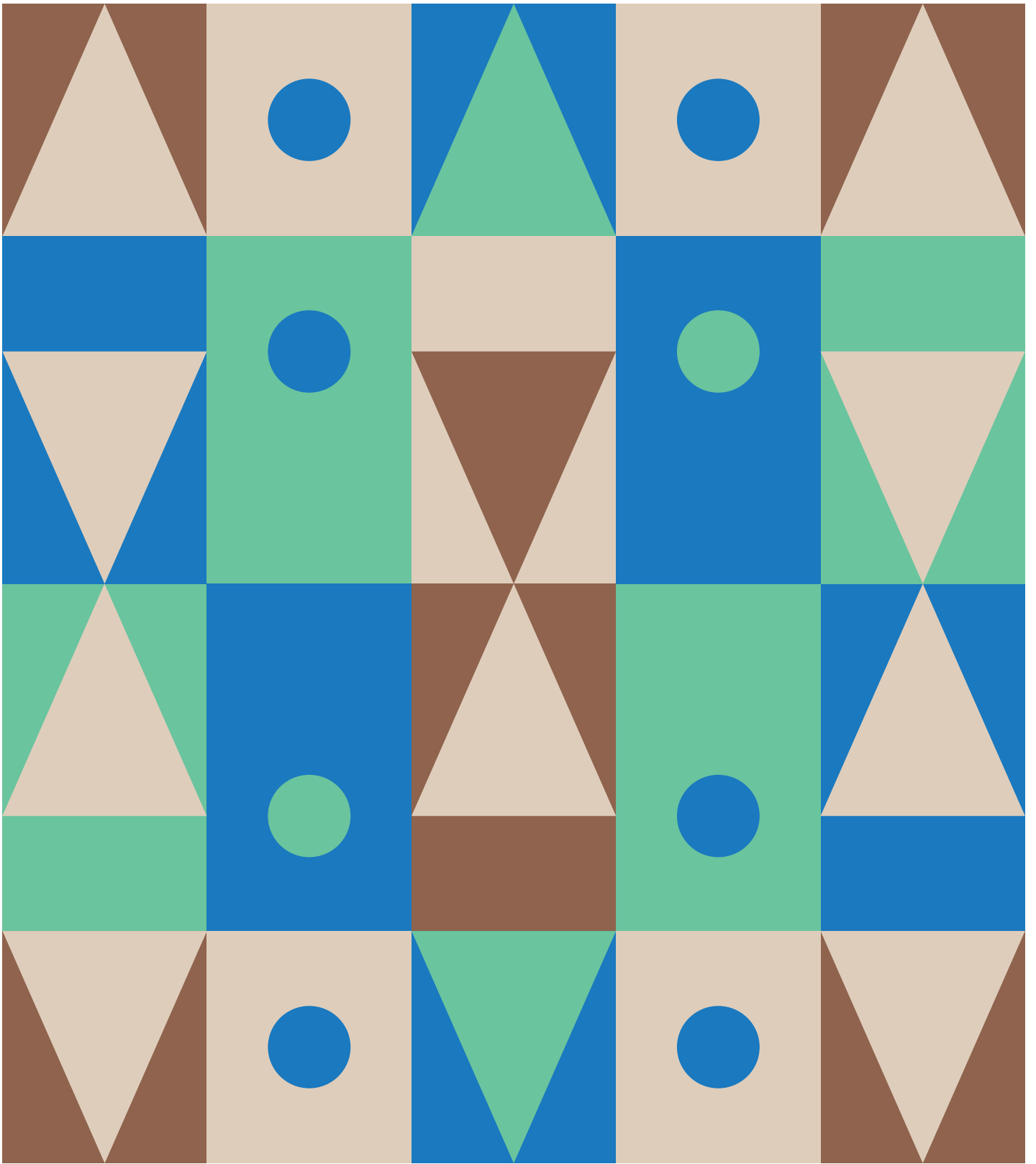


RAFFLES

RESIDENCES
DIRIYAH





RAFFLES

RESIDENCES
DIRIYAH

The greetings of the
pure-hearted people
beckon the lover
seeking his beloved.
Return him to the palm
groves of Al-Mahanif
and the palaces of
Wadi Hanifah.

A LIFE OF SUBTLE glamour

Through a secret passage carved by the enduring elegance of tradition, there's a glimpse, a whisper of a swirling, soaring vision for the City of Earth a graceful, lilting medley of what was, what is, and what will be.



A LEGACY OF INSPIRED splendor

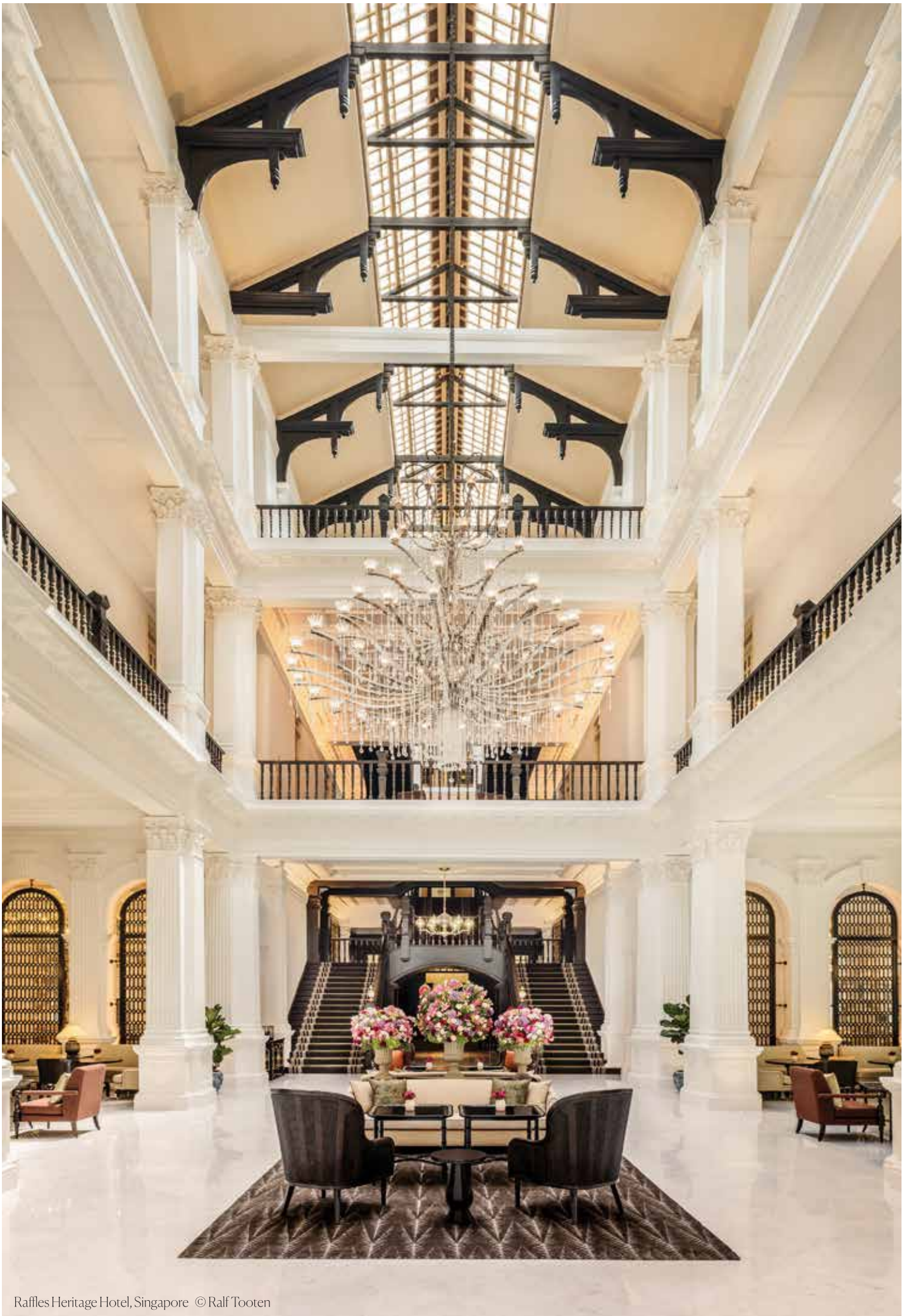
A charmed life elevated by
a spirit of generosity in the
City of Earth.

