

ORA

RABATSQUARE



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# EAGLE HILLS

Eagle Hills is an Abu Dhabi-based private real estate investment and development company focused on the creation of new city hubs and flagship destinations in emerging international markets.

With a focus on developing large-scale real estate projects, Eagle Hills designs and implements mixed-use facilities. These master-planned projects draw on the latest technologies to build integrated communities that energise and diversify the local economy and create jobs.

The company is currently developing projects in Morocco, Ethiopia, Oman, Bahrain, Jordan, Serbia, Croatia and UAE.



8

Countries  
Worldwide



11

Cities  
Getting  
A Facelift



12

Waterfront  
Destinations



14

Mixed-Use  
Projects



# INTERNATIONAL EXPERTISE

## SERBIA

Belgrade Waterfront

## CROATIA

Zagreb

## MOROCCO

La Marina Morocco

La Bahia Blanca

Rabat Square

Tanja Waterfront

Fairmont La Marina  
Rabat-Salé

## ETHIOPIA

La Gare

## JORDAN

Marsa Zayed

The St. Regis Amman

Saraya Aqaba

W Amman

## OMAN

Mandarin Oriental

## UNITED ARAB EMIRATES

Fujairah Beach

Kalba Waterfront

Maryam Island

Palace Al Khan

Address Fujairah  
Resort + Spa

## BAHRAIN

Marassi Al Bahrain





# RABAT

## THE CAPITAL HERITAGE

Listed as a UNESCO World Heritage Site, Rabat cultivates the art of making you travel in time.

The ultra contemporary building blocks are in perfect harmony with the historic moments of ancient dynasties, making you travel from one century to the other in a heartbeat.

As Morocco's Green Capital, Rabat is also a city that makes innovation its development model and puts the quality of life a priority.

# RABAT SQUARE

## THE GREEN CITY

Imagine being able to find all of Rabat's attractiveness and dynamic life in the heart of a vast domain of preserved nature, and among the Capital's most prestigious neighbourhoods. It is in the heart of this unique domain, Dar Es Salam, that Rabat Square springs up.

A pleasant, convivial, and contemporary environment that offers its residents and visitors alike the perfect setting to live, work, or simply relax in.

This neighbourhood is usually restricted to luxurious villas and ambassadors residences, and offers a unique opportunity to live in apartments.





2

**176 000 sqm**

A RESIDENTIAL PROJECT  
TO DEVELOP  
ON 6 PHASES



**A PLAZA**

BOUTIQUES,  
RESTAURANTS TOP  
OF RANGE AND AN  
OUTDOOR CINEMA



**5 \* SERVICES**

SWIMMING POOLS,  
GREEN SPACES AND  
FITNESS AREA



**BOUTIQUE  
HOTEL**



# RABAT SQUARE SPECTACULAR SURROUNDINGS

Rabat Square enjoys an exceptional location, in the heart of Dar Es Salam, among Souissi, Hay Riad and Bir Kacem, upscale districts which form today the green lung of Rabat.

A new chic district, away from the tumult of the city and near sublime sites, such as Royal Golf Dar Es Salam or the Royal Equestrian Club.

# PLACE TRUE LUXURY LIVING

Rabat Square is inspired by the successful and renowned trends of the world's big plazas, combining harmoniously premium boutiques and residential apartments.

As premium lifestyle destination, Rabat Square is offering a truly exceptional residential offer with high-end finishes and luxurious landscape

A seamless blend of indoor and outdoor spaces, the incredible charm of the pedestrian walks, the surrounding lush nature and the new facilities and services, make Rabat Square a place like no other.





# ORA RABAT SQUARE REFINED MODERN DESIGN

Thoughtfully designed by renowned architects, ORA residences will be contemporary with Moroccan architectural undertones. ORA Rabat Square characterizes the arrival of a new era of residences with smart apartments, comfortable to live-in, where every detail has been thought for your ultimate comfort.

ORA Rabat Square will feature 13 ultra-modern buildings comprising 182 apartments ranging from 60 to 330 sqm, with a multitude of options from one bedroom to penthouses. Through its unique design with different typologies, ORA will accommodate each family and resident's expectations.



# EXCLUSIVE FEATURES

## 5-STAR SERVICE

Like all exclusive international addresses, our residences will provide equipment for concierge services with an entrance hall reminiscent of a hotel lobby, making the Rabat Square experience even more unique.

A personalized service to which will be added swimming pools, activity areas for adults and kids and elegant landscape and green spaces.

# ONE-BEDROOM SMART DESIGN

Smart architecture and contemporary styling, one-bedroom unique design creates an open and spacious feel at ORA Rabat square. Ranging from 60 to 90 sqm the residences are cleverly arranged to offer all the comfort and space you need.

Natural light floods the interiors through the open terrace or the private garden for those located on the ground floor.





# TWO-BEDROOM SPIRIT ONE-OF-A-KIND

Small family, young couple or single, you will yield to the charm of ORA Rabat Square two-bedroom units.

Sumptuously arranged, the residences perfect layout has been designed with your comfort in mind. An open living room, two splendid bedrooms, a modern fitted kitchen with a maid room, as an option, all mingle harmoniously to meet all your daily needs.

