



**RIVAN BUILDING**

**AL ERKYAH CITY  
RESIDENCES**





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## AL ERKYAH CITY RESIDENCES

### Life well lived.

Al Erkyah City is an integrated community built to meet the needs of today by cultivating a sense of wellbeing and fulfilment. It aims to transform people's lives for the better with wellness rooted in its foundation. The mixed-use development includes residential, hospitality, wellness, education and retail facilities, all of which add dynamism to the residents' lives.

Architects, designers and wellbeing experts have come together with the sole intention of creating the healthiest and most beneficial environment possible in every aspect of Al Erkyah City.

Encircled by the Stadium District, Entertainment District, golf course and waterfront, Al Erkyah City's unique beauty lies in its surroundings. Its innovative design and architecture is centered on the concept of wellness and sustainability, improving the lives of its residents as well as visitors. This vibrant and smart city sets new standards of healthy living for everyone.

### حياة ولا أروع.

بيئة سكنية متكاملة ومترابطة تم تأسيسها لتلبي احتياجات الحاضر وتحقق مستوى رفيع من الرفاهية. هذا هو الهدف الأساسي الذي تقدّمه مدينة الإركية للارتقاء بحياة سكانها، حيث تتألف من مزيج يضم وحدات سكنية وفنادق ومراكز للياقة والصحة ومحلات تجارية ومدارس. كل ذلك التنوع يجعلها بيئة مفعمة بالحياة ينعم بها جميع من يسكنها.

وضعت نخبة من المهندسين والمصممين وخبراء الصحة كل إمكانياتهم في هذا المكان ليبدعوا أفضل بيئة سكنية صحية تتناغم إلى أقصى قدر مع البيئة المحيطة لتتيح حياة استثنائية.

كما أن روعة جمال المدينة تتجلى في البيئة التي من حولها، فيحيط بها حي الملاعب الرياضية وحي الترفيه وملعب الغولف والواجهة المائية. علاوة على أن التصميم المعماري يركز في جوهره على الحياة الصحية التي تعزز الرفاهية والعيش المريح للسكان والزائرين. لذلك تُرسي المدينة بمفهومها المتطور معاييرًا جديدة في أساليب الحياة الصحية التي تناسب الجميع.

## Amenities of Al Erkyah City

Al Erkyah City features a plethora of amenities and infrastructures that add vibrancy and balance to city life. These include first-rate entertainment venues, lush green areas and parks, wide open spaces, high-end shops and restaurants, as well as a world-class hotel, a premium healthcare system, a mosque and a community center.

Doha British School and kindergarten within the City promise to provide world-class education to the young residents.



### المرافق في مدينة الإركية

تحتوي مدينة الإركية على العديد من المرافق والبنى التحتية التي تضيء حيوية وتوازناً على بيئتها. كما أنها تضم أماكن ترفيه عالمية وراقية ومنتزهات ومساحات خضراء، بالإضافة إلى أماكن مفتوحة في الهواء الطلق ومحلات ومطاعم راقية، بالإضافة لفندق عالمي ونظام رعاية صحية مميّز ومسجد ومركز اجتماعي.

كما أن وجود مدرسة الدوحة البريطانية وحصانة يوفران التعليم على مستوى عالمي.



## Tower Feature and Facilities

Al Erkyah Rivan Building is located on the periphery of Al Erkyah City, adjacent to the Hotel and Entertainment Districts.

### Façade of the Residences Al Erkyah Rivan Building

The brown stones on the exterior façade of the residential tower are inspired by the spirit of a progressive Qatar.

This warm, harmonious colour is a symbol of the rich culture and traditions of Doha. Large windows frame picturesque views of the City.

### Entrance, Lobby and Lounge

Exceptional service is guaranteed from the moment you step into the residential tower. A warm welcome at the luxury lobby and lounge makes each resident immediately feel at home.

## مميزات ومرافق البرج السكني

يقع البرج السكني Al Erkyah Rivan Building في واجهة مدينة البركية، وهو على مقربة من الفندق وحي الترفيه.

الواجهة الأمامية للبرج السكني Al Erkyah Rivan Building تتألق الواجهة الأمامية للبرج بلون بني مستلهم من الواقع الحضاري الذي تعكسه دولة قطر.

تشكل الألوان المتجانسة للواجهة شعاراً يتناغم مع ثقافة وتقاليد الدوحة، كما أن إطارات النوافذ تتيح إطلالة بانورامية على المدينة.

### مدخل وهدية وقاعة البرج

يتميز البرج السكني بمستوى عالٍ من الخدمة الاستثنائية في كل ركن من أركانه، بدءاً من أجواء الترحيب في الردهة وقاعات الاستراحة وانتهاءً بمنزل في غاية الفخامة.





## Apartments Overview

A collection of 1,2,3 bedrooms apartments and 3,4 bedrooms for the Duplexes across all floors on the edge of Al Erkyah City makes the Building special. Each unit features a living and dining room, kitchen, master bedroom and dressing room, en suite bathroom and a guest toilet. An apartment lobby and spacious balcony add luxury and style.

## Apartments Facilities & Features

The building contains duplexes with modern kitchens, and spacious bathrooms for each room, and comfortable living area with a large garden and swimming pool view on the ground floor.

Within the impeccable apartments are modern kitchens, contemporary bathrooms and spacious rooms designed for comfortable and sophisticated living. Flawless features and finishes give each home a luxury feel.

There is also an equipped Gym where you can Enjoying exercise, and also relaxing and swimming, in the pool on the first Podium of the Building.

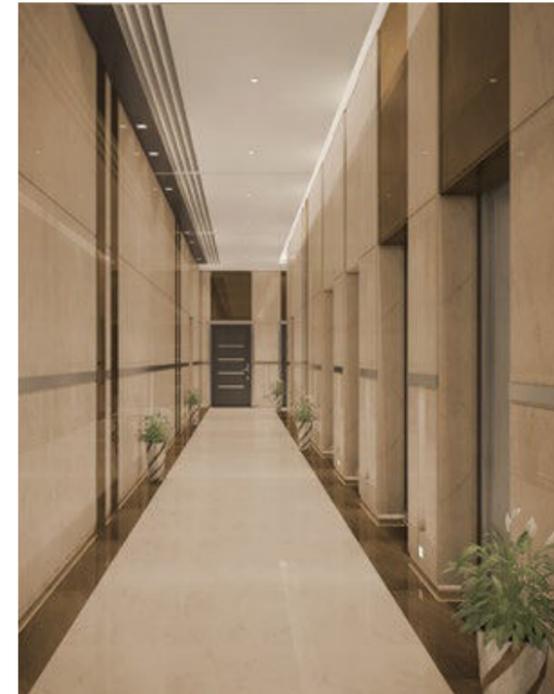
## لمحة عن الشقق

يضم المبنى أنواعاً مختلفة من الشقق ذات 1،2،3 غرف نوم ، كما يضم دبلكسات ذات 3 و4 غرف نوم، حيث يقع المبنى بطرف مدينة البركية، ما يجعله في غاية التميز. تتألف كل شقة من غرفة معيشة وأخرى للطعام ومطبخ وغرفة نوم رئيسية وغرفة للملابس وحمّام رئيسي وآخر للضيوف. كما تصوي كل شقة على ممر وبلكونة واسعة.

## مميزات ومرافق الشقق

يحتوي المبنى على دبلكسات متكونة من مطابخ وحمّامات شاسعة وخاصة بكل غرفة كما تحتوي الدبلكسات على غرف معيشة مريحة ومطلة على حديقة شاسعة تحتوي على حمام سباحة بالطابق الأرضي . تحتوي كل شقة على مطبخ عصري، وحمّامات حديثة، وغرف معيشة واسعة، وهي مصممة بأسلوب يجمع بين العيش المريح والفخامة. كما أن المميزات التي لا تهاهي واللمسات النهائية تضي فخامة على كل منزل.

كما يمكنك القيام بالتمارين الرياضية بالقاعة المخصصة والمجهزة لذلك أو السباحة والإسترخاء ببركة السباحة كذلك بمنصة المبنى الأولى .





# GROUND & 1st PODIUM FLOOR LAYOUTS

DUPLEXES & APARTMENTS

# Ground Floor Layout

Duplexes



# 1st Podium Layout

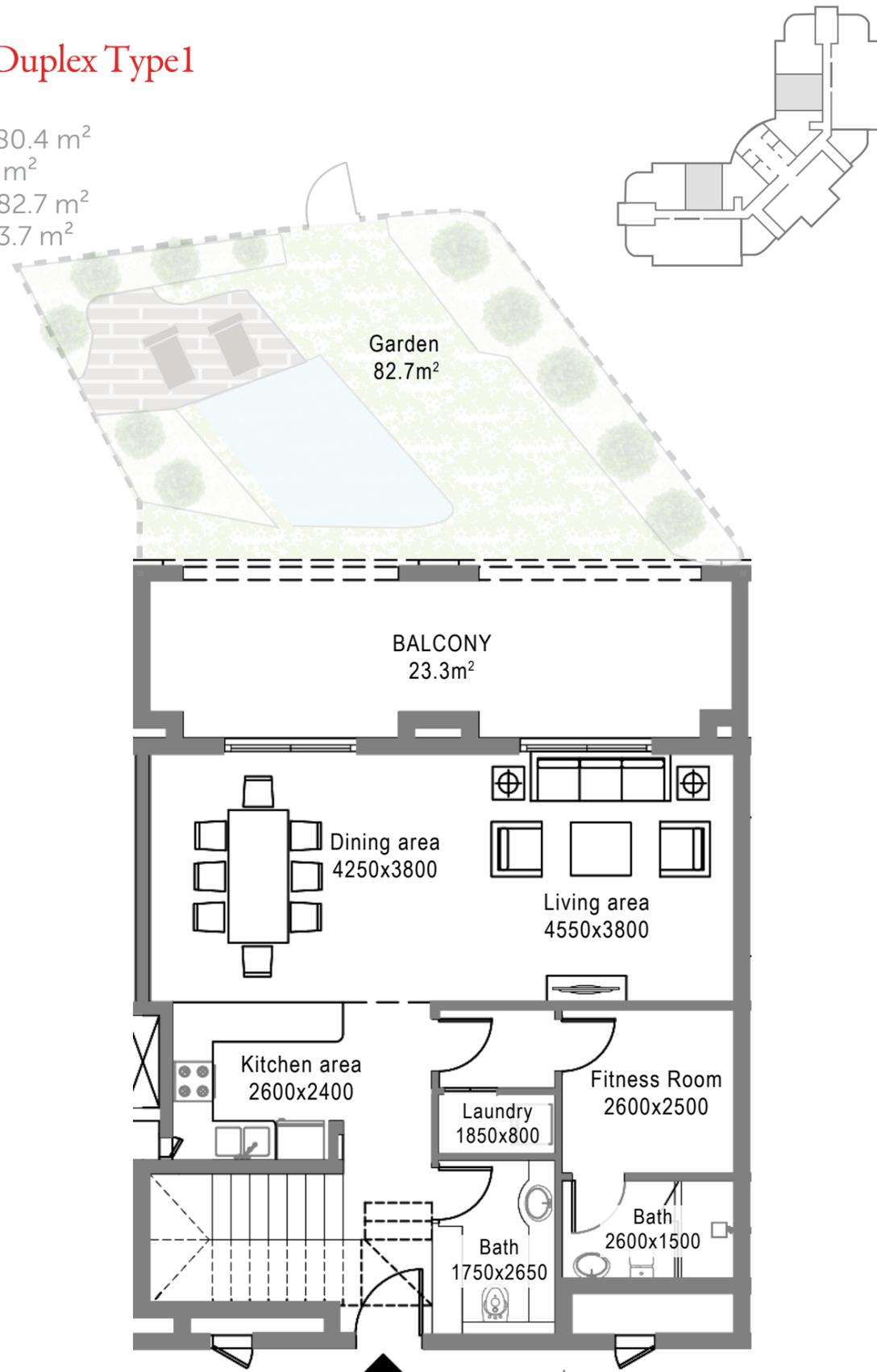
Duplexes & Apartments



## 2 Bedroom Duplex Type1

### Ground floor

Duplex Area: 80.4 m<sup>2</sup>  
Balcony: 23.3 m<sup>2</sup>  
Garden area: 82.7 m<sup>2</sup>  
Total area: 103.7 m<sup>2</sup>

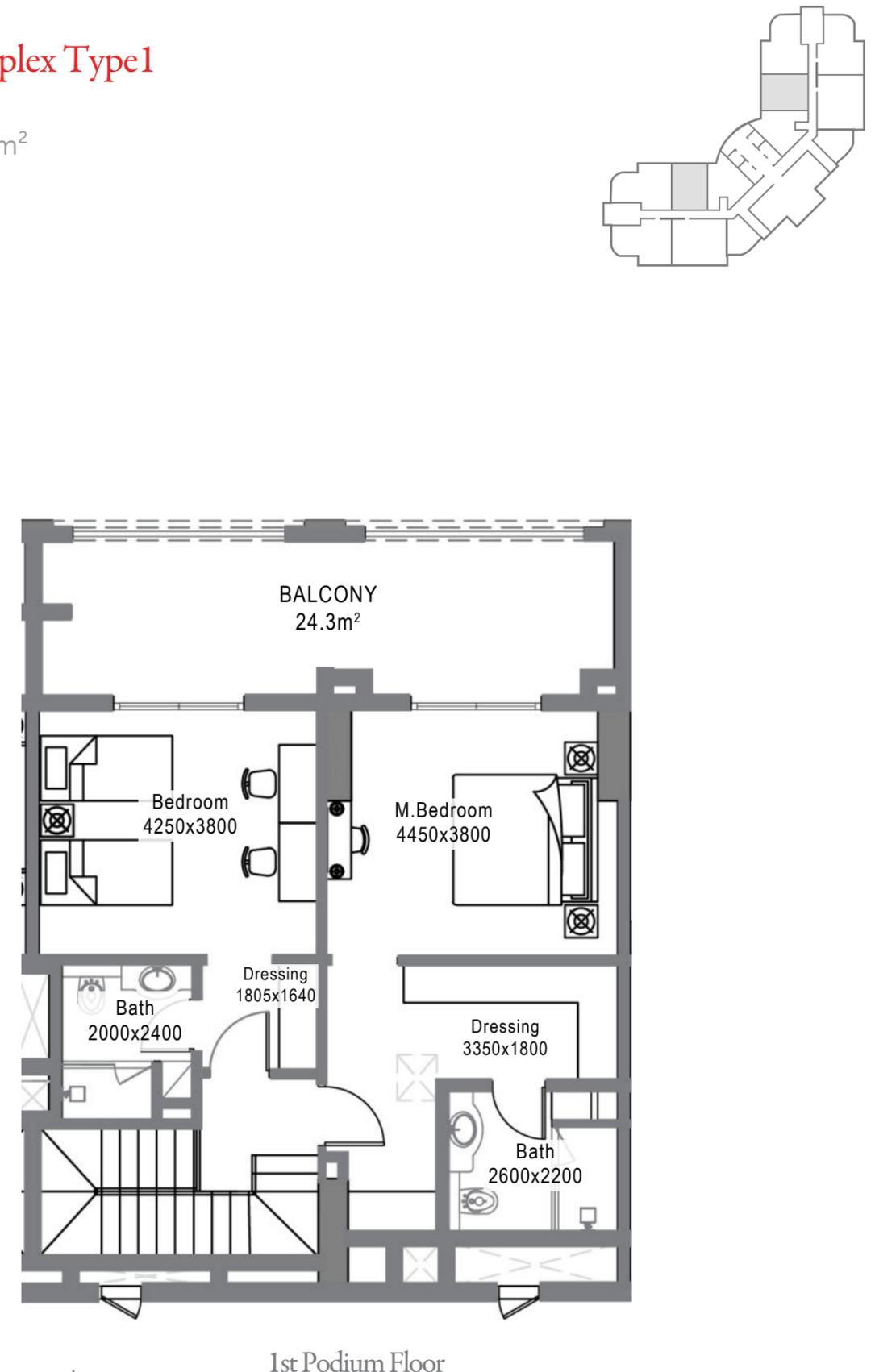


Ground Floor

## 2 Bedroom Duplex Type1

### 1st Podium floor

Duplex Area: 80 m<sup>2</sup>  
Balcony: 24.3 m<sup>2</sup>  
Total area: 104.3



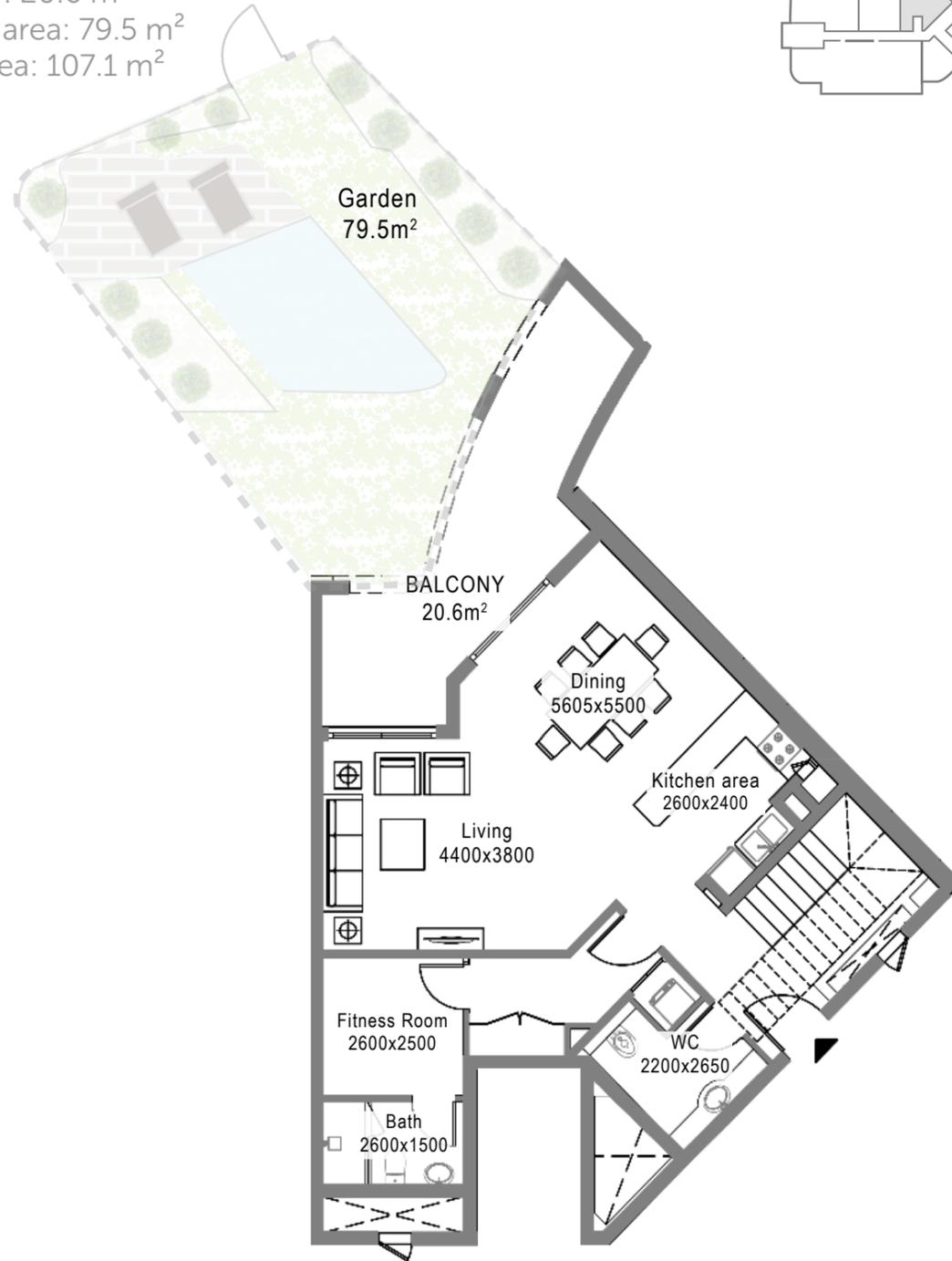
1st Podium Floor

Total Duplex area: 208 m<sup>2</sup>

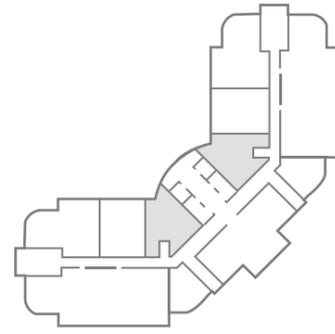
## 2 Bedroom Duplex Type2

### Ground floor

Duplex Area: 86.5 m<sup>2</sup>  
Balcony: 20.6 m<sup>2</sup>  
Garden area: 79.5 m<sup>2</sup>  
Total area: 107.1 m<sup>2</sup>



