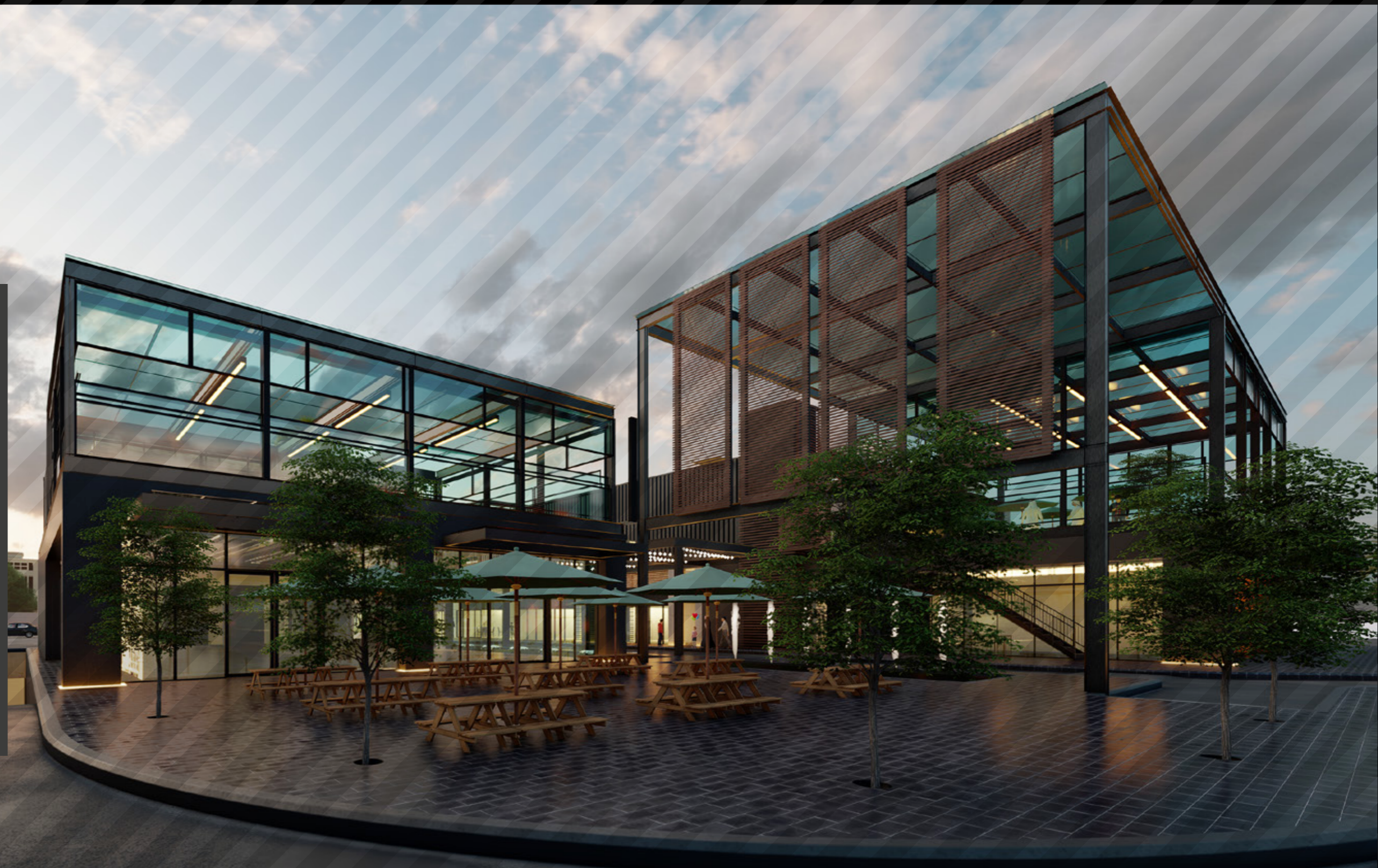


BOX@ — RIYADH



رافن
Real Estate العقارية

#EatDrinkEnjoy

BOXAT RIYADH

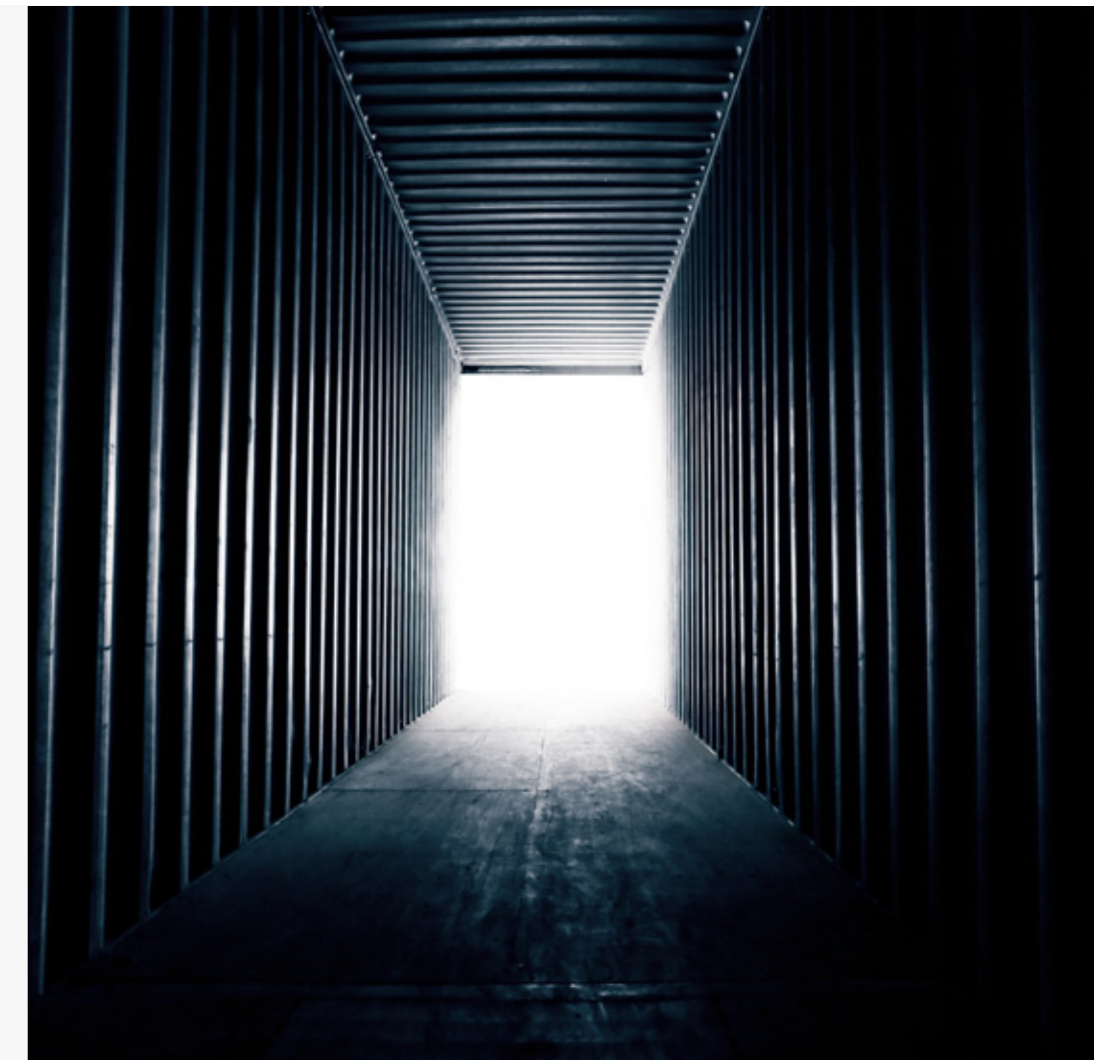
