

FAH PRIVATE RESIDENTIAL

# LUXURY VILLA

Hittin, Riyadh, Kingdom of Saudi Arabia



# BUILDING YOUR DREAMS

iMaker Group is a renowned architecture firm based in Dubai, United Arab Emirates. The Luxury Lifestyle Awards named them Best Architect in the category of Best Luxury Architecture (Single Residential Project) 2022. Architecture, interior design, and landscaping are among the services offered, with an emphasis on luxury living, exclusive bespoke design for clients, and the creation of luxurious spaces.

iMaker Group facilitates transactions by providing turnkey solutions. From concept through completion and handover, we'll take you through the entire process. We never fail to deliver when it comes to ideas and execution. Our architects, interior designers, and engineers are not only talented but also resourceful, providing practical solutions to difficult design requests and assuring the best possible outcome.

Creating designs in modern, contemporary, new classic, and even neo-futurist styles. If you can dream it, we can build it!



AHMAD REFAI  
CO-FOUNDER

BARAA REFAI  
CO-FOUNDER

About the Project  
**PAGE 5**

Architecture & Landscape  
**PAGE 6**

Rooftop Garden  
**PAGE 28**

Interiors

*Basement*  
**PAGE 36**

*Ground Floor*  
**PAGE 68**

*First Floor*  
**PAGE 102**

*Second Floor*  
**PAGE 124**



# ABOUT THE PROJECT

This new classic home is an excellent example of a timeless classic with a strong influence on new-classic architectural design philosophy. It is situated in the renowned Hittin neighborhood of Riyadh, Saudi Arabia.

The qualified technical and design professionals at iMaker Group collaborated with the owners to create this three-story house, excluding the basement and rooftop, in order to meet their needs and to highlight the personality of the house as well as the owners' tastes. This enormous villa's exterior and interior have a traditional yet chic ambiance.

The rich flora on the estate and rooftop is not only soothing but stunning, creating a unique sight that calms your soul. The amenities of the estate include an adult and kiddie pool, a jacuzzi, a gym, an entertainment area, 6 parking spaces in the basement, and 2 more parking places on the ground. On each level, there are 20 bathtubs and bathrooms, 3 kitchens, 6 bedrooms for family and guests, 4 dining rooms, 11 living rooms, and 6 walk-in closets.



Facade



Facade



Facade



# ARCHITECTURE & LANDSCAPE

With a total area of 1,755 square meters, this vast private estate is a marvel covered in lush variety of plants adding to the estate's value and beauty. The plants also provide shade for both the exterior and interior. With floor-to-ceiling windows, you have a magnificent view of the surrounding landscape. It also allows natural light to brighten the interiors of this impressive estate during the day. Visitors and family members have plenty of space to rest while taking in the scenery, thanks to the meticulous arrangement of the seating areas in the villa's courtyard and surrounding areas.

Planning on hosting a dinner party or simply having fun on the weekend? The design arrangement of the courtyard and the surrounding area can accommodate a number of family members and visitors and still give more room to roam. They can gather in the private swimming pool, a separate pool for kids, or chat the day in the seating area.

But now you want to escape somewhere more secluded, private and intimate. A rooftop garden with a jacuzzi makes it even more alluring. With this it will undoubtedly be the best way to end the day. The rooftops' glass ceiling makes a fantastic opportunity to create a moment with your loveones while gazing at the sky. Although extremely lavish, this estate is not in the least bit ostentatious. Comfort and exclusivity are the two characteristics that define opulence and luxury.

Entrance



Entrance

**Developer & Designer**  
iMaker Group

**Builder**  
iMaker Construction

---

<b>Plot Area</b> 1755.48 SQM	<b>Basement</b> 1755.48 SQM	<b>Ground Floor</b> 940.38 SQM	<b>First Floor</b> 635.08 SQM	<b>Second Floor</b> 592.19 SQM	<b>3 Storey Villa</b>
---------------------------------	--------------------------------	-----------------------------------	----------------------------------	-----------------------------------	-----------------------

---

**Amenities**

-  20 Washrooms & Restrooms
-  3 Kitchen Area
-  6 Bedroom
-  6 Walk-in Closet
-  Outdoor Seating Areas (Courtyard)
-  4 Dining Area
-  11 Living/Seating Area
-  6 Parking Area
-  Courtyard Swimming Pool
-  Courtyard Kids Swimming Pool
-  Entertainment Room
-  Gym
-  Rooftop Jacuzzi



