

Burj Rafal



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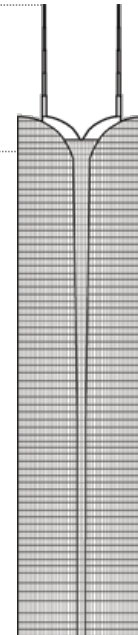
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Height: To Tip
307.9 m / 1,010 ft

Height:
Architectural
307.9 m / 1,010 ft

Height: Occupied
236.1 m / 774 ft



Floors Above Ground
68

Floors Below Ground
2

of Elevators
22

Top Elevator Speed
6 m/s

Tower GFA
92,626 m² / 997,018 ft²

Development GFA
156,970 m² / 1,689,611 ft²

of Apartments
474

of Hotel Rooms
349

of Parking Spaces
1,256

Facts

Official Name	Burj Rafal
Other Names	Rafal Tower
Structure Type	Building
Status	COM
Country	Saudi Arabia
City	Riyadh
Street Address & Map	King Fahad Road
Postal Code	13315
Building Function	residential / hotel
Structural Material	concrete
Proposed	2009
Construction Start	2010
Completion	2014

Companies Involved

Owner/Developer	RAFAL Real Estate Development
Architect	<ul style="list-style-type: none"> Design P & T Group
Structural Engineer	<ul style="list-style-type: none"> Design P & T Group
MEP Engineer	<ul style="list-style-type: none"> Design P & T Group
Project Manager	International Project Management
Main Contractor	Dubai Saudi Arabia Contracting Company
Other Consultant	<ul style="list-style-type: none"> Acoustics PMK International LLC Cost Rider Levett Bucknall Façade Meinhardt Food Service Tricon Foodservice Consultants Interiors WA International Landscape SCAPE / LANDSCAPE ARCHITECTURE PLLC Life Safety International Fire Consultants Ltd. Lighting DRA Lighting Traffic Ramboll Group Way Finding The Design Company LLC Wind Windtech Consultants Pty Ltd
Material Supplier	<ul style="list-style-type: none"> Steel ArcelorMittal

About Burj Rafal

Located on busy King Fahad Road, just north of the burgeoning King Abdullah Financial District, Burj Rafal was constructed during a boom of high-rise construction which forever changed the fabric of a city which traditionally did not have tall buildings. The building boom in the process created a new market for high-rise residential living for which no such accommodations had existed before in the city of Riyadh. The Burj Rafal was the first residential condominium tower to be built in the region's then unproven market.

The tower was designed to differentiate itself from other living options in a number of ways beyond the supertall height. At the base, the tower is set within a 20,000 square meter property which features gardens and an offset podium topped with an amenity deck. The tower's residences share luxury services with a Kempinski Hotel located in the lower floors and were designed to accommodate the needs of Saudi Arabia's typically large family sizes and strong cultural desire for privacy. As such, there is a higher than usual concentration of large units designed as duplexes, in which bedroom areas are vertically stacked above living spaces and separate entrances can be utilized for the family

areas of the home versus those for guests and entertaining.

The design proved to be successful with 70 percent of the condominium units sold by the time the Burj Rafal's construction had topped out. While other high-rise buildings with residential uses are now being constructed in Riyadh, Burj Rafal remains unique in not only with height, but also with its highly visible location as a standalone tower on the city's main north-south thoroughfare.

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