
Lilium
-Marrakech-

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-Marrakech-



Life with a scent of Now

ريبورتاج العقارية
Reportage.
Properties

From UAE all the way to Morocco, Reportage Properties proudly introduces its third international project in the African continent, after Egypt, in an expansion plan that includes Turkey, KSA and other international projects.

ABOUT REPORTAGE

Reportage Properties is one of the largest private developers in the United Arab Emirates, with projects in Abu Dhabi, Dubai, Egypt, Turky, and now Morocco, with upcoming international projects.

We are focused and consistent in our objective to provide innovative, modern housing solutions that not only offer our investors and clients an outstanding value but also provide the home buyers a safe place to live in.
Our mission is to be amongst the most trusted real estate development companies in the UAE by developing and providing homes that are equally elegant and high-end and provide you with a sense of belonging. We look forward to the upcoming years, and aspire to expand our real estate development business globally.

We build homes with unparalleled elegance and comfort.



من الإمارات العربية المتحدة مباشرة إلى المغرب، تتشرف شركة ريبورتاج العقارية بأن تقدم مشروعها الدولي الثالث في القارة الأفريقية، بعد مصر، في خطة توسع تشمل تركيا والمملكة العربية السعودية ومشاريع دولية أخرى.

ريبورتاج العقارية

تمثل شركة ريبورتاج العقارية واحدة من أكبر مطوري العقارات الخاصة في دولة الإمارات العربية المتحدة بمشروعات قائمة في أبوظبي ودبي و مصر و تركيا و السعودية و الآن في المغرب، و مشاريع دولية أخرى ضمن الخطة.
وتركز الشركة في هدفها المتمثل في تقديم حلول إسكان مبتكرة وحديثة، وهي حلول من شأنها أن توفر قيمة متميزة.
تتمثل مهمة ريبورتاج العقارية في أن تكون أولى شركات التطوير العقاري الأكثر ثقة في دولة الإمارات العربية المتحدة، وذلك من خلال تطوير وتوفير منازل تجمع بين الأناقة و العملية و متاحة للجميع، و تمنح ساكنيها الشعور بالانتماء، نتطلع بثقة إلى الأعوام القادمة ونطمح إلى توسيع نطاق أعمالنا العقارية على مستوى العالم.

منازل تحظى بمزايا وراحة لا تضاهى

Marrakech – The Red City

A heart that beats an exotic beauty with African identity into the complex soul of Morocco.

The fourth largest city of the beautiful Morocco that inherits its contrasts and exotic beauty, with its thematic red buildings, culture, modernity and nature all in one place; a place that is considered a point of intersection between Africa and Europe.



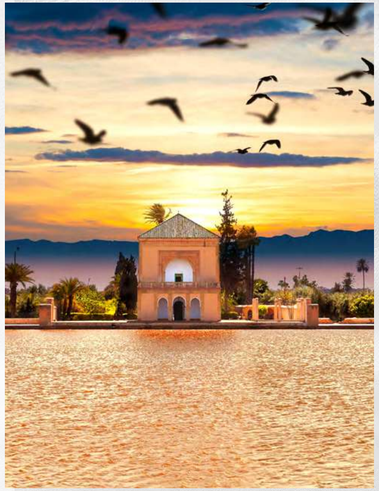
مراكش – المدينة الحمراء

قلب ينبض بجمال نادر ذو هوية أفريقية في الروح المركبة للمغرب



رابع أكبر مدينة في المغرب الجميل التي ترث إختلافاتها وجمالها النادر، بميانيها ذات الطابع الأحمر والثقافة والحداثة والطبيعة كلها في مكان واحد؛ مكان يعتبر نقطة التقاء بين إفريقيا وأوروبا

Why invest in Marrakech



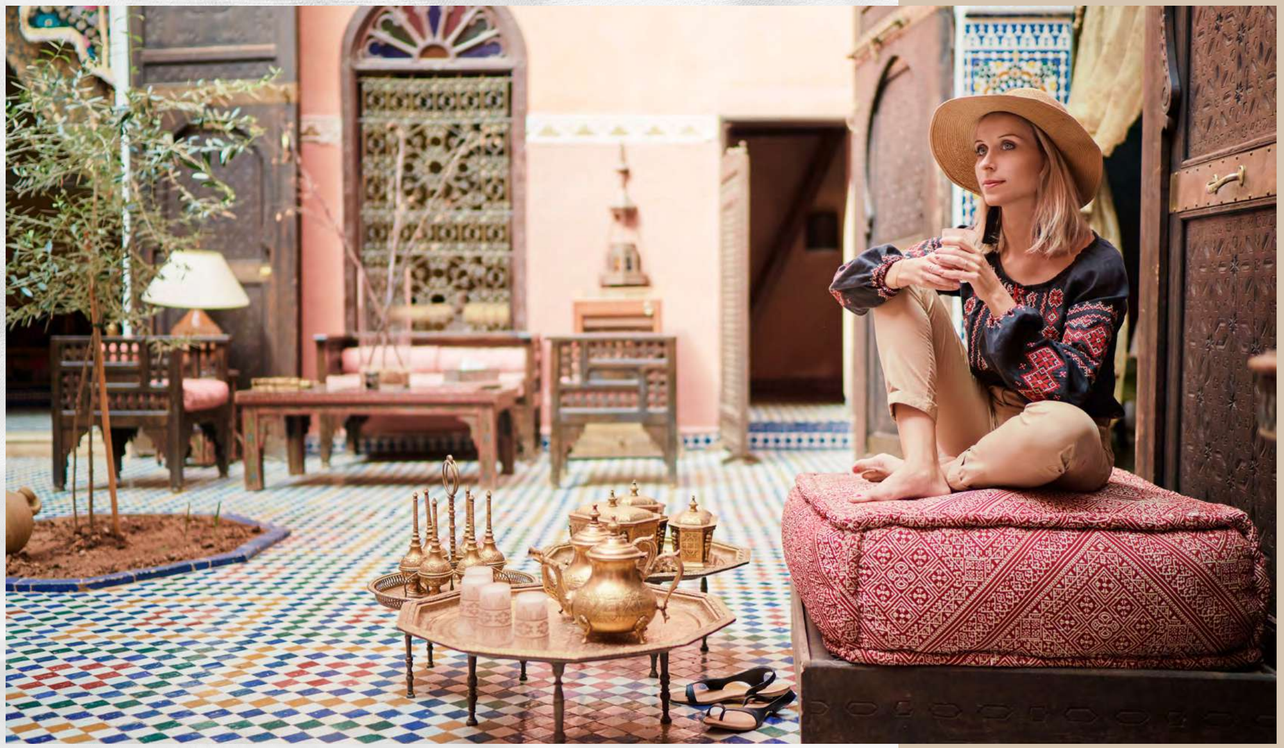
A true marvel of the south, Marrakech is a place that fascinates many visitors, which has the impact of positioning this magical city at the forefront of the most coveted tourist destinations in the world. The city is not only limited to its touristic potential, but also is an ideal destination of choice for real estate investment, for many good reasons including

