



RHODI REAL ESTATE

Construction d'un Groupement d'habitations résidentiel et touristique

Accord de principe N° AH22/06 du 31 mai 2006
Renouvellement N° AH22/06 du 18 juin 2007

NOTE DE PRESENTATION

Demande de renouvellement de l'accord de principe
Août 2024

Architectes agréés:

RIBA 

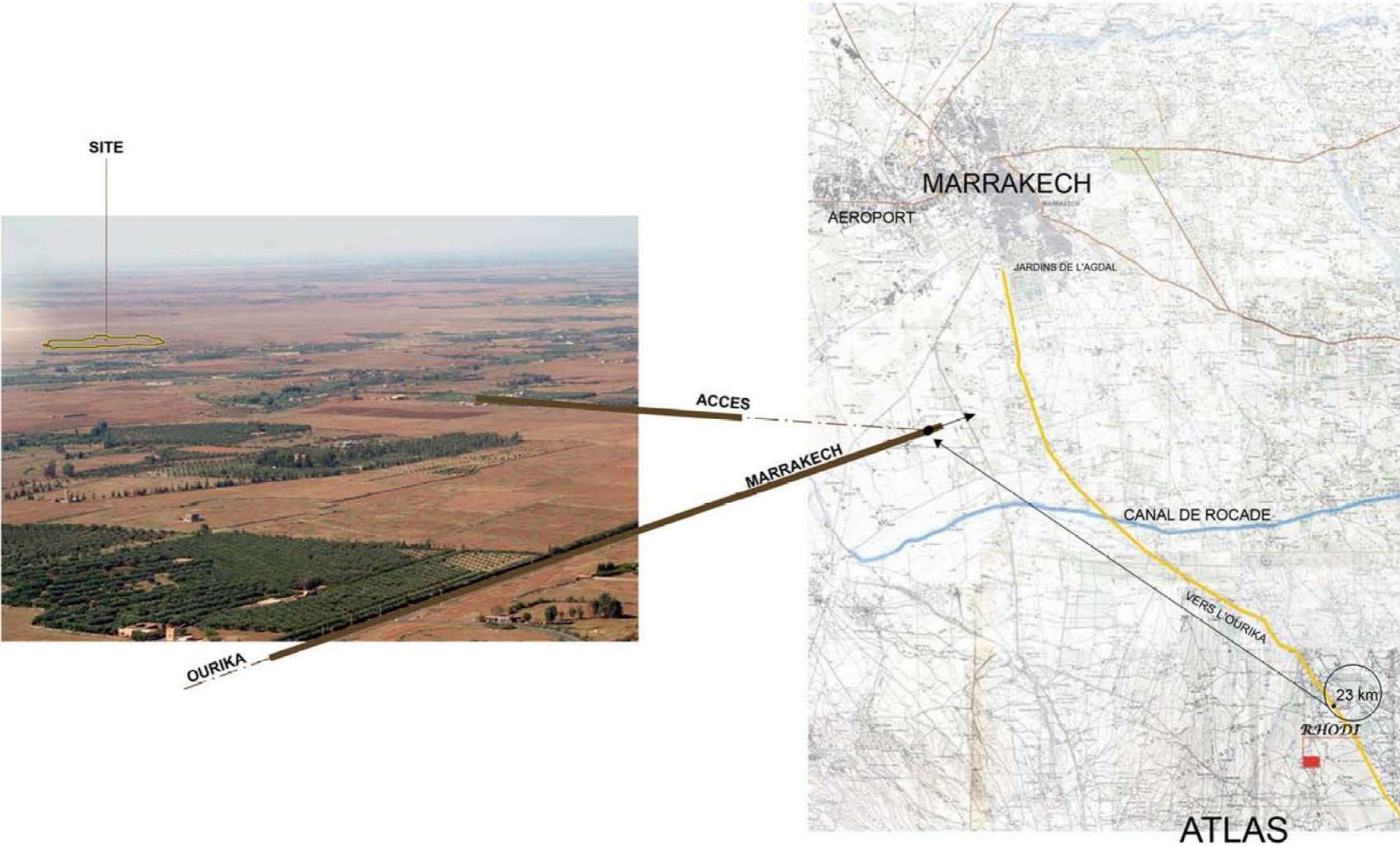
Dirigé par:

   STUDIO
JOHN
BRIDGE

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PLAN DE SITUATION



PRÉSENTATION

Le projet envisagé se situe sur un terrain d'une superficie de 433 500 m² (43 ha 35 a 00 ca) objet des titres fonciers T.F. N° 28 677/M & 13 088/43 situés à 26 km sur la route de l'Ourika avec un accès à l'aide d'une piste d'une longueur de 4.5 km à l'Oueste de la route.

Commune rurale de GHMAT.

Le terrain est situé hors de tout plan d'aménagement.

MAITRE D'OUVRAGE: RHODI REAL ESTATE

MAÎTRE D'OEUVRE:

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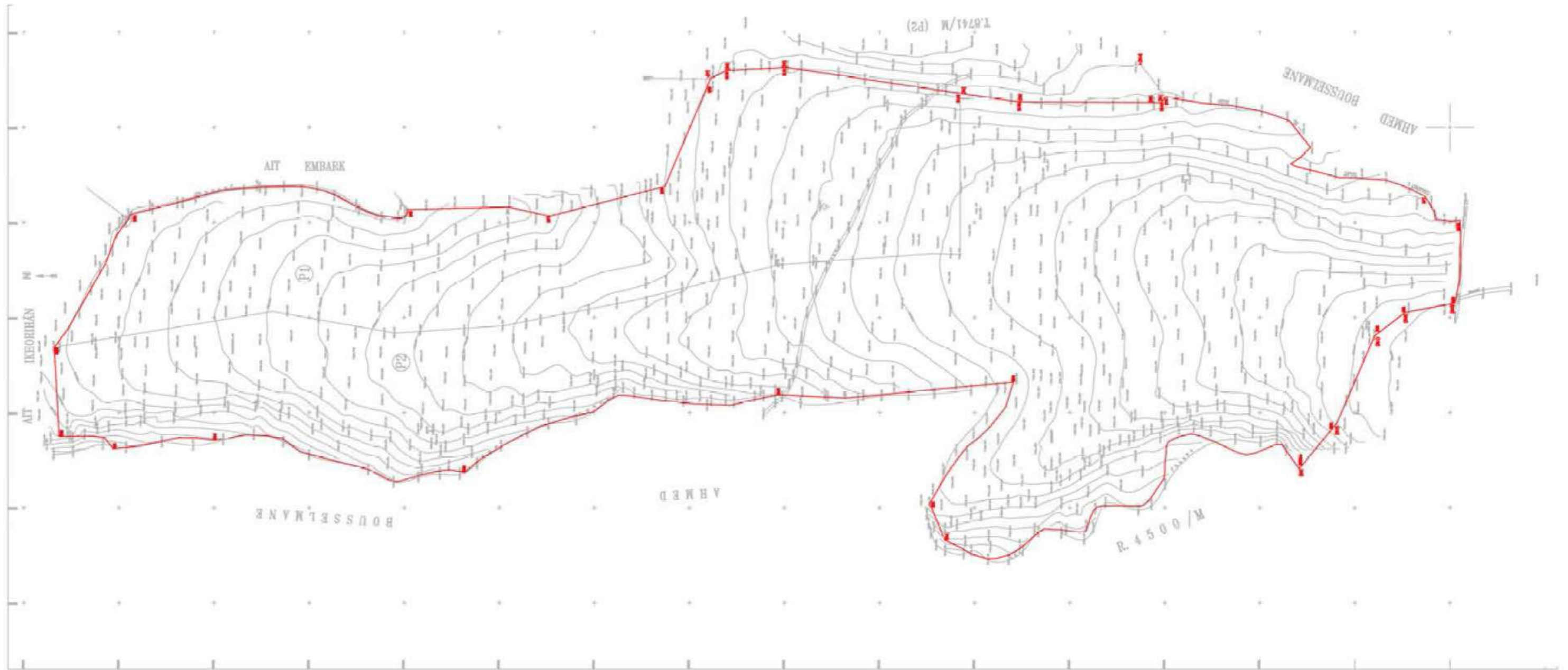
PROGRAMME

