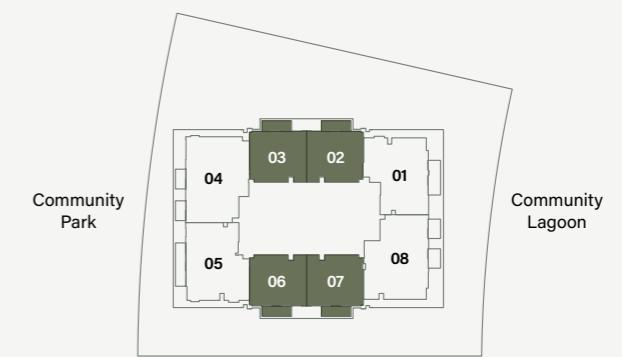
Total Living Area : **784.37 sq. ft.**



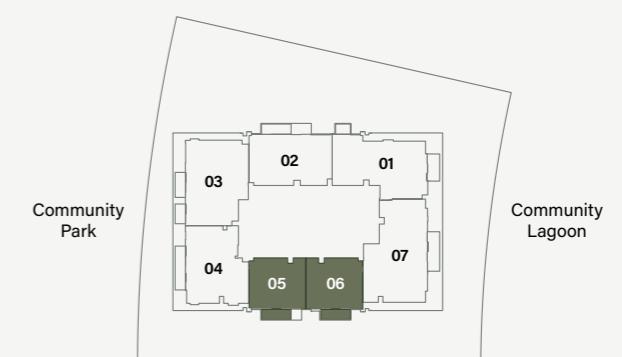
**5<sup>th</sup> Floor**



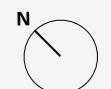
**6<sup>th</sup> - 13<sup>th</sup> Floor**



