



Building land in Rabat, Morocco



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 3,586,415.14

Location

Country: Morocco
 ZIP code: 10000
 Posted: Jul 10, 2025

Description:

Located in Rabat.

Prominent Avenue Mohammed VI position — development land in Rabat’s capital core Set directly on Avenue Mohammed VI in Rabat (postcode 10000), this building land places your next project on one of the city’s best-known boulevards: wide carriageways, consistent visibility and the everyday flow that businesses depend on. For investors and occupiers seeking building land for sale in Rabat, the appeal here is twofold: prime frontage in Morocco’s administrative capital, and planning clarity that allows you to plan with confidence. The plot extends to circa 2,000 sq m (the title indicates approximately 1,998 sq m) and is zoned “Economic activities A7” with a COS of 0.5. In practical terms, that combination suggests scope for a professionally-scaled commercial or service-led scheme, subject to the usual consents. The supplied site photograph underlines the urban setting: a broad, high-profile avenue environment with clear sightlines and excellent approach, ideal for a brand that values recognition as much as access. Avenue setting that works as hard as you do Avenue Mohammed VI is one of Rabat’s signature arteries, connecting key districts and drawing steady daily movement. Situating a headquarters, clinic, showroom, studio, or similar economic activity here means being easy to find and straightforward to reach. Staff and clients benefit from the boulevard’s orientation and scale; deliveries have predictable access; and your frontage communicates presence to the market without effort. In a city where address and approach both matter, this is a location decision that supports operations from day one. Planning clarity: Economic activities A7 with COS 0.5 Zoning can make or break a programme. Here, “Economic activities A7” offers a clear framework for non-residential uses aligned to business and services. The COS (coefficient d’occupation du sol) of 0.5 indicates that the allowable gross floor area is expected to be up to roughly half the plot’s surface area—around 999 sq m on an approximate 1,998 sq m site—always subject to the detailed parameters and final approvals from the competent authorities. That degree of certainty helps



you brief architects, test layouts and model returns with fewer unknowns. Height, setbacks and any complementary requirements would be confirmed through the planning process; our role is to ensure you approach that process with the right information and the right team. Scale to shape, space to brand With approximately 2,000 sq m to organise, the site offers the scale to deliver a balanced programme: customer-facing areas with prominent glazing and signage, efficient back-of-house or technical spaces, and secure access that separates public and service flows. While final design will be driven by your use class and approvals, many clients see this format as an opportunity to: - Create a visible flagship address on Avenue Mohammed VI with strong vehicular exposure. - Plan a compact, efficient scheme consistent with a COS of 0.5, managing build costs and phasing. - Incorporate considered arrival, drop-off and service access within the boundary, subject to design. - Leverage Rabat's status as Morocco's capital to anchor brand presence and recruitment. Because the measurements are given in square metres (sqm), international teams will find it straightforward to translate requirements and benchmark costs. If you are assessing a network of locations across Morocco, this plot's clarity and positioning make it a robust reference point for your portfolio. Context, not conjecture We avoid assumptions. There are no existing buildings, bedrooms or bathrooms to account for; this is clean, buildable land offered for sale in Rabat, Morocco. The zoning and COS provide the factual spine for feasibility, while the Avenue Mohammed VI frontage delivers the kind of day-to-day practicality that operators value: legible access, clear wayfinding, and an address that reads well on a business card and a website. For searches framed around "development land on Avenue Mohammed VI, Rabat" or a "commercial development plot in Rabat," this opportunity stands out for its combination of address and planning certainty. Figure today Offered at MAD 33,000,000 (with an indicative equivalent of USD 3,662,109 as provided), the plot is available for sale on Avenue Mohammed VI, Rabat 10000. For a buyer who values both visibility and viability, this is building land in Rabat, Morocco that lets you move from concept to consent with confidence. The scale suits focused economic uses; the zoning gives structure to your brief; and the address does the quiet work of placing your brand where it will be seen. If you would like to explore massing studies, comparable developments or introductions to local planners and architects, we are here to help you turn a clear set of facts into a successful project.

Common

Finished sq. ft.: 1998 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MGPD-T11763/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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