

LeCarrousel



Ode to Rabat,
a Capital to Live.

01

Le Carrousel

Live, Work & Play.

At over 100,000 square meters, Le Carrousel innovates as it offers a wide variety of places in which to live, work and play as a mixed use destination on the shoreline of Rabat.

A project which intends to benefit a wide community, Le Carrousel links residential, retail, hospitality and entertainment by integrating a business hotel, private homes, a waterfront promenade and the first outdoor mall with over 30,000 square meters of shops, cafés and entertainment facilities.

Hop on and begin your endless journey on Le Carrousel!

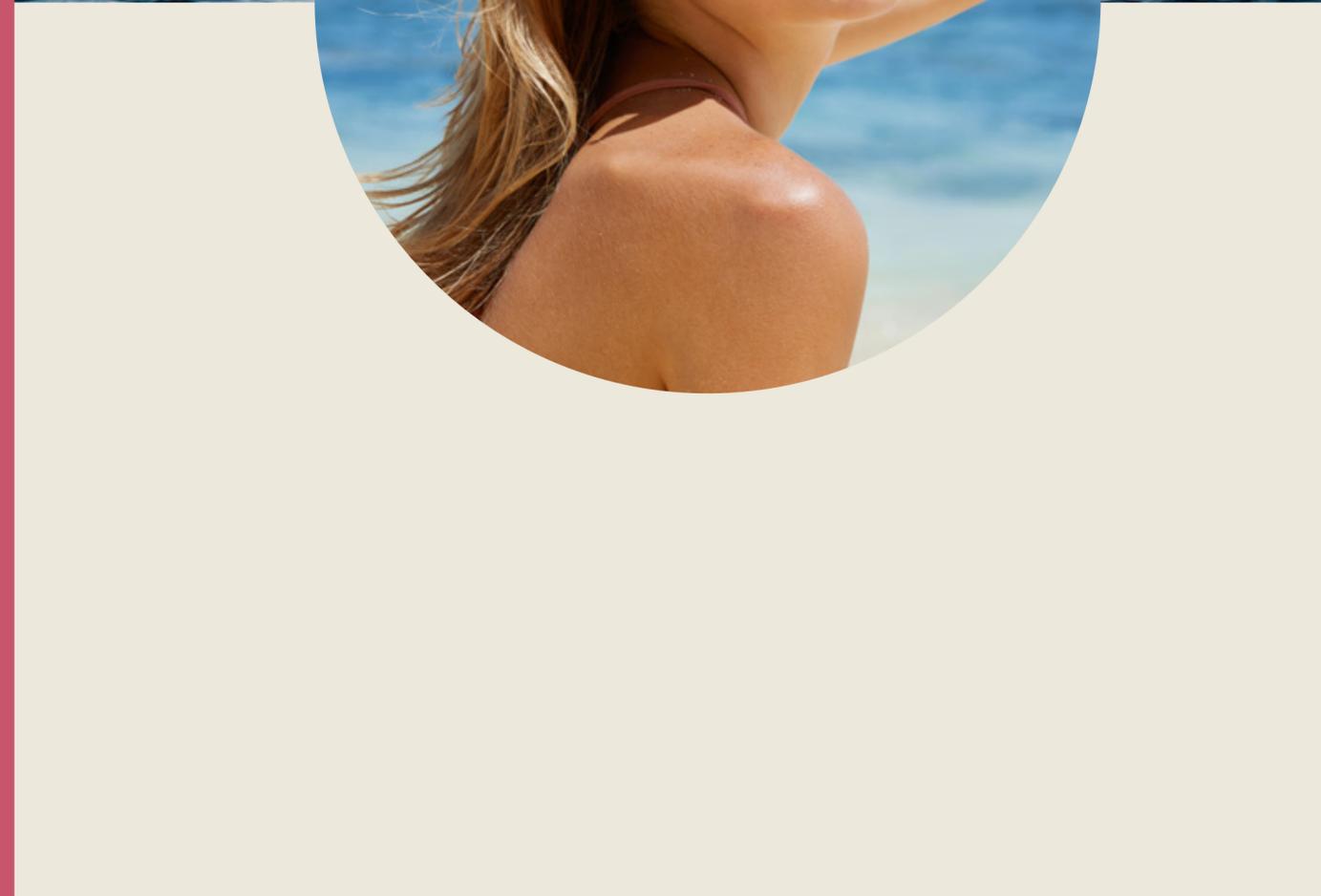
The First Waterfront
Project in Rabat.