**14<sup>th</sup> - 17<sup>th</sup> Floor**



**18<sup>th</sup> - 23<sup>rd</sup> Floor**



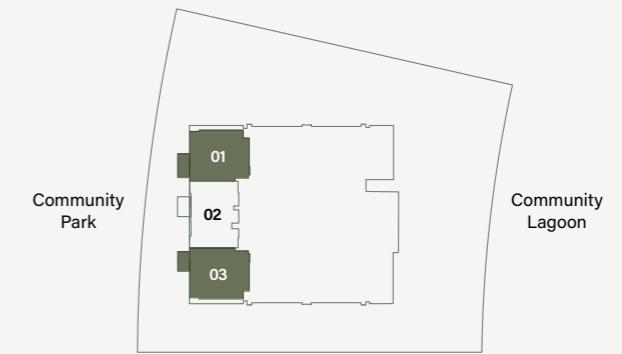
# 1 - BEDROOM TYPE B



Internal Living Area : **724.09 sq. ft.**

Outdoor Living Area : **73.95 sq. ft.**

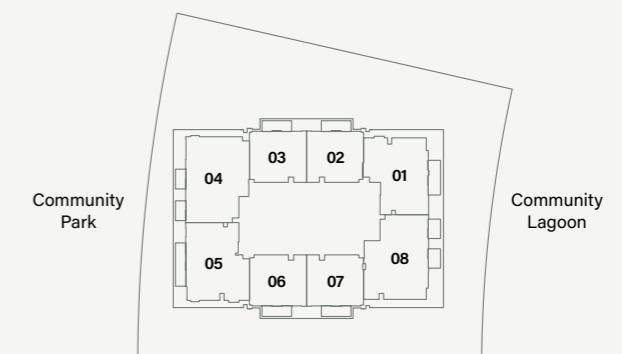
Total Living Area : **798.04 sq. ft.**



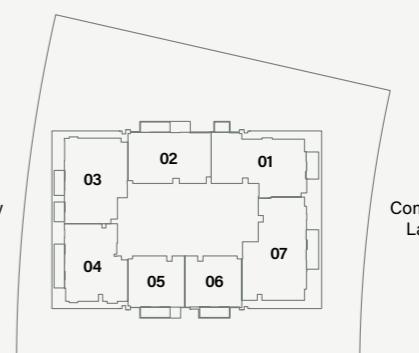
5<sup>th</sup> Floor



6<sup>th</sup> - 13<sup>th</sup> Floor



14<sup>th</sup> - 17<sup>th</sup> Floor



18<sup>th</sup> - 23<sup>rd</sup> Floor



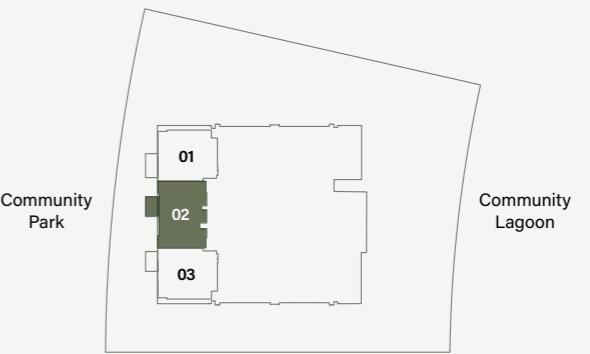
# 1 - BEDROOM TYPE C



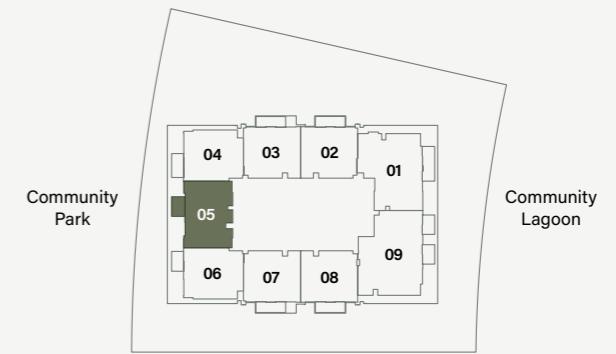
Internal Living Area : **765.74 sq. ft.**

Outdoor Living Area : **74.49 sq. ft.**

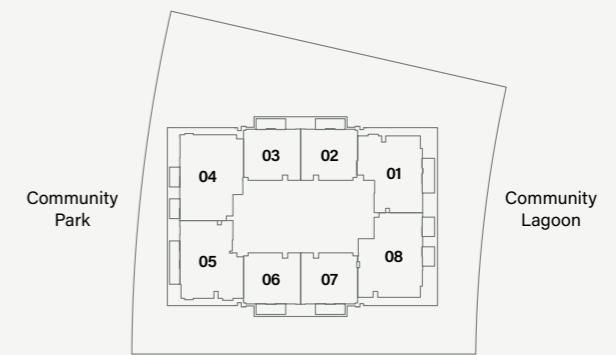
Total Living Area : **840.23 sq. ft.**



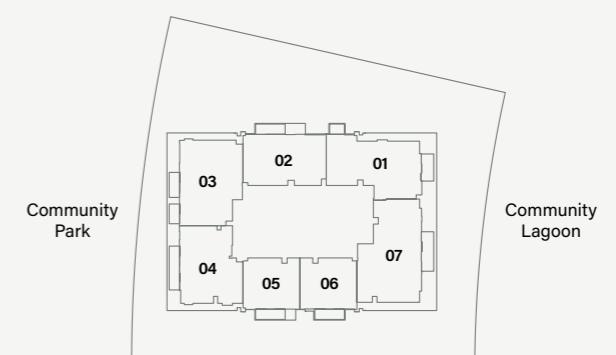
**5<sup>th</sup> Floor**



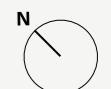
**6<sup>th</sup> - 13<sup>th</sup> Floor**



**14<sup>th</sup> - 17<sup>th</sup> Floor**



**18<sup>th</sup> - 23<sup>rd</sup> Floor**



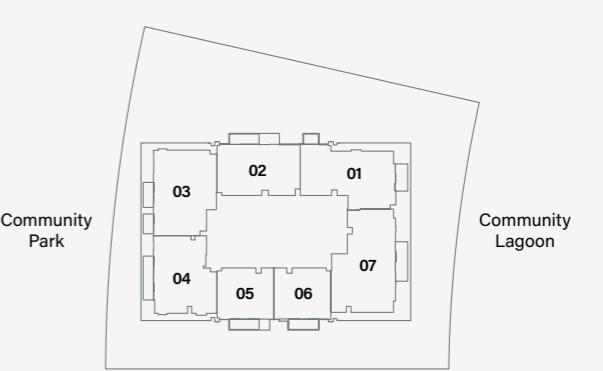
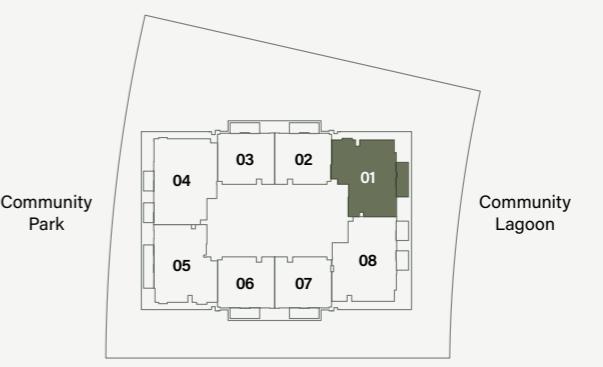
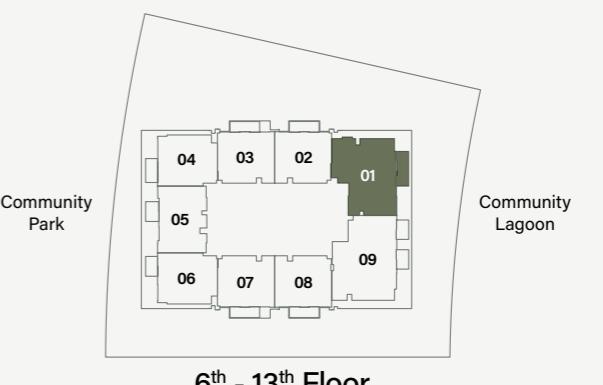
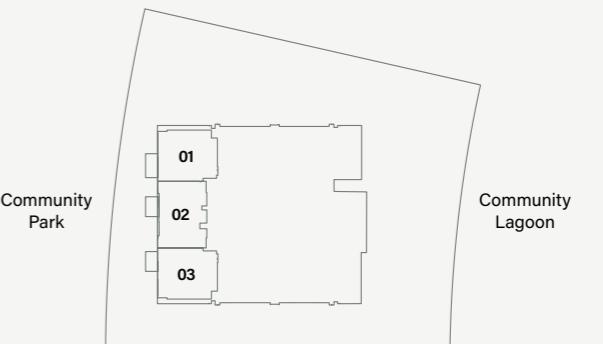
# 2 - BEDROOM TYPE A



