



RIVERTON HOUSE

PROJECT BRIEF

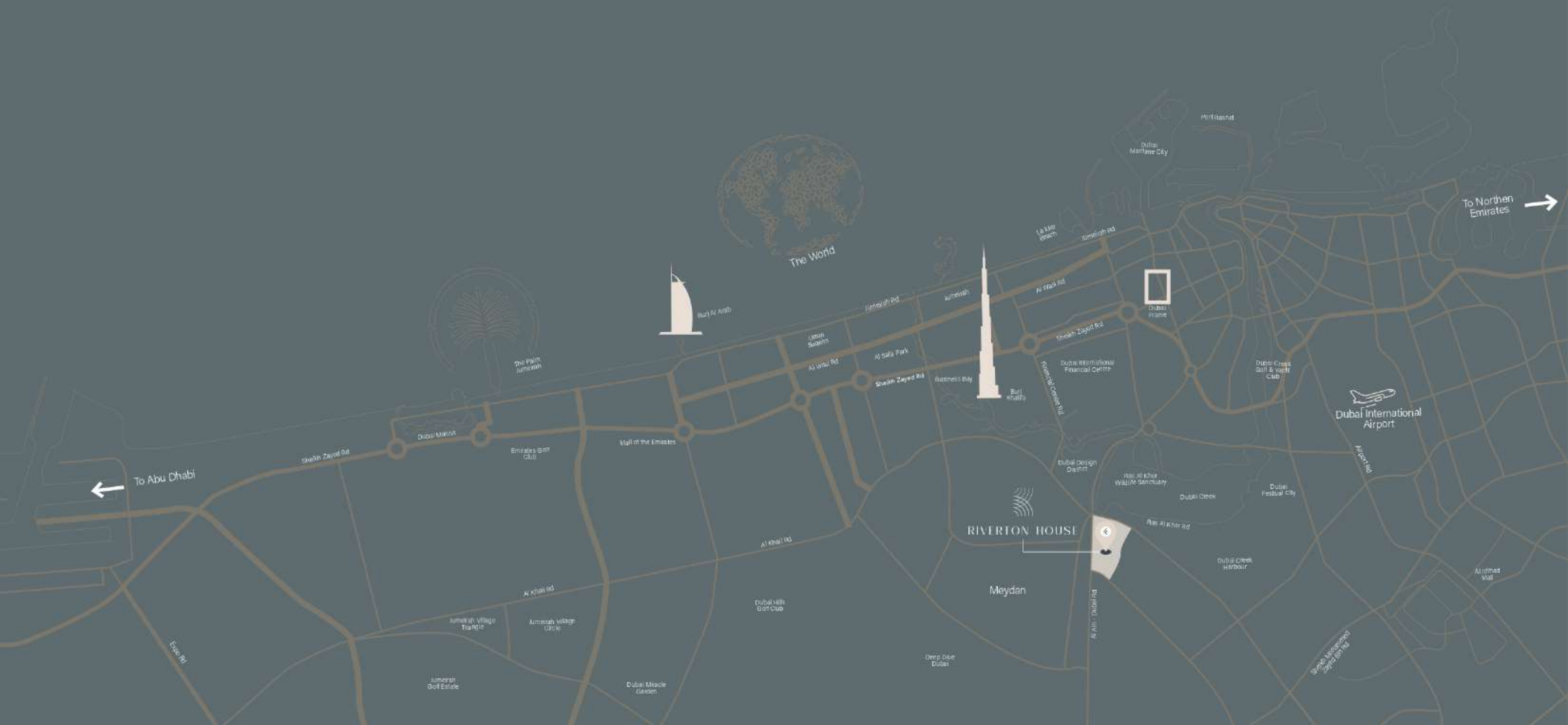
Welcome
to a life in
balance





A residence shaped by contrast and calm, Riverton House is a place where life settles into balance. Directly connected to a crystal-clear community lagoon and wrapped in layers of curated greenery, it offers a rare dialogue between stillness and city. The expansive community park and nearby Ras Al Khor Wildlife Sanctuary frame the landscape with a natural softness, while views of the Downtown Dubai skyline serve as a distant reminder of the world outside. From sensorial wellness spaces to moments designed for reflection and reset, every amenity is intentionally placed to create a sanctuary for modern living — one where nature, architecture, and everyday ritual move in quiet rhythm.

