



RIGA WATERFRONT
LATVIA

ABOUT THE FOUNDER



THE FOUNDER

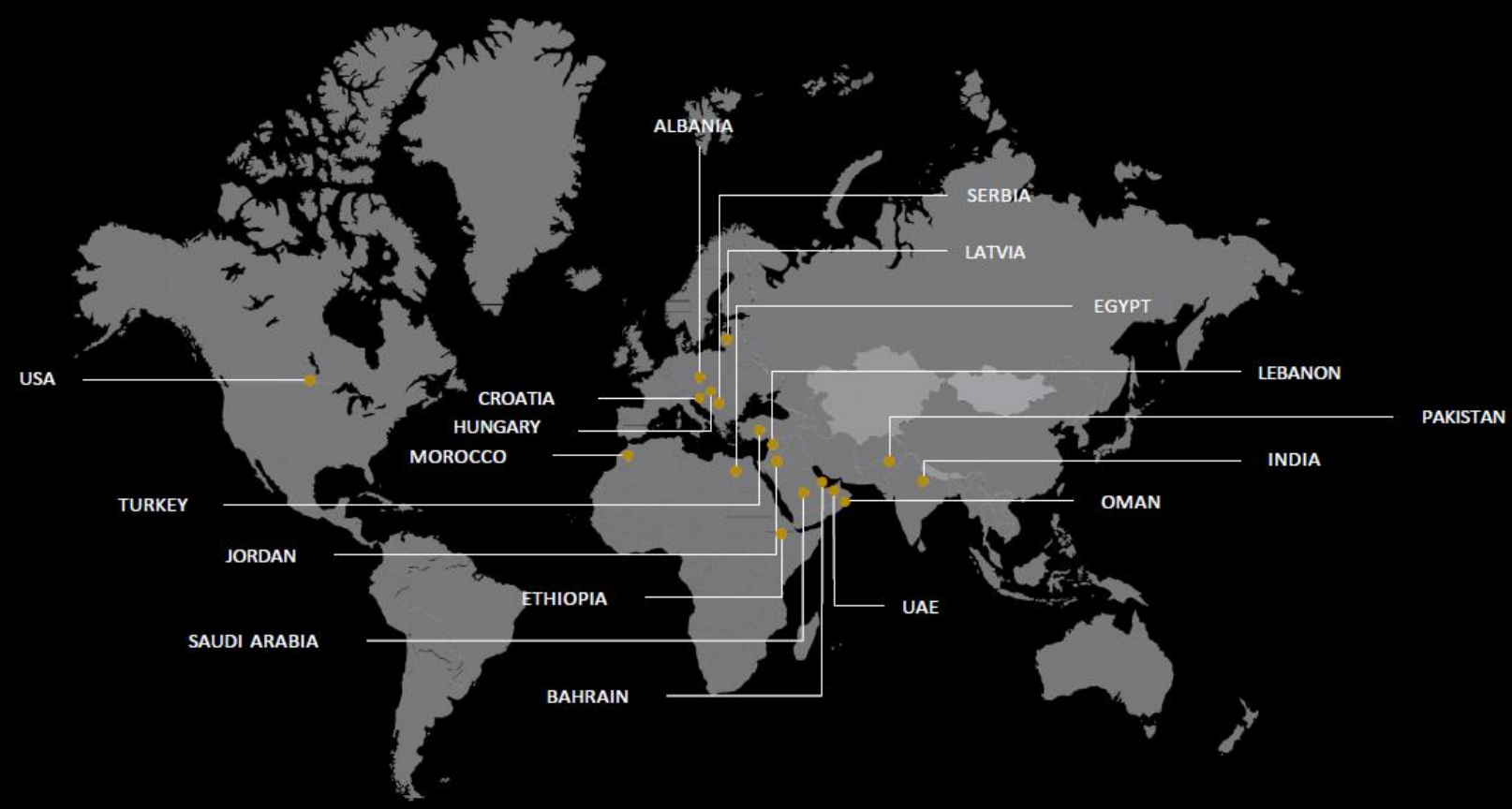


ALABBAR THE FOUNDER

A track record with over 30 years spanning
across the globe

The philosophy lies beyond constructing
buildings; onto crafting living communities that
prioritize well-being and social responsibility
along with value-added environments.

GLOBAL PRESENCE



Countries
18

WHAT WE DO?

DESIGN

Meticulous planning to
contribute and ensure human
well-being



BUILD

Building nurturing communities
that integrate open spaces, parks
and greenery into the fabric of
urban development



MAINTAIN

Holistic living communities
where life flourishes amidst
education, recreation and
greenery



WHAT WE DELIVER?

A diversified development that hammers on integrated communities



RESIDENTIAL



COMMUNITY
ACTIVITIES



WELLNESS



MALLS



ENTERTAINMENT



HOSPITALITY



THE RESIDENTIAL COMMUNITIES

As a guideline, we work with a footprint that doesn't exceed 20% of our land area. The remaining is dedicated to open spaces, public realm, parks and recreation



200k

Residential Homes

Out of which



100k+

Homes Delivered

~20k

Homes Delivered
Annually



THE RETAIL



15+
Shopping Malls



1.5Mn
Sq. M Retail Spaces



200Mn+
Mall Visitors Annually

Anchored by the iconic
Dubai Mall
World most visited destination with
over 100 Mn visitors in 2023