Internal Living Area : **1063.80 sq. ft.**

Outdoor Living Area : **107.96 sq. ft.**

Total Living Area : **1171.76 sq. ft.**



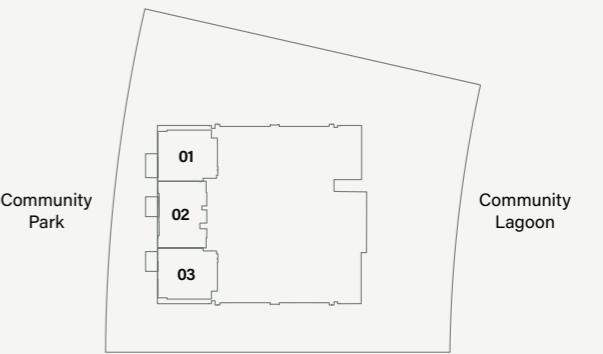
# 2 - BEDROOM TYPE B



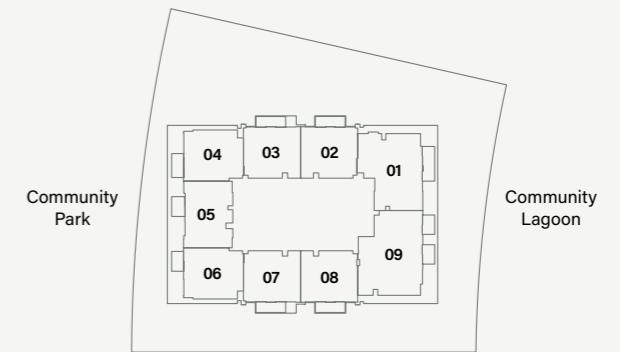
Internal Living Area : **1114.06 sq. ft.**

Outdoor Living Area : **119.48 sq. ft.**

Total Living Area : **1233.54 sq. ft.**



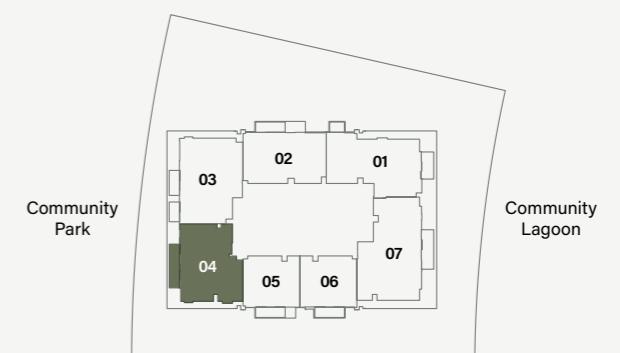
**5<sup>th</sup> Floor**



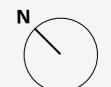
**6<sup>th</sup> - 13<sup>th</sup> Floor**