Ground Parking



Entrance



Entrance



Drop Off Area



Entrance



Drop Off Area

**Any architectural work that does  
not express serenity is an error.**

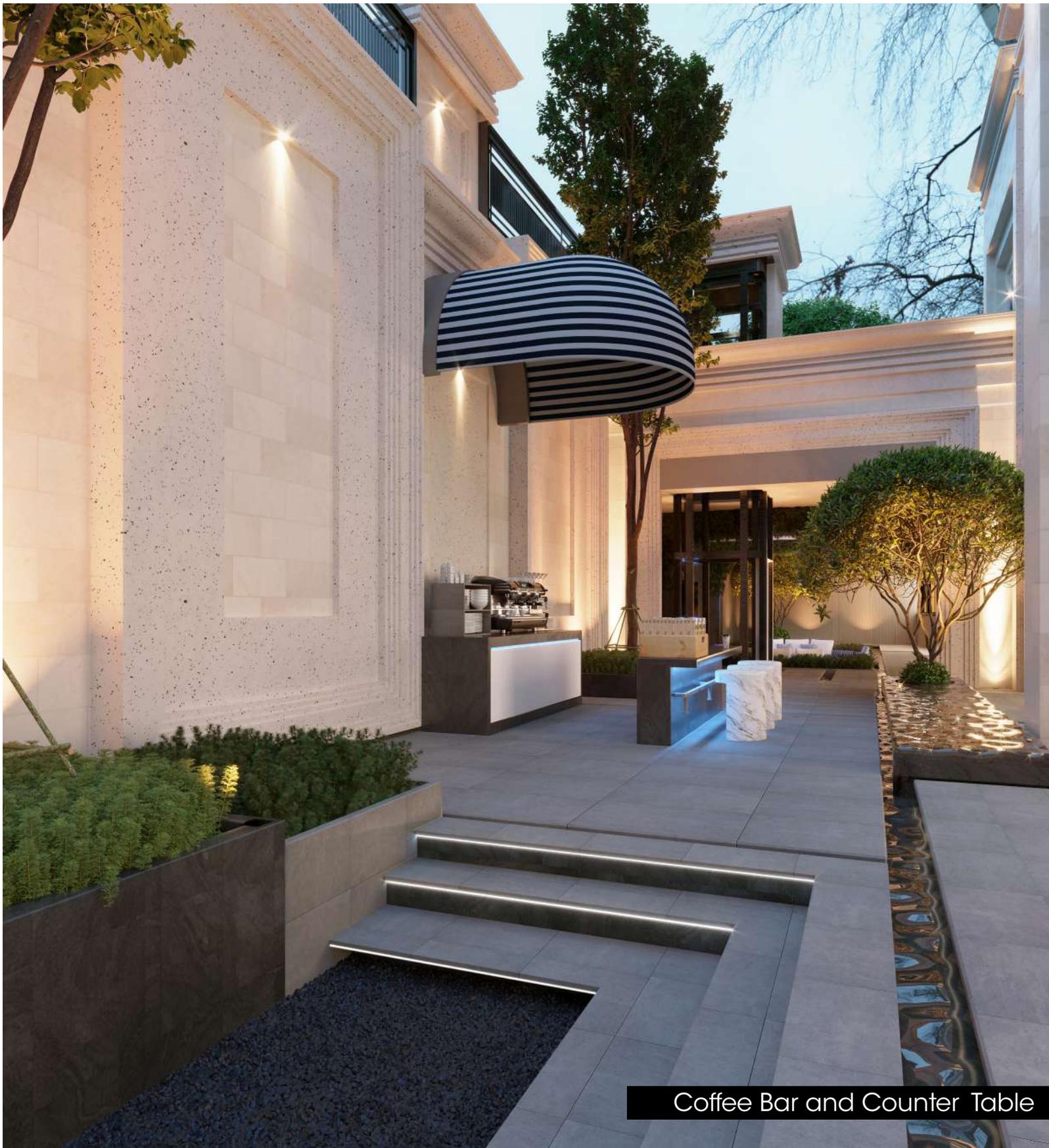


Sunken Seating Area

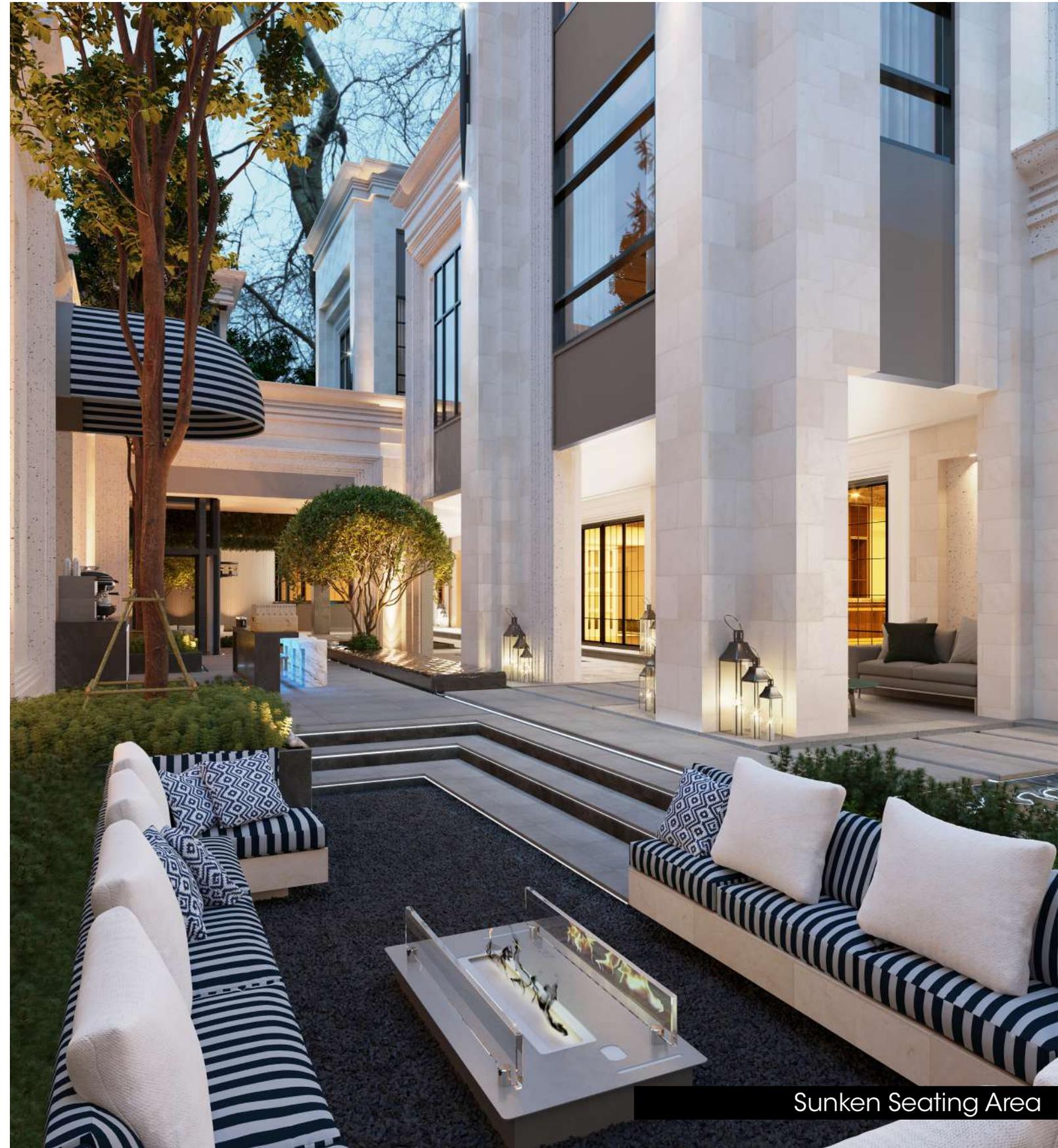


Sunken Seating Area





Coffee Bar and Counter Table



Sunken Seating Area



Sunken Seating Area



Sunken Seating Area



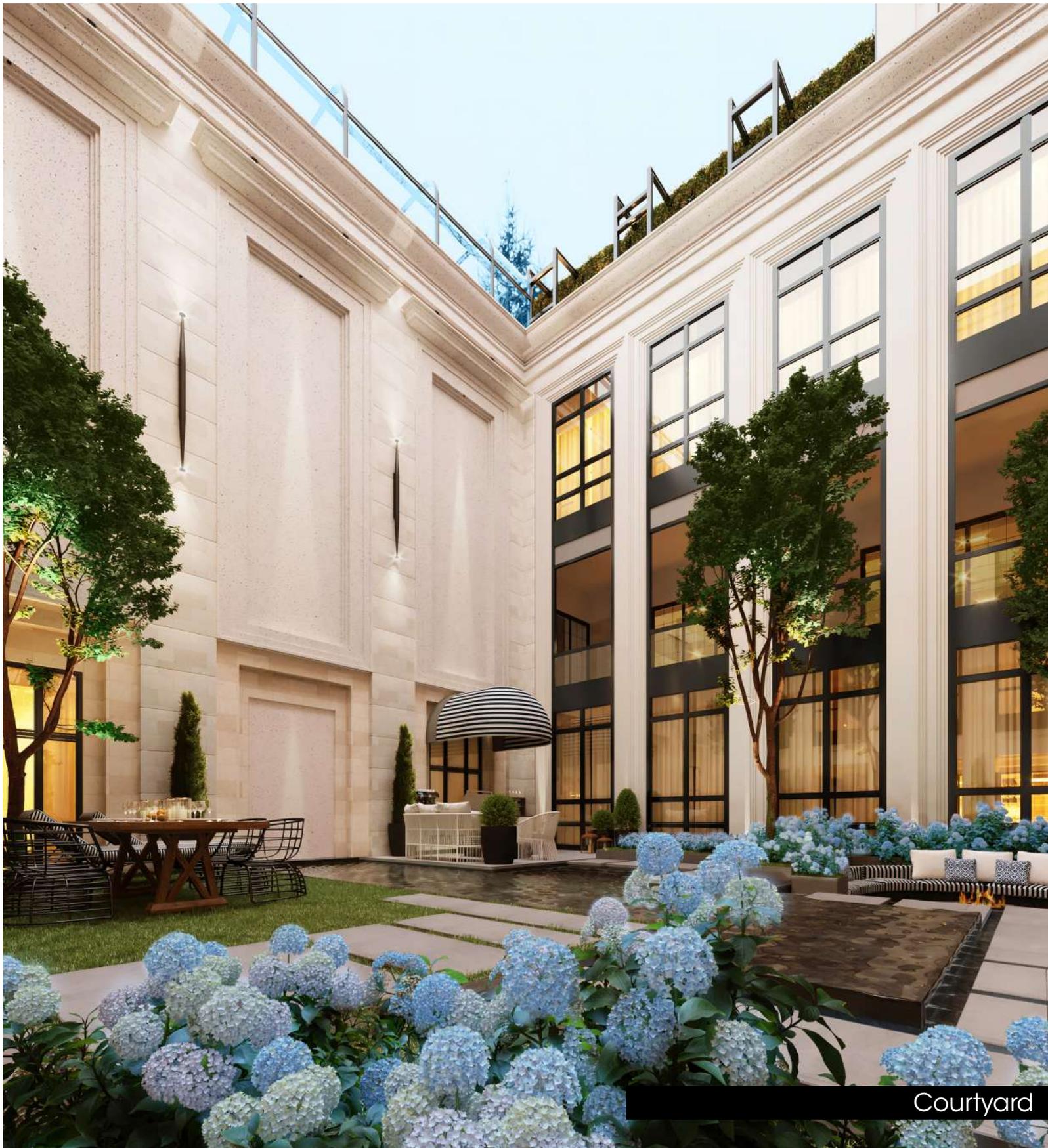
Sunken Seating Area



Courtyard View from 1st Floor



Courtyard Dining Area



# DEFINING LUXURY

A stunning home is an abode that represents the character of its occupant while still being a cozy place to live.

So what is luxury then? Luxury is a way of life.

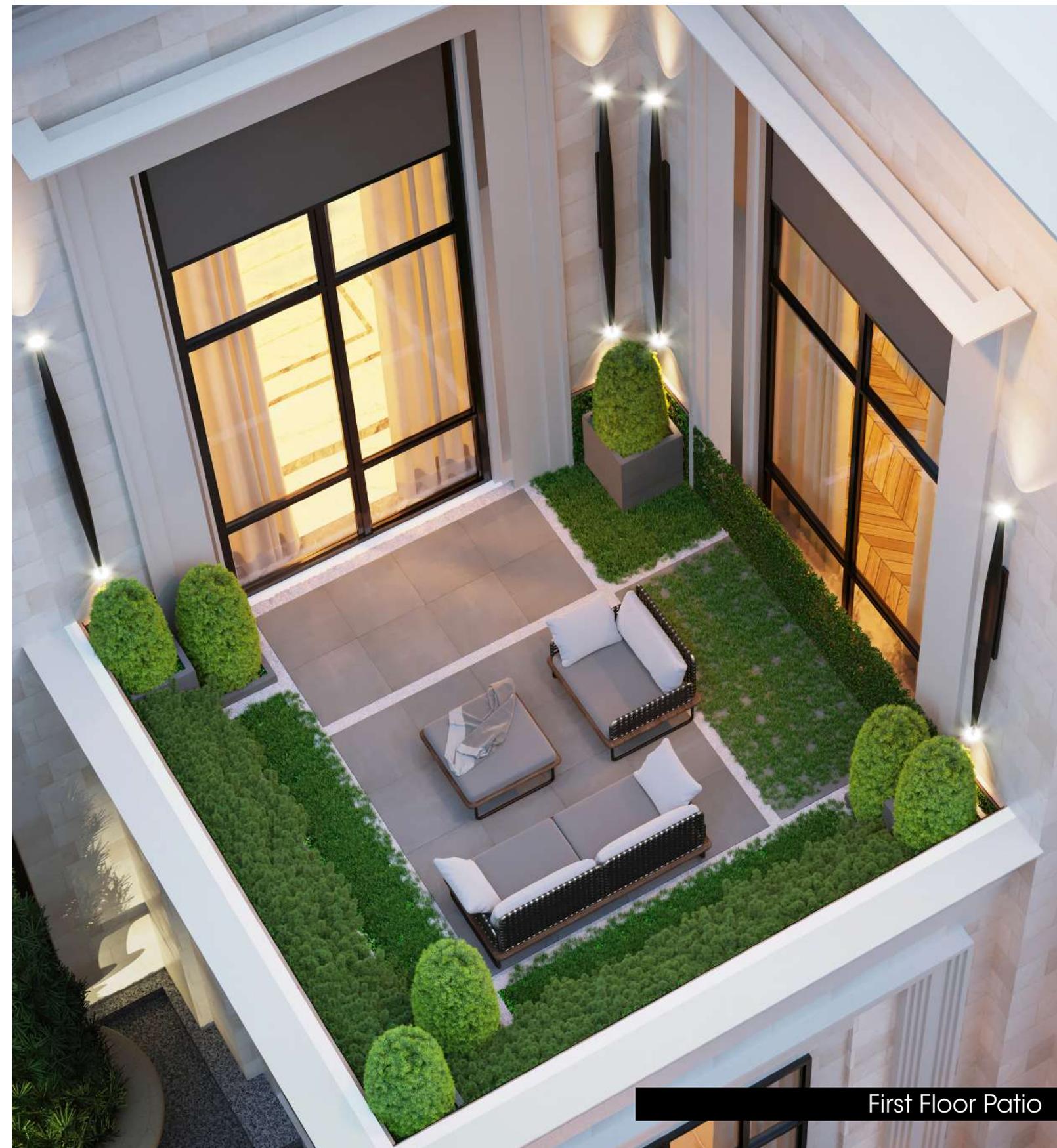
True luxury emphasizes convenience and comfort in addition to splendor. Although everyone has a distinct definition of luxury, exclusivity is the fundamental core of a luxurious lifestyle. For homeowners, we specialize in producing custom work that reflect their sense of elegance and are distinctive to their interests.



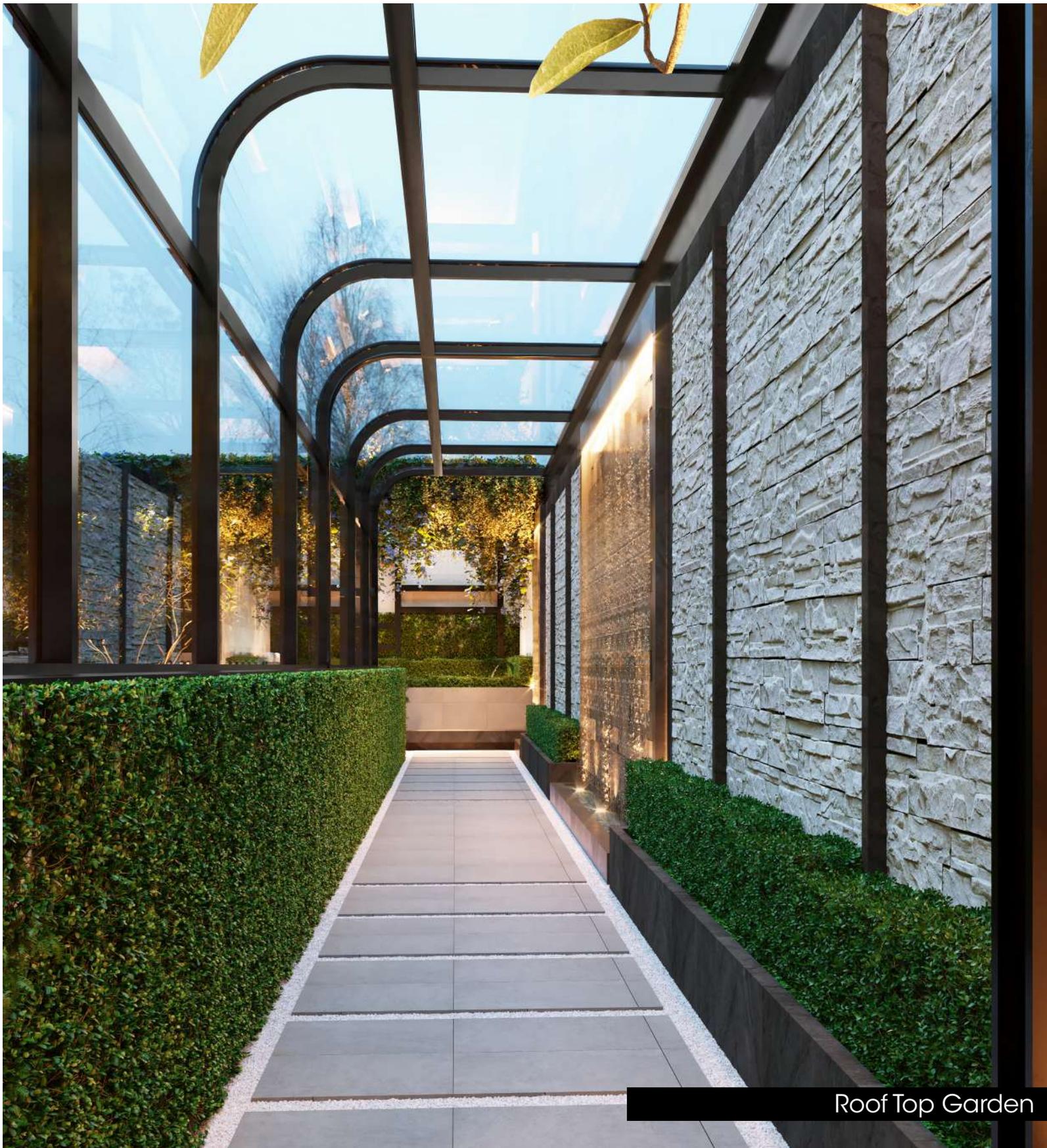
Courtyard Birds Eye View

# GARDEN PARADISE

Who loves a garden, still his Eden keeps, Perennial pleasures plants, and wholesome harvests reaps.