Where Everything
Is Effortless.

High-Potential Developments.

The Coastline of Rabat.



02

Strategic Location.

The coastline of the city of Rabat stretches along 13 kilometres along the Atlantic Ocean, and it's spatial planning project aims to play a pivotal role in the city's urban development.

The spatial plan consists of new projects as well as the substantial restoration of historical landmarks - it will include high end residential compounds, hotels, retail areas, office space, entertainment areas as well as areas dedicated to outdoor activities.

In addition to residential projects and educational facilities, such as the recently inaugurated Rabat American School, one of its most ambitious project is the rehabilitation into a luxurious hotel, of Marie Feuillet Military hospital, once the summer palace of Sultan Moulay Ismail.

The Rabat Coastline Spatial Plan is intended to be a fully integrated urban project meant to rehabilitate a coastal zone of high potential.



All of the project's components will be linked by a network of cycling and pedestrian pathways for outdoor enthusiasts to enjoy, and conceived for the wellness of residents.



03

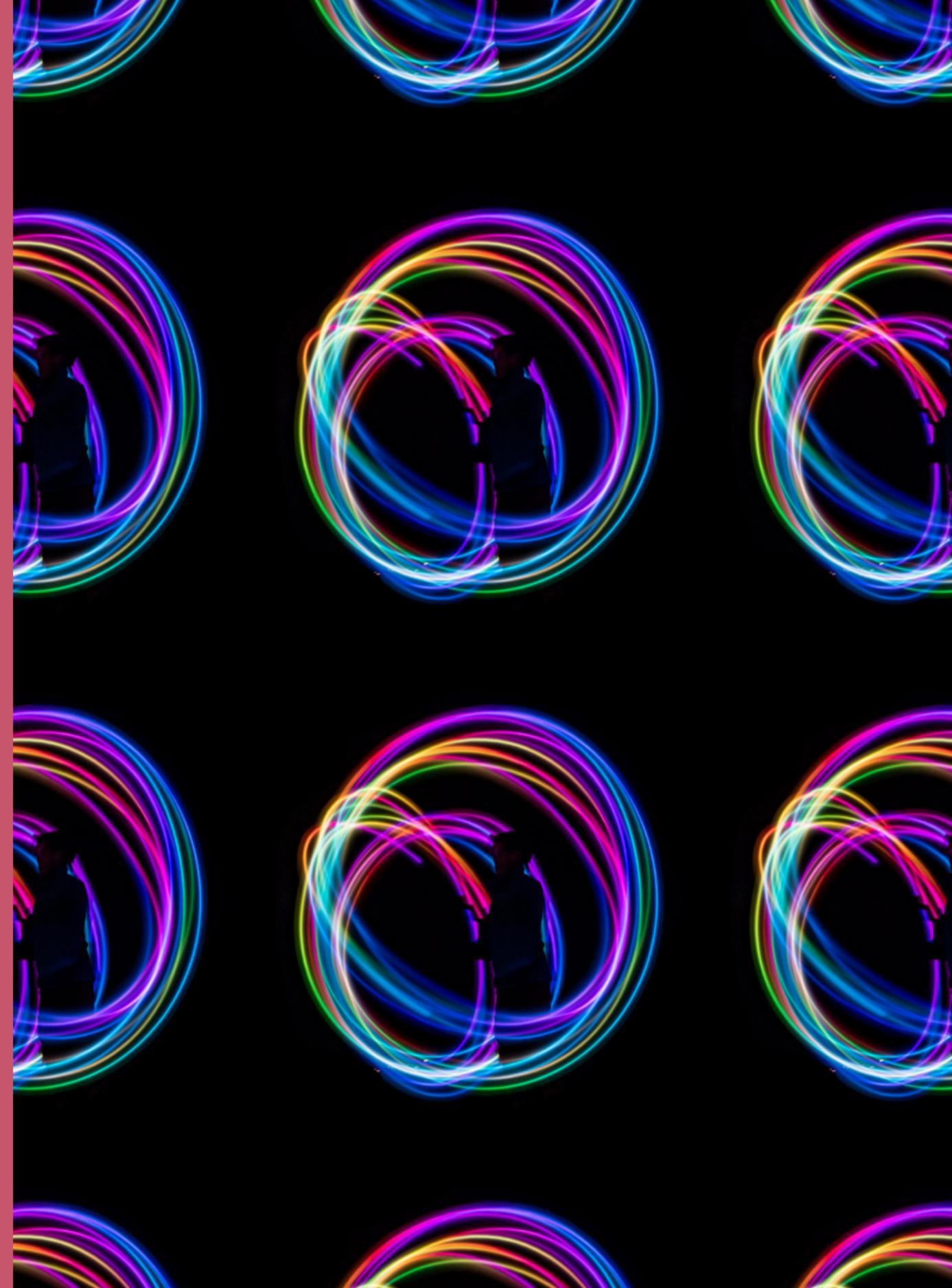
Innovative Masterplan.