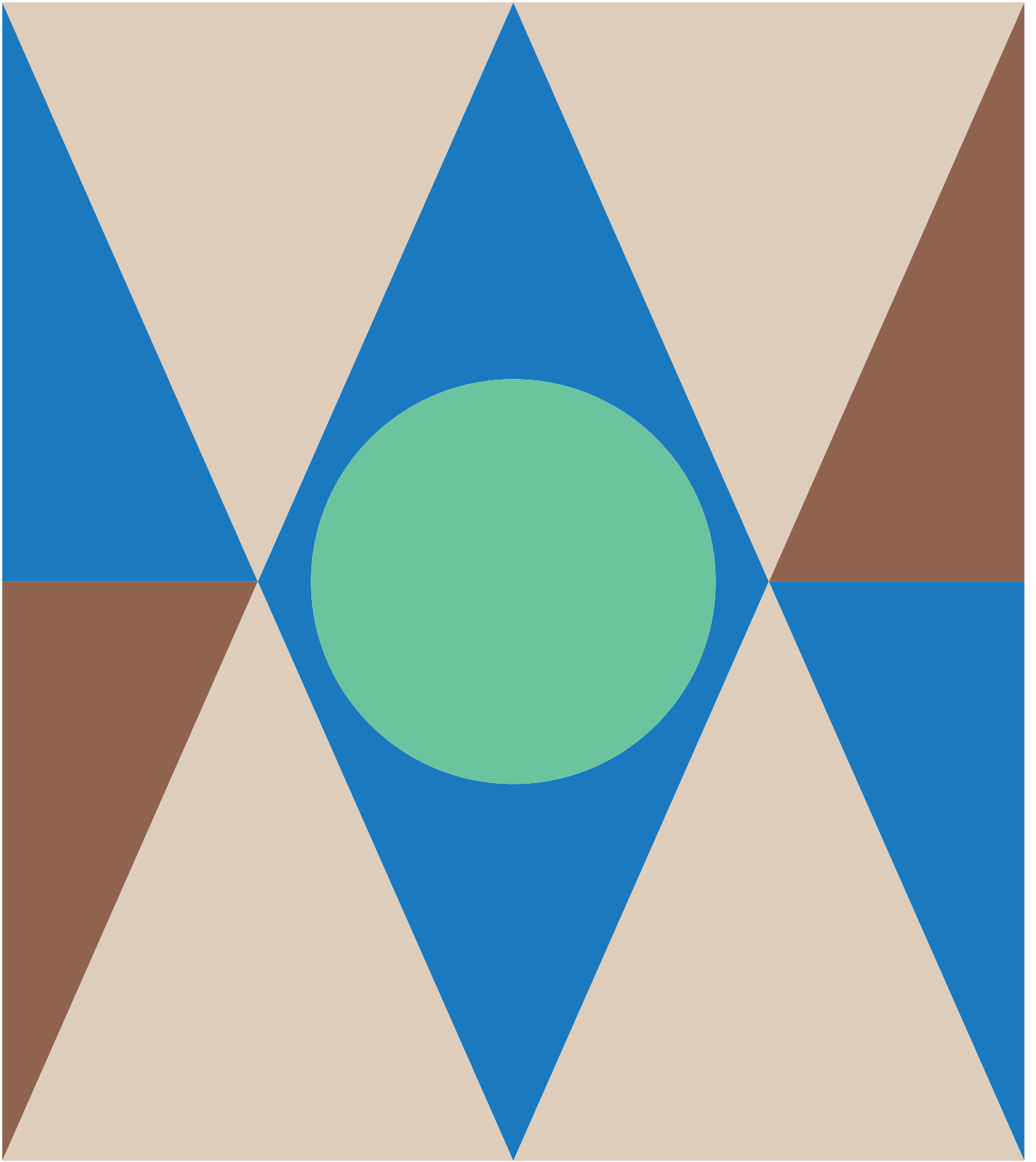


At the crossroads of vision and history, Raffles Residences Diriyah rises above the verdant palms of Wadi Hanifah. Here, a discerning passion for heritage and refinement heralds an unprecedented expression of subtle glamour.



One of the world's pre-eminent hotel brands, Raffles has been delighting travelers for 137 years with its immaculate commitment to transcendent hospitality rooted in legendary service. An exciting chapter is set to be stitched into Diriyah's vibrant and timeless tapestry. A sanctuary within a sanctuary.





CHAPTER ONE

Diriyah

The easterly breeze of the Najd,
be it blowing at dawn
or under the midnight sky,
rustles the fragrant herbs
like a fragrant camphor cloud of musk.

Najdi Folk Poem

A RICH PAST & a glittering future

Diriyah, the City of Earth,
is the cradle of a nation.
It speaks of a deeply
celebrated culture and a
limitless promise.

It can be found in the way
sunlight waltzes through
a Najdi furjat or the way
the scent of oud can linger
unforgettably from
day to day.