A Sanctuary in the City's Silhouette





TO
ABU DHABI
←

TO DUBAI
INTERNATIONAL AIRPORT
→

DOWNTOWN
DUBAI

DUBAI INTERNATIONAL
FINANCIAL CENTRE

DUBAI WORLD
TRADE CENTRE

DUBAI DESIGN
DISTRICT

SHEIKH ZAYED RD

FINANCIAL
CENTRE RD

DUBAI WATER CANAL

DUBAI CREEK

CLAYDON
HOUSE

THE HIGHGROVE

BELMORE
RESIDENCES

RAS AL KHOR
WILDLIFE SANCTUARY

RIVERTON HOUSE

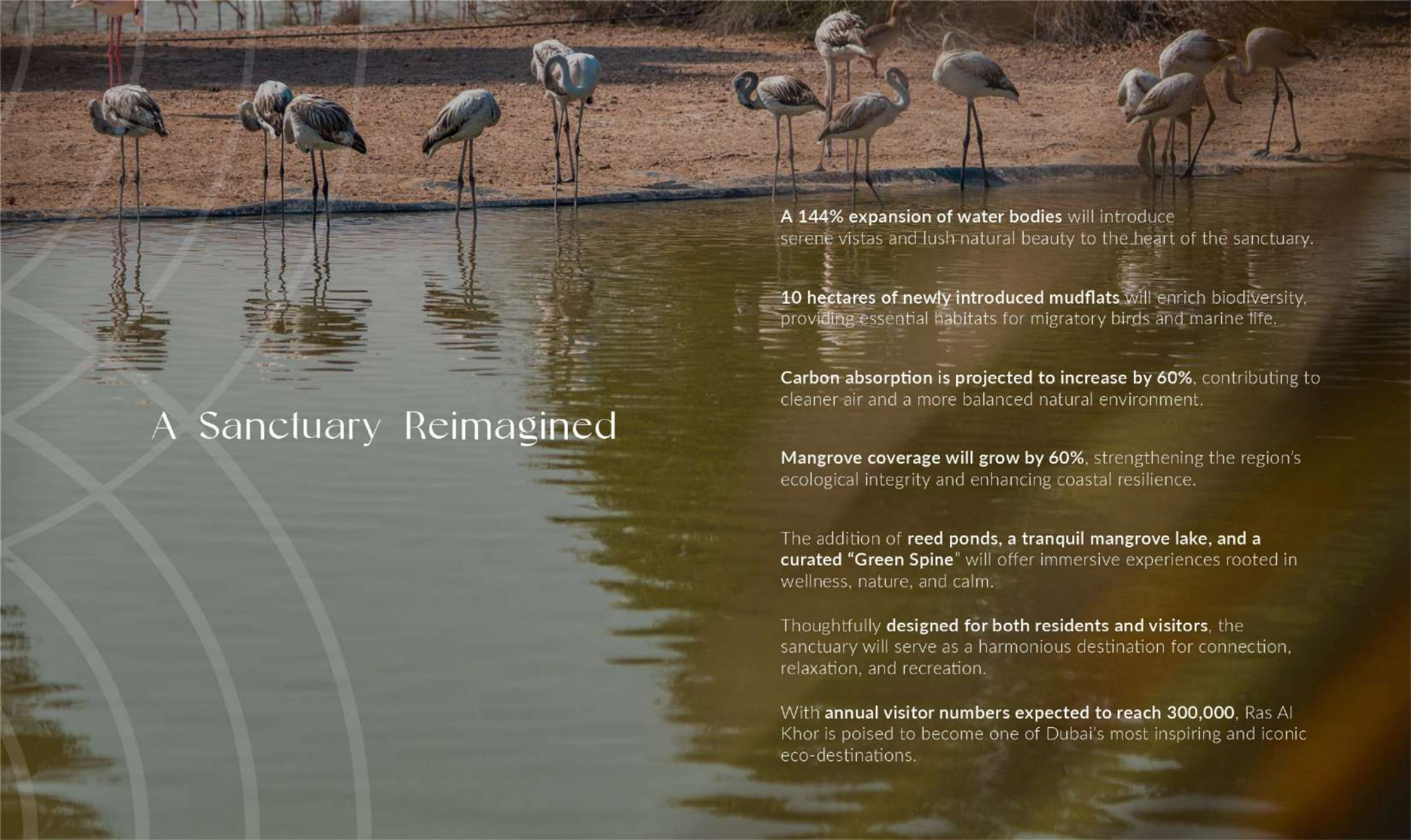
EATON
SQUARE

CRYSTAL LAGOON

Ras Al Khor Wildlife Sanctuary Development Project

Ras Al Khor Wildlife Sanctuary is undergoing a transformative redevelopment, with completion targeted for 2026. This landmark initiative will redefine the sanctuary as a premier eco-tourism destination, while enhancing the lifestyle appeal and long-term value of the surrounding neighborhoods.





A Sanctuary Reimagined

A 144% expansion of water bodies will introduce serene vistas and lush natural beauty to the heart of the sanctuary.

10 hectares of newly introduced mudflats will enrich biodiversity, providing essential habitats for migratory birds and marine life.