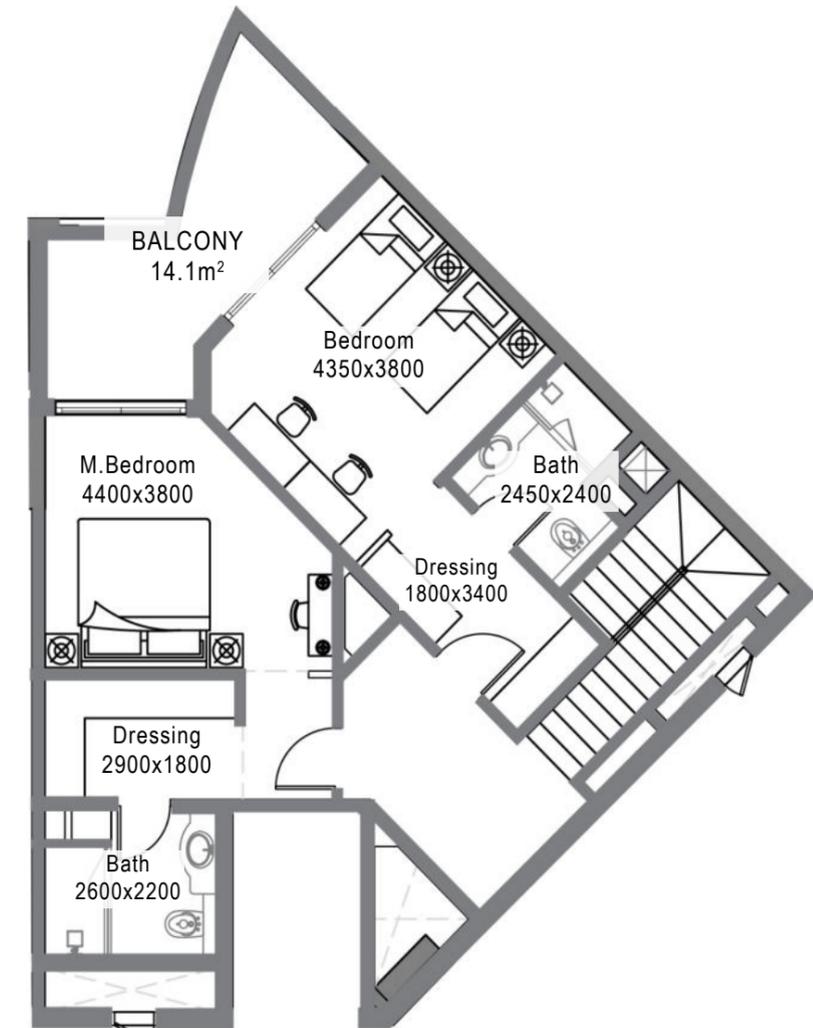
Ground Floor



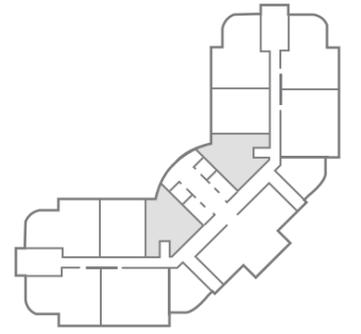
## 2 Bedroom Duplex Type2

### 1st Podium floor

Duplex Area: 86.6 m<sup>2</sup>  
Balcony: 14.1 m<sup>2</sup>  
Total area: 100.7 m<sup>2</sup>



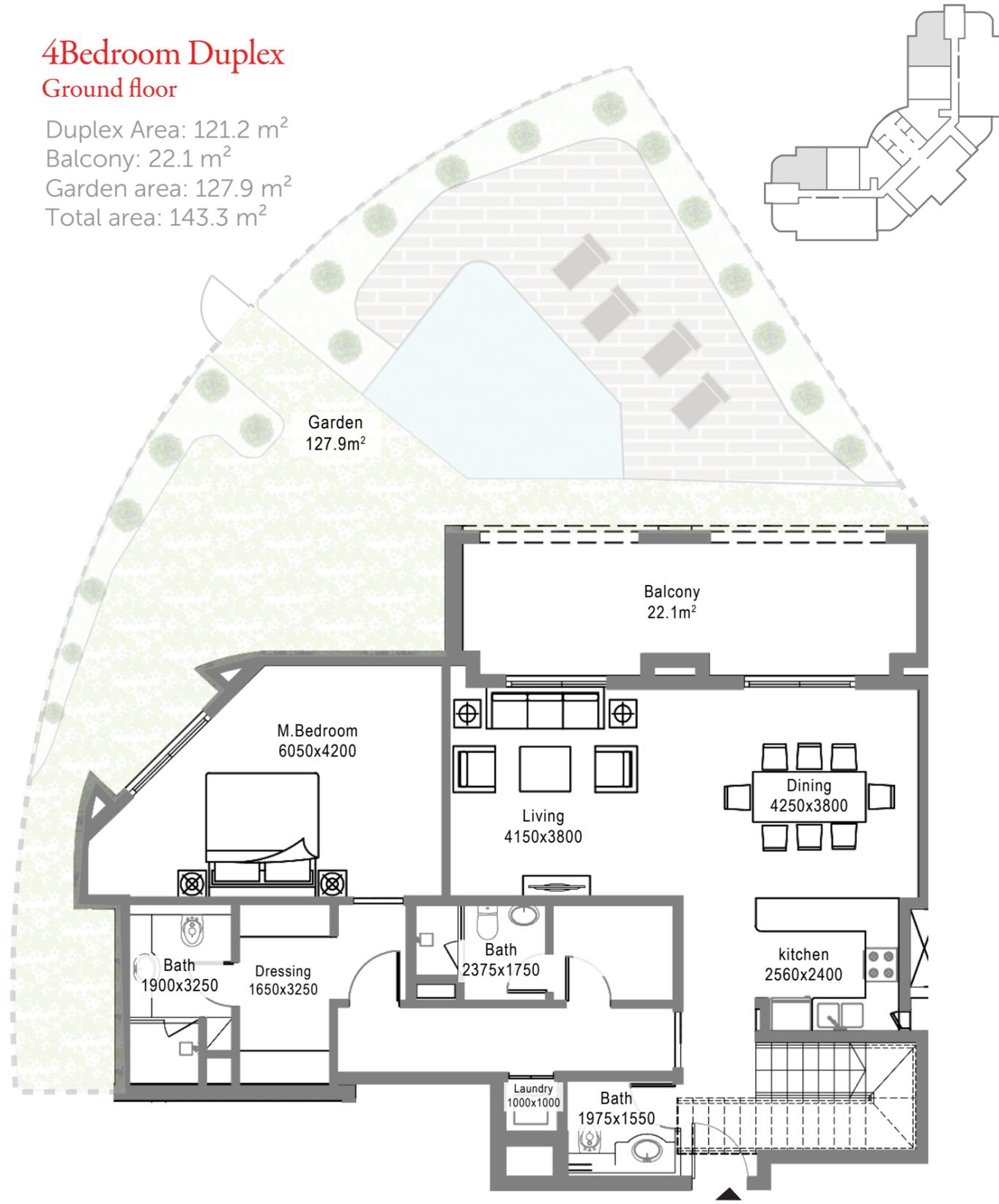
1st Podium Floor



Total Duplex area: 207.8 m<sup>2</sup>

## 4Bedroom Duplex Ground floor

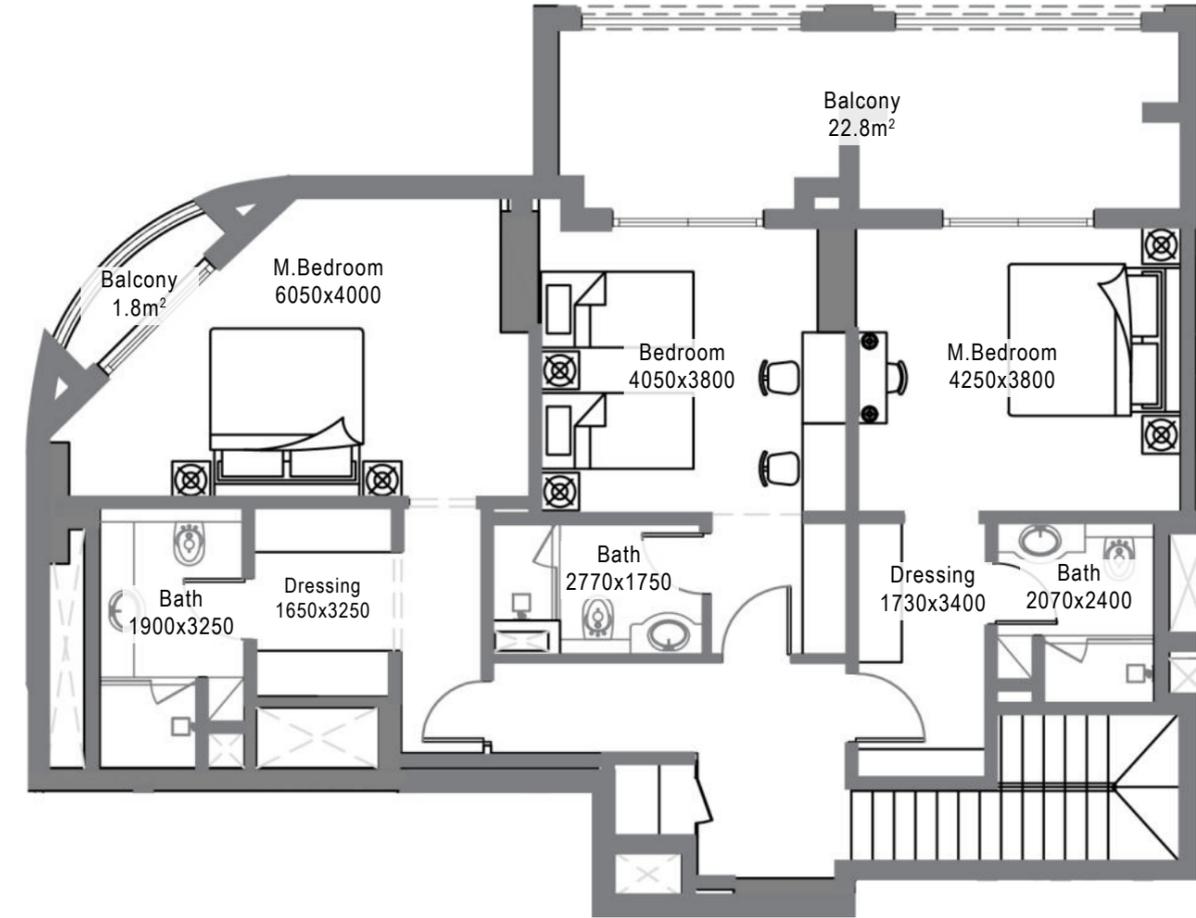
Duplex Area: 121.2 m<sup>2</sup>  
Balcony: 22.1 m<sup>2</sup>  
Garden area: 127.9 m<sup>2</sup>  
Total area: 143.3 m<sup>2</sup>



Ground Floor

## 4Bedroom Duplex 1st Podium floor

Duplex Area: 120 m<sup>2</sup>  
Balcony: 22.8 m<sup>2</sup>  
Total area: 142.8 m<sup>2</sup>



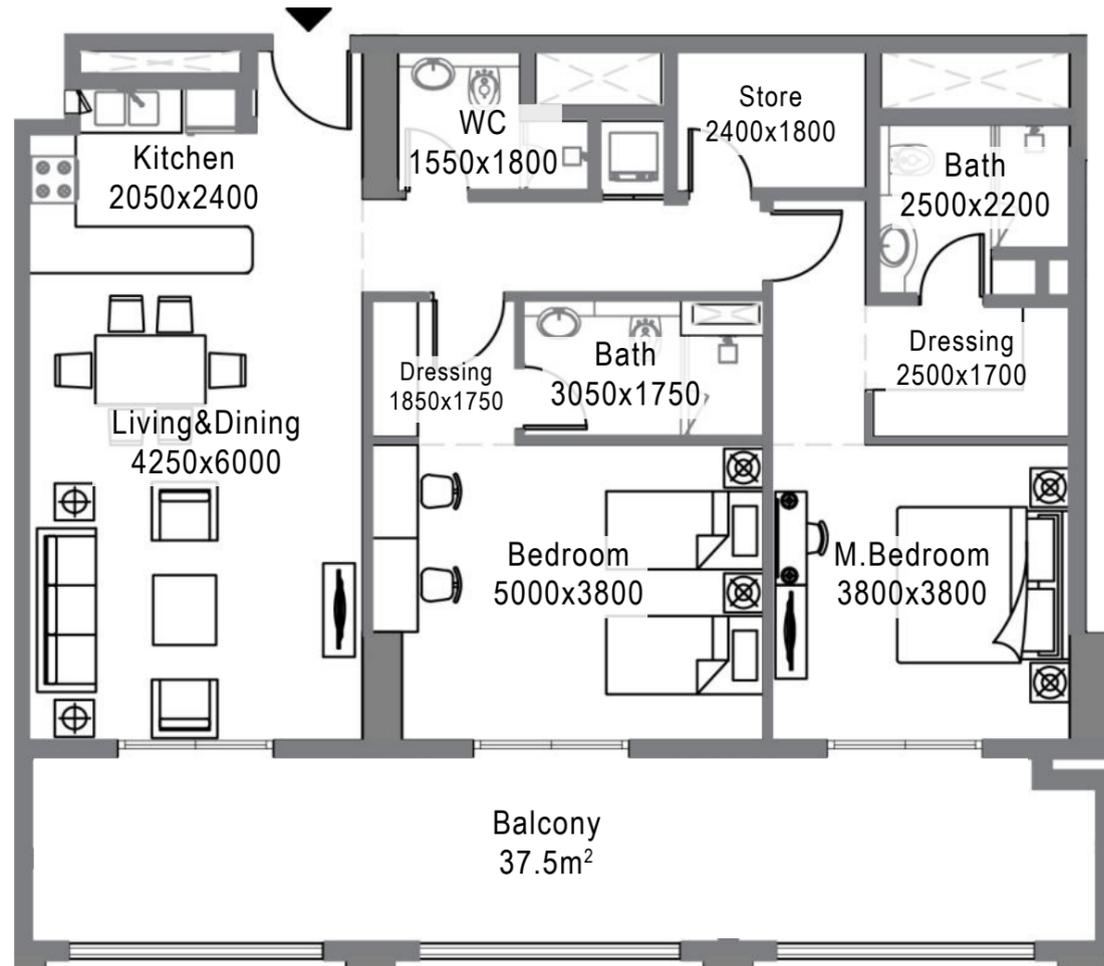
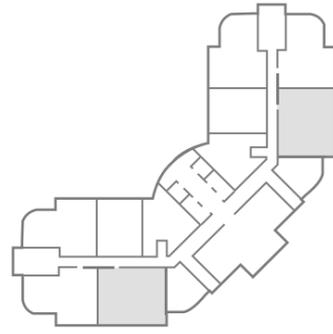
1st Podium Floor