-Its proximity to Europe

- An attractive rental yield,

-A blooming real estate market with very good deals, more affordable than Europe

-Tax benefits: Taxation in Morocco is lower than in other countries, as there are fewer taxes to pay. In addition, tax exemption is applicable to rental income.



لماذا تستثمر في مراكش

تعد مراكش أعجوبة حقيقية للجنوب، فهي مكان يسحر الكثير من الزوار، مما أثر على وضع هذه المدينة الساحرة في طليعة الوجهات السياحية الأكثر طلبا في العالم. لا تقتصر المدينة على إمكانياتها السياحية فحسب، بل تعد أيضا وجهة مثالية مفضلة للاستثمار العقاري، وذلك لأسباب عديدة وجيهة منها

– قربها من أوروبا

– عائد إيجاري مغري

– سوق عقارات مزدهر بصفقات جيدة جدا وبأسعار في المتناول مقارنة بأوروبا

–المزايا الضريبية: الضرائب في المغرب أقل مما هي عليه في البلدان الأخرى، بالإضافة إلى ذلك، يطبق الإعفاء الضريبي على إيرادات الإيجار



Close to Home

-04 minutes walking to Bank of Morocco

-05 minutes walking to Menara Mall

-19 minutes walking to Train Station

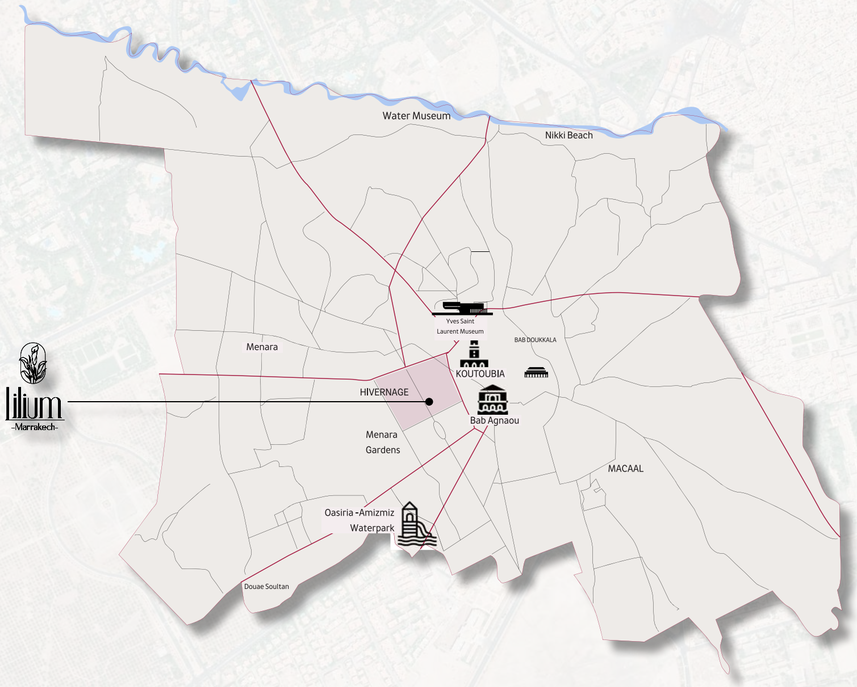
-07 minutes driving to Carre Eden

-08 minutes driving to Médina/Jemaa El-Fnaa Sq.

-08 minutes driving to Al Mazar Mall

-09 minutes driving to Marrakech Int. Airport

-14 minutes driving to Royal Golf Marrakech





Close to Home

Stay in the heart of Marrakech's prestigious district, **Hivernage**, where everything is around; the spirit of the historical city, the vibrant nightlife and the high-end retails and restaurants.
Be prepared to enjoy the best of both worlds, right in the heart of the city!

بالقرب من المنزل

استمتع بتجربة الإقامة في قلب حي مراكش المرموق – **الحي الشتوي**، حيث كل شيء حولك؛ روح المدينة التاريخية والحياة الليلية النابضة و المحلات التجارية والمطاعم الراقية.
كن مستعدا للاستمتاع بشيئ من كل شيئ، و في قلب المدينة مباشرة



lilium
-Marrakech-





LILIUM

Life with a scent of Now

Life brought to you in one of the most prestigious neighbourhoods of Marrakech – L'Hivernage, manifested in a masterpiece of architecture and a beautiful haven to call home.
Lilium is a true reflection of Marrakech with stunning views of the Atlas Mountains, and with Moulay El Hassan Park and Oliverai Park close by, there is even more of the city's green open space to enjoy.