Carbon absorption is projected to increase by 60%, contributing to cleaner air and a more balanced natural environment.

Mangrove coverage will grow by 60%, strengthening the region's ecological integrity and enhancing coastal resilience.

The addition of **reed ponds, a tranquil mangrove lake, and a curated "Green Spine"** will offer immersive experiences rooted in wellness, nature, and calm.

Thoughtfully **designed for both residents and visitors**, the sanctuary will serve as a harmonious destination for connection, relaxation, and recreation.

With **annual visitor numbers expected to reach 300,000**, Ras Al Khor is poised to become one of Dubai's most inspiring and iconic eco-destinations.

Driving Distances

01
mins



Proposed Metro
Line

08
mins



Wild Life
Sanctuary

12
mins



Meydan Race
Course

14
mins



Dubai International
Airport

16
mins



Museum of the
Future

17
mins



Burj Khalifa

17
mins



Jumeirah Beach

19
mins



Dubai International
Financial Centre

24
mins



Dubai Creek Golf &
Yacht Club

25
mins



Burj Al Arab

31
mins



Palm Jumeirah

RAS AL KHOR
WILDLIFE SANCTUARY

BELMORE
DESIGNER



EATON
SQUARE

E44 RAS AL KHOR ROAD

THE HIGHGROVE

CLAYDON
HOUSE

CRYSTAL
LAGOON

RIVERTON HOUSE

PROPOSED
METRO LINE

CRYSTAL
LAGOON

AL AIN DUBAI ROAD

Community Amenities

Community Park



Community Lagoon



Proposed Metro Line



Community Promenade

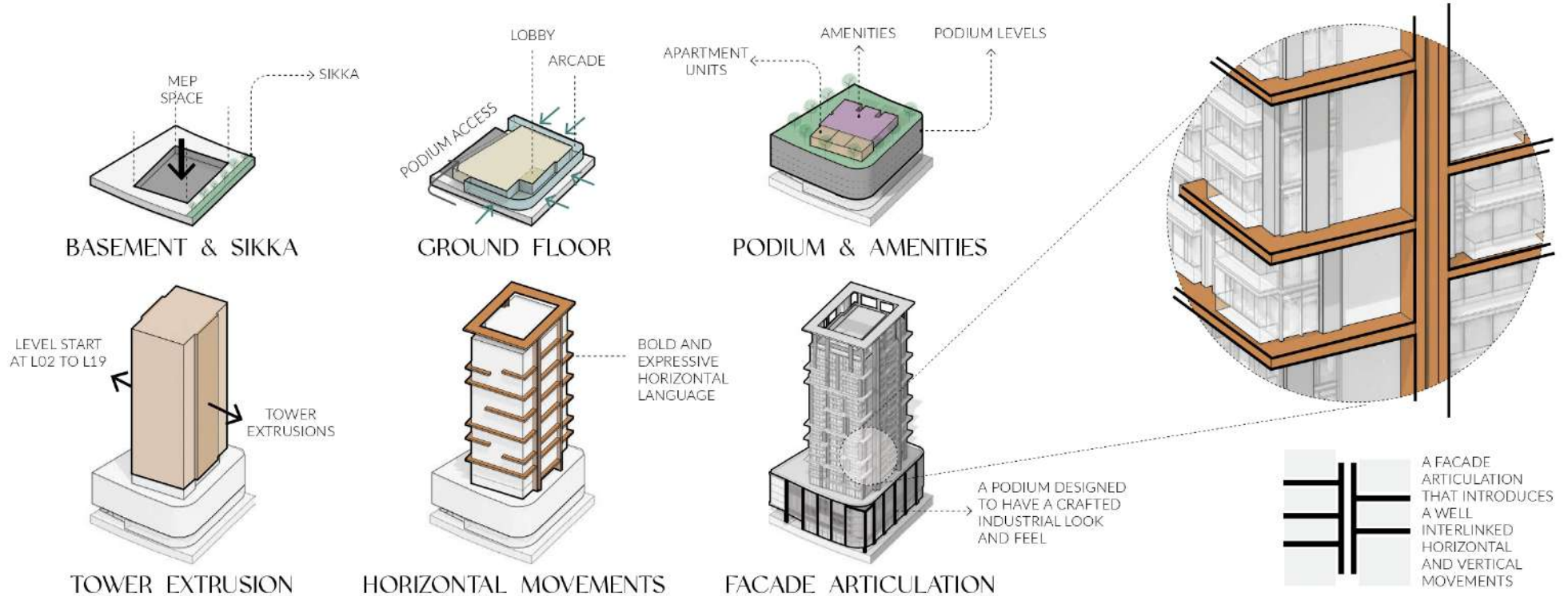


A philosophy of balance



At Riverton House, every element is shaped by intention — from the spatial rhythm of architecture to the quiet clarity of material choices. This composition reflects the philosophy that guides the residence: where structure supports stillness, utility enhances daily ritual, and every detail contributes to a more grounded way of living. These visual cues represent a deeper narrative — one of thoughtful layering, natural flow, and an environment that restores. It is not simply a home, but a place where everything aligns to create a sense of calm, clarity, and belonging.