Total Duplex area: 286.1 m<sup>2</sup>

## 2 Bedroom Apartment Type 01

1st Podium floor

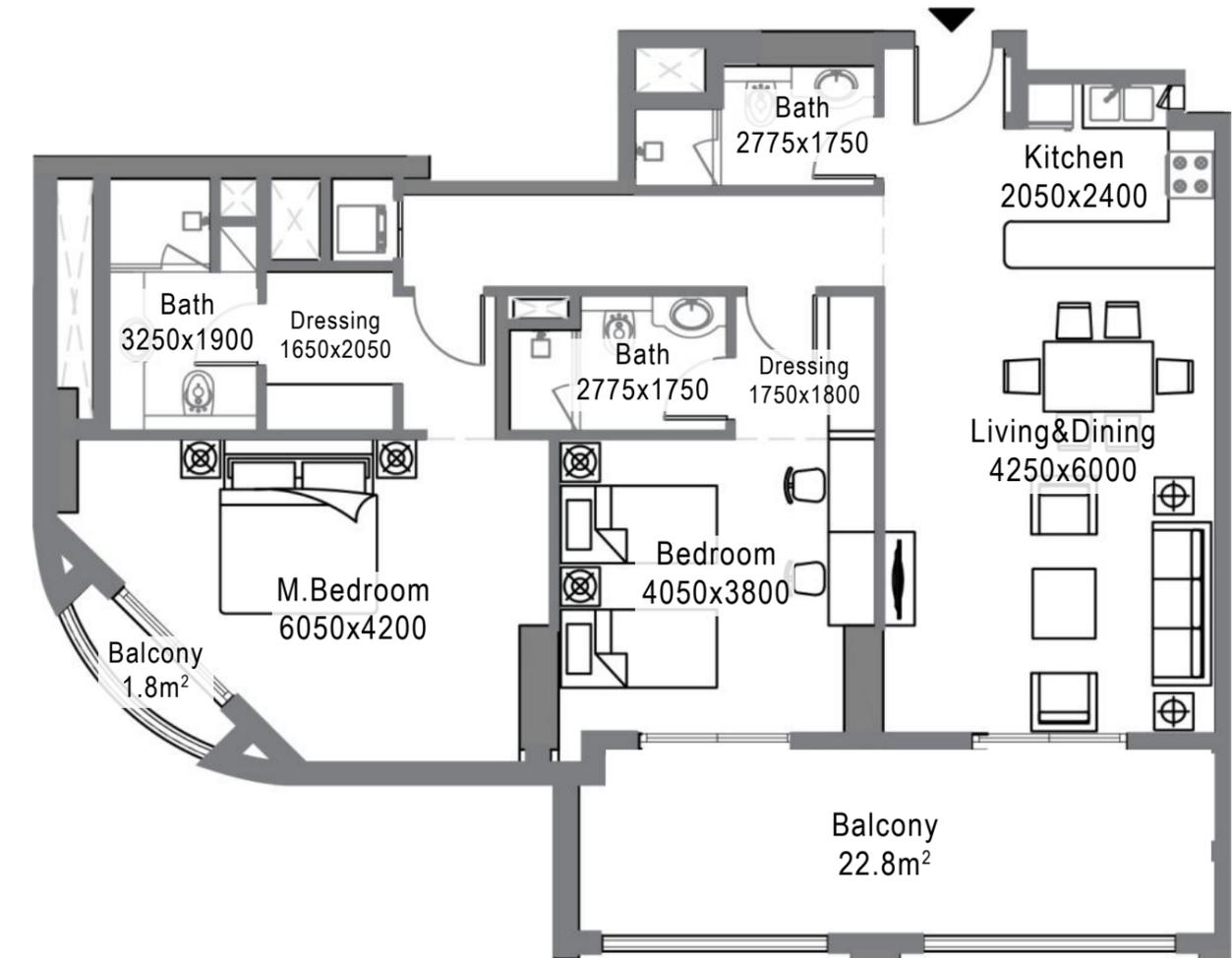
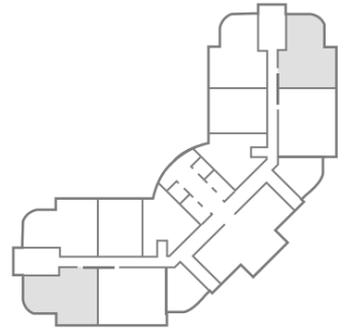
Flat Area: 121 m<sup>2</sup>  
Balcony: 37.5 m<sup>2</sup>  
Total area: 158.5 m<sup>2</sup>



## 2 Bedroom Apartment Type 02

1st Podium floor

Duplex Area: 120.8m<sup>2</sup>  
Balcony: 24.6 m<sup>2</sup>  
Total area: 145.4 m<sup>2</sup>



An aerial architectural rendering of a residential complex. The scene is dominated by a large, circular stadium with a distinctive, textured, golden-brown facade, located in the upper left. To the right of the stadium is a dense cluster of multi-story apartment buildings, some with curved facades. In the foreground, a large, modern playground with colorful equipment is visible. The entire scene is overlaid with a semi-transparent orange-red filter. The text '2nd PODIUM FLOOR LAYOUTS' is prominently displayed in the center, with 'APARTMENTS' written below it in a smaller font.

# 2nd PODIUM FLOOR LAYOUTS

APARTMENTS

## 2nd Podium Floor Plan Apartments

### Legends

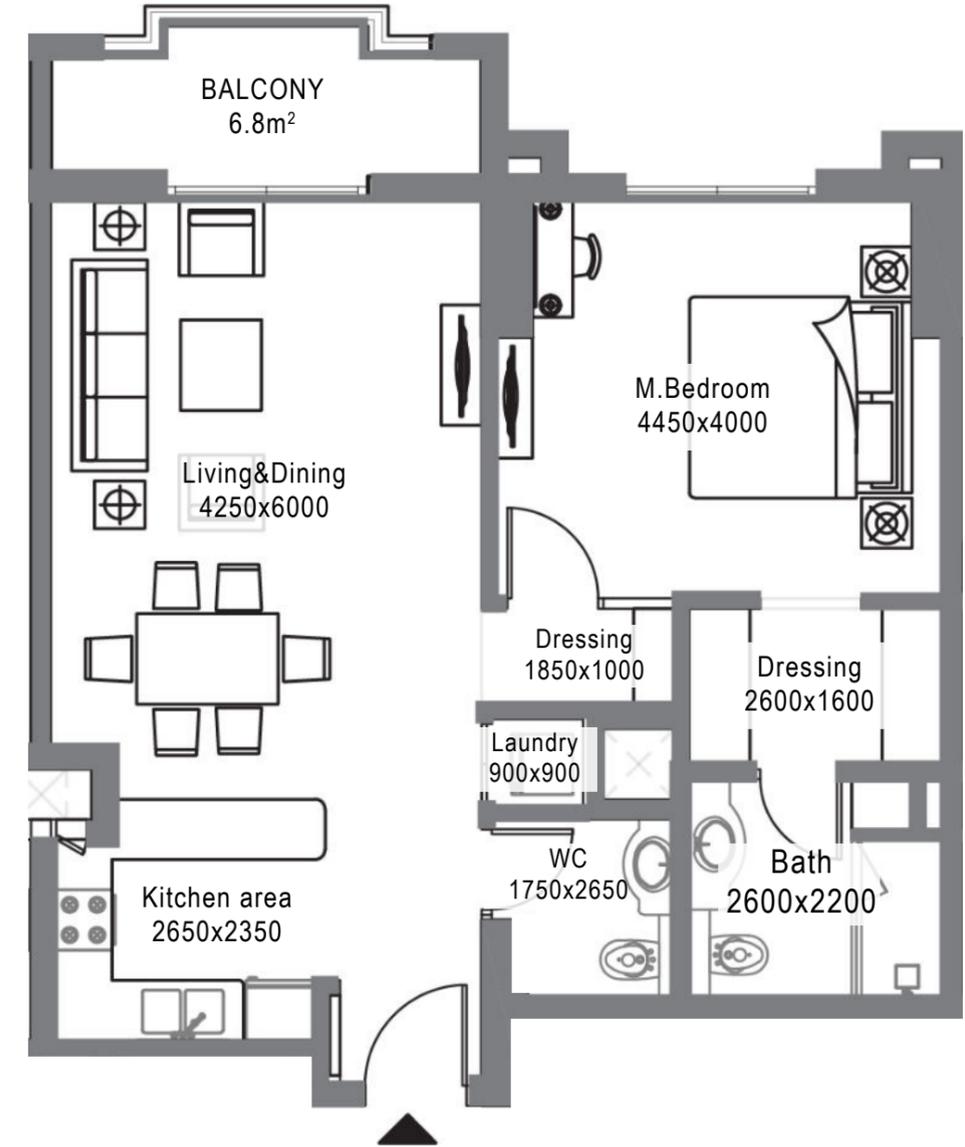
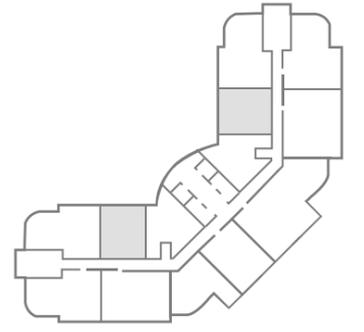
<span style="color: red;">■</span> 1B-1 A	<span style="color: orange;">■</span> 2B-1 A	<span style="color: lightgreen;">■</span> 3B-1
<span style="color: brown;">■</span> 1B-1 B	<span style="color: yellow;">■</span> 2B-1 B	
<span style="color: purple;">■</span> 1B-2	<span style="color: pink;">■</span> 2B-2	
<span style="color: blue;">■</span> 1B-3		



## 1 Bedroom Type 01 A

### 2nd Podium Floor

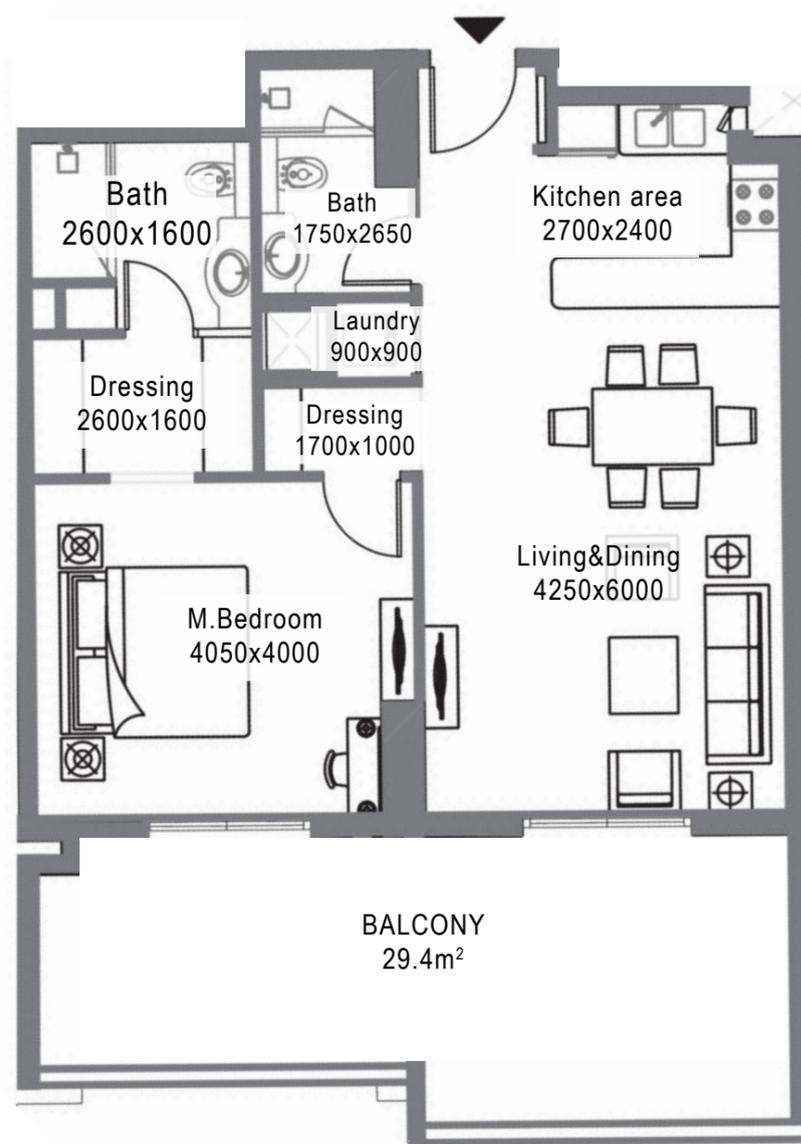
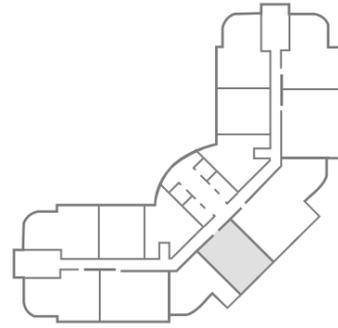
Flat Area: 80.2 m<sup>2</sup>  
Balcony Area: 6.8 m<sup>2</sup>  
Total area: 87 m<sup>2</sup>



## 1 Bedroom Type 01 B

### 2nd Podium Floor

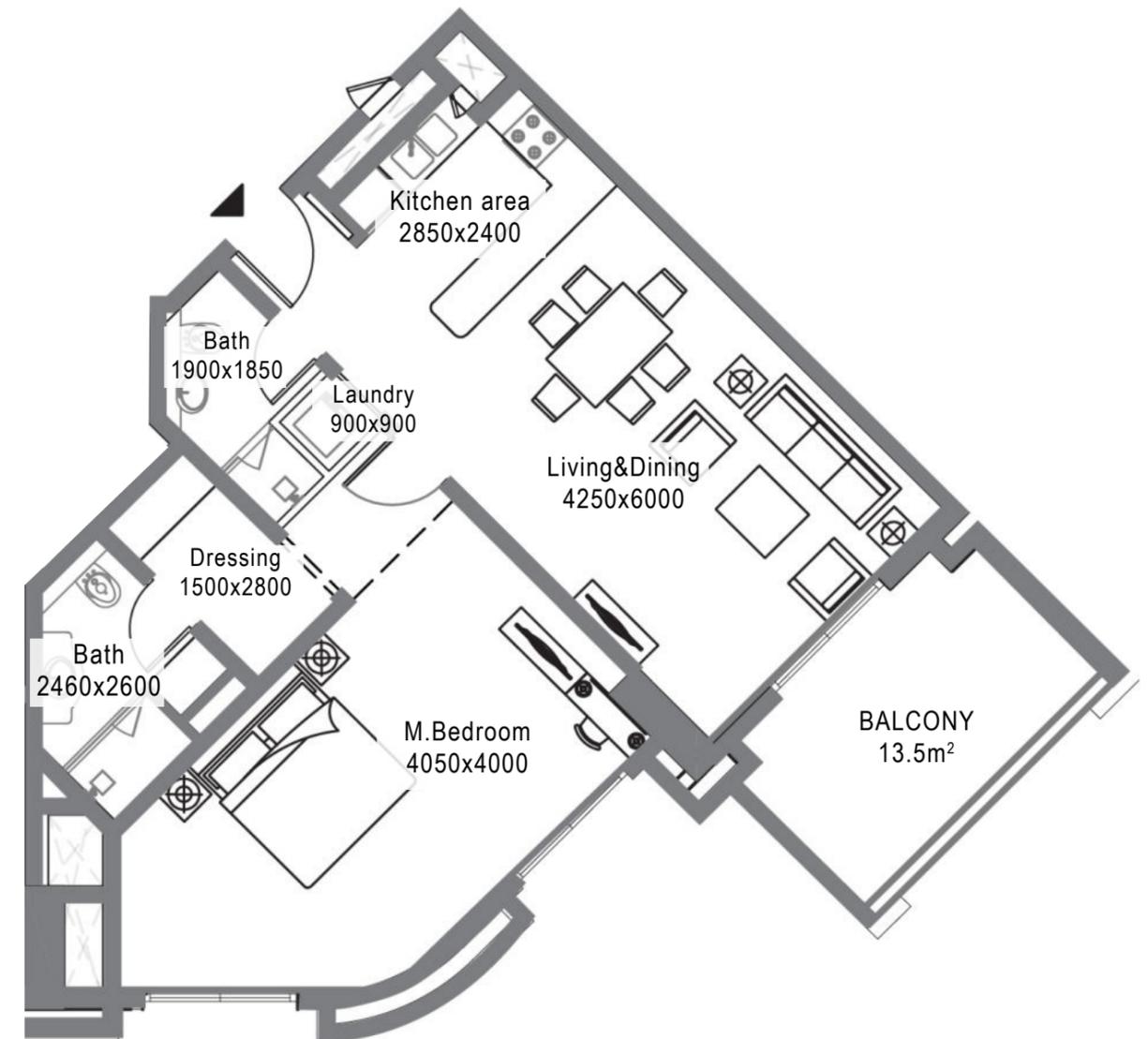
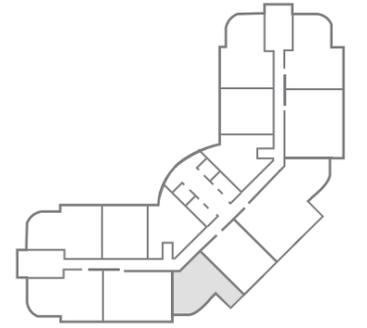
Flat Area: 80.2 m<sup>2</sup>  
Balcony Area: 29.4 m<sup>2</sup>  
Total area: 109.6 m<sup>2</sup>