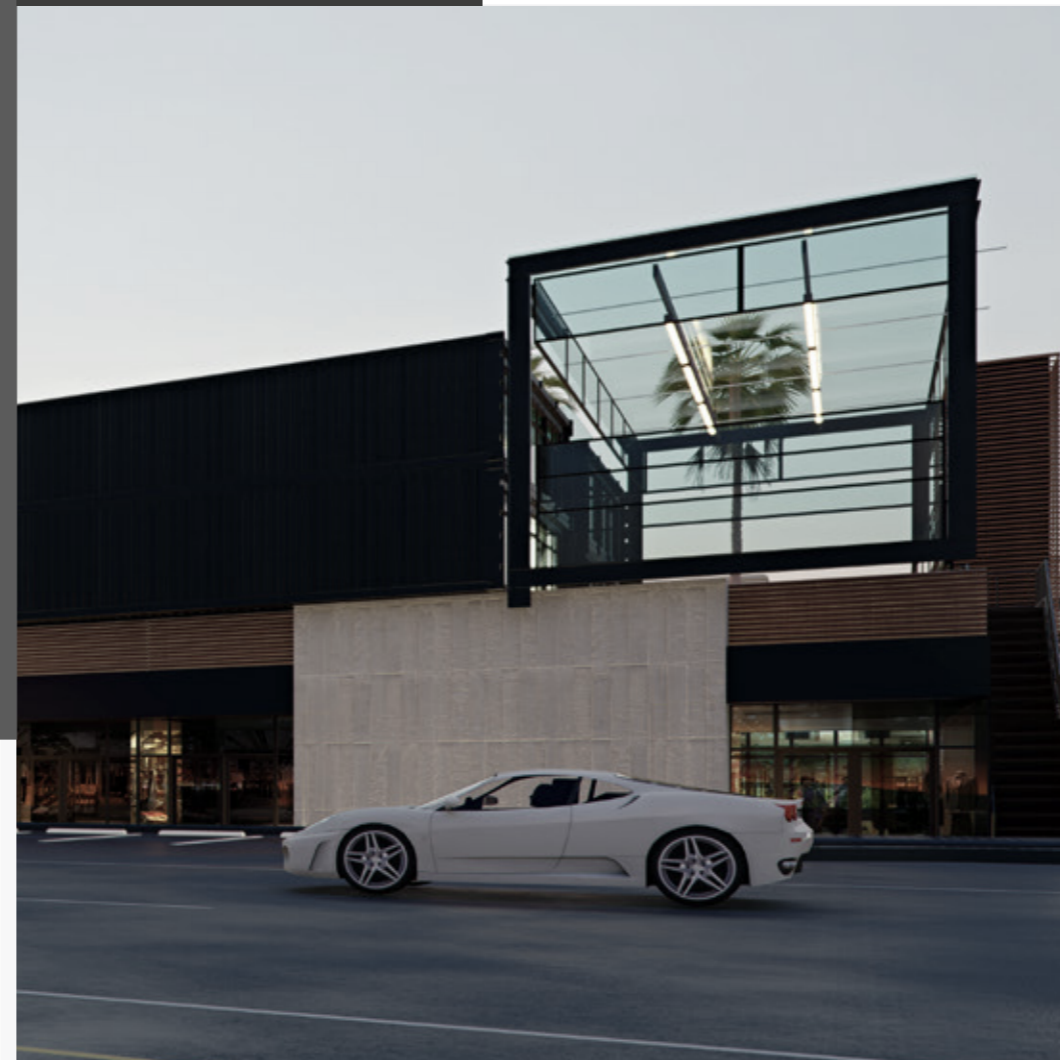
For the Saudi millennial generation , for the youth and families of Riyadh who are always looking for something new and unique.