WHAT WE DELIVERED



THE HOSPITALITY


90+
Hotels


15k
Keys


~40
Wellness Centers


2Mn
Hotel Visitors Annually



THE COMMUNITY



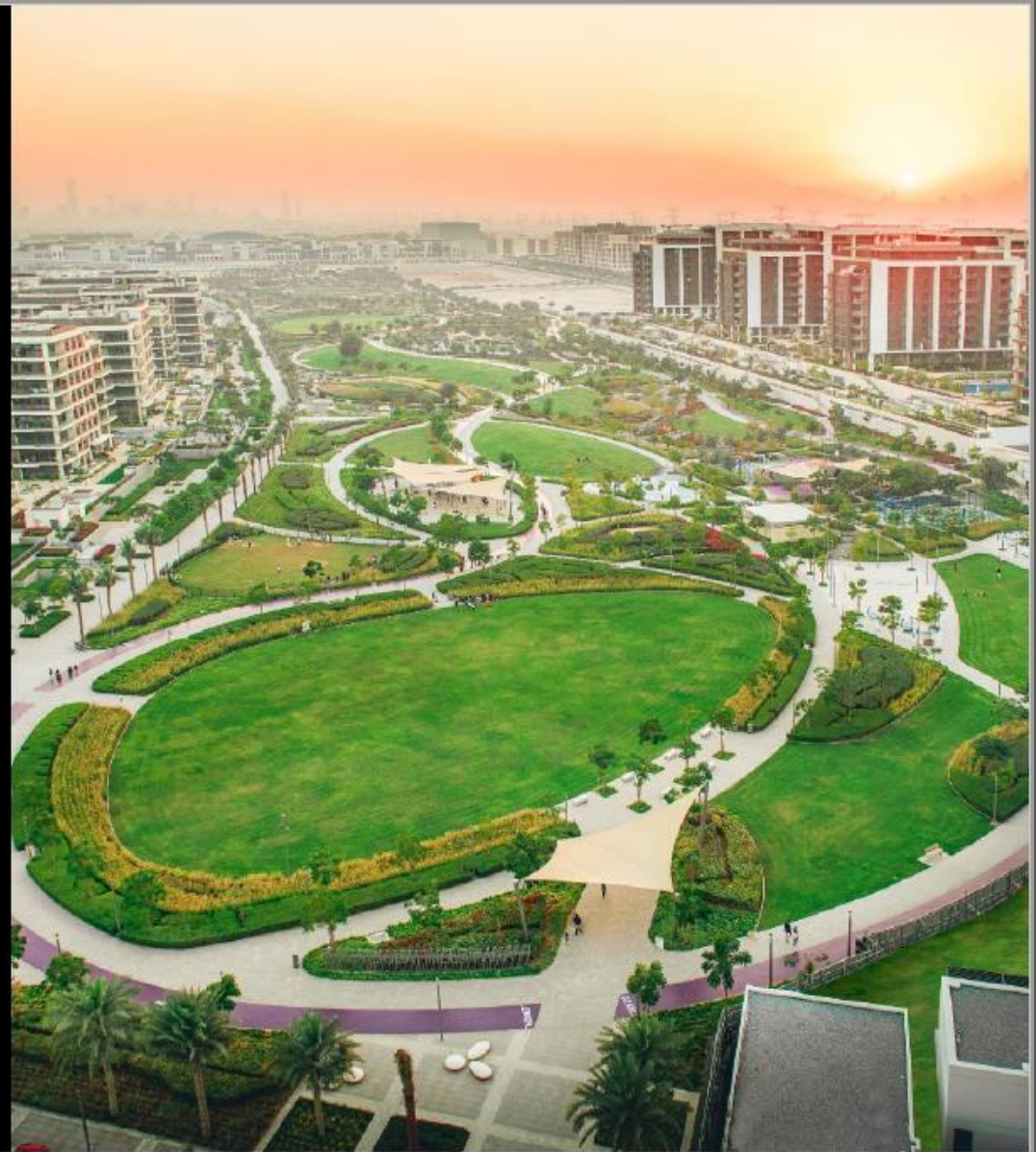
13 Mn

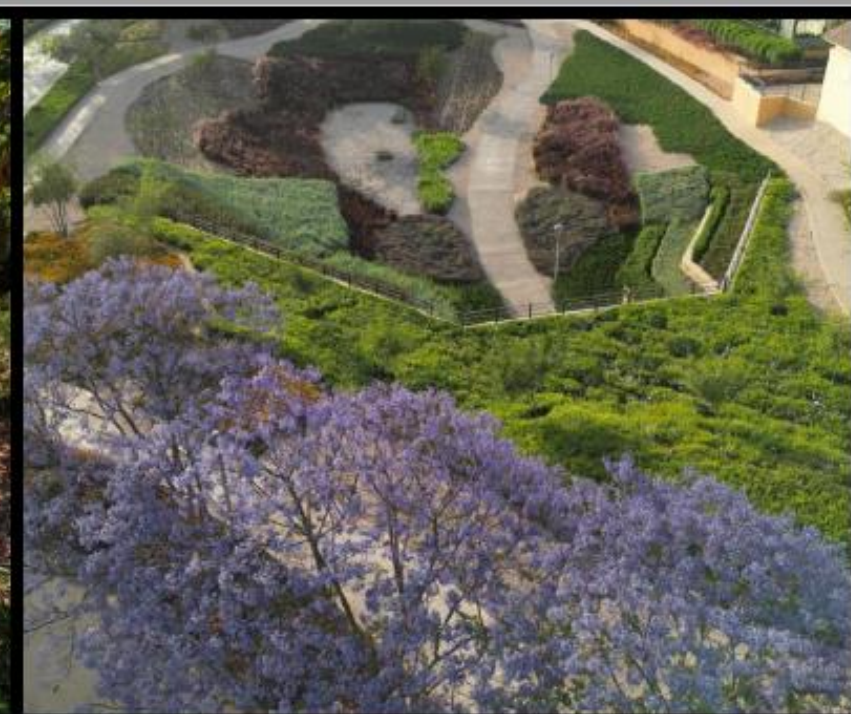
Sq.M. Parks & Open
Spaces



15

No. of Schools







MARINAS

Led by the iconic **Dubai marina** and **Marassi**
in the Mediterranean coast of Egypt.



