



مرقيلا



مرقيلا
marvela community

LUXURY AND EXCLUSIVITY STARTS AT THE GATE

marvela@rafal.com.sa



ONE OF RAFAL'S INNOVATIONS

A closed, safe and unique community that is composed of 594 modern apartments designed by an international architect distributed over 27 buildings with absolute privacy, in a fully serviced urban residential area. Located over an area of 73,000 sqm, in an open, unique and modern style architecture. The community is equipped with the latest safety and security systems, beautiful landscaping, public facilities and enriched services that are designed to serve the residents. It is the story of a vibrant residential community.





A VIBRANT RESIDENTIAL COMMUNITY

All of us are seeking an integrated, closed and vibrant residential environment designed in an innovative and unique way, where you enjoy every moment along with a combination of rich and integrated services and joint public facilities for you and the family. This is the concept offered at Marvela, where everything around you is designed for your comfort and lifestyle. You'll find your needs and desires in a modern residential environment that suits you. You deserve a safe and private environment.



STRATEGIC LOCATION

Marvela community is characterized by its strategic location in one of the most connected and flexible residential areas in Riyadh, where it is located in King Faisal district on King Abdullah street, north of Riyadh. Few minutes from the main vital attractions of Riyadh city. 20 minutes from King Khaled International Airport and Burj Rafal, which offers a unique and calm lifestyle. With a metro station located 200 meters away and its close location to the North Ring and Dammam Road makes it easily accessible from all the surrounding districts of Riyadh.



شارع خالد بن الوليد
Khalid Bin Alwalid St.

طريق الدائري الشرقي
Est Ring Road

طريق الملك عبد الله
King Abdullah Road



مستشفى التخصصي الطبي
TAKHASSUSI HOSPITAL



الحمراء مول
AlHamraa Mall



محطة المترو
Metro Station





MINI MARKET



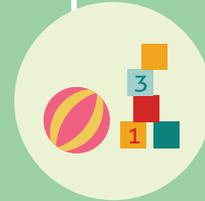
SOCIAL AND RECREATION CENTER



MOSQUE



SWIMMING POOL



NURSERY





PLAYGROUNDS
COVERING
1000 M²



2
GYM CENTERS



20+
COMMERCIAL
CENTERS



2.5KM
WALK SURROUNDED
BY GREEN SPACES



MULTI-USE
PLAYGROUND



1400 M²
OF GREEN SPACES



MULTIMEDIA
CENTER



COMPONENTS & FACILITIES

For you to enjoy stability, security service has been provided 24/7. Green spaces, Playgrounds, Gyms, Swimming pools, coffee shops have been provided to fulfill happiness to all family members and to ensure a perfect life.







MARVELA WALKING TRACK

Walking can be an ideal low impact exercise, thus it is suitable for all the family. Knowing that walking for half an hour daily can help maintain an ideal weight and a flexible fit body.

- Length: 2.5 KM







COMPONENTS & FACILITIES

Green spaces inside the community.







COMPONENTS & FACILITIES

Multi-use playgrounds (Tennis court, basketball, volleyball, mini football and swimming pools)