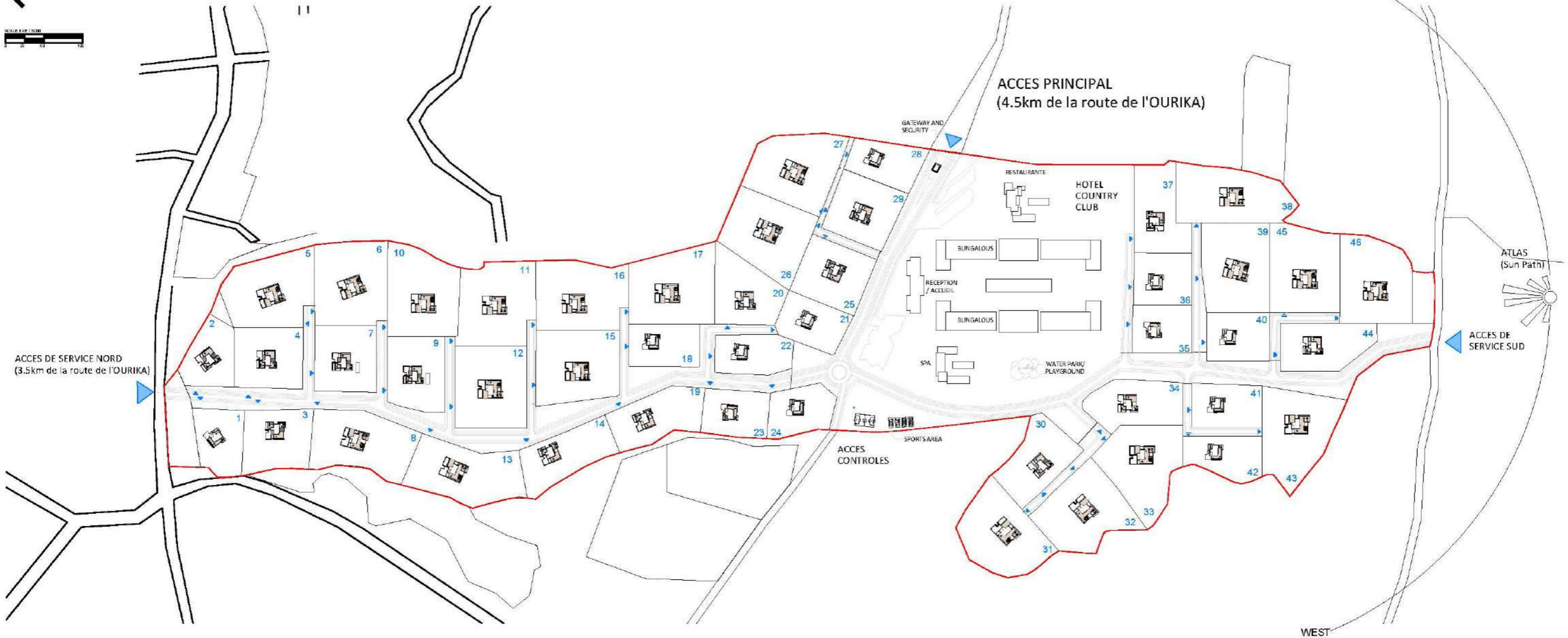
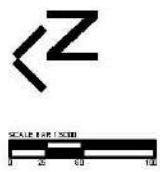
Projet de construction d'un groupe résidentiel et hôtelier haut de gamme appelé RHODI REAL ESTATE composé de : 46 villas haut de gamme sur des terrains de 5 000 (0,5 Hectares) à 10 000 m² (1,0 Ha) chacun. Composé de 20 parcelles de 1,0 Ha, 13 parcelles de 0,7 Ha et 13 parcelles de 0,5 Ha.

Ces villas seront vendues majoritairement à des étrangers qui confieront la gestion de leurs villas à une société de gestion hôtelière qui sera gérée par la société RHODI REAL ESTATE. Les villas seront entourées d'une clôture générale de fermeture pour toute l'opération.

Les clôtures intérieures seront à 75% des clôtures vertes. Les villas seront regroupées en clusters service accès au Nord avec un service Station de Traitement accès au Sud un accueil à la résidence de tourisme et club départemental au centre, comprenant : un club house (restaurant, snack, terrasses...) un équipement sportif fitness/SPA avec environ 90 cottages/ bungalows ou pavillons sur des surfaces moyennes de 85 à 120 m², un aménagement paysager très étendu incluant l'éclairage public et des aménagements de confort routier.

Compte tenu des problématiques de collecte des déchets ménagers que la commune rurale de Ghmat ne peut pas prendre en charge, RHODI REAL ESTATE se chargera de la collecte et du tri de ces déchets ménagers afin de faire bénéficier les agriculteurs environnants des déchets. un rejet vers un site qui sera choisi avec les agents de la commune et des autorités locales





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

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CLIENT:
HVM PRESTON LTD

PROJECT:
RHODI REAL ESTATE, MARRAKECH

DWG NO.:
2366-M01

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 admin@studiojohnbridge.co.uk

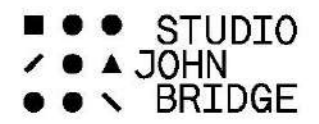
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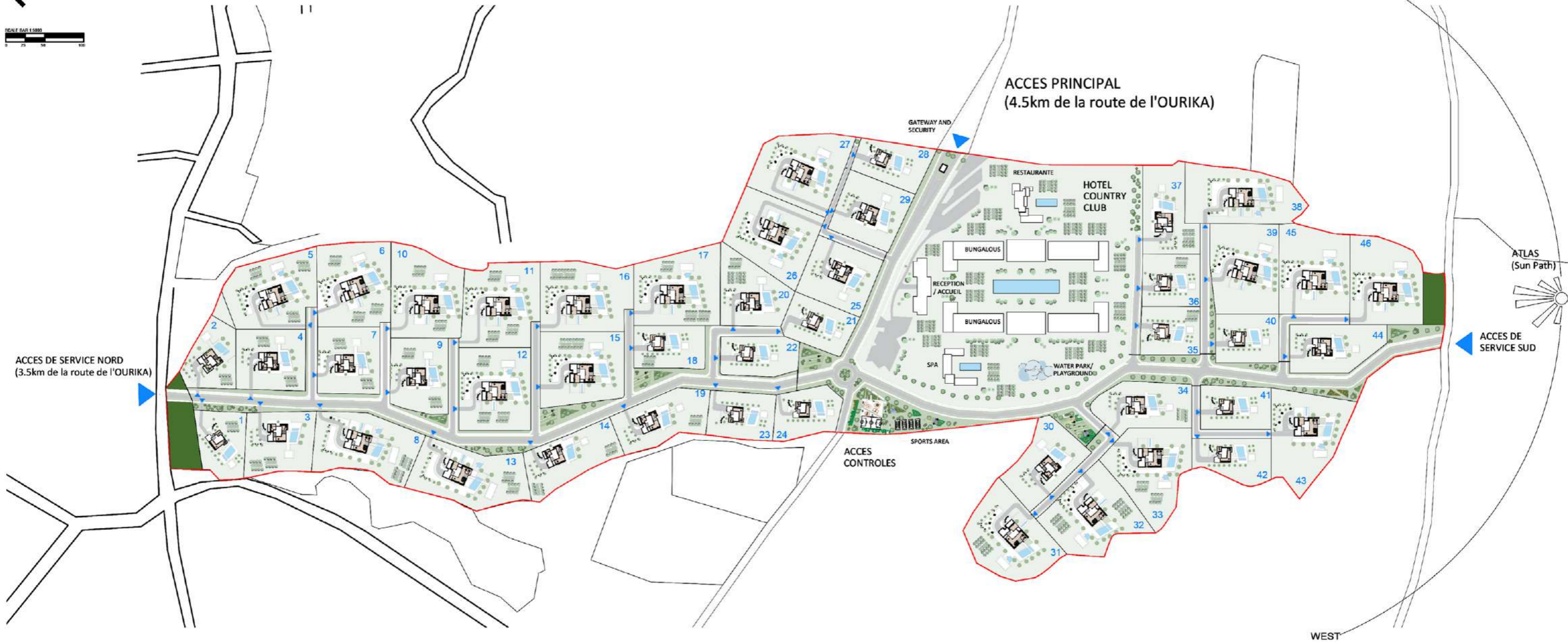
SCALE:
1:5000@A3

