...Your Destination for Luxurious Living in the heart of the North Coast...

Home Above The Waves

Rabia Bay

North Coast

by

WINNERS DEVELOPER

www.winnersdeveloper.com

Nostalgia Meets

Modern Sophistication...

Location

Located at **73km** *within the renowned Maamoura Village*



About The Project

6-Fully Integerated Residential Towers

Residential , Commercial and Hotel Units with a full view of the sea and swimming pool from the highest point within the village and a garage basement below it ...

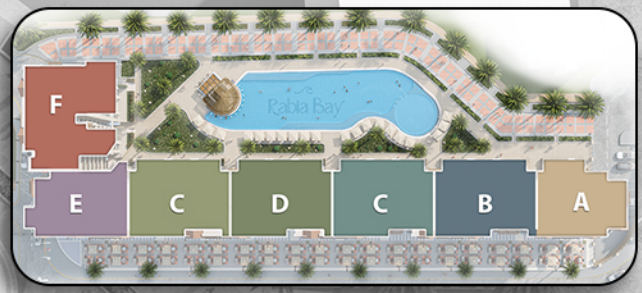


...Welcome to RABIA BAY...

Layout

Each Tower Boasts remarkble views of **swimming pool** and **Green Spaces** with a **Panoramic Sea view**

Key Plan



Nostalgia Meets
Modern Sophistication...

...Welcome to RABIA BAY...

Swimming Pool View

Sun shine and Pool Time , Swim now and work later...



...Welcome to RABIA BAY...

Street View (Commercial Units)

Finding the beauty in the urban chaos...



...Welcome to RABIA BAY...



...Welcome to RABIA BAY...

Hotel Building

Hotel Units inhabit a sperate moral universe...





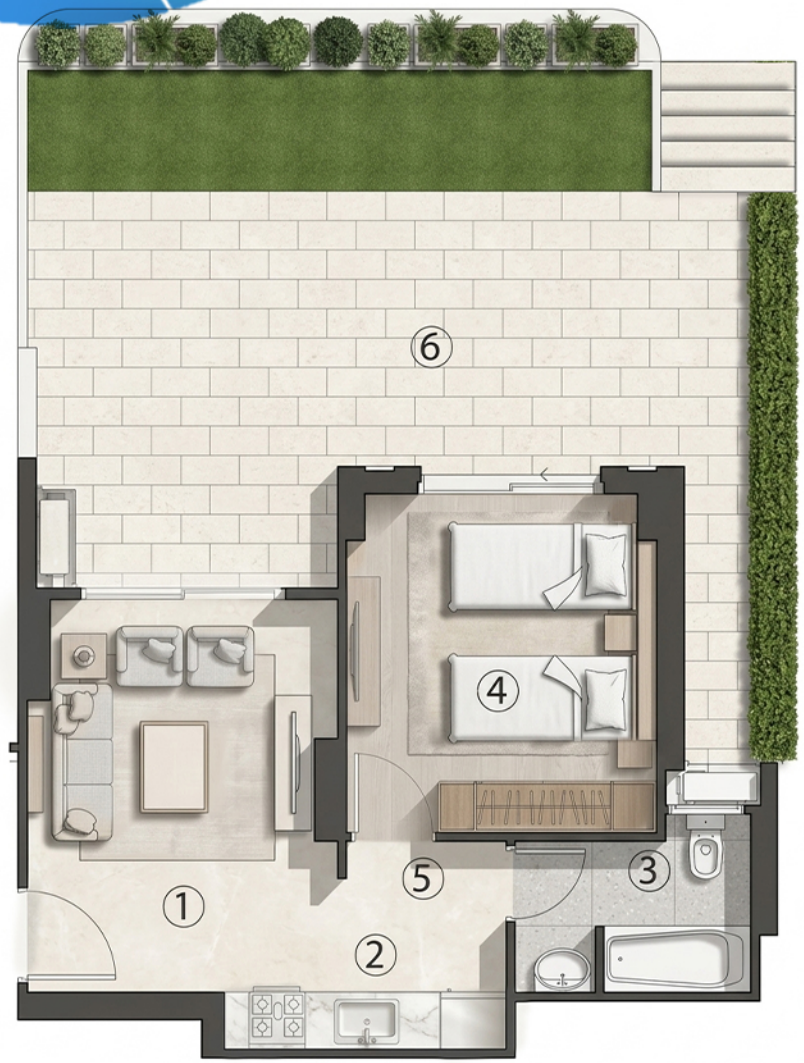




...Welcome to RABIA BAY...

Unit including Terrace and Garden

With Lovely greenery
and sea view...



Ground Floor

A1 - B1 - C1 - D1

Floor Plan 50m2

1.Reception	4.20x3.30 m
2.Kitchenette	3.00x1.35 m
3.Bathroom	2.50x1.60/1.90 m
4.Bedroom	3.60x3.30 m
5.Corridor	1.80x0.85 m
6. Terrace &Garden	41 m2

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...

First Floor

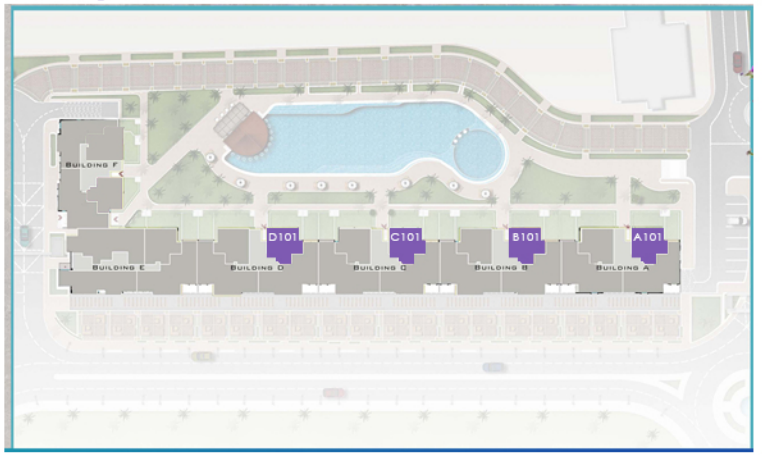
(A-B-C-D)101

Floor Plan 63m2



1.Reception	4.20x3.30 m
2.Lobby	1.10x1.60 m
3.Bedroom	3.60x3.30 m
4.Bathroom	3.10x1.60/1.90 m
5.Kitchen	3.00x1.60 m
6. Terrace	3.20x1.20 m

Key Plan



...Welcome to RABIA BAY...

