



RHODI REAL ESTATE

Construction of a residential and tourist housing group

Agreement in principle No. AH22/06 of May 31, 2006
Renewal No. AH22/06 of June 18, 2007

PRESENTATION NOTE

Request for renewal of the agreement in principle
August 2024

CHARTERED ARCHITECT



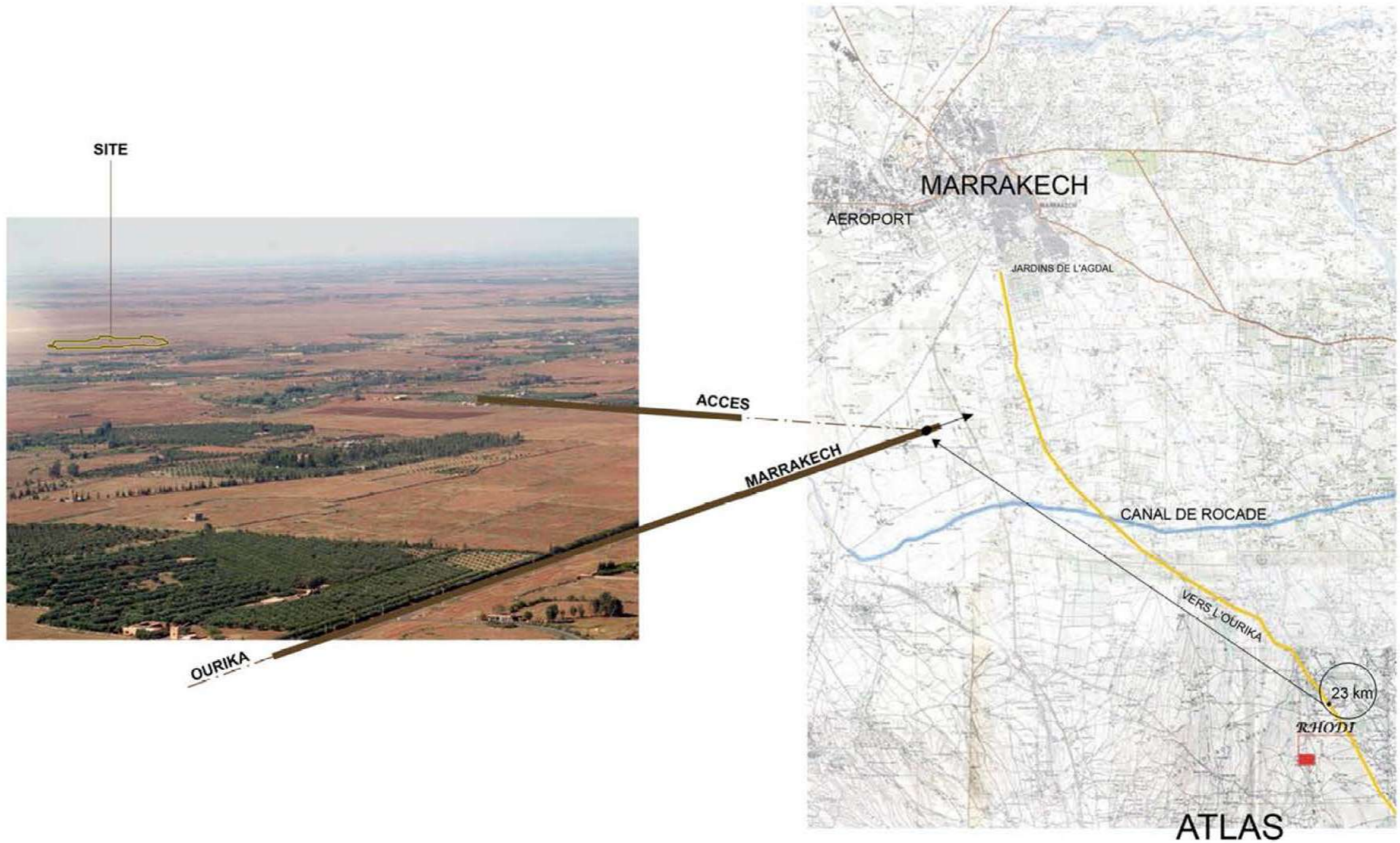
LED BY:



SUMMARY

- **Location plan**
- **Presentation & Program**
- **Cadastral map**
- **Scale drawing**
- **Mass plan**
- **Villa Type Zoning Plan**
- **Villa Type 1 - Visuals**
- **Villa Type 1 - Plans**
- **Villa Type 2 - Visuals**
- **Villa Type 2 - Plans**
- **Villa Type 3 - Visuals**
- **Villa Type 3 - Plans**
- **Typical Interior Views (Villa 1 being shown)**
- **Typical Night Time Views (Villa 1 being shown)**

LOCATION PLAN



PRESENTATION

THE PLANNED PROJECT IS LOCATED ON LAND WITH AN AREA OF 433,500 M² (43 HA 35 A 00 CA) SUBJECT TO LAND TITLES T.F. NO. 28 677/M & 13 088/43 LOCATED 26 KM ON THE ROAD FROM OURIKA WITH ACCESS VIA A 4.5 KM LONG TRACK TO THE WEST OF THE ROAD. RURAL COMMUNE OF GHMAT.

THE LAND IS LOCATED OUTSIDE OF ANY DEVELOPMENT PLAN.

PROJECT MANAGER: RHODI REAL ESTATE

Studio John Bridge
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44 Ormskirk Rd.
Preston, PR1 2QP
United Kingdom

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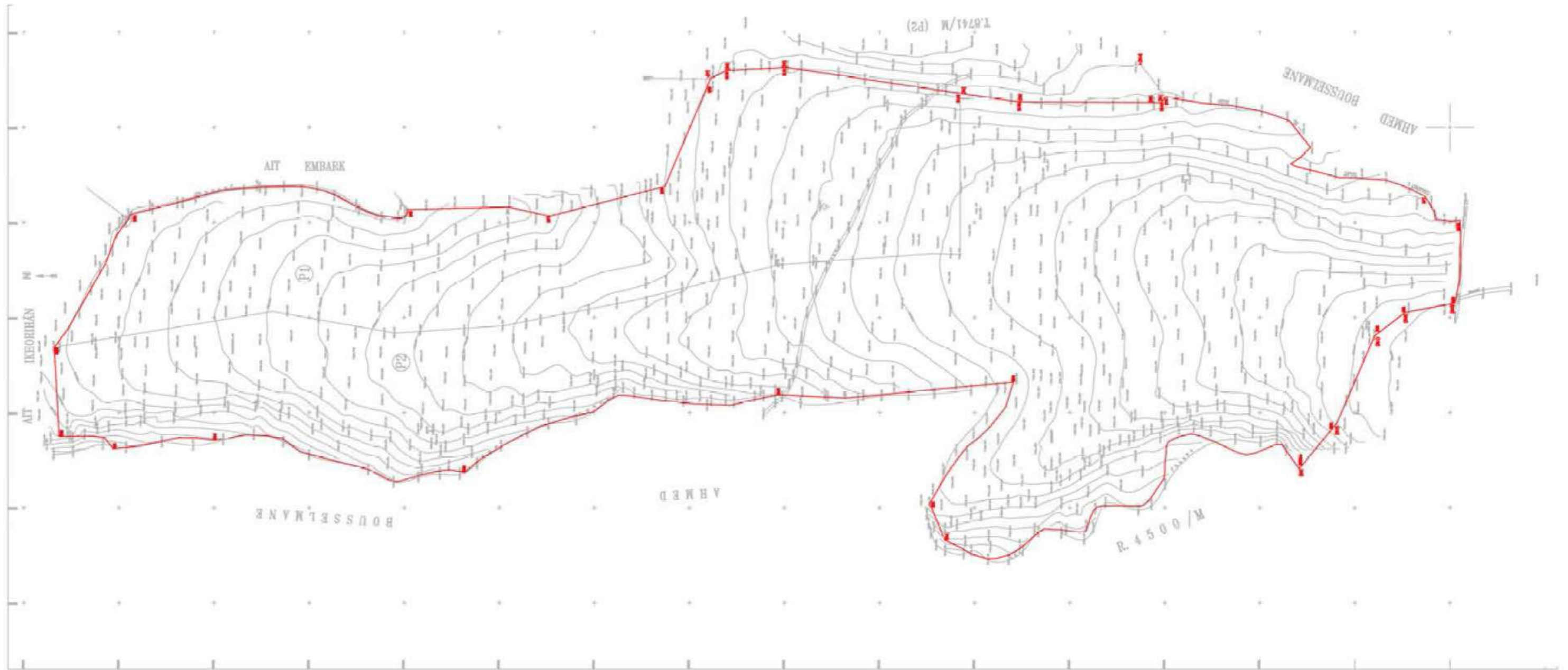
PROGRAMME