Designed for Those Who Live Life, Work & Play to the Full.

Inspired by the infinity of M.C. Escher's loop, Le Carrousel's master plan was designed as a circle, linking all of its components together, creating the impression of an endless journey for residents and visitors, enabling them to fully benefit from all the amenities of the development.

Two pedestrian bridges will connect the working spaces and the mall experience to the shore promenade and the hotel.

Le Carrousel, a place to live work and play.





Masterplan Flow



Complete Experience





The Architecture of Excellence.

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Live Beyond
Ordinary.



04

Le Carrousel Private Boutique Homes.

Le Phare du carrousel is a limited number of units of private boutiques homes, a collection of spacious apartments and bright sky penthouses, all featuring spectacular views and offer a natural light, elegant detailing modern open-plan sophistication. The signature characteristics include large, open plan living areas leading to spacious terraces creating a stunning indoor-outdoor home.

Le Phare du carrousel is a small and intimate buildings that combine privacy with a perfect orientation and blend harmoniously into

the beautiful surroundings. The boutique residential complex features a private gym centre, stunning pool area carefully landscaped to create a sense of peace and beauty. Le Phare du carrousel will host other unrivalled amenities, play areas for children, Zen area for yoga and meditation and water features with exceptional walking, jogging and cycling paths.

Fall in love with your new home in Rabat, where sailing boat can be spotted from your terrace while enjoying your morning.

LE
PHARE
—
DU
CARROUSEL





Panoramic Overview of the Atlantic.

A high quality, innovative and sustainable residential community overlooking Rabat coastline from a peaceful and secluded position. It is built around an exceptional quality of life where residents are encouraged to lead healthier lives with an outstanding range of facilities and services. Le Carrousel is a stylish blend of exclusive living, the eternal panoramic overview of the Atlantic Ocean is what sets this development apart.



The Architecture of Excellence.

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Contemporary design.

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A photograph of two young women standing outdoors, smiling. The woman on the left is wearing a white t-shirt and an orange skirt, holding a yellow and green skateboard. The woman on the right is wearing a white floral shirt and a light-colored skirt, holding a pink and purple skateboard. The background is a bright, sunny outdoor setting with a paved area and some greenery.

Le Carrousel private boutique homes will offer a variety of private services and amenities exclusively for residents – playgrounds for your children to play, a gym centre for your health and fitness, a private pool, surrounded by luxurious gardens, for your long summer days and a zen area for your mind to reflect and meditate.

05

Le Carrousel
Waterfront Promenade.



The New Vibrant Destination of Rabat.

