



OPAL
RABATSQUARE



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EAGLE HILLS

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

These master-planned projects draw on the latest technologies to build integrated lifestyle communities that energise and diversify the local economy and create jobs.

Eagle Hills is a provider of premium lifestyles; we design and implement mixed-use projects including residential and commercial property, hospitality venues, shopping malls, retail and healthcare facilities.

The company is currently developing mixed-use projects in Morocco, Albania, Bahrain, Egypt, Ethiopia, Jordan, Oman, Serbia and UAE.



9

Countries worldwide



11

Cities getting a facelift



14

waterfront developments



17

Mixed-use developments



EAGLE HILLS GLOBAL PRESENCE

SERBIA

Belgrade Waterfront

ALBANIA

Durrës Yachts & Marina

MOROCCO

La Marina Morocco

La Bahia Blanca

Rabat Square

Tanja Waterfront

Fairmont La Marina

Rabat-Salé

EGYPT

Soul

ETHIOPIA

La Gare

JORDAN

Marsa Zayed

The St. Regis Amman

Saraya Aqaba

W Amman

OMAN

Mandarin Oriental

UAE

Fujairah Beach

Kalba Waterfront

Maryam Island

Palace Al Khan

Address Residences

Fujairah Resort

BAHRAIN

Marassi Al Bahrain



RABAT THE CAPITAL HERITAGE

Listed as a UNESCO World Heritage Site, Rabat gives you the chance to time travel.

Ultra-contemporary buildings stand side-by-side in perfect harmony with the historic vestiges of bygone dynasties, allowing you to travel instantly from one century to another.

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

RABAT SQUARE: MAKING THE CITY GREENER

Imagine being able to find all of Rabat's attractive and vibrant life in the heart of a vast verdant estate located in the midst of the most prestigious districts in the Capital.

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

A district that was exclusive to luxury villas and embassy residences, now offering incredible opportunities for residential communities.

It is within this iconic domain, Dar Es Salam, that Rabat Square came to life.



2

176 000 sqm

**A RESIDENTIAL PROJECT
TO BE DEVELOPED IN SIX
PHASES**

PLAZA

**BOUTIQUES, UPSCALE
RESTAURANTS, CAFES
AND AN OPEN- AIR
CINEMA**

5* SERVICES

**SWIMMING POOLS,
GREEN OPEN SPACES,
FITNESS, FURNISHED
LOBBY...**

BOUTIQUE HOTEL





RABAT SQUARE SEE THE DIFFERENCE

Rabat Square enjoys an exceptional location, in the heart of Dar Es Salam, between Souissi, Hay Riad and Bir Kacem, the prestigious districts that make up Rabat's green belt.

Away from the hustle and bustle of the city, the new chic district is located near sublime sites such as the Royal Golf Dar Es Salam or the Royal Equestrian Club.

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 a 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.





OPAL, AN ICONIC PLACE!

Contemporary architecture that subtly evokes Moroccan styles for a feeling of harmony and serenity at first sight. This is the bold choice of Opal Residences.

Alongside the Plaza and its boutique hotel, bordering the Grand Avenue, Opal is ideally situated to fully enjoy all the charms of Rabat Square and Dar Es Salam Domain.

To ensure the privacy of its residents, Opal Rabat Square comprises only 8 buildings featuring 120 sumptuous units for all lifestyles in a serene environment.

Overlooking the Plaza, shops, restaurants and cafés will invite you to relax or spend delightful moments with family or friends.



5-STAR AMENITIES AND SERVICES

Following the standards of renowned international addresses, our residences provide all the required setup for concierge services with lobby-style entrance halls, making the Rabat Square experience even more exclusive.

A personalized service along other amenities such as swimming pools, elegant landscaped green spaces, and playground areas for children of all ages.





SKY-HIGH LUXURY

If you enjoy majestic panoramas, the 8-storey Tower is undoubtedly the one that will take your breath away! Overlooking the Plaza and the boutique hotel, it offers unparalleled views of the estate and its surroundings.

All you need to do is lift your hands up to touch the skies!

All the residences have an elegantly furnished, cozy entrance lobby to welcome you and your guests. And to ease your mobility, an elevator gives direct access to your private parking spaces, located in the basements.



SPACIOUS LIVING

From the smart studio to the luxurious 4-bedroom Penthouse, each Opal unit has been carefully designed to give you unparalleled quality of life and comfort on a daily basis. The apartments' optimized layout will allow you to fully enjoy the space.

Opal Residences will feature units ranging from 58 to 350 sqm with large terraces or balconies, bathed in light throughout the day. Each unit has dedicated parking spaces.

On the ground floor, you can enjoy your own private garden and its decked terrace overlooking the tree-lined esplanade.





IT HAS NEVER BEEN SO GOOD TO STAY AT HOME!

Once inside, you will discover an interior design that reflects the taste of the greatest designers, Opal Residences transform your living space into a truly luxurious setting.

From the fully fitted kitchen, to the bright and spacious living spaces, all the way to the elegant and sophisticated bedrooms, every room is an invitation to live better.

Combined with a wide range of equipments and large openings, Opal residences will allow you to witness life in its full splendor.