Architecture Design Concept



Sun & Views Analysis



RAS AL KHOR RD.

SUNSET

SUMMER

SUNRISE

WINTER

2KM COMMUNITY LAGOON



Architectural Sections



Building Configuration

Rooftop

19th Residential
Floors

4 Podiums

Ground Floor



Anticipated Service Charge
AED 16 per sq.ft.

Ownership
Freehold

Anticipated Completion Date
Q2 2028

Parking
1, 2 and 2 bedrooms + study : 1 parking space
3 bedrooms: 2 parking spaces

Elevators
3 passenger elevators
1 service elevator

Size Range & Unit Type

1 Bedroom Apartment	87 units	From 767 sq.ft. to 900 sq.ft.
2 Bedroom Apartment	28 units	From 1,109 sq.ft. to 1,236 sq.ft.
2 Bedroom Apartment + S	28 units	From 1,329 sq.ft. to 1,403 sq.ft.
3 Bedroom Apartment	6 units	From 1,528 sq.ft. to 1,595 sq.ft.
Retail	2 units	From 750 sq.ft. to 2,616 sq.ft.
Total Units	151 units	





Amenities

GROUND FLOOR AMENITIES PLAN

- 01 VEHICLE ENTRANCE/EXIT
- 02 ARCADE ENTRANCE
- 03 AIR-CONDITIONED ARCADE
- 04 LOBBY ENTRANCE
- 05 LOBBY RECEPTION
- 06 LOBBY LOUNGE
- 07 COMMUNAL TABLE
- 08 OPERABLE GLASS WALL
- 09 CLUB LOUNGE
- 10 GAMES STATION AREA
- 11 SUPPER CLUB
- 12 KITCHENETTE
- 13 LIFT LOBBY
- 14 ACCESS TO COMMUNITY LAGOON
- 15 SUN LOUNGERS & CABANAS
- 16 ACCESS TO UPPER LEVEL PARKING

COMMUNITY PARK

COMMUNITY ROAD





The Lobby



Clubhouse



Supper Club



ELLINGTON

Community Lagoon

5th FLOOR AMENITIES PLAN

- 01 INFINITY-EDGE POOL
- 02 BAJA SHELF
- 03 SWING LOUNGERS
- 04 SUN LOUNGERS AREA
- 05 CABANA
- 06 OUTDOOR SHOWER
- 07 FLOATING YOGA DECK
- 08 FITNESS STUDIO
- 09 OUTDOOR FITNESS AREA
- 10 FEMALE CHANGE ROOM
- 11 MALE CHANGE ROOM
- 12 PET PLAY PARK
- 13 BARBECUE DECK
- 14 OUTDOOR DINING
- 15 MEDITATION AND READING AREA
- 16 LIFT LOBBY
- 17 INDOOR KIDS PLAY AREA
- 18 NURSERY
- 19 SAUNA
- 20 WELLNESS STUDIO
- 21 BARBER ROOM
- 22 BEAUTY ROOM
- 23 TREATMENT ROOM
- 24 OUTDOOR WELLNESS AREA
- 25 OUTDOOR KIDS PLAY AREA