ORA Rabat Square two-bedroom units range from 100 to 160 sqm.



# EXCEPTIONAL THREE-BEDROOM GRANDIOUS LAYOUT

Voluminous three-bedroom units will make you discover all the wonders ORA Rabat Square Residences have to offer. Ranging from 130 to 200 sqm, the residences have been smartly designed to meet each of your requirements.

An ample feel through spacious living area, sumptuous bedrooms, a modern fitted kitchen with a maid room for the entire family comfort. Enjoy the stunning views from the large terraces or the private gardens for the ground-floor units.





# MAGNIFICENT PENTHOUSES STAND-OUT VIEWS

Exceptional penthouses overlooking the magnificent landscapes of Dar Es Salam, ranging from 250 to 330 sqm.

Elegantly designed offering a generous-sized living area, four master bedrooms, a modern kitchen, and a panoramic terrace, all the luxurious settings to enjoy the charming surroundings.

# GREAT OUTDOORS WHERE LIFE IS ENJOYABLE

Like all the eloquently expressed residences of the development, ORA Rabat Square reflects what contemporary residential can offer.

ORA Rabat Square offers all the ingredients for a serene and harmonious family life with top-notch amenities still unprecedented in Dar Es Salam: swimming pool, children's playground, community centre, lush green spaces, fitness area and a lobby inspired by conciergeries of the most prestigious hotels.





# ORA RABAT SQUARE RESIDENCES INTERIORS

- Modern kitchen
- Terraces and/or balconies with beautiful glazed balustrades
- Private garden for each apartment located in the ground floor
- Sound insulation
- Double-glazed windows
- Smart control system
- Wood flooring in the rooms
- Premium sanitary ware
- Premium marble and tile







# CITIES OF THE FUTURE

Eagle Hills is a private investment company and developer of new city hubs and mixed-use projects in high-growth international markets.

8 Countries  
Worldwide

11 Cities  
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12 Waterfront  
Destinations

14 Masterplan  
Projects



La  
Marina  
*Morocco*

2



GFA  
404,976 M<sup>2</sup>

RETAIL  
64,000 M<sup>2</sup>

## LA MARINA MOROCCO

With its unique blend of traditional and contemporary architecture, La Marina Morocco pays homage to the ancestral way of life, while blending together a compilation of progressive ideas, that come together to create a perfectly harmonious urban environment.

La Marina Morocco is a mixed-used development consisting of residential complexes, hotel, leisure areas, shops and art galleries. Destined to become the benchmark for mixed-used developments in Morocco, La Marina is a tranquil haven that invites visitors and residents alike in a contemporary setting, complete with picturesque views, historical landscapes and modern facilities.



2



GFA  
1,857,748 M<sup>2</sup>

RETAIL  
372,000 M<sup>2</sup>

## BELGARDE WATERFRONT

Set on the right banks of the Sava River, Belgrade Waterfront will span an area of 1 million square metres, and with a total construction area of 1.8 million sqm. This spectacular new city hub, developed by Eagle Hills, will feature world-class residences, the biggest shopping and lifestyle destination in the Balkans, premium hotels, cultural venues, educational institutions, modern healthcare amenities and a wide range of leisure attractions.



## MARASSI AL BAHRAIN

Situated on the southern island shores of Diyar Al Muharraq, the development will feature two kilometres of waterfront and pristine sandy beaches, and will be among the most publicly accessible in the Kingdom. The development will be supported by the highest standard of infrastructure services designed to meet the needs of a vibrant community; conveniently situated just a few minutes away from the Kingdom's thriving business centre and airport, while being connected to the mainland via two major highways.

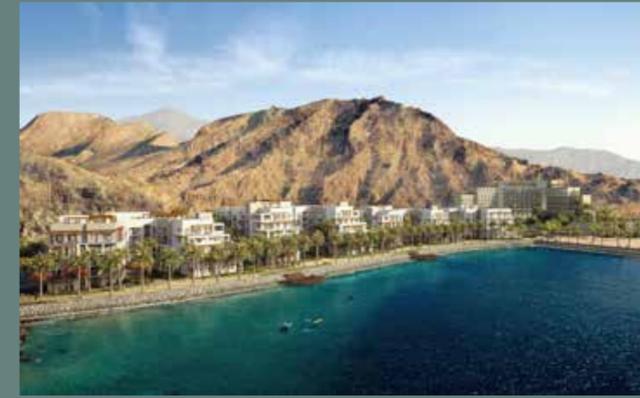




مرسى البحرين  
 MARASSI AL BAHRAIN

GFA  
**1,200,000 M<sup>2</sup>**

RETAIL  
**180,000 M<sup>2</sup>**



## THE ADDRESS FUJAIRAH RESORT AND SPA

In partnership with The Address, Eagle Hills creates another iconic destination. A luxury development unlike anywhere in Fujairah, The Address Fujairah Resort + Spa sets a new definition of luxury hospitality. The development includes a spa, fitness club, outdoor swimming pool, signature restaurant, lounges, and a children's play area.