Designed with greenery and calm ambiance, Le Carrousel promenade is friendly entertainment zone and will acts as a perfect track for fitness enthusiasts, jogging, walking, cycling or for yoga sessions.

In addition, Le Carrousel promenade will be a gastronomical destination to taste and share international culinary experiences and local specialties to experience the simple, fresh and elegant food in this bustling and vibrant city.



Waterfront Promenade,
Vibrant and Lively Gastronomical Destination.

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Waterfront Promenade,
welcoming green pedestrian promenade.

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Play
& Celebrate
Life.



06

Le Carrousel Mall.

Capture the Charm of the Outdoor Living.

Life style mall are based on a concept of “trinity of synergy” which combined entertainment dining and retailing in pedestrian oriented environment.

As a real estate developer, we understand that the overall feel of the outdoors and open space is part of the entertainment. Le carrousel life style mall is 33,000 sqm of food & beverage, arts & culture, education and community experiences, fine art galleries, upscale boutiques and personal services. Le carrousel life style mall is a memorable destination with emphasized landscaping and outdoor amenities, fountains and water features implemented in an open-air plaza which add to the atmosphere and create the soul of the space.

Our mall is not a grouping of branded retailers, it's a journey to live and family experience.





New Shopping and Entertainment
Destination in Rabat.

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Shopping, Entertainment and Franchised
Food & Beverage Brands.

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07

Le Carrousel Hotel.

Finest Business Hospitality Address.

surrounded by stunning water and city views, le Carrousel hotel is the essence of luxury business hotel with a rooftop restaurant overlooking the Atlantic ocean, gourmet restaurant, spa and wellness centre, ball room and meeting rooms.

Le Carrousel hotel will be the finest business hospitality address combining luxury, style and unbeatable service.





Le Carrousel Hotel.
Finest Business Hospitality Address.

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Le Carrousel Hotel.
An Exceptional Business Boutique.

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Work with
Passion.



08

Le Carrousel
Business District.

Inspiring Working Spaces.

Located at the heart of Le Carrousel Mall, the Business District is an inspiring workspace designed to foster creativity, facilitate networking and provide flexibility by offering a variety of services and facilities. Private offices will also be available with secured access.

Whether you need a few square meters or hundreds, Le Carrousel Business District is the perfect workplace for you.





Le Carrousel Business District,
Inspiring Working Spaces.

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09

An Award Winning Team.

Le Carrousel is the latest in an impressive list of projects that bear IMKAN hallmarks of professionalism, creativity and quality. Our projects include boutique complexes and residential urban developments in Egypt and United Arab Emirates.

For expert design solutions, we are using international award-winning architects and master planners, such as L35, Urban Agency and MFR, with the collaboration of very talented Moroccan architects, Rachid Al Andaloussi, Omar Alaoui and H+E.



The New Santiago Bernabéu Stadium by L35



**SOULFUL
PLACES.
ENRICHED
LIVES.**

10

About the Developer.

IMKAN is an Abu Dhabi-based real estate developer with a portfolio of 26 projects spanning three continents. We aim to create soulful places that enrich people's lives.

Our proposition is built around a unique research platform that uncovers the distinct social behaviours and habits of specific market segments – from millennial to discerning high-net-worth individuals – to formulate tailored user profiles. This research-led approach enables us to shape communities that are in tune with the mindset of each profile, thereby adding value for its stakeholders.

We are a wholly owned subsidiary of Abu Dhabi Capital Group (ADCG). Our key projects in the UAE include two

developments in Makers District, Reem Island – The Artery, a multi-use building that integrates a makers' space with a parking garage, and Pixel, the company's first mixed-use destination. Other key developments are Nudra, a luxury beach side villa community; Sheikha Fatima Park, the capital's first urban park that seeks to enhance community interaction; and AlJurf, the fully integrated second-home destination along Sahel Al Emarat.

The pristine development is nestled between Abu Dhabi and Dubai and comprises timeless villas and land plots set in a preserved and natural ecosystem. In addition, Egypt's Alburouj, a 5 million SQM complete mixed-use community 20 minutes away from Cairo airport.

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