COMMUNITY
PARK

COMMUNITY ROAD

COMMUNITY PROMENADE

COMMUNITY LAGOON



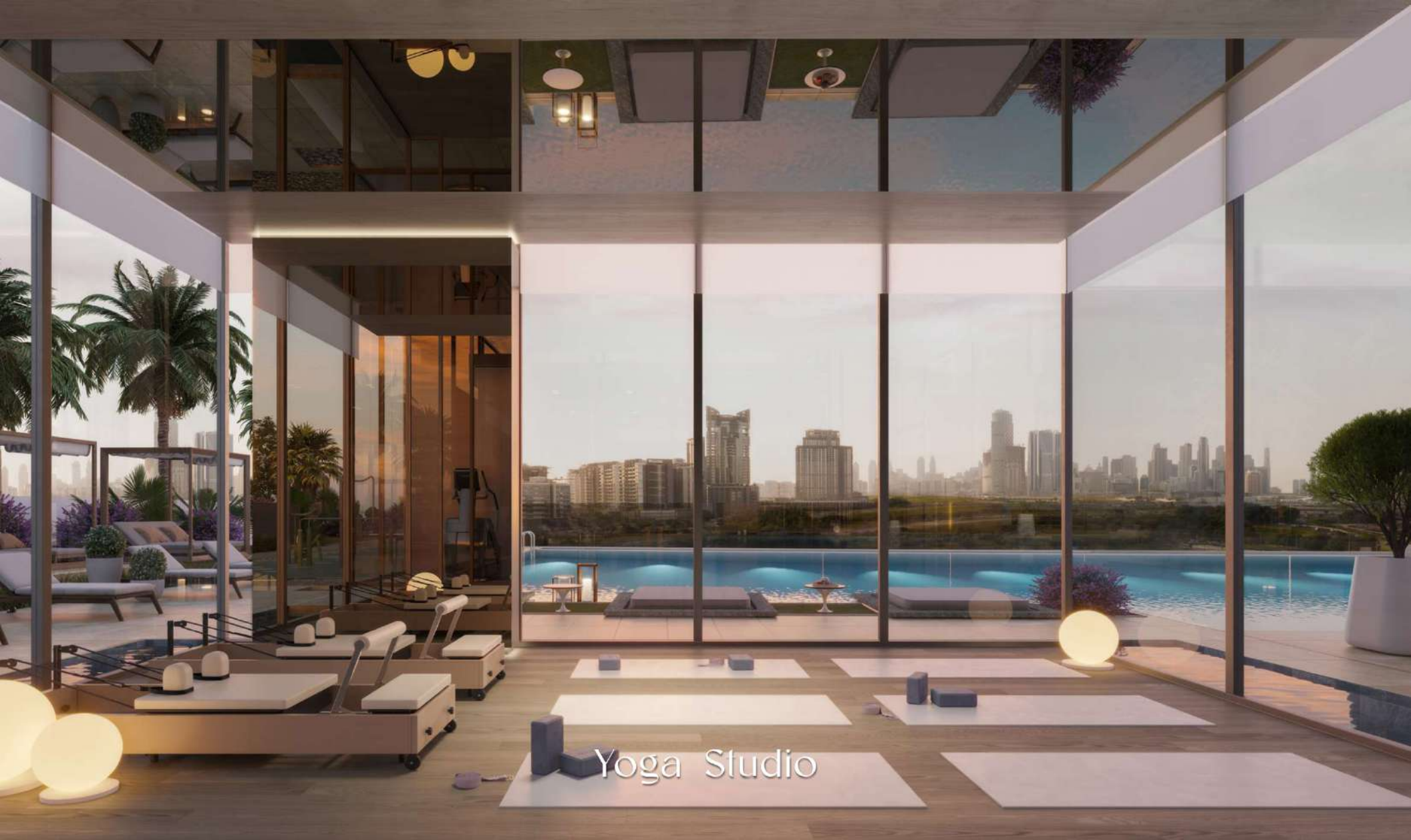


Infinity Pool





Fitness Studio



Yoga Studio



Floating Yoga Deck



Wellness Room



Treatment Room



Kid's Play





Outdoor Spaces



Outdoor Barbeque & Dining

Residential Apartments





Living Area



The Kitchen



The Bedroom



The Bathrooms

Floor Plan



5th FLOOR PLAN

1 BEDROOM



6th - 13th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S

COMMUNITY
PARK

COMMUNITY ROAD

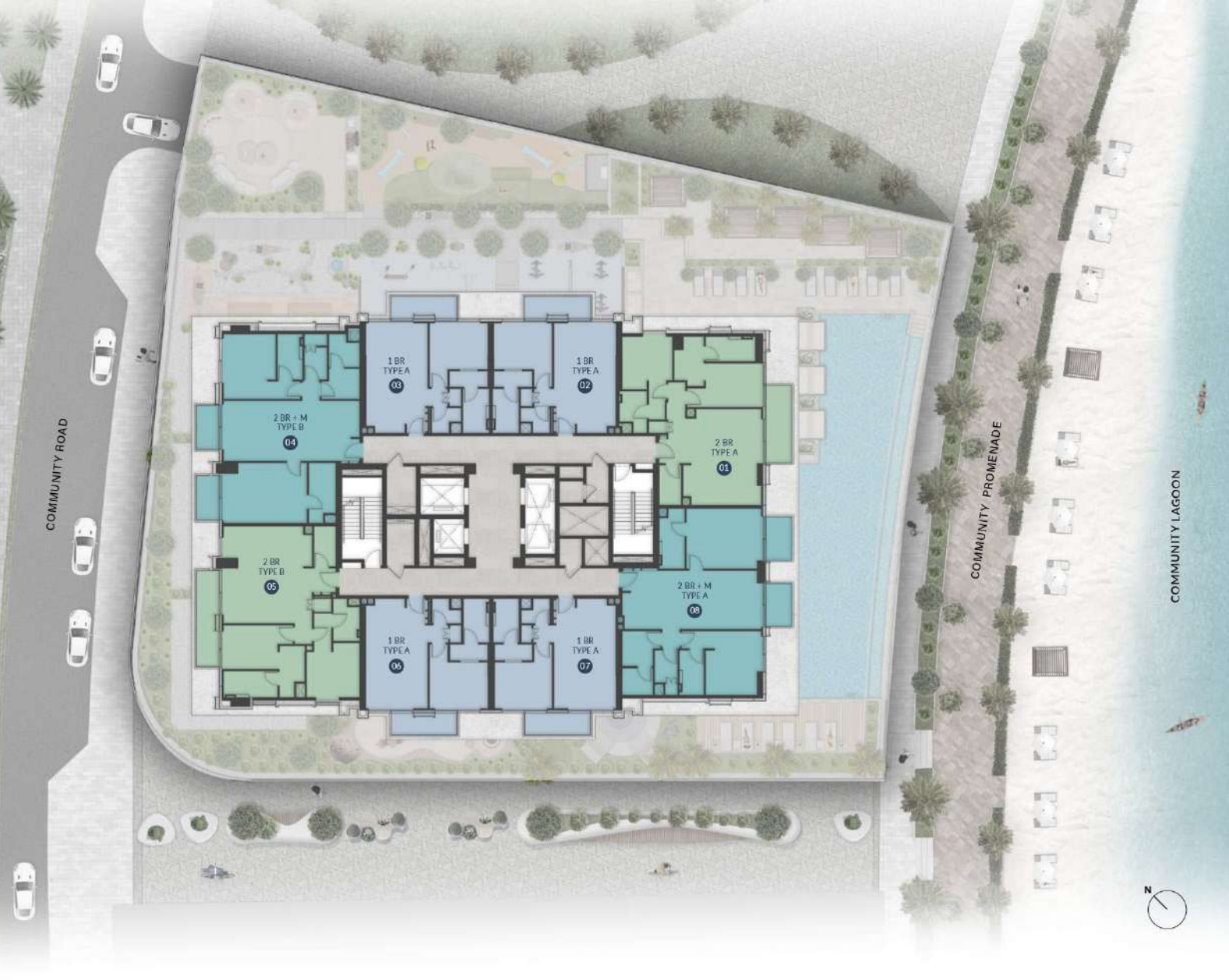
COMMUNITY PROMENADE

COMMUNITY LAGOON