REVISION:
B

DATE:
JUL. 2024

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 44 Drimstirk Road, PR1 2QP
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PROGRAMME

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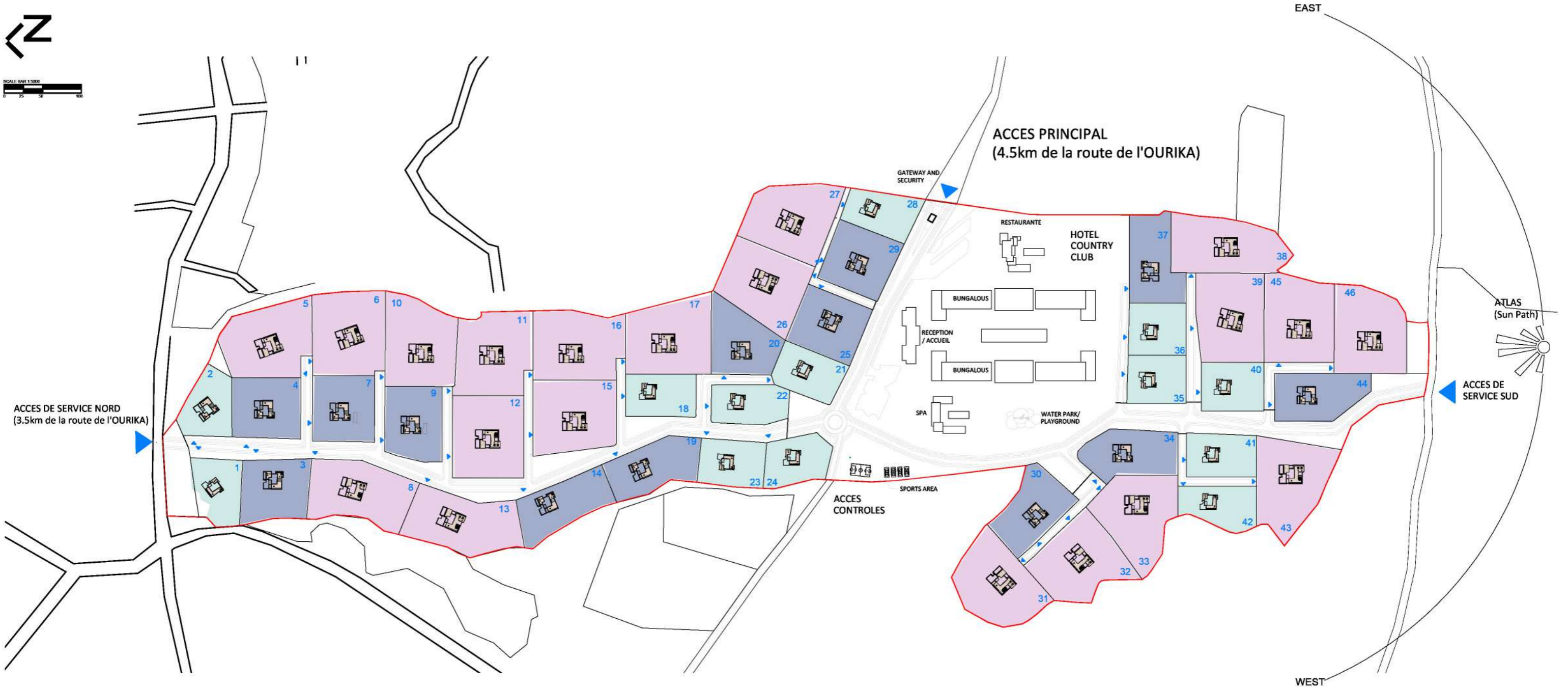
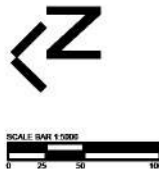
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PROJECT: RHODI REAL ESTATE, MARRAKECH	SCALE: 1:5000@A3	DATE: JUL. 2024

DWG NO:
2366-M02

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 admin@studiojohnbridge.co.uk 44 Ormskir Road, PR1 2QP





PROGRAMME

VILLAS:

20x 1.0 Ha Plots (Surface) : Villas de la 800 Sq.m - Type 1	
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46 no.

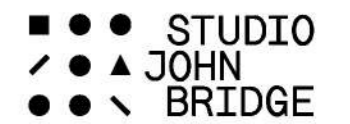
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PROJECT: RHODI REAL ESTATE, MARRAKECH	SCALE: 1:5000@A3	DATE: JUL. 2024
DWG NO.: 2366-M01		
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Rhodi, Marrakech