ليليوم

حياة صنعت من أجلك في أحد أرقى أحياء مراكش – الحي الشتوي– متمثلة في تحفة معمارية و قطعة فنية تنتمي إليها.
ليليوم هو انعكاس حقيقي لمراكش بإطلالات خلابة على جبال الأطلس، ومع وجود حديقة مولاي الحسن ومتنزه أوليفيراي بالجوار، هناك المزيد من المساحات الخضراء المفتوحة في المدينة للاستمتاع بها



Design Philosophy

Contemporariness meets cultural aesthetics to create a perfect blend that echoes the spirit of the city. With a touch of wood and a contrasting colour palette dominating the elevations, Lilium never fails to impress

فلسفة التصميم

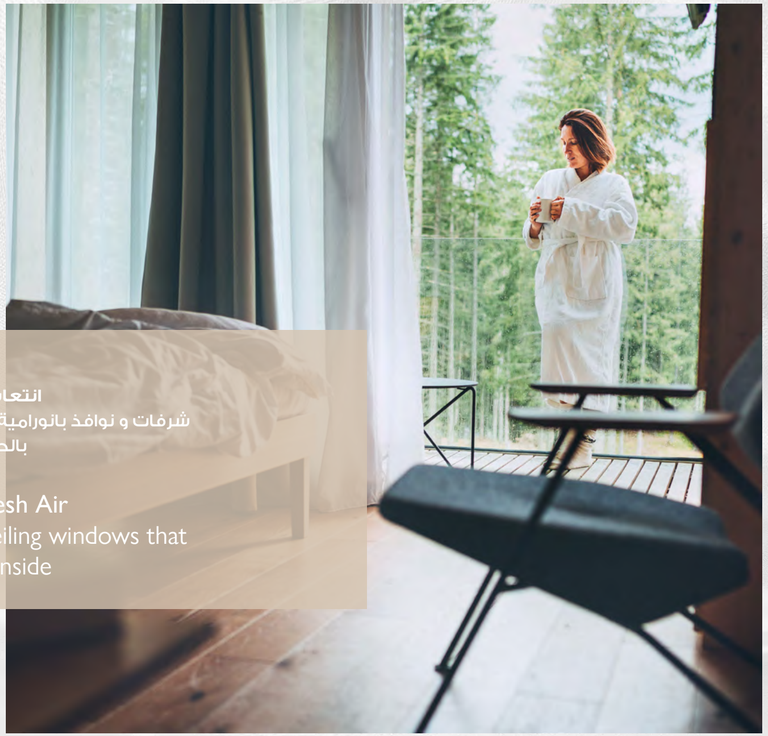
تجتمع المعاصرة مع الجماليات الثقافية لخلق مزيج مثالي يعكس روح المدينة. مع لمسة من الخشب ولوحة ألوان متناقضة تهيمن على الواجهات، يتمتع ليليوم بتصميم مبهر يلفت الأنظار





جمال نادر و حياة عصرية

Exotic Beauty in Modern-day Life



انتعاش الهواء الطلق
شرفات و نوافذ بانورامية ممتدة من الأرض إلى السقف ترحب بالحياة إلى الداخل

A Breath of Fresh Air
Balconies and floor-to-ceiling windows that welcome life inside





مجموعة بارزة من أثنين و أربعين وحدة من غرفة و
غرفتين سيمبلكس ودوبلكس

A landmark Collection of forty-two 1&2
Bedroom Simplex and Duplex Units





استمتع في حمام السباحة و اترك العالم خلفك
مع تراس على الروف خاص بالسكان

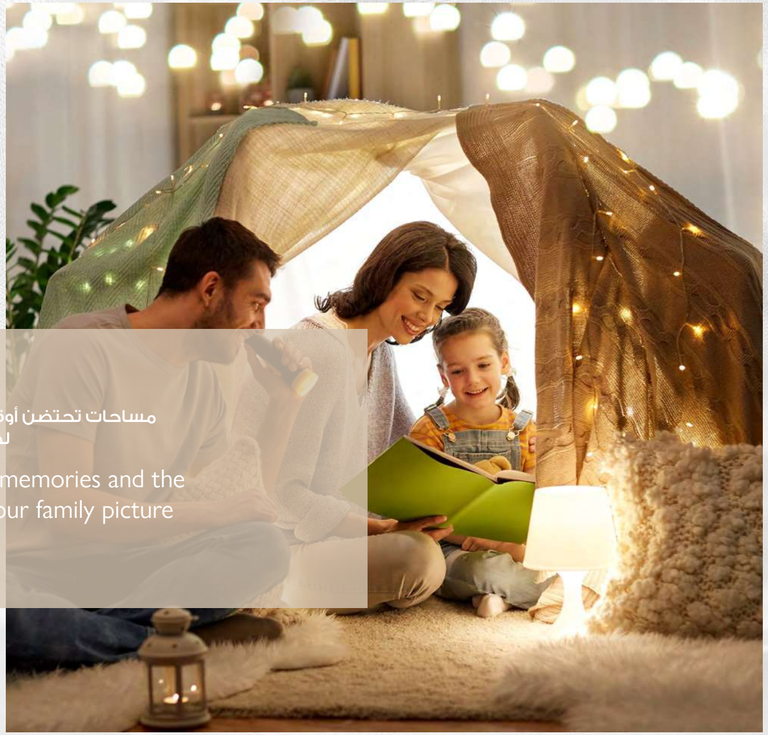
Rejuvenate at the Swimming Pool and leave the
world behind with a resident's Roof Terrace