First Floor Patio



Roof Top Garden

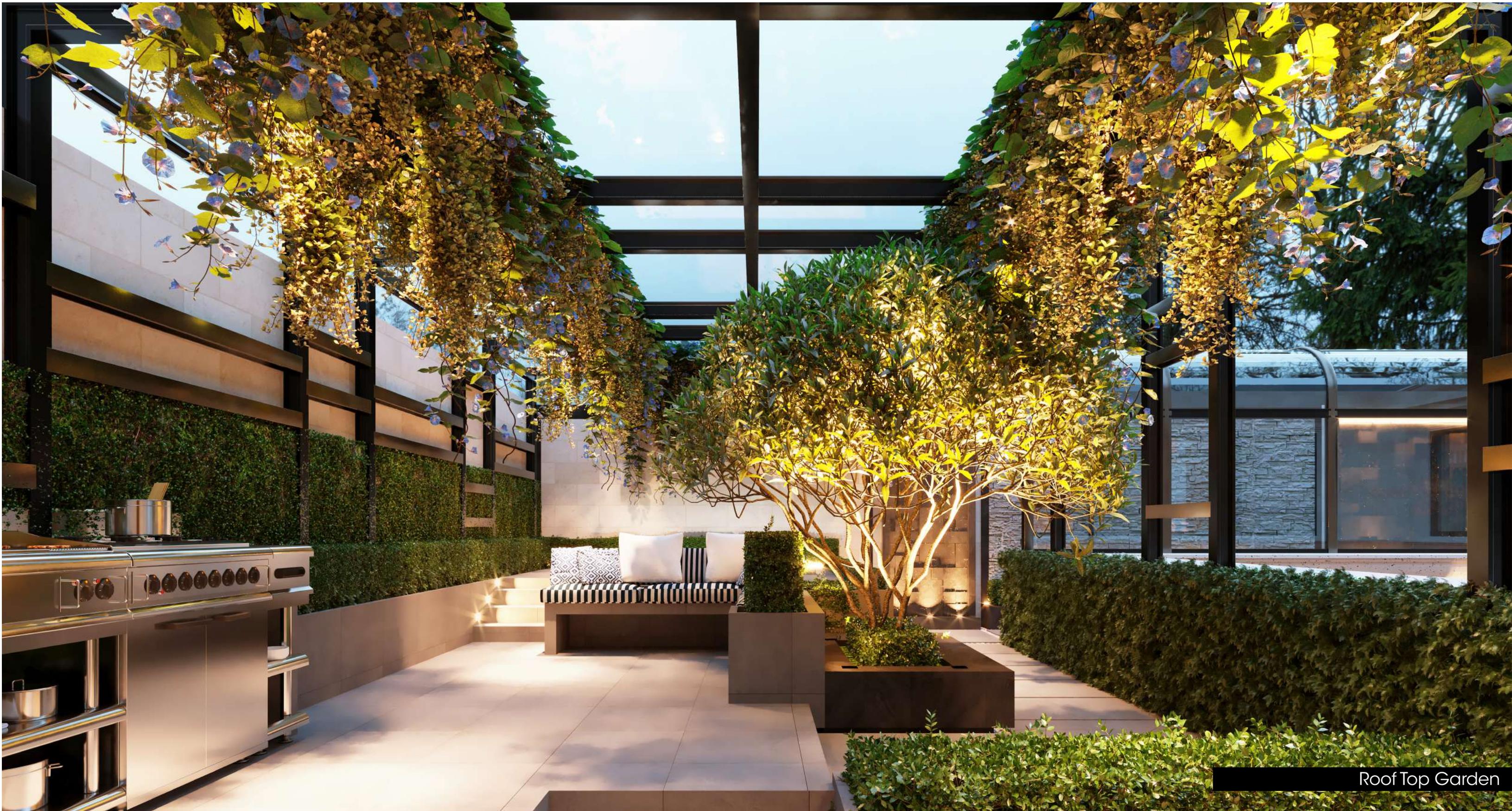
# ROOFTOP GARDEN

Looking for a place to get away from the bustling city life? Then a rooftop garden is the ideal location, or should I say happy location, to enjoy a more private moment with yourself or your loved ones. Rooftop gardens are a great option for those who live in the city.

Surrounded by lush foliage and a glass ceiling, it's the ideal place to stargaze while having a good conversation, a drink of wine, or simply relaxing in your private jacuzzi. Get rid of the stress in your mind, body, and spirit.



Roof Top Garden



Roof Top Garden



Roof Top Garden Jacuzzi

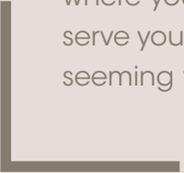




# INTERIOR DESIGN

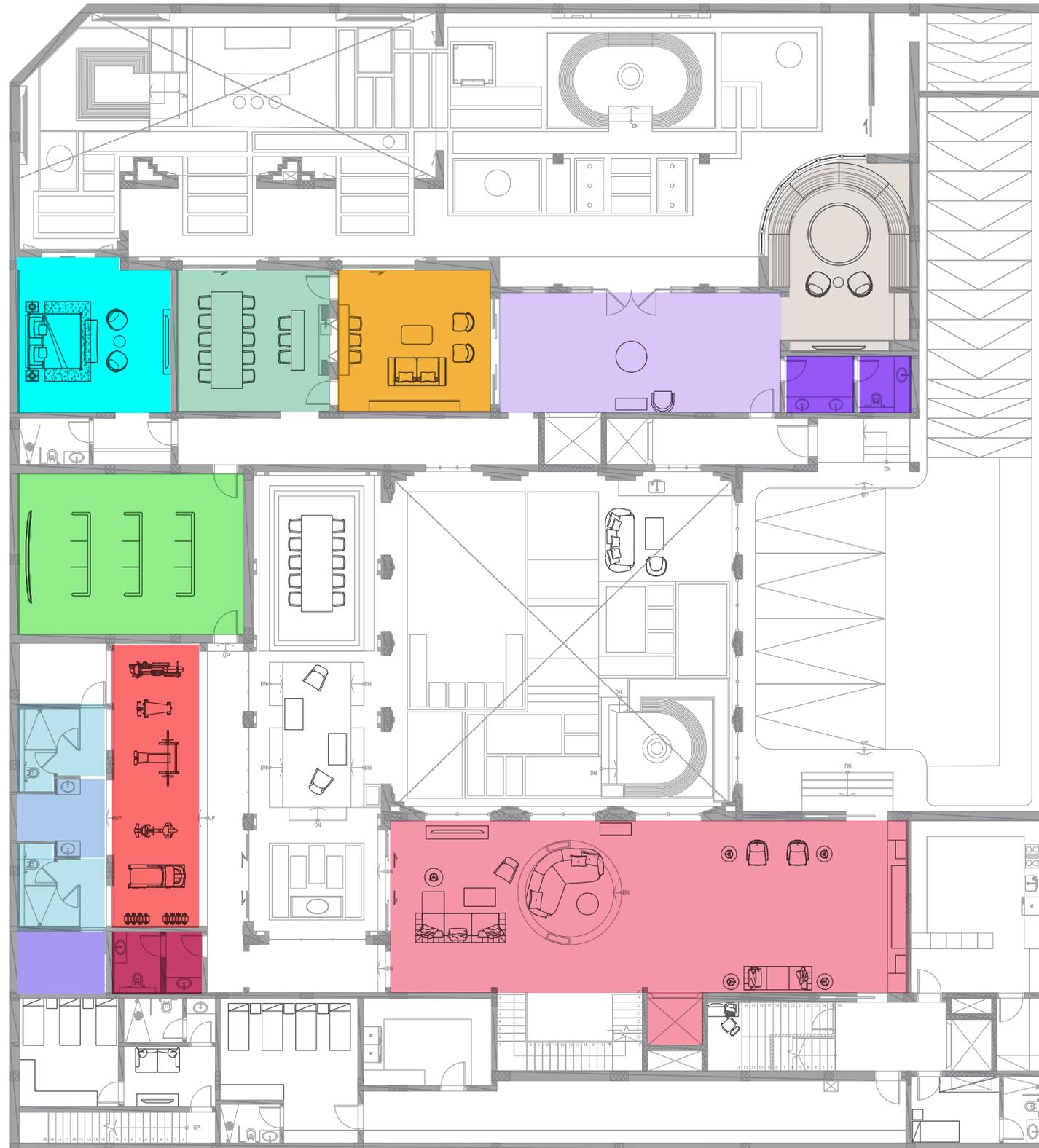


All high-end interiors place a premium on components that provide a high level of comfort, quality, intricacy, and elegance. Luxe design appeals to people because of its sophisticated appearance. Luxury isn't a matter of where you live. It's more of a mental condition, a concept of living the best life possible. It is the sense of style that counts, not the size. When high-end interior design is done well, even the tiniest studios can amaze with elegance. A well-executed high-end interior design must place a strong emphasis on quality. It shouldn't, however, veer too far from the user's own personality.



The gift of luxury is the ability to live in a condition of comfort and ease where your interior space and the systems that enable it to run smoothly serve you, the user. It needs to exude a sense of great well-being while also seeming welcoming, warm, and special in its own way.

# BASEMENT LAYOUT



- FAMILY AREA**  
PAGE 36 - 43
  - GYM ROOM**  
PAGE 44 - 46
  - LOCKER ROOM**  
PAGE 47
  - LOCKER ROOM WASHROOM**  
PAGE 48
  - GYM WASHROOM**  
PAGE 49
  - MOROCCAN STEAM ROOM**  
PAGE 50
  - GUEST HALLWAY**  
PAGE 51- 52
- GUEST WASHROOM**  
PAGE 53
  - HOME THEATER**  
PAGE 54 - 55
  - CIGAR ROOM**  
PAGE 56 - 57
  - GUEST DINING ROOM**  
PAGE 58 - 59
  - ENTERTAINMENT ROOM**  
PAGE 60 - 61
  - GUEST BEDROOM**  
PAGE 63 - 65

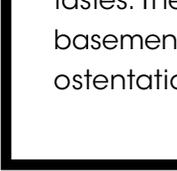


Family Hallway

# BASEMENT



The basement is always portrayed as dark, muddy, and wet and frequently terrifying in horror films. This cliché was very popular in the late 20th century. This is far from the truth. If you use the space wisely, especially if you have a large basement, you may turn it into something spectacular to impress your guests and family members.



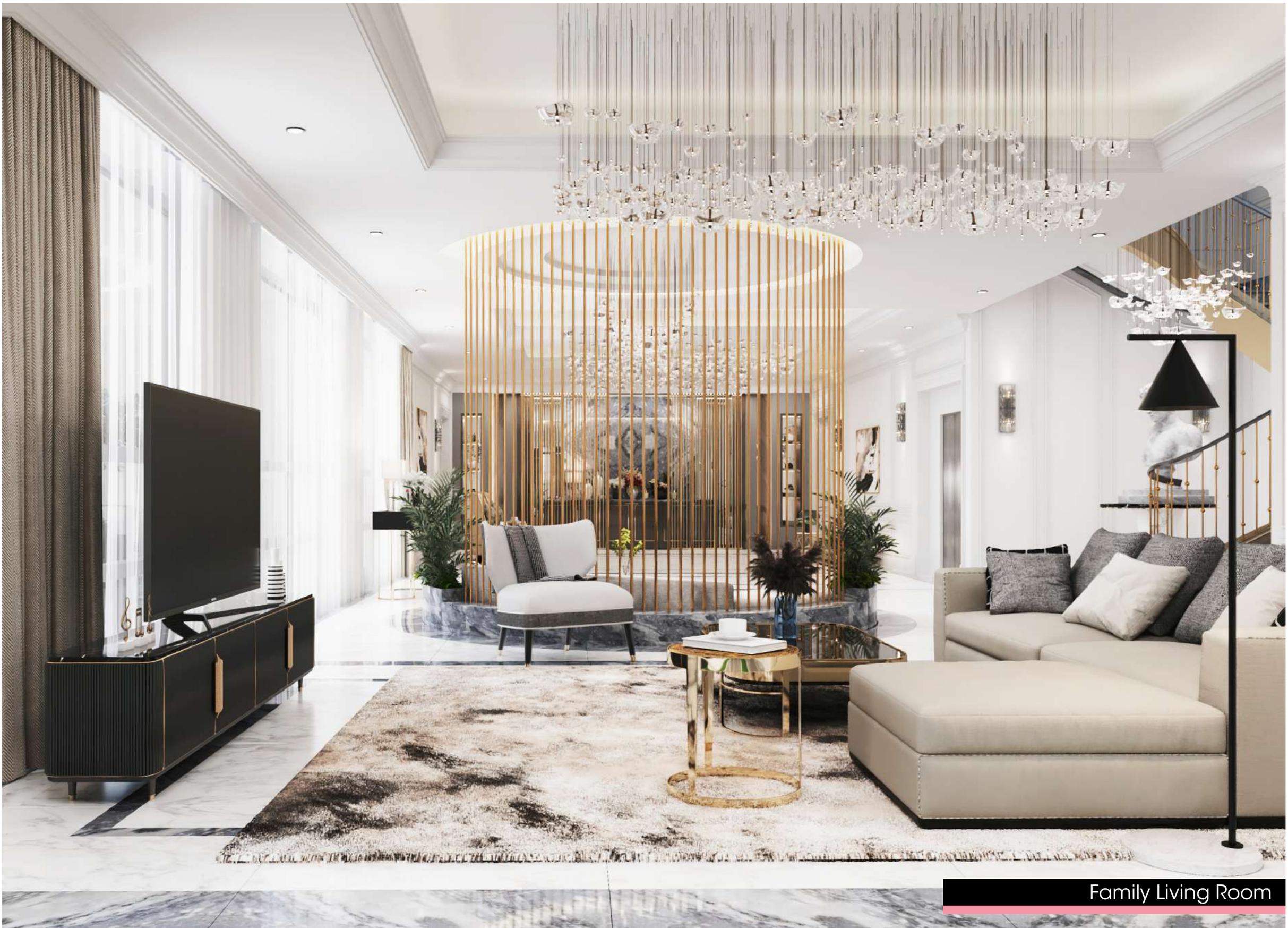
Our technical team and interior designers meticulously hand-selected all furniture, fixtures, and accessories, creating a cohesive style and color palette. It is crucial that it exhibits the owner's own preferences and tastes. The new classic design idea was greatly impacted by a gorgeous basement, which gave it a very opulent atmosphere without being at all ostentatious.