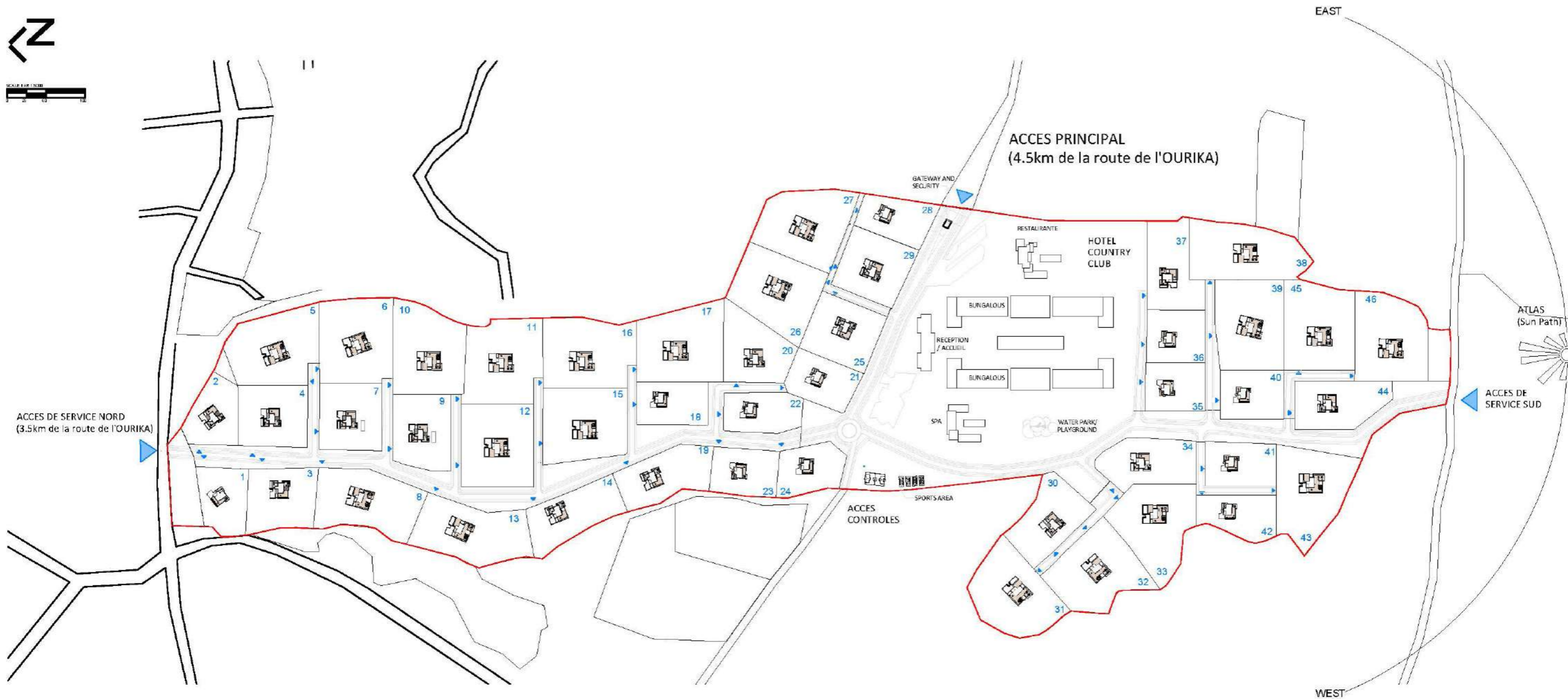
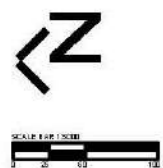
Construction project of a high-end residential and hotel group called RHODI REAL ESTATE composed of: 46 high-end villas on plots of land from 5,000 (0.5 Hectares) to 10,000 m² (1.0 Ha) each. Composed of 20 plots of 1.0 Ha, 13 plots of 0.7 Ha and 13 plots of 0.5 Ha.

These villas will be sold mainly to foreigners who will entrust the management of their villas to a hotel management company which will be managed by the company RHODI REAL ESTATE. The villas will be surrounded by a general closing fence for the entire operation.

Interior fences will be 75% green fences. The villas will be grouped into clusters service access to the North with a Treatment Station service access to the South a reception at the tourist residence and departmental club in the center, including: a club house (restaurant, snack bar, terraces, etc.) sports equipment fitness/SPA with around 90 cottages/bungalows or pavilions on average surface areas of 85 to 120 m², extensive landscaping including public lighting and road comfort features.

Given the problems of collecting household waste that the rural commune of Ghmat cannot handle, RHODI REAL ESTATE will be responsible for the collection and sorting of this household waste in order to benefit surrounding farmers from the waste. a discharge to a site which will be chosen with the agents of the municipality and local authorities





PROGRAMME

VILLAS:
 20x 1.0 Ha Plots (Surface) : Villas de la 800 Sq.m - Type 1
 13x 0.7 Ha Plots (Surface) : Villas de la 560 Sq.m Type 2
 13x 0.5 Ha Plots (Surface) : Villas de la 400 Sq.m - Type 3

46 no.

PROGRAMME

HOTEL: 90,000 Sq.m / 9.0 Ha Surface	LEISURE :
- Reception	- Country club
- Hotel 120 chambres 5*****	- SPA
- Restaurant	- Gym
- Convenience store	- Sports Centre: Tennis, paddle, Football courts
	- Water Park, Playground

DRAWING FOR INFORMATION PURPOSES ONLY

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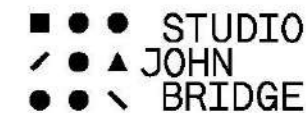
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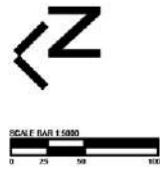
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CLIENT: HVM PRESTON LTD	TITLE: PRO. MASTERPLAN	REVISION: B
PROJECT: RHODI REAL ESTATE, MARRAKECH	SCALE: 1:5000@A3	DATE: JUL. 2024

DWG NO.:
2366-M01

01772 935959 2nd Floor Offices, Preston www.studiojohnbridge.co.uk
 admin@studiojohnbridge.co.uk 44 Drimstirk Road, PR1 2QP





PROGRAMME

VILLAS:
 20x 1.0 Ha Plots (Surface) : Villas de la 800 Sq.m - Type 1
 13x 0.7 Ha Plots (Surface) : Villas de la 560 Sq.m Type 2
 13x 0.5 Ha Plots (Surface) : Villas de la 400 Sq.m - Type 3

 46 no.