8

Marinas

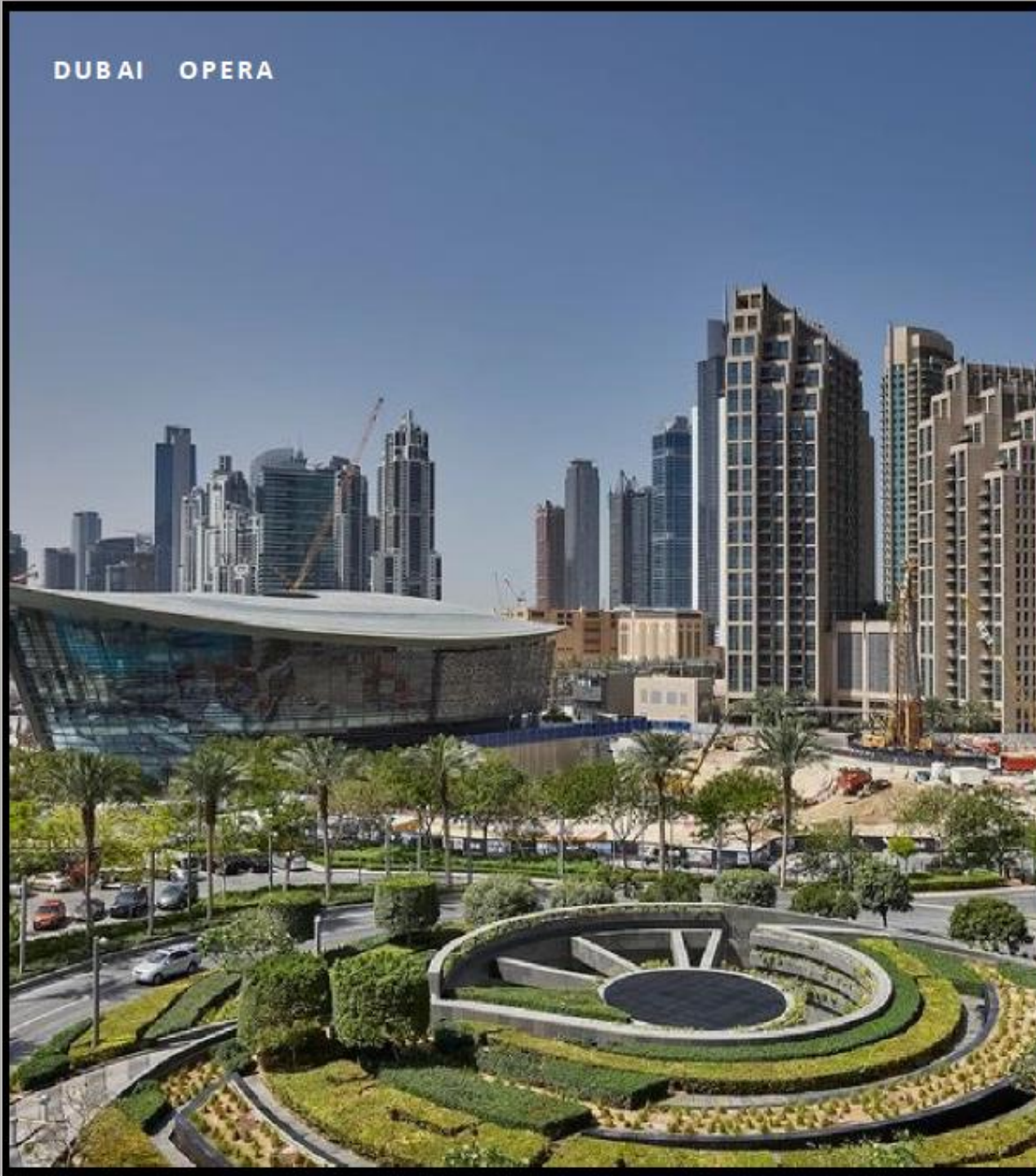
ENRICHING THE COMMUNITY EXPERIENCE

Building a destination while bringing communities
together for soul enriching experiences

Investment in		
20 Mn	350 Mn	200 Mn
USD	USD	USD
Annual Fireworks	Dubai Opera	Dubai Fountain



DUBAI OPERA



Pioneering a new standard of living

- We strives to push boundaries in design, amenities, and infrastructure. Their developments aren't just places to live; they're experiences. This elevates the overall quality of life in the communities they build.

Shaping the future of cities:

- Our developments are often seen as blueprints for modern urban living. Their focus on sustainability, integrated communities, and innovative design sets a new standard for future cityscapes.

Promoting a certain lifestyle:

- Prime developments and cohesive communities with amenities, green spaces, stunning architecture, and high-quality construction, which can elevate the overall image of a city.

Investing in infrastructure and facilities:

- Our communities often include schools, retail spaces, and entertainment options, improving the overall infrastructure of the area.



ABOUT RIGA

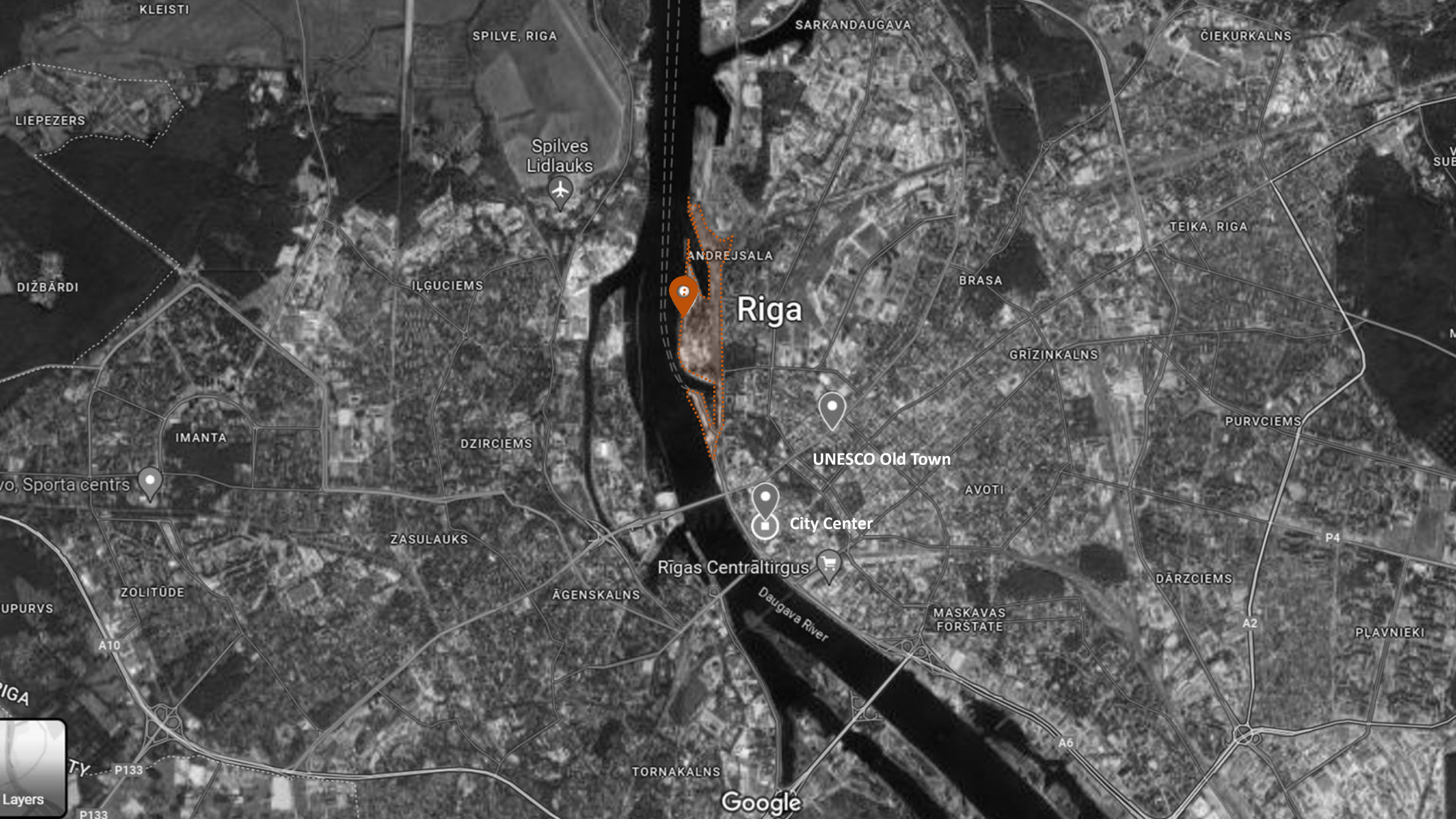
A City Steeped in History: Riga, with a founding year of 1201, is not only the capital of Latvia but also the largest city in all three Baltic states (Estonia, Latvia, Lithuania). It boasts a rich past, having been a member of the Hanseatic League, a powerful medieval trading alliance.