COMPONENTS & FACILITIES

Coffee shops and Mini Market





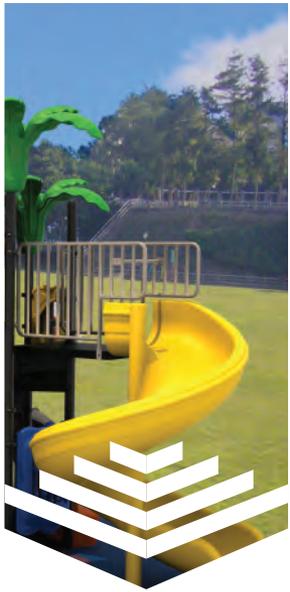


COMPONENTS & FACILITIES

Gym with sections for men and women



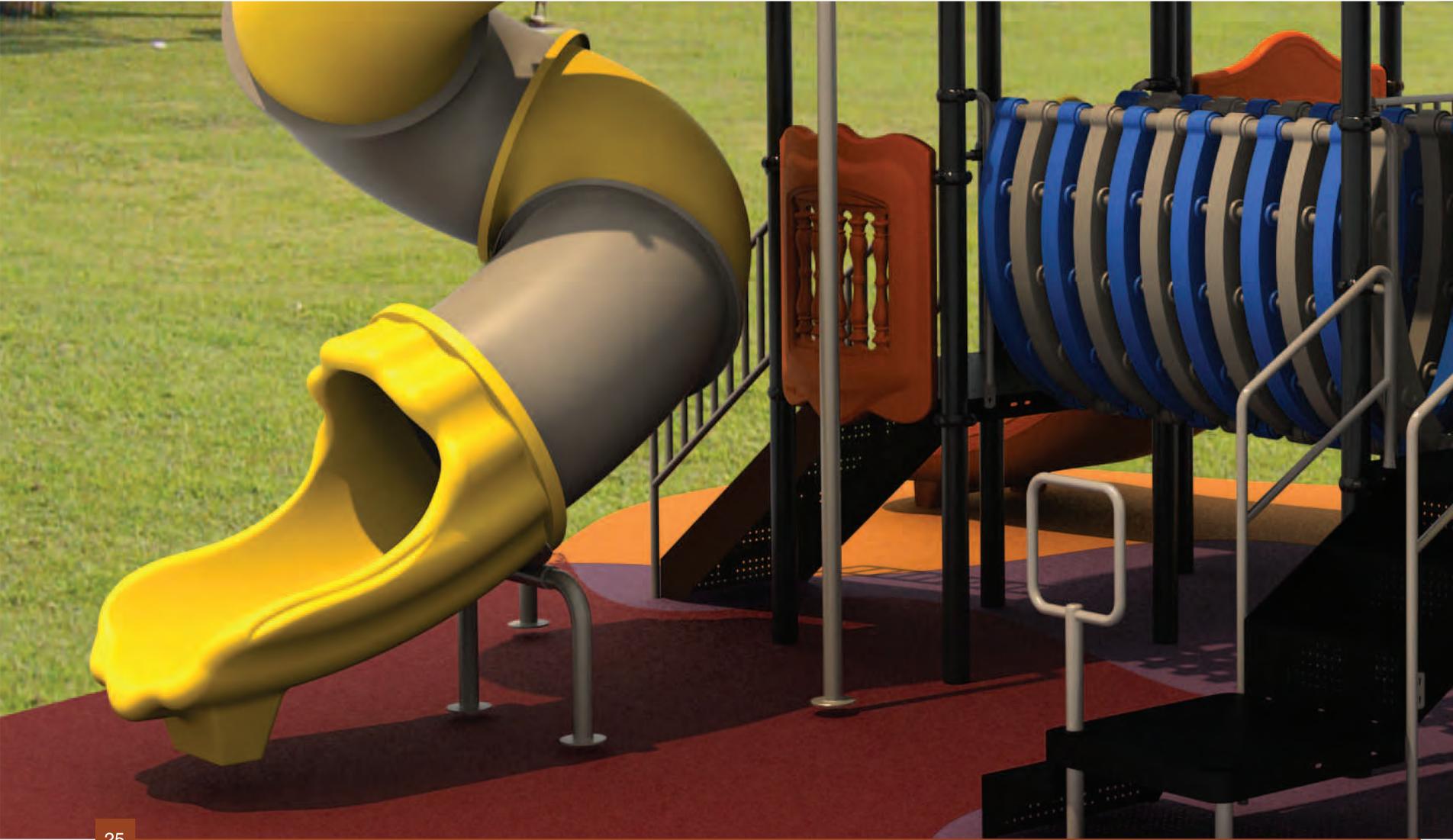




COMPONENTS & FACILITIES

Outdoor and indoor playgrounds for the kids.