Boxat complex comes to meet the aspirations of those who are looking for everything that is different and elegant.

A new idea

A commercial and office complex with a different character and a unique design. The idea of designing and building it in the form of cubic architectural blocks (shipping containers) creates a variety of common spaces and interspersed with semi-closed alleys that make wandering through them a unique and enjoyable experience.

Boxat is located in Riyadh, Al-Wadi neighborhood, on the Northern Ring Road between **Exit 6 and Exit 7**



Unique experiences



Cubic architectural blocks that create shared spaces, interspersed with what looks like semi-closed alleys, that makes wandering through them a unique and enjoyable experience.

**Development
for quality
of life**



A wonderful new experience created by Masas Ltd. which is known for its real estate projects with distinctive ideas, concepts, bold designs, and above all , rich experiences. Because Masas knows that people visit restaurants, cafes and markets with the aim of having fun, entertainment and the experience, in addition to eating and shopping .



MSAS ماساس

What distinguishes Boxat

Boxat will be a prominent commercial project by its easy access and exit via the Northern Ring Road, while providing a refreshing and enjoyable work and entertainment environments.

Boxat consists of two buildings with a total area of more than 11,000 square meters. The project is located at the most important strategic location in Riyadh (on the North Ring Road) between exists 6 and 7 in the Wadi neighborhood.

Boxat enjoys excellent natural lighting, green areas, and an outdoor amphitheater designed for informal events and relaxation. The drop off area ensures a smooth flow of traffic with parking services available. While the outdoor and indoor parking spaces are able to accommodate up to 400 cars.