PROGRAMME

HOTEL:	LEISURE :
90,000 Sq.m / 9.0 Ha Surface	- Country club
- Reception	- SPA
- Hotel 120 chambres 5*****	- Gym
- Restaurant	- Sports Centre: Tennis, paddle, Football courts
- Convenience store	- Water Park, Playground

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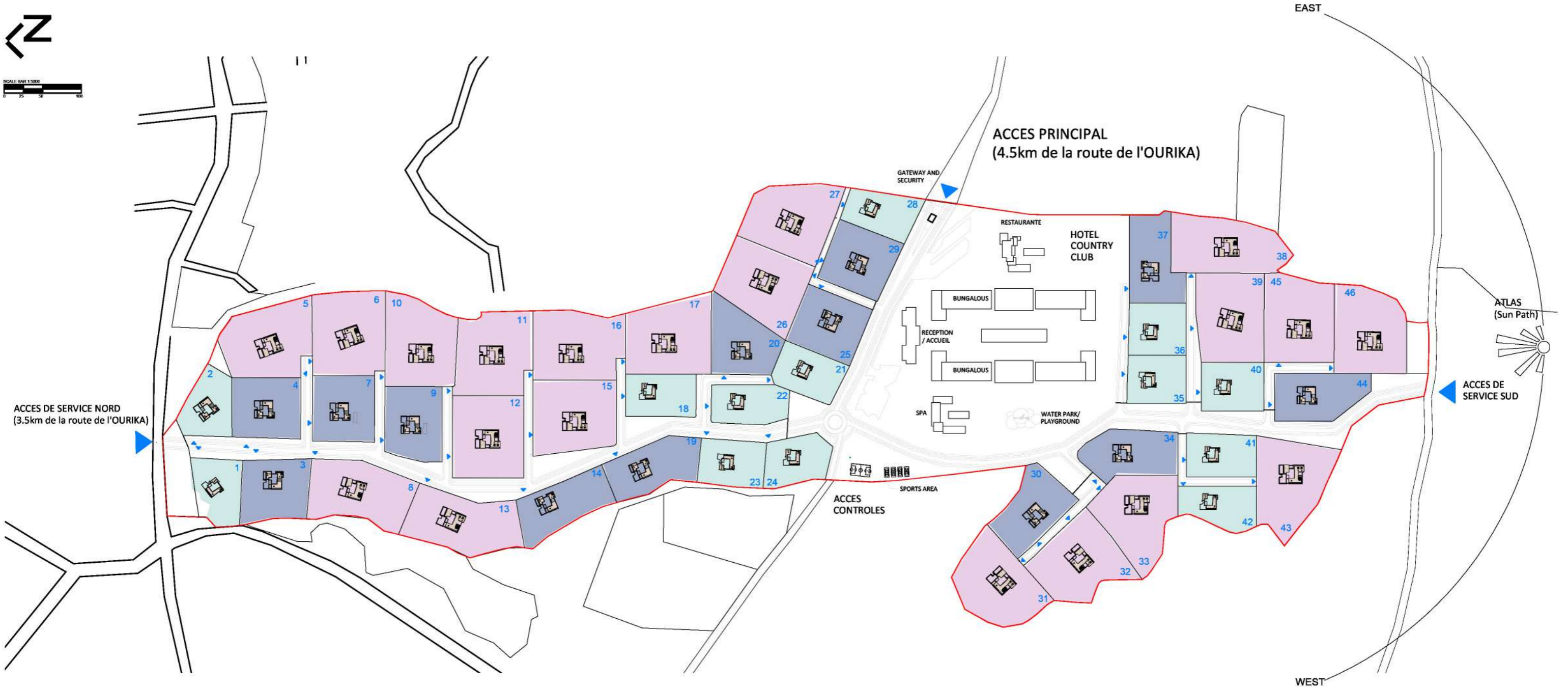
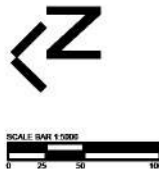
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PROJECT: RHODI REAL ESTATE, MARRAKECH	SCALE: 1:5000@A3	DATE: JUL. 2024

DWG NO:
2366-M02

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PROGRAMME

VILLAS:

20x 1.0 Ha Plots (Surface) : Villas de la 800 Sq.m - Type 1	
13x 0.7 Ha Plots (Surface) : Villas de la 560 Sq.m Type 2	
13x 0.5 Ha Plots (Surface) : Villas de la 400 Sq.m - Type 3	

46 no.

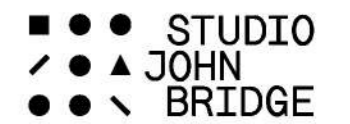
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PROJECT: RHODI REAL ESTATE, MARRAKECH	SCALE: 1:5000@A3	DATE: JUL. 2024
DWG NO.: 2366-M01		
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Rhodi, Marrakech