Architectural Gem: Riga's historic center is a UNESCO World Heritage Site, renowned for its stunning architecture. Two prominent styles are Art Nouveau, also known as Jugendstil, and 19th-century wooden buildings.

Culturally Vibrant: Riga was a European Capital of Culture in 2014, showcasing its artistic and creative energy. The city has hosted prestigious events like the Eurovision Song Contest and the IIHF World Ice Hockey Championships.

Demographic Mix: Riga's population is roughly 627,800, making it home to about one-tenth of the combined population of the three Baltic countries. While Latvian is the official language, Russian is also spoken by a significant portion of the population.

Port City with a Past: Riga's location on the Baltic Sea has historically made it a crucial port city. While the eastern trade routes are no longer as dominant, the city remains a major center for commerce and industry.



Located in an old industrial site in the **historical docklands** area of **Andrejsala Island** and the adjacent Eksporta Basin in Riga, Latvia. It envisions a vibrant, modern, and sustainable waterfront district, integrating residential, commercial, cultural, and leisure spaces.

The Site is located in a prime River Front location. **The Duagava River.** There are 50 hectares of prime real estate that can revitalize the city, provide more residential spaces, help slow down the hot real estate market and boost the economy. The project we have in mind will create a residential asset that are highly accessible by transit; provide Hotel keys and it will allow for Retail and F&B outlets in addition to offices; the offer is for prime Residential and commercial real estate for individuals and corporations.

With **direct access to Riga City**, by Eksporta main street, Tram line along Andrejosta street and the ferry terminal planned renovation and expansion all offer great connectivity to the city centre.

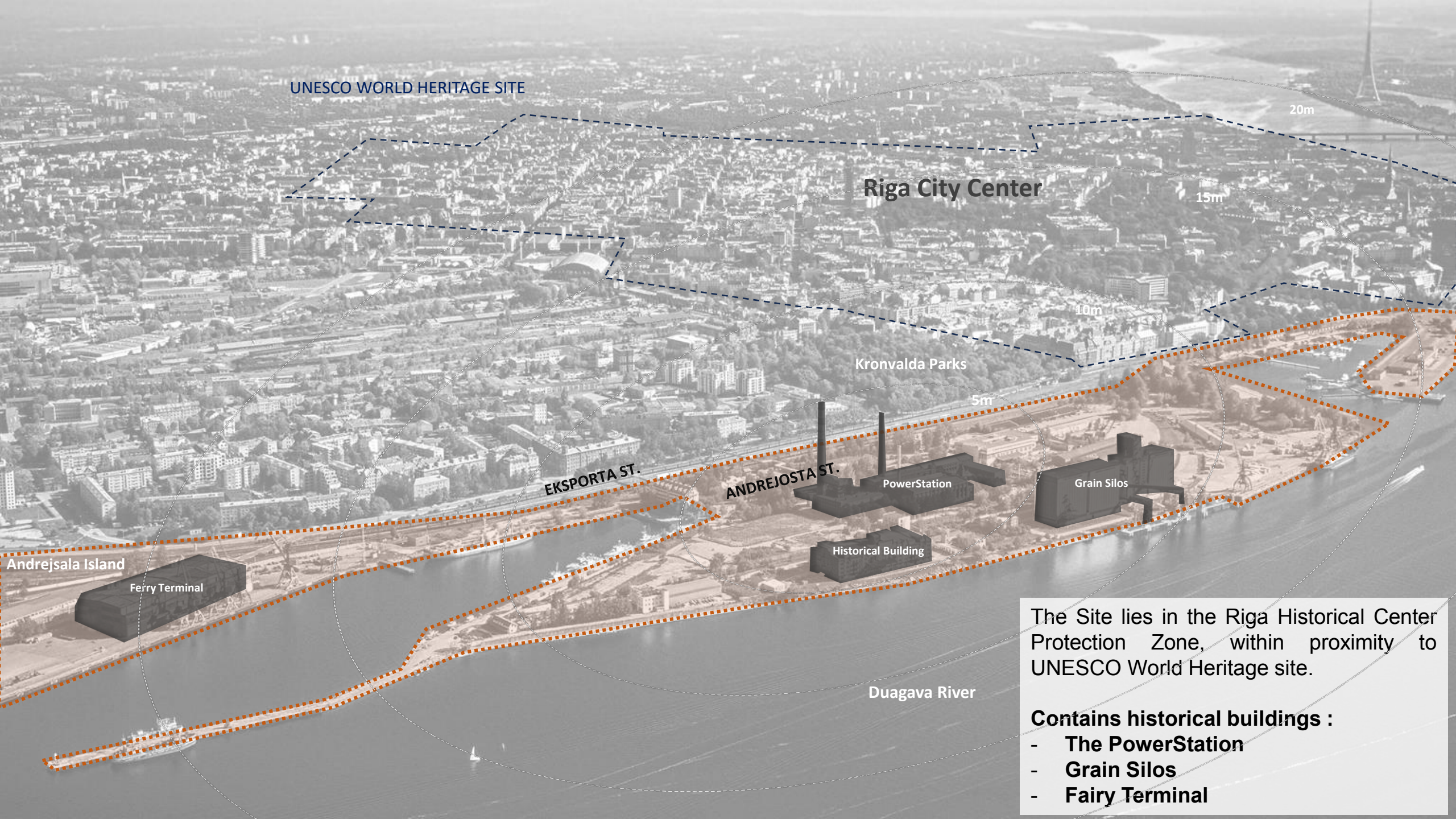
Its former **industrial harbor structure**, with two cut-outs allowing boats to dock and unload at both ends of the artificial peninsula, gives the site an incredible form to build on.

The site is marked by relics of the industrial times and **offers a 5-kilometre-long river front** on which people will live and enjoy the view on the rest of Riga and the Kipsala island. With the Riga Power Station Retail Hub at the heart of the development creating a nostalgic unique retail and gastronomy destination.