King Khalid int. Airport



Location
overview

CLICK HERE FOR QUICK ACCESS

Riyadh Front

Princess Nourah Uni

King Salman Road

Business Gate

Imam Muhammad Uni

Northern Ring Rd

Dar Al Uloom Uni

Sabir

King Fahd Road

Mohammed Bin Saman Road

BOX@
RIYADH

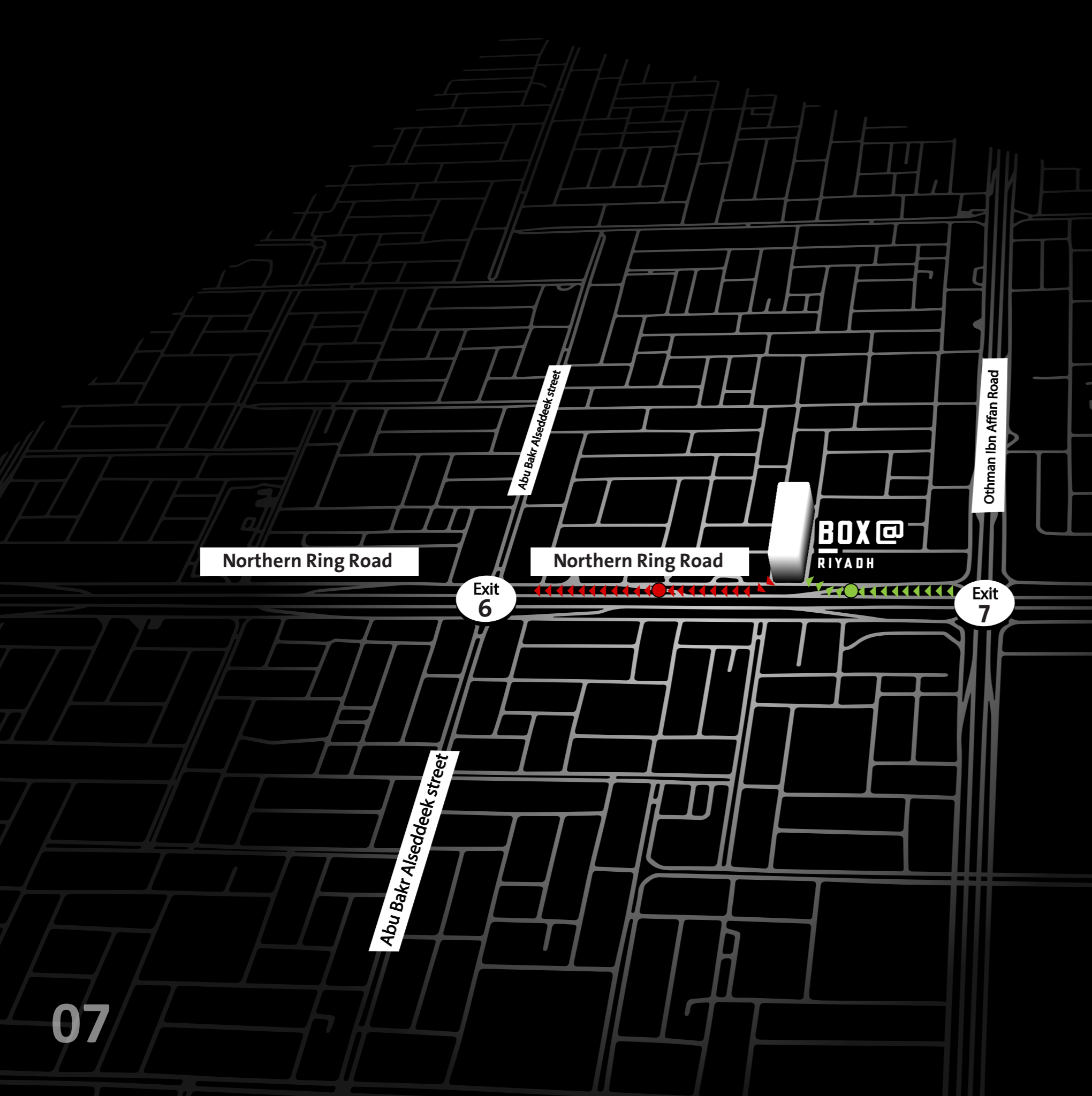
Mouwasat Hospital

King Abdulaziz Center For
National Dialogue

Holiday Inn Hotel

Granada Towers

Eastern Ring Rd



Location

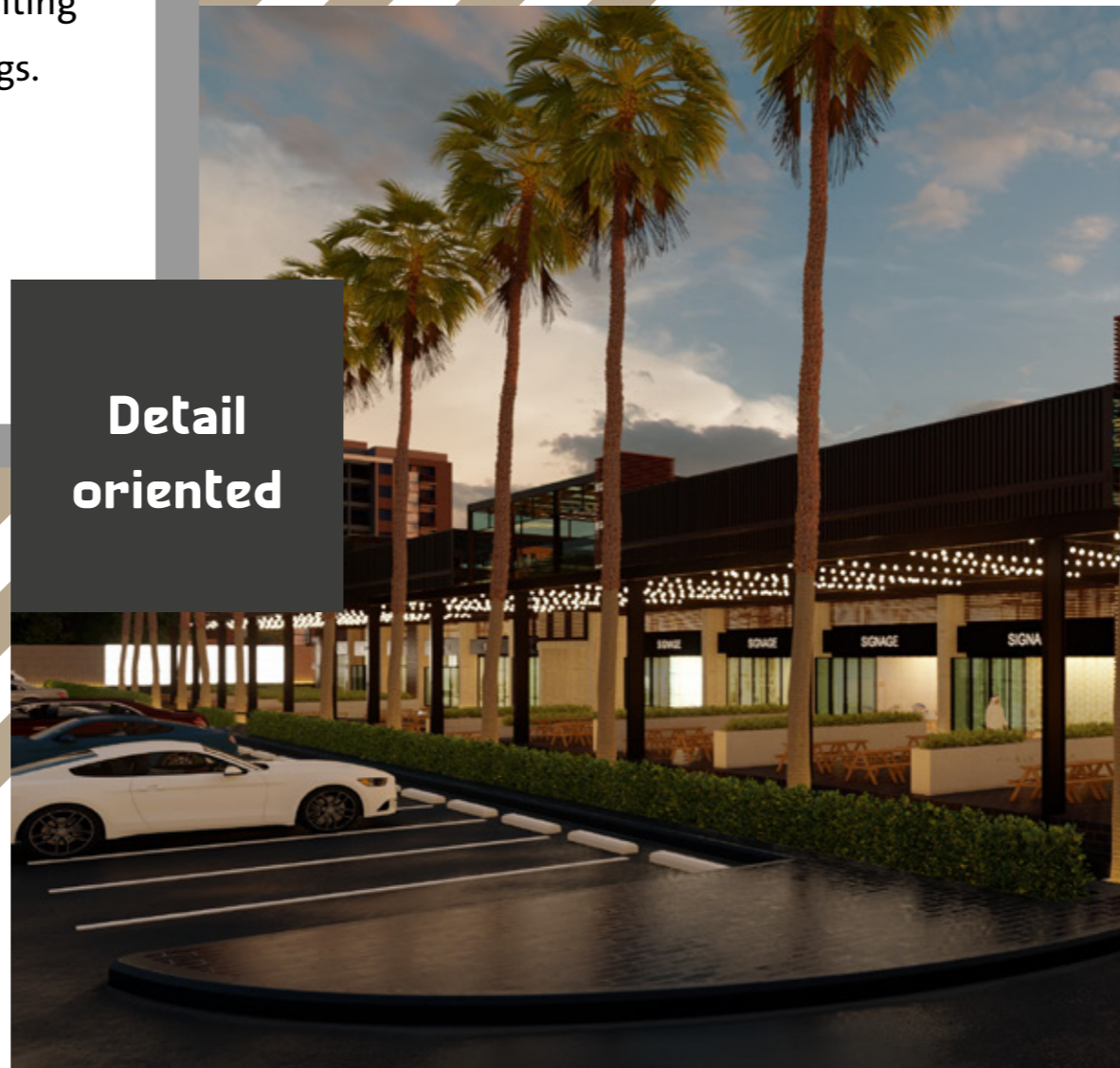
Riyadh - Northern Ring Road
Between exits 6 and 7
The Wadi neighborhood

It is characterized by its easy access and exit via the Northern Ring Road, with a good number of universities, schools and parks nearby.