Pool View



Patio



Courtyard View

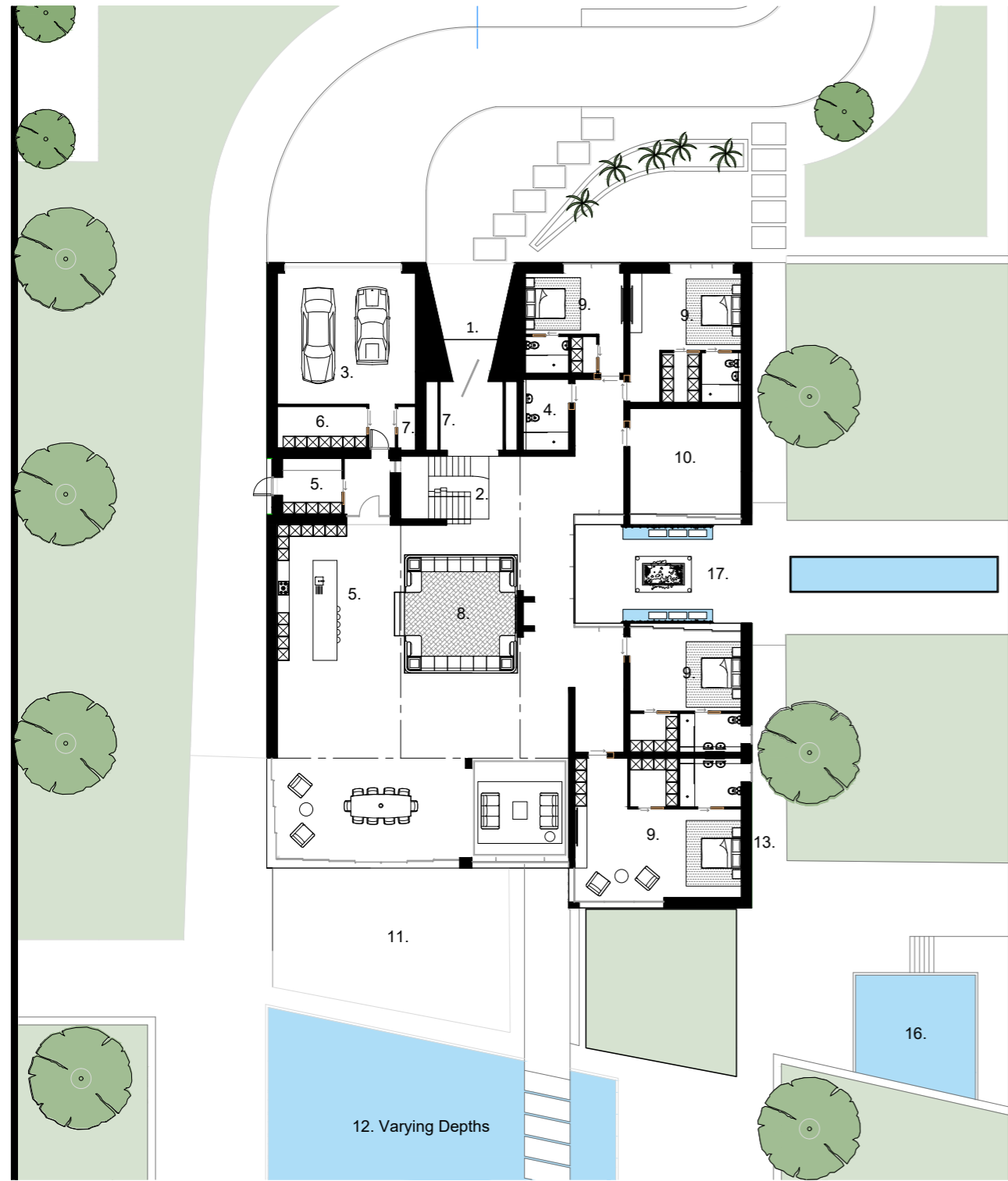


Front View

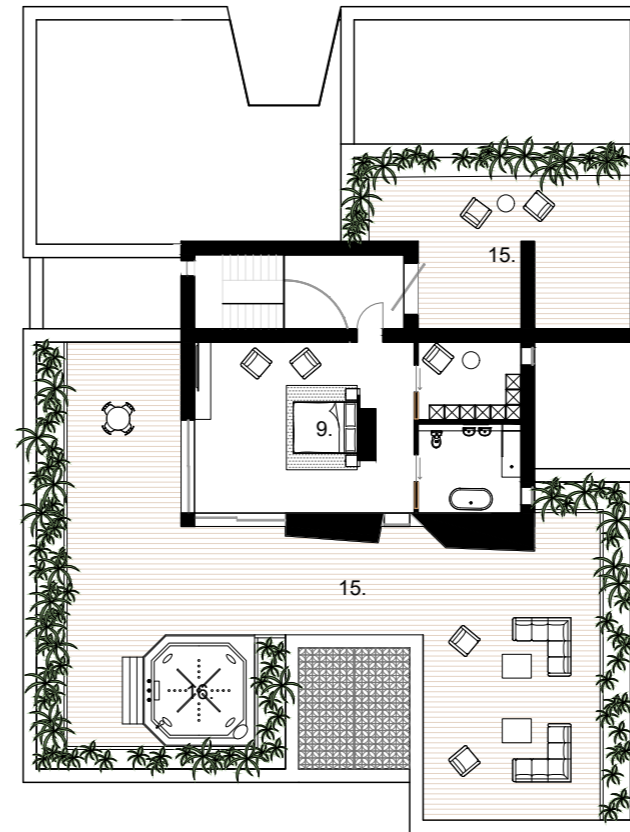


Roof Terrace

Villa 1



Ground Floor
700M²

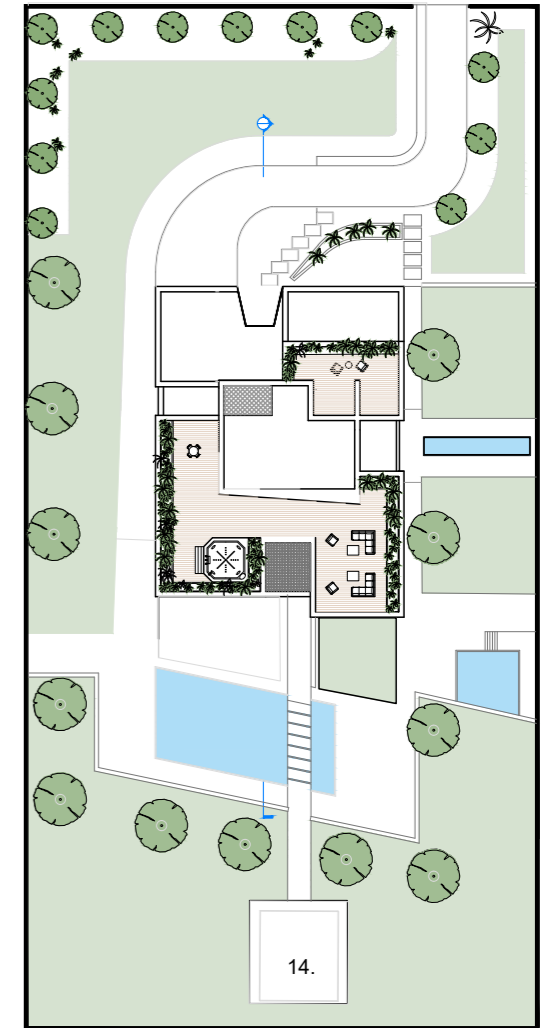


First Floor
100M²

Total Floor Area
800M²

Total Plot Size
1.0 Ha

VILLA TYPE 1



Total. 1 Ha. Plot

1.500 Site Plan

1. Entrance
2. Feature Stair
3. Garage
4. WC
5. Kitchen & Utility
6. Plant
7. Storage
8. Sunken Seating
9. Bedrooms
10. Well being Space / Cinema / Office
11. Patio
12. Pool (Min. 20m x 7m)
13. Outdoor Shower
12. Outbuilding - Sauna / Steam / Changing / Gym / Yoga
13. Roof Top Garden
14. Hot Tub / Plunge Pool
15. Courtyard

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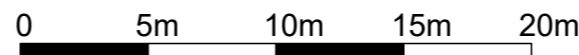
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PROGRAMME

G.F - 700m²
F.F - 100m²
Total - 800m²

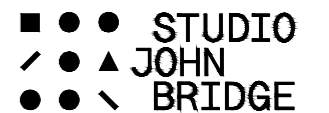
Footprint - 800m²



CLIENT: HVM PRESTON LTD
PROJECT: RHODI REAL ESTATE, MARRAKECH
DWG NO.: 2336-SK01
TITLE: 800Sq.m.
SCALE: 1:200@A2
REVISION: A
DATE: JUL. 2024

2336-SK01

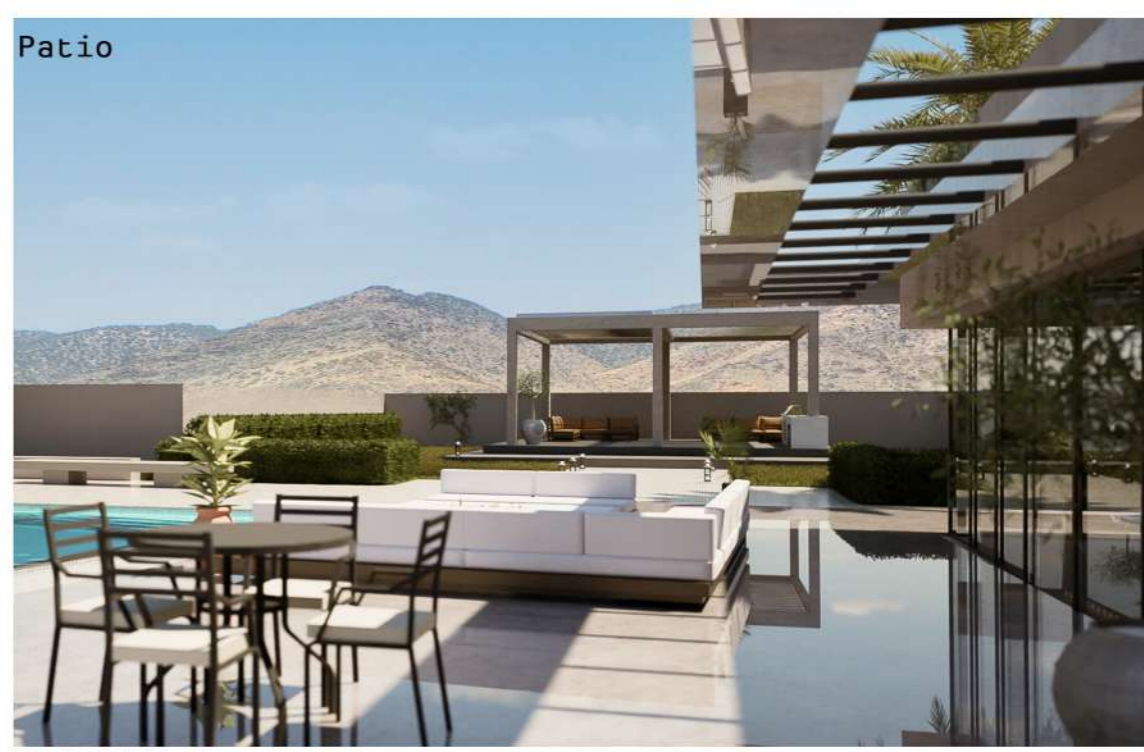
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RHODI, MARRAKECH