Unit including
Terrace and sea view

With panoramic sea view...

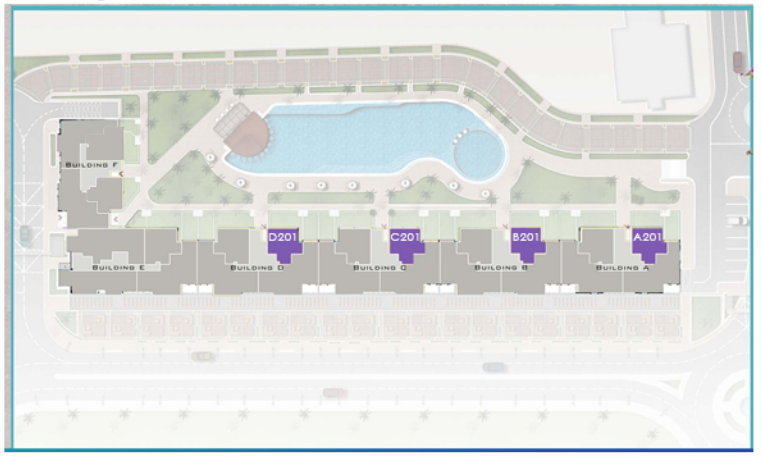
Repetitive Floor

A201 - B201 - C201
D201
Floor Plan 61m2



1.Reception	4.20x3.30 m
2.Lobby	1.10x1.60 m
3.Bedroom	3.60x3.30 m
4.Bathroom	3.10x1.60/1.90 m
5.Kitchen	3.00x1.60 m
6. Terrace	3.20x1.20 m

Key Plan



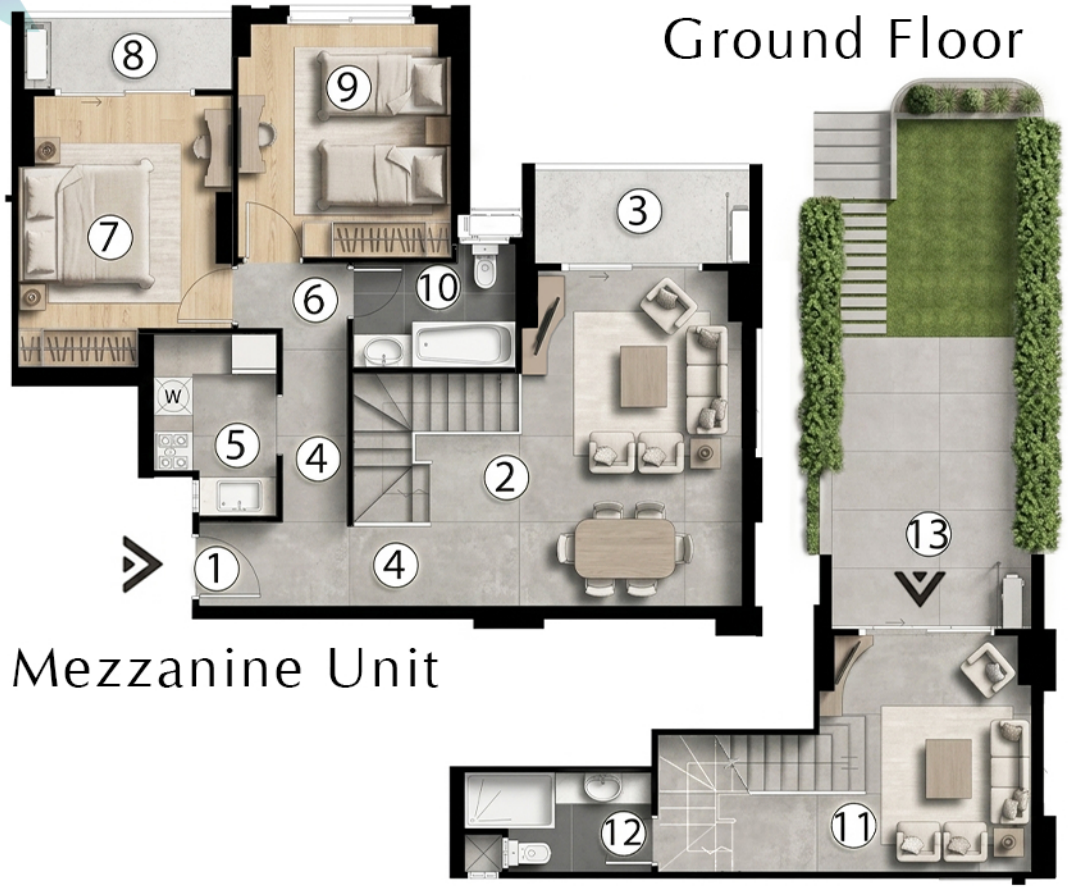
...Welcome to RABIA BAY...

Unit including Terrace and Garden

With Lovely greenery
and sea view...

Duplex Unit
B2 - C2 - D2
Floor Plan 144m2

1.Entrance Lobby	2.30x1.30	m
2.Reception 01	5.20x3.40	m
(stair case)	2.35x2.60	m
3.Terrace 01	1.10x3.20	m
4.Lobby	3.00x1.00	m
	2.70x1.25	m
5.Kitchen	2.80x1.90/1.20	m
6.Corridor	1.70x1.00	m
7.Bedroom 01	3.30x4.20/3.60	m
8.BR Terrace	1.10x3.20	m
9.Bedroom 02	3.60x3.30	m
10.Bathroom 01	2.50x1.90/1.60	m
11.Reception 02	3.40x3.80	m
(stair case)	2.20x2.60	m
12.Bathroom 02	1.60x3.00/2.30	m
13.Terrace & Garden	27 m2	