Family Hallway



Family Hallway



Family Living Room





Family Living Room



Family Living Room



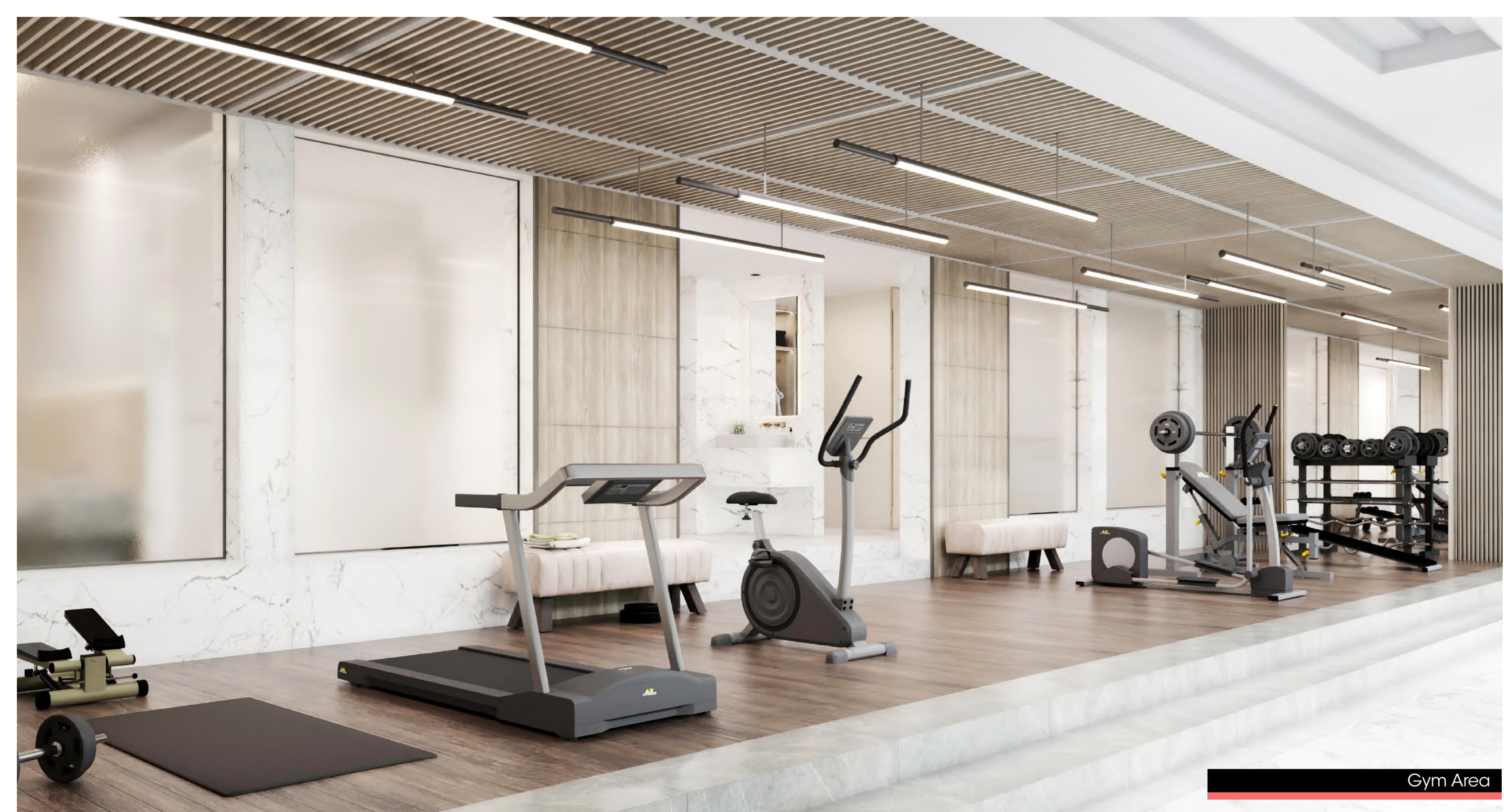
Family Living Room



Gym Area



Gym Area



Gym Area



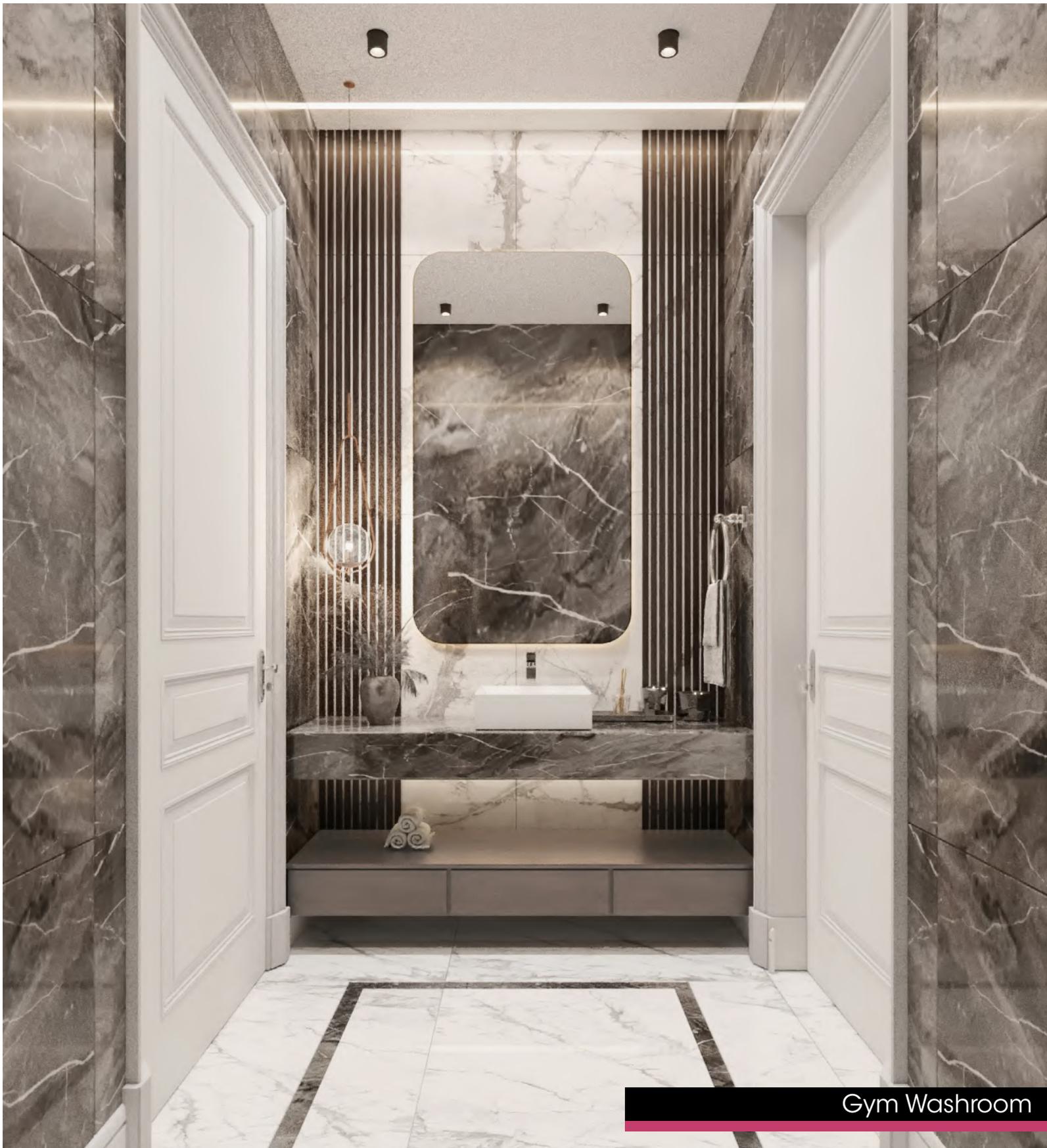
Locker Room



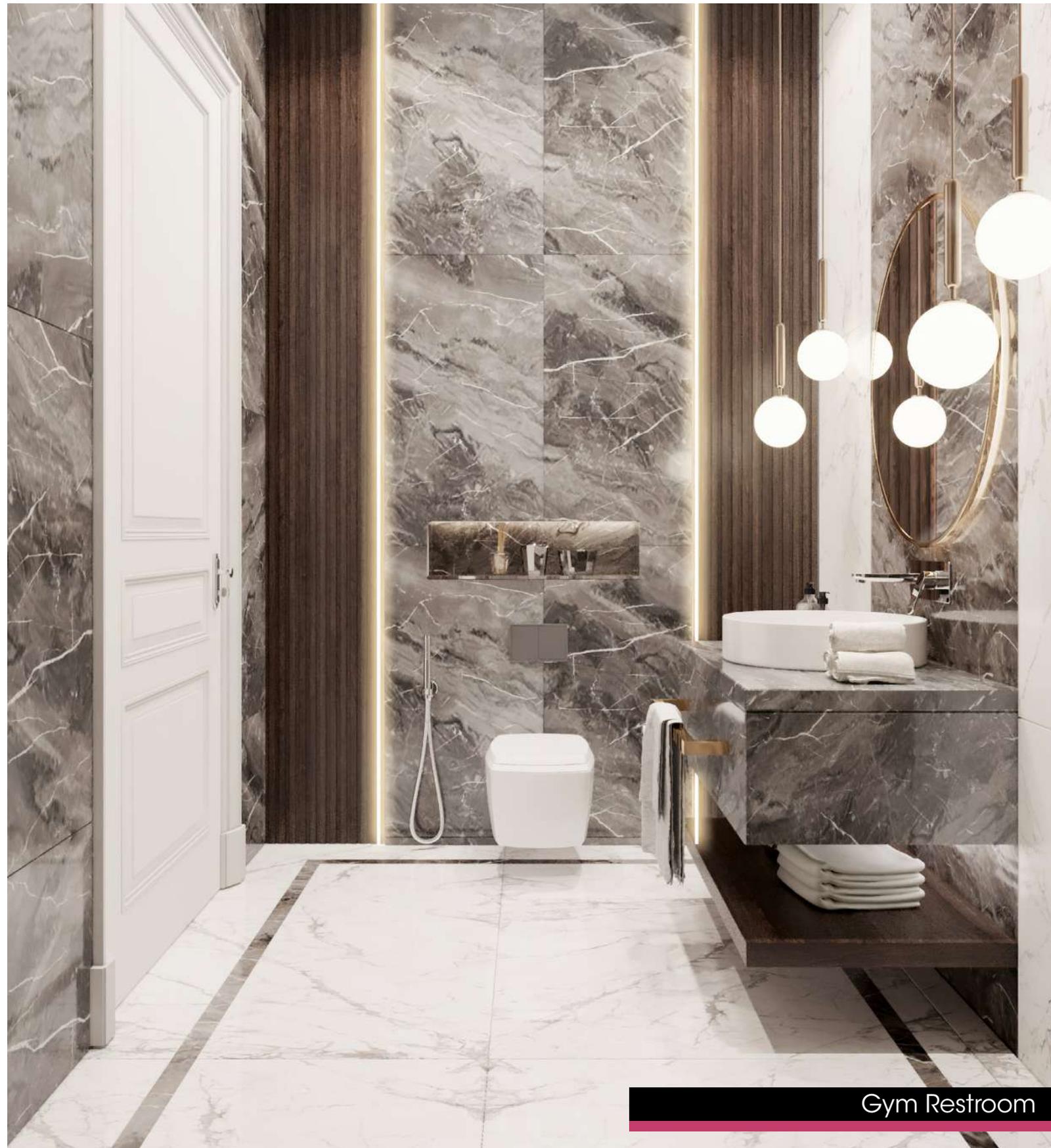
Locker Room Restroom



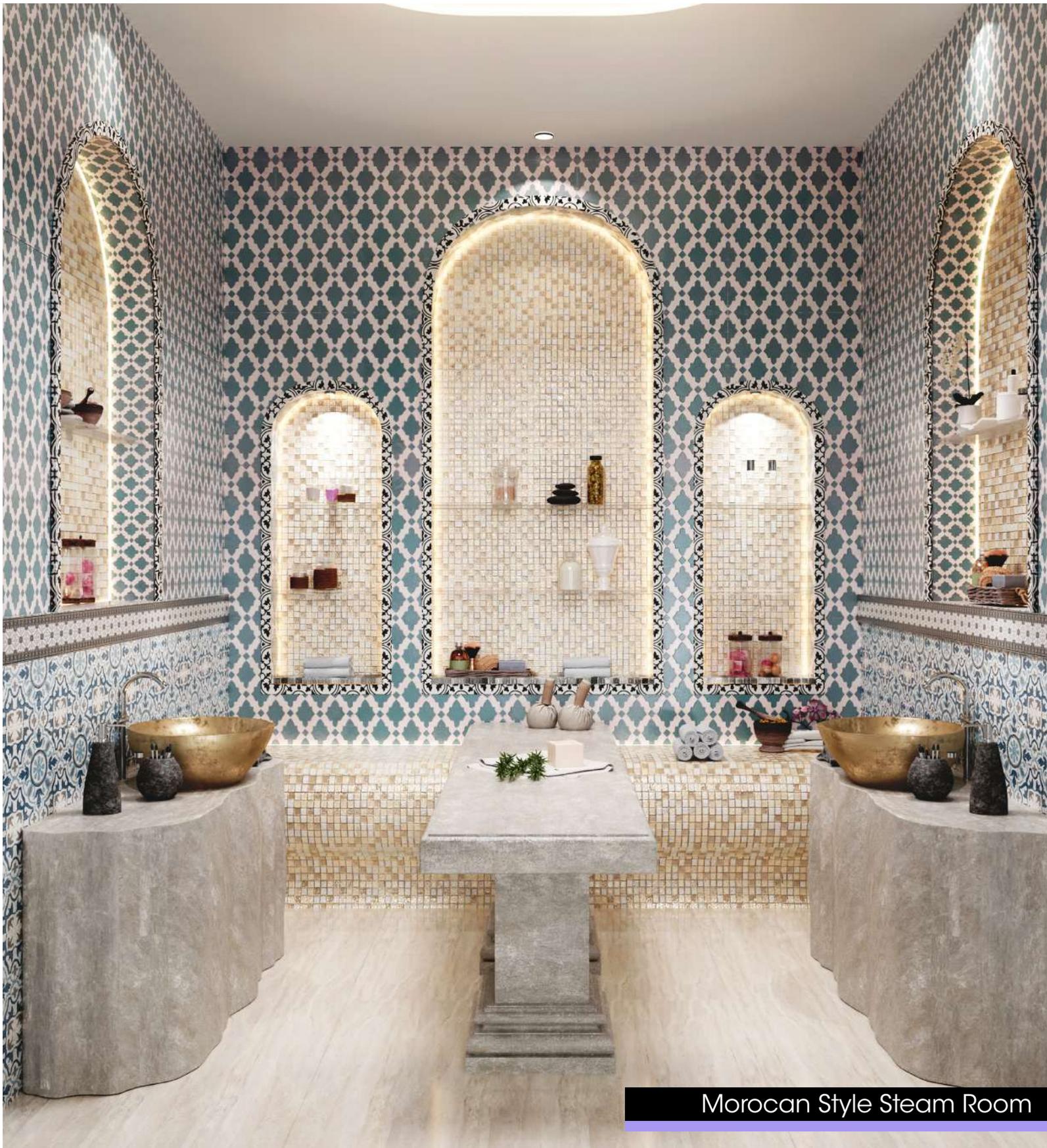
Locker Room Washroom



Gym Washroom



Gym Restroom



Moroccan Style Steam Room

# CLASSIC

Timeless Beauty and Lasting Quality Should be Hallmarks of Luxury Homes



Guest Hallway



Guest Hallway



Guest Hallway Washroom



Guest Hallway Restroom



Home Theater



Home Theater



Cigar Room



Cigar Room

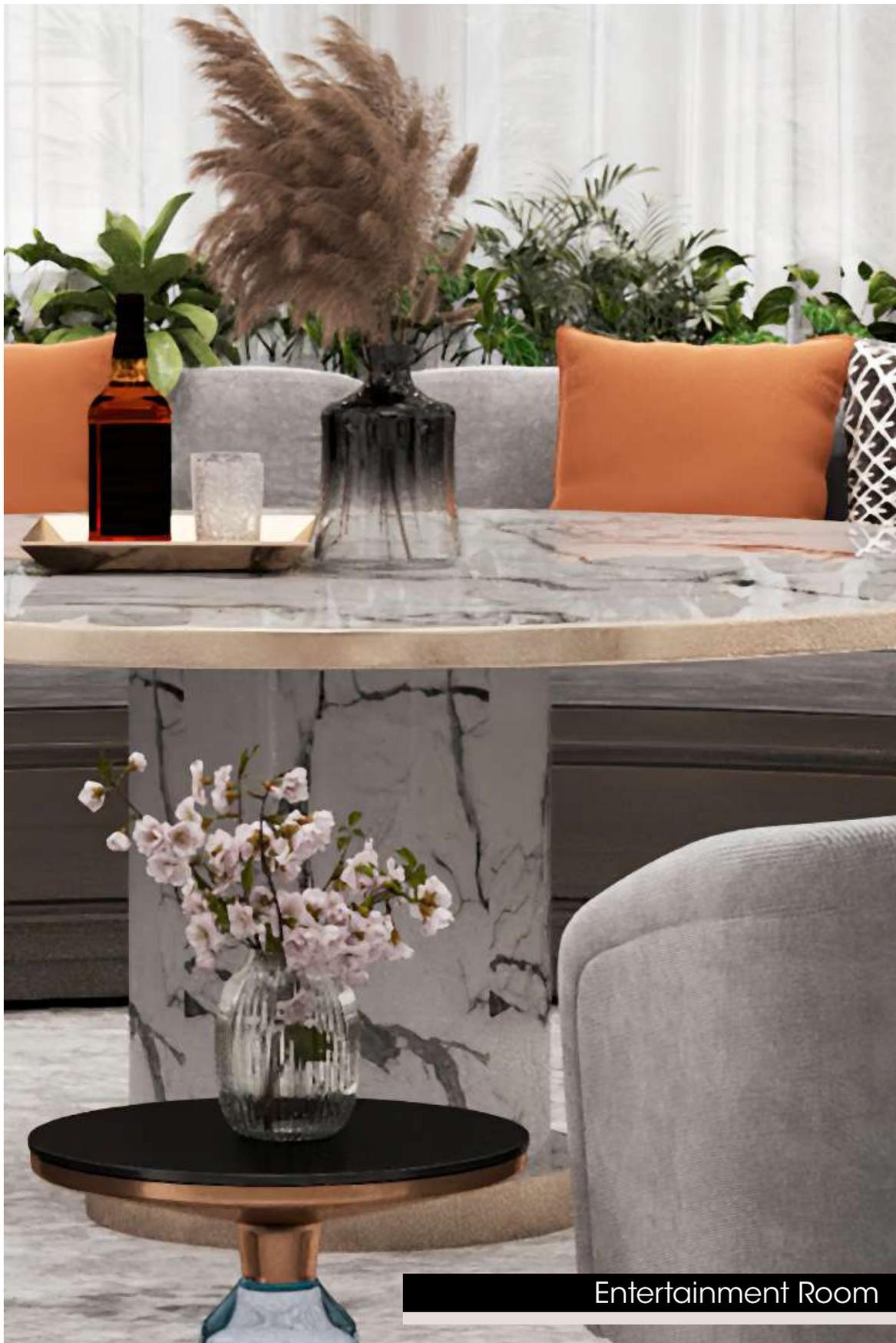




Guest Dining Room



Guest Dining Room



Entertainment Room



Entertainment Room

**THE HOME  
SHOULD BE THE  
TREASURE CHEST  
OF LIVING.**



Guest Bedroom



Guest Bedroom



Guest Bedroom Restroom

# BELLE MÉMOIRE

How to make a lasting impression? What creates great memories?