Pool View



Patio



Courtyard View



Front View



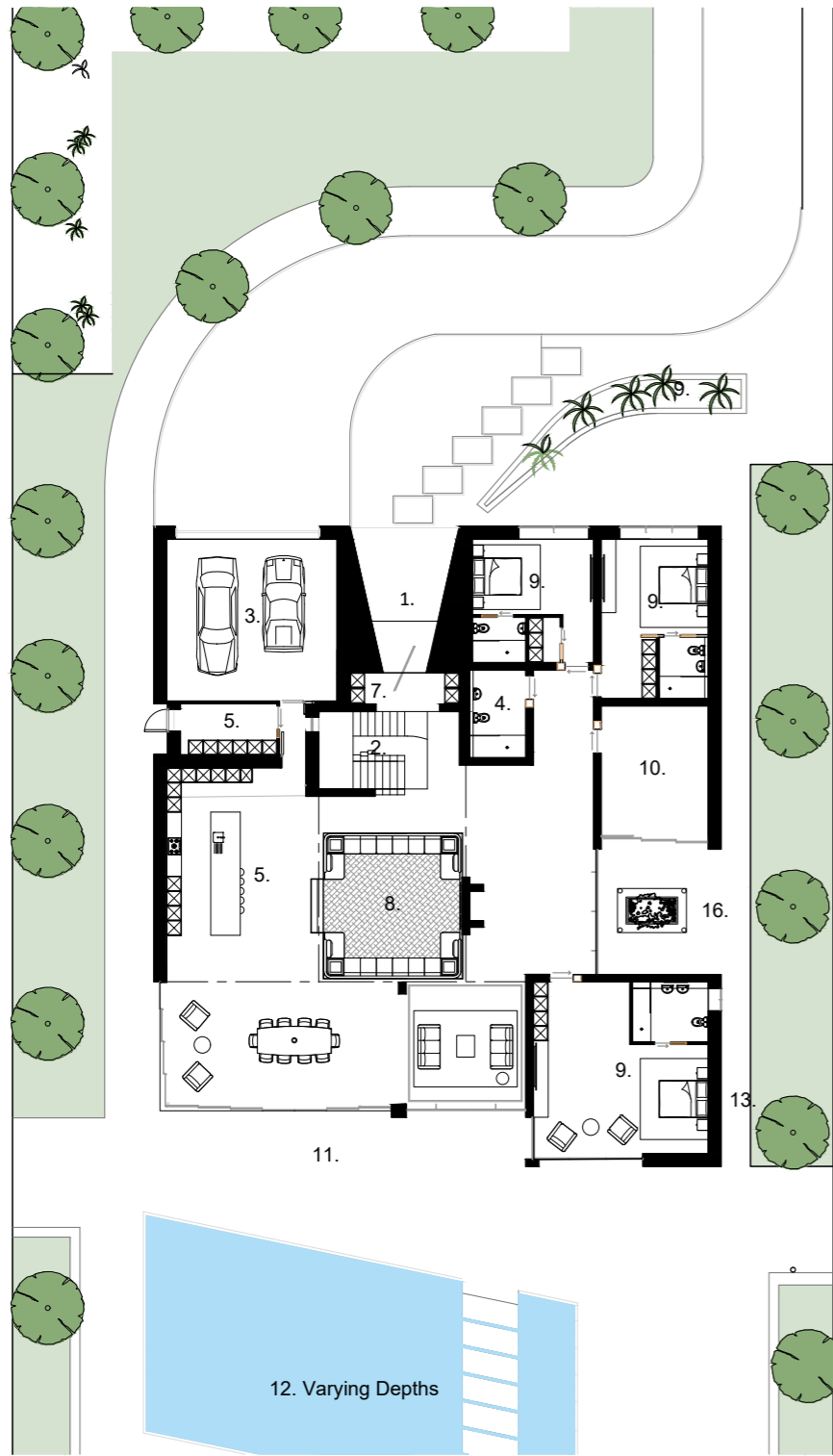
Roof Terrace

Villa 2

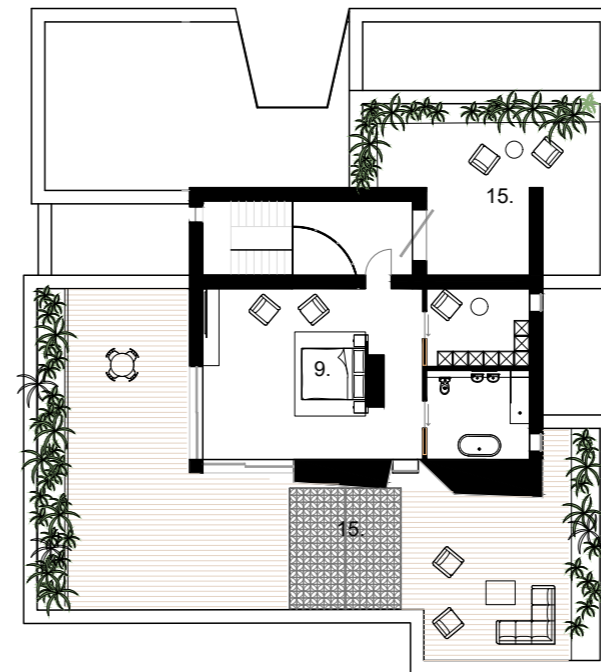
Total Floor Area
560M²

Total Plot Size
0.7 Ha

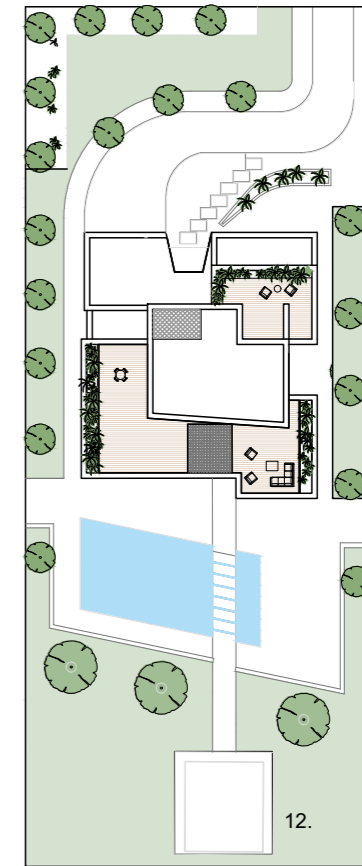
VILLA TYPE 2



Ground Floor
460M²



First Floor
100M²



Total 0.7 Ha. Plot

1.500 Site Plan

- 1. Entrance
- 2. Feature Stair
- 3. Garage
- 4. WC
- 5. Kitchen - Utility
- 6. Plant
- 7. Storage
- 8. Suken Seating
- 9. Bedrooms
- 10. Well being Space / Cinema / Office
- 11. Patio
- 12. Pool (Min. 20m x 7m)
- 13. Outdoor Shower
- 12. Outbuilding - Sauna / Steam / Changing / Gym / Yoga
- 13. Roof Top Garden
- 14. Courtyard

