



ربوة  
Rabwa







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# INTRODUCTION FROM THE CEO, AWJ HOLDING COMPANY

In line with the Kingdom's Vision 2030, we launch one of the most important real-estate mega projects through which we aim to achieve an important aspect of the Kingdom's Vision that aims to elevate the quality of life in the cities; providing housing solutions that meets the requirements of a modern lifestyle, in a calm, safe and healthy environment, with fully integrated services at the highest international standards.

We also aim – at AWJ Holding on a national level – to partner with our strategic allies and deliver a set of investment projects in real-estate that are in line with the directives of our wise leadership and achieve the developmental goals and plans of our beloved country of 2030, that aims to provide housing solutions to enable Saudi families to own proper residences as per their needs and financial capabilities and help them provide better living for their children and the coming generations. All of this is also in line with our own vision to be one of the major real estate holding companies in the Kingdom through collaborative partnerships and corporate social responsibility.

With RABWA, our goals are closer than ever.





## ABOUT RABWA

Rabwa is one of the mega projects of AWJ Holding through which we aim to strengthen our partnerships with the public and private sectors to achieve the Kingdom vision standards of quality of life in the cities.

Rabwa project represents a futuristic vision with a contemporary style designs through partnerships with development companies in the Kingdom to develop an integrated residential community that provides to its residents a multi use vibrant society with the affordable prices, modern styles and world-class quality our nation deserves.

The project is over 8,600,000 sqm and has a strategic location in the heart of Riyadh close to ministries, governmental buildings, hospitals, universities, malls and parks. It also offers great transportation network and ease of access through main roads and public transport.

The project also has abundance of green areas and high end services as well as residential, business, retail, health, recreational, educational and social amenities that makes Rabwa a landmark of Riyadh.

### **Rabwa goals are also in line with the goals of the Ministry of Housing and the Vision 2030:**

- AWJ Holding is leading a long term and comprehensive master planning process for Riyadh that aims to enhance the quality of life for the city residents.
- AWJ Holding aims to support and promote SMEs to be part of the Rabwa developing system.
- The main goal is to boost the economy through stimulating the real estate market and providing quality affordable housing through our partnership with elite developers
- Developing the city centres and old areas to better utilise the spaces