Lilium
Marrakech

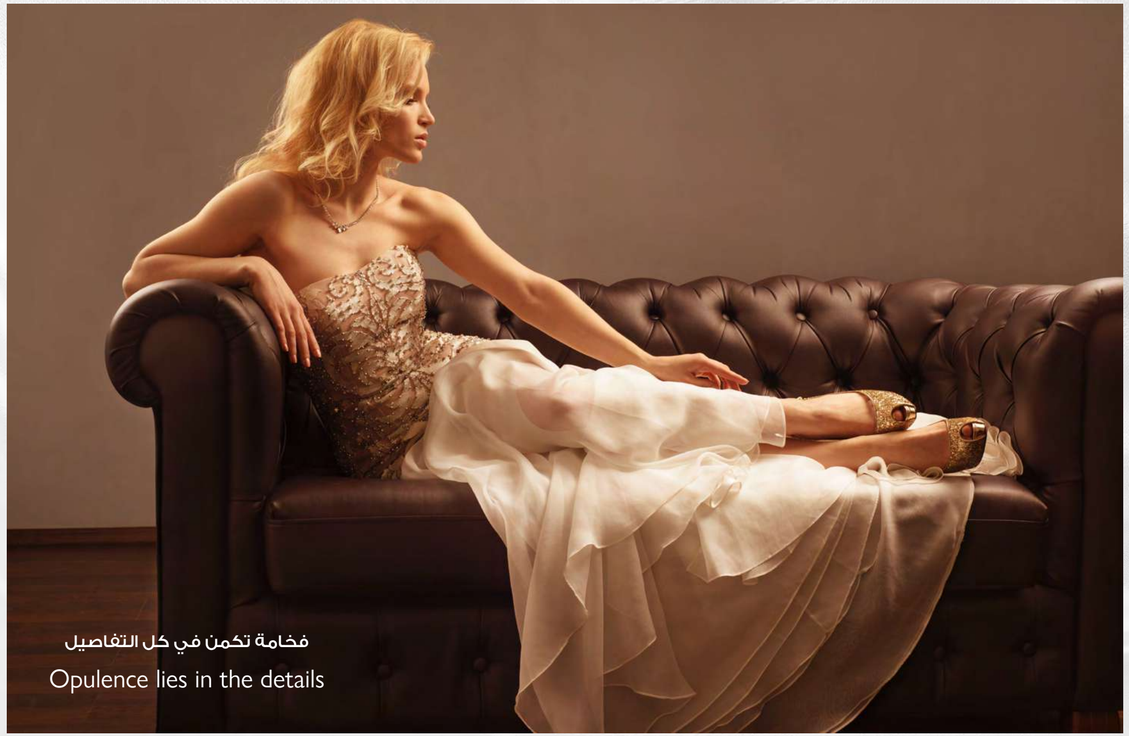

Lilium
Marrakech

مساحات تحتضن أوقاتك السعيدة و الخلفية الأمثل
لصورة العائلة

Spaces that embrace your memories and the
perfect background for your family picture







فخامة تكمن في كل التفاصيل

Opulence lies in the details



عصرية و دائمة التجدد

Contemporary yet Timeless



High-quality finishing and impeccable designs

تشطيبات عصرية و تصميمات لا تضاهى



Amenities & Facilities

-Feature interior designed entrance lobby

-Private resident's roof terrace with swimming pool area

-46 Car parking spaces available for all apartments

المرافق و الخدمات

– ردهة واسعة للمدخل بتصميم مميز

– تراس على السطح خاص للسكان مع منطقة حمام سباحة

– 46 موقف سيارة متاح لجميع الشقق



Unit Features

- Private Balconies / Terraces as per unit plan
- Kitchen cabinets and countertops
- Fully tiled bathrooms, en-suites and guest toilets wherever applicable
- Double glazed windows
- Satellite master antenna and fibre optic connection for high-speed internet access.
- Central air conditioning
- Vanity units & Mirrors
- Shower in each bathroom
- Built-in wardrobes in bedrooms
- Some bedrooms with private bathroom

مميزات الوحدة

- شرفات / تراسات حسب مخطط الوحدة
- خزائن مطبخ وكونترتوب
- حمامات مبلطة بالكامل وأجنحة ومراحيض للضيوف حيثما كان ذلك متاحا
- نوافذ زجاجية مزدوجة
- مستقبل قمر صناعي رئيسي و وصلات ألياف ضوئية لإنترنت عالي السرعة
- تكييف هواء مركزي
- وحدات تخزين و مرايا
- دش و حوض استحمام في كل حمام
- خزانات ملابس في غرف النوم
- حمام خاص في بعض غرف النوم



Unit Mix

21 One-bedroom Simplex Apartments
4 One-bedroom Duplex Apartments
12 Two-bedroom Simplex Apartments
5 Two-Bedroom Duplex Apartments

Total no. of Units: 42

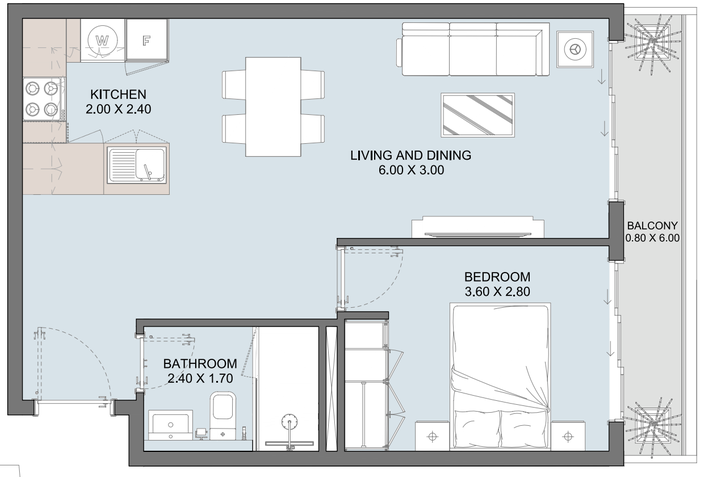
مزيج الوحدات

21 شقة سيمبلكس غرفة واحدة
4 شقق دوبلكس غرفة واحدة
12 شقة سيمبلكس غرفتين
5 شقق دوبلكس غرفتين

إجمالي عدد الوحدات: 42

UNIT TYPES

1B
Type A

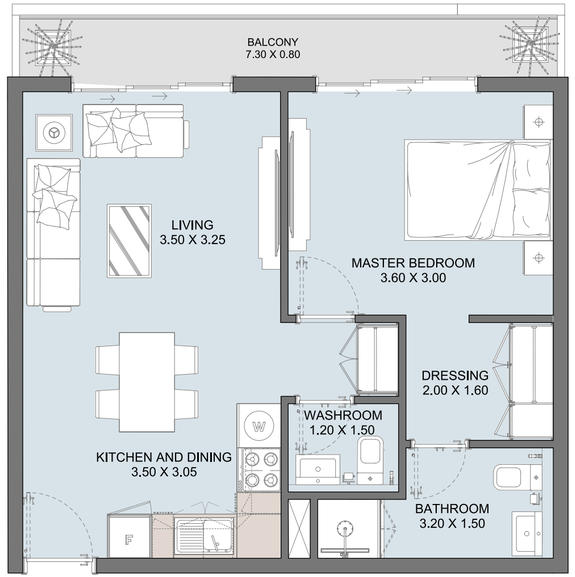


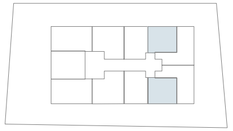


Internal Area	50 sq.m
Outdoor Area	6 sq.m
Total Area	56 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