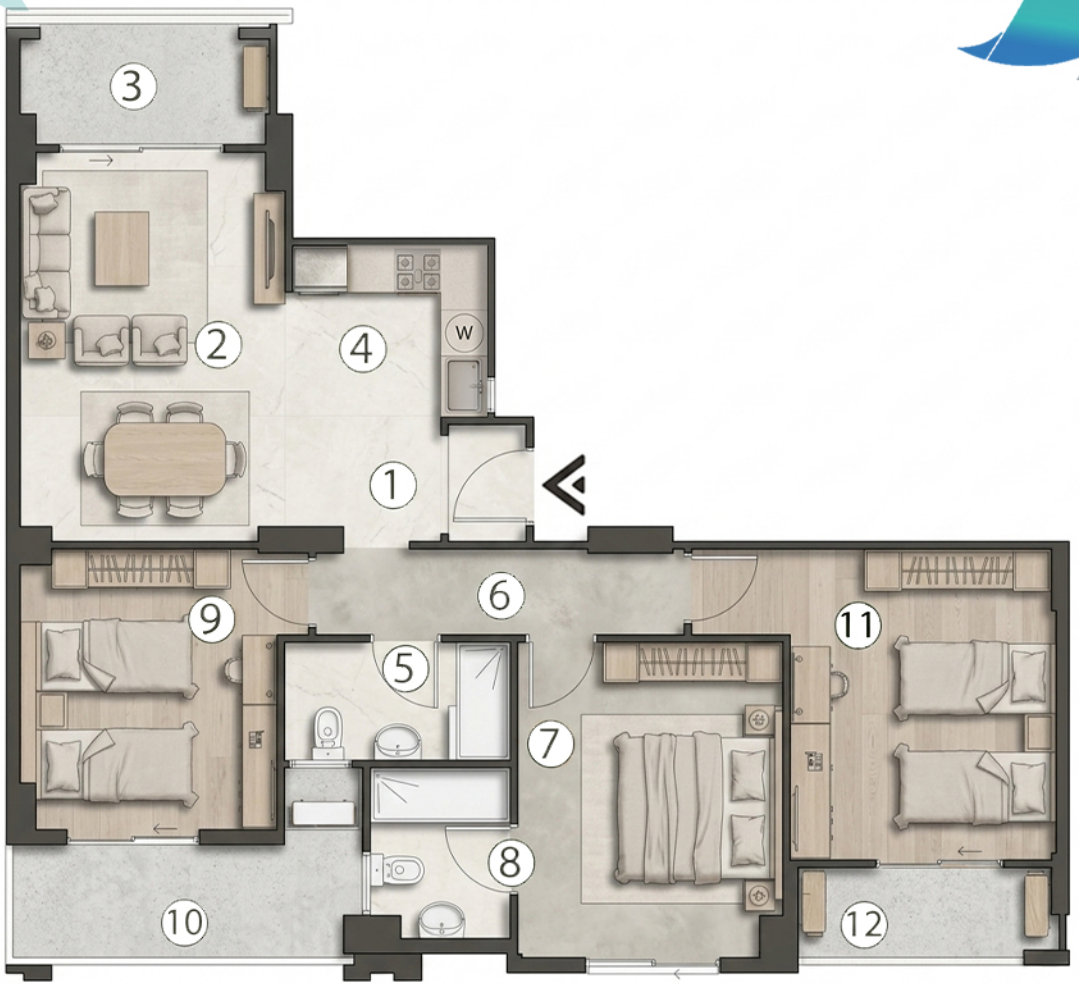
Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...



First Floor

A104 (B-C-D)102
Floor Plan 143m2

1.Entrance Lobby	3.10x1.60	m
2.Reception	5.00x3.40	m
3.Terrace	3.20x1.55	m
4.Kitchen	2.60x2.20	m
5.Bathroom	2.90x1.50	m
6.Corridor	4.70x1.10	m
7. MasterBedroom	4.05x3.40	m
8. M.Bathroom	2.20x1.80	m
9. Bedroom 01	3.60x3.30	m
	1.10x0.40	m
10.Terrace 01	4.40x1.45	m
11. Bedroom 02	4.00x3.40	m
	1.30x1.10	m
12. Terrace 02	3.35x1.15	m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...

Repetitive Floor

A204 (B-C-D)202
Floor Plan 130m2



1.Entrance Lobby	3.10x1.60	m
2.Reception	5.00x3.40	m
3.Terrace	3.20x1.55	m
4.Kitchen	2.60x2.20	m
5.Bathroom	2.90x1.50	m
6.Corridor	4.70x1.10	m
7. MasterBedroom	4.05x3.40	m
8. M.Bathroom	2.20x1.80	m
9. Bedroom 01	3.60x3.30	m
	1.10x0.40	m
10. Bedroom 02	4.00x3.40	m
	1.30x1.10	m
11. Terrace 01	3.35x1.15	m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and Garden

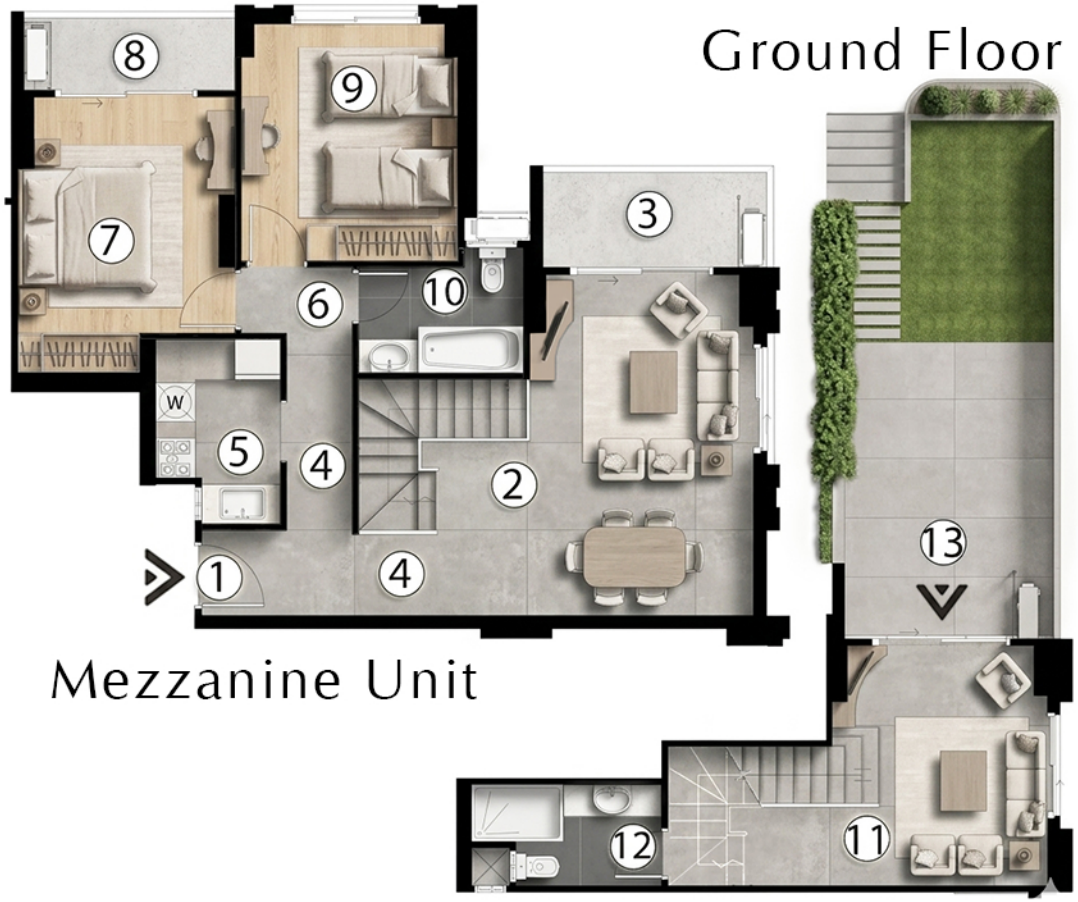
With Lovely greenery
and sea view...