**14<sup>th</sup> - 17<sup>th</sup> Floor**



**18<sup>th</sup> - 23<sup>rd</sup> Floor**



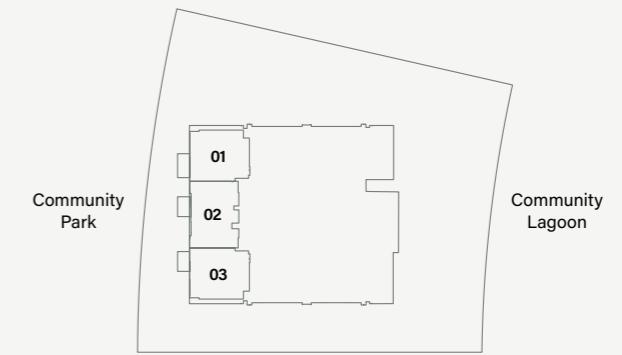
# 2 - BEDROOM TYPE C



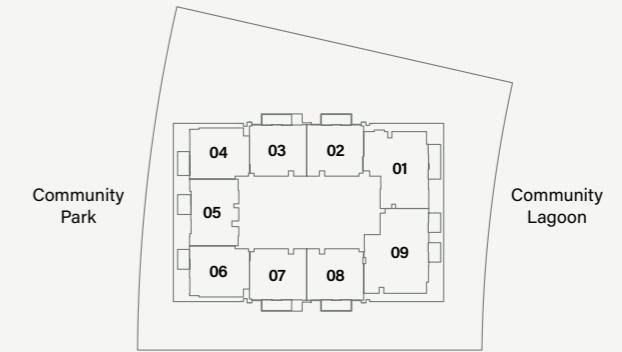
Internal Living Area : **1026.98 sq. ft.**

Outdoor Living Area : **81.91 sq. ft.**

Total Living Area : **1108.90 sq. ft.**



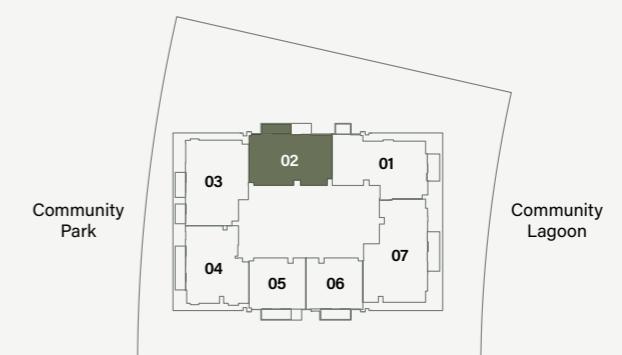
5<sup>th</sup> Floor



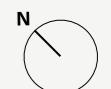
6<sup>th</sup> - 13<sup>th</sup> Floor



14<sup>th</sup> - 17<sup>th</sup> Floor



18<sup>th</sup> - 23<sup>rd</sup> Floor



# 2 - BEDROOM + S

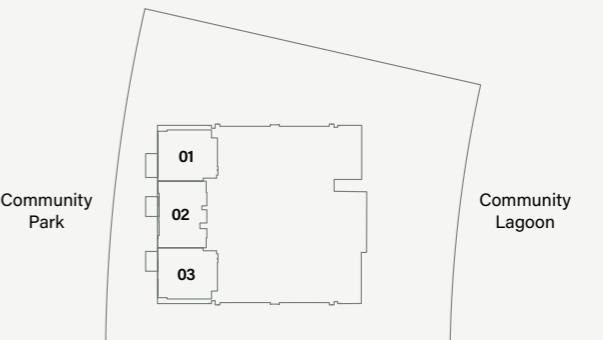
## TYPE A



Internal Living Area : **1217.83 sq. ft.**

Outdoor Living Area : **119.16 sq. ft.**

Total Living Area : **1336.99 sq. ft.**



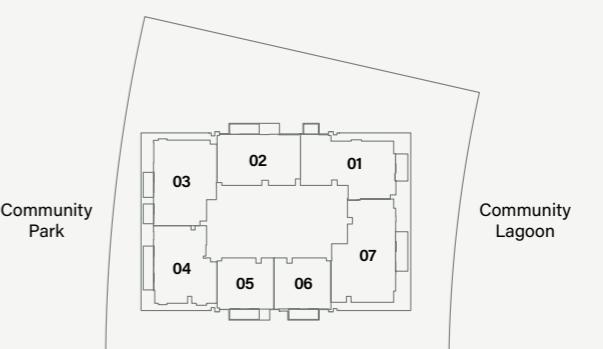
**5<sup>th</sup> Floor**



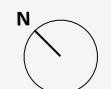
**6<sup>th</sup> - 13<sup>th</sup> Floor**