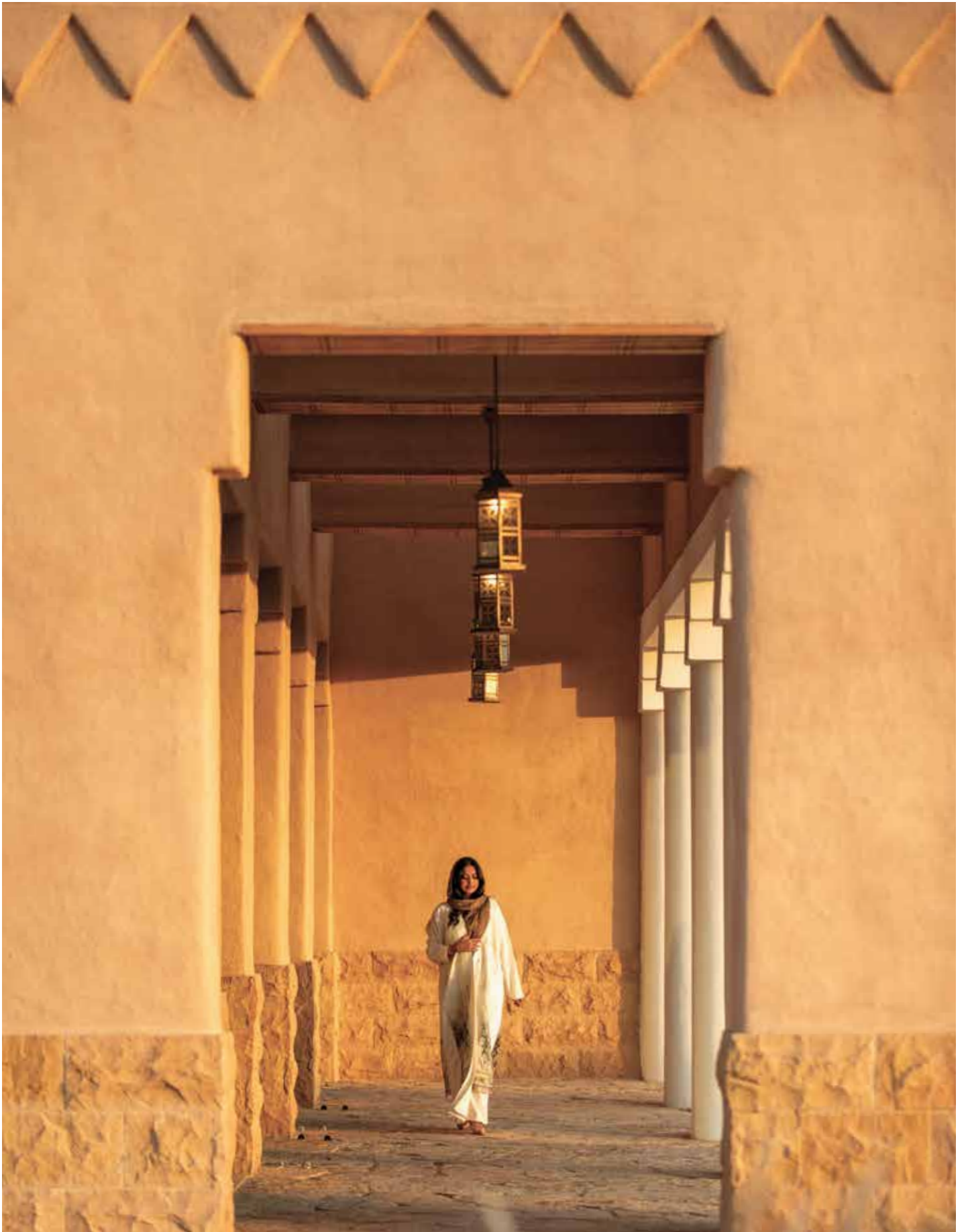
In Diriyah, among
centuries-old mud-brick
structures and a lush,
life-giving wadi, a global
city makes its mark.



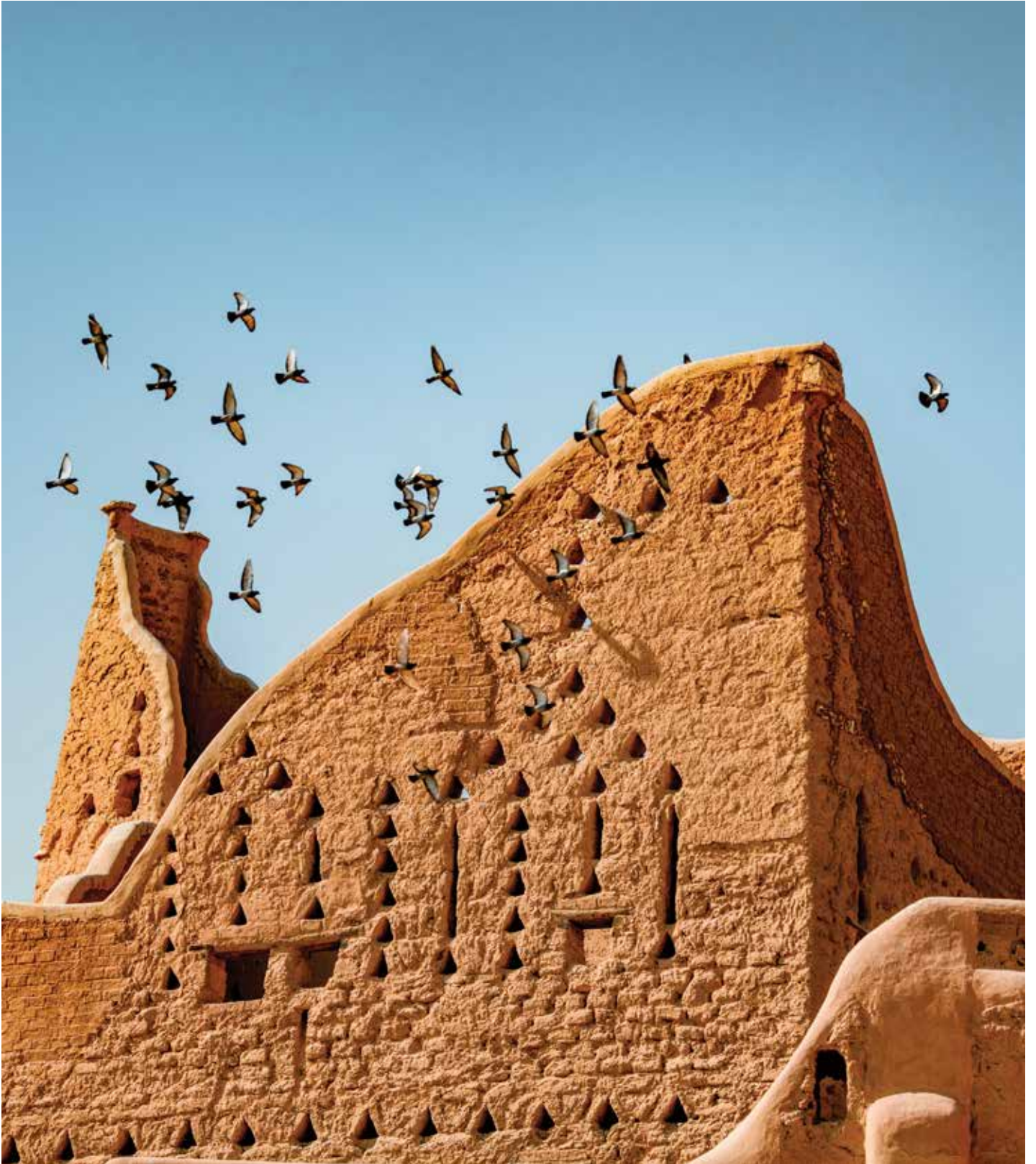
CROSSROADS of vision and history

Diriyah is where dreams and ideas are molded into reality through modest ingenuity and inspired vision.

A highly walkable city that delights with the UNESCO World Heritage Site of At-Turaif, world-class arts and culture institutions, flagship boutiques from coveted brands, and a transporting natural landscape.