Duplex Unit

A2

Floor Plan 144m2

1.Entrance Lobby	2.30x1.30	m
2.Reception 01	5.20x3.40	m
(stair case)	2.35x2.60	m
3.Terrace 01	1.10x3.20	m
4.Lobby	3.00x1.00	m
	2.70x1.25	m
5.Kitchen	2.80x1.90/1.20	m
6.Corridor	1.70x1.00	m
7.Bedroom 01	3.30x4.20/3.60	m
8.BR Terrace	1.10x3.20	m
9.Bedroom 02	3.60x3.30	m
10.Bathroom 01	2.50x1.90/1.60	m
11.Reception 02	3.40x3.80	m
(stair case)	2.20x2.60	m
12.Bathroom 02	1.60x3.00/2.30	m
13.Terrace & Garden	27 m2	



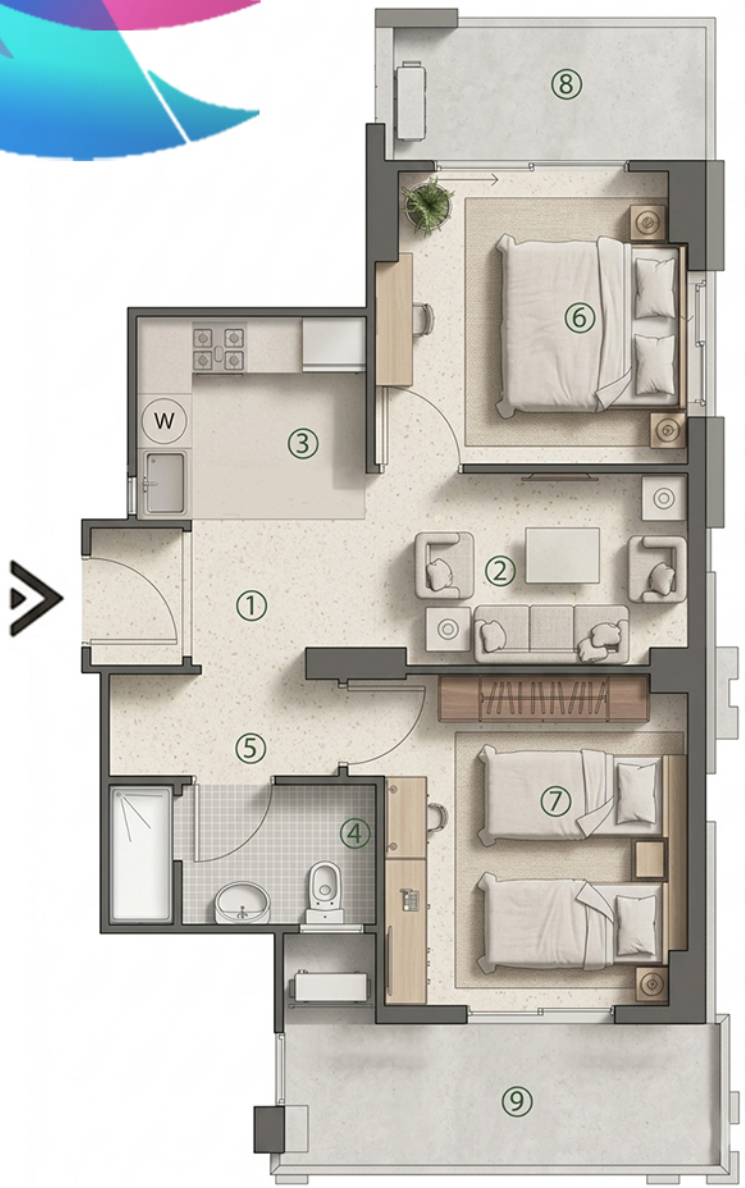
Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with sea view

With panoramic sea view...



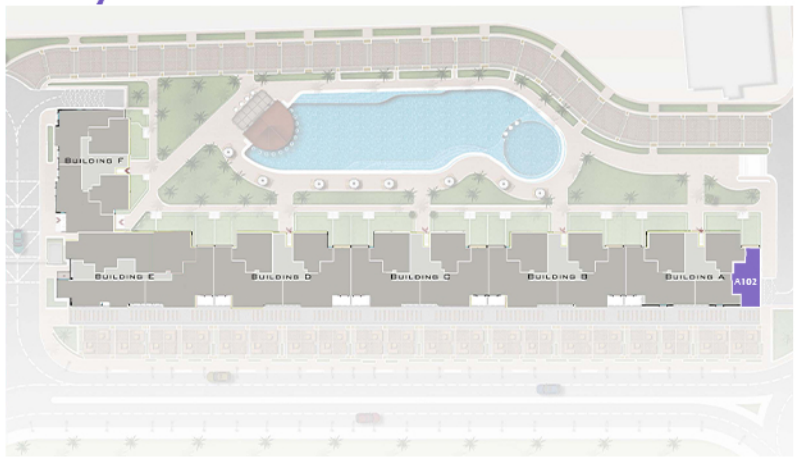
First Floor

A 102

Floor Plan 94m2

1.Entrance Lobby	3.00x1.50 m
2.Reception	3.50x2.10 m
3.Kitchen	2.50x2.20 m
4.Bathroom	2.90x1.50 m
5.Corridor	2.50x1.10 m
6.Bedroom 01	3.40x3.20 m
7.Bedroom 02	3.60x3.30 m
8.Terrace 01	3.40x1.45 m
9.Terrace 02	4.75x1.55 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with sea view

With panoramic sea view...