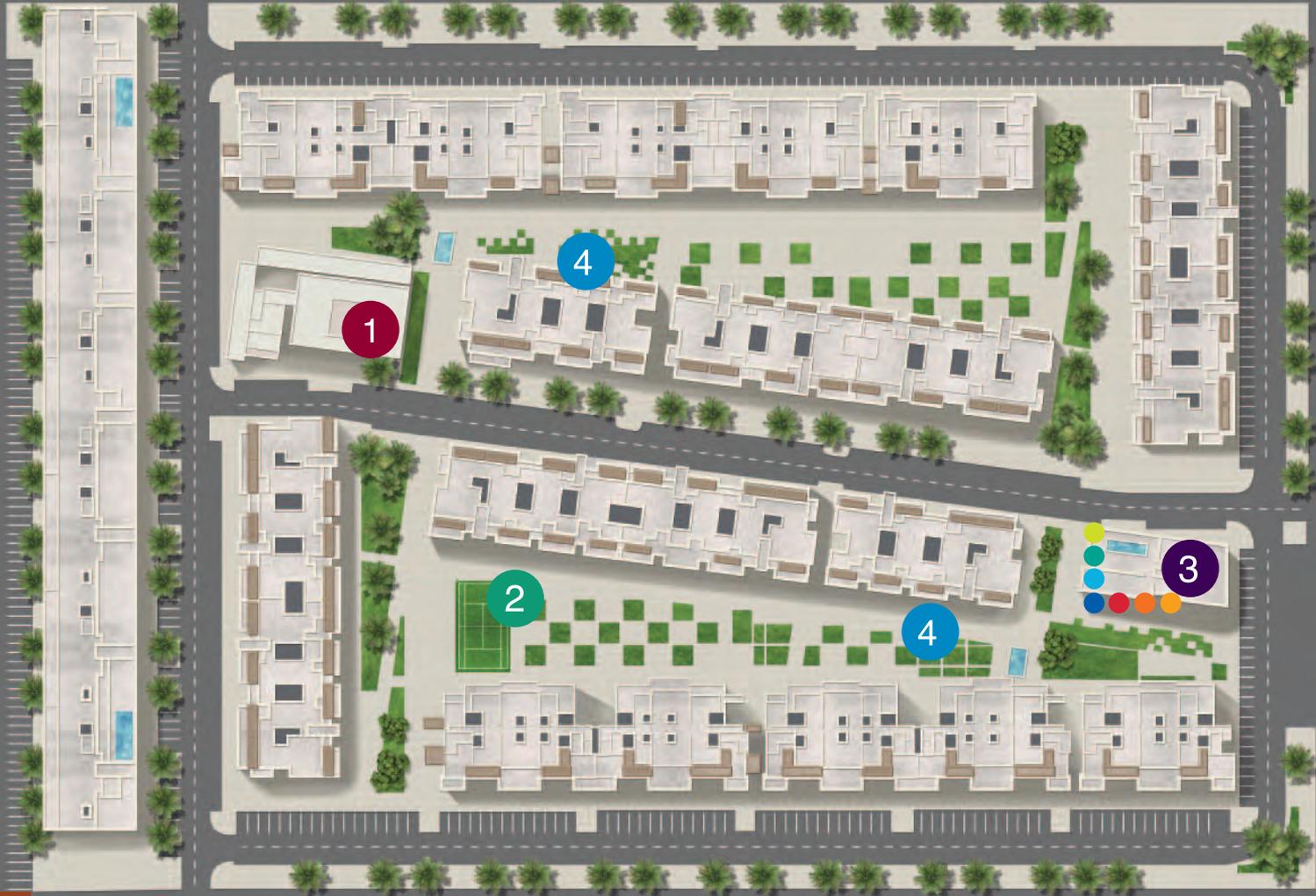






MAIN SERVICES & FACILITIES

- 1 Mosque
 - 2 Multi-use playground
 - 3 Community center
 - 4 Playgrounds
- Gym with sections for men and women
 - Nursery
 - Mini market
 - Swimming pools
 - A Multi-use Hall
 - A Multimedia room
 - Coffee shop





DUPLEX APARTMENTS

Fabulous two floor apartments in a dedicated flat building, starting from 200 sqm:

- Ground floor: a hall that contains a living and a dining room. In addition to, an open kitchen, a bathroom, and a maid's room with its private bathroom.
- First floor: a living room and 3 bedrooms (1 master bedroom and 2 bedrooms with a shared bathroom).
- One car parking space.





DUPLEX APARTMENTS
3 bedroom apartments







DUPLEX APARTMENTS 3 bedroom apartments



Upper floor:

- Hall
- Master Bedroom, dressing-room and a master-bathroom
- 2 bedrooms with a shared bathroom
- Kitchenette



Ground floor:

- Living room
- Dining room
- Open Kitchen
- Guest's bathroom
- Maid's room with a bathroom
- Garden





1 FLOOR APARTMENTS

Flat apartments, with 3 different types, starting from 130 sqm. Designed in an ideal and modern way, with its comfortable area, each apartment has its own features and privacy.

Specifications:

- Two or three bedrooms (1 master bedroom and 2 bedrooms with a shared bathroom), living room, in addition to a semi-open kitchen, a maid's room with a bathroom and a laundry room.
- One Car parking space.





1 FLOOR APARTMENTS 3 Bedrooms– apartments:



- Living and dining room
- Open kitchen
- Guest's bathroom and a storage room

- Master-bedroom with a dressing-room and master-bathroom
- Two bedrooms with a shared bathroom
- Balcony
- Maid's room with a bathroom



1 FLOOR APARTMENTS







ENSURED EXECUTION

We ensure sustainability in the services we provide. Rafal provides construction plans (as-built) on delivery, in addition to warranties as follows:

- 10 years guarantee on the construction works
- 10 years guarantee on the waterproofing works





MAIN SERVICES

Provided for annual service fee (valid for the first 6 years)

- Maintenance of the residential apartment (including the labor's rent fee for routine works).
- Cleanliness of the public facilities, waste collection, pest control and landscaping maintenance.
- Safety and Security with a control room and surveillance cameras.
- Exit and entry control.
- Support services for technical emergency.
- Access to the multi-purpose hall.
- Access to the multi-use playgrounds.
- Access to the swimming pools.
- Access to the gym.