It serves both the north and east of the city of Riyadh thanks to its central location on the northern ring.

The buildings are surrounded by a large number of outdoor and green spaces, which creates an excellent first impression for the visitors. All building floors enjoy excellent natural lighting and are spacious due to their high ceilings.

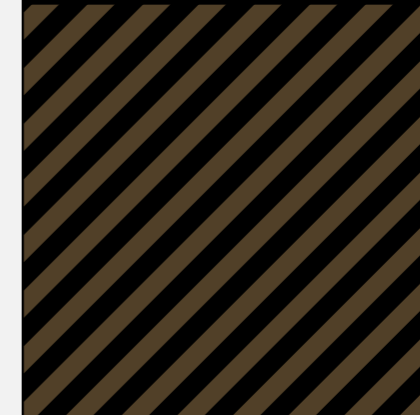
Detail oriented





**Design
idea**

Boxat enjoys full natural lighting during the day and is decorated with green spaces. It is distinguished by its outdoor amphitheater that is suitable for sitting, eating and stage performances.



Boxat consists of one basement floor, that is up to six meters high, equipped with parking lots with four entrances that serve and reach the upper floors with elevators.

A separate prayer room, tenants' storage rooms, multiple service areas, and security facilities are also allocated within the basement.



Security facilities



Storage rooms



Prayer room



Parking lots

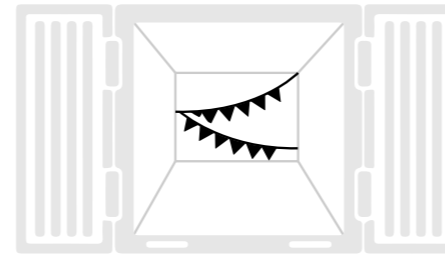
**Basement
parking
area**



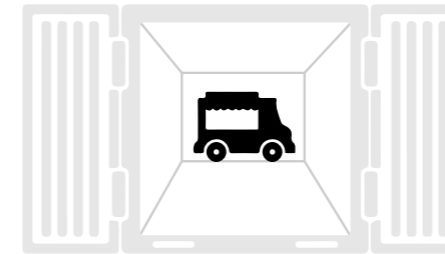
Experience before use

There is a vibrant central area surrounded by shops and restaurants, many landscaped green spaces and outdoor seating areas for relaxation.

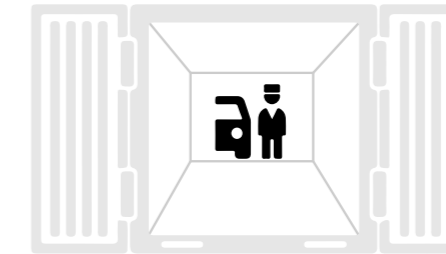
And because we care about the user experience before the use, the seating area at the amphitheater is an innovative feature in which we create a new experience for visitors.