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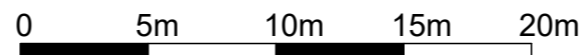
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PROGRAMME

G.F - 460m²
F.F - 100m²
Total - 560m²

Footprint - 560m²



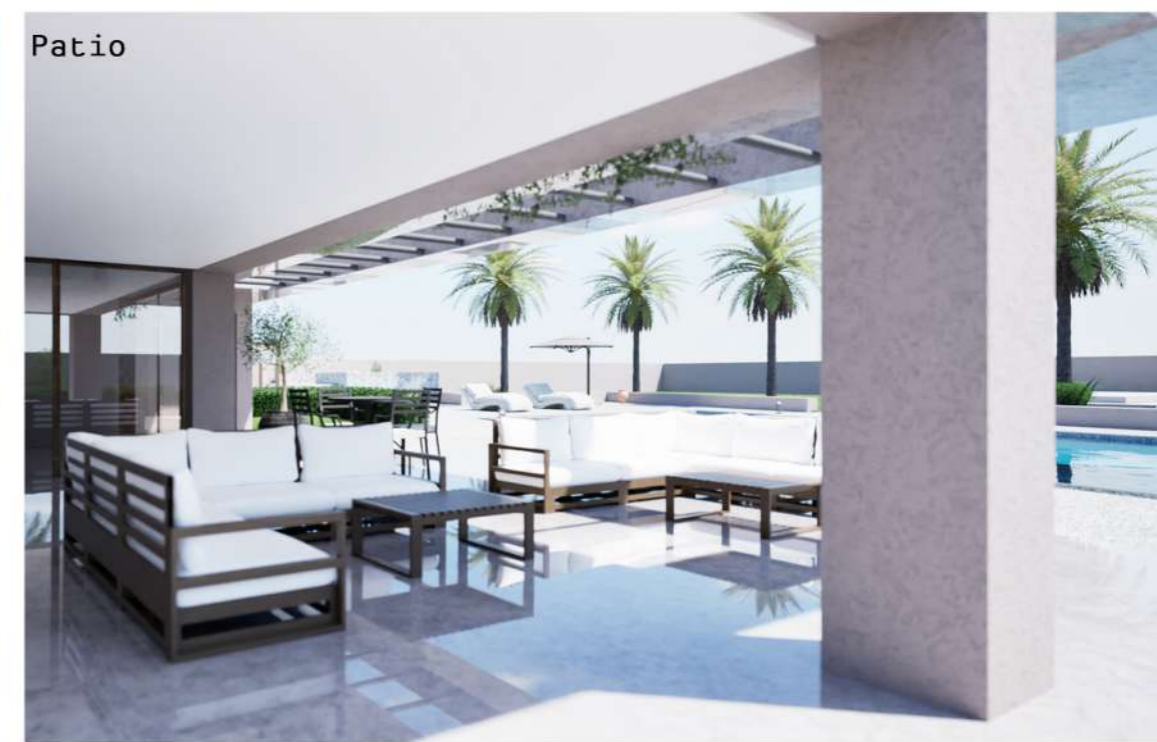
CLIENT: HVM PRESTON LTD	TITLE: Villa Type 2	REVISION: A
PROJECT: RHODI REAL ESTATE, MARRAKECH	SCALE: 1:200@A2	DATE: JUL. 2024

DWG NO.:
2336-SK02

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RHODI, MARRAKECH

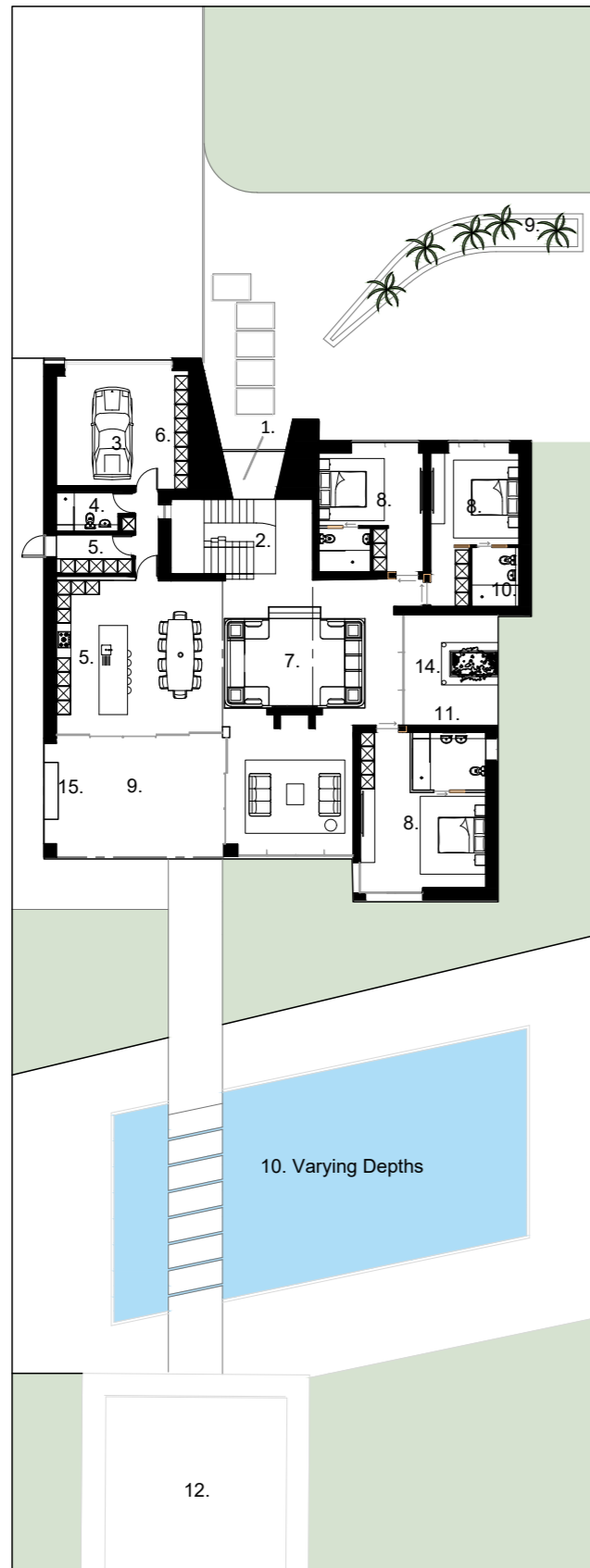


Villa 3

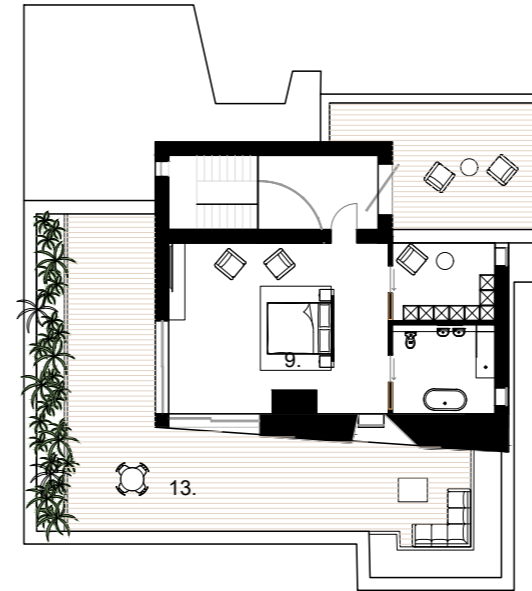
Total Floor Area
400M²

Total Plot Size
0.5 Ha

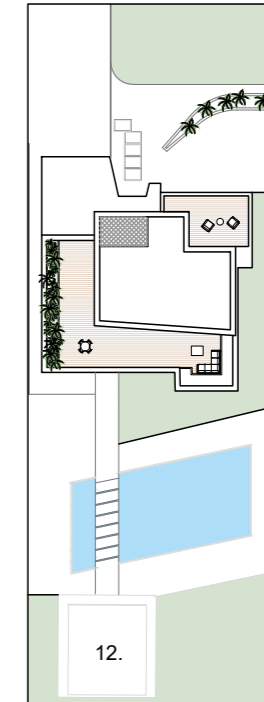
VILLA TYPE 3



Ground Floor
300M²



First Floor
100M²



Total 0.5 Ha. Plot

1.500 Site Plan

- 1. Entrance
- 2. Feature Stair
- 3. Garage
- 4. WC
- 5. Kitchen ?Utility
- 6. Plant
- 7. Suken Seating
- 8. Bedrooms
- 9. Patio
- 10. Pool 20m x 7m
- 11. Outdoor Shower
- 12. Outbuilding - Sauna / Steam / Changing / Gym / Yoga
- 13. Roof Top Garden
- 14. Courtyard
- 15. Outdoor Kitchen BBQ