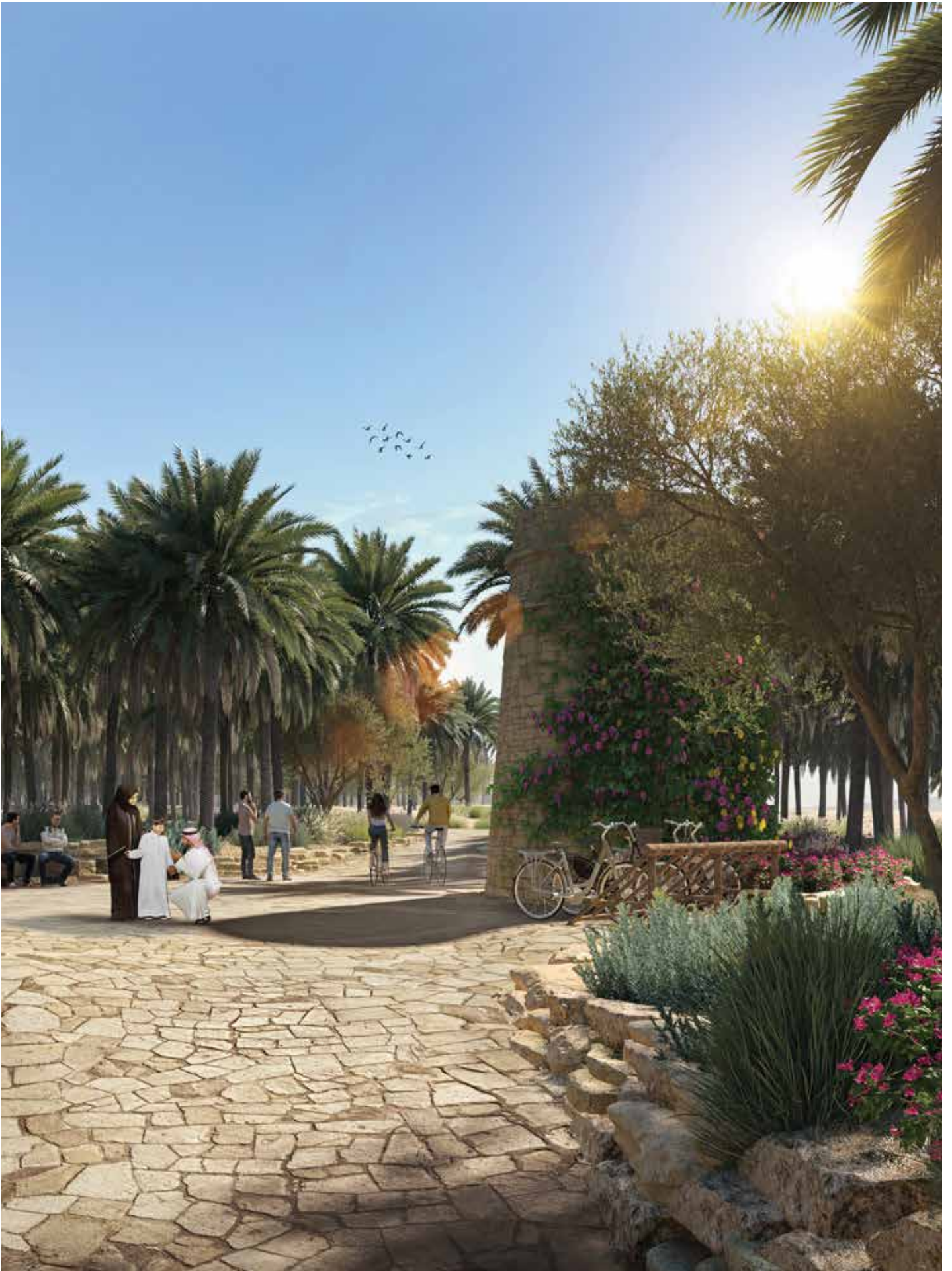
DIRIYAH, the City of Earth



The magnetic hum of Diriyah hints at the mix of prestige and heritage that flourishes in the City of Earth.

Here, among elegant Najdi architecture, a community emerges with award-winning restaurants, elegant designer shopping, and the sophisticated lobbies of prestigious hotels. Whether exploring the iconic luxury of Diriyah Square, soaking up Saudi artistry in Qurain Cultural District, or experiencing enlightening interactions in King Salman Knowledge District, the full expanse of Diriyah offers something for its discerning residents.





IMMERSED in nature

It is in the verdant and fertile earth where Diriyah's story was first written. And this enduring tale continues to captivate today. Alongside extraordinary Najdi architecture, the generosity of nature prevails. Gardens, parks, and nature trails for every imaginable wellness pursuit are quintessential to life in Diriyah as is the iconically lush Wadi Hanifah.



Diriyah Location Map

HOTELS + BRANDED RESIDENCES

- 1 Park Hyatt
- 2 LXR Hotel
- 3 Rosewood Diriyah
- 4 Armani Hotel & Residences
- 5 Fauchon L'Hotel Diriyah
- 6 Corinthia Hotel & Residences
- 7 Baccarat Hotel & Residences
- 8 The Ritz-Carlton Diriyah Hotel & Residences
- 9 Four Seasons Hotel
- 10 Capella Hotel
- 11 Janu Hotel

MOSQUES

- 12 Imam Mohammed Bin Saud Grand Mosque

CULTURAL INSTITUTIONS

- 13 Samhan Amphitheatre
- 14 Digital Art Museum
- 15 Beit Al Ardah

EDUCATIONAL

- 16 Mohammed Bin Salman Global Center for Arabic Calligraphy
- 17 King Salman Univeristy
- 18 MISK Heritage Institute
- 19 Diriyah Art Futures

NATURAL

- 20 Wadi Hanifah Visitor Center



Diriyah Highlights

30+ FIVE STAR HOTELS

Following the warm hospitality of the Najd region, the world's most sought-after hotel brands have found a home in Diriyah.

26 CULTURAL ATTRACTIONS

An exciting array of theater, music, architecture, culinary, and literary institutions elevates the Diriyah experience.

9 MUSEUMS

World-class spaces that celebrate Saudi heritage, from historic achievements in arts and culture to creative visionaries pushing the Kingdom into the future.

8 PUBLIC PARKS

An eco-rich city, Diriyah's green spaces include parks, playgrounds, and ample recreational areas for grand events and must-see performances.

17 KILOMETERS OF HORSE RIDING & BIKING TRAILS

The three-kilometer escarpment along Wadi Hanifah serves as the heartbeat of Diriyah. An impressive bounty of riding, cycling, and walking trails suits every skill level.