1B
Type B

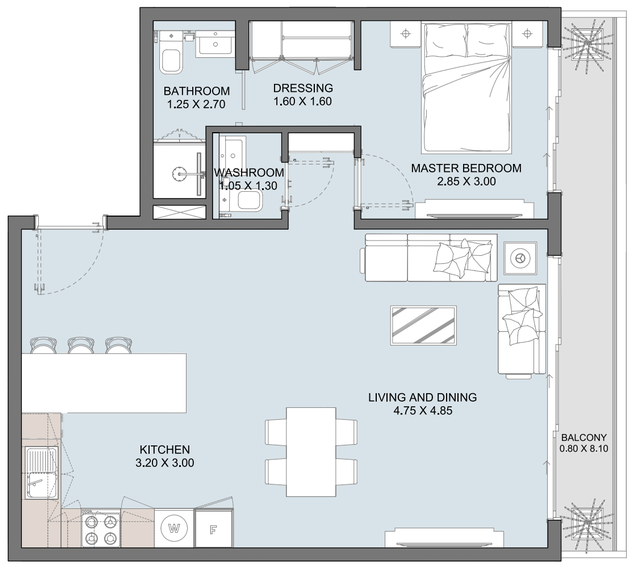




Internal Area	50 sq.m
Outdoor Area	7 sq.m
Total Area	57 sq.m

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1B
Type C

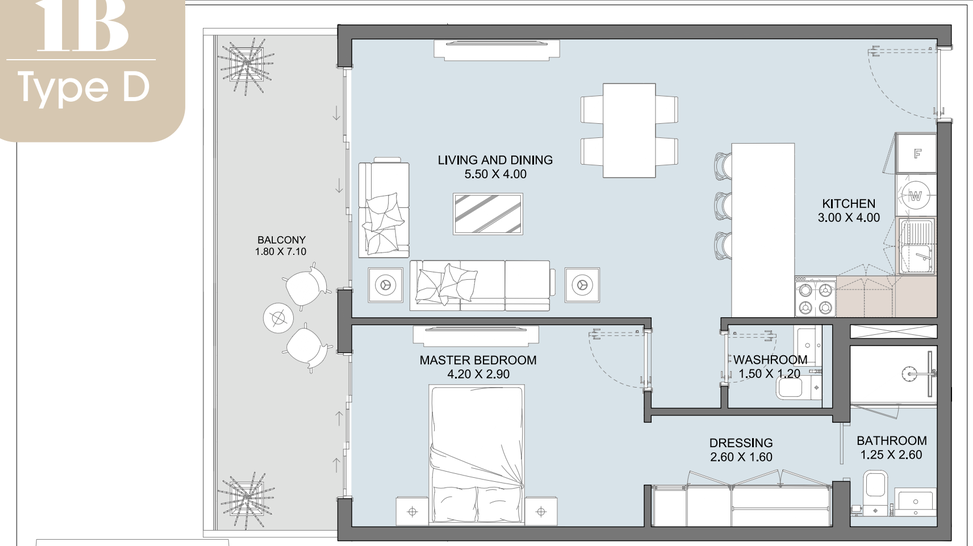


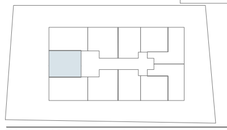


Internal Area	62 sq.m
Outdoor Area	8 sq.m
Total Area	70 sq.m

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1B
Type D

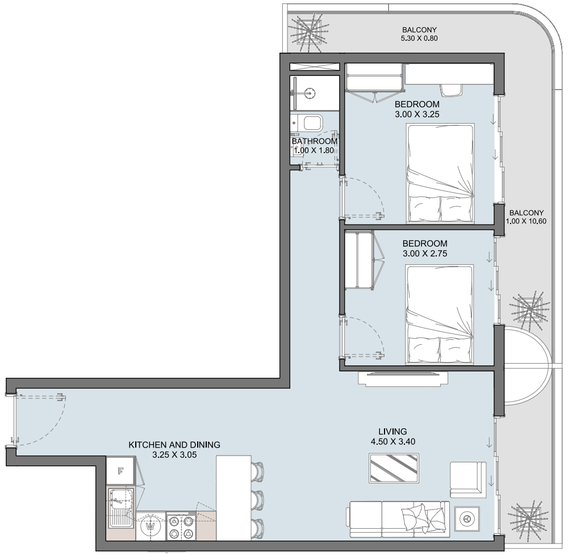


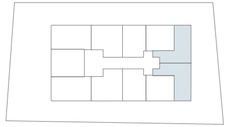


Internal Area	63 sq.m
Outdoor Area	14 sq.m
Total Area	77 sq.m

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2B
Type A

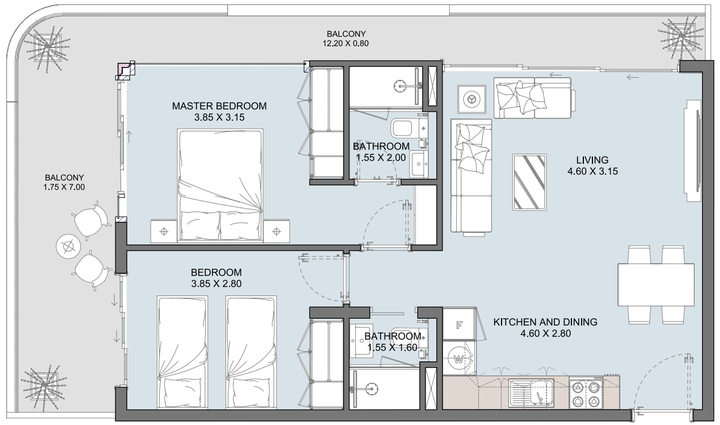


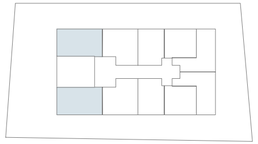


Internal Area	58 sq.m
Outdoor Area	17 sq.m
Total Area	75 sq.m

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2B
Type B

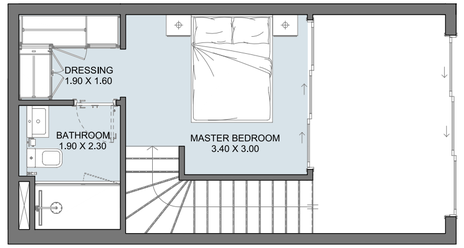


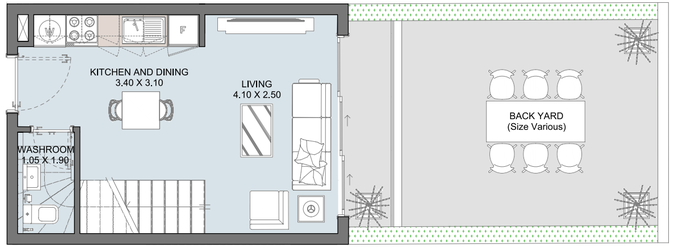


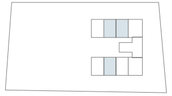
Internal Area	66 sq.m
Outdoor Area	24 sq.m
Total Area	90 sq.m

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1B
DUPLEX
Type A



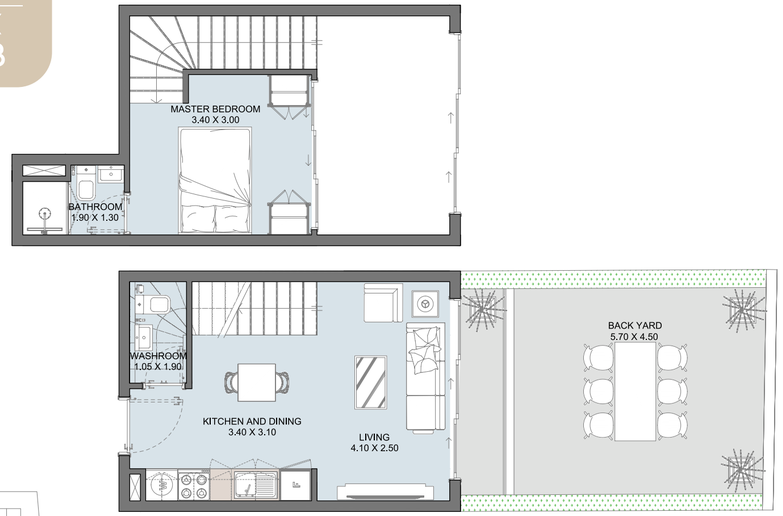