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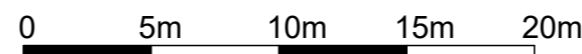
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PROGRAMME

G.F - 300m²
F.F - 100m²
Total - 400m²

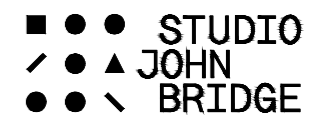
Footprint - 400m²



CLIENT: HVM PRESTON LTD	TITLE: Villa Type 3	REVISION: A
PROJECT: RHODI REAL ESTATE, MARRAKECH	SCALE: 1:200@A2	DATE: JUL. 2024

DWG. NO.:
2336-SK03

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RHODI, MARRAKECH



Kitchen/Dinning/Living



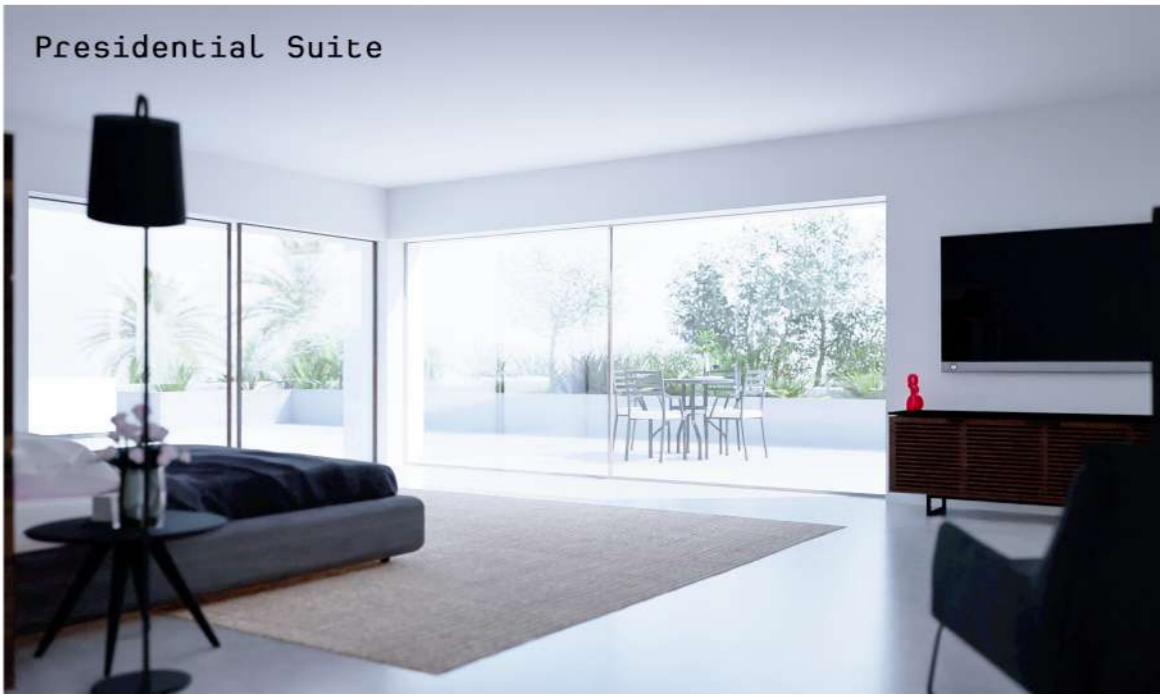
Entrance Hall/Stair



Well being Space / Cinema / Office