Using only high-quality materials, custom furniture, strategic lighting, decorative accents, and other minute details to create opulent interiors with a sense on aesthetics that rival those of a five-star hotel. With all of these, you can see how thoughtful the homeowners are when it comes to the comfort of guests.

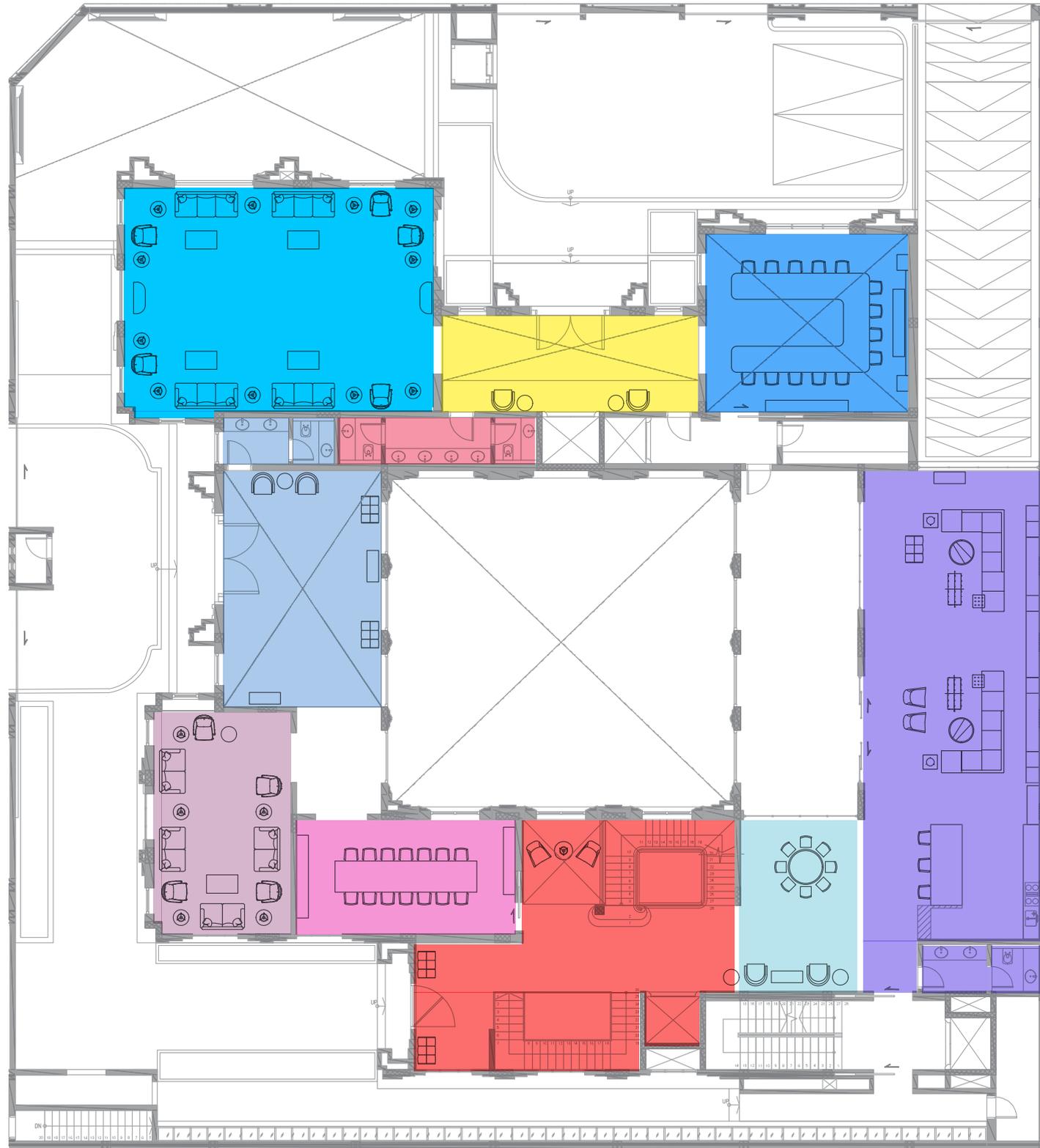
With a grand welcome, you'll not only leave them awestruck but also leave them with lifelong memories.



# LIVING A LIFESTYLE

It's all about comforts and luxury living for wealthy households. Real luxury living combines the comforts of home with the amenities, elegance, and peace of mind of a hotel. True pleasure and fulfillment are what luxury is. It's the sensation you have when you wake up slowly in a cozy bed and take in your beautifully decorated space. Luxury is living in luxury. It's a place where you're constantly reminded to appreciate the lovely things in life.