**14<sup>th</sup> - 17<sup>th</sup> Floor**



**18<sup>th</sup> - 23<sup>rd</sup> Floor**



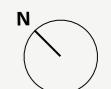
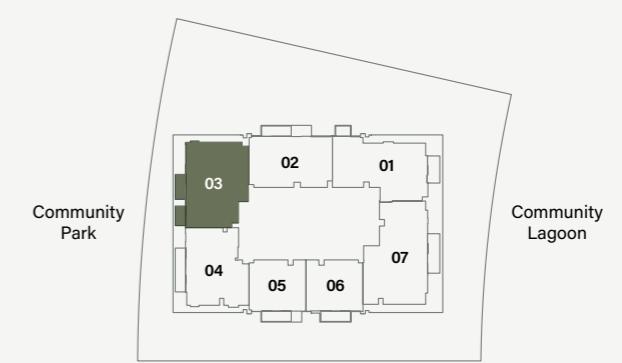
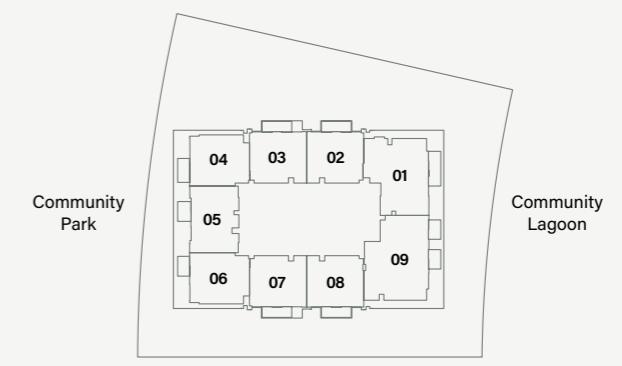
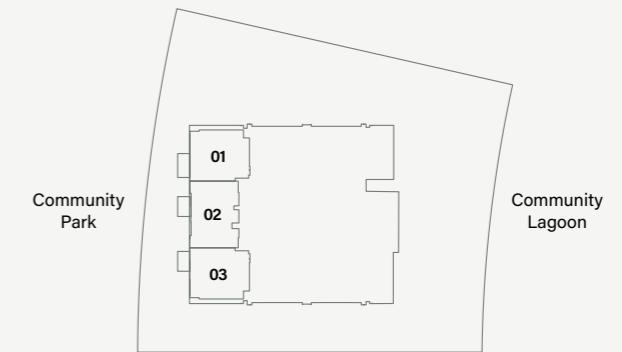
2 - BEDROOM + S  
TYPE B



Internal Living Area : **1254.00 sq. ft.**

Outdoor Living Area : **108.18 sq. ft.**

Total Living Area : **1362.17 sq. ft.**



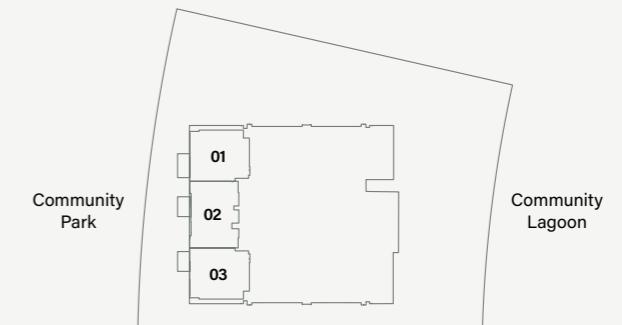
# 2 - BEDROOM + S TYPE C



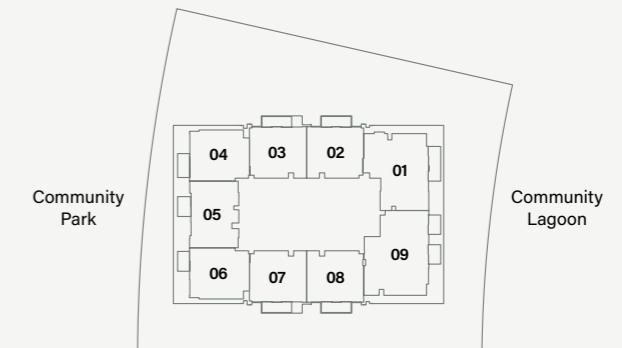
Internal Living Area : **1230.75 sq. ft.**