THE ADDRESS  
 RESIDENCES  
 FUJAIRAH RESORT + SPA

GFA  
**587,577 M<sup>2</sup>**

HOTEL ROOMS  
**198**

Also included in the overall site will be four residential buildings, ten villas; comprising five beach villas and five garden villas, as well as 170 branded and serviced apartments all offering The Address Hotels + Resorts signature hospitality and service. The five-star hotel, villas and apartments serviced by The Address Hotels + Resorts, will be the latest premier property embodying Eagle Hills' progressive spirit.



## KALBA WATERFRONT

The Kalba Waterfront Shopping Center has been designed as a family-friendly destination tailored to the needs of the surrounding local communities and visitors. While the shopping center will provide an impressive environment for all visitors, it aims to provide a convenient and service-oriented center where families can find many choices in their own backyards. The serene outdoor space has been carefully designed to include shades and features that will encourage visitors to enjoy the relaxing outdoor dining experience overlooking the mangrove-lined lagoon, located under the mountains.





كلباء واترفرونت  
 KALBA WATERFRONT

GFA  
**20,000 M<sup>2</sup>**

RETAIL  
**11,500 M<sup>2</sup>**



## FUJAIRAH BEACH

A serene retreat along a stretch of pristine coastline, Fujairah, the UAE's best-kept secret, is hidden from the rest of the country by the imposing Hajar Mountains. The city is undertaking numerous restoration projects for its historic monuments, such as Fujairah Fort, which is part of Heritage Village. With easy access to the airport and the Oman border, clean, quiet and welcoming Fujairah is a sublime haven for the discerning.





شاطئ  
 الفجيرة  
 FUJAIRAH BEACH

GFA  
**27,500 M<sup>2</sup>**

HOTEL ROOMS  
**167**



## SARAYA AQABA

Located on the shores of the Red Sea, Saraya Aqaba is a mixed-use tourism and leisure destination that spreads over 634,000 sqm of land, and is built around a man-made lagoon that adds approximately 1.5 kilometres of beachfront to the city of Aqaba. The project features a unique mix of residential, business, leisure and entertainment facilities and outlets. Saraya Aqaba derives its design from an elegant blend of modern Arabic architecture and a stylish, contemporary ambiance.

Saraya Aqaba complements Jordan's tourism offerings, having partnerships with Marriott International and Jumeirah Hotels & Resorts to operate four 5-star luxury hotels; it introduces a whole new level of service and dedication to Aqaba's tourists and residents.



saraya aqaba

GFA  
**634,000 M<sup>2</sup>**

RETAIL  
**21,000 M<sup>2</sup>**



## THE ST. REGIS AMMAN

With a distinctive legacy that dates back to the early 20th century and spans the entire globe, the St. Regis brand is the quintessential symbol of uncompromising elegance, striking the timeless balance between classic sophistication and modern sensibility. The highly anticipated arrival of The St. Regis Amman and The Residences at The St. Regis Amman promises to build upon this rich heritage, while elevating the standards of luxury hospitality in Jordan's capital.

Combining a world-class hospitality destination with Amman's first-ever private branded residences for purchase, The St. Regis Amman and The Residences at The St. Regis Amman invites modern connoisseurs to embrace a truly premier lifestyle experience. Strategically located in the affluent Abdoun neighborhood, the heart of Amman's central business district and shopping area, The St. Regis Amman and The Residences at The St. Regis Amman represents a new pinnacle of refined urban living.



GFA  
**126,000 M<sup>2</sup>**

RETAIL  
**3,000 M<sup>2</sup>**



## W AMMAN

In the centre of the new downtown in Amman, the heart of Abdali, W Amman has risen to house Marriott International's first W Hotel in Jordan, The Skyline Residences, retail outlets and office space. The tower is in proximity to major commercial districts and prime residential neighbourhoods and has road access along its three boundaries.

From a design perspective, the building's unique organisation and expression are inspired by the rock formations of the famous Nabatean city of Petra. The journey of guests through the building, including all entertainment, food and beverage experiences, is based on breath-taking shard and canyon-like structures found naturally in Petra.



AMMAN

GFA  
**75,046 M<sup>2</sup>**

RETAIL  
**1,712 M<sup>2</sup>**



## MARSA ZAYED

Al Raha Village covers an area of 185,000 sqm, with an array of residential units including villas, townhouses and apartments. Covering a wide variety of specifications, views and sizes. The units cater to diverse tastes and provide a range of living opportunities. Al Raha Village also features numerous community facilities spread throughout the neighbourhood, perfect for family living.

Al Raha Village is already an award-winning concept, having been named the Five-Star 'Best Mixed-used Architecture 2012-2013', as well as the 'Best Mixed-Use Development 2013-2014' at the Arabian Property Awards. The project is aimed to start handover in January 2017 in two phases that will conclude in December 2017.



MARSA ZAYED

GFA  
**82,000 M<sup>2</sup>**

RETAIL  
**1,700 M<sup>2</sup>**



RABAT SQUARE



EAGLE  
HILLS

Toll Free : 08000 08000  
International : +212 537 889 950  
[www.eaglehillsmorocco.com](http://www.eaglehillsmorocco.com)