# GROUND FLOOR LAYOUT

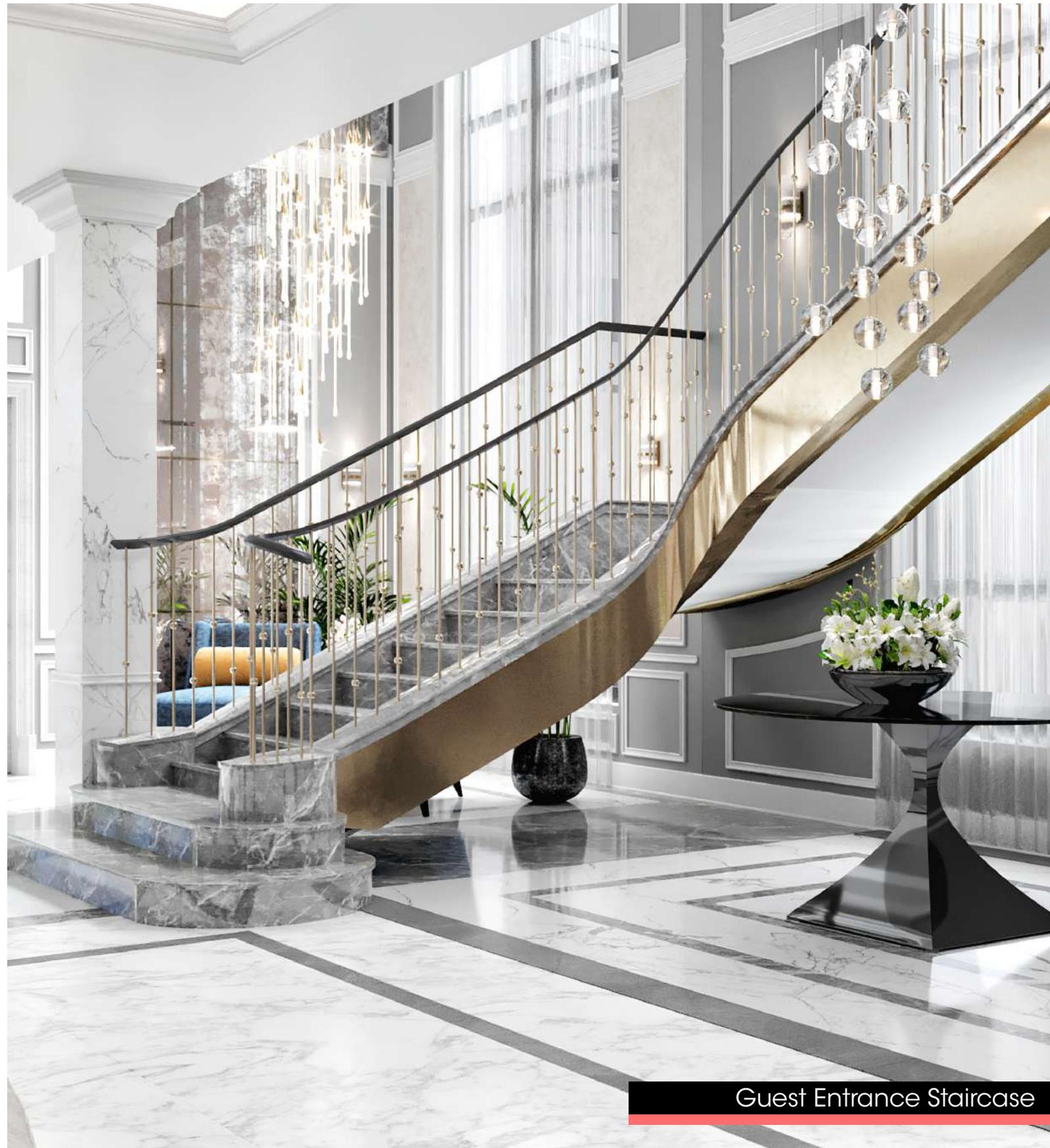


- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: red; margin-right: 5px;"></span> <b>GUEST ENTRANCE</b><br>PAGE 70 - 72            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #c09090; margin-right: 5px;"></span> <b>FAMILY GUEST HALL</b><br>PAGE 91 - 93 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; margin-right: 5px;"></span> <b>FAMILY DINING AREA</b><br>PAGE 73 - 76    | <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></span> <b>MAIN LOBBY</b><br>PAGE 94              |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; margin-right: 5px;"></span> <b>FAMILY LIVING ROOM</b><br>PAGE 77 - 82     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f06292; margin-right: 5px;"></span> <b>MAIN LOBBY WASH AREA</b><br>PAGE 95   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90caf9; margin-right: 5px;"></span> <b>FAMILY GUEST ENTRANCE</b><br>PAGE 84 - 86 | <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; margin-right: 5px;"></span> <b>GUEST LIVING</b><br>PAGE 96 - 98         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; margin-right: 5px;"></span> <b>FAMILY GUEST DINING</b><br>PAGE 88 - 90   | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; margin-right: 5px;"></span> <b>GUEST DINING</b><br>PAGE 99 - 100        |

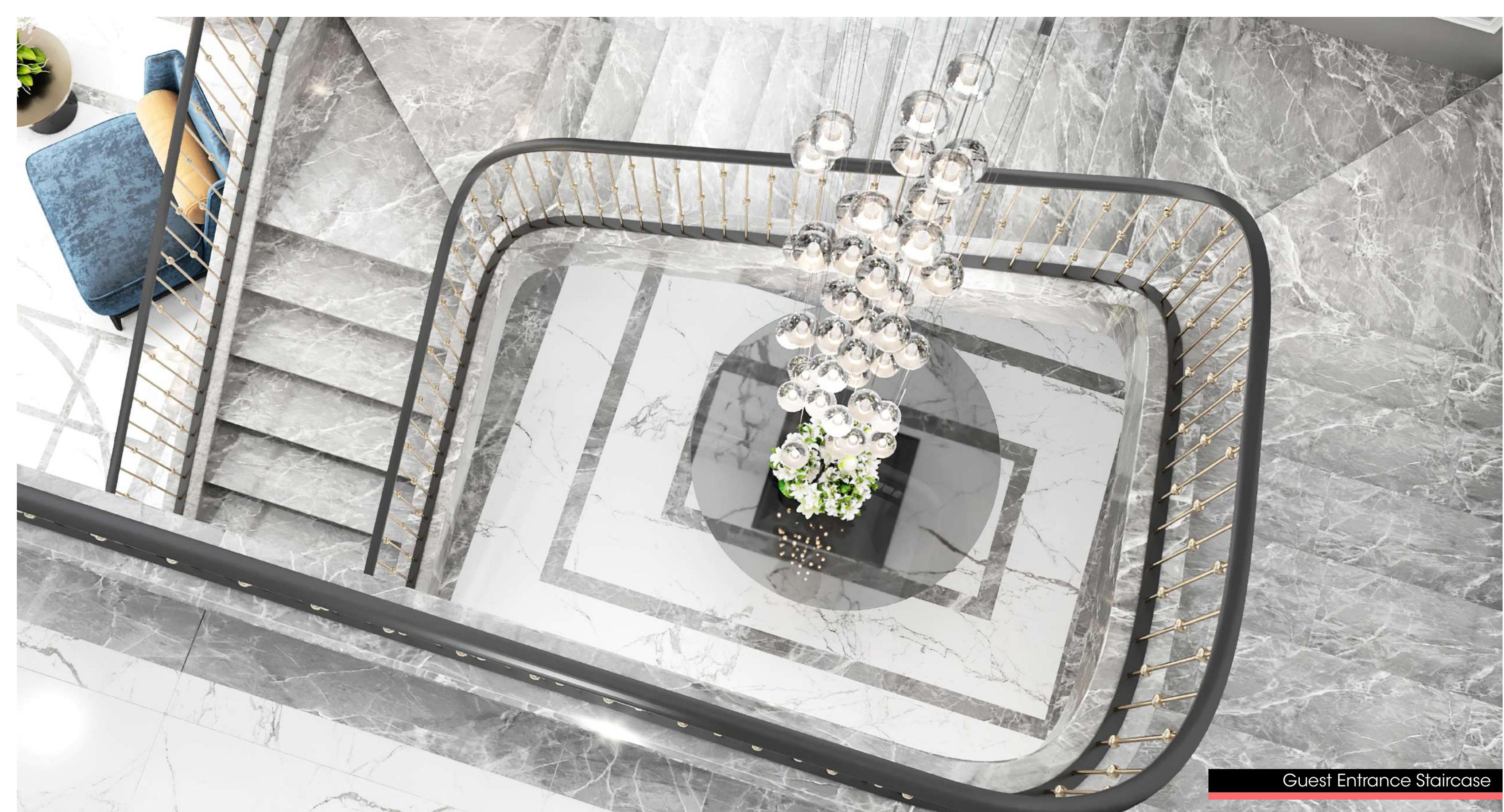




Guest Entrance



Guest Entrance Staircase



Guest Entrance Staircase



Guest Entrance Seating Area



Family Dining Area



Family Dining Area



Family Dining Area



Family Dining Area



Open Kitchen





# NEUTRAL COLORS

It is a house with luxurious feature walls, light neutral decor, and expensive furniture. Different spaces are defined by light tracks and ceiling panels. Dramatic lighting creates an enticing atmosphere of mystery and peaceful decadence while subtly illuminating the natural materials and neutral color scheme that run throughout every area.

Think having a neutral living room is boring? The opposite is true in every way. Neutral spaces can be restful and calming, but they can also be exciting, lively, and brimming with life. Using a variety of complementary tones, mixing materials, and playing with patterns are the secrets to a great home decor.

It's crucial to use a range of patterns and textures when doing a neutral color design job. Using rich fabric, opulent texture, and noble materials, it is possible to add depth and interest while also enhancing the room's dynamic.



Family Living Area



Family Living Area



Washroom



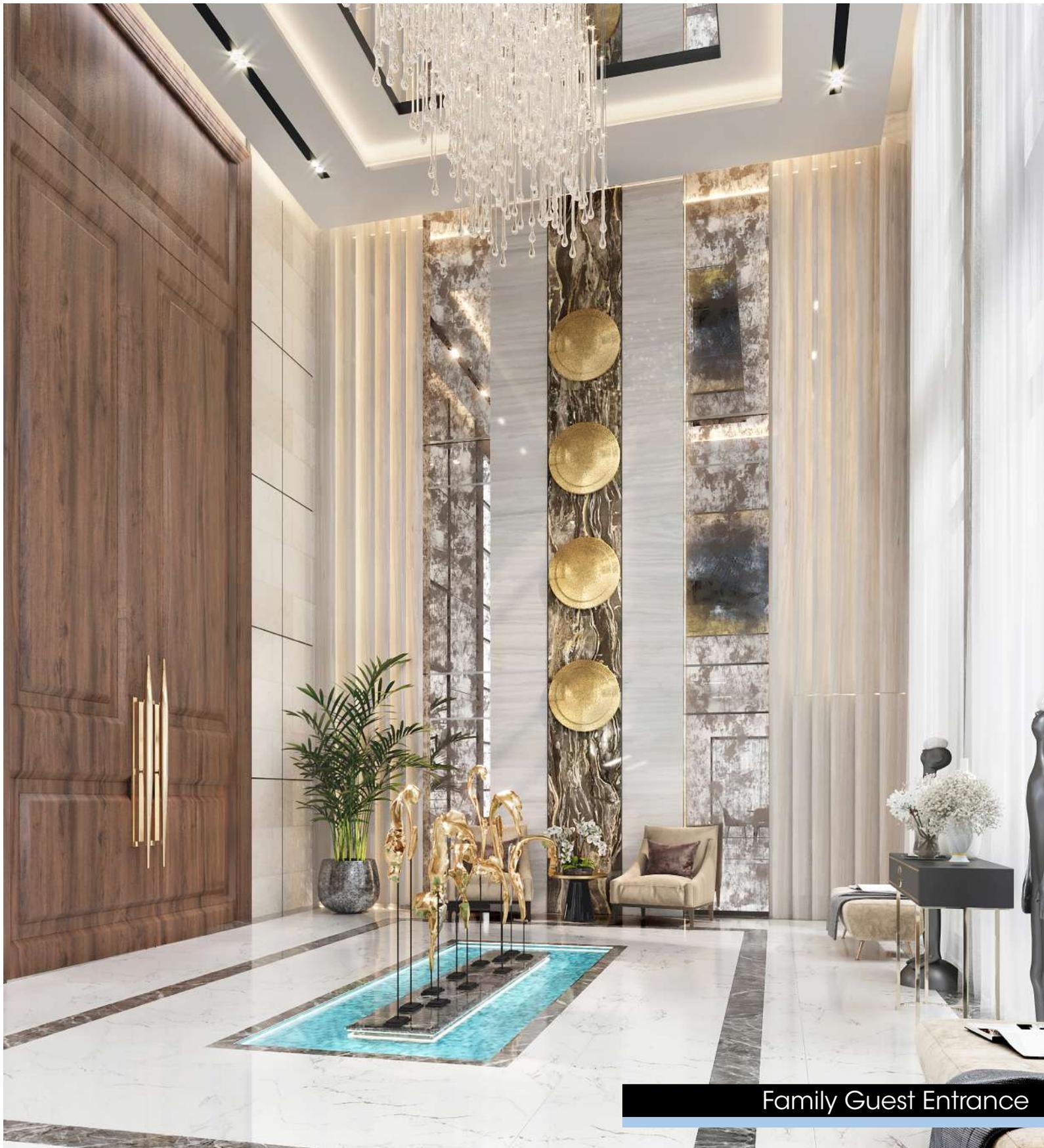
Restroom



REAL  
**COMFORT,**  
VISUAL AND  
PHYSICAL, IS  
**VITAL TO EVERY**  
**ROOM.**



Family Guest Entrance



Family Guest Entrance



Washroom



Restroom

# CREATING A COHESIVE SPACE

When the entryway, kitchen, dining area, and living room all flow together in a smooth manner, continuity and creating a sophisticated spatial design are essential.

Two or more rooms are integrated in an open concept floor design to form a large, shared space. This is usually accomplished by removing the walls that used to separate the kitchen, dining room, and main living space. These separate sections come together to form an unified great room designed for entertaining and spending quality time with visitors or family members. This appealing, modern approach to space design is becoming increasingly popular.



Family Guest Dining Room



Family Guest Dining Room



Family Guest Dining Room



Family Guest Hall



Family Guest Hall



Family Guest Hall



Main Lobby



Main Lobby



Main Lobby Washroom



Main Lobby Restroom





Guest Living Room



Guest Living Room



Guest Living Room



Guest Dining Room



Guest Dining Room

# ELEGANCE IN EVERY CORNER

Pristine, understated, and sophisticated. This is how you greet guests with a magnificent entryway. Plants and accessories strategically arranged throughout the space make it more welcoming and tranquil. The guests will undoubtedly be at ease and impressed.

# FIRST FLOOR LAYOUT



- HOME OFFICE**  
PAGE 104 - 105
- HOME SEATING AREA**  
PAGE 106 - 107
- TYPICAL BEDROOM 1**  
PAGE 108 - 110
- TYPICAL BEDROOM 2**  
PAGE 111 - 114
- TYPICAL BEDROOM 3**  
PAGE 116 - 119
- SEATING AREA**  
PAGE 120 - 121





Home Office Room

# HOME OFFICE

Home offices used to be considered a luxury amenity that many homeowners wished they had but didn't actually require. The home office has long been desired and cherished by those who have one since it is a peaceful place to concentrate on work, store and organize critical files, or read without interruptions. The way we work and learn has significantly altered over the past year, forcing us to quickly adapt to new working practices.

This home office design includes a meeting area for critical discussions, casual meetings, decision making, and perhaps finalizing plans.