~ 50 Hectares
~ 5 km of Riverfront

THE SITE



UNESCO WORLD HERITAGE SITE

Riga City Center

15m

20m

10m

Kronvalda Parks

5m

EKSPORTA ST.

ANDREJOSTA ST.

PowerStation

Grain Silos

Historical Building

Ferry Terminal

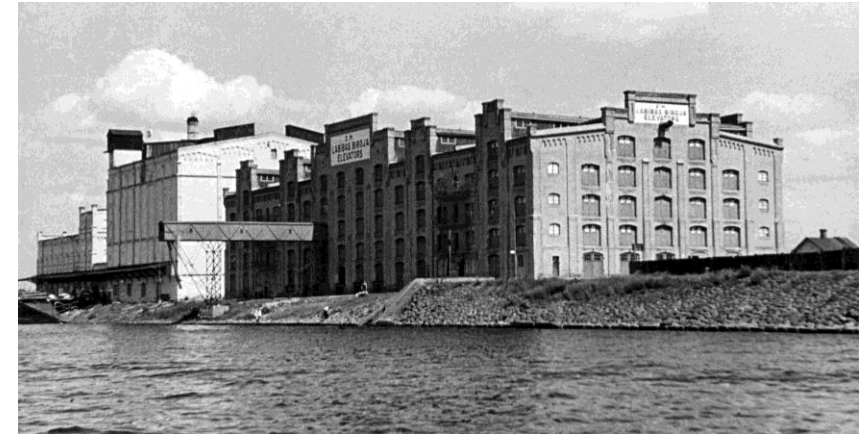
Andrejsala Island

Duagava River

The Site lies in the Riga Historical Center Protection Zone, within proximity to UNESCO World Heritage site.

Contains historical buildings :

- **The PowerStation**
- **Grain Silos**
- **Fairy Terminal**



An aerial architectural rendering of the Riga Waterfront development. The image shows a dense urban landscape with a mix of modern high-rise buildings and older, historic structures. The development is situated along a waterfront, with a large body of water in the foreground and a city grid extending inland. A prominent feature is a large, curved, modern building complex on the left side of the waterfront. The water is a deep blue, and several boats are visible. The sky is clear, and the overall scene conveys a sense of a vibrant, modern city integrated with its historic past.

THE VISION

EMPREACING THE PAST, SHAPING THE FUTURE

Riga Waterfront isn't just another development project; it's a journey through time, where the rich tapestry of history intertwines seamlessly with the vibrancy of modern living. At Riga Waterfront, we envision a dynamic urban landscape where the echoes of history resonate with the vibrancy of modern life. Our vision is to create a thriving community that celebrates its rich heritage while embracing innovation and sustainability.

By blending the charm of the past with the promise of tomorrow, Riga Waterfront aims to inspire generations to come and leave a lasting legacy of resilience, creativity, and community.



DEVELOPEMNT KEY FEATURES



Prime waterfront location

- Premium waterfront views
- Proximity to city centre and old town
- Walking distance to key locations



Heritage

- Industrial Library-Museum
- Preserving historical buildings
- Incorporating existing architecture in new city planning



Amenities

- Urban Mobility/Traffic Planning
- Mixed use nature of development
- Waterfront promenade for public
- Protected bay area for swimming activities



Sustainability

- Preserving old trees, nature incorporated in planning
- Reusing materials from old buildings
- Making Use of Solar & Wind Power



Lifestyle

- Waterfront living
- Green public spaces
- Green pockets opening to the Riga Port City
- Landmark 5-star hotel, Branded apartments



Facts & Figures

Long
riverfront



Around 50 ha
of prime real
estate area



Near former Riga
Gateway



Neighborhoods
with distinctive
characters



Residential
units



Lush landscapes
featuring public
squares



Grade A
office spaces



Prime retail
spaces and
services



Yacht marinas and
cruise terminals



Premium
hospitality
offering up to
1,000 keys



Direct
connection to
the city center



Sustainable smart
infrastructure and
green buildings





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LAND USE AND MAIN FUNCTIONS



MAIN DISTRICTS





Anderjostats Street in the main commercial street for daily shopping and services.





Riga Soho is the Unique shopping experience and the main commercial pedestrian only Hub, for specialized shops and boutiques, Gastronomy and Cultural Venues.





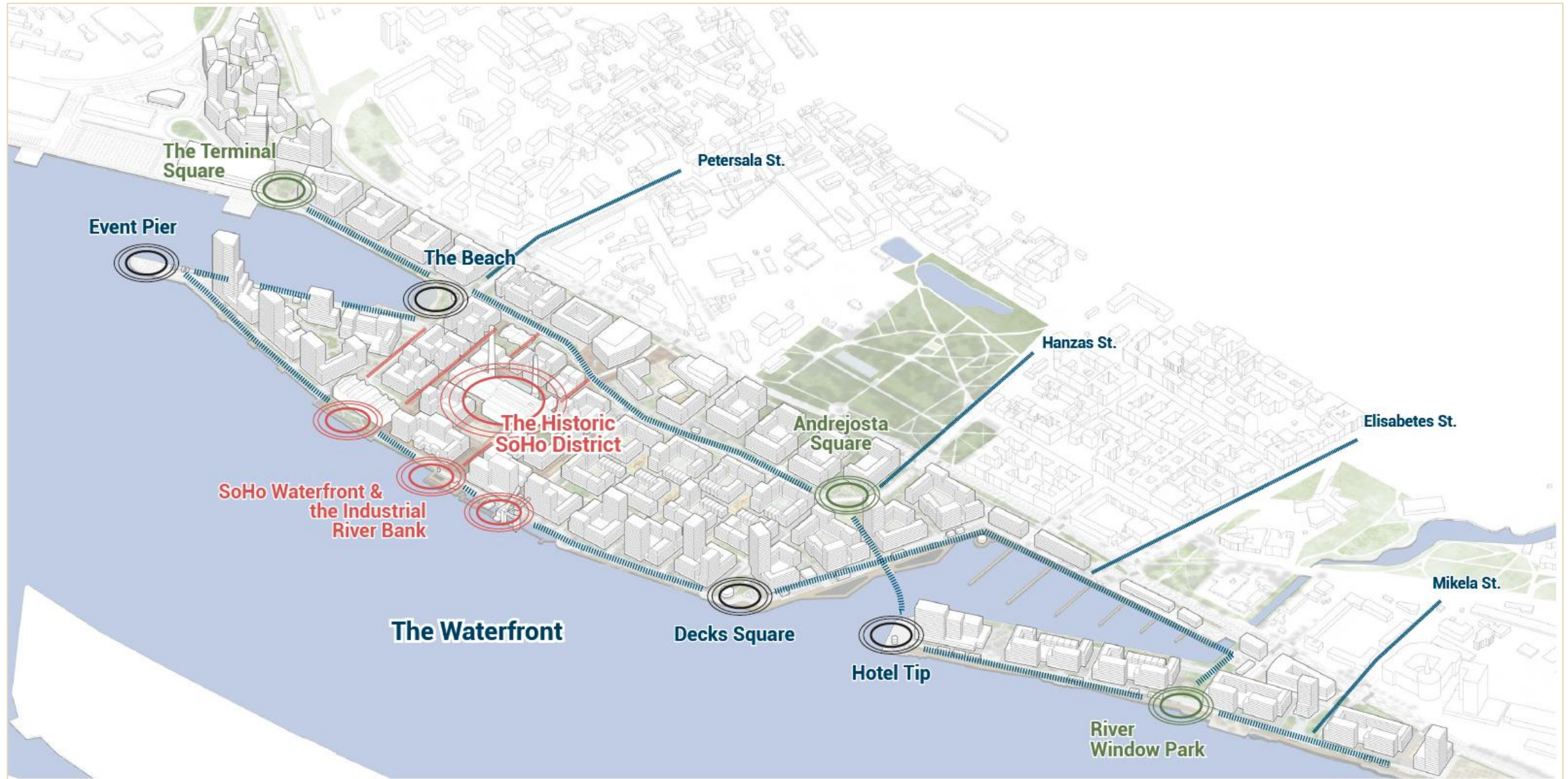
Waterfront Promenade provide retail and gastronomy venues