16 SCHOOLS

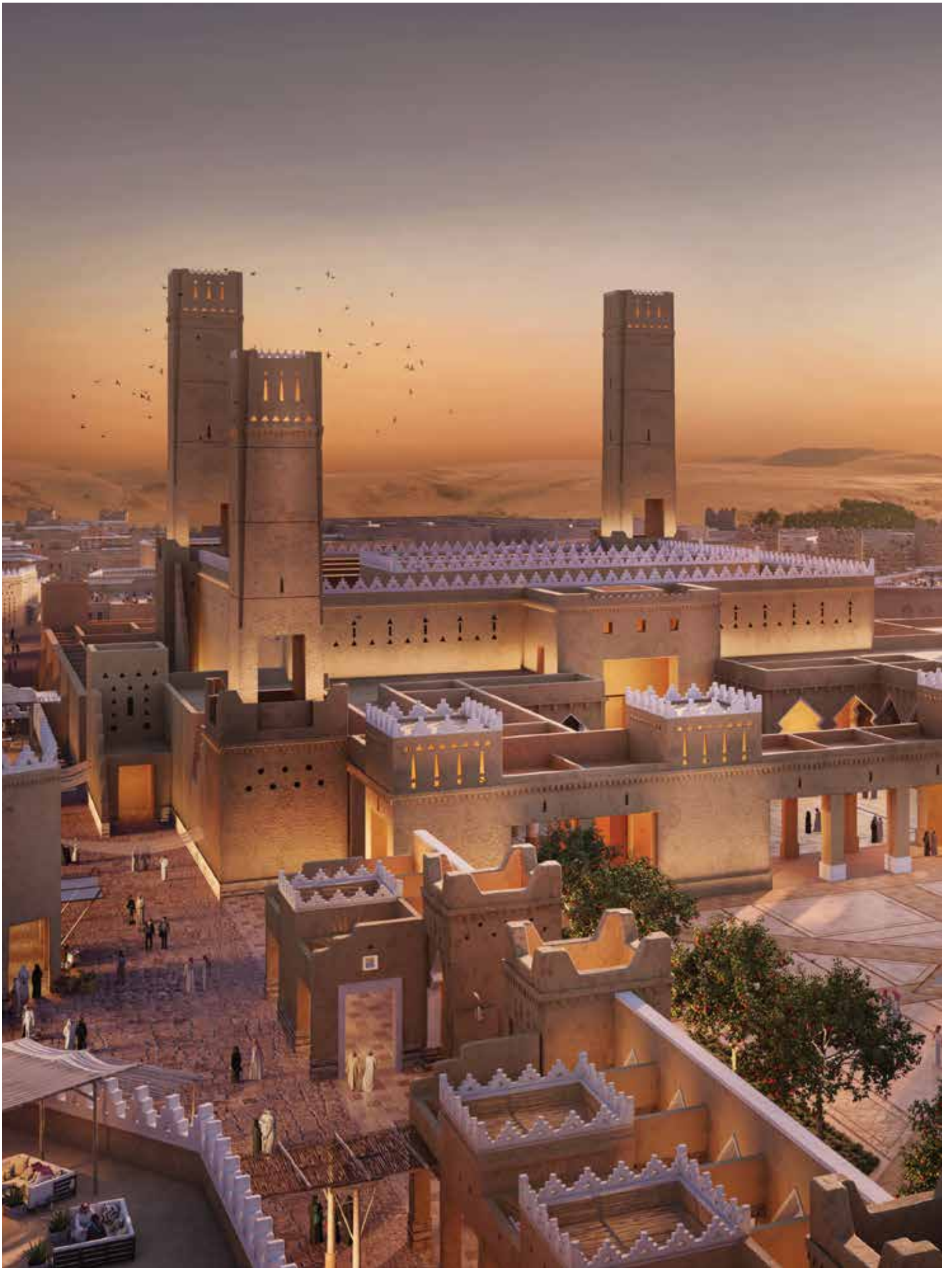
Excellent education for children of all ages in every neighborhood.

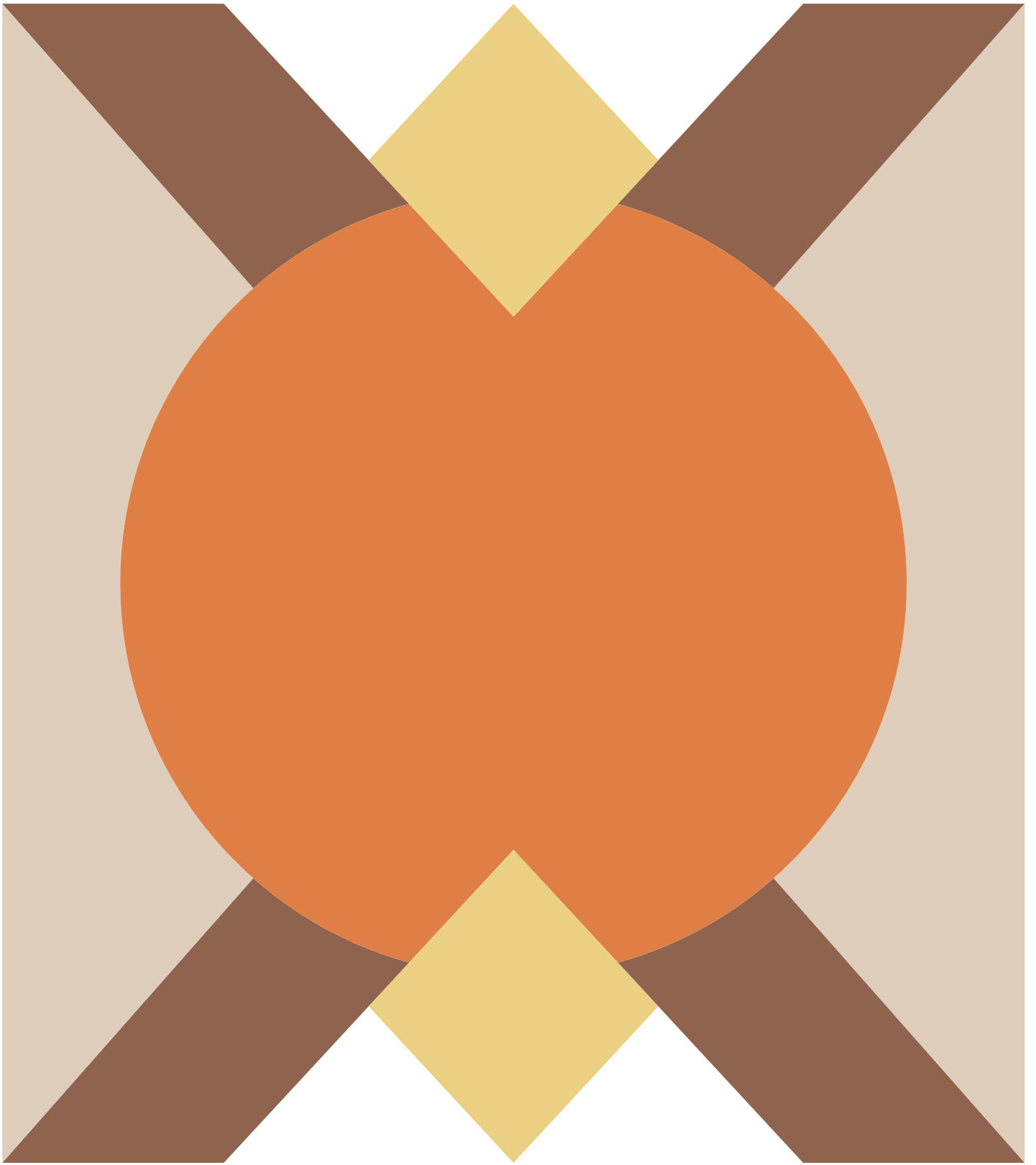
KING SALMAN UNIVERSITY

A renowned educational institution that champions a forward-thinking union of heritage and vision.

1,200 LUXURY BRANDS

From fine dining to high-fashion shopping, the world's best are just seconds away.





CHAPTER TWO

A Beckoning Glamour

Breathe the scent of the Arar bloom,
for when evening falls, the bloom fades.
How lovely is the scented breeze
like a garden after the rain.
The coquettish aroma illuminates the night
and elongates the day.

Al-Samh Al-Qushayri

A CHARMING sanctuary

Among the quiet elegance of Najdi design, enduring craftsmanship, lush surrounds, and transcendent hospitality, a subtle glamour beckons.