Repetitive Floor

A202

Floor Plan 76m2

1.Entrance Lobby	3.00x1.50 m
2.Reception	3.50x2.10 m
3.Kitchen	2.50x2.20 m
4.Bathroom	2.90x1.50 m
5.Corridor	2.50x1.10 m
6.Bedroom 01	3.40x3.20 m
7.Bedroom 02	3.60x3.30 m
8.Terrace 01	3.40x1.45 m

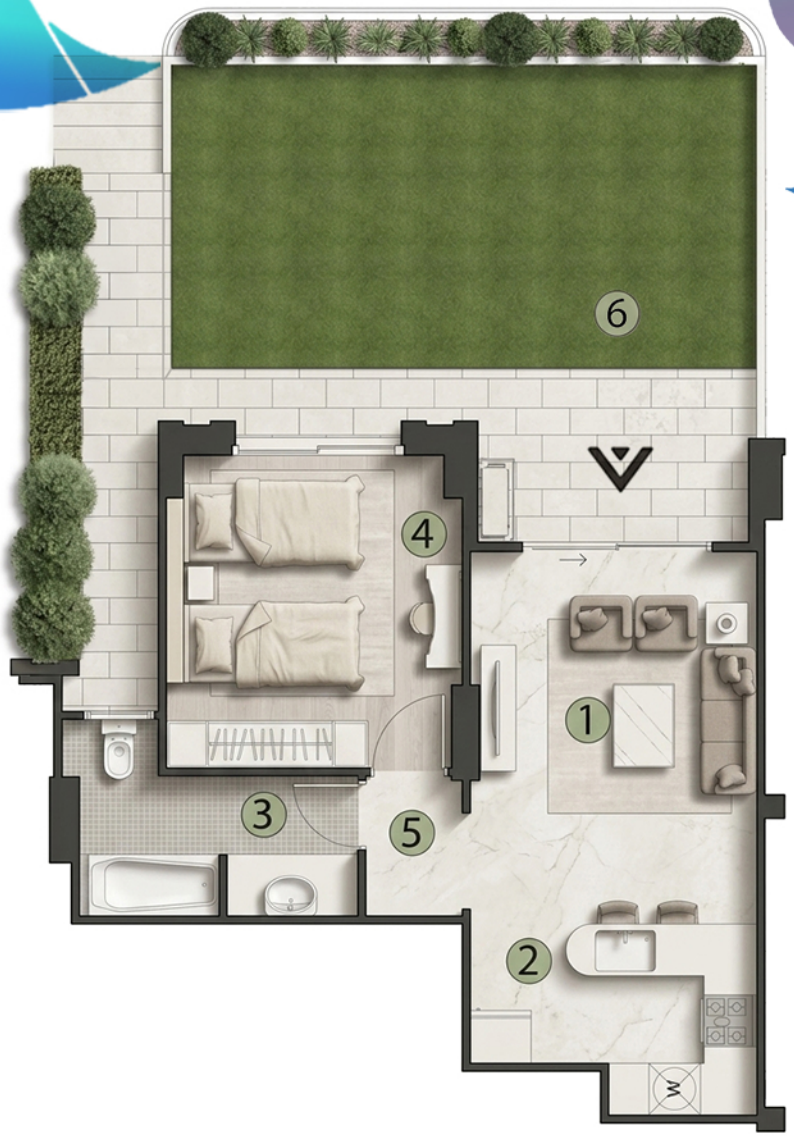
Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and Garden

With panoramic sea view...



Ground Floor

(A-B-C-D)3-E2

Floor Plan 57m2

1.Reception	4.30x3.30 m
2.Kitchenette	2.20x3.30 m
3.Bathroom	3.20x1.60/2.25 m
4.Bedroom	3.60x3.40 m
5.Corridor	1.60x1.20 m
6. Terrace &Garden	41 m2

Key Plan



...Welcome to RABIA BAY...

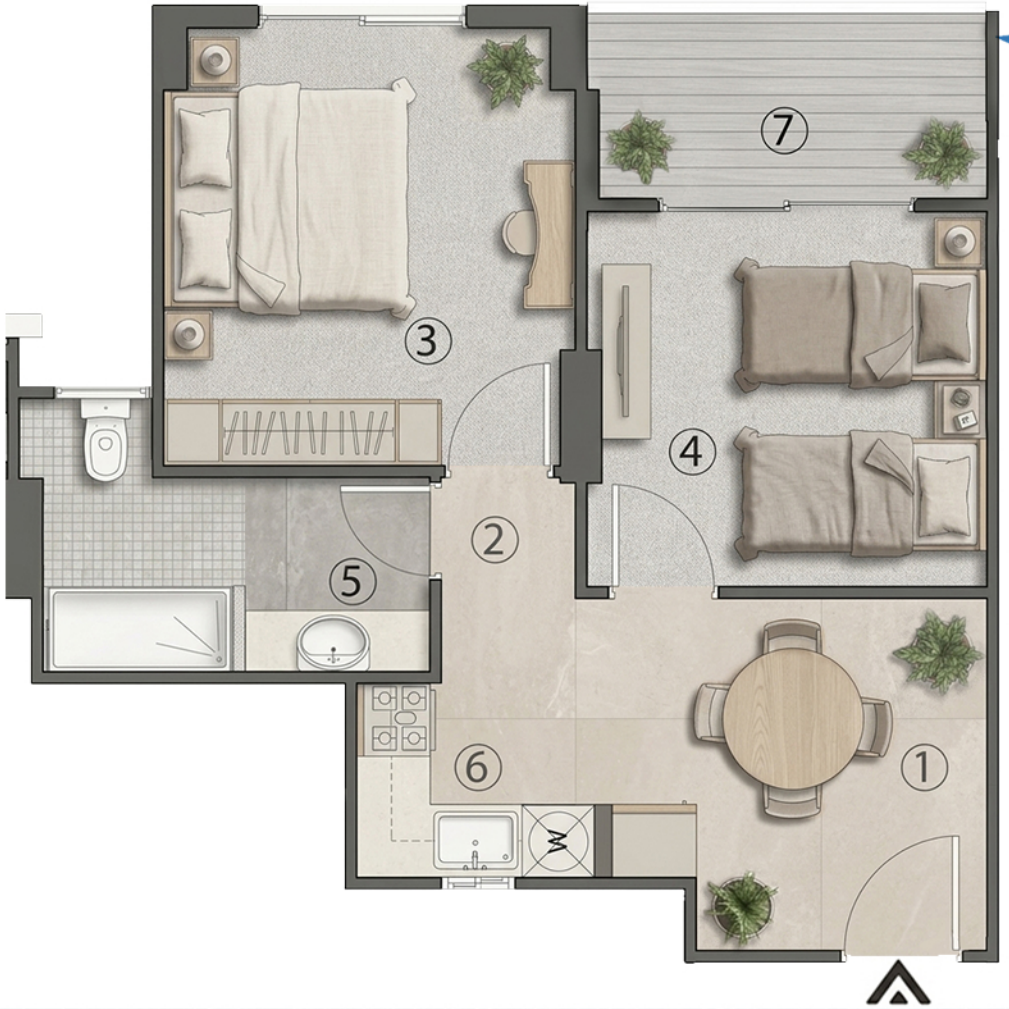
Unit including Terrace and sea view

With panoramic sea view...