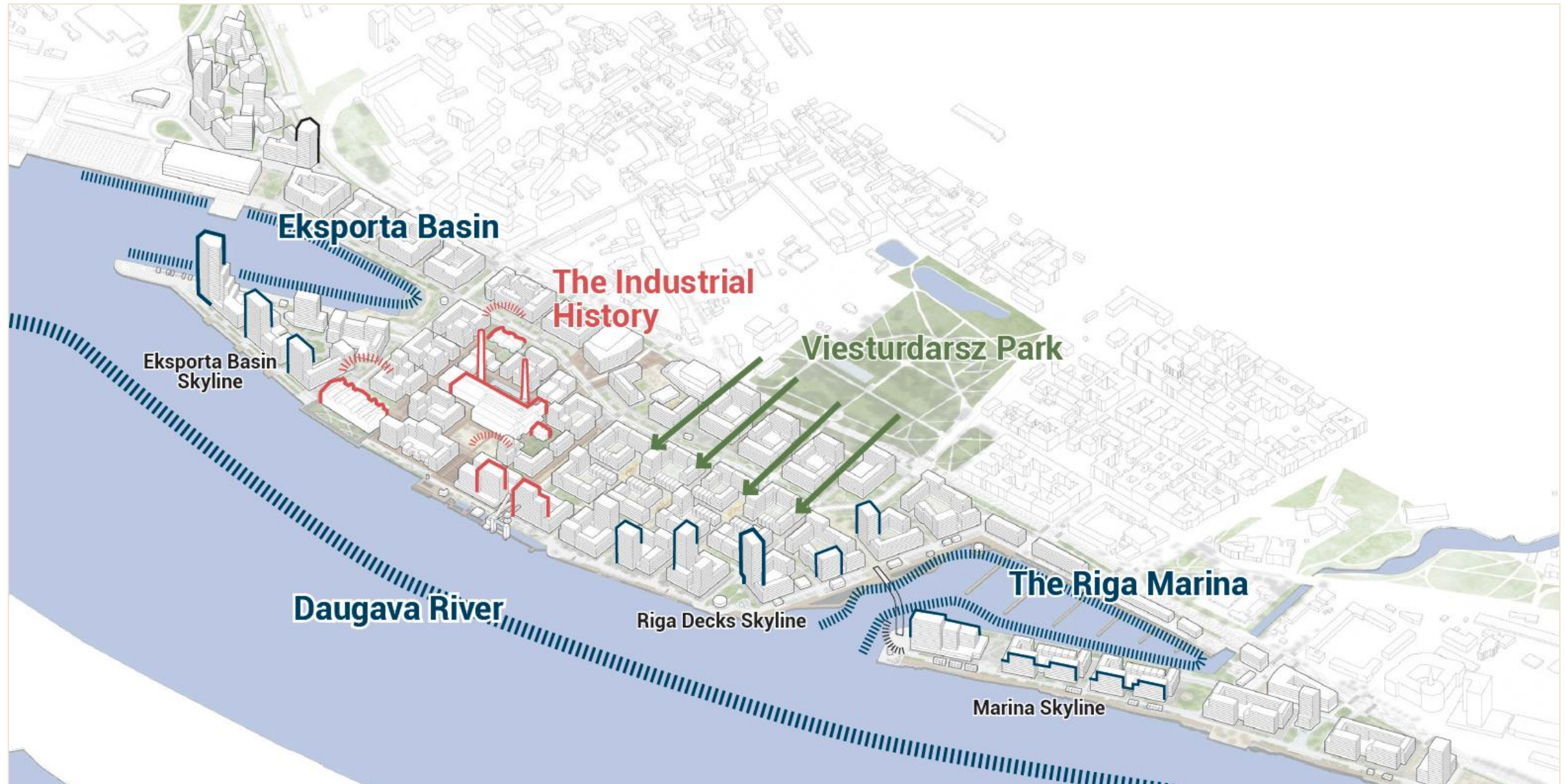
THE DOCK
BAR & RESTAURANT
A LUXURY HOTEL



MAIN ACTIVITY NODS



VALUE CREATORS



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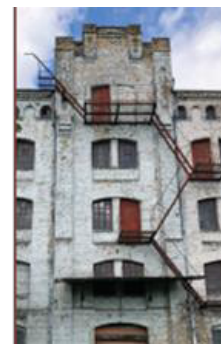
Sustainable smart
infrastructure and
green buildings





RIGA SOHO is the new central district of Andrejsala, brimming with cultural and public life around the Power station Mall and the Soho Square. It is designed for pedestrians and offers a large variety of retail and gastronomy throughout the day. The Soho Waterfront will be “The Place to be”, finally making the riverfront accessible to every Riga citizens.

The architecture reflects the existing buildings in modern ways and creates light contrast with grey and red tones. Brick Patterns enrich the façades.



SOHO DISTRICT



What's Next...?