Sunken Lounge

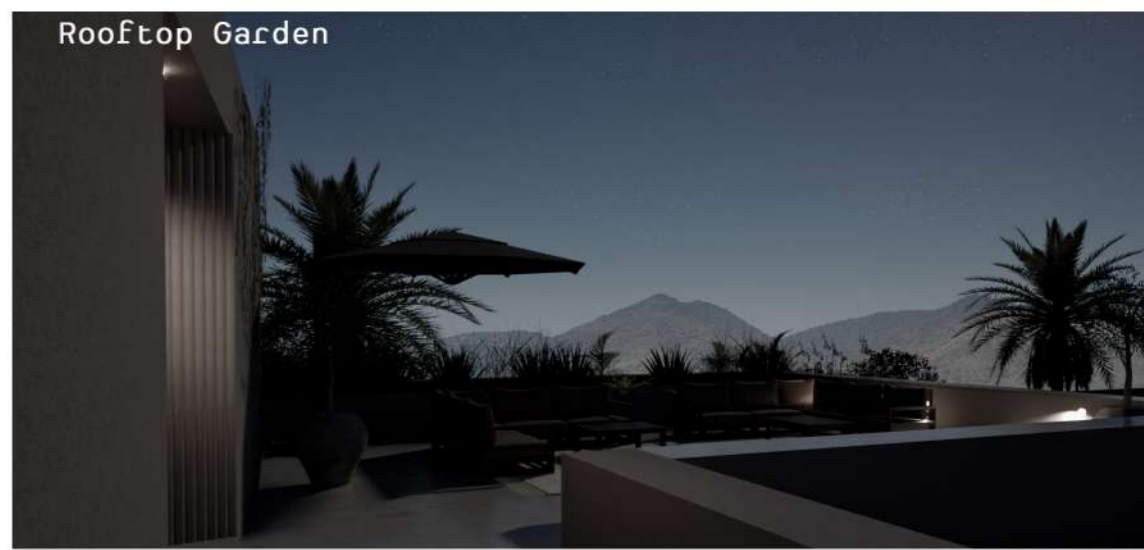


Presidential Suite

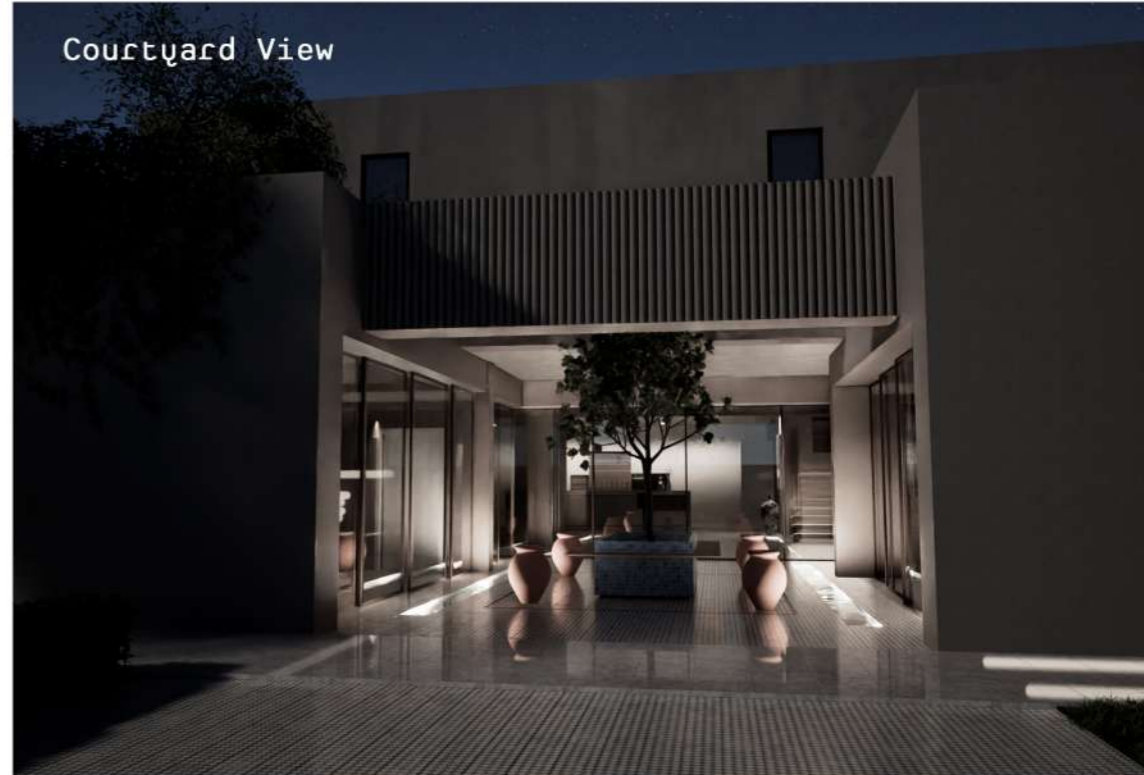
RHODI, MARRAKECH



Front View



Rooftop Garden



Courtyard View



Rear View



Rear Patio

















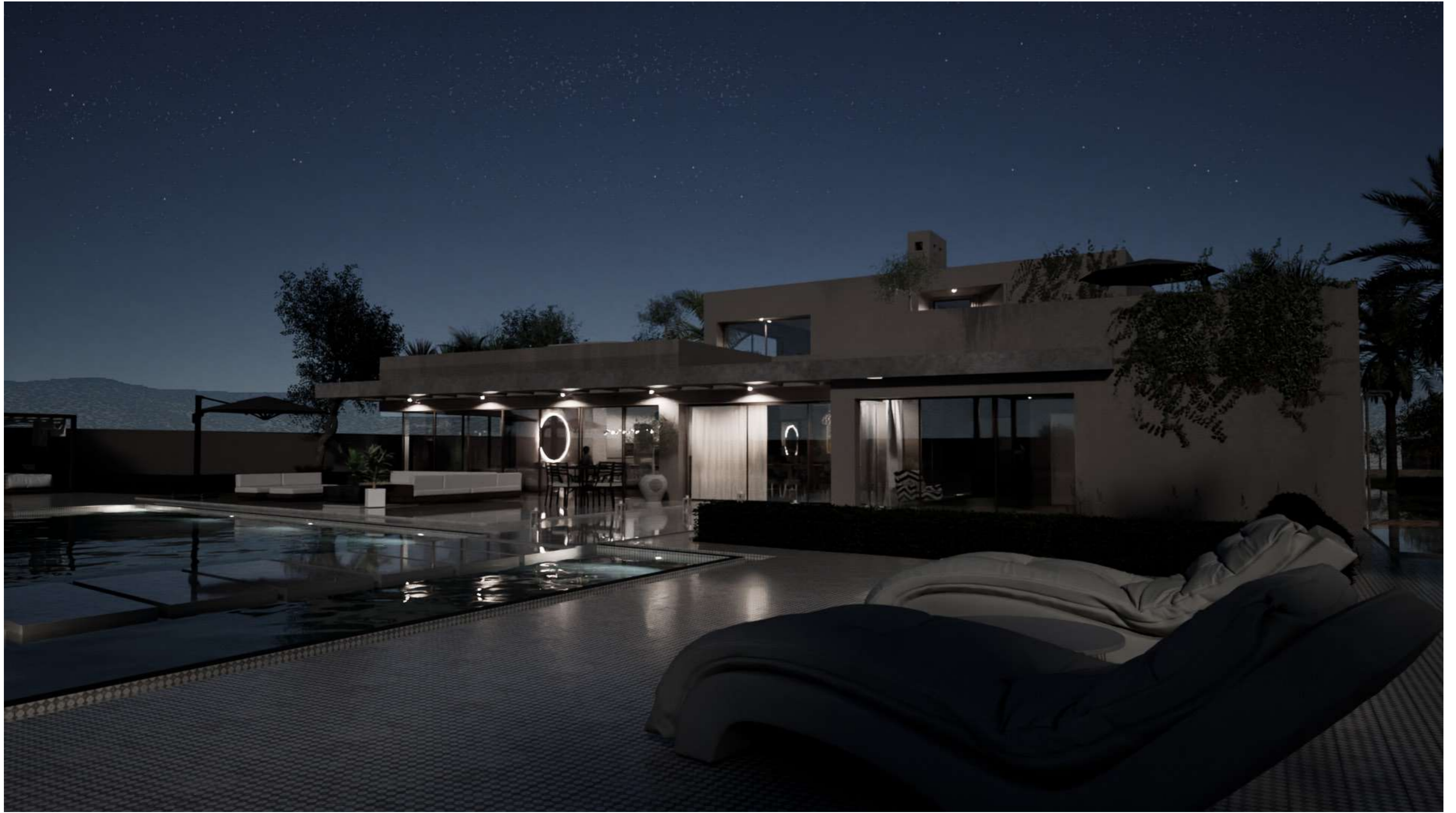












SUSTAINABILITY



1. Solar Shading



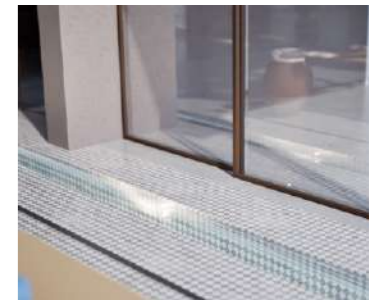
2. SOLAR PANEL PV'S



3. AIR SOURCE HEAT PUMP (ASHP)

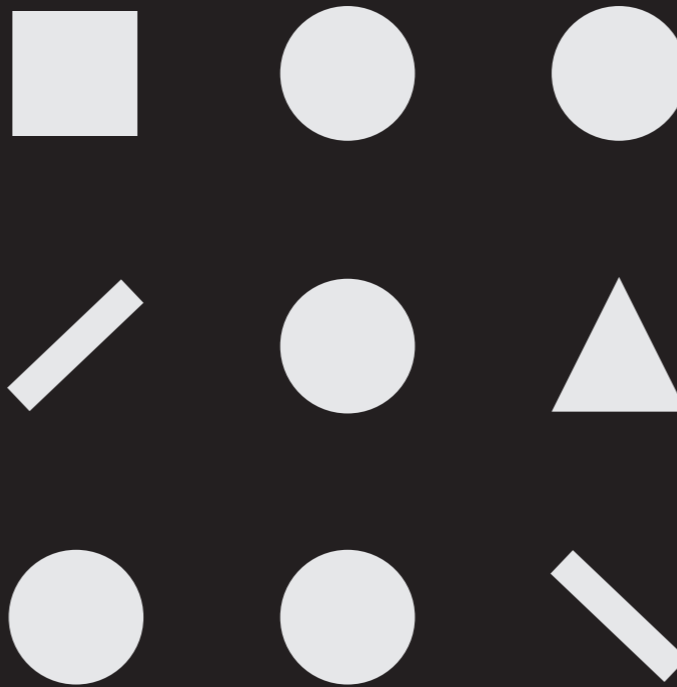


4. Evaporative Cooling



5. Shading Through Vegetation





PRESTON, LANCASHIRE

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