Raffles Residences Diriyah is synonymous with grandeur, scintillating charm, and storied hospitality. Every moment offers a chance to captivate the

senses and ignite the imagination. There is a lyrical quality to life here, a gentle rhythm and an enriching flow.



TRANSCENDENT hospitality

From Singapore and now to Diriyah, Raffles enchants with its **storied commitment to faultless, purposeful hospitality that has** been perfected over time. Owners of Raffles Residences Diriyah's **spacious suites, duplexes, and villas are privy to the world-class** amenities and services of the neighboring Raffles Hotel. **Each residential lobby features a dedicated and highly-trained** team of Raffles concierges, attendants, bellmen, and security to **ensure the privacy and tranquility of residents.**



SUMPTUOUS & *effortless living*



Through Raffles' inimitable expertise in the art of hospitality, owners of Raffles Residences Diriyah are welcomed into a holistic way of living, one that layers prestigious access onto a charming retreat. Whether it is the sanctuary-like courtyards or the exclusive membership to the hotel's wellness center, a wealth of amenities will surprise and delight. This five-star service allows owners the opportunity to enter their suite, duplex, or villa into the Raffles rental program, expertly managed by one of the world's most esteemed hotel groups.



Owner Services & Amenities

Beautifully
Landscaped Resident
Courtyards

24-hour On-Site
Concierge & Doormen

Access to the Hotel
Fitness Center

Exclusive Membership
to the Hotel Pool

Sophisticated & Staffed
Resident Lounge

Resident Storage Available

24-Hour Security

Dedicated Underground
Parking with a Welcome Hall



A La Carte Services

24-hour In-Residence
Dining or Private Chef
Catering

Wellness Treatments
In-Residence or at the
Raffles Spa

Raffles Butler Service

In-Residence Utilities

“While You’re Away”
Maintenance

Housekeeping &
Laundry Services

Nutritionist Consultation

Pre-Arrival Shopping

Personal Fitness &
Yoga Instruction

Chauffeur & Private
Transportation

Business
Center Access

Convenience & Personal
Assistance Services

Valet Parking

Pet Care

A Global Opportunity

A key to a suite, duplex, or villa at Raffles Residences Diriyah is a key to limitless adventure. Residence owners are immediately brought into the rarefied world created by Accor, one of the planet's premier hospitality brands with thousands of sought-after properties in the most distinguished travel destinations.



Diamond Status: Accor Ownership Benefits Program

BENEFITS INCLUDE

Diamond Status is offered to all owners.

VIP reservation desk to support travel planning across Accor's global network of hotels, resorts, & related hospitality offerings.

Automatic upgrades on arrival across more than 5,500 hotels & resorts worldwide*.

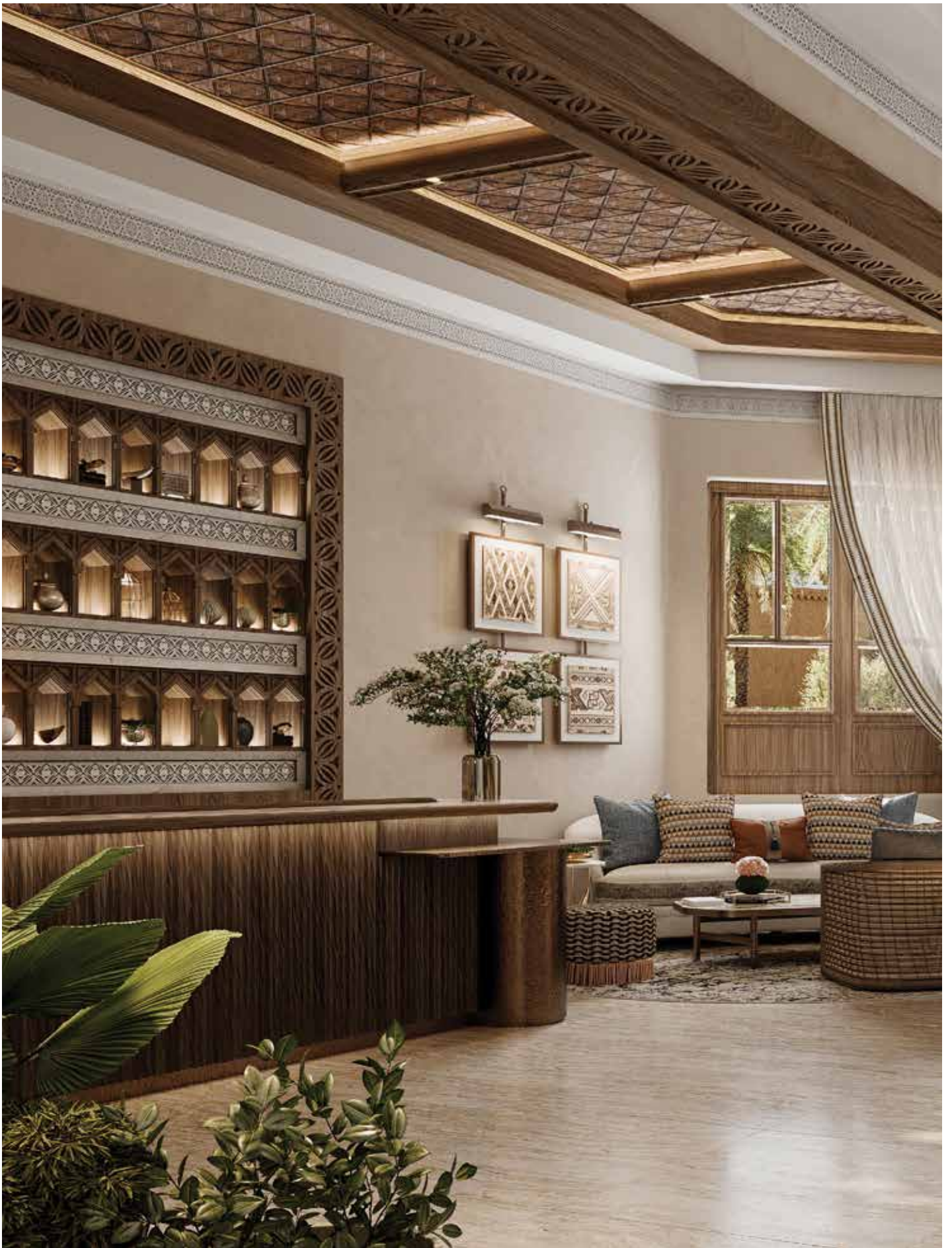
20% off best available rate at more than 5,500 hotels & resorts worldwide, including the Raffles portfolio.**

*Accor Ownership Benefits Program and preferred status in Accor Live Limitless applies for three years following handover. During this initial period, the Developer will pay the Annual Ownership Benefits Fee, which is currently US \$350 per annum. Beginning on the third anniversary of the handover, participation will become optional, and the applicable annual membership fees will be paid directly by participating Residence owners.