Outdoor Living Area : **135.84 sq. ft.**

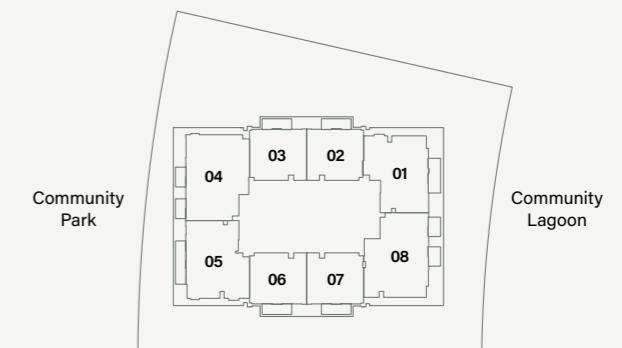
Total Living Area : **1366.59 sq. ft.**



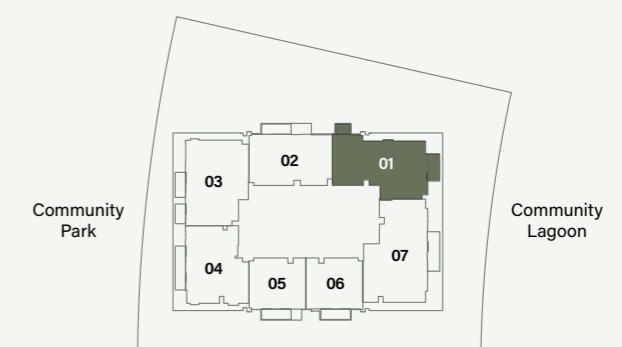
5<sup>th</sup> Floor



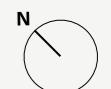
6<sup>th</sup> - 13<sup>th</sup> Floor



14<sup>th</sup> - 17<sup>th</sup> Floor



18<sup>th</sup> - 23<sup>rd</sup> Floor



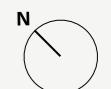
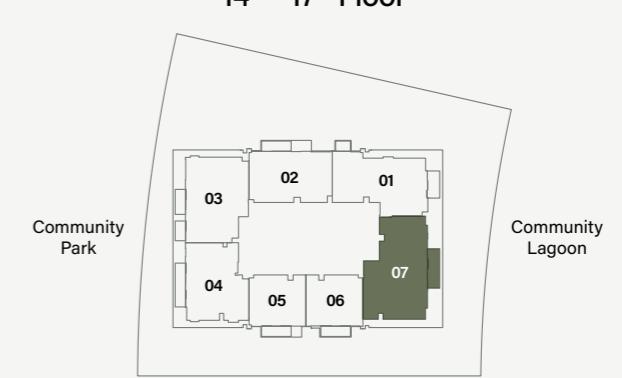
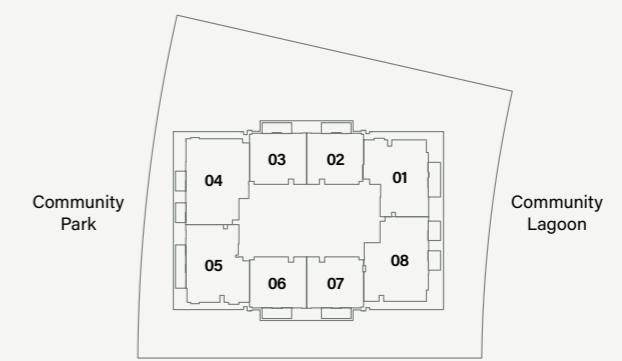
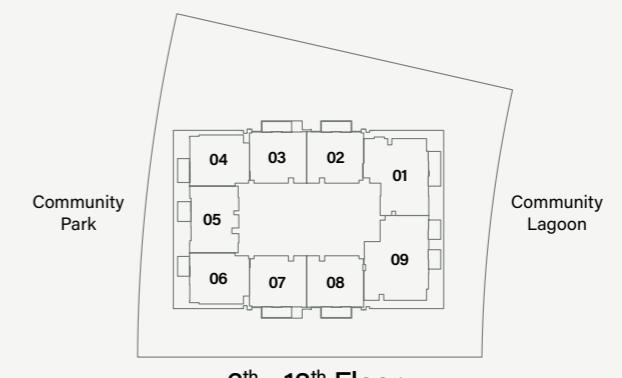
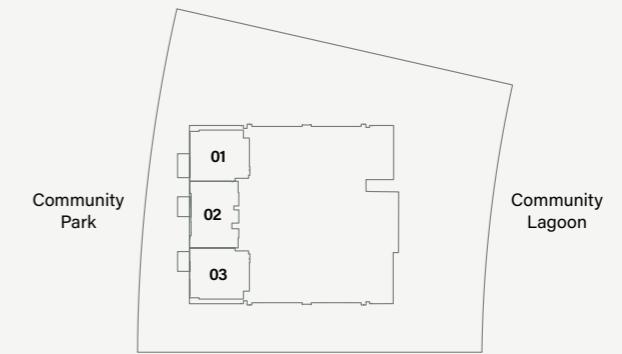
# 3 - BEDROOM TYPE A