Pool View



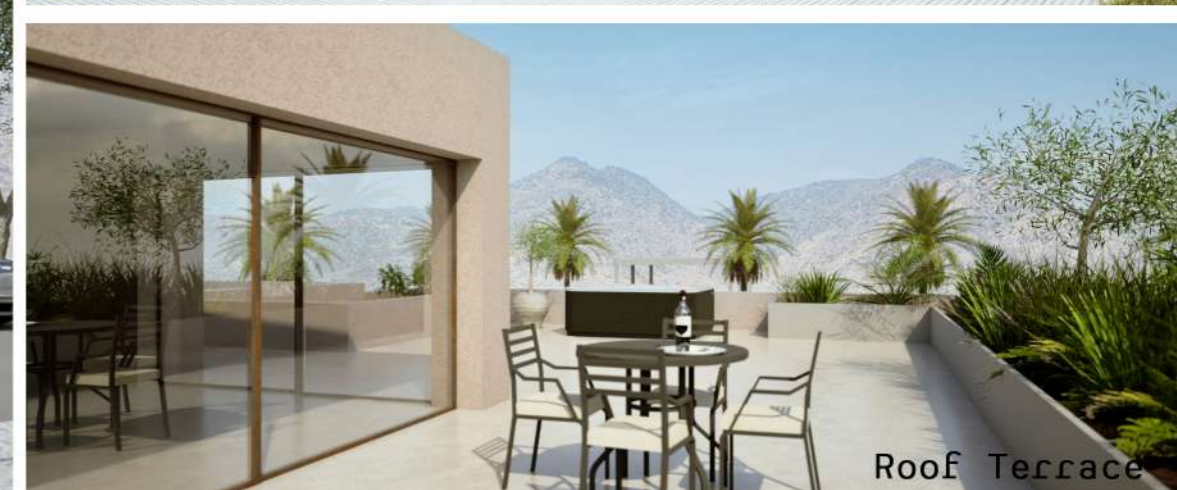
Patio



Courtyard View

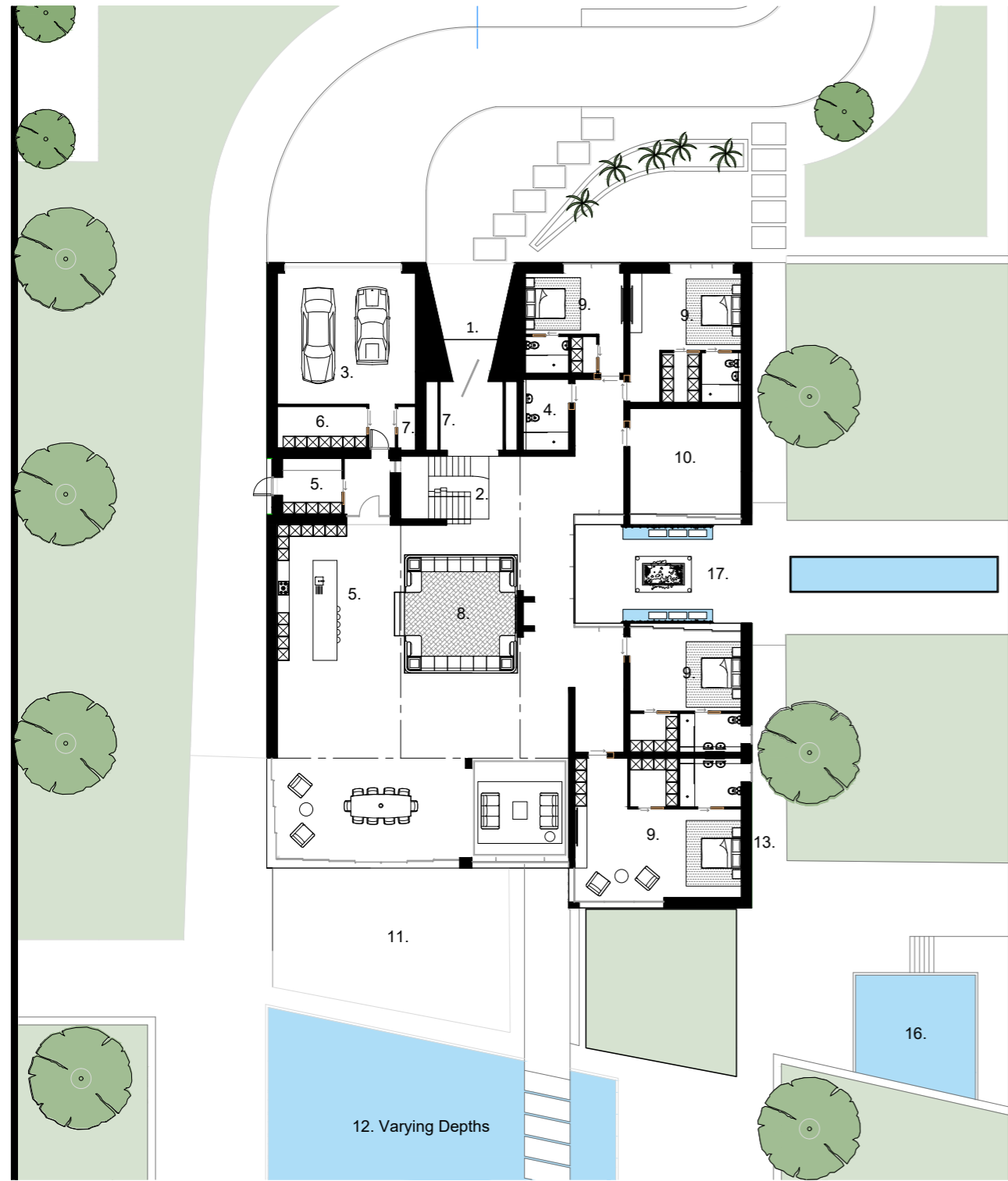


Front View

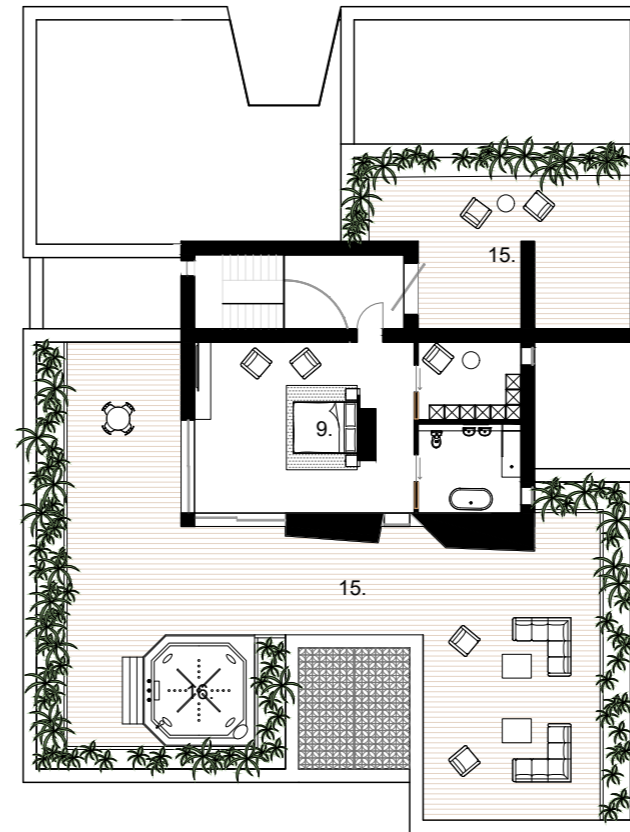


Roof Terrace

Villa 1



Ground Floor
700M²

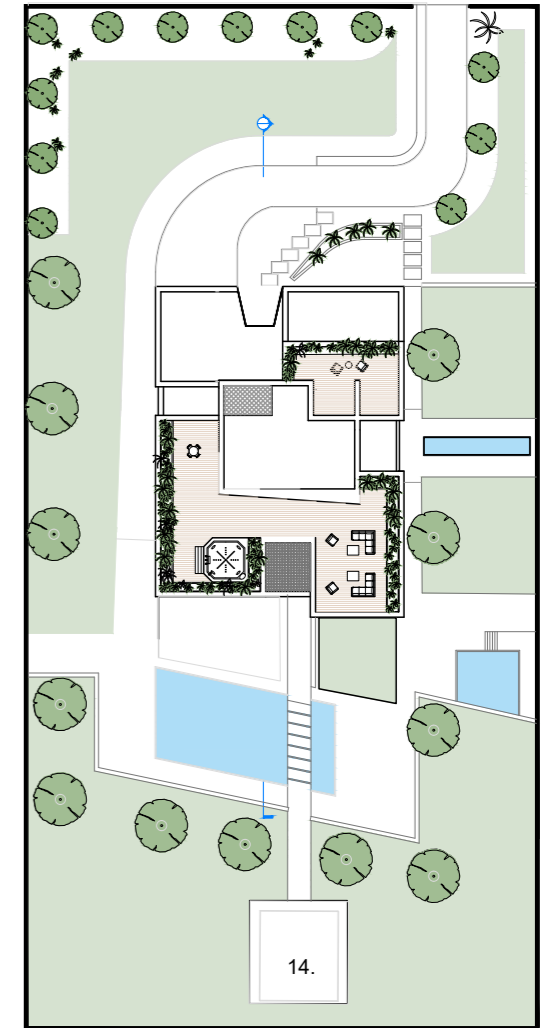


First Floor
100M²

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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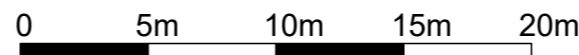
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PROGRAMME