First &Repetitive Floor

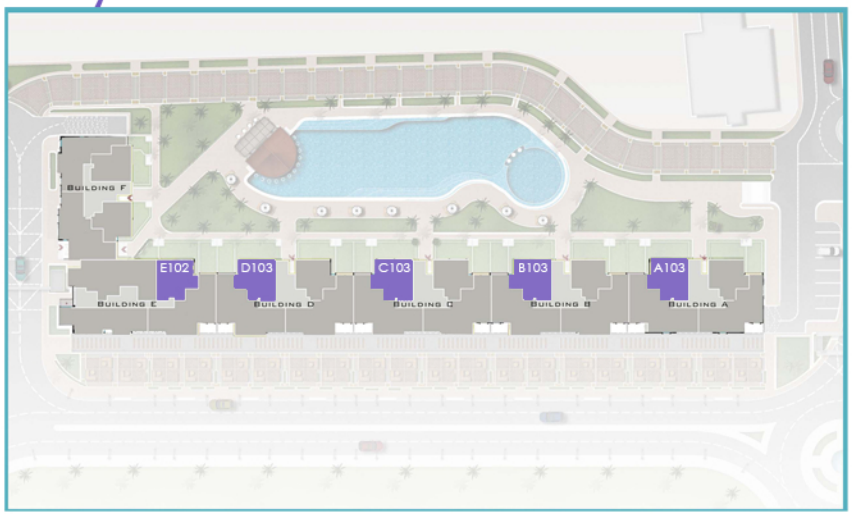
A103 - B103
C103-D103-E102

Floor Plan 69m2



1.Reception	2.90x2.40 m
2.Lobby	1.10x1.70 m
3.Bedroom 01	3.60x3.40 m
4.Bedroom 02	3.30x3.10 m
5.Bathroom	3.20x1.60/2.25 m
6.Kitchen	2.80x1.60 m
7.Terrace	3.30x1.50 m

Key Plan



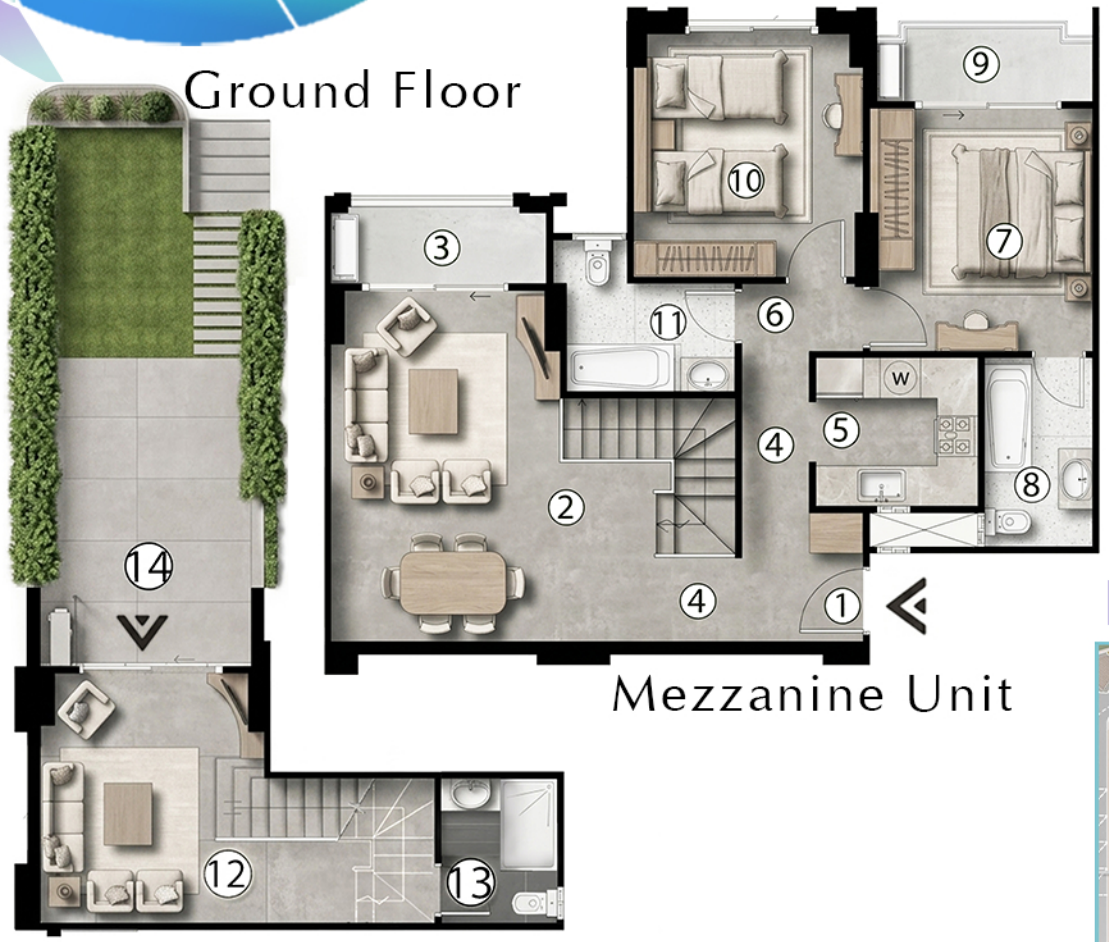
...Welcome to RABIA BAY...

Unit including Terrace and Garden

With Lovely greenery
and sea view...

Duplex Unit
(A-B-C-D)4-E1
Floor Plan 147m2

1.Entrance Lobby	1.90x1.90	m
2.Reception 01	5.20x3.40	m
(stair case)	2.35x2.60	m
3.Terrace 01	1.05x3.20	m
4.Lobby	2.40x1.00	m
	2.70x1.25	m
5.Kitchen	2.40x2.20	m
6.Corridor	1.80x1.00	m
7.MasterBedroom	3.60x3.30	m
8.M.Bathroom	2.80x1.60	m
9.M.Terrace	3.20x1.00	m
10.Bedroom 01	3.60x3.40	m
11.Bathroom 01	2.50x1.60/2.25	m
12.Reception 02	3.40x3.80	m
(stair case)	2.60x2.20	m
13.Bathroom 02	1.80x2.20	m
14.Terrace & Garden	27 m2	



Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with sea view

With panoramic sea view...