**At participating Accor brands and properties.

Alluring Cultural Treasures

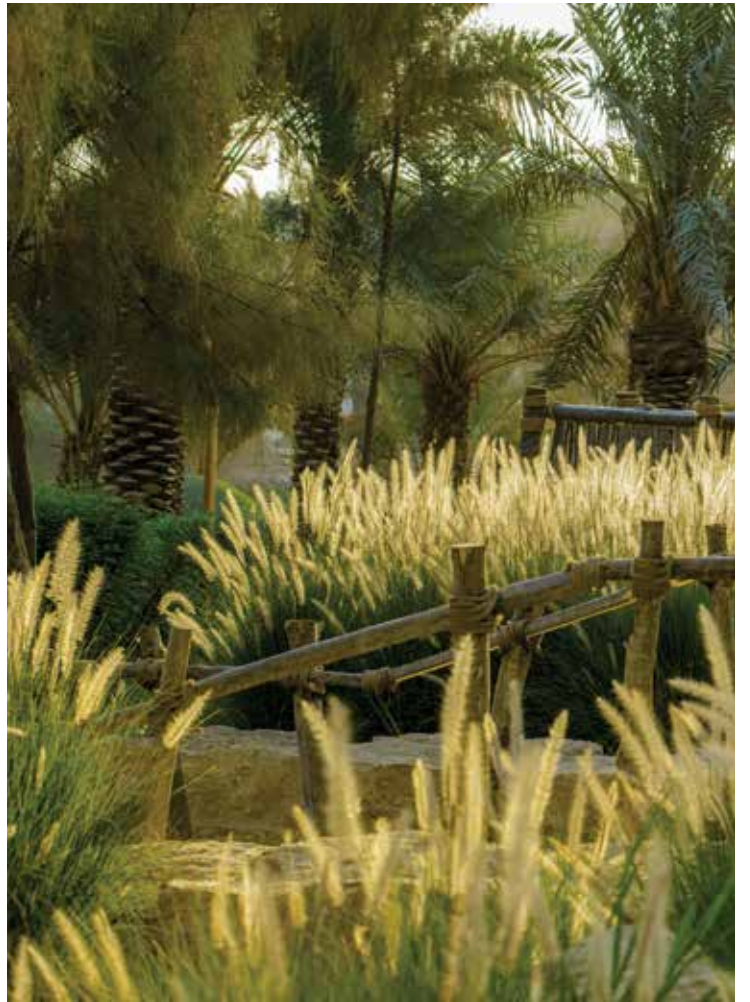
In mindful harmony with the heritage of Diriyah and its Saudi legacy, Raffles Residences Diriyah debuts with its own trove of artful indulgences. From abstract textile art that exalts the familiar hues of the Najdi to evocative photography of life in the Kingdom, creative masterpieces bring every lounge, lobby, and residence to life.

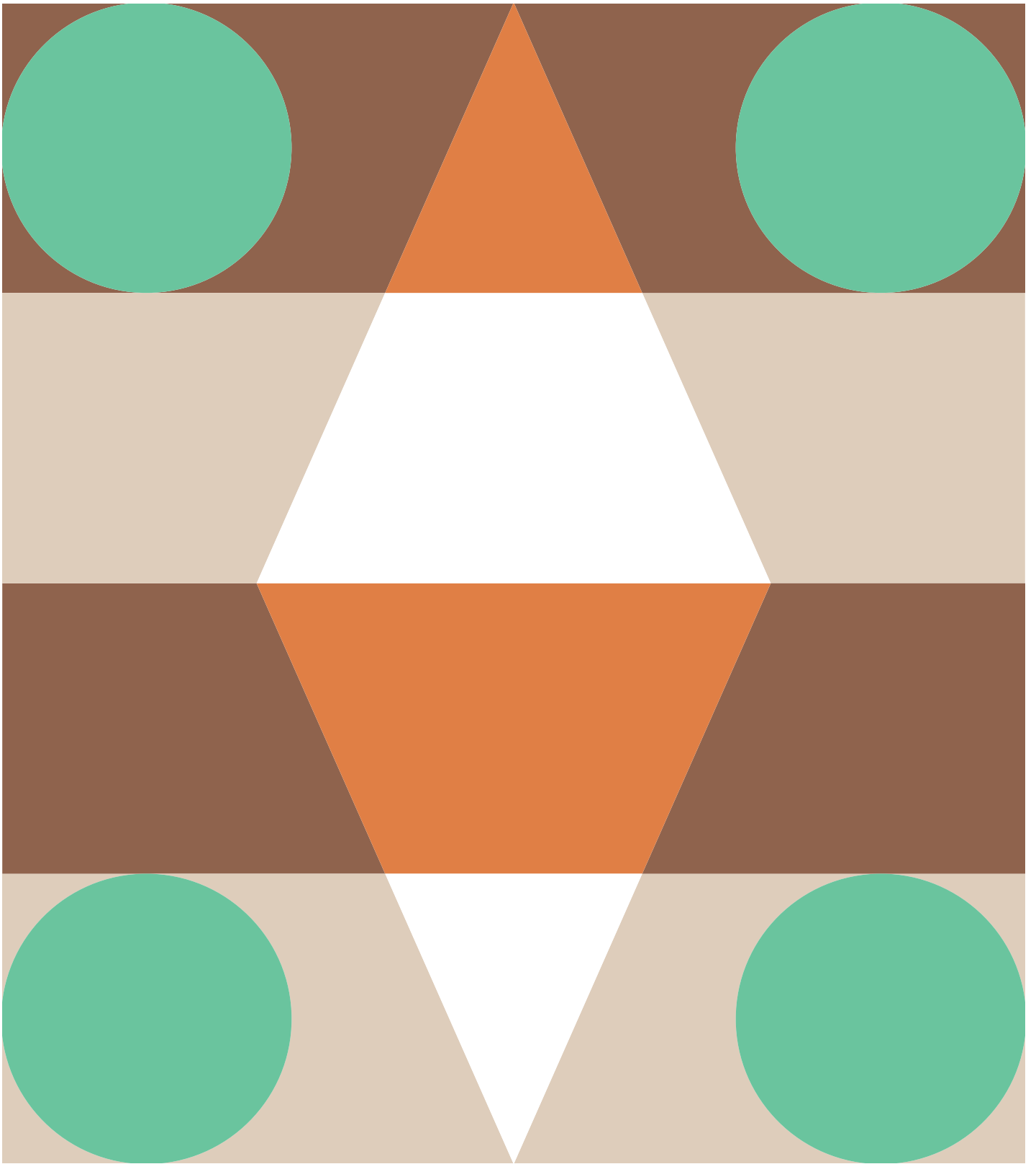


Splendid Natural Harmony

Raffles Residences Diriyah creates space for a life of grace and intention. Fragrant gardens and relaxing water features provide restorative sanctuaries among the residences.

But Raffles Residences Diriyah offers more than lush central courtyards. Wadi Hanifah, in its natural and historic splendor, stands adjacent to the homes. The City of Earth has long been defined by Wadi Hanifah and the sweetness of date palms that perfume the air around it. This purifying wadi transforms Raffles Residences Diriyah into an environment unlike anywhere in the Kingdom—one that will enrich, enhance, and elevate the everyday.





CHAPTER THREE

The Residences

May the heavy clouds sprinkle
their rain on Wadi Hanifah.

Prince Abdullah bin Mohammed bin Saud Al Kabir

MODERN EASE, sumptuous living

At Raffles Residences Diriyah, an evocative mosaic of intricate craftsmanship and sumptuous living echoes the City of Earth.

Discreetly soaring above Wadi Hanifah, residences in a variety of expansive layouts enjoy a privileged perch over a verdant wadi that has breathed life into the region since

time immemorial. Each residence is designed with at least one private terrace and is fully furnished with stunning, hand-picked pieces that offer a tender reflection on glamour.