G.F - 700m²
F.F - 100m²
Total - 800m²

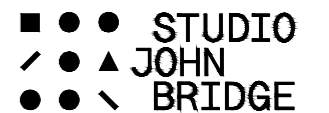
Footprint - 800m²



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

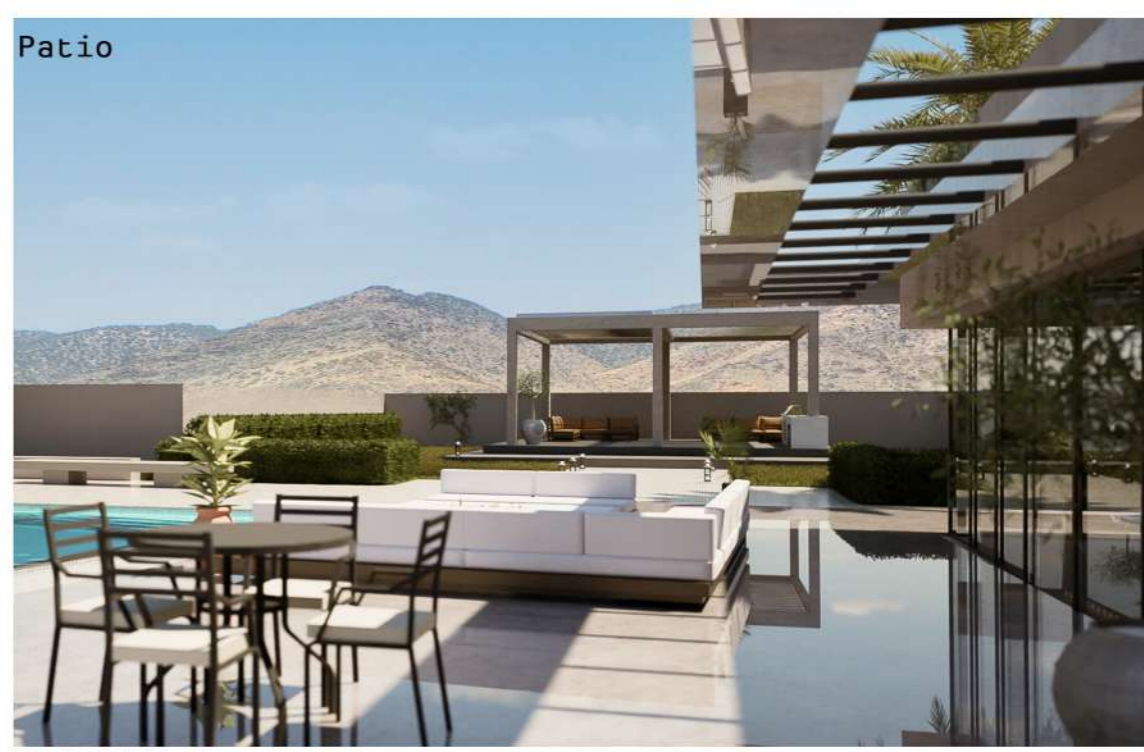
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RHODI, MARRAKECH