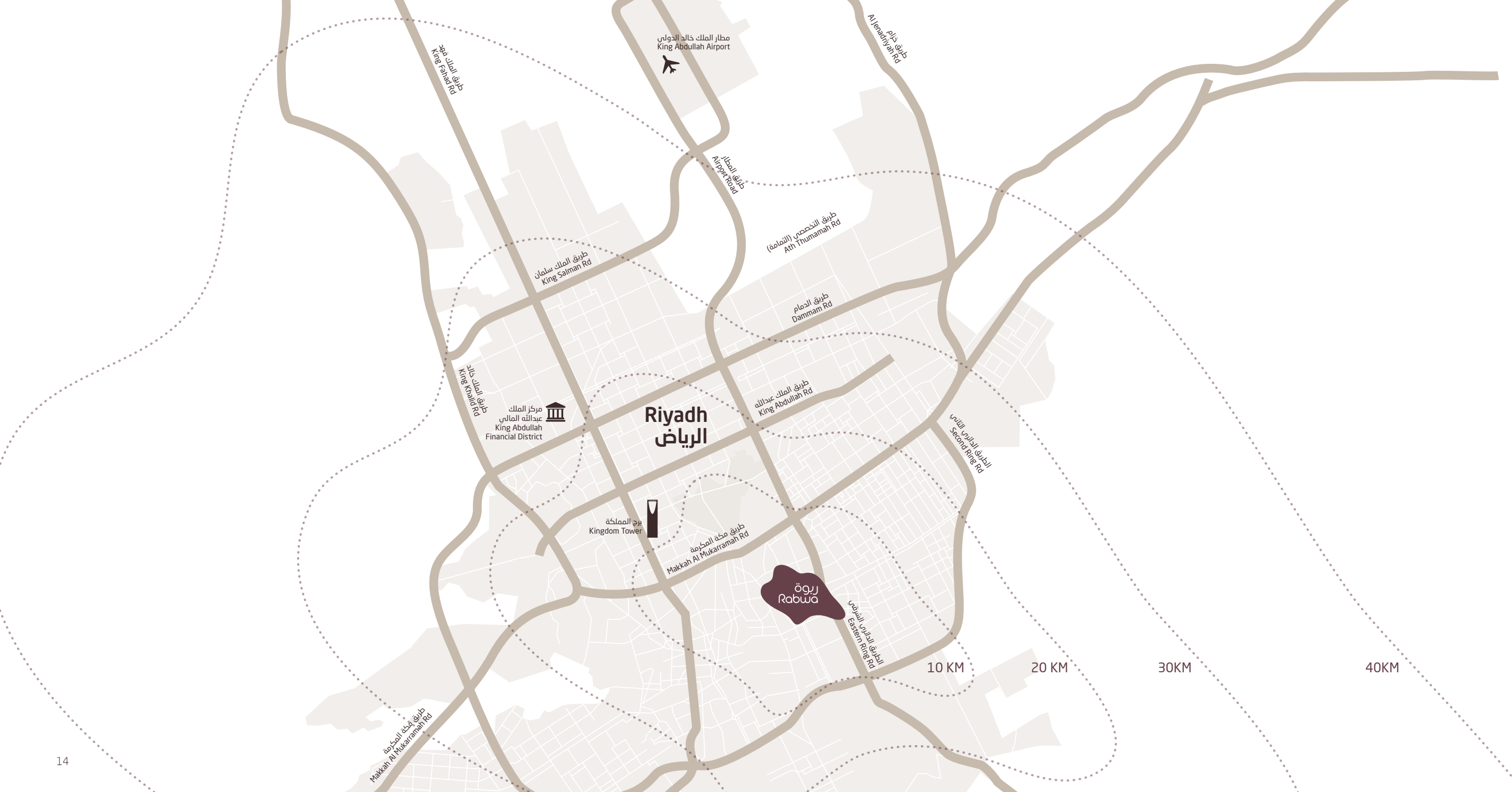
## RABWA PROJECT HIGHLIGHTS

With its exceptional components and modern services, Rabwa has many features that include.

- **Total area:**  
8.6 Million sqm
- **Population capacity:**  
75,000 people
- Great location at the heart of Riyadh
- Designed for modern families
- Contributes to achieving the 2030 Vision goals
- Unique design that includes various residential neighborhoods as well as business, retail, health, recreational, educational and social resources
- Community services that are designed to enhance the quality of life
- Benefit structure starting from the residential blocks to neighborhoods all the way to serving the whole city
- Riyadh Metro station and bus network within the project
- Great location close to major shopping malls, mega projects and main attractions
- Safe and secure family friendly neighborhoods
- A project that is for all society members with affordable units that offer luxury and privacy
- Creating jobs through flexible multi functional communities







## A STRATEGIC LOCATION

Rabwa has a strategic location in the vibrant heart of Riyadh with quick access to all city areas and proximity to all major destinations and attractions.

The project location has 6 main intersecting roads, a main metro station of Riyadh Metro and a number of public bus stations that brings closer all residents and visitors of the project.

### It is close to:

- Ministries and Governmental Entities
- Hospitals and universities
- Major developmental projects in the region
- The business centre of the city
- Major parks





## RABWA REAL ESTATE ASSETS

Rabwa project has a total area of 8.6 Million sqm and it is an integrated project with modern infrastructure, residential units, services and basic community facilities. The project master plan paid great attention to the needs and elements that aim to enrich the quality of life, such as:

- Modern residential units that meet the needs of all society members
- A master plan that considers the educational, health, commercial and logistical needs
- Community Center of 88,654 sqm
- Schools for all levels
- Hospitals and clinics
- Community and central mosques
- Green spaces uniquely spread across the project
- Wide roads and wide sidewalks
- Safe walking tracks
- Major commercial and entertainment centres



LAND USE
Residential Villas
Residential buildings
Commercial Centres
Commercial Services
Logistics & Warehouse Services
Schools
Hospital
Electrical Stations
Neighborhood
Mosques
Medical Centre
Civil Defense
Police Station
Governmental Facility
Post Office
Parks
Roads & Parking
Water Station
Pedestrian Walkways



## PROJECT NEIGHBORHOODS

To give the residents of the project a safe and rich living environment that offers privacy and luxury, the neighborhoods have been designed with the following in mind:

The approximate area of each neighborhood is 400,000 sqm divided into two residential blocks, each measuring 200,000 sqm.