14th - 17th FLOOR TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S



18th - 23rd FLOOR
TYPICAL PLAN

- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + S
- 3 BEDROOM



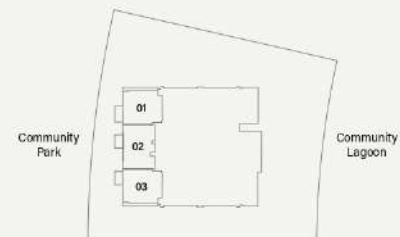
1 - BEDROOM TYPE A



Internal Living Area : **702.45 sq. ft.**

Outdoor Living Area : **81.91 sq. ft.**

Total Living Area : **784.37 sq. ft.**



5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23rd Floor

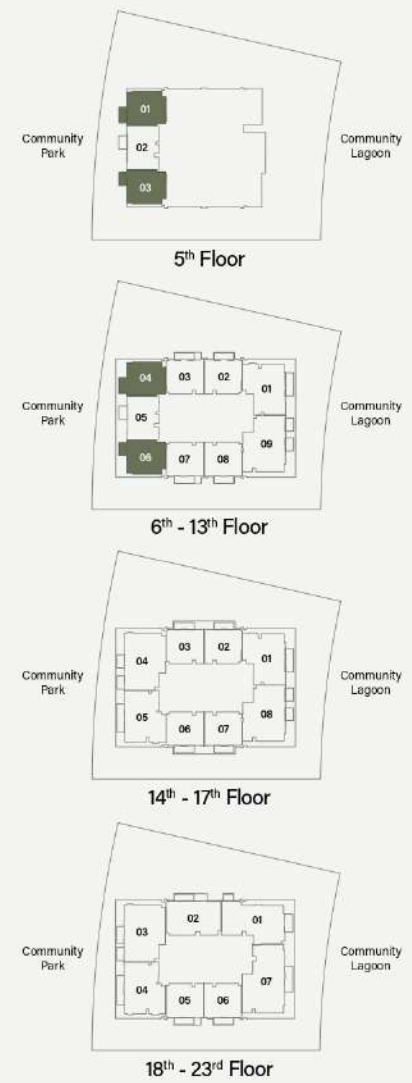


1 - BEDROOM

TYPE B



Internal Living Area : 724.09 sq. ft. Outdoor Living Area : 73.95 sq. ft. Total Living Area : 798.04 sq. ft.