Pool View



Patio



Courtyard View



Front View



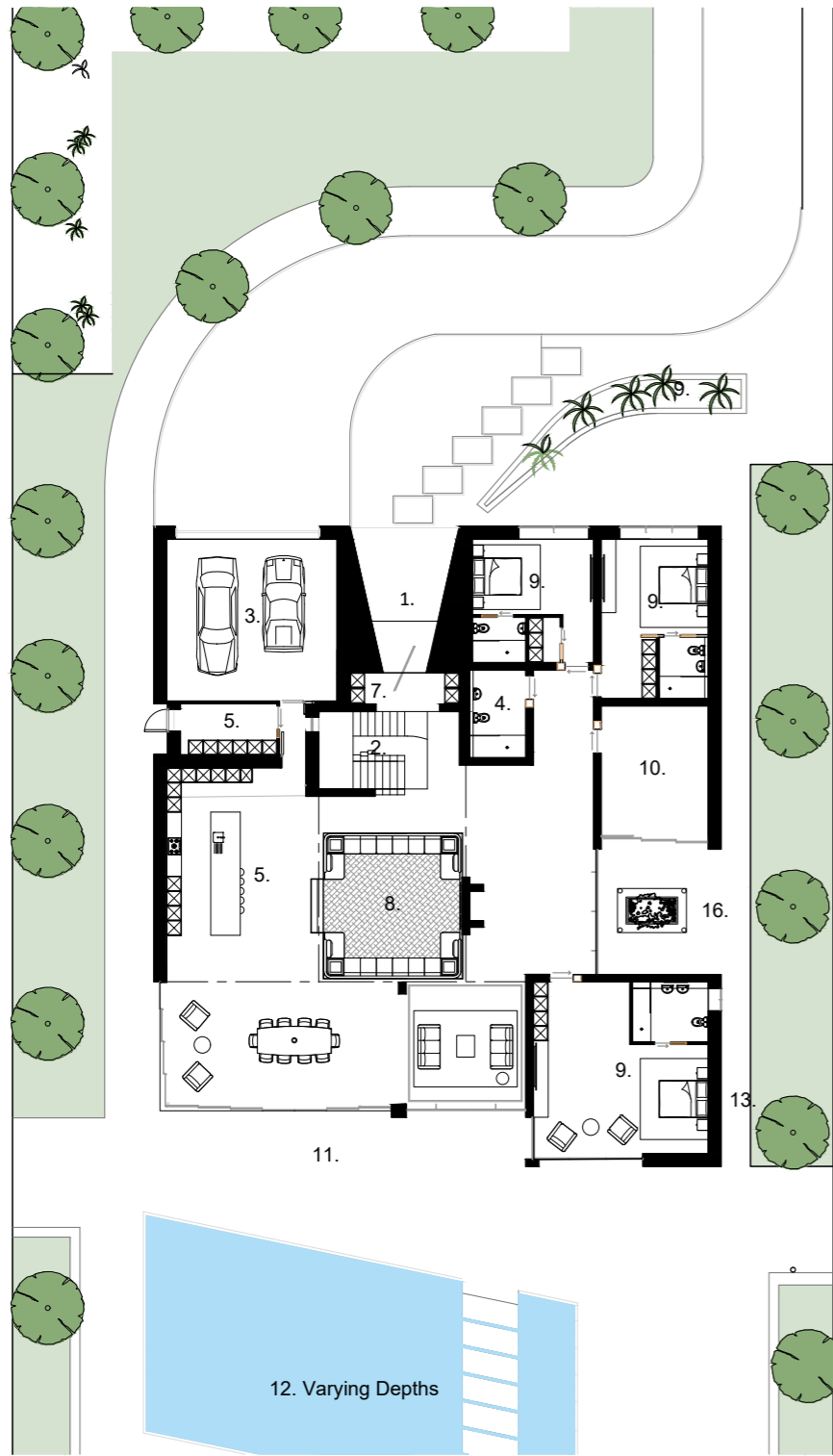
Roof Terrace

Villa 2

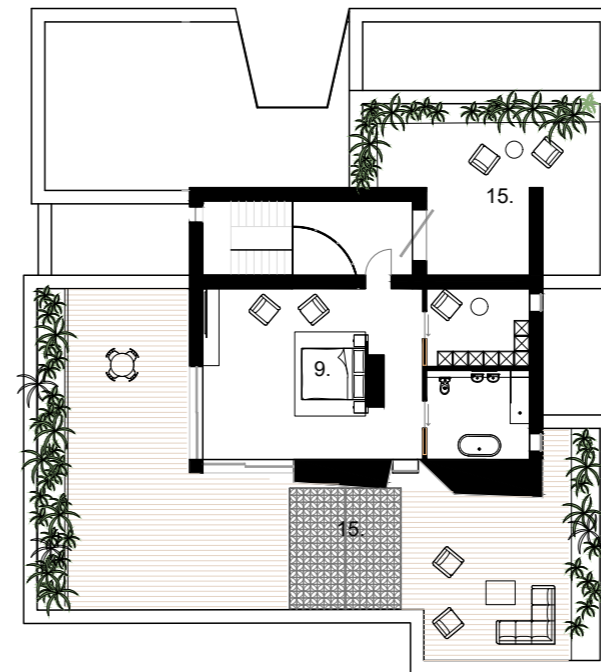
Total Floor Area
560M²

Total Plot Size
0.7 Ha

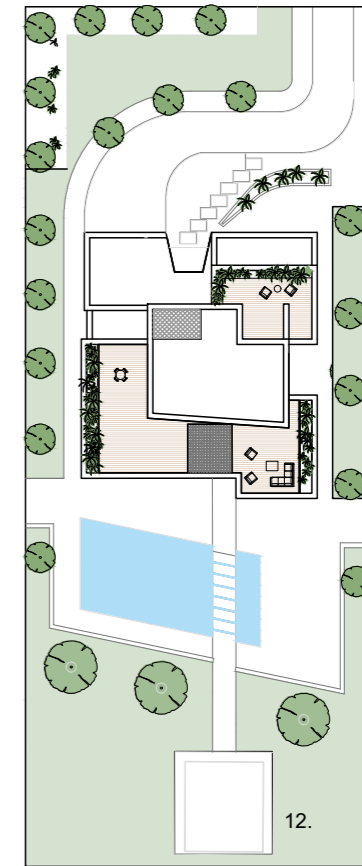
VILLA TYPE 2



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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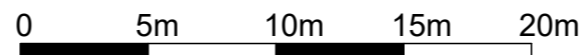
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PROGRAMME

G.F - 460m²
F.F - 100m²
Total - 560m²

Footprint - 560m²



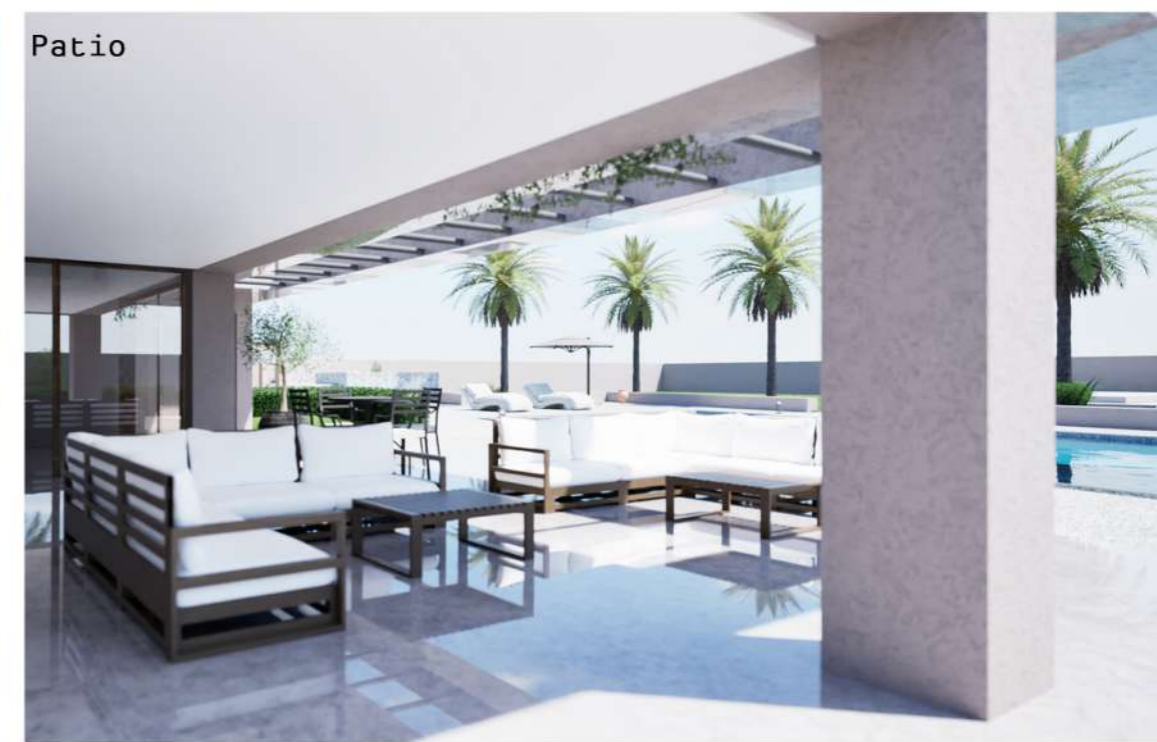
CLIENT: HVM PRESTON LTD	TITLE: Villa Type 2	REVISION: A
PROJECT: RHODI REAL ESTATE, MARRAKECH	SCALE: 1:200@A2	DATE: JUL. 2024