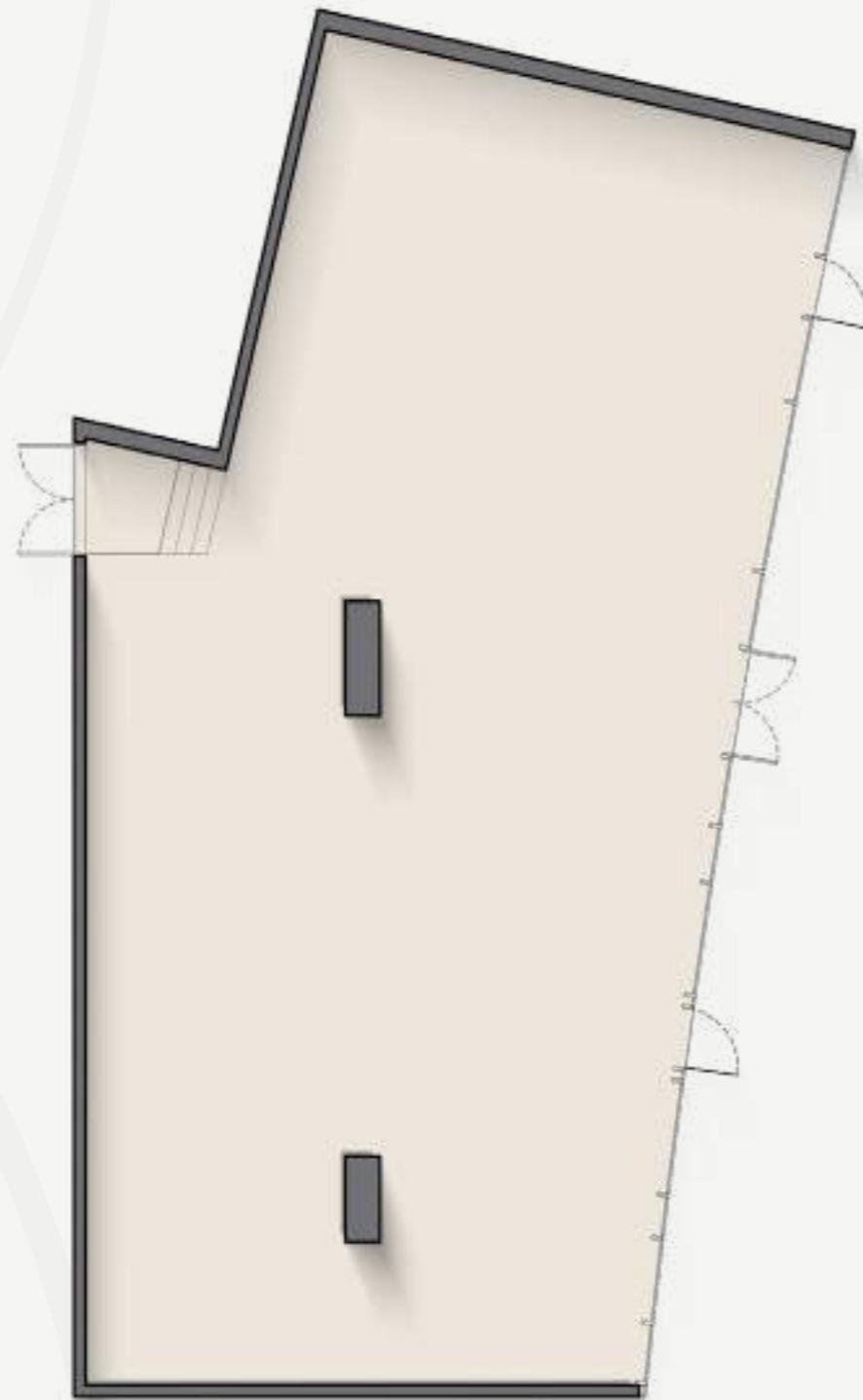
Internal Living Area : **1436.87 sq. ft.**