ADDITIONAL SERVICES

Provided for annual or monthly service fee.

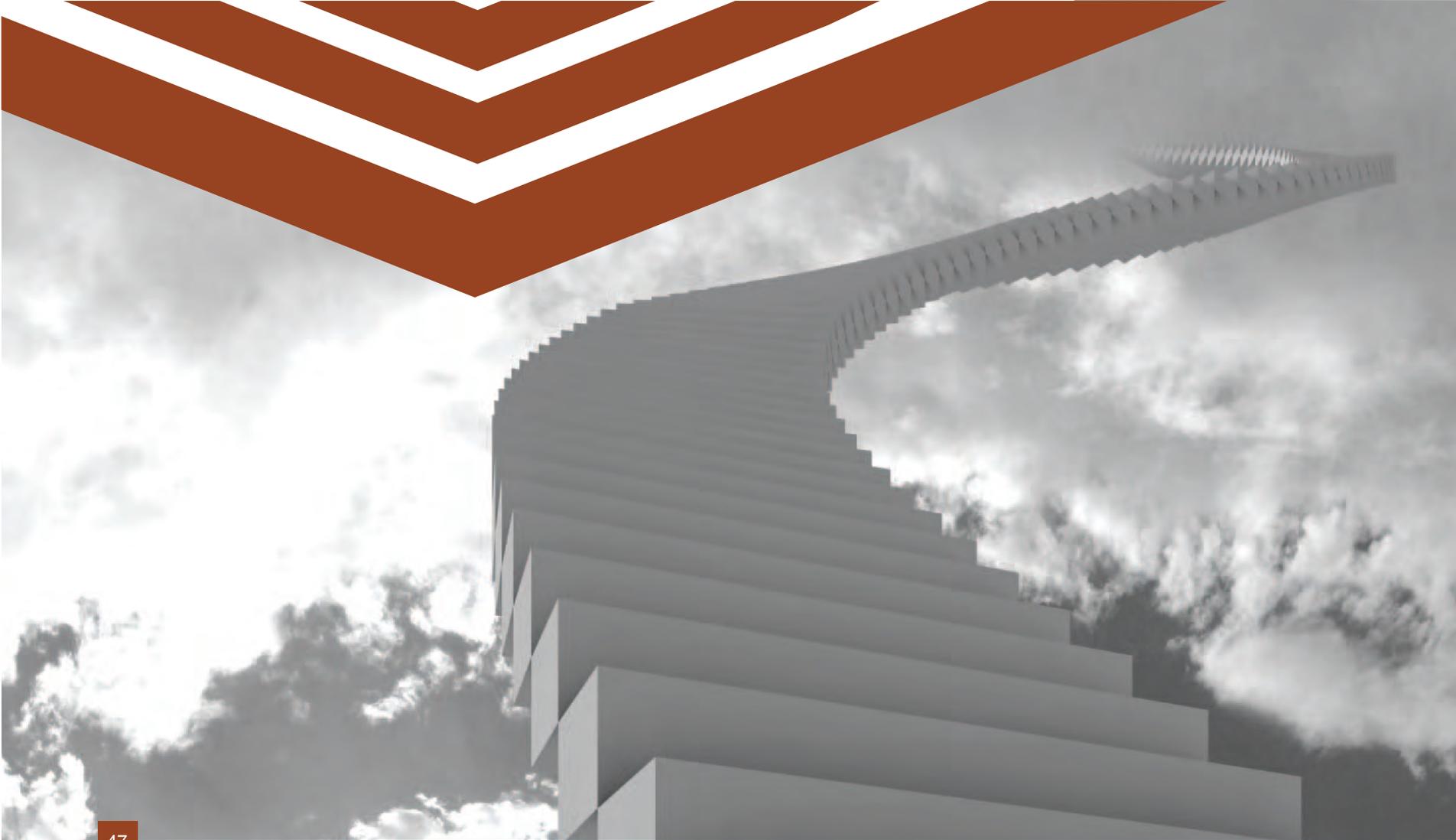
- Coffee shop
- Mini market
- Internet, land line and TV cable
- Concierge service including the following:
(delivery from the mini market, pharmacy and florist, reservations, shopping delivery, daily newspaper, laundry services, beauty services like manicure and pedicure, hair styling...)





OWNERSHIP AND FINANCING

We deeply believe in the partnership with our clients and we work in collaboration with leading financing companies in the Kingdom to offer customized financing solutions and programs, to help you own your residential property.



المطور



تصميم وإشراف

استشاري إدارة الخدمات