DWG. NO.:
2336-SK02

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RHODI, MARRAKECH

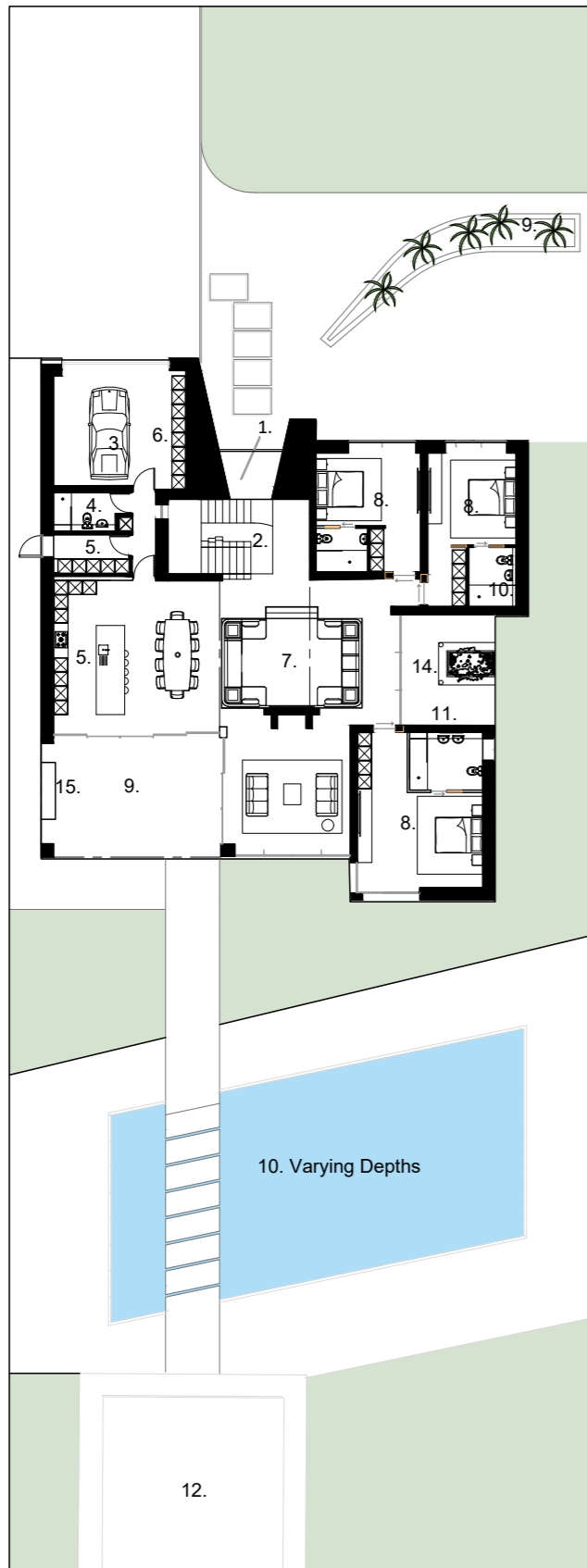


Villa 3

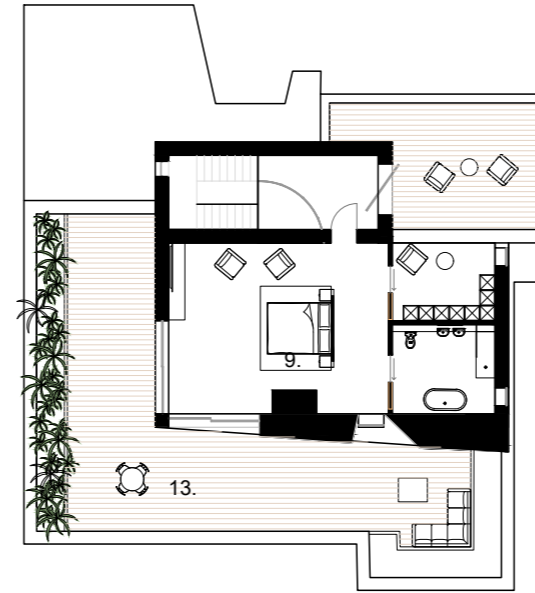
Total Floor Area
400M²

Total Plot Size
0.5 Ha

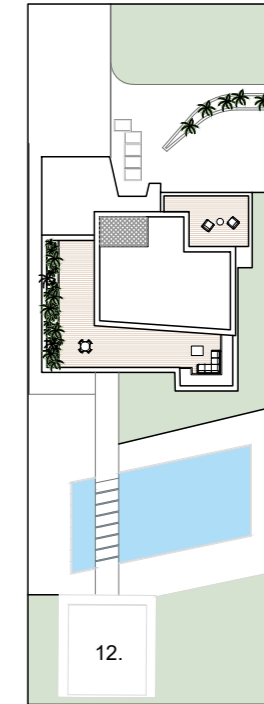
VILLA TYPE 3



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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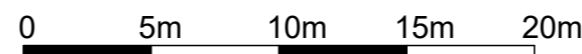
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PROGRAMME