Outdoor Living Area : **93.97 sq. ft.**

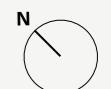
Total Living Area : **1530.84 sq. ft.**



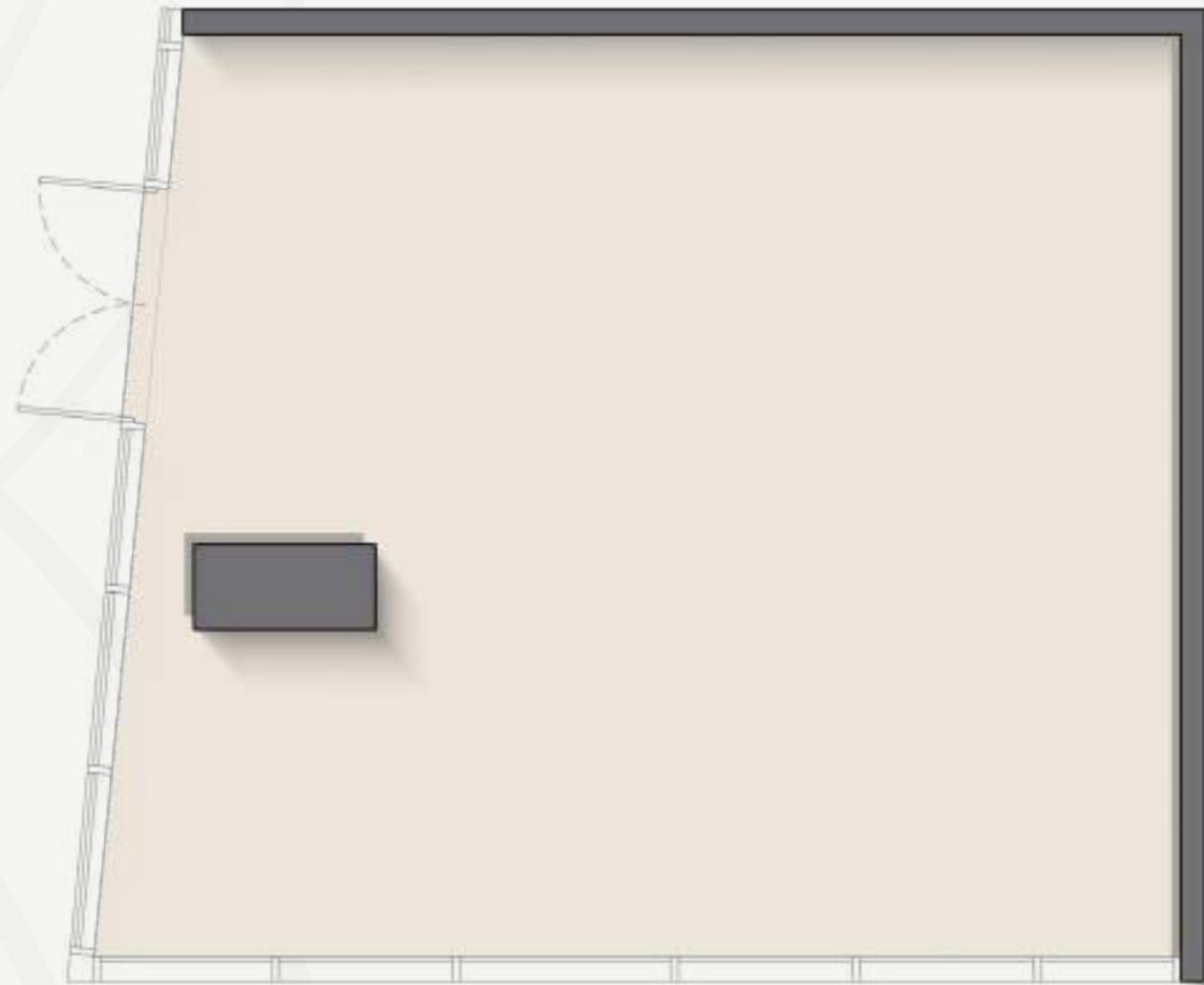
# RETAIL 1



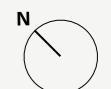
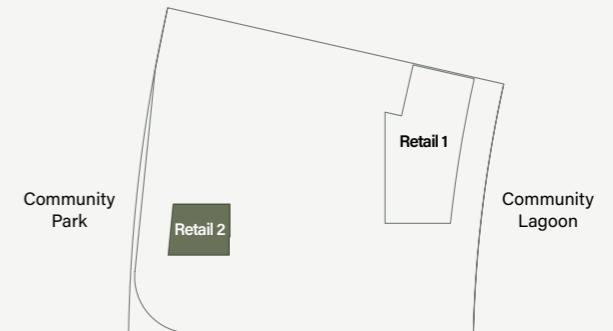
Internal Retail Area : **2615.95 sq. ft.**



# RETAIL 2



Internal Living Area : **750.03 sq. ft.**

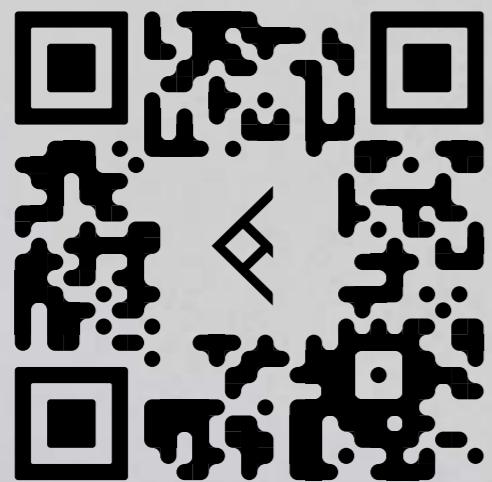


# Payment Plan

20%	10%	5%
At the time of booking	60 days after the reservation date	120 days after the reservation date
5%	5%	5%
180 days after the reservation date	240 days after the reservation date	360 days after the reservation date
5%	5%	5%
On completion of 20% construction of the project	On completion of 30% construction of the project	On completion of 40% construction of the project
5%	30%	
On completion of 50% construction of the project	On Completion	

# Project Interactive App

To navigate the project interactive web page of The Highgrove,  
click **HERE** or scan the **QR code**:



SCAN THE QR CODE