## 1 Bedroom Type 02

### 2nd Podium Floor

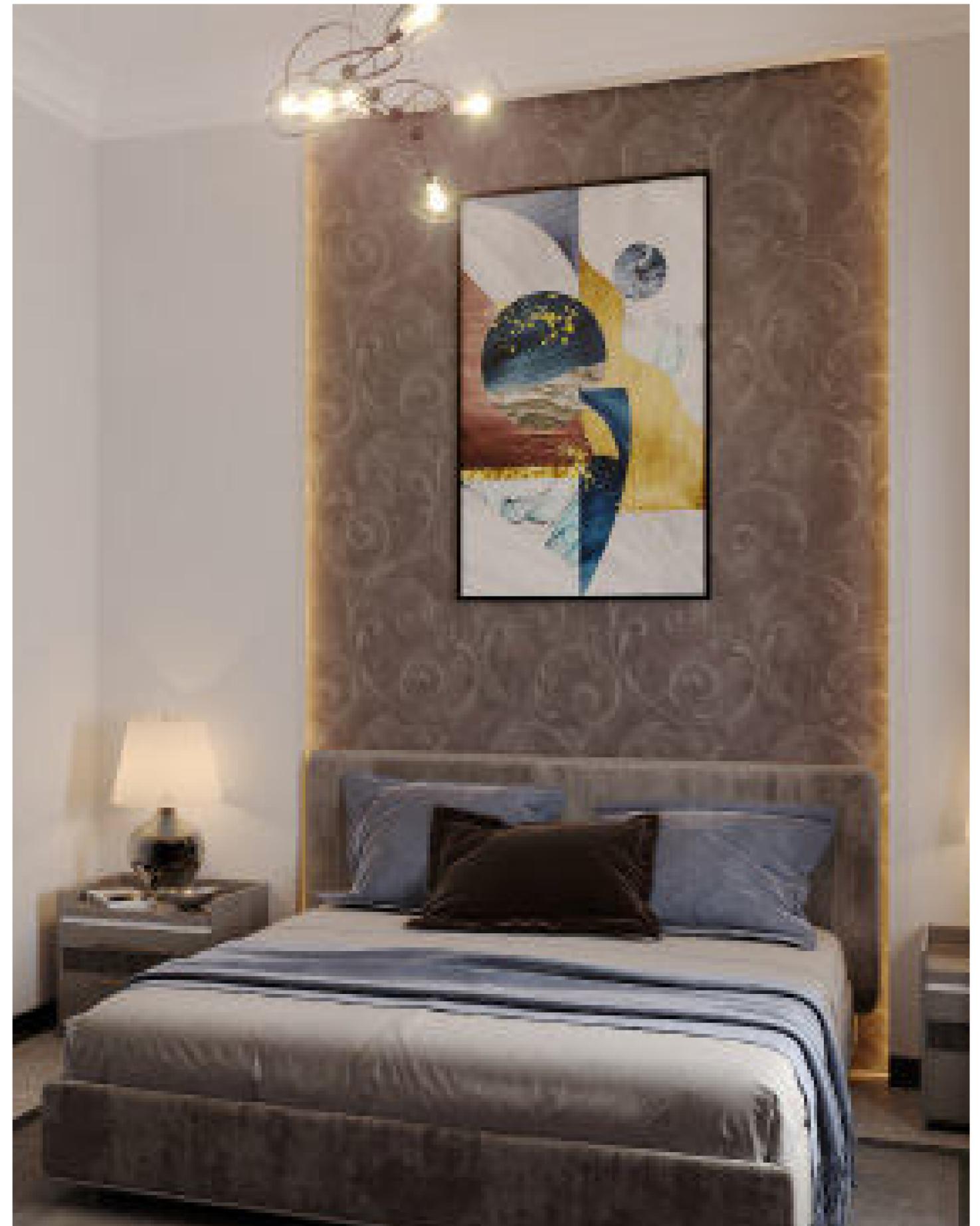
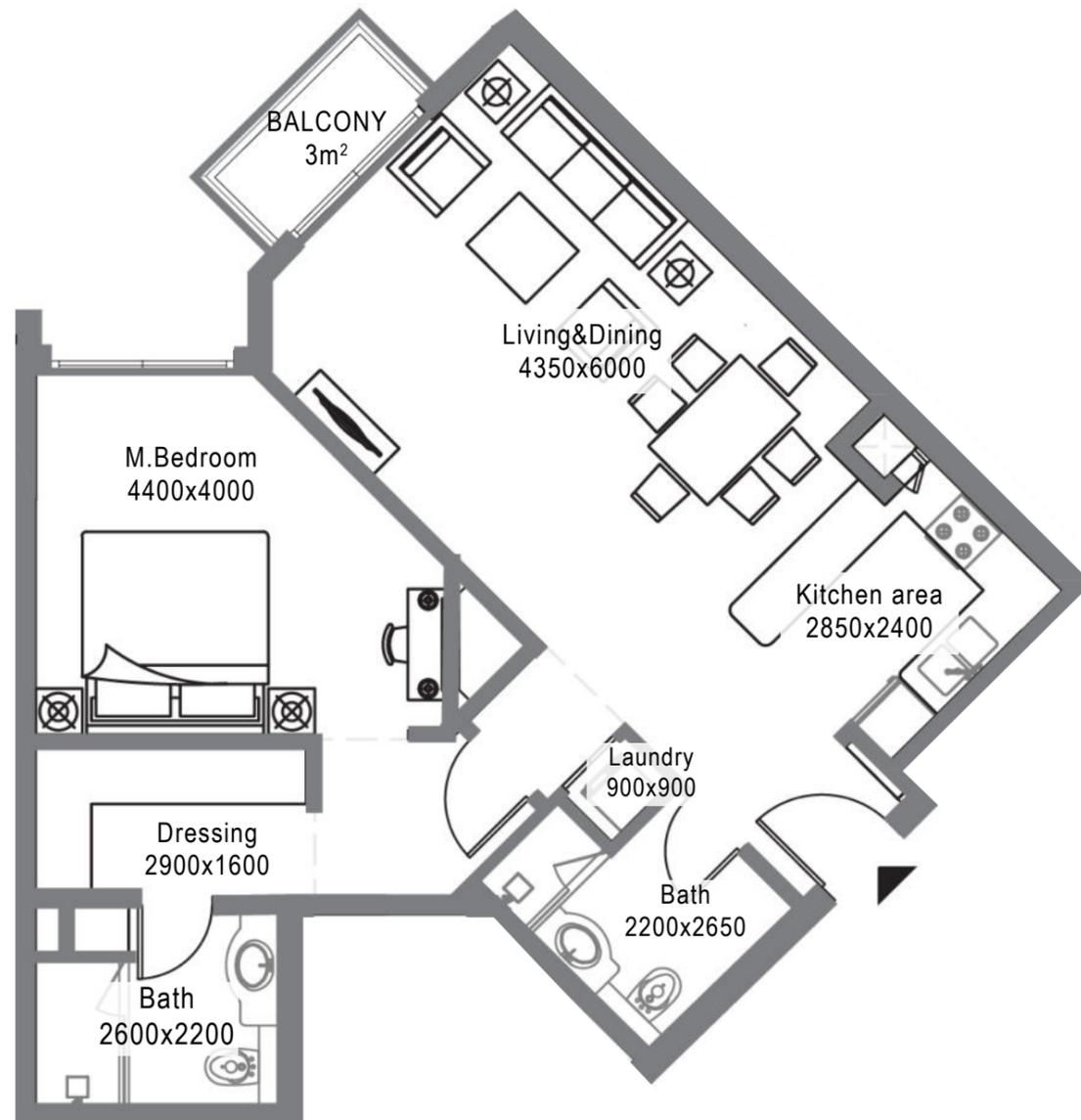
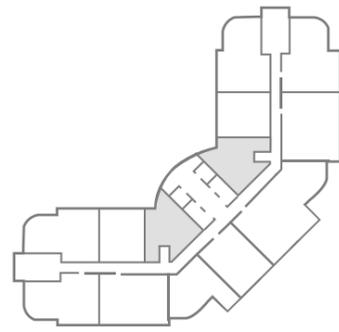
Flat Area: 92 m<sup>2</sup>  
Balcony Area: 13.5 m<sup>2</sup>  
Total area: 105.5 m<sup>2</sup>



## 1 Bedroom Type 03

### 2nd Podium Floor

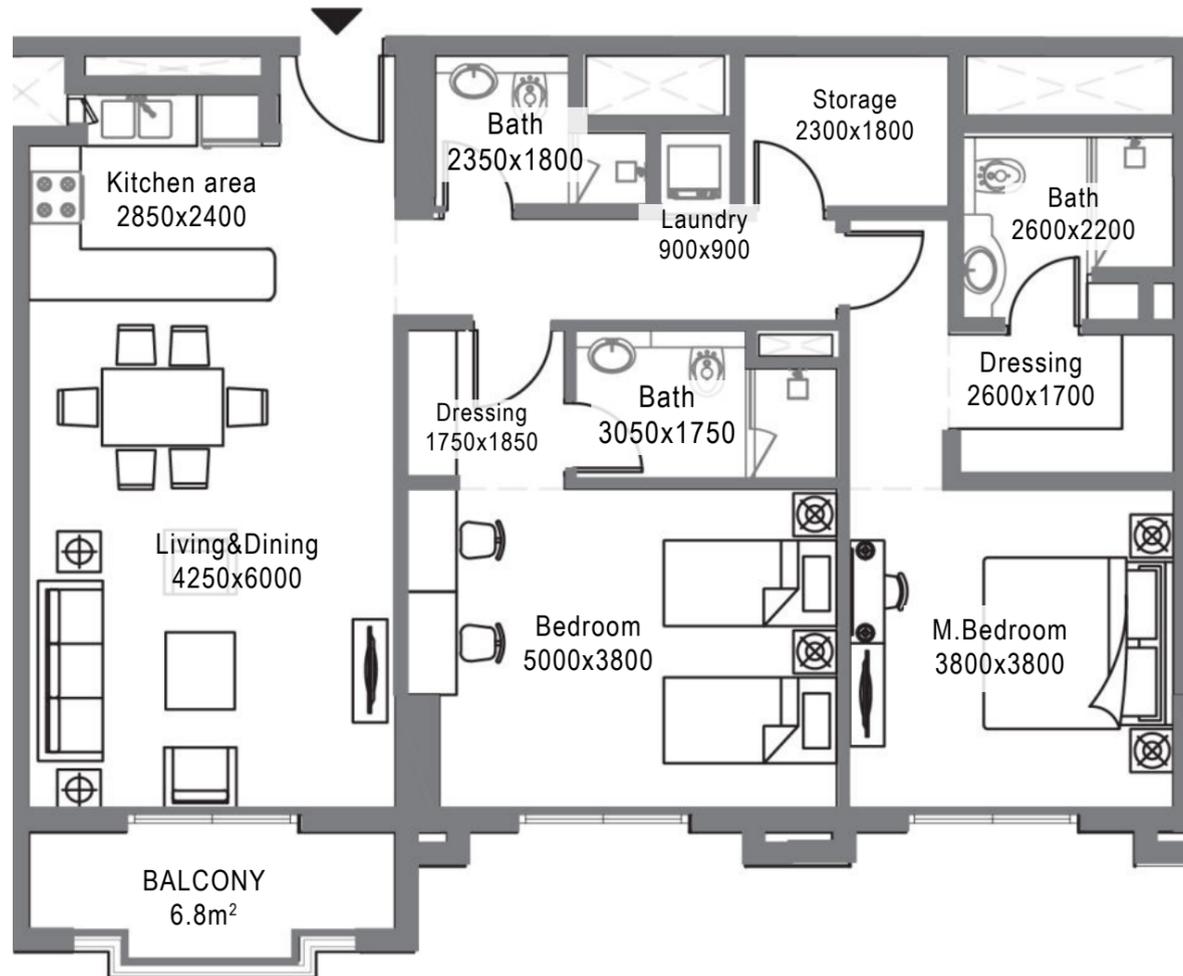
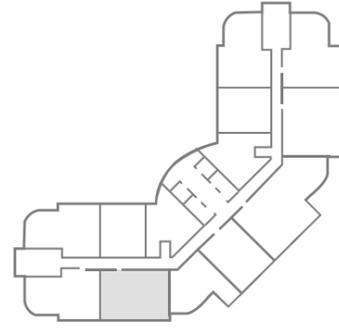
Flat Area: 86.7 m<sup>2</sup>  
Balcony Area: 3m<sup>2</sup>  
Total area: 89.7 m<sup>2</sup>



## 2 Bedroom Type 01 A

### 2nd Podium Floor

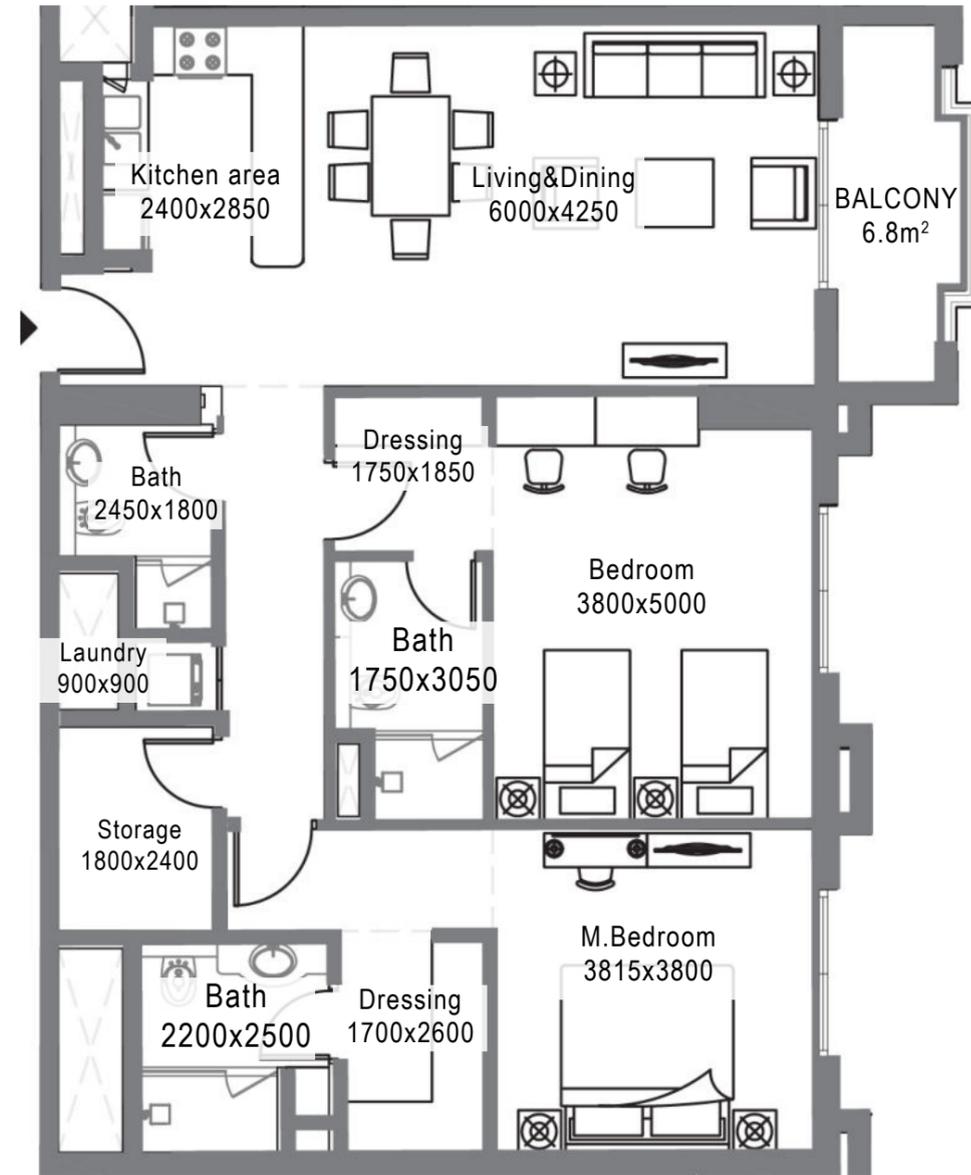
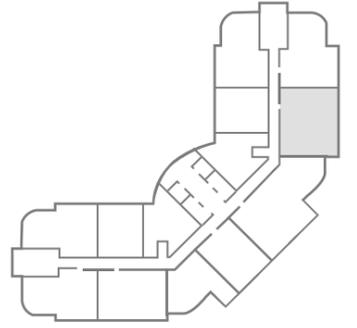
Flat Area: 120.2 m<sup>2</sup>  
Balcony Area: 6.8 m<sup>2</sup>  
Total area: 127 m<sup>2</sup>



## 2 Bedroom Type 01 B

### 2nd Podium Floor

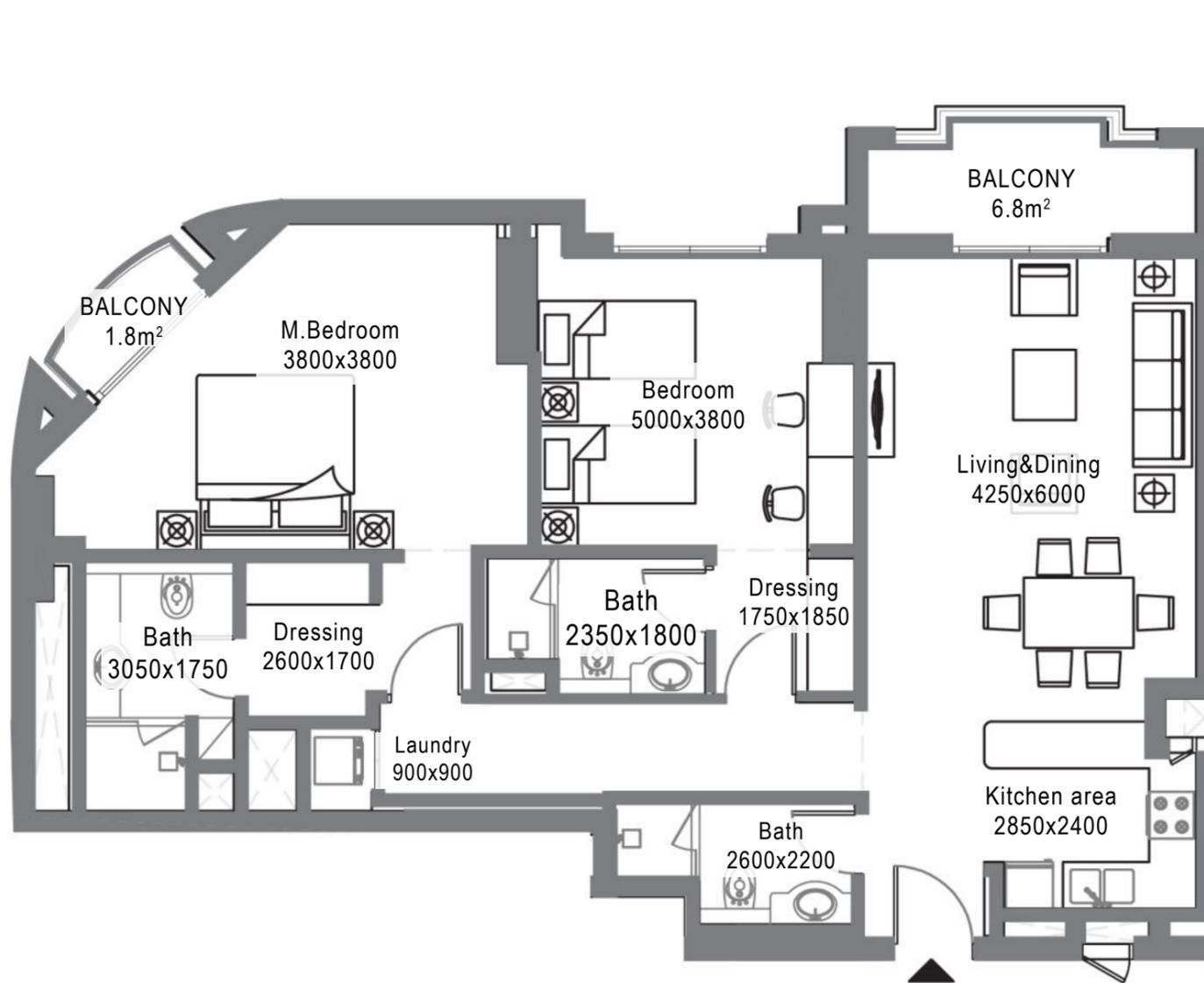
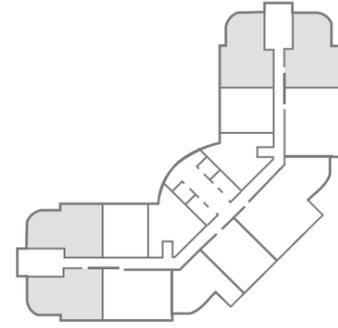
Flat Area: 120.6 m<sup>2</sup>  
Balcony Area: 6.8 m<sup>2</sup>  
Total area: 127.4 m<sup>2</sup>