Events area



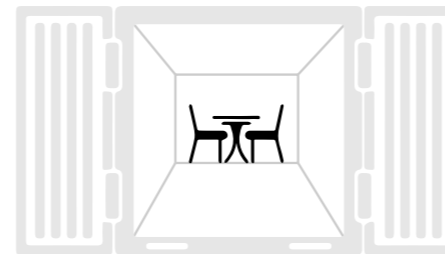
An equipped area for food trucks



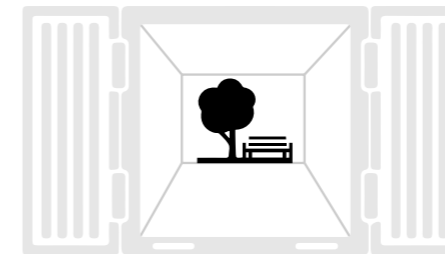
Valet parking service



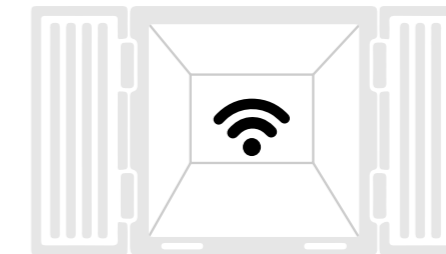
Security around the clock



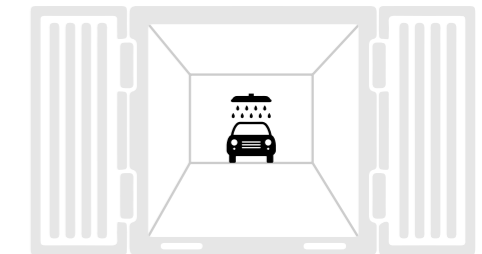
Indoor seating areas



Outdoor seating areas



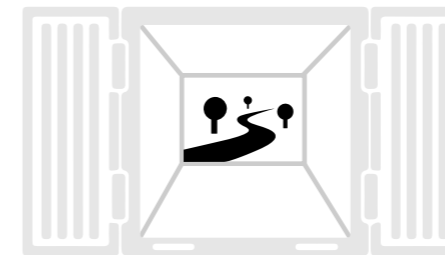
Free Wi-Fi



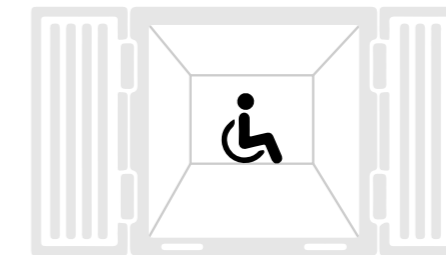
Smart car wash



Show theater



Water features, fountains and
landscape areas



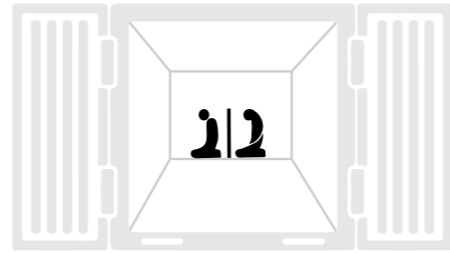
Special services for people
with disabilities



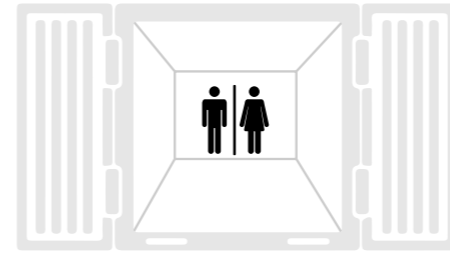
Cleanliness of public areas



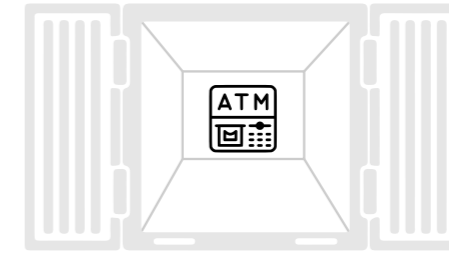
**Amenities
and features**



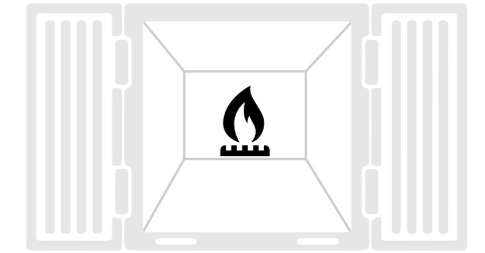
Prayer room



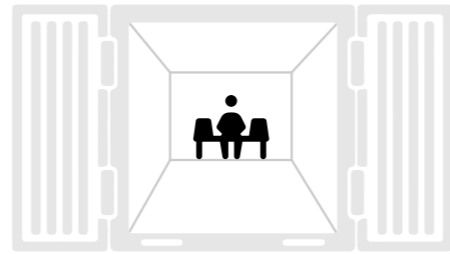
Toilets



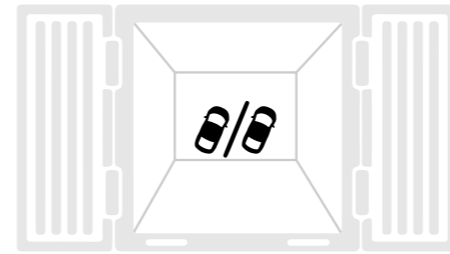
ATM service



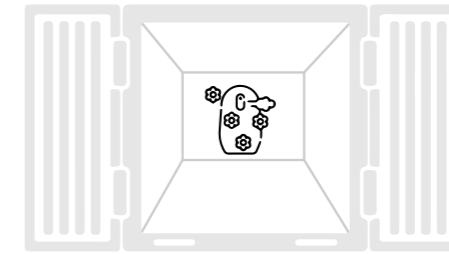
Central gas



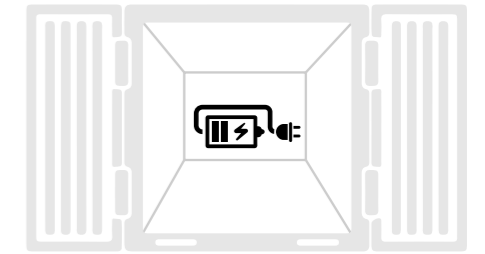
Waiting room for drivers



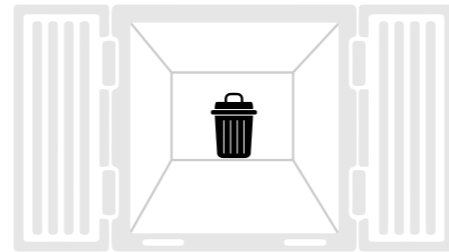
Additional parking spots
in the basement



