



RAYANA

WADI SAFAR

FACTSHEET

PROJECT

RAYANA MANSIONS

LOCATION

RIYADH, KINGDOM OF SAUDI ARABIA





EVERYTHING THAT MATTERS IN RIYADH ALL IN ONE RADIUS

00 min	Diriyah	18 min	The Diplomatic Quarter
05 min	Diriyah Biennale Foundation	22min	Four Seasons Hotel Riyadh
07 min	Kingdom Centre	24 min	King Abdullah Financial District
10 min	King Khalid International Airport	26 min	Expo 2030 District
10 min	King Salman International Airport	35 min	King Salman International Stadium
12min	Rosewood Hotel Riyadh		
			Wadi Hanifah

GENERAL INFORMATION

OWNERSHIP	100% FOREIGN OWNERSHIP
CUSTOMER ELIGIBILITY	OPEN FOR ALL NATIONALITIES FOR INDIVIDUALS ONLY
PROPERTY TYPE	RAYANA MANSIONS
BEDROOM TYPE	6, 7 & 8 BEDROOMS
SIZE RANGE	8 BEDROOMS <ul style="list-style-type: none">• BUILT UP AREA: 3,519 - 4,666 SQM / 37,878 - 50,224 SQFT• PLOT AREA: 4,025 - 5,336 SQM / 43,324 - 57,436 SQFT 7 BEDROOMS <ul style="list-style-type: none">• BUILT UP AREA: 1,710 - 4,370 SQM / 37,878 - 50,224 SQFT• PLOT AREA: 2,004 - 4,924 SQM / 21,570 - 53,001 SQFT 6 BEDROOMS <ul style="list-style-type: none">• BUILT UP AREA: 1,033 - 2,514 SQM / 11,119 - 27,060 SQFT• PLOT AREA: 1,005 - 2,528 SQM / 10,817 - 27,211 SQFT
STARTING PRICE	SAR 25,000,000 USD 6,666,070
SERVICE CHARGE	SAR 34 / SQM (ON PLOT AREA)
ANTICIPATED COMPLETION DATE	31 ST DECEMBER 2029
COMMUNITY AMENITIES	<ul style="list-style-type: none">• 18-HOLE CHAMPIONSHIP GOLF COURSE*• TRUMP MEMBERS ONLY CLUB*• TRUMP INTERNATIONAL GOLF CLUB• TRUMP INTERNATIONAL HOTEL• FINE DINING• RESTAURANTS• WALKING, RUNNING AND CYCLING TRACKS• PARKS AND ACTIVITY AREAS• KIDS PLAY AREA• ORGANIC FARMING AND COMMUNITY GARDENS• ORGANIC AND WELLNESS STORES <p>* BY MEMBERSHIP ONLY</p>

SPECIFICATIONS

CIVIL WORKS

- Excavation works for all sub-structures.
- Backfilling works.
- Anti-termite control
- Concrete Blinding

CONCRETE WORKS

- Sub-structure works (founadation, footings, beam, shear wall, retaining walls, etc.)
- Underground water tanks.
- Core walls for elevators and stair cases.
- Superstructure works for all floors (columns, slab on grade, slabs, beams, parapet, etc.)
- Waterproofing on all underground concrete elements.
- Footings, columns and beams for fence. (including excavation and backfilling).
- Block works for Fence.
- Block work for the exterior of the Mansions (including lintel beams and all structural opening for doors, window, etc.).
- Earthing within the raft foundation and slabs.

ARCHITECTURAL WORKS

- Rendered Facade works.
- Fire Rated wooden door with high-quality concealed hinges.
- All windows to be double glazing with insulation.

MEP FIRST FIX

- All Electrical first fix / sleeves within the slab and the block work of the Mansion
- All Electrical first fix / sleeves within the Fence wall.
- All Mechanical first fix / sleeve and box outwithin the slab and the block work of the Mansion.
- All Rain water discharge drainage within the Block wall of the Mansion.
- Provision of Mechanical sleeves (HVAC, Firefighting, etc.).
- All Mechanical services embeded in the Raft, Slabs, and Walls (plumbing, water, sewage, including sump pit, pump room, padle flange, pipes etc.).
- Connection of all tapping points (Sewage Network, Irrigation, Domestic Water, and Electricity) to the Mansion.

SPECIFICATIONS

EXTERIOR AREAS

- External Water provision.
- External Electrical provision.
- No Landscaping.
- No Softscape.
- No Hardscape.
- No Pools.

PAYMENT DETAILS

PAYMENT METHOD	CHEQUE, ONLINE TRANSFER, CREDIT CARD
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ESCROW ACCOUNT

CURRENCY	: SAR
BANK NAME	: EMIRATES NBD
ACCOUNT NAME	: RAYANA DAR GLOBAL REAL ESTATE DEVELOPMENT COMPANY MAIN ESCROW
ACCOUNT NUMBER	: 0406074608902
IBAN NUMBER	: SA9495000000406074608902
SWIFT CODE	: EBILSARXXX
BRANCH	: RIYADH - KSA

The units will be delivered unfurnished and in accordance with the specifications stated in Sale Agreement. All furniture, accessories, and items shown in images or marketing materials are for illustrative and visual representation purposes only and are not part of the units being sold.

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