## 2 Bedroom Type 02

### 2nd Podium Floor

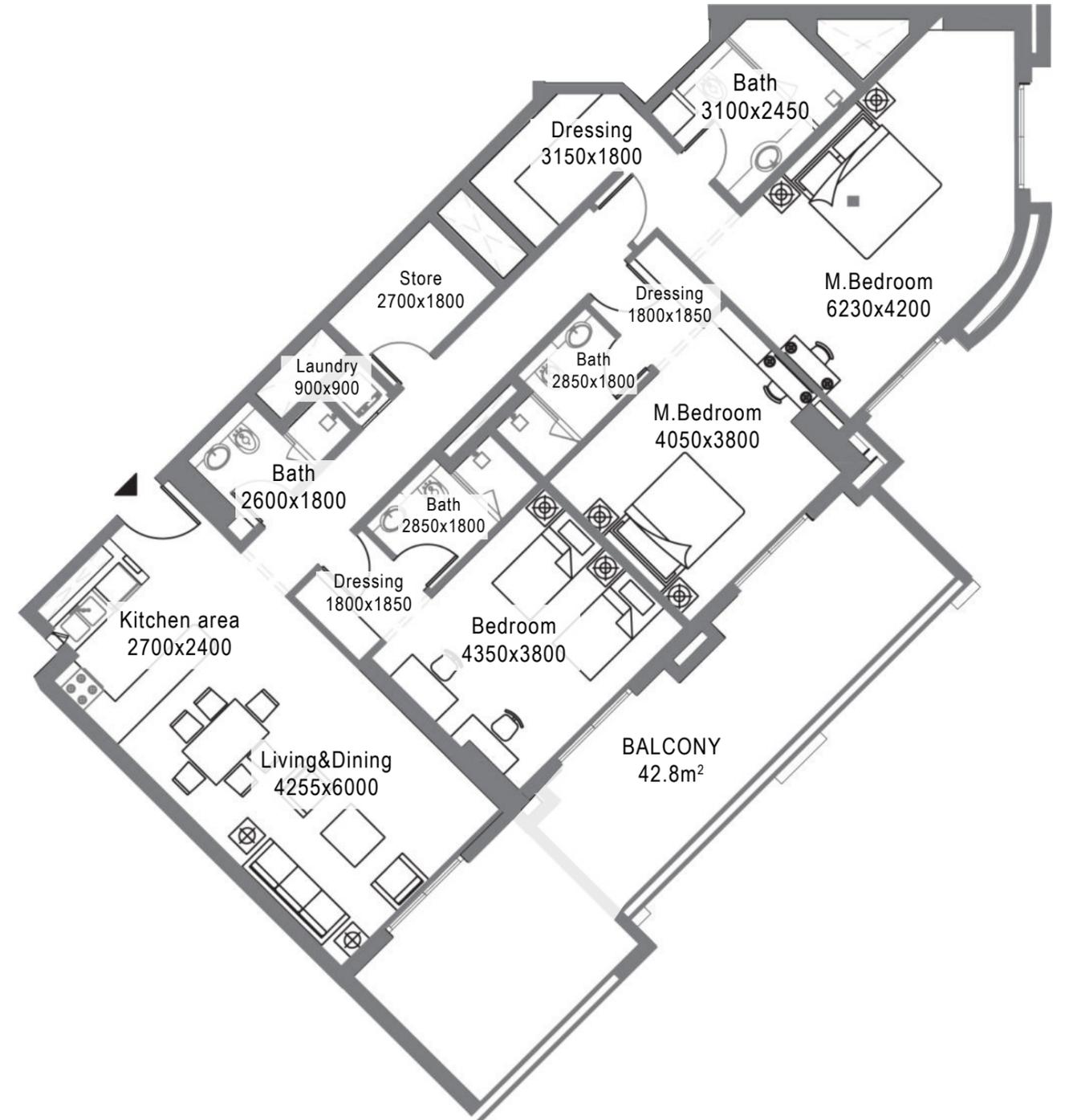
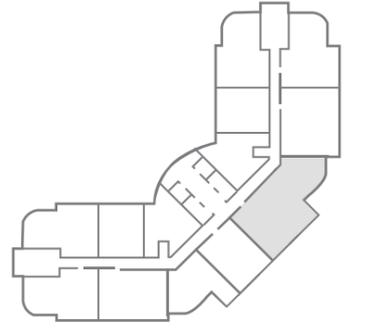
Flat Area: 120.8 m<sup>2</sup>  
Balcony Area: 8.6 m<sup>2</sup>  
Total area: 129.4 m<sup>2</sup>



## 3 Bedroom Type 01

### 2nd Podium Floor

Flat Area: 173 m<sup>2</sup>  
Balcony Area: 42.8 m<sup>2</sup>  
Total area: 215.8 m<sup>2</sup>





# 1,3,5,7,9,11 FLOORS LAYOUTS

APARTMENTS

# 1,3,5,7,9,11 Floor Plans Apartments

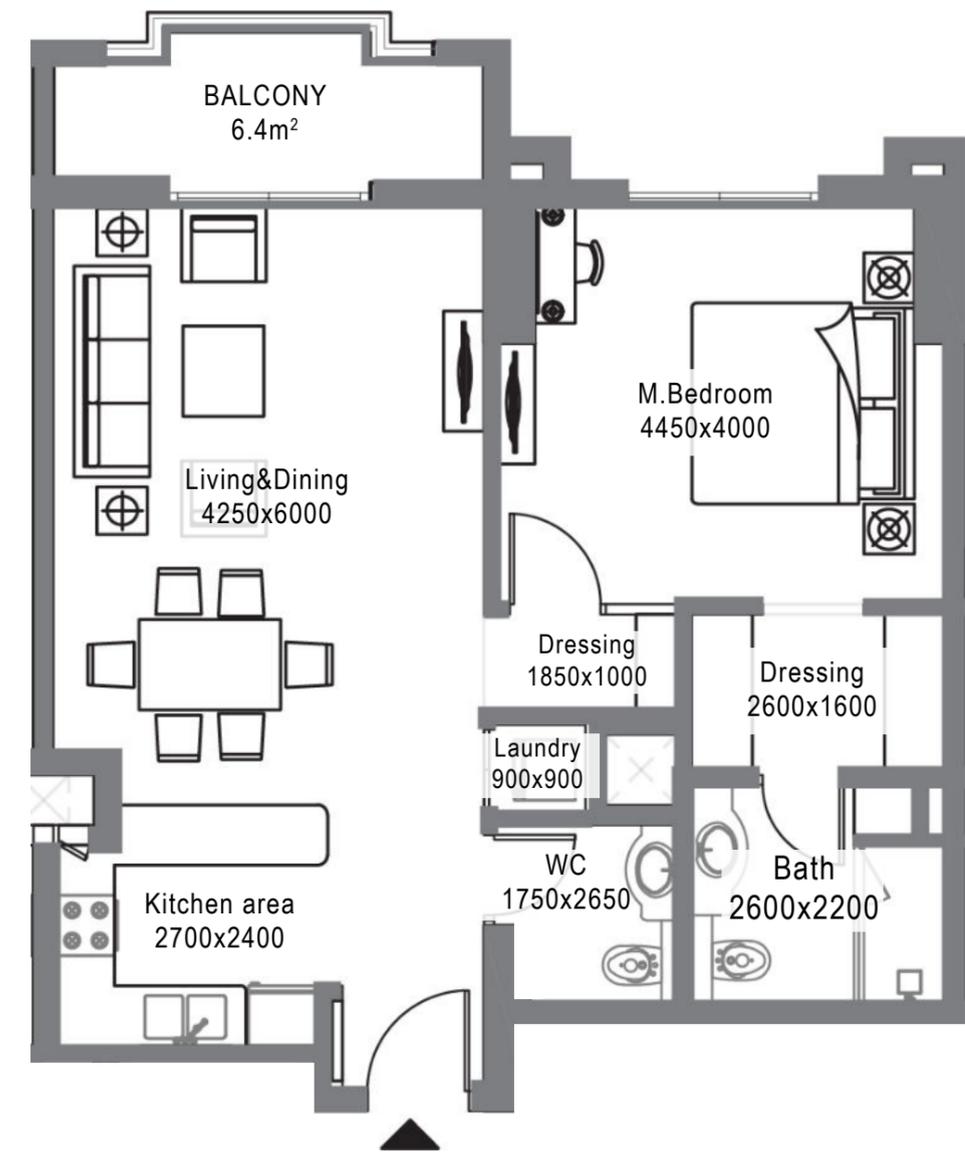
## Legends

- 1B-1 A
- 1B-1 B
- 1B-2
- 1B-3
- 2B-1 A
- 2B-1 B
- 2B-2
- 3B-1



## 1 Bedroom Type 01 A Typical 1,3,5,7,9,11

Flat Area: 80.2 m<sup>2</sup>  
Balcony Area: 6.4 m<sup>2</sup>  
Total area: 86.6 m<sup>2</sup>



High Way View  
إطلالة على الطريق السريع

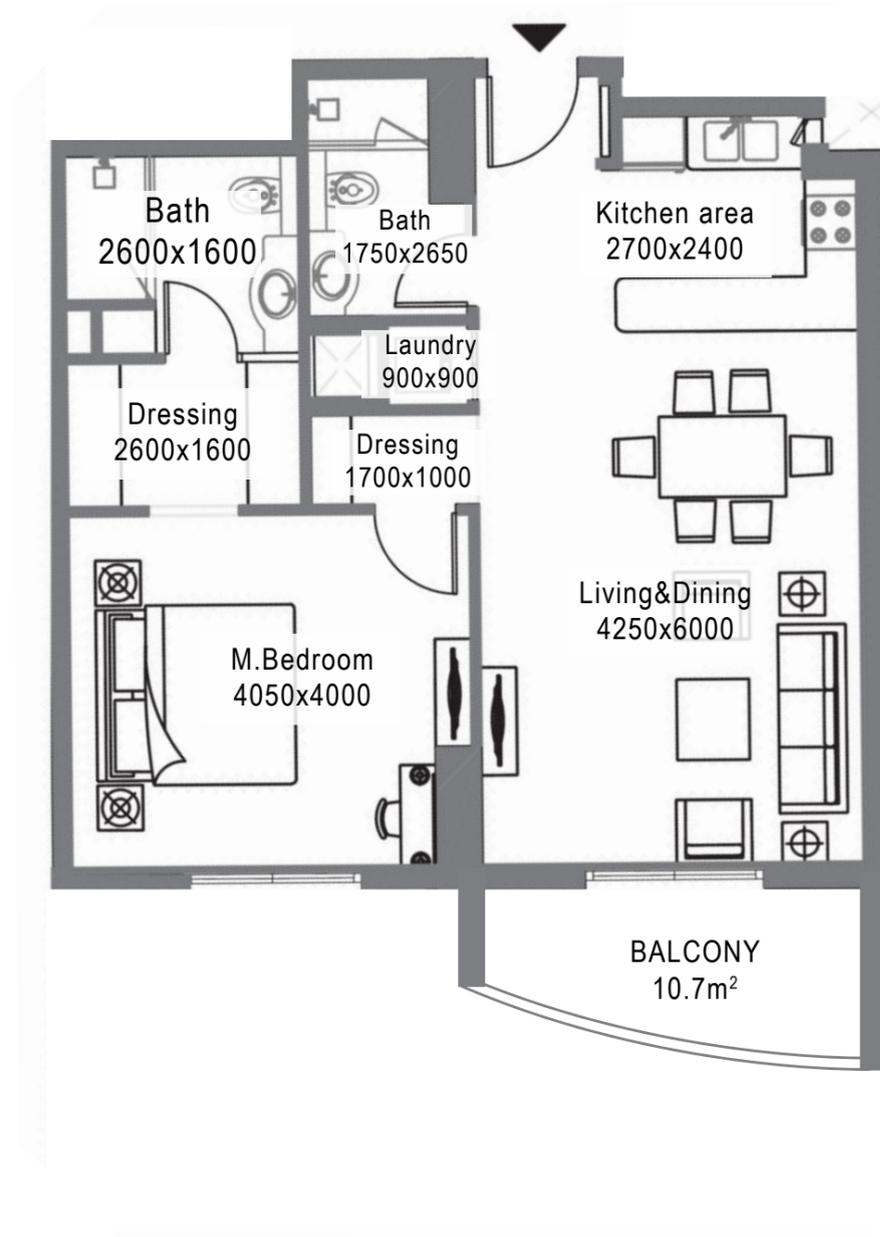
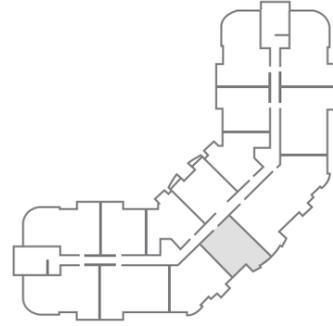
## 1 Bedroom Type 01 B

Typical 1,3,5,7,9,11

Flat Area: 80.7 m<sup>2</sup>

Balcony Area: 10.7 m<sup>2</sup>

Total area: 91.4 m<sup>2</sup>



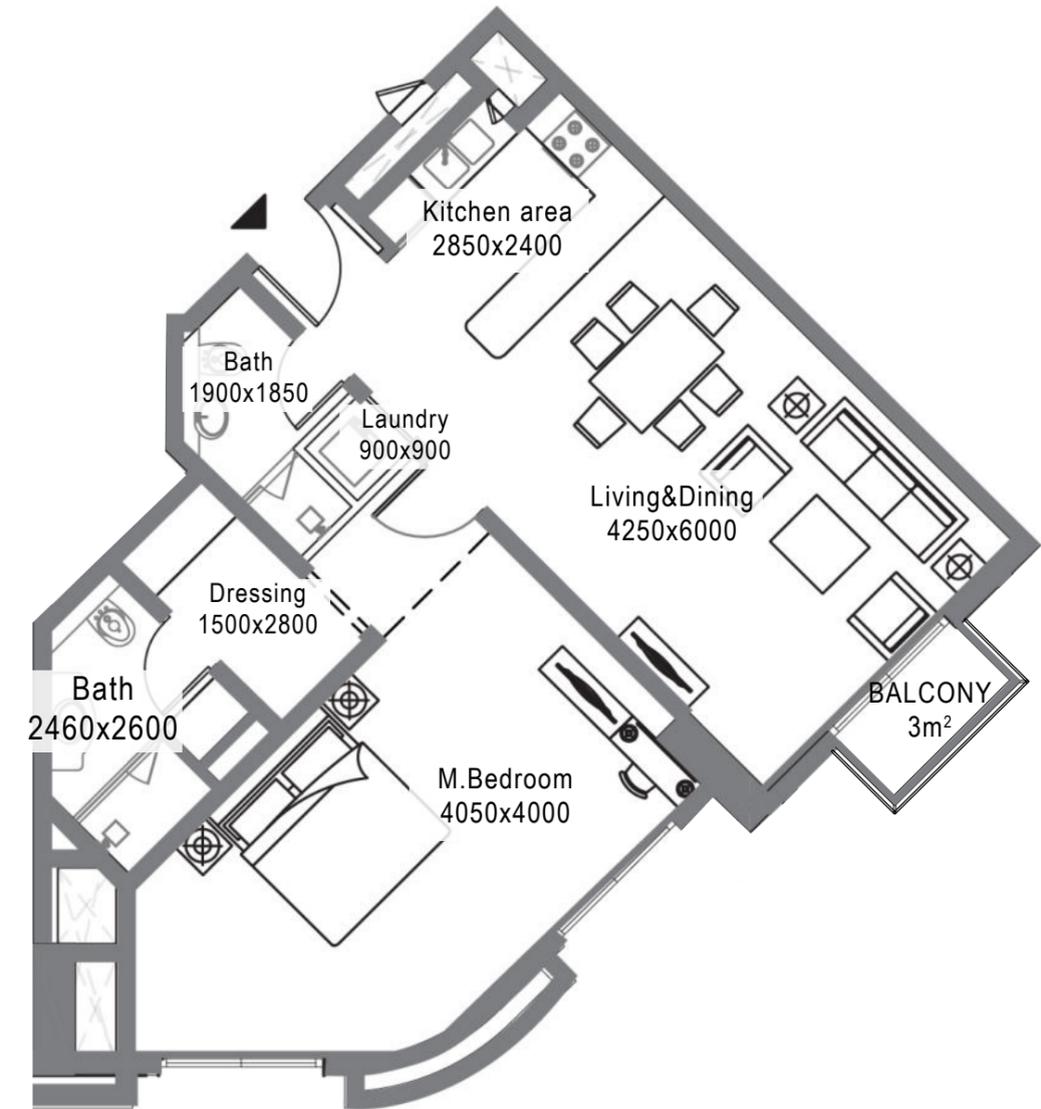
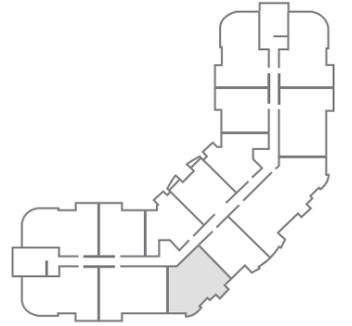
## 1 Bedroom Type 02