A WORLD THAT BELONGS TO YOU

Opal Residences are unlike any other. They have created their own universe: a world of serenity, harmony and comfort.

But above all, a world which underlines the significant importance of green spaces: full-size trees inviting you to a tranquil retreat.

Between the large private swimming pool, the pool and playground for your children, the landscaped grounds for you to relax in, or the fitness center for you to test your limits, perhaps the only thing you will need in Rabat Square is time to do it all.



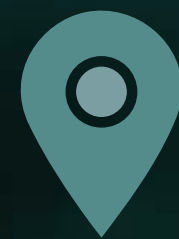


ALL OPAL RESIDENCES COMPRISE

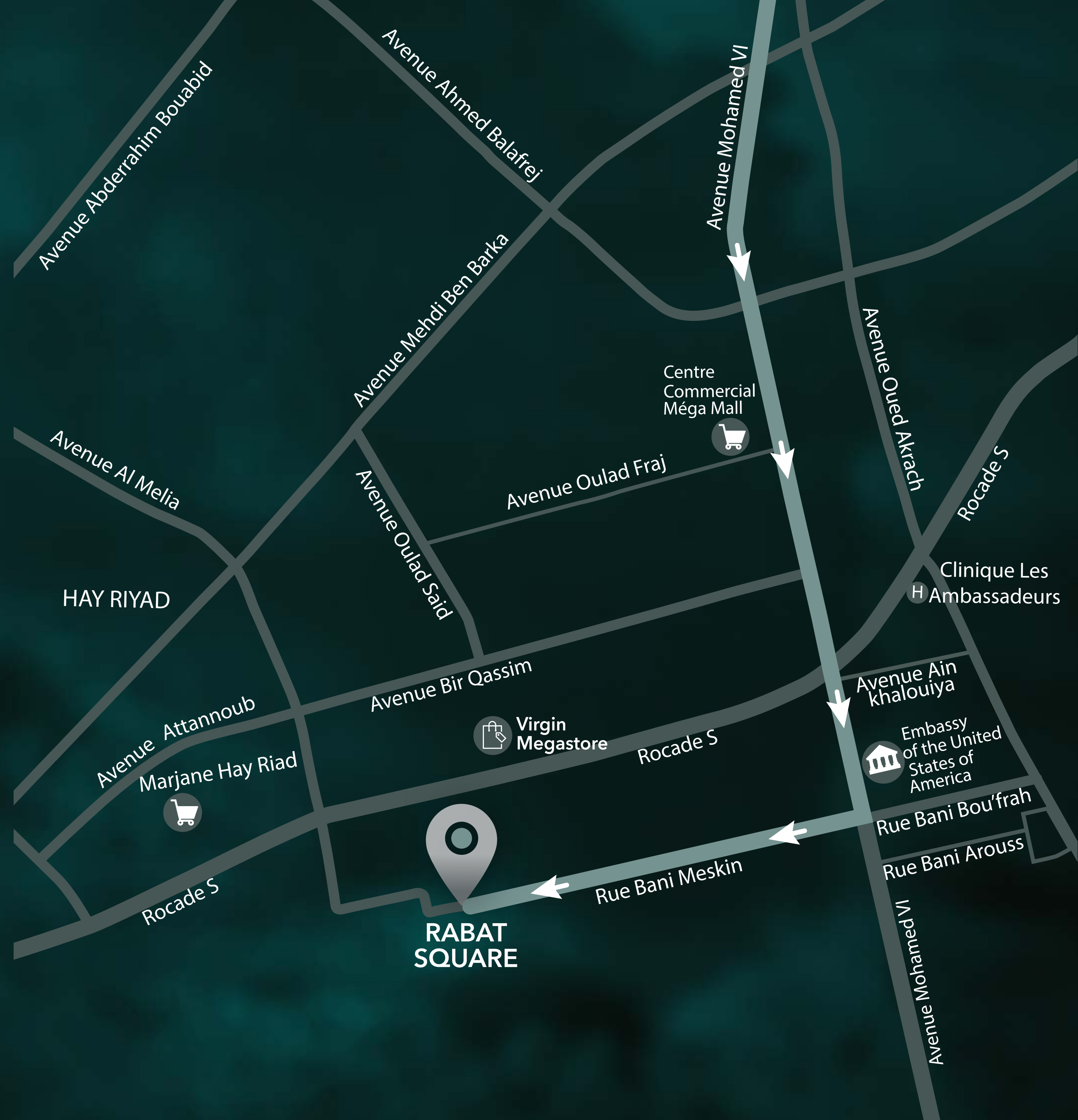
- Modern kitchens
- Spacious terraces and/or balconies with beautiful glass balustrades
- Private gardens for apartments located on the ground floor
- Double-glazed and sound-proof windows with thermal insulation
- Smart control system
- High quality hardwood flooring in bedrooms
- Premium sanitary ware
- High-end marble and tile



HOW TO GET THERE?



RUE BANI MESKIN, DOMAINE DAR ES SALAM,
SOUISSI, RABAT, MOROCCO.



The information contained in this document may, at any time, be subject to changes for technical, commercial, legal or other reasons.



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EAGLE
HILLS

Toll-free : 08000 08000
International : +212 537 889 950
www.eaglehillsmorocco.com