FIRST Floor

(B-C-D)104 - E101

Floor Plan 85m2

1.Entrance Lobby	3.00x1.50 m
2.Reception	3.50x2.10 m
3.Kitchen	2.50x2.20 m
4.Bathroom	2.90x1.50 m
5.Corridor	2.50x1.10 m
6.Bedroom 01	3.40x2.80 m
7.Bedroom 02	3.60x3.30 m
8.Terrace 01	3.20x1.55 m
9.Terrace 02	4.50x1.45 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with sea view

With panoramic sea view...



Repetitive Floor

(B-C-D)204 - E201

Floor Plan 72m2

1.Entrance Lobby	3.00x1.50 m
2.Reception	3.50x2.10 m
3.Kitchen	2.50x2.20 m
4.Bathroom	2.90x1.50 m
5.Corridor	2.50x1.10 m
6.Bedroom 01	3.40x2.80 m
7.Bedroom 02	3.60x3.30 m
8.Terrace 01	3.20x1.55 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace

First &Repetitive Floor

(A-E)105

Floor Plan 56m2



1.Reception	3.40x2.45+ 1.40x2.80 m
2.Kitchen	2.80x2.00 m
3.Bathroom	2.20x1.80 m
4.Bedroom	4.00x3.40 m
5.Terrace	3.35x1.15 m

Key Plan



Unit including Terrace

First &Repetitive Floor

(B-C-D)105

Floor Plan 56m2



1.Reception	3.40x2.45+ 1.40x2.80 m
2.Kitchen	2.80x2.00 m
3.Bathroom	2.20x1.80 m
4.Bedroom	4.00x3.40 m
5.Terrace	3.35x1.15 m

Key Plan



Unit including Terrace and Garden

With panoramic sea view...



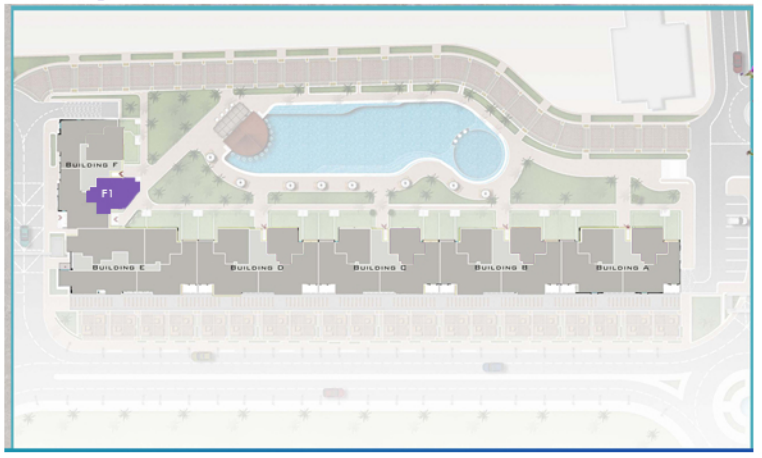
Ground Floor

F1

Floor Plan 55m2

1.Reception	4.20x3.30 m
2.Lobby	1.10x1.60 m
3.Bedroom	3.60x3.30 m
4.Bathroom	3.10x1.60/2.10 m
5.Kitchen	3.00x1.60/2.20 m
6. Terrace &Garden	30 m2

Key Plan



...Welcome to RABIA BAY...

Unit including
Terrace and sea view

With panoramic sea view...

Mezzanine Floor

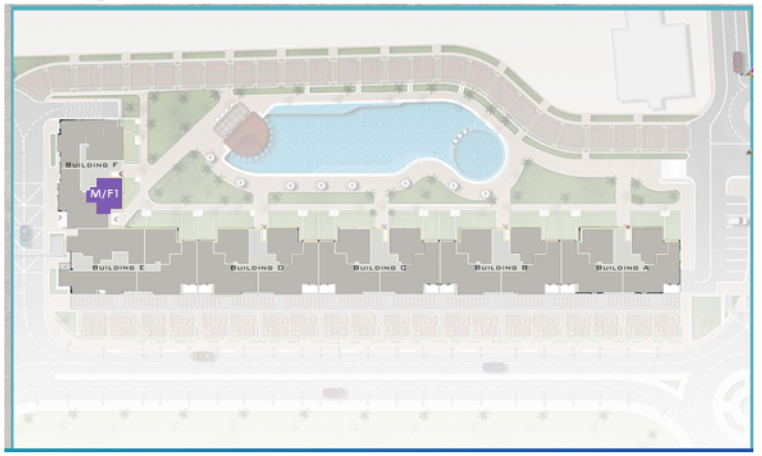
M/F1

Floor Plan 62m2



1.Reception	4.20x3.30 m
2.Lobby	1.10x1.60 m
3.Bedroom	3.60x3.30 m
4.Bathroom	3.10x1.60/2.10 m
5.Kitchen	3.00x1.60/2.20 m
6. Terrace	3.20x1.10 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...

FIRST Floor

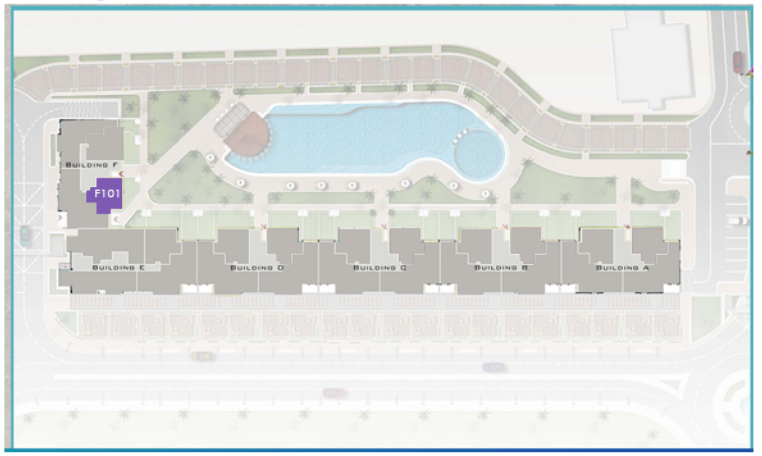
F101

Floor Plan 63m2



1.Reception	4.20x3.30 m
2.Lobby	1.10x1.60 m
3.Bedroom	3.60x3.30 m
4.Bathroom	3.10x1.60/2.10 m
5.Kitchen	3.00x1.60/2.20 m
6. Terrace	3.20x1.10 m

Key Plan



...Welcome to RABIA BAY...