Typical 1,3,5,7,9,11

Flat Area: 92.2 m<sup>2</sup>

Balcony Area: 3 m<sup>2</sup>

Total area: 95.2 m<sup>2</sup>



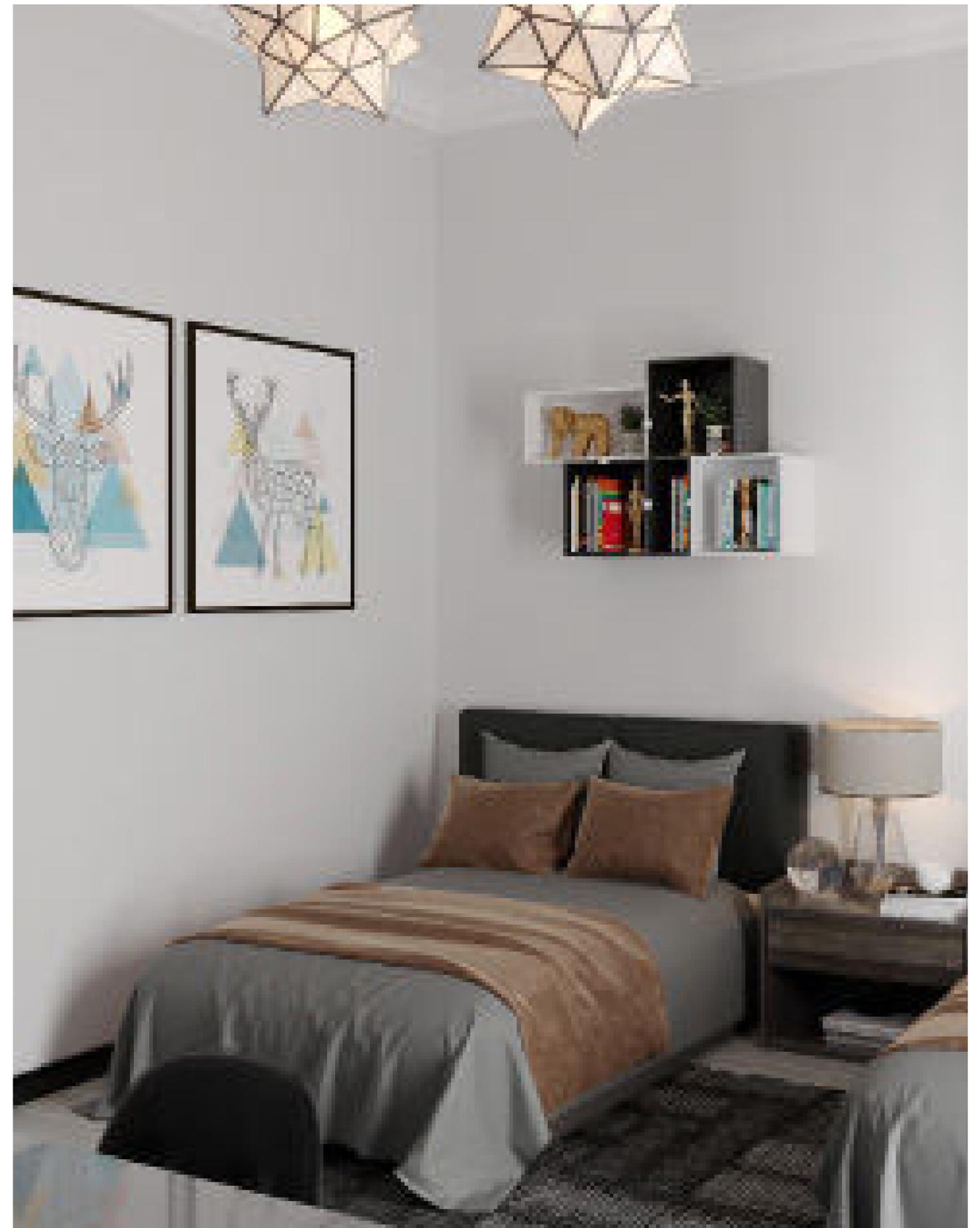
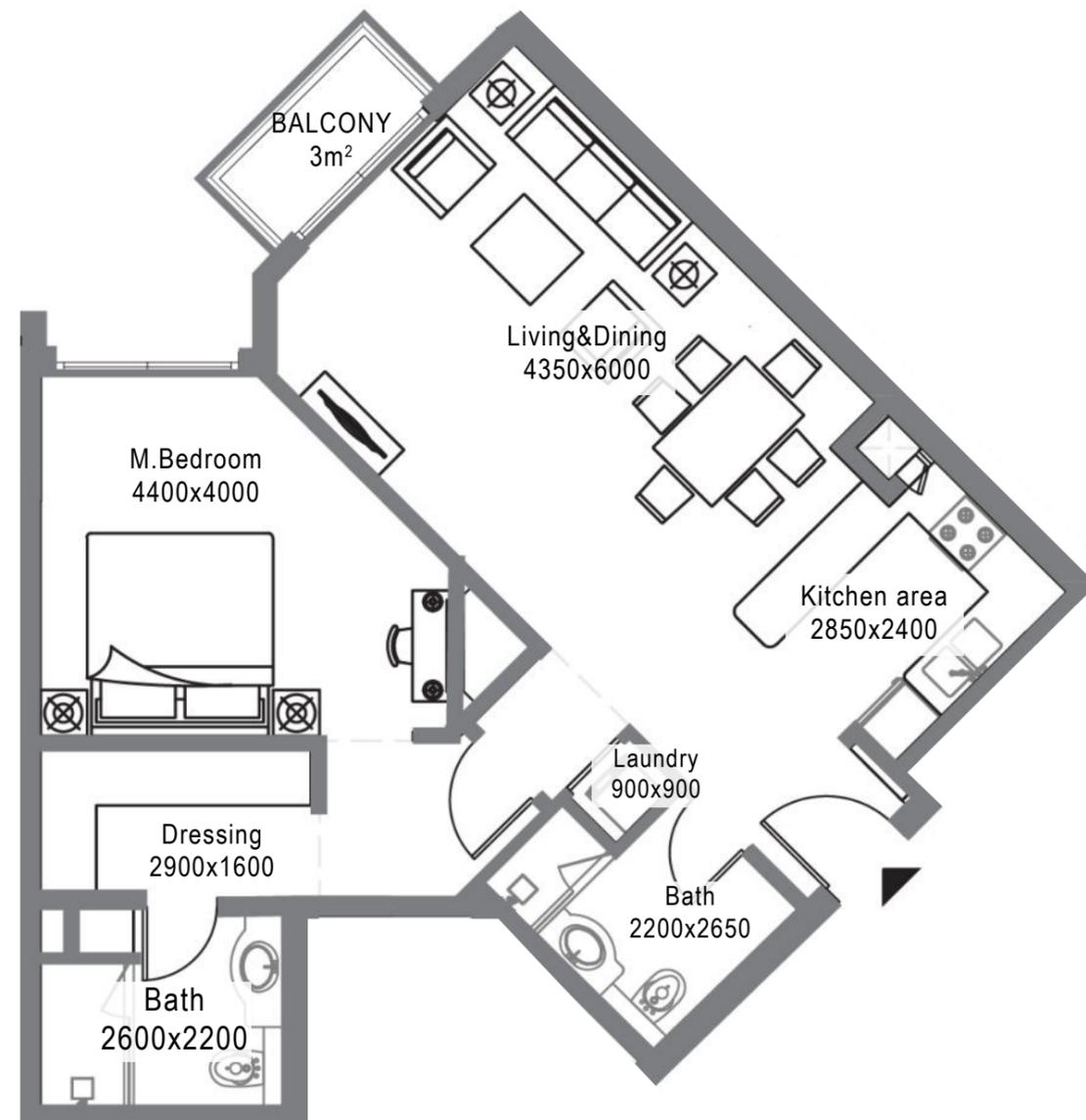
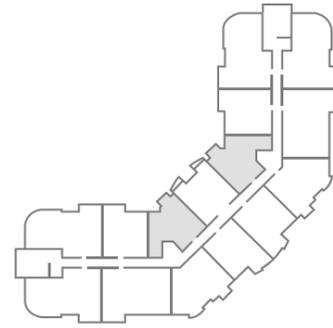
## 1 Bedroom Type 03

Typical 1,3,5,7,9,11

Flat Area: 86.7 m<sup>2</sup>

Balcony Area: 3m<sup>2</sup>

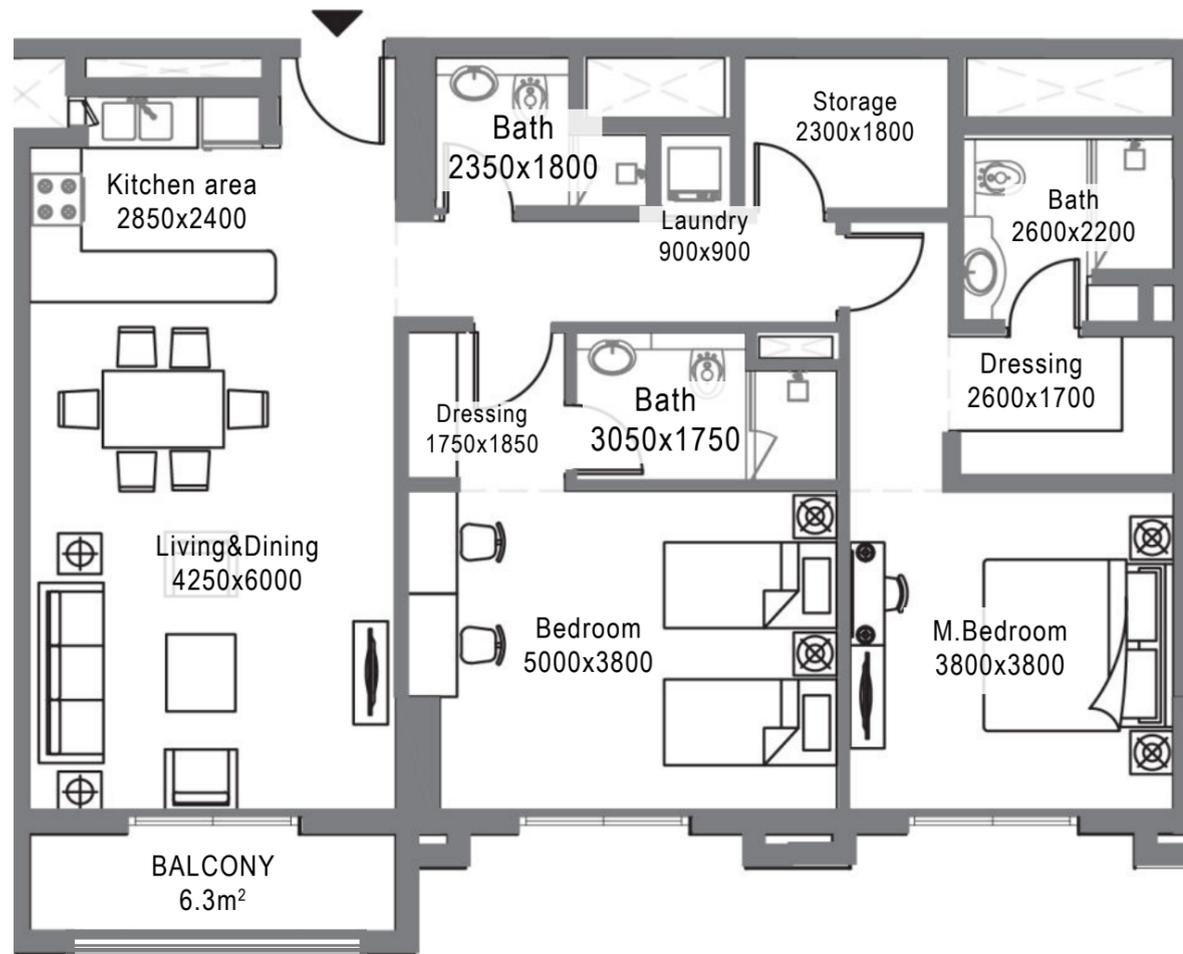
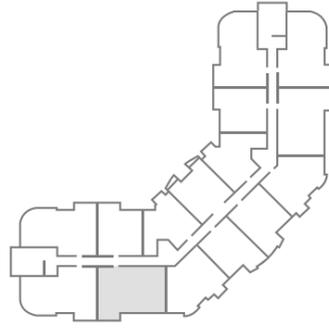
Total area: 89.7 m<sup>2</sup>



## 2 Bedroom Type 01 A

Typical 1,3,5,7,9,11

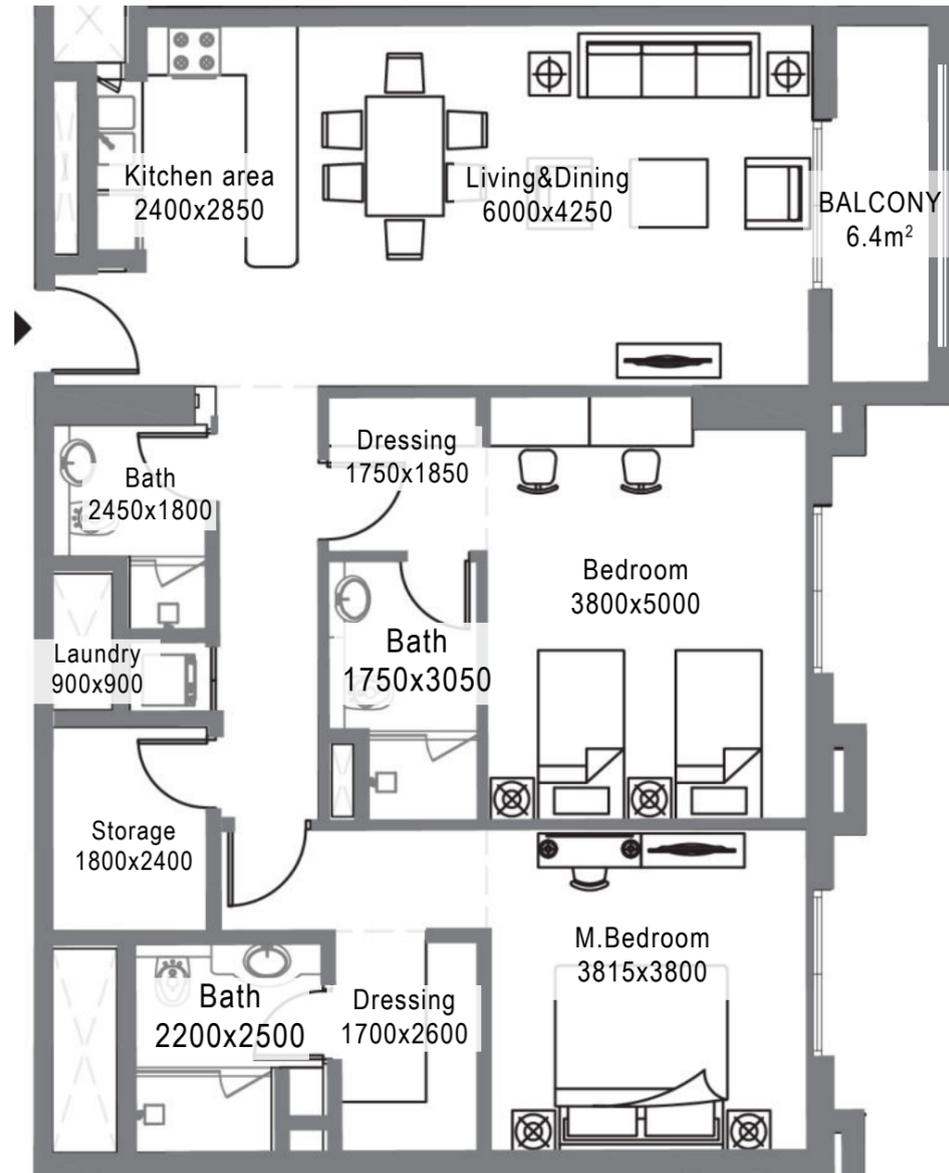
Flat Area: 120.2 m<sup>2</sup>  
Balcony Area: 6.3 m<sup>2</sup>  
Total area: 126.5 m<sup>2</sup>



## 2 Bedroom Type 01 B

Typical 1,3,5,7,9,11

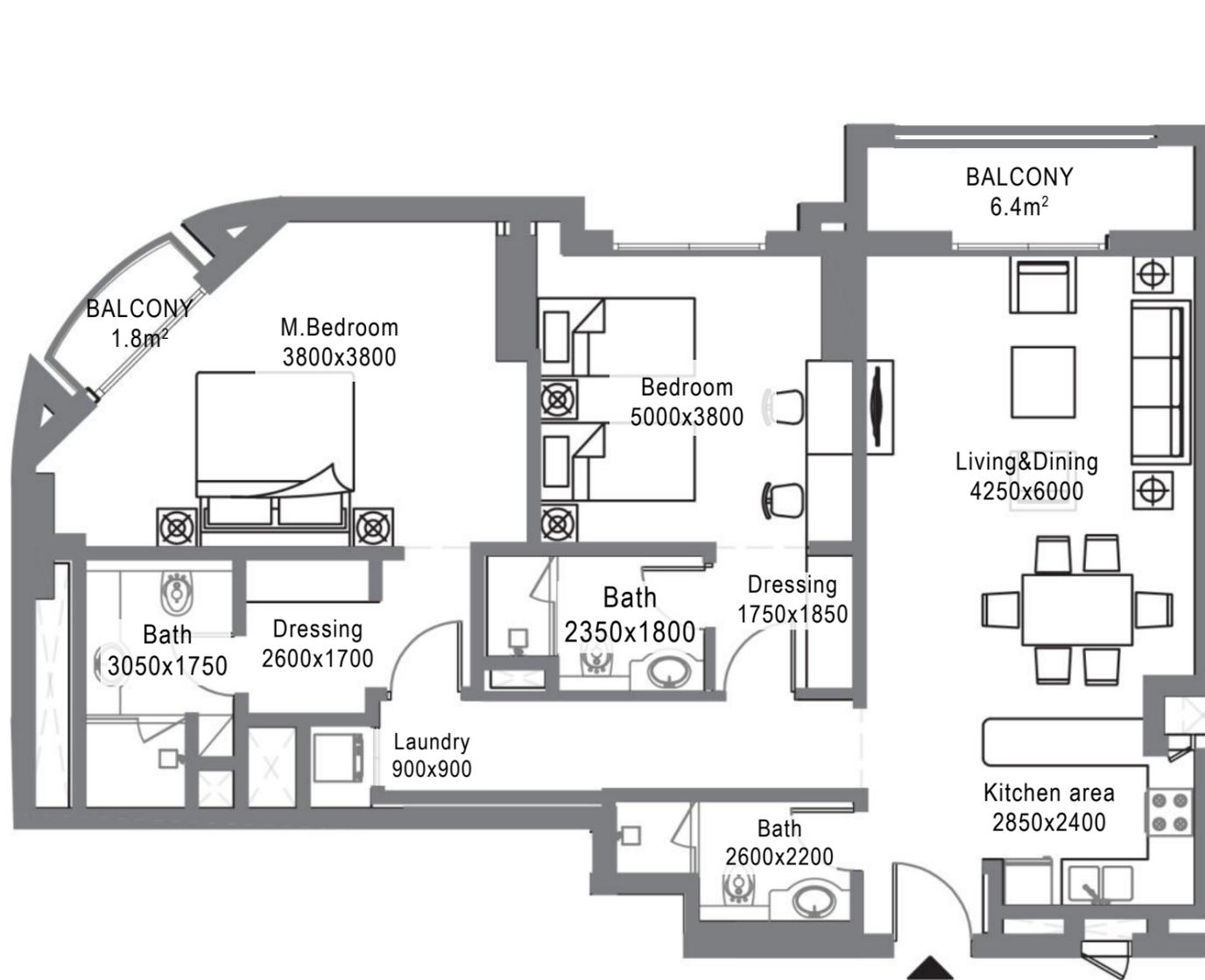
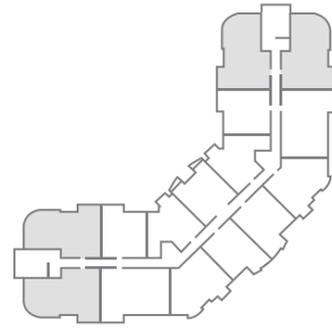
Flat Area: 120.6 m<sup>2</sup>  
Balcony Area: 6.4 m<sup>2</sup>  
Total area: 127 m<sup>2</sup>