BENEATH AN ENDLESS SKY

Under the glittering night sky, Raffles Residences Diriyah stretches across four distinct plots to offer the ultimate in refined living. As if in fated conversation with the cosmos, each prized section of homes comes with an enviable address along the energizing lushness of Wadi Hanifah.



Raffles Site Plan

HOTEL + BRANDED RESIDENCES

- 1 Raffles Hotel Diriyah
- 2 Sirius Villas One & Two
- 3 Adzari Residences
- 4 Furud Residences
- 5 Jawza Residences



The Suites

Subtle and of-the-earth from the outside, these spacious suites tell a story of contemporary living inside. Elegant and artistic one-to-three-bedroom homes reflect the timeless elegance of the City of Earth. Warm tones, generous blueprints that start at 123 square meters, and thoughtful pops of gentle glamour via texture and shine create homes that complement the Najdi spirit of Diriyah.







The Duplexes

The elevated grandeur of Raffles Residences Diriyah's three-or-four-bedroom duplexes offers a style of living unique in the region. These two-floor havens excite with ample outdoor spaces—on both levels—ideal for quiet reflection or **as the setting for a joyous celebration. Some are equipped with a private pool for those seeking a truly immersive retreat. A beguiling mix of design elements inspired by both heritage and modernity keeps each duplex rooted in Najdi legacy and Saudi ingenuity.**











The Villas

Destined to be among the most coveted homes in the region, Raffles Residences Diriyah's two exclusive villas forge a peerless take on luxury living thanks to an array of high-gloss amenities infused with heritage design details. Outside, picture-perfect views of Wadi Hanifah are savored on precisely manicured garden terraces. These villas are the very definition of a modern sanctuary.





These high-end homes offer both innovation and heritage that can be discerned in the details: fine-grained timber, natural stonework, masterfully crafted moldings, and rich textiles. The eye-catching interplay between the earthen façade that pays homage to Najdi design and the modern-day Saudi artwork throughout further speaks to the enduring nature of the Kingdom's creativity.





SIRIUS VILLA TWO

GROUND FLOOR

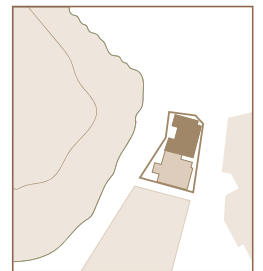
- 1. Main Entrance
- 2. Lobby
- 3. Living
- 4. Dining
- 5. Show Kitchen
- 6. Dirty Kitchen
- 7. Study
- 8. Powder Room
- 9. Housekeeping Room
- 10. Housekeeping T&B
- 11. Laundry
- 12. Storage
- 13. Terrace



SIRIUS PLOT



SIRIUS VILLA TWO

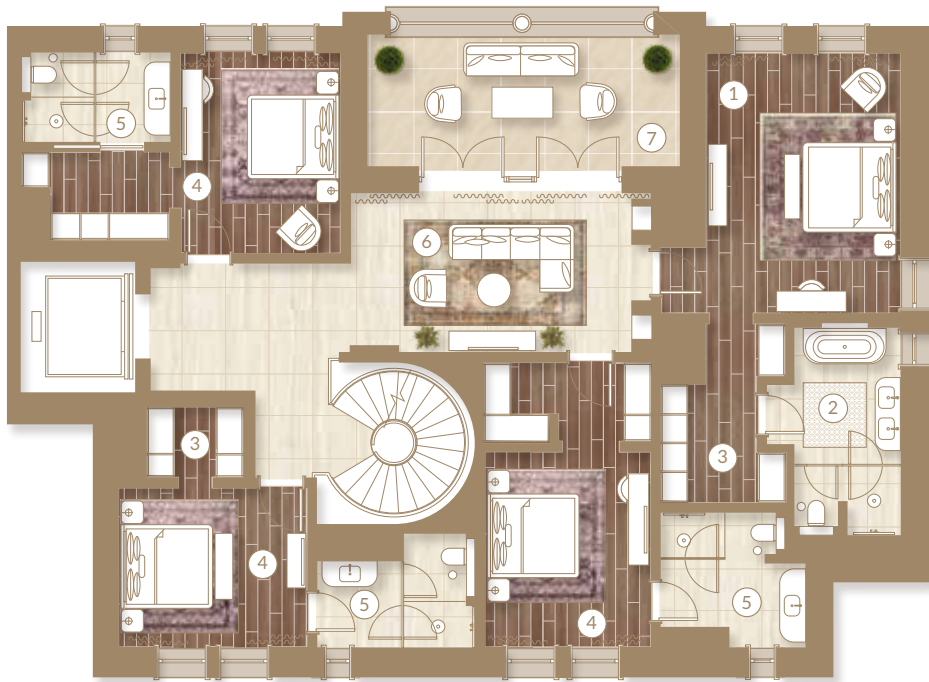


0m 1m 5m

SIRIUS VILLA TWO

FIRST FLOOR

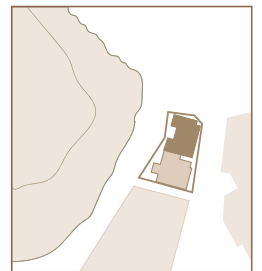
- 1. Master Bedroom
- 2. Master Ensuite
- 3. Walk-in Closet
- 4. Guest Room
- 5. Bathroom
- 6. Family Area
- 7. Terrace



SIRIUS PLOT



SIRIUS VILLA TWO



0m 1m 5m

SIRIUS VILLA TWO

SECOND FLOOR

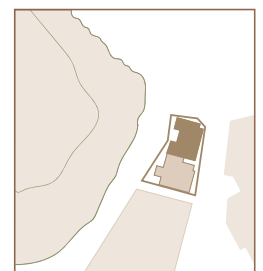
- 1. Pool Area
- 2. Bathroom
- 3. Family Area
- 4. Dining



SIRIUS PLOT



SIRIUS VILLA TWO



0m 1m 5m





My eyes forever seek the Najd,
even from afar.

I yearn for the land
whose soil, when it rains,
smells of wood, musk,
and ambergris.



The contents of this brochure were produced prior to planning, approving and commencement of construction. Parts of the land surrounding the development shown may not form part of Diriyah Company and may not be developed at the time of project completion.

The information, images and artistic impressions depicting interiors and exteriors, including nearby amenities, public areas and streetscapes contained and any other specifications or measurements in this brochure are indicative only and are not to be treated as an offer and/or contract or relied on as representative of the final product.

Views, outlooks, and descriptions of views may vary depending on the level and location of the dwelling.



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RESIDENCES
DIRIYAH

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We offer a wide range of real estate services that cover every aspect of this dynamic field.

With our extensive experience and specialized team, we are committed to achieving the best outcomes for our clients.

Contact us today to begin your journey in the world of real estate.

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To lead in real estate marketing, organizing auctions, and property management and real estate development.

☰ Our Mission

To deliver professional services using effective tools and modern specialized technologies, under the management and supervision of a distinguished team of highly skilled experts.

✅ Our Services



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Licensed by the Real Estate General Authority



Organizing auctions



Licensed judicial sales agent accredited by the Ministry of Justice



Real estate financing brokerage



Property Management And Facility Management



Real estate marketing



Real estate brokerage



Licenses



Fal Real Estate Brokerage License



Fal Property Management License



Fal Auction License



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