Internal Area	63 sq.m
Outdoor Area	24 to 25 sq.m
Total Area	87 to 88 sq.m

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1B
DUPLEX
Type B

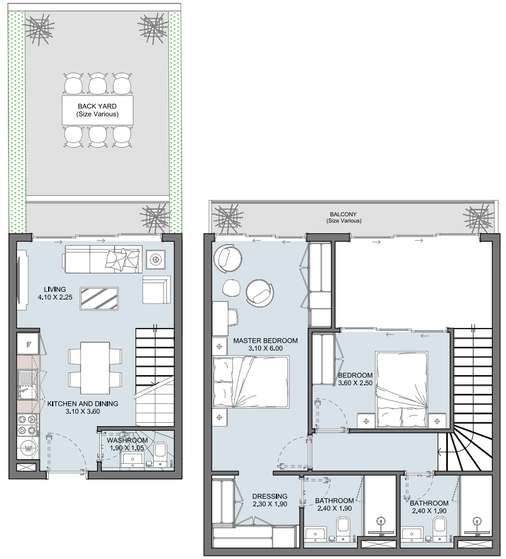


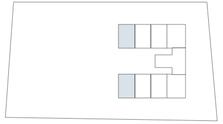


Internal Area	57 sq.m
Outdoor Area	24 sq.m
Total Area	81 sq.m

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2B
DUPLEX
Type A

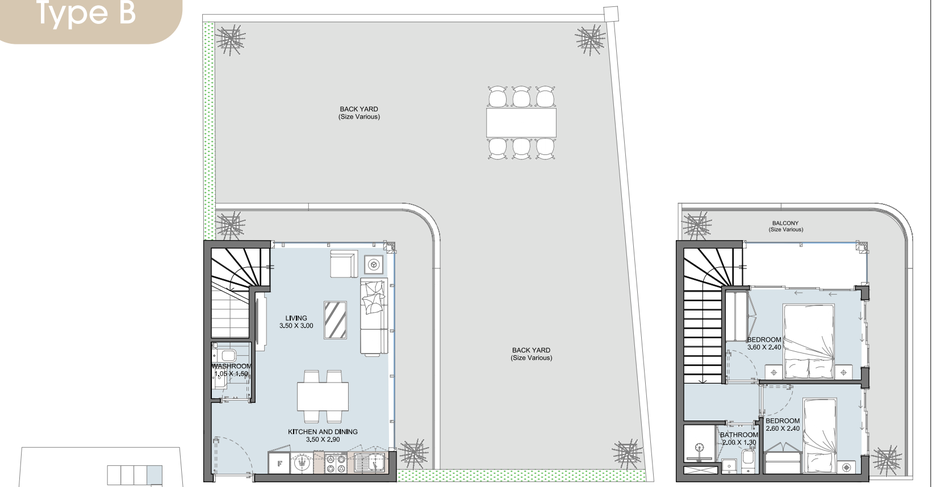




Internal Area	89 sq.m
Outdoor Area	30 to 32 sq.m
Total Area	119 to 121 sq.m

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2B
DUPLEX
Type B



Internal Area	62 sq.m
Outdoor Area	115 to 136 sq.m
Total Area	177 to 198 sq.m

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floors in the building and columns may vary in size depending on the floor level. The furnishing and accessories shown are for representation only. The availability, length and width of the balcony varies depending on which floor and which orientation the unit is located within the building. There will be slight differences in the internal areas between the same unit types depending on the shaft sizes that go through the units.