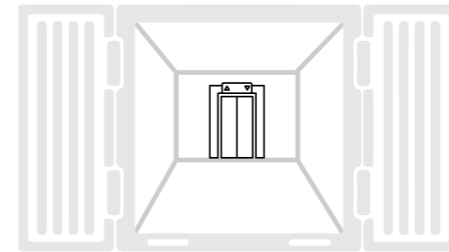
Air mitigation systems



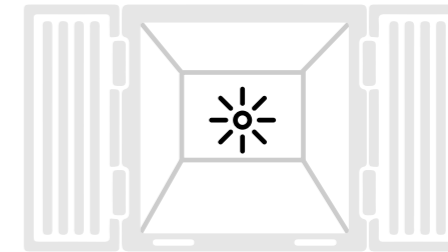
Portable chargers



Places designated for waste



Panoramic elevators



Natural lighting

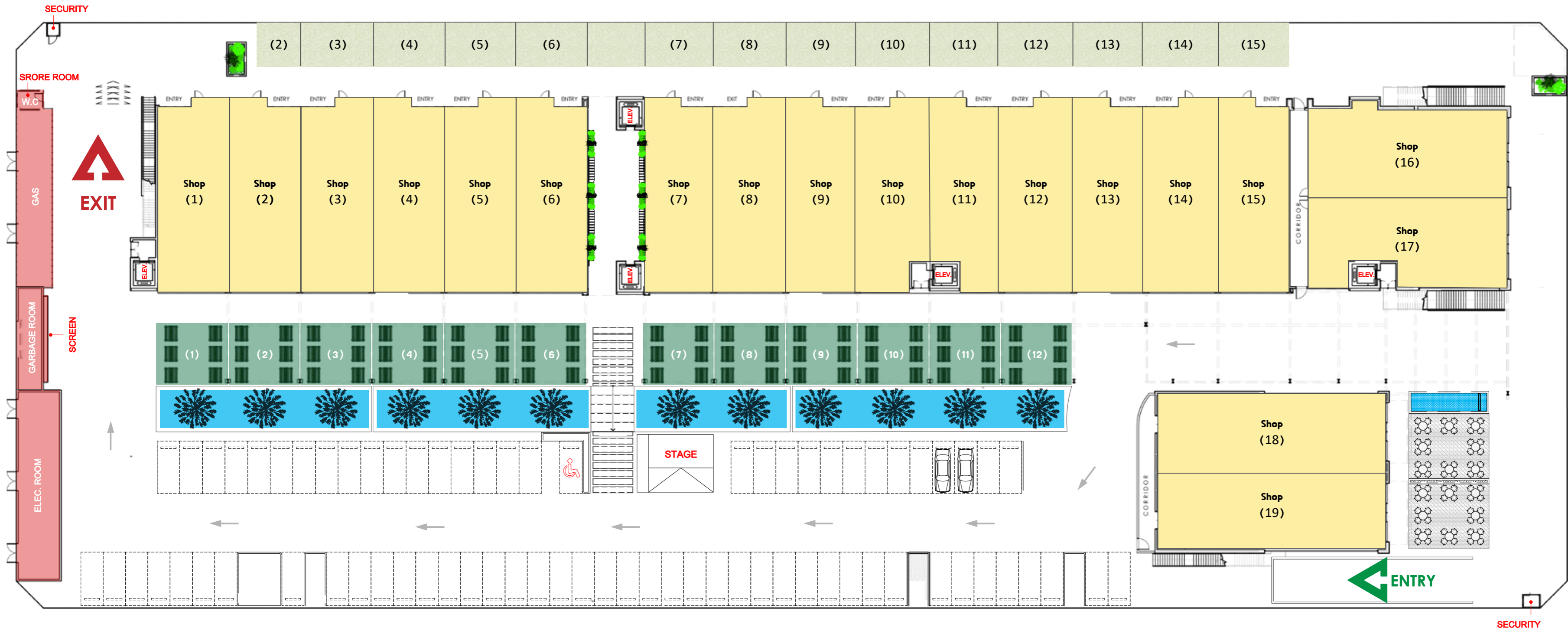
Floor Plans

Basement



| Store | Indoor |
|-------|--------|
| 1 | 27.76 |
| 2 | 27.76 |
| 3 | 27.76 |
| 4 | 27.76 |
| 5 | 27.76 |
| 6 | 21.85 |
| 7 | 22.21 |
| 8 | 20.75 |
| Total | 203.61 |