PLAZA RESIDENCES – A CORNER STONE LOCATION
Anchoring Infrastructure towards the waterfront and around the Powerstation



Courtyard Residences

School

Mobility Hub

Power-Station Shopping Center

Museum

Club Residences

Hotel and Branded Apartments

An architectural rendering of a modern, multi-story residential building named Plaza Residences. The building features a mix of brick and light-colored panels, with numerous balconies and large glass windows. The ground floor includes commercial spaces with signage for 'Plaza', 'CAFE VELA', and 'HOTEL'. People are shown walking on the sidewalk and sitting on benches, and a car is parked on the street. The scene is set in an urban environment with trees and a clear sky.

THE PROPOSTION

Prime Riverside Living: Plaza Residences offers an extraordinary address at the heart of Riga's vibrant waterfront transformation. Embrace the tranquility of the river and basin views while being seamlessly connected to the city's evolving cultural and urban scene.

Modern Spaces, Tailored for You: Plaza Residences presents thoughtfully designed 1-, 2-, and 3-bedroom apartments, each crafted to meet the needs of contemporary lifestyles. With an open garden courtyard directly overlooking the power station, residents enjoy an exclusive blend of urban energy and natural serenity.

A Community of Unmatched Amenities: Step into a lifestyle defined by convenience and comfort. Plaza Residences enriches everyday life with access to beautifully landscaped outdoor spaces, inviting social areas, and essential amenities. Here, relaxation and community blend effortlessly, offering residents a truly unique living experience.

- **Vibrant Retail Next Door:** Plaza Residences sits at the edge of a soon-to-be-transformed landmark—the power station, reimagined as a bustling gastronomy and retail hub. Enjoy exceptional shopping and dining options within easy reach, enhancing the luxury of riverside living.

- **Experience Riga Living:** Plaza Residences is more than a residence; it's an entry into a vibrant, redefined urban district. Embrace the spirit of a renewed Riga, where elegance meets cultural dynamism, offering you a home where memories are made, and a lifestyle of distinction awaits.



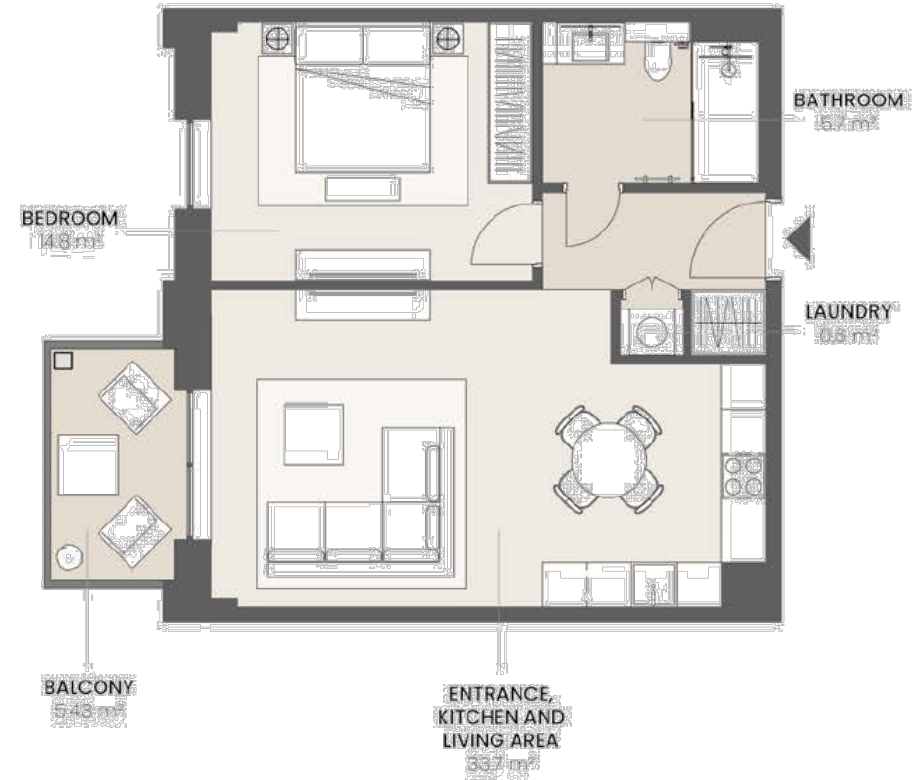


Living Options for Every Lifestyle

Plaza Residences offers a range of 1-, 2-, and 3-bedroom apartments, each tailored to modern living. Cozy one-bedrooms are perfect for young professionals, while spacious three-bedroom units are ideal for families, making Plaza Residences a home for every lifestyle.