## 2 Bedroom Type 02

Typical 1,3,5,7,9,11

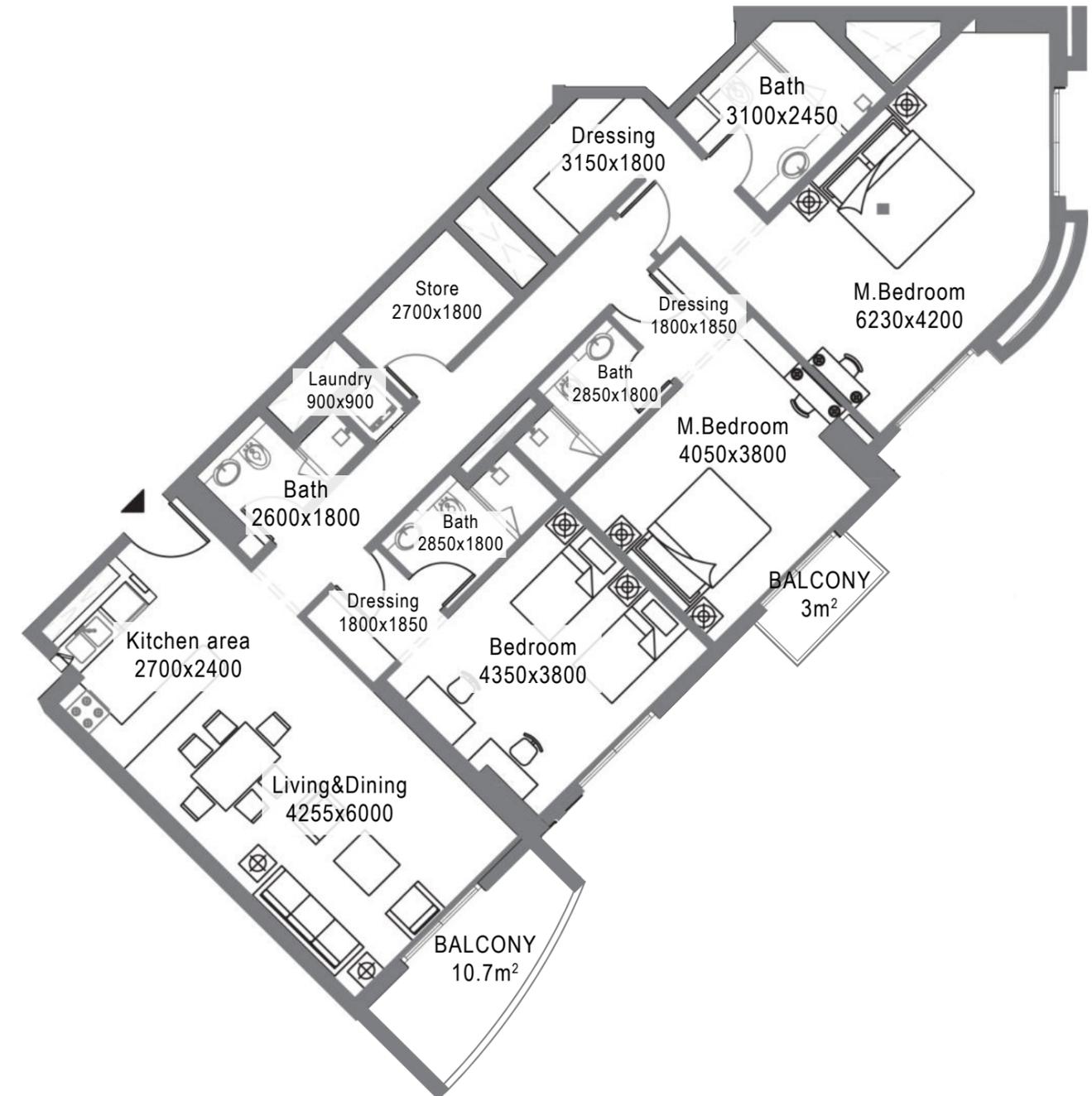
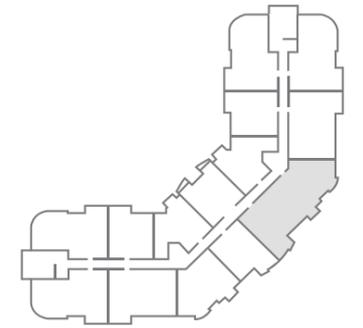
Flat Area: 120.8 m<sup>2</sup>  
Balcony Area: 8.2 m<sup>2</sup>  
Total area: 129 m<sup>2</sup>



## 3 Bedroom Type 01

Typical 1,3,5,7,9,11

Flat Area: 172.9 m<sup>2</sup>  
Balcony Area: 13.7 m<sup>2</sup>  
Total area: 186.6 m<sup>2</sup>



An aerial architectural rendering of a large residential development. The complex features numerous high-rise apartment buildings arranged in a grid-like pattern. In the upper portion of the image, there is a prominent Ferris wheel and a colorful playground area. The entire scene is overlaid with a semi-transparent red filter. The text '2,4,6,8,10,12 FLOORS LAYOUTS' is centered in the middle of the image in a large, white, sans-serif font. Below it, the word 'APARTMENTS' is written in a smaller, white, sans-serif font.

# 2,4,6,8,10,12 FLOORS LAYOUTS

APARTMENTS

2,4,6,8,10,12 floor Plans  
Apartments

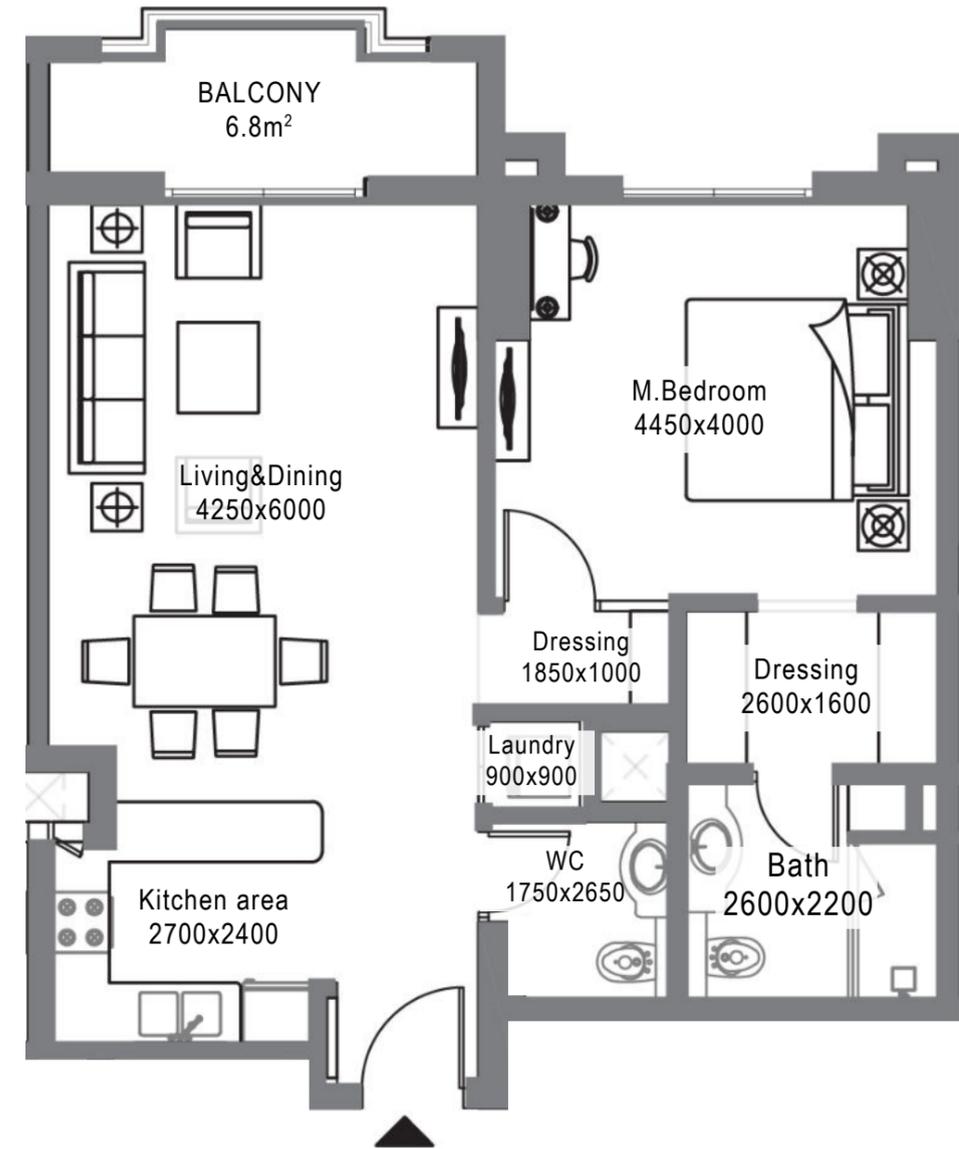
Legends

- 1B-1 A
- 1B-1 B
- 1B-2
- 1B-3
- 2B-1 A
- 2B-1 B
- 2B-2
- 3B-1



1 Bedroom Type 01 A  
Typical 2,4,6,8,10,12

Flat Area: 80.2 m<sup>2</sup>  
Balcony Area: 6.8 m<sup>2</sup>  
Total area: 87 m<sup>2</sup>



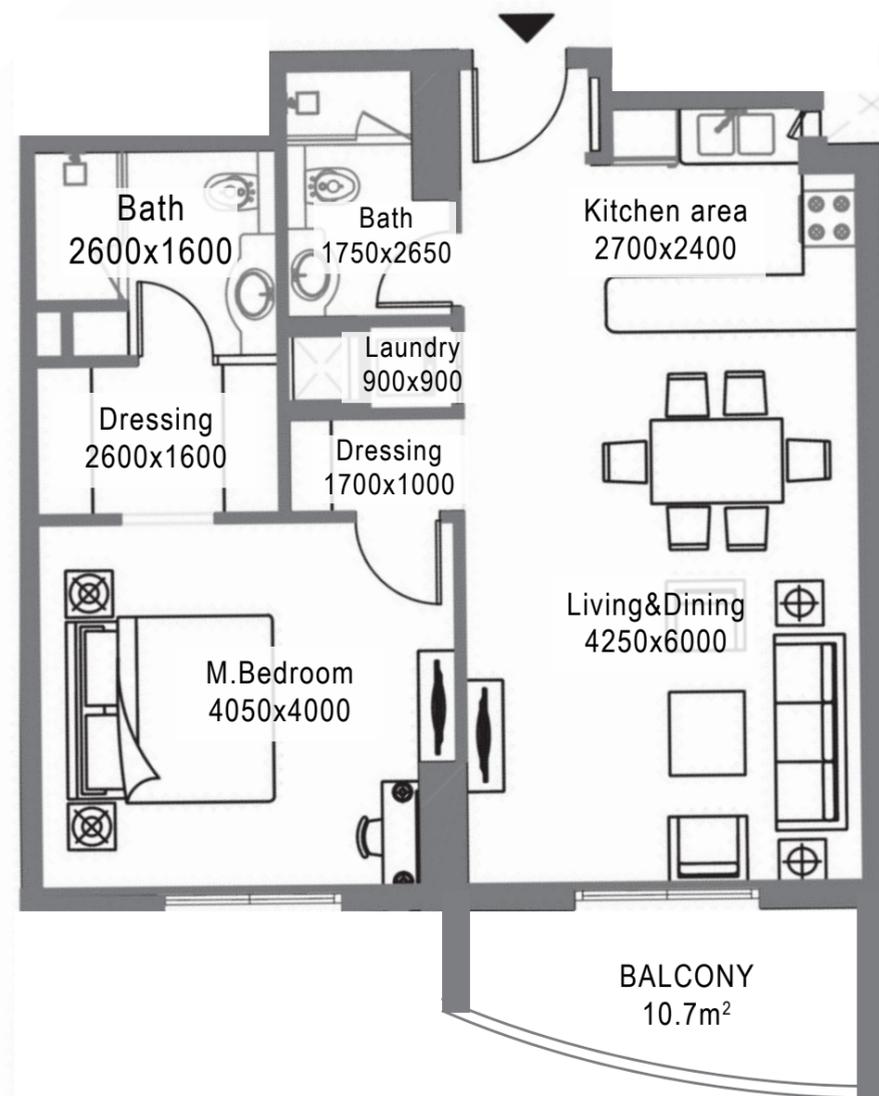
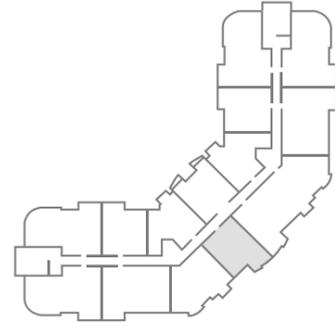
## 1 Bedroom Type01 B

Typical 2,4,6,8,10,12

Flat Area: 80.2 m<sup>2</sup>

Balcony Area: 10.7 m<sup>2</sup>

Total area: 90.9 m<sup>2</sup>



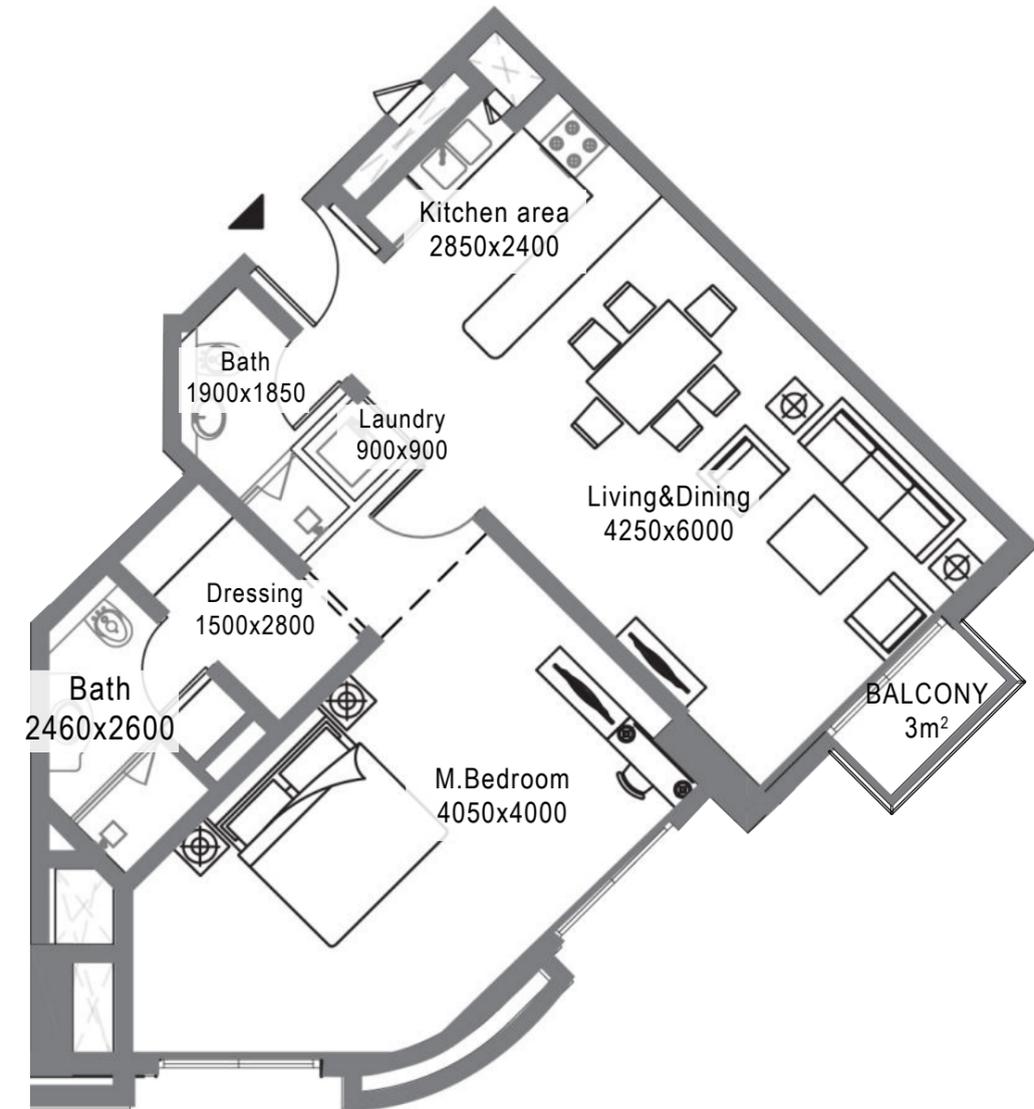
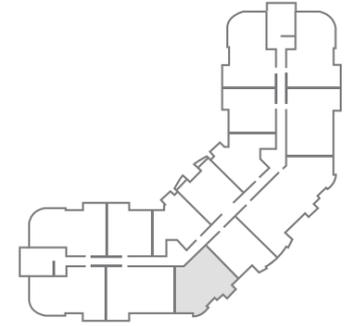
## 1 Bedroom Type02