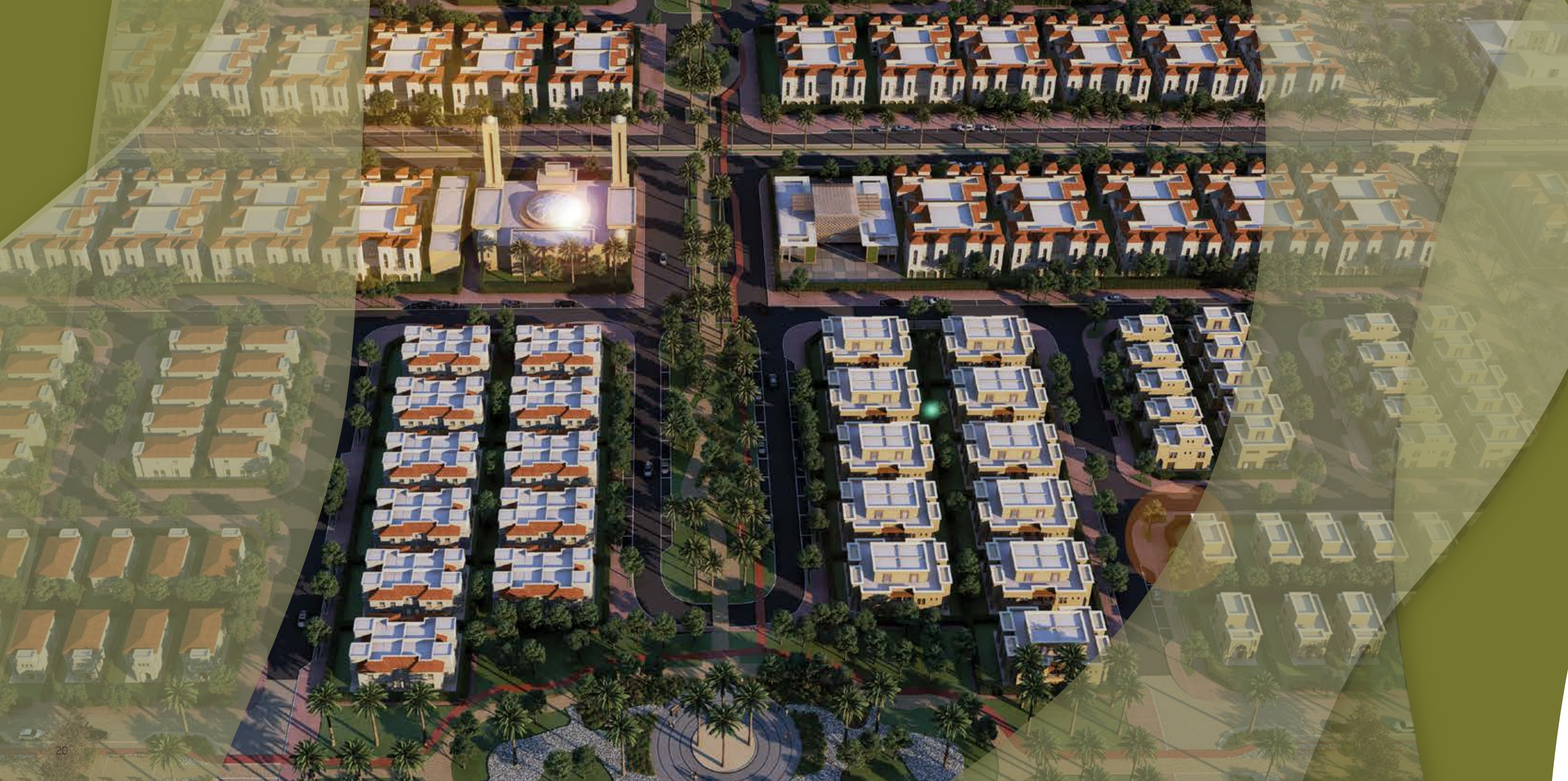
### Each neighborhood contains the following services and facilities:

1. Green spaces and parks
2. School complex for all levels
3. Mosques and public spaces
4. Sidewalks that are over 3m wide
5. A main walking track of 1,200m connecting all the blocks' facilities (mosques, schools, and parks)
6. The longest distance between facilities and the furthest facilities and residential units is 150m

7. Neighborhoods and school blocks have separate entrances and 2 main entrances for each residential block
8. 25m wide roads with 2 entrances of 20m each in width. All roads in the project masterplan are at least 18m wide
9. External car parks for each residential unit







## GREEN AREAS

Rabwa has been designed to promote a better quality of life by providing green spaces, playgrounds and facilities for residents of all ages.

The design includes 30,000 sqm of green spaces, playgrounds and parks in each neighborhood throughout the project.

The outdoors have been designed in a modern and open style with the inclusion of local plants in keeping with locally relevant beauty.



## RETAIL

The project is located in a vibrant area of Riyadh, in close proximity to many large shopping malls that come in addition to the planned retails within the project that all contribute to promoting a balanced mix of shopping, social and cultural activities.







## COMMERCIAL OFFICES

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At Rabwa, residents will enjoy an enviable work and life balance as the project will include offices and commercial spaces as a way to incentivise companies to call Rabwa home.

Also, the project location and the many transportation options available will bring it closer to all the corners of the city.



## CONNECTIVITY & ACCESSIBILITY

Ease of movement is one of the main features of the project as it is the main driver of the lifestyle of its residents. The project design aims to ensure ease of access and movement through:

### Riyadh Public Transport Highlights

- 6 main intersecting roads
- Connection to the Riyadh Metro network through a main station at the heart of the project
- Riyadh bus network
- Wide sidewalks and open spaces for walking and cycling throughout the project ensuring the safety of commuters





## COMMUNITY CENTRE

The Community Center is considered the biggest project of its kind with an area of around 88,000 sqm thousand sqm and a built area of 25,000 sqm spread over three main buildings:

- Social Centre dedicated to serve all family members with a collection of services and facilities (Main halls / library / restaurants and cafes / and a range of other facilities)
- Men's Sports Centre: dedicated for gym and sports with fully serviced facilities
- Women's Sports Centre: dedicated for gym and sports with fully serviced facilities

The centre also contains a kids play area, an 'edutainment' area and a nursery.

The centre also includes many swimming pools that cater for the different age groups and genders to ensure an enjoyable and entertaining experience.

The centre also promotes the project identity as a vibrant, welcoming and intimate destination through providing a meeting point that caters for a host of social activities for the whole community.





## EDUCATION

We aim for Rabwa to be a vibrant community with a great education system where schools are strategically located throughout the master plan to cater for the students' educational needs.

The locations of the schools within the residential neighborhoods will also promote independance and the students' sense of responsiblity as it provides them with a safe environment where they can practice their activities and walk to school every day.



## HEALTHCARE

In order to play a part in the Kingdom's vision to improve the quality of preventive and curative health services, and in order to ensure the wellbeing and comfort of the Rabwa residents, we are offering investment opportunities in healthcare facilities in the heart of the Rabwa project.

Rabwa project contains a local hospital and a medical centre that provide essential healthcare for all residents:

- Hospital dedicated area: 165,403 sqm
- Preventive and treatment services
- Essential health services







## WAREHOUSES AND LOGISTICS

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Rabwa aims to provide a comprehensive logistics ecosystem to leverage the demand for residential and commercial units given its proximity to business and commercial centres as well as populated areas.