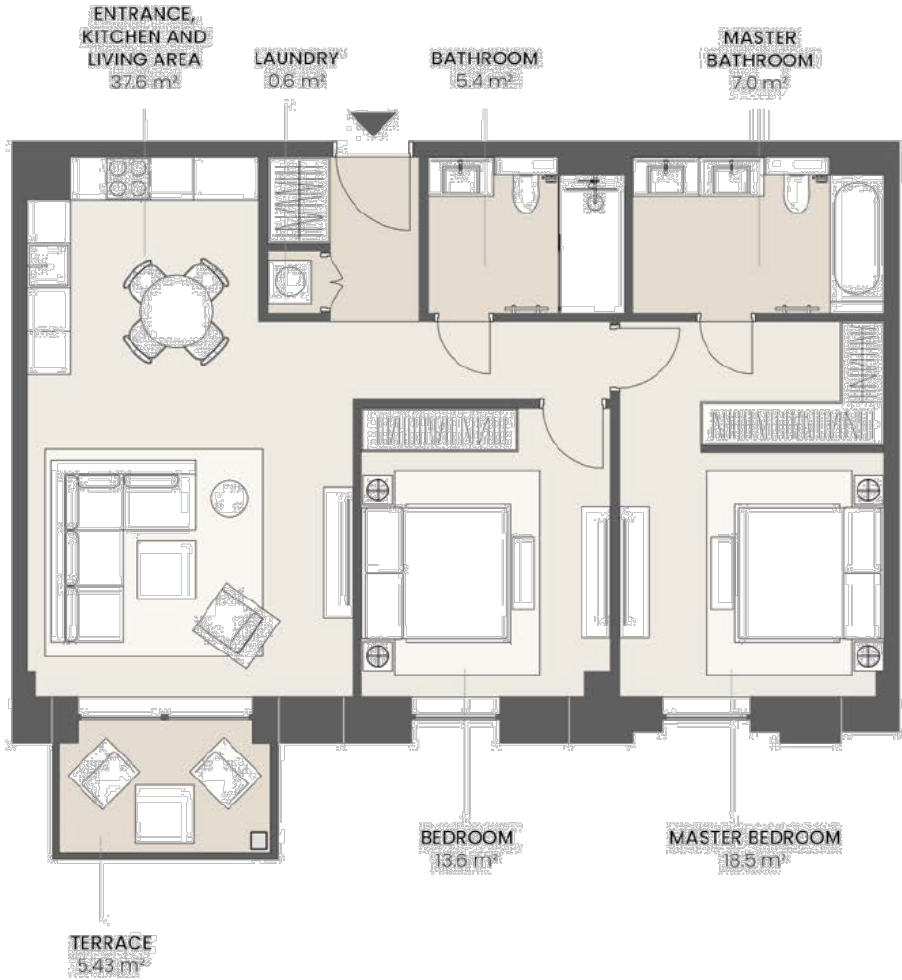
One Bedroom Plan

Total Area: 60 m²



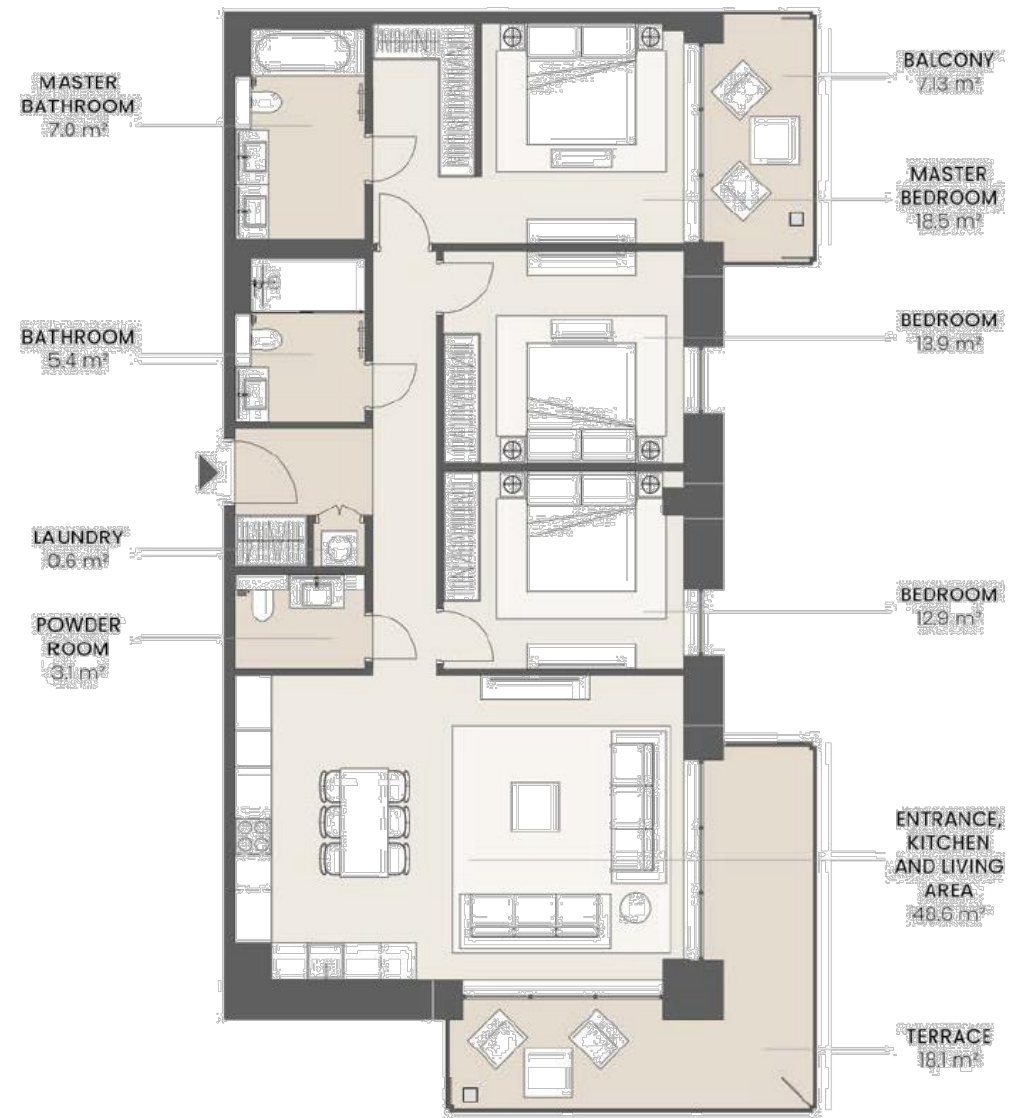
Two Bedroom Plan

Total Area: 88 m²



Three Bedroom Plan

Total Area: 135 m²



Signature Features for Inspired Living

- **Garden Courtyard with a View:** The Second Level courtyard offers a peaceful retreat, featuring landscaped greenery and views of the soon-to-be-transformed power station, which will become a hub of gastronomy and retail—a unique blend of nature and culture at your doorstep.
- **Scenic Riverside Location:** Just steps from the river and basin, Plaza Residences combines city energy with calming water views, inviting residents to enjoy the best of urban life with a tranquil touch of nature.

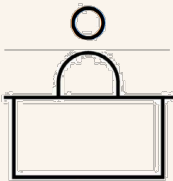


Perfectly Positioned for Discerning Residents

Designed to attract those seeking a refined lifestyle, Plaza Residences resonates with a target audience that appreciates a vibrant, evolving community. Its appeal aligns closely with previous successful launches, drawing interest from individuals and families ready to experience the new Riga.



Amenities & Facilities



Two Reception
Lobbies



Retail



Seamless Connection to
Club Residences
Amenities

100m



Open Green
Courtyard



Bicycle Storage



Distance to River

3 min walk



Underground
Parking



Push Chair
Storage



Distance to Power
Station and Plaza

2 min walk

Typical Floorplan



Living Room



Bedroom





Master Bathroom

Building Reception





LIVING, KITCHEN AND BEDROOMS

Floor	Engineered Wood
Skirting	To match
Walls	Emulsion Paint
Ceiling	Moisture resistant gypsum board finished in emulsion paint

BATHROOMS

Floor	Porcelain Tiles
Walls	Porcelain Tiles+ washable, moisture resistant, antifungal, acrylic emulsion
Ceiling	Moisture resistant gypsum ceiling finished with washable, moisture resistant, antifungal, acrylic emulsion
Vanity countertop	2 cm thick porcelain slab
Cabinets/ Joinery	All internal carcass in moisture resistant MDF with Melamine, Shutters in MDF with High Pressure Laminate
Sanitary Wares	High quality sanitary fixtures & fittings

OTHERS

Main Door	Solid Woodwork
Internal Doors	Painted MDF Doors
Kitchen Appliances	Not Included



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