We've added seating areas for possible additional guests or for taking a break from a long meeting. The combination of wooden siding, hardwood floor tiles, brass lining on the walls with wooden siding, and brass plating on the shelves is emphasized by the room's overall subdued neutrality in color. It has the appearance of a conventional office setting. It's crucial that your office space is well lit and properly furnished with greenery to provide a calming effect.

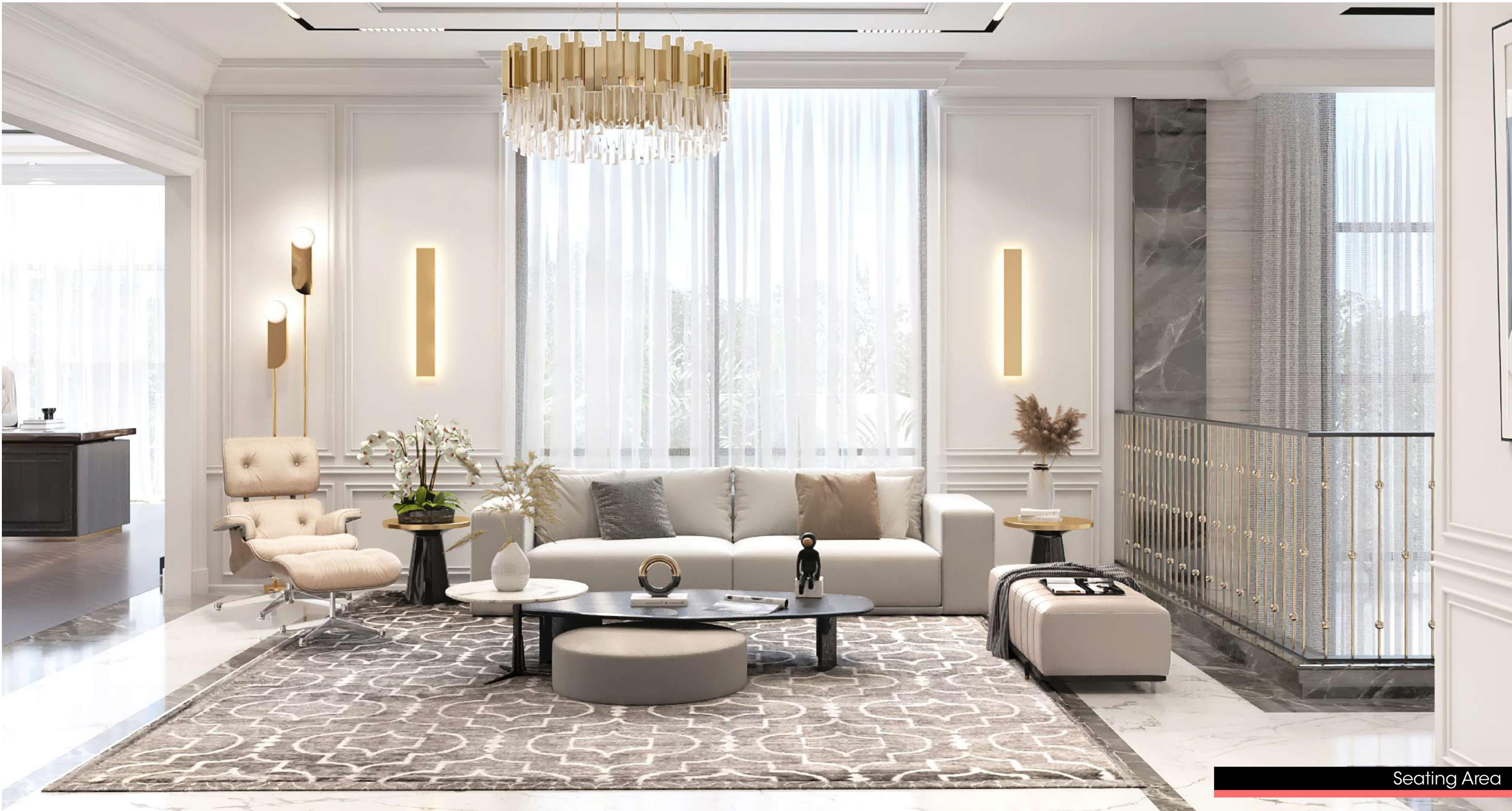


Home Office Room



Seating Area





Seating Area



Typical Bedroom 1



Typical Bedroom 1



Typical Bedroom 1



Typical Bedroom 1 Restroom

# DETAILS

Don't be frustrated if finding the correct elements to add to a room's design takes the longest part of your designing effort. Take your time and be patient because a hasty job will frequently leave your room looking and feeling incomplete. A room's design details are similar to the sprinkles on a bowl of ice cream. The ice cream is delicious on its own, but with sprinkles, it's much better!



Typical Bedroom 2



Typical Bedroom 2



Typical Bedroom 2



Typical Bedroom 2 Closet



Typical Bedroom 2 Restroom

**EVERY ROOM  
TELLS A STORY**



Typical Bedroom 3





Typical Bedroom 3

# HOME HARMONY

When it comes to interior design, it should undoubtedly convey your personality at first glance. We customize our creative ideas to meet your lifestyle and requirements.



Typical Bedroom 3 Closet



Typical Bedroom 3 Restroom



Seating Area



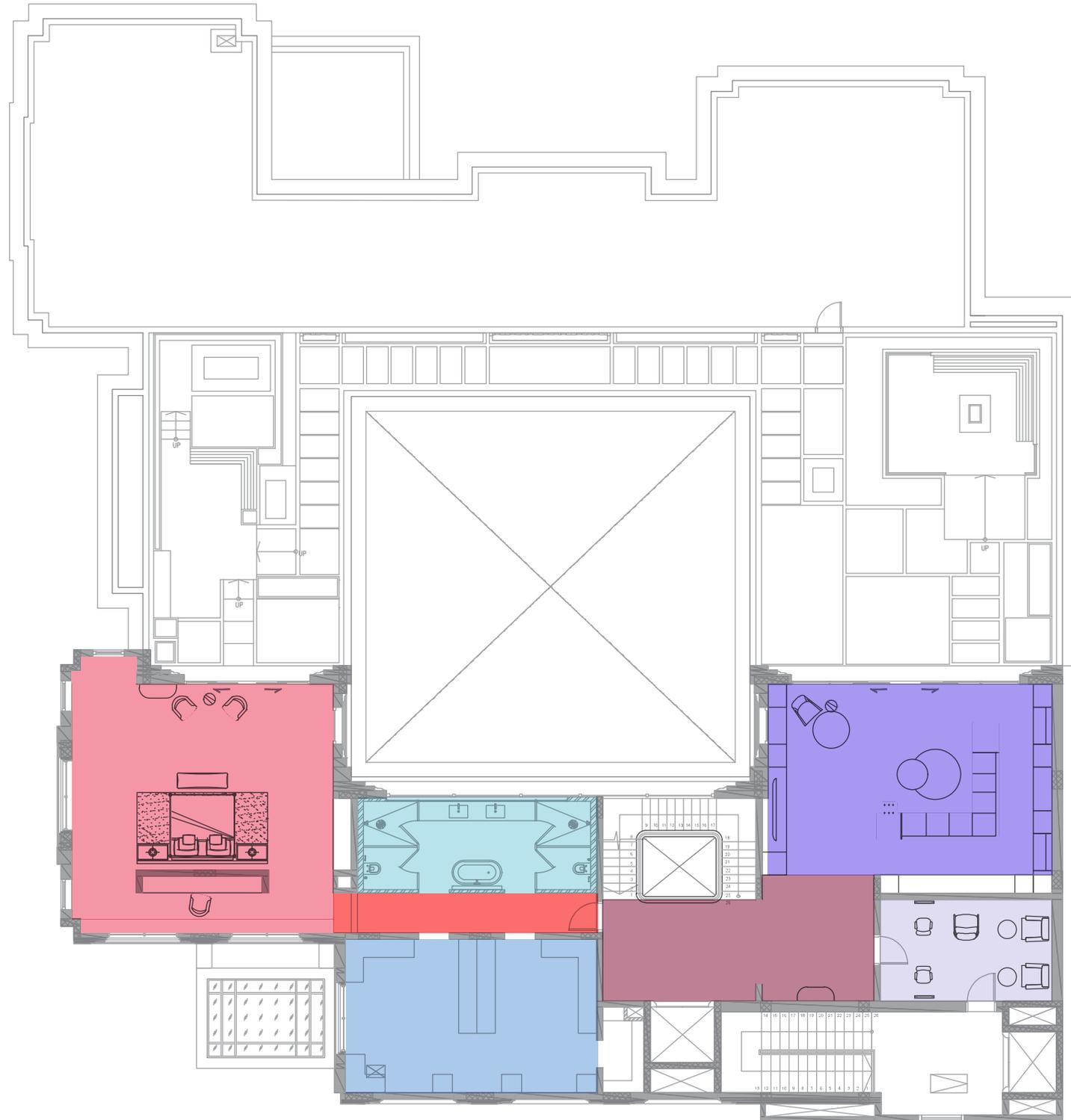
Seating Area



# A MODERN LUXURY LIVING.

One of the most important aspects of any villa is its overall design – in terms of architecture, landscaping, interior design, etc. – all of these forces combine to create The best luxury villas are certainly a sight to behold, with a distinct personality expressed in the structure's overall look, its surrounds, and the inside.

# SECOND FLOOR LAYOUT



- MASTER BEDROOM**  
PAGE 125 - 127
- HALLWAY**  
PAGE 128
- WALK-IN CLOSET**  
PAGE 129
- WASHROOM/RESTROOM**  
PAGE 130 - 131
- HALLWAY LOBBY**  
PAGE 132
- SEATING AREA**  
PAGE 133 - 135
- BEAUTY SALON**  
PAGE 136 - 137



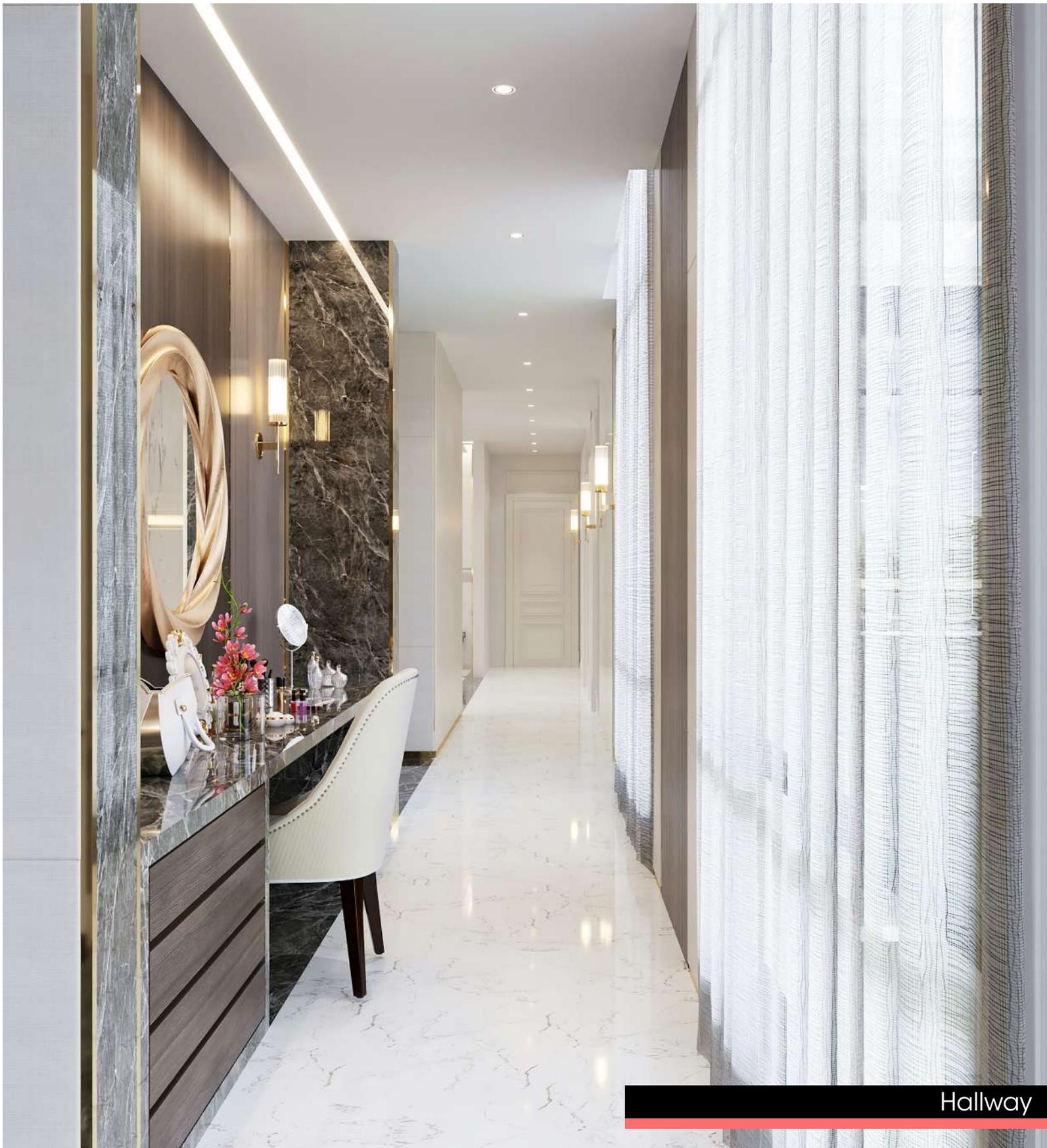
Master Bedroom



Master Bedroom



Master Bedroom



Hallway

# LUMINANCE

Lighting that is strategically placed gives a new depth to a space, bringing an interior design idea to life. Great lighting adds depth and height, creates cozy nooks, and highlights your most outstanding features. It's all about finding the right combination of light and shade and infusing a room with new life.