1 - BEDROOM TYPE C



Internal Living Area : **765.74 sq. ft.**

Outdoor Living Area : **74.49 sq. ft.**

Total Living Area : **840.23 sq. ft.**



5th Floor



6th - 13th Floor



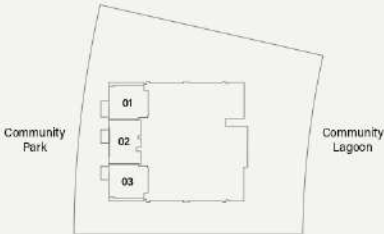
14th - 17th Floor



18th - 23rd Floor



2 - BEDROOM
TYPE A



5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23rd Floor

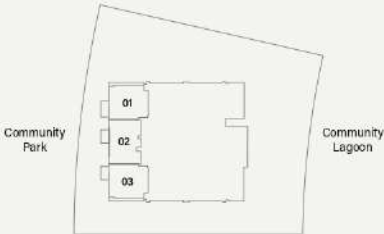
Internal Living Area : 1063.80 sq. ft.

Outdoor Living Area : 107.96 sq. ft.

Total Living Area : 1171.76 sq. ft.



2 - BEDROOM
TYPE B



5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23rd Floor

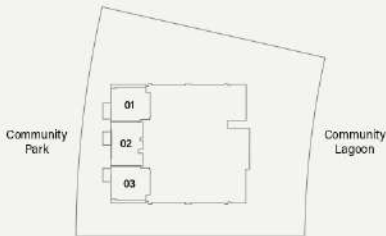
Internal Living Area : 1114.06 sq. ft.

Outdoor Living Area : 119.48 sq. ft.

Total Living Area : 1233.54 sq. ft.



2 - BEDROOM
TYPE C



5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23rd Floor

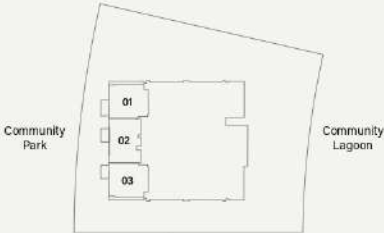
Internal Living Area : 1026.98 sq. ft.

Outdoor Living Area : 81.91 sq. ft.

Total Living Area : 1108.90 sq. ft.



2 - BEDROOM + S
TYPE A



5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23rd Floor

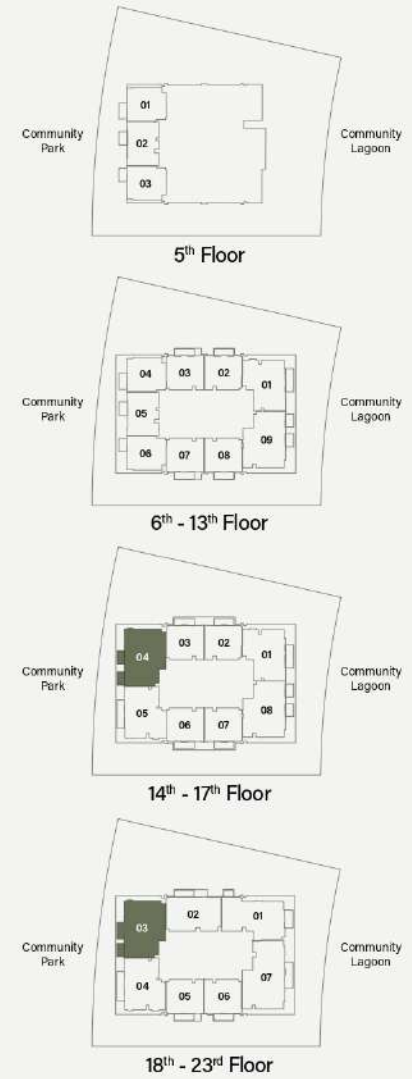
Internal Living Area : 1217.83 sq. ft.

Outdoor Living Area : 119.16 sq. ft.

Total Living Area : 1336.99 sq. ft.



2 - BEDROOM + S
TYPE B



Internal Living Area : 1254.00 sq. ft. Outdoor Living Area : 108.18 sq. ft. Total Living Area : 1362.17 sq. ft.



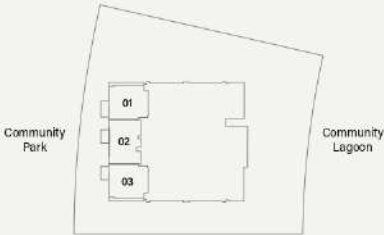
2 - BEDROOM + S
TYPE C



Internal Living Area : 1230.75 sq. ft.

Outdoor Living Area : 135.84 sq. ft.

Total Living Area : 1366.59 sq. ft.



