

# ORA

RABATSQUARE



RABATSQUARE



# 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  
Destinations



17

Mixed-Use  
Projects





# INTERNATIONAL EXPERTISE

## SERBIA

Belgrade Waterfront

## ALBANIE

Durrës Yachts  
& Marina

## MOROCCO

La Marina Morocco  
La Bahia Blanca  
Rabat Square  
Tanja Waterfront  
Fairmont La Marina  
Rabat-Salé

## EGYPTE

Soul

## 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 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

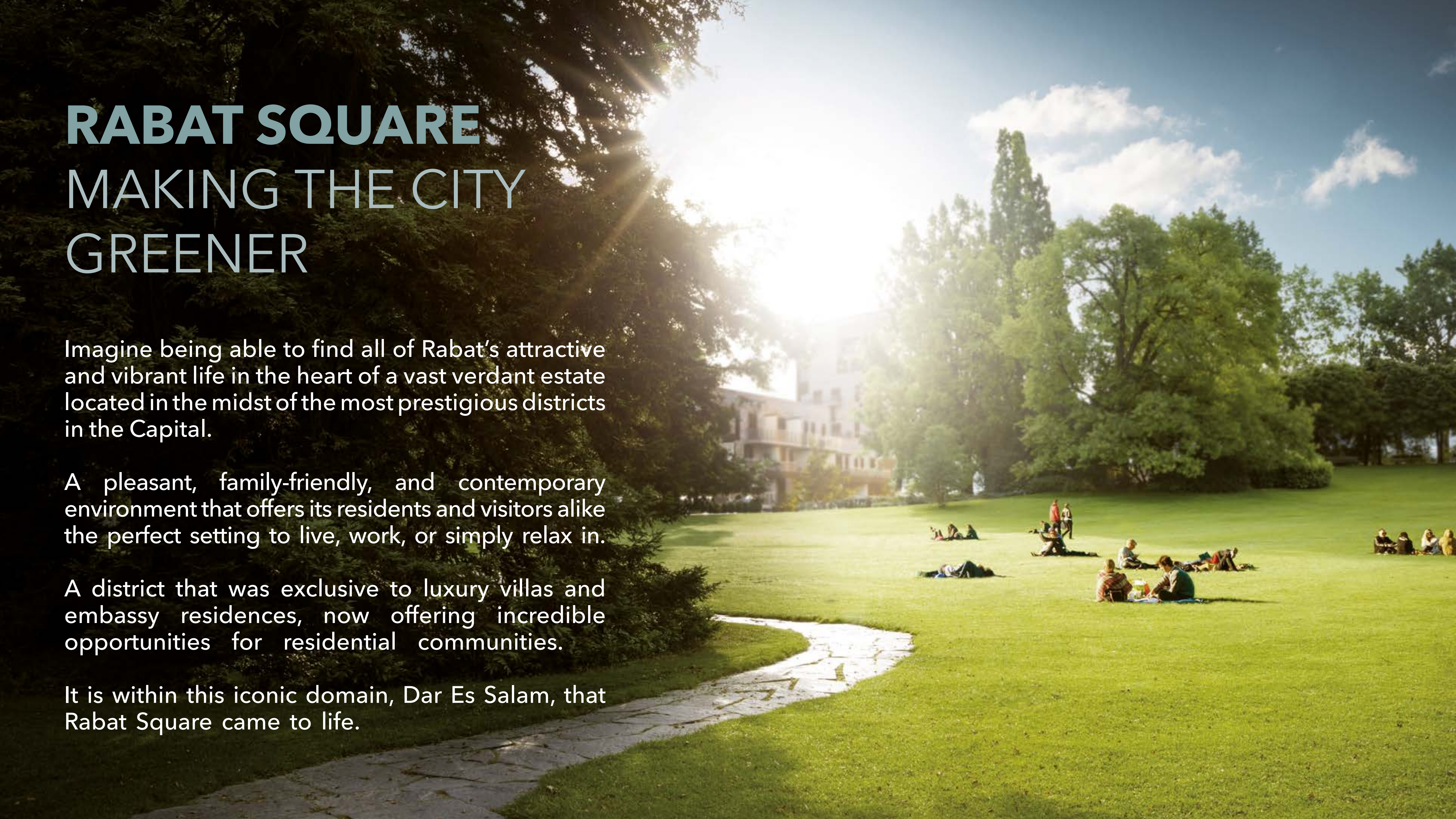
## MAKING THE CITY GREENER

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.





An architectural rendering of the ORA Rabat Square residential complex. The image shows a multi-story, modern building with a light-colored facade and numerous balconies. The balconies are enclosed with glass railings and some have small plants. The building has a stepped, terraced design. In the foreground, there is a paved area with a crosswalk, a person riding a green bicycle, and a few pedestrians. The sky is blue with some clouds. The overall style is clean and contemporary.

# 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.





## 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.



# 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, lush green spaces and fitness area.







# ALL ORA 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







# LOCATION MAP



RUE BENI MESKINE, DOMAINE DAR ES SALAM,  
SOUISSI, RABAT, MAROC



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





R A B A T S Q U A R E



EAGLE  
HILLS

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