



Building land in Rabat, Morocco

Information de l'agent

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,347,099.23

Location

Pays:	Maroc
Indicatif régional:	10000
Soumis:	10/07/2025

Description:

Located in Rabat.

A strategic landholding in Morocco's capital

Opportunities of this scale within Rabat are increasingly rare. This 2,758 sqm parcel of building land sits within postcode 10000 in the Rabat region of Morocco, offering a substantial, well-proportioned footprint for those seeking to realise a meaningful project in the nation's political and cultural capital. With coordinates mapped around 33.971° N, 6.863° W, the site provides a clear canvas in a city where demand from diplomatic, professional and academic communities continues to underpin values and absorption of quality real estate.

What stands out first is the breadth and flexibility that 2,758 square metres affords. For a developer, that translates into the capacity to conceive a balanced scheme with proper circulation, on-site landscaping and genuine separation between uses—features that elevate livability and long-term value. For a private buyer, the same footprint invites the idea of a family compound, a principal villa with generous gardens, guest accommodation, and space left over for recreation or quiet courtyards. In both cases, the scale enables more than a building; it invites a place with rhythm, privacy and light.

Scale for meaningful development: 2,758 sqm

The plot's size allows you to think beyond a single block or a constrained layout. Subject to local planning and zoning regulations, there is scope to consider options such as:

- A low-rise residential scheme designed around a central courtyard to maximise light and cross-



ventilation.

- A principal residence with ancillary staff or guest quarters, retaining deep garden setbacks for privacy.
- A measured mixed-use concept—professional suites at ground with discreet residential above—where permitted.

We advise early dialogue with the local planning authority to clarify permitted use, coverage and height. In Rabat, forward planning around access, service connections and boundary demarcation is as important as design. This site's proportions make the logistics practical: separate entry and exit points can be planned; dedicated parking can be integrated without compromising building lines; and meaningful green space can be protected for shade and seasonal planting. While no utilities are specified in the current data, due diligence would typically address water, electricity, drainage and telecoms tie-ins along with geotechnical survey.

Connectivity and context

Rabat's status as Morocco's capital provides a resilient context for quality schemes. The city's administrative role and steady programme of infrastructure investment tend to support rental demand and maintain resident appeal. Locating within postcode 10000 places the site within the broader central catchment, convenient for civic institutions, international schools, universities, embassies and everyday amenities that buyers and tenants expect in an urban address. Without an exact street reference, we avoid overstating micro-location, yet the regional positioning is clear: you are building in a capital city known for orderly boulevards, robust transport links and a strong professional base.

For investors searching for building land for sale in Rabat, this plot offers the essential ingredients: scale to deliver a coherent concept, central-city context to underpin exits, and a clean slate free of legacy structures. For end-users, the appeal is lifestyle-led—space for gardens, playspace, home offices and multi-generational living—crafted to your specification and aligned to how you want to live and work in the city.

Practical advantages at a glance

- Substantial area: approximately 2,758 sqm (sqm measurement).
- City location: Rabat region, postcode 10000, Morocco.
- Clear development canvas: building land with no existing structures noted in the data.
- Mapped coordinates: approx. 33.971° N, 6.863° W for accurate siting and due diligence.

Planning, design and delivery

As with any development plot in Rabat, the path to delivery runs through careful planning: verifying zoning, permitted floor-area ratio, setbacks and massing; confirming vehicular access and egress; establishing utility connection points; and completing topographical and soil investigations to guide foundation design. Early engagement with a local architect and the relevant urban agency will help you shape a scheme that balances ambition with compliance, and unlocks the site's true value.

For those considering a development plot in Rabat, Morocco, the narrative is compelling: secure land at a scale that supports good design, in a city where end-users value quality, and create a project that stands



comfortably in both the owner-occupier and rental markets.

Offered at

MAD 12,500,000, with an indicative equivalent of approximately USD 1,387,162, on a sale basis.

In summary, this is significant building land in a capital-city setting—large enough to do something thoughtful, central enough to remain relevant for the long term. If your brief calls for space, flexibility and a Rabat address, this plot deserves serious consideration. Ref: 83167186.

Commun

Pied carré fini: 2758 m²

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/MGPD-T10794/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 83167186