Typical 2,4,6,8,10,12

Flat Area: 92 m<sup>2</sup>

Balcony Area: 3 m<sup>2</sup>

Total area: 95 m<sup>2</sup>



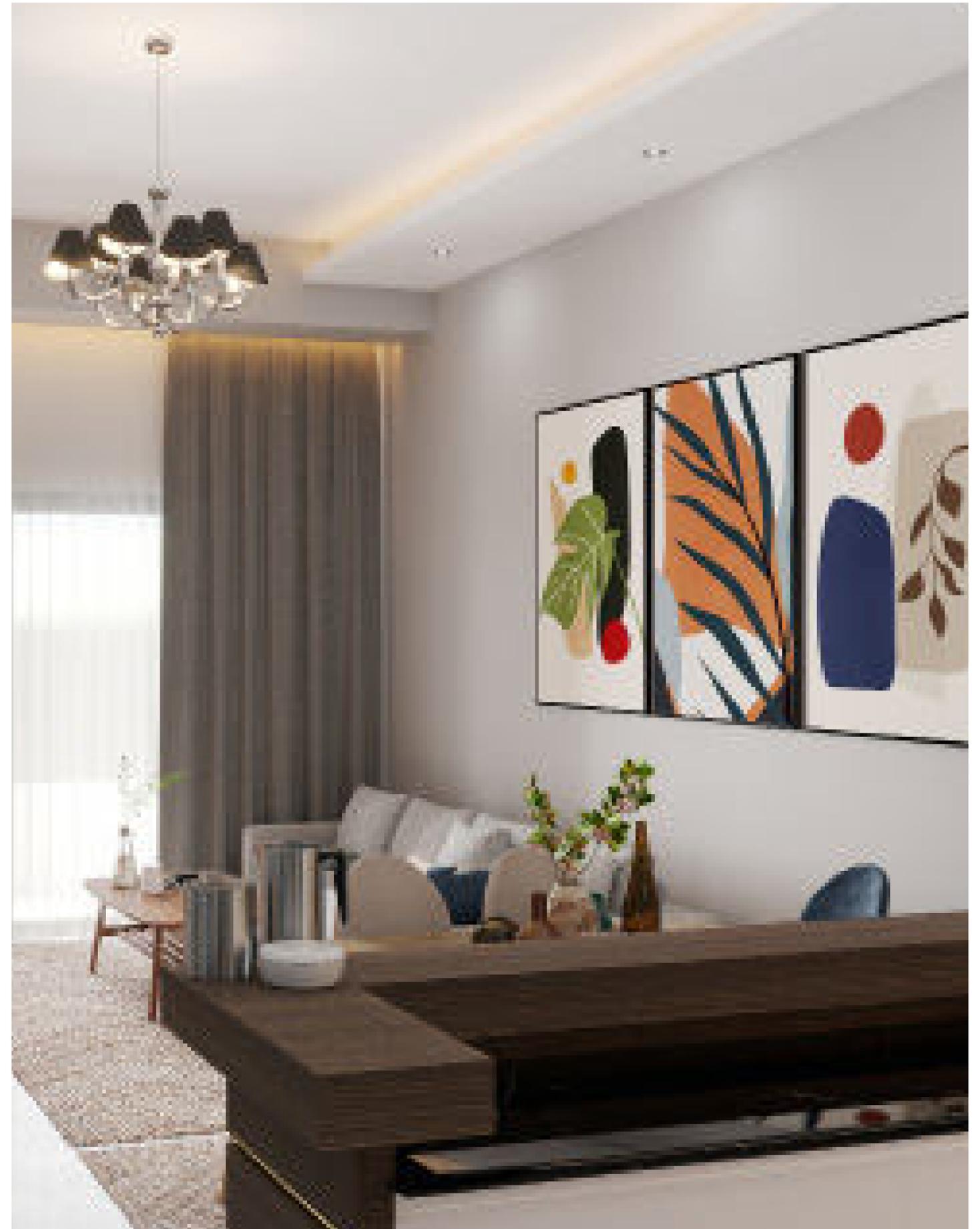
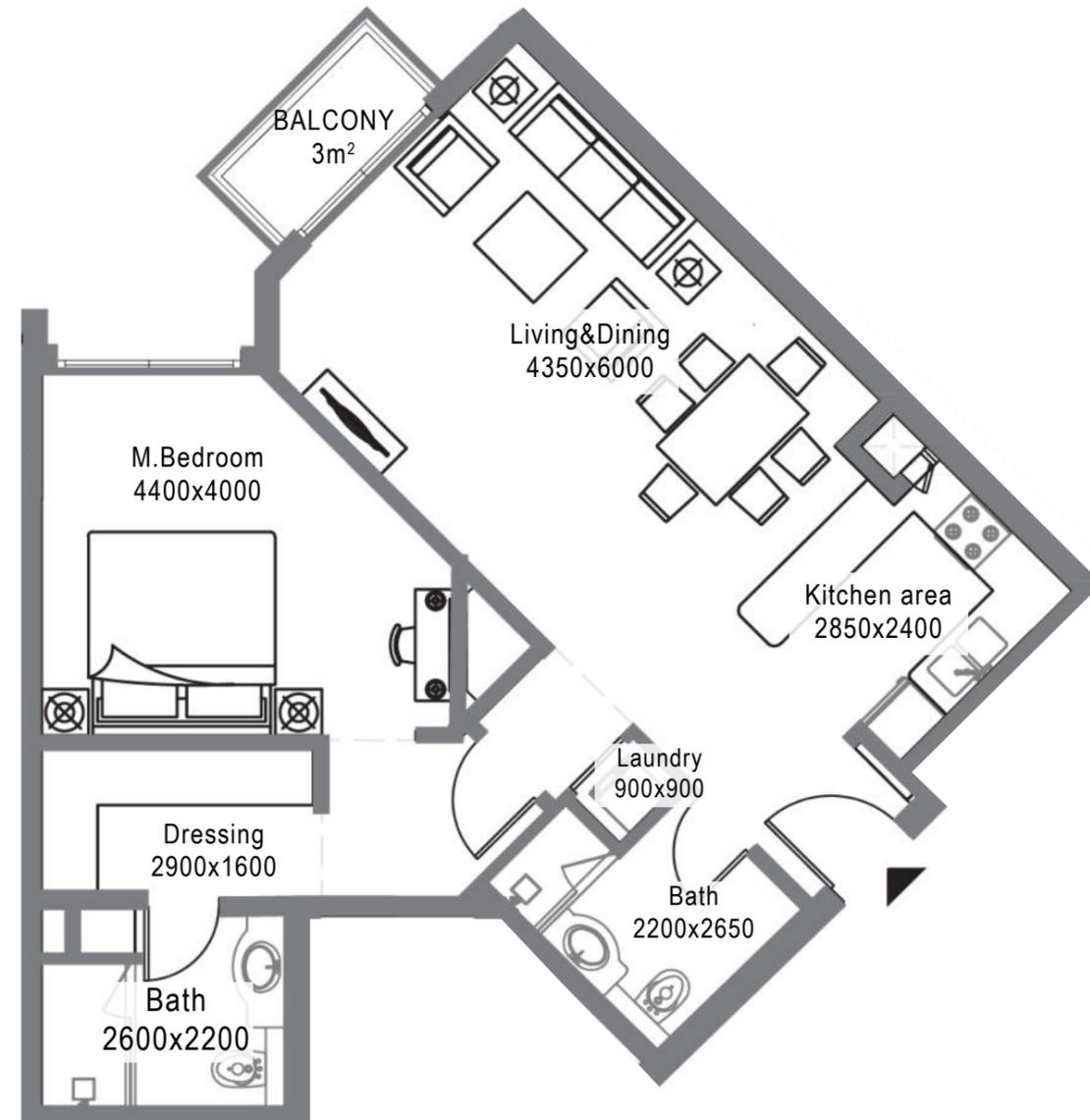
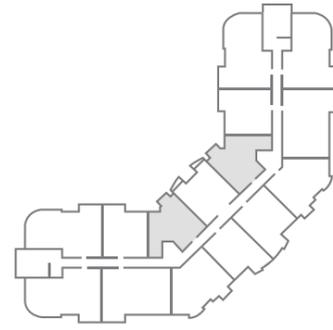
## 1 Bedroom Type 03

Typical 2,4,6,8,10,12

Flat Area: 86.7 m<sup>2</sup>

Balcony Area: 3m<sup>2</sup>

Total area: 89.7 m<sup>2</sup>



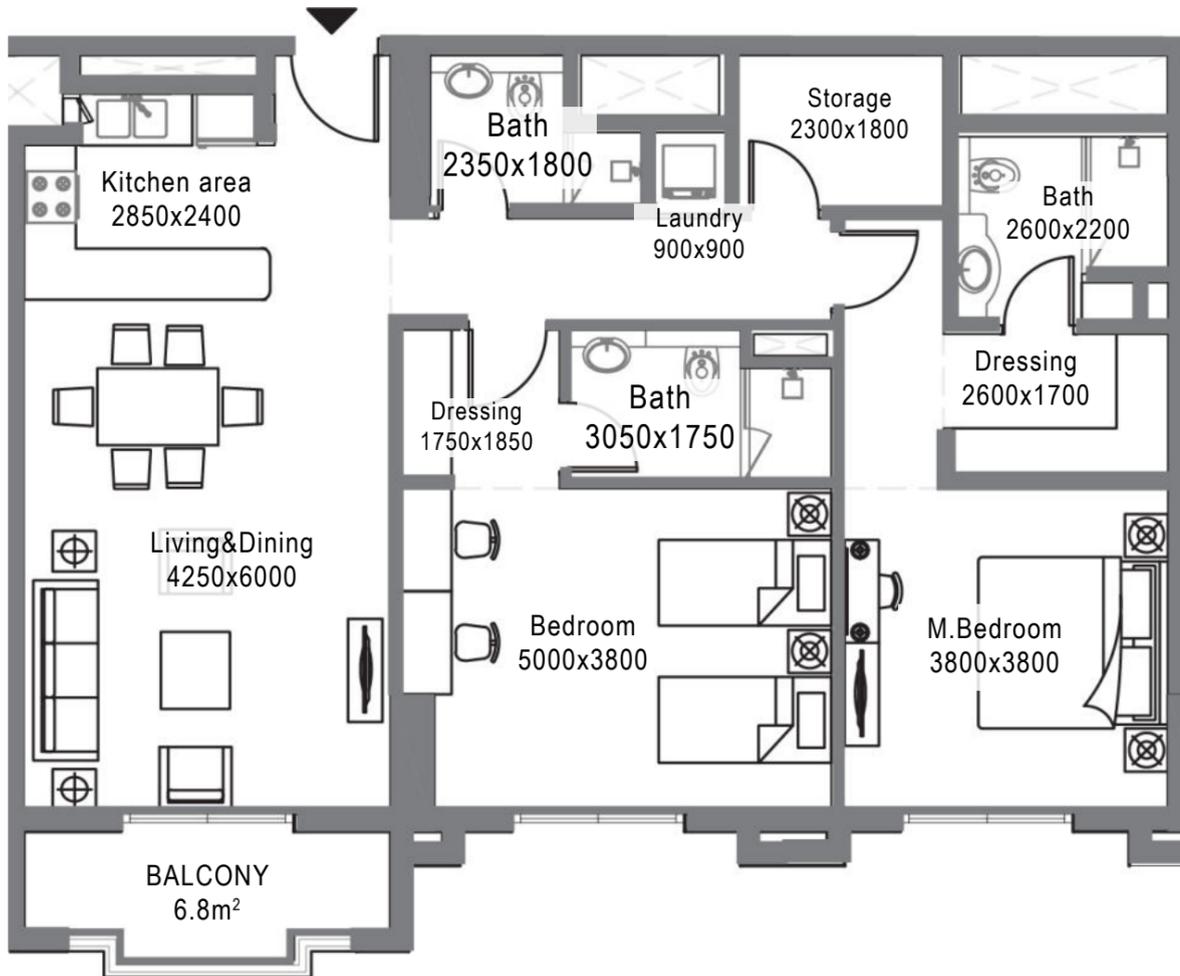
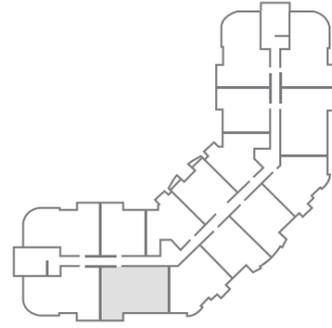
## 2 Bedroom Type 01 A

Typical 2,4,6,8,10,12

Flat Area: 120.2 m<sup>2</sup>

Balcony Area: 6.8 m<sup>2</sup>

Total area: 127m<sup>2</sup>



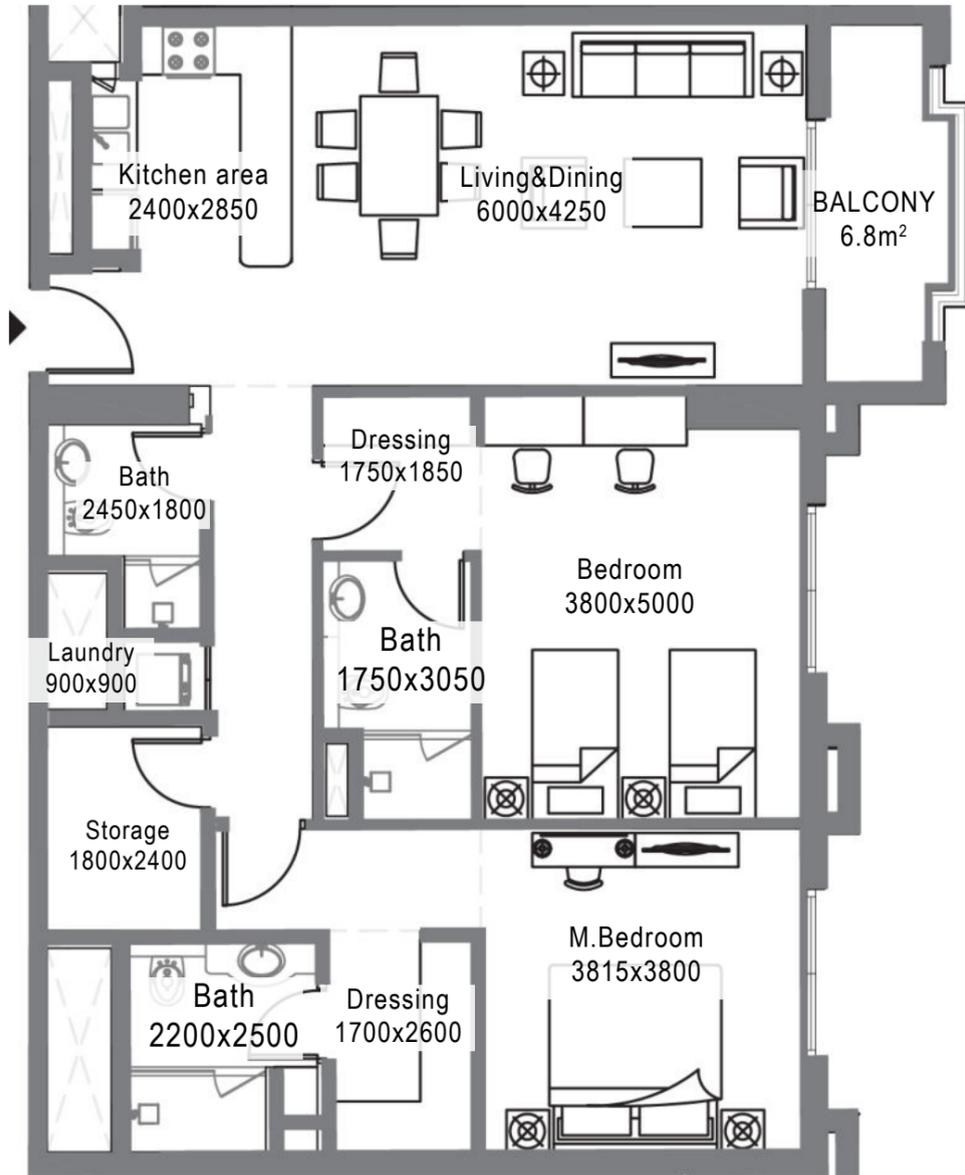
## 2 Bedroom Type 01 B

Typical 2,4,6,8,10,12

Flat Area: 120.6 m<sup>2</sup>

Balcony Area: 6.8 m<sup>2</sup>

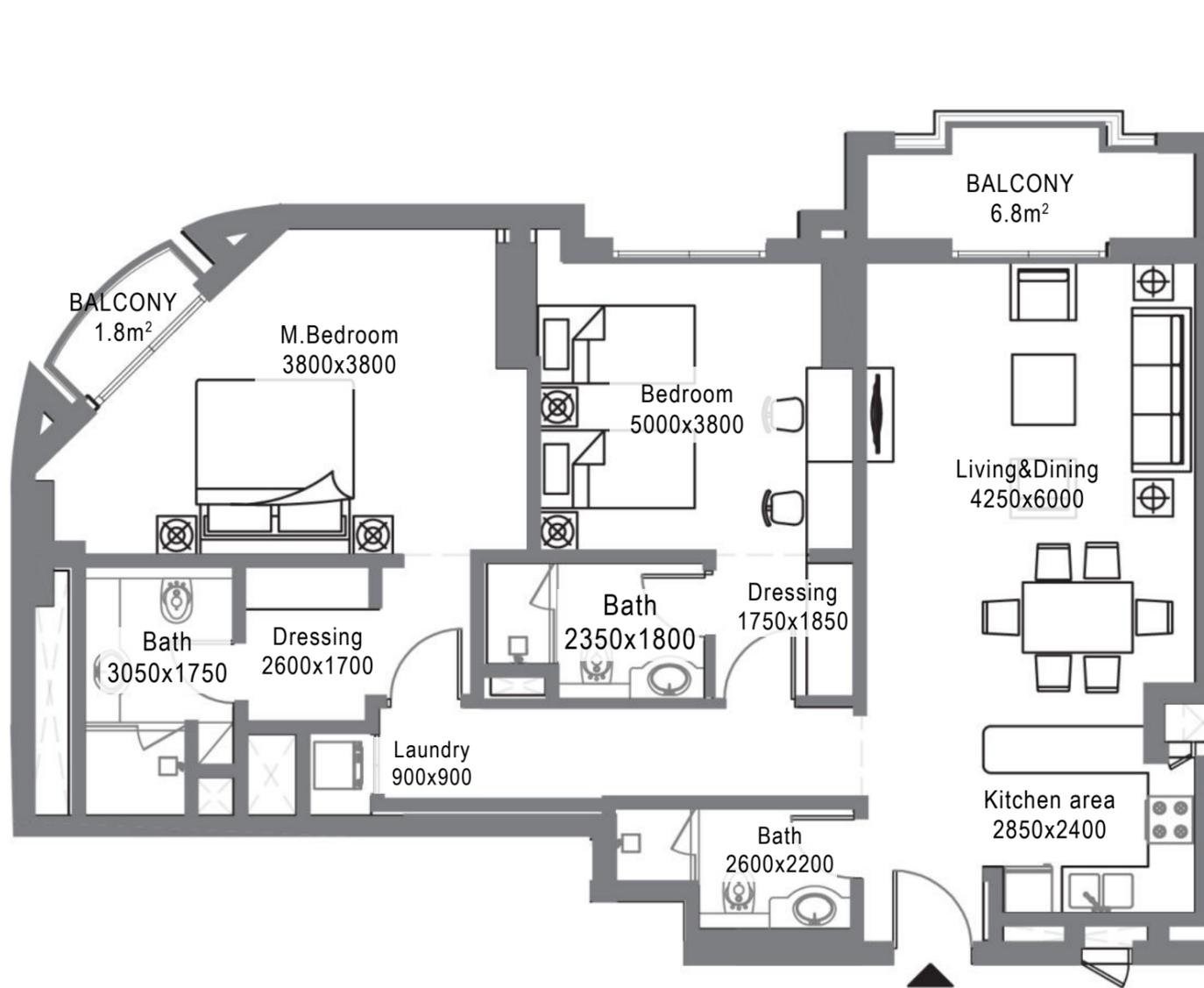
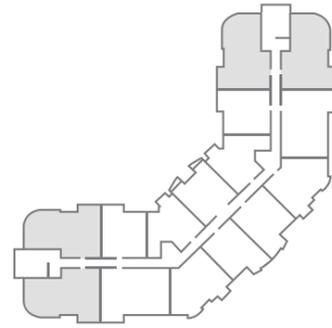
Total area: 127.4 m<sup>2</sup>



## 2 Bedroom Type 02

Typical 2,4,6,8,10,12

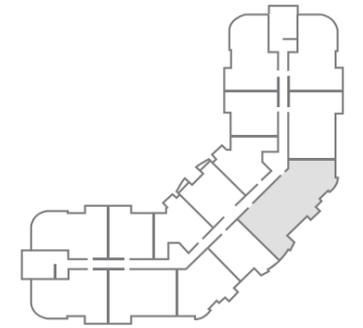
Flat Area: 120.8 m<sup>2</sup>  
Balcony Area: 8.6 m<sup>2</sup>  
Total area: 129.4 m<sup>2</sup>



## 3 Bedroom Type 01

Typical 2,4,6,8,10,12

Flat Area: 173 m<sup>2</sup>  
Balcony Area: 13.7 m<sup>2</sup>  
Total area: 186.7 m<sup>2</sup>









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شركة أريان العقارية

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