Walk-in Closet



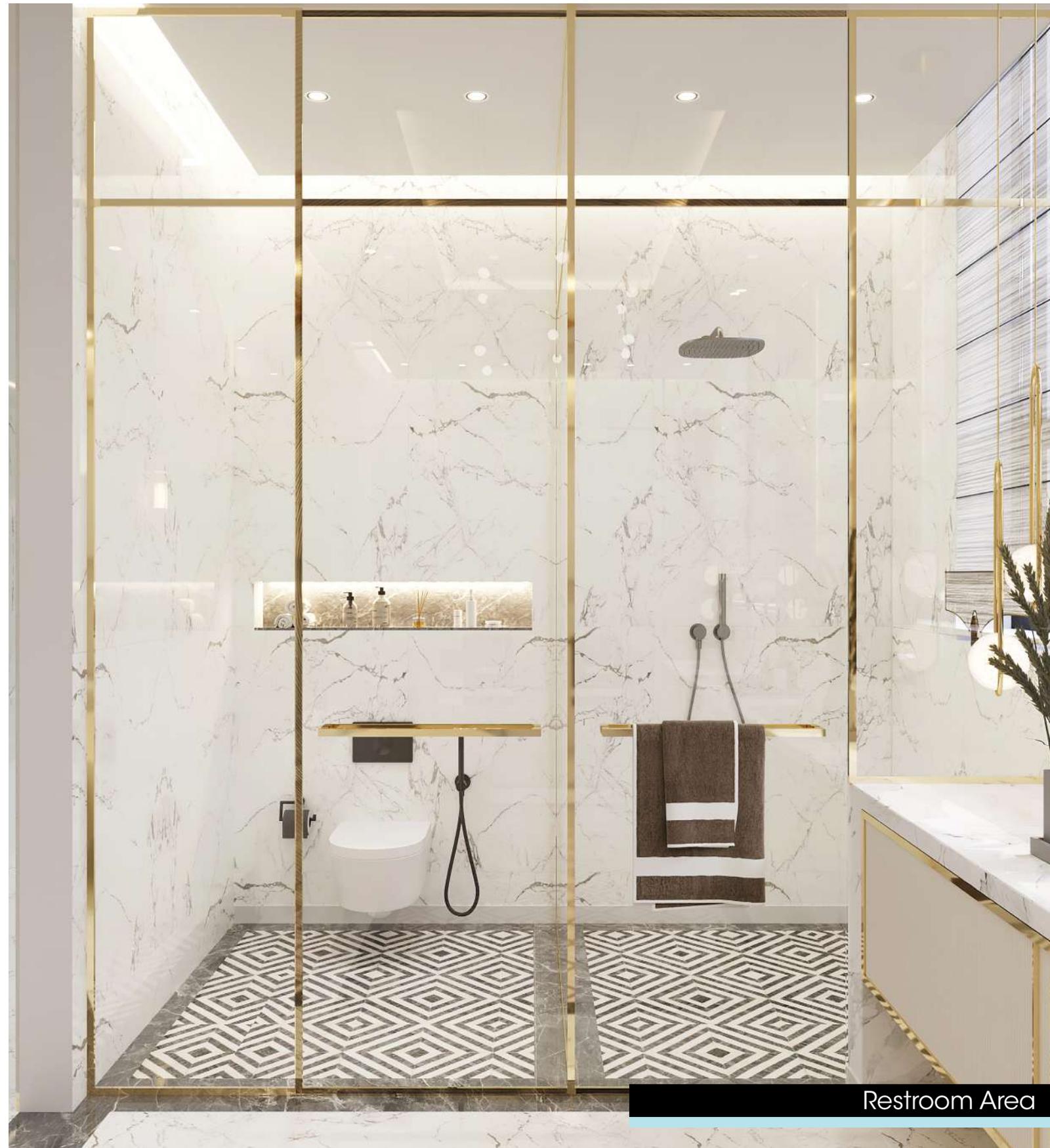
Walk-in Closet



Washroom Area



Washroom Area



Restroom Area



Hallway Lobby



Hallway Lobby



Seating Area



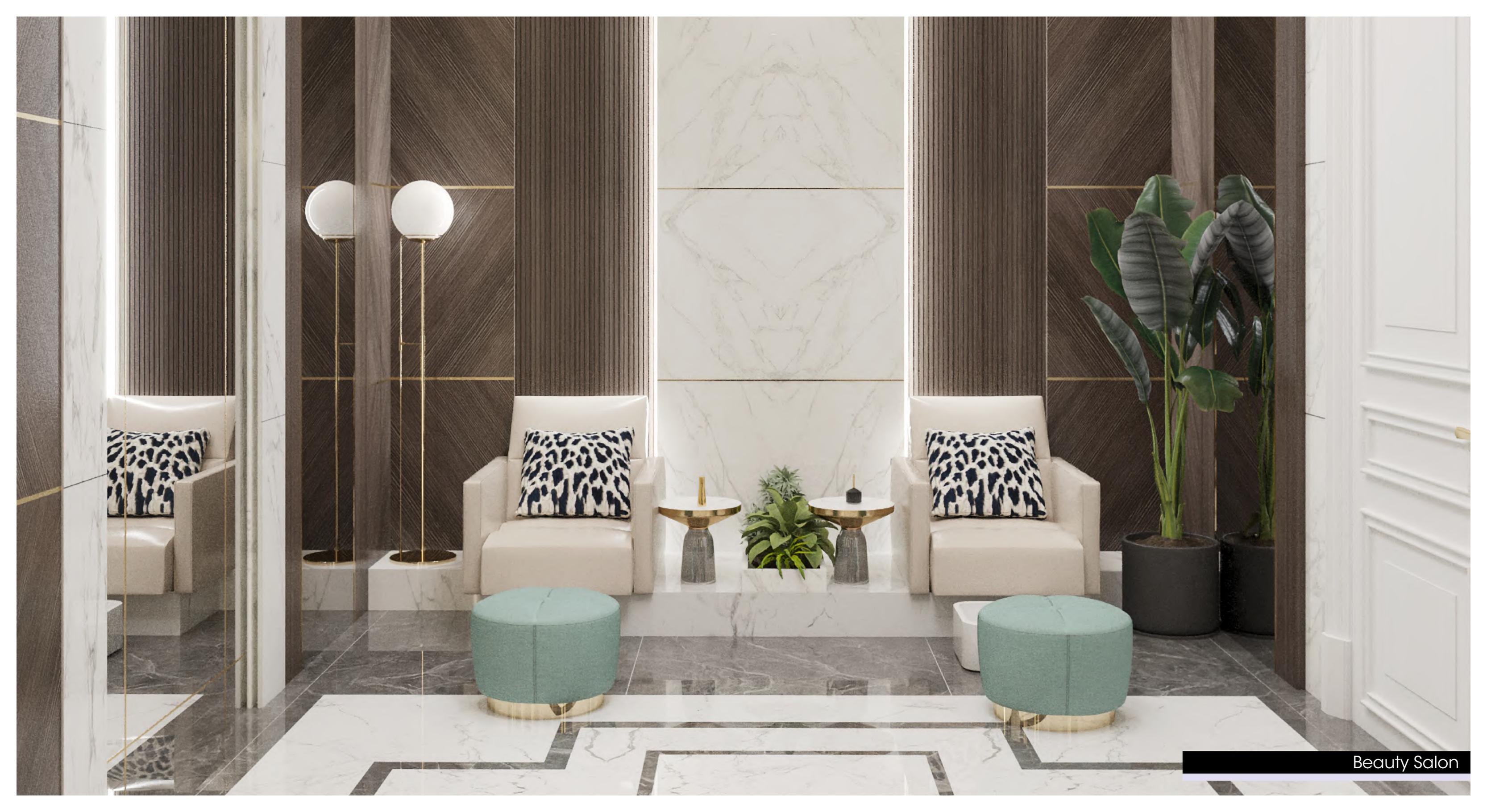


Seating Area

I'VE NEVER  
SEEN  
**ELEGANCE**  
GO OUT OF  
STYLE.

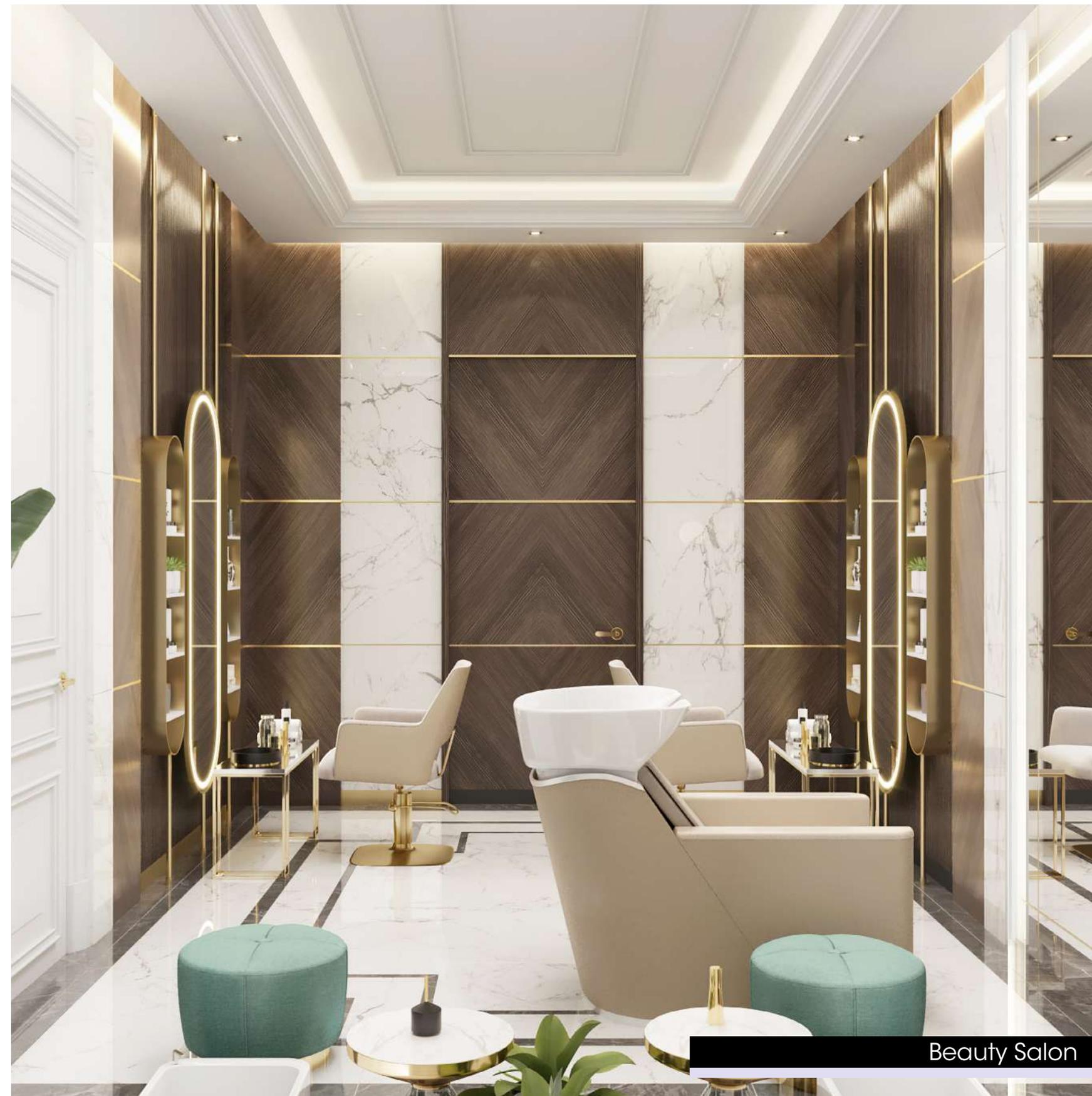


Seating Area



# ACCESSORIZING A ROOM

Every design project depends on the details to succeed. Similar to how wearing your favorite jewelry, cufflinks, or shoes while getting dressed up completes the appearance, incorporating luxury interior design details into your house does the same. Having said that, adorning your luxury house is somewhat of an art. You shouldn't merely include decorative pieces to each room by way of interior design accents. To bring out your individuality and design style by accessorizing successfully, rigorous planning and accurate planning are required. Never cut corners on the accessories, whatever you do. Your property will transform from pretty to opulently magnificent with the addition of the finishing touches.



Beauty Salon



[sales@imaker-group.com](mailto:sales@imaker-group.com)

32 Marasi Drive, Business Bay  
Dubai, United Arab Emirates

[www.imaker-group.com](http://www.imaker-group.com)