5th Floor



6th - 13th Floor



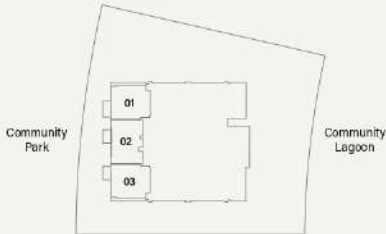
14th - 17th Floor



18th - 23rd Floor



3 - BEDROOM
TYPE A



5th Floor



6th - 13th Floor



14th - 17th Floor



18th - 23^d Floor

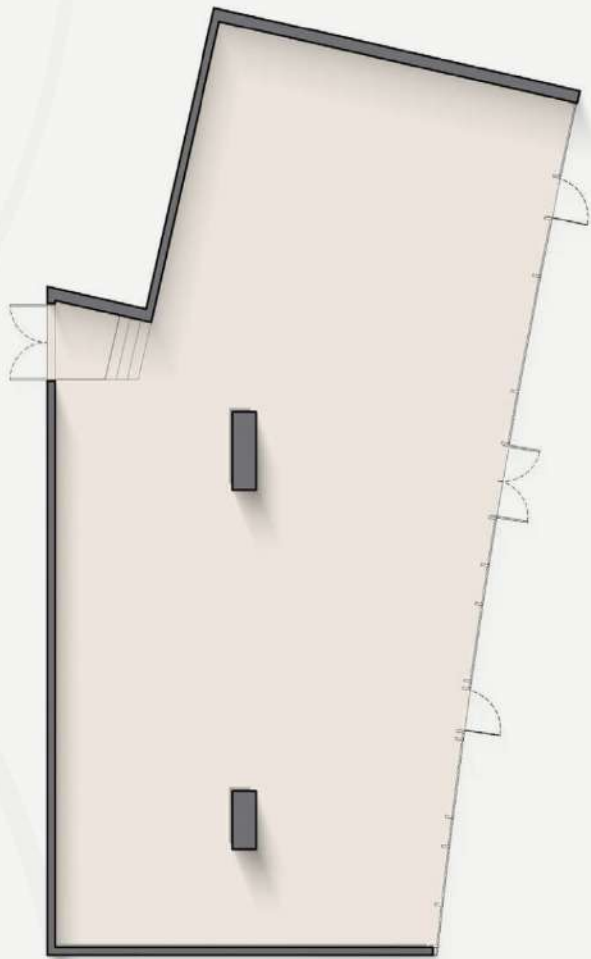
Internal Living Area : 1436.87 sq. ft.

Outdoor Living Area : 93.97 sq. ft.

Total Living Area : 1530.84 sq. ft.



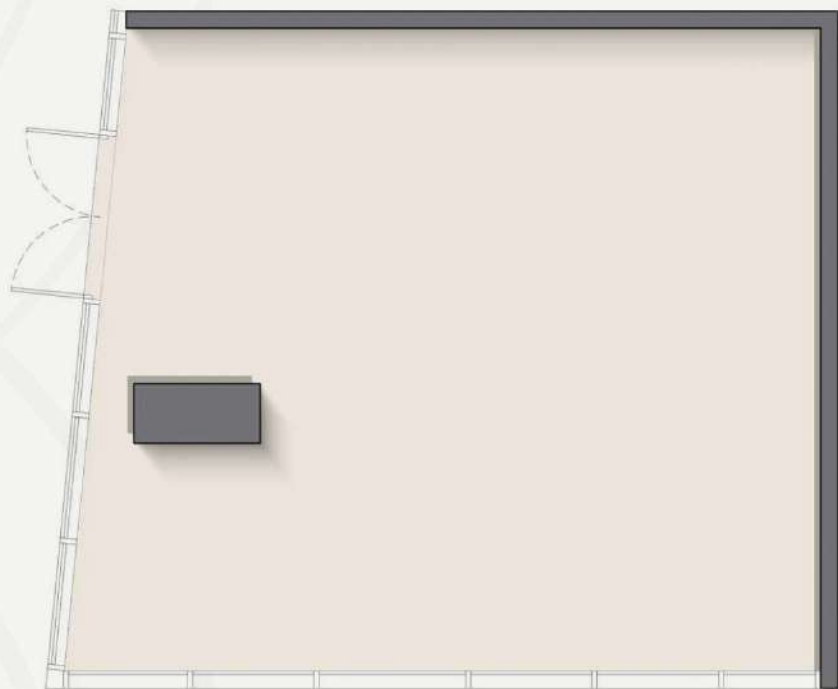
RETAIL 1



Internal Retail Area : 2615.95 sq. ft.



RETAIL 2



Internal Living Area : **750.03 sq. ft.**





My Off Plan Investment

For More Information

Reach out to Us

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