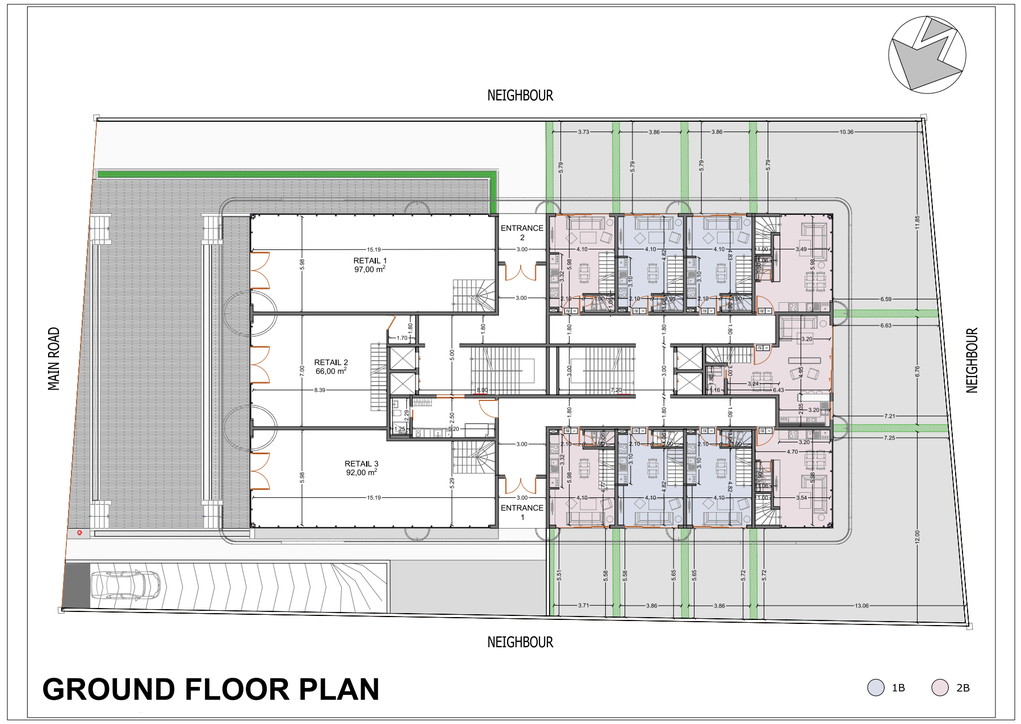
2B
DUPLEX
Type C

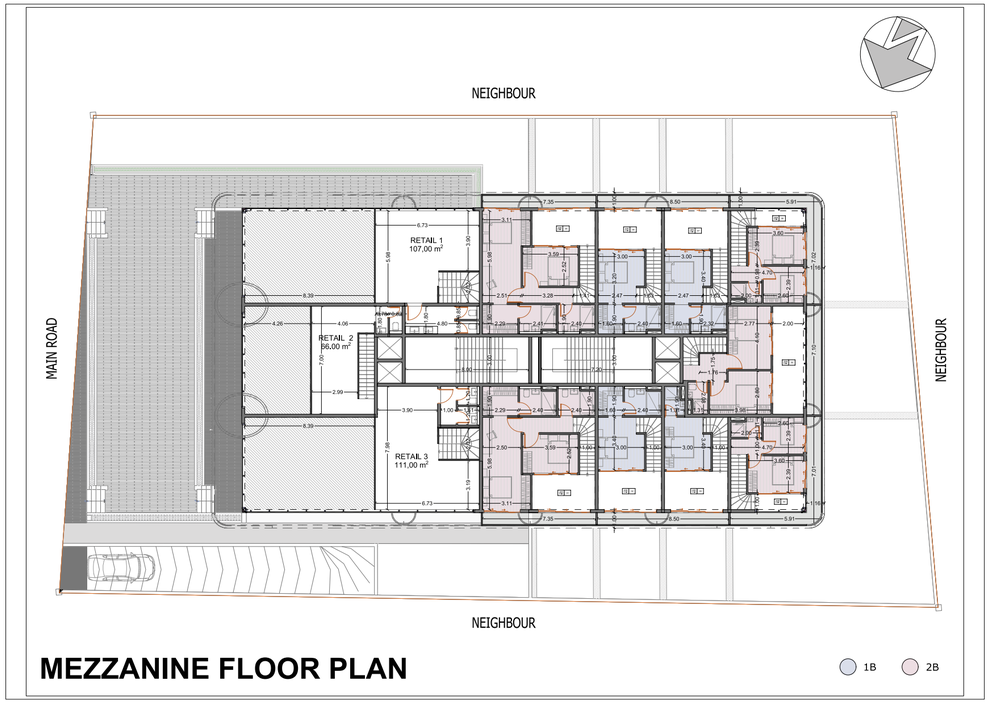


Internal Area	91 sq.m
Outdoor Area	50 sq.m
Total Area	141 sq.m

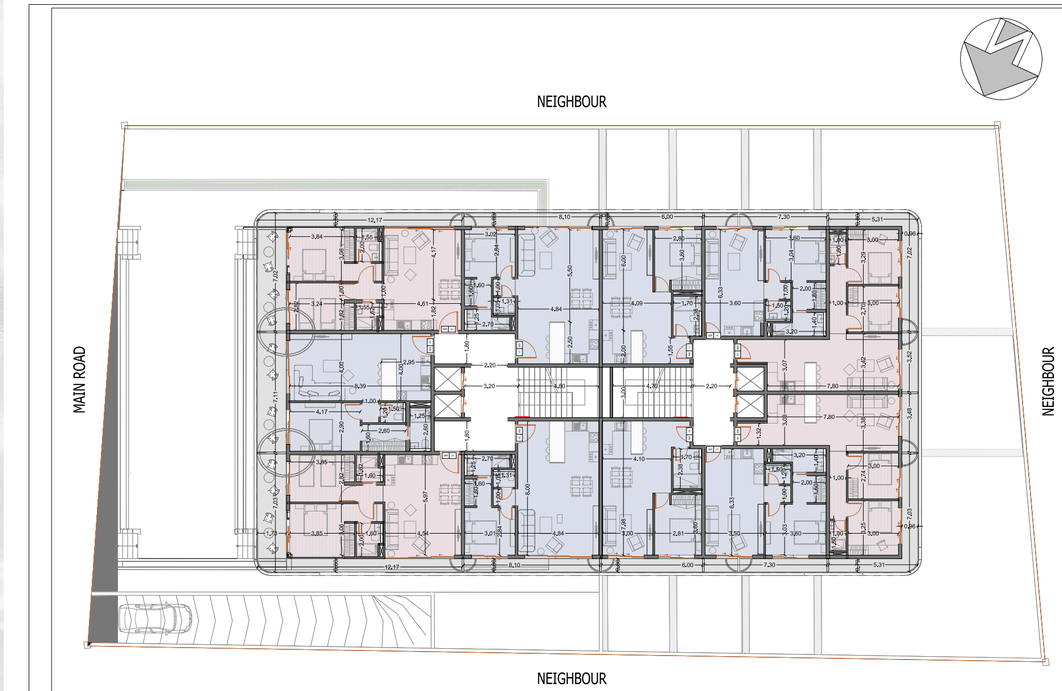
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FLOOR PLANS

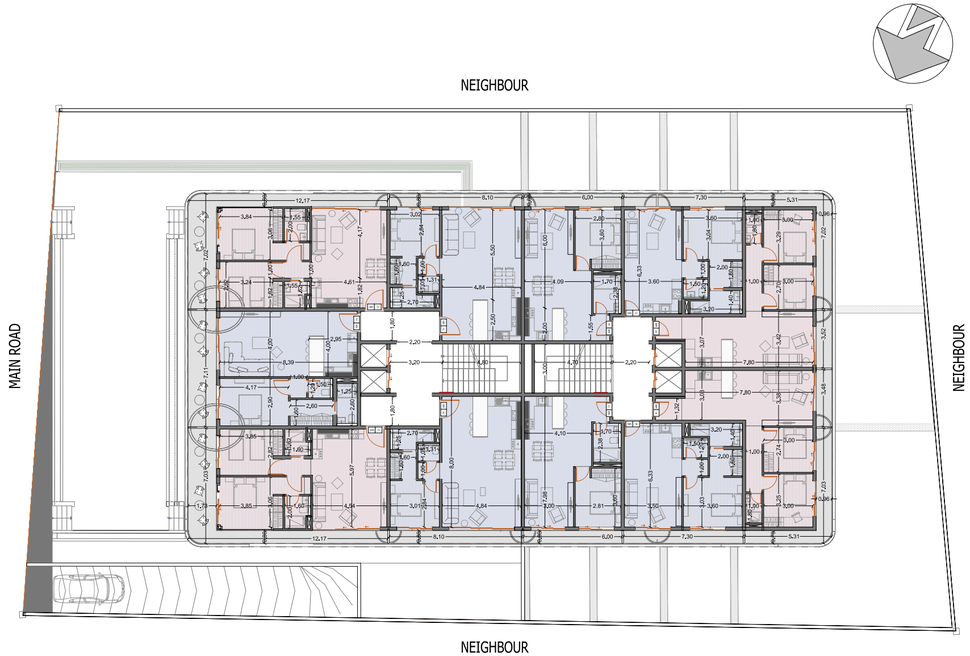

NEIGHBOUR