Ground Floor

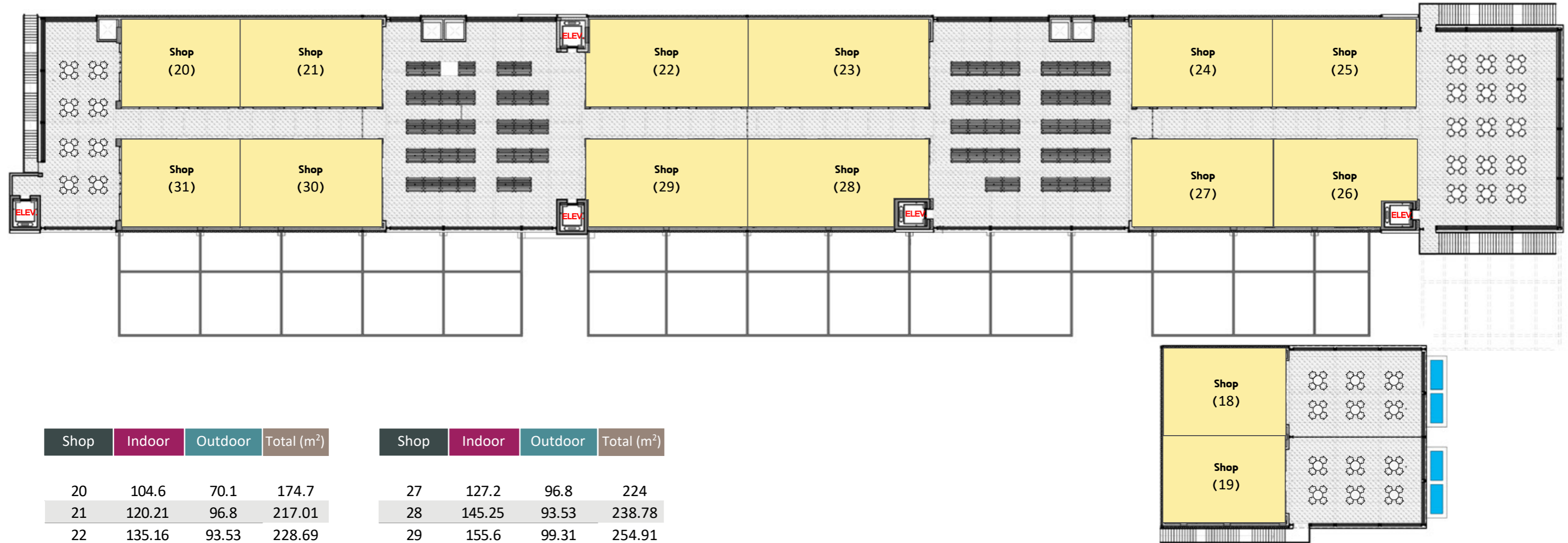


Ground Floor

| Shop | Indoor | Outdoor-1 | Outdoor-2 | Total (m ²) |
|------|--------|-----------|-----------|-------------------------|
| 1 | 165.53 | 46.1 | NIL | 211.63 |
| 2 | 165.14 | 48.1 | 27.38 | 240.62 |
| 3 | 165.14 | 48.1 | 49.22 | 262.46 |
| 4 | 164.93 | 48.1 | 49.16 | 262.19 |
| 5 | 164.93 | 48.1 | 49.28 | 262.31 |
| 6 | 164.93 | 46.15 | 48.91 | 259.99 |
| 7 | 164.61 | 46.15 | 48.29 | 259.05 |
| 8 | 164.55 | 48.1 | 49.16 | 261.81 |
| 9 | 164.55 | 48.1 | 49.28 | 261.93 |
| 10 | 164.55 | 48.1 | 49.22 | 261.87 |

| Shop | Indoor | Outdoor-1 | Outdoor-2 | Total (m ²) |
|------|--------|-----------|-----------|-------------------------|
| 11 | 164.92 | 48.1 | 49.22 | 262.24 |
| 12 | 164.93 | 47.85 | 49.22 | 262 |
| 13 | 164.34 | NIL | 49.28 | 213.62 |
| 14 | 164.34 | NIL | 49.61 | 213.95 |
| 15 | 164.34 | NIL | 48.6 | 212.94 |
| 16 | 226.58 | NIL | 131.61 | 358.19 |
| 17 | 215.22 | NIL | | 215.22 |
| 18 | 226.96 | 65.33 | | 292.29 |
| 19 | 226.96 | 65.33 | | 292.29 |

First Floor



| Shop | Indoor | Outdoor | Total (m ²) |
|------|--------|---------|-------------------------|
| 20 | 104.6 | 70.1 | 174.7 |
| 21 | 120.21 | 96.8 | 217.01 |
| 22 | 135.16 | 93.53 | 228.69 |
| 23 | 150.05 | 99.31 | 249.36 |
| 24 | 118.57 | 96.71 | 215.28 |
| 25 | 120.06 | 132.8 | 252.86 |
| 26 | 109.14 | 82.97 | 192.11 |

| Shop | Indoor | Outdoor | Total (m ²) |
|------|--------|---------|-------------------------|
| 27 | 127.2 | 96.8 | 224 |
| 28 | 145.25 | 93.53 | 238.78 |
| 29 | 155.6 | 99.31 | 254.91 |
| 30 | 128.79 | 96.71 | 225.5 |
| 31 | 115.23 | 132.8 | 248.03 |
| 18 | 105.01 | 112.91 | 217.92 |
| 19 | 102.01 | 112.91 | 214.92 |



**Project
details**

Land area: 11200 m²

Total building area: 20,000 m²

Number of buildings: 02

Number of floors: 03

Number of parking spots: 330

**What is
special about
the rental units**

The heights of rental units
are up to 7 meters

It gives an impression of luxury and comfort to the visitors.

Elevations
with sliding doors

Helps merge the interior spaces with the exterior spaces.

Two elevations for the showrooms in the ground floor.

Outdoor theater
and screen

An innovative feature in which we create a new experience for visitors.

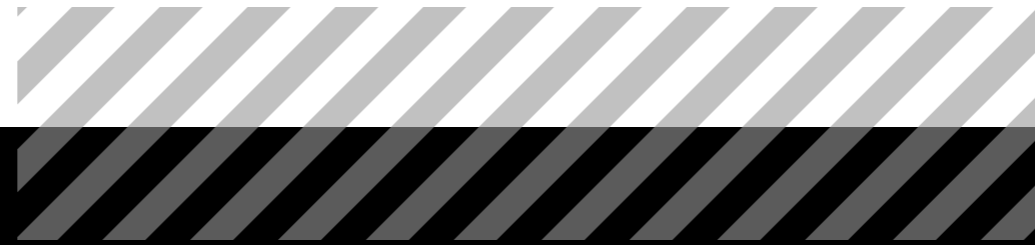
Seating areas overlooking
water features and landscape areas

It allows visitors to relax and have fun.





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