G.F - 300m²
F.F - 100m²
Total - 400m²

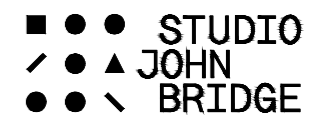
Footprint - 400m²



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



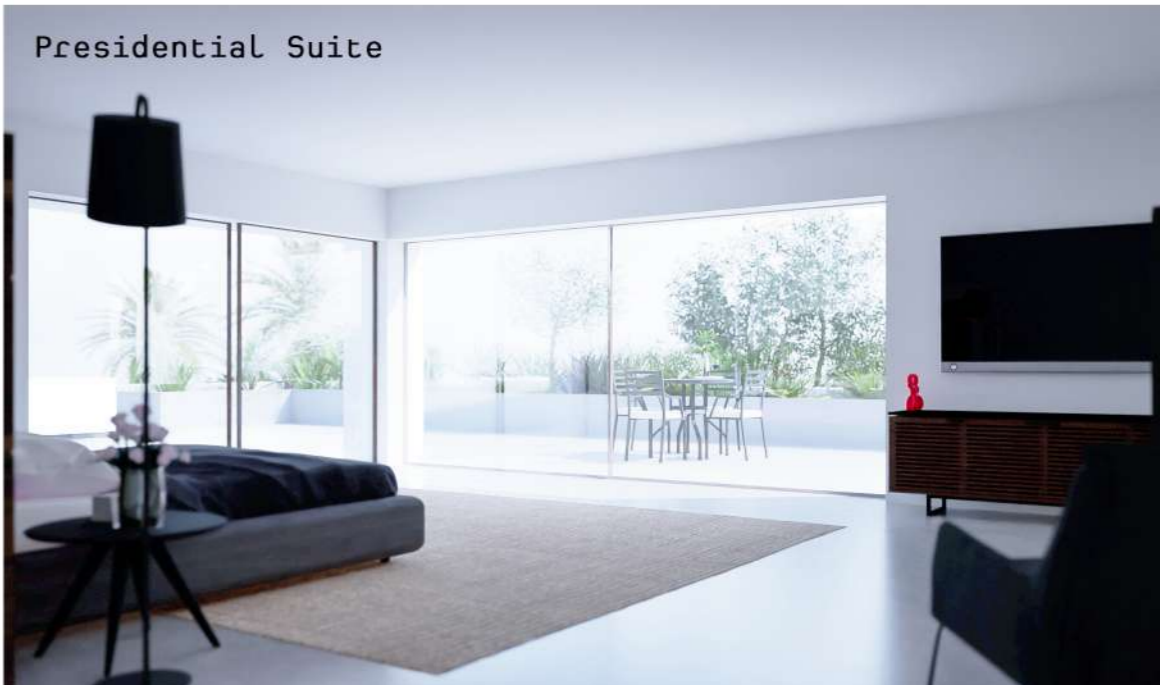
Entrance Hall/Stair



Well being Space / Cinema / Office



Sunken Lounge

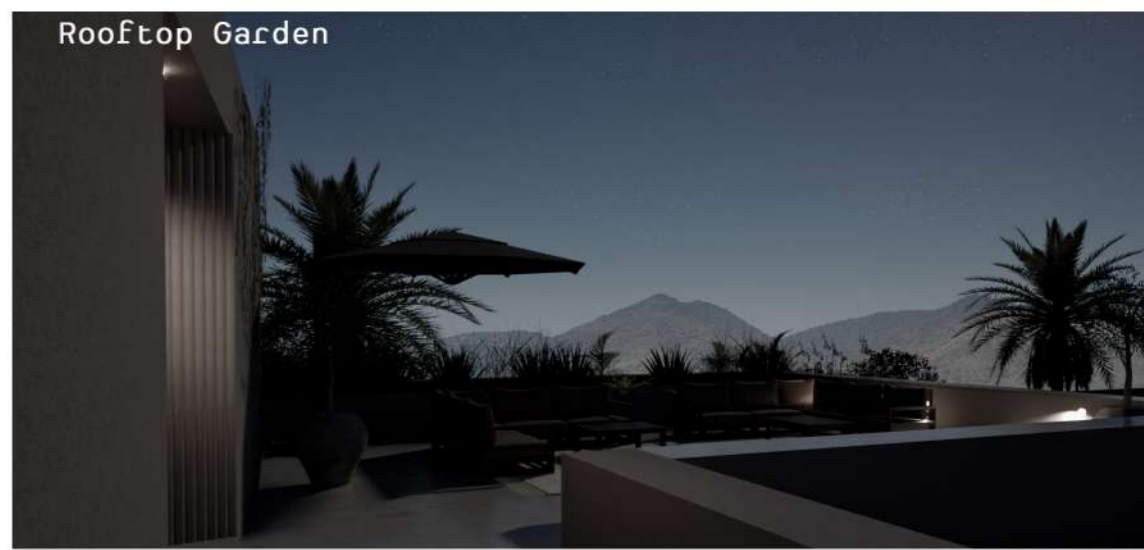


Presidential Suite

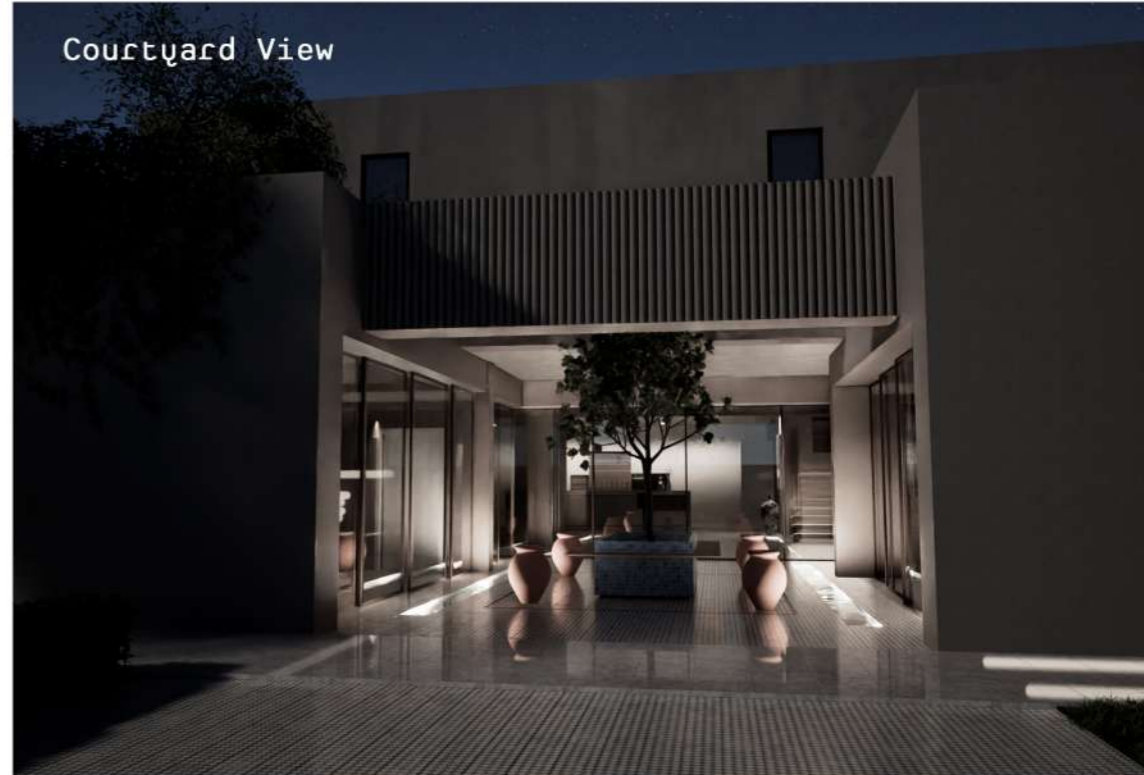
RHODI, MARRAKECH



Front View



Rooftop Garden



Courtyard View



Rear View



Rear Patio

















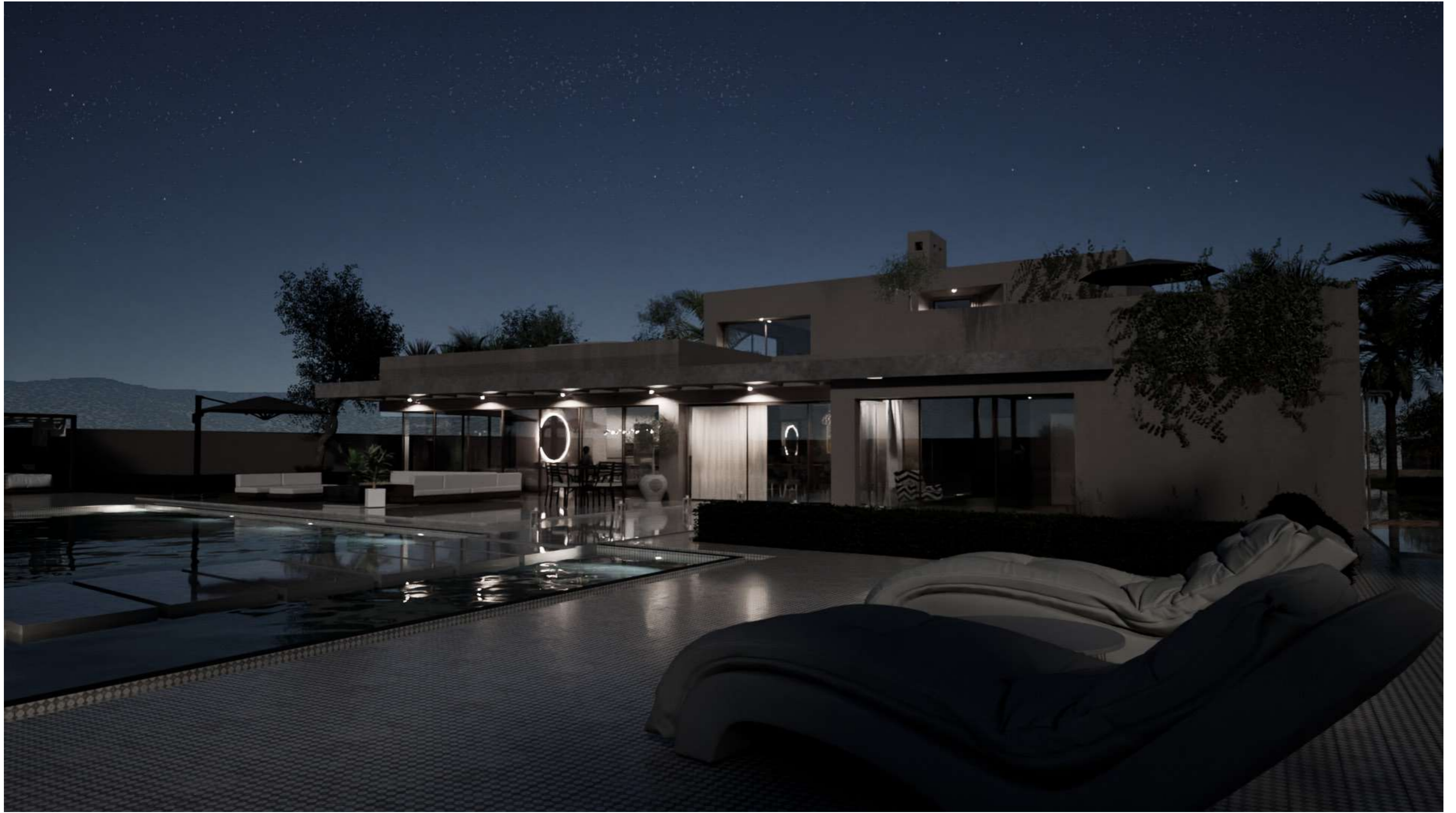












DURABILITÉ



1. Protection solaire



2. Panneau Solaire PV



3. POMPE À CHALEUR AÉRIENNE (ASHP)

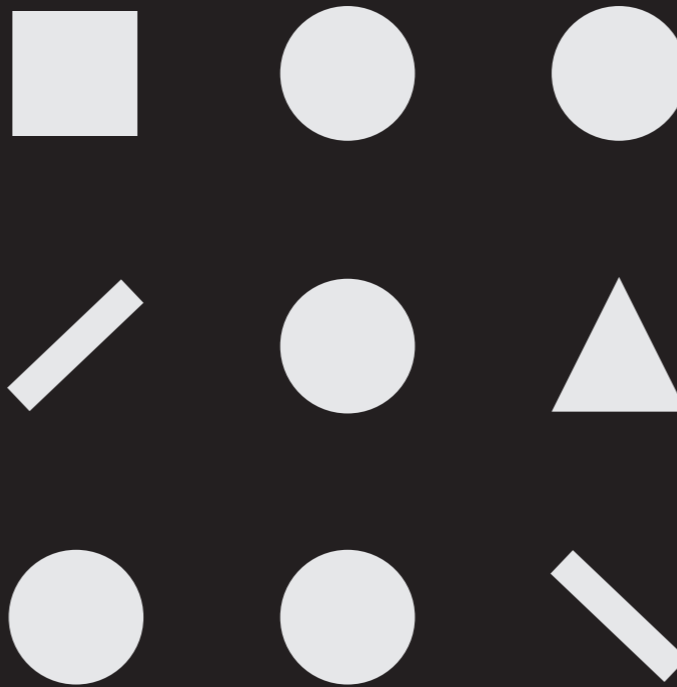


4. Le refroidissement par évaporation



5. Ombrage à travers la végétation





PRESTON, LANCASHIRE

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