MAIN ROAD
NEIGHBOUR
NEIGHBOUR
RETAIL 1
97,00 m²
RETAIL 2
66,00 m²
RETAIL 3
92,00 m²
ENTRANCE
2
ENTRANCE
1
GROUND FLOOR PLAN
1B
2B



MEZZANINE FLOOR PLAN

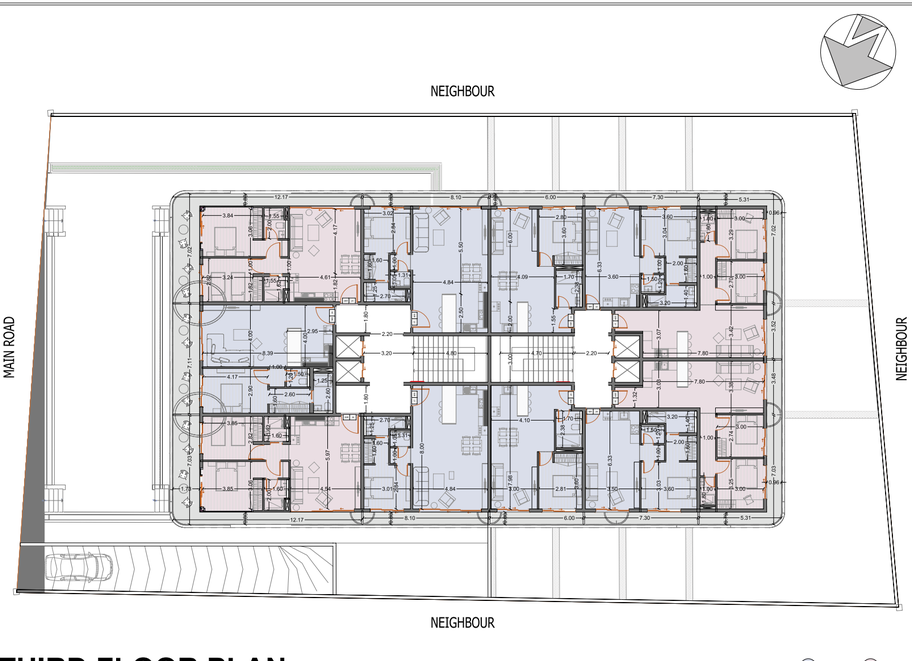


FIRST FLOOR PLAN



SECOND FLOOR PLAN

1B 2B



THIRD FLOOR PLAN

1B 2B

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