Unit including
Terrace and sea view

With panoramic sea view...

Repetitive Floor

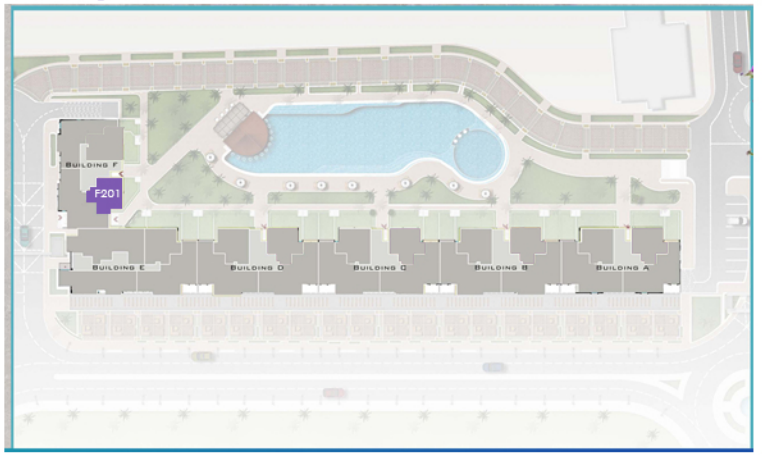
F201

Floor Plan 61m2



1.Reception	4.20x3.30 m
2.Lobby	1.10x1.60 m
3.Bedroom	3.60x3.30 m
4.Bathroom	3.10x1.60/2.10 m
5.Kitchen	3.00x1.60/2.20 m
6. Terrace	3.20x1.10 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...

Mezzanine Floor

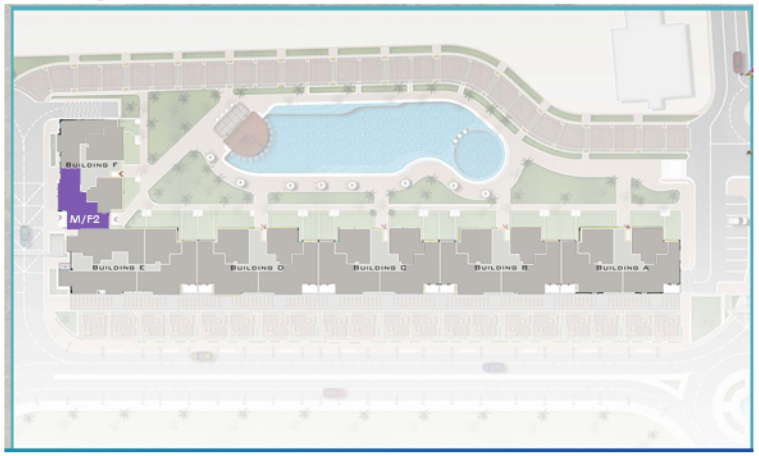
M/F 2

Floor Plan 105m2



1.Entrance Lobby	3.00x1.50 m
2.Reception	5.00x3.40 m
3.Terrace	3.40x1.50 m
4.Kitchen	2.50x2.20 m
5.Bathroom	2.90x1.50 m
6.Corridor	2.50x1.10 m
7. MasterBedroom	5.20 x3.40 m
8. M.Bathroom	2.20x1.80 m
9. Bedroom 01	3.60x3.30 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...

First Floor &Repetitive

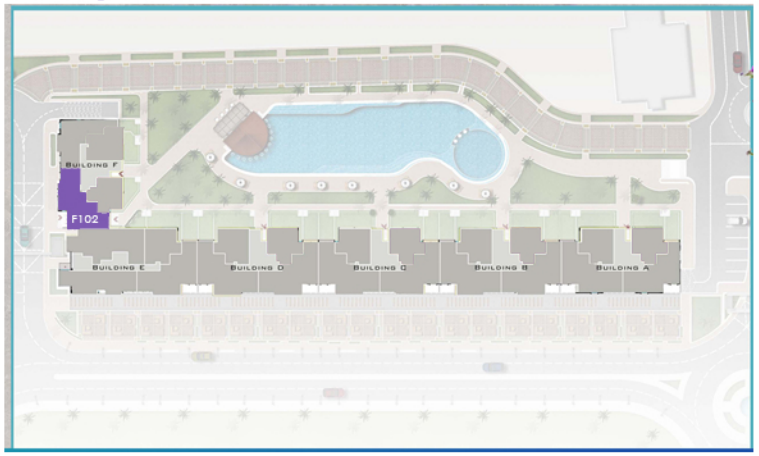
F102

Floor Plan 104m2



1.Entrance Lobby	3.00x1.50 m
2.Reception	5.00x3.40 m
3.Terrace	3.40x1.50 m
4.Kitchen	2.50x2.20 m
5.Bathroom	2.90x1.50 m
6.Corridor	2.50x1.10 m
7. MasterBedroom	5.20 x3.40 m
8. M.Bathroom	2.20x1.80 m
9. Bedroom 01	3.60x3.30 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with Garden

With panoramic sea view...

Ground Floor

(F3)

Floor Plan 63m2



1.Reception	6.40x3.30 m
2.Kitchen	2.40x1.90 m
3.Corridor	1.70x1.10 m
4.Bathroom	3.90x1.60 m
5.Bedroom	3.50x3.40 m
7.Terrace+GARDEN	44 m2

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with sea view

With panoramic sea view...



Mezzanine Floor &Repetitive

(M/F3)

Floor Plan 88m2

1.Reception	3.30x3.10 m
	+3.25x1.20 m
2.Kitchen	3.30x2.10 m
3.Corridor	2.20x1.80 m
4.Bathroom	3.20x1.70 m
5.Bedroom01	4.40x3.30 m
6.Bedroom02	4.10x3.10 m
7.Terrace01	2.15x1.00 m
8.Terrace02	3.10x1.00 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with Garden

With panoramic sea view...

Ground Floor

(F4)

Floor Plan 85m2



1.Entrance Lobby	2.70x1.30 m
2.Reception	3.80x2.70 m
3.Kitchen	2.90x1.90 m
4.Corridor	1.90x1.00 m
5.Bedroom01	3.50x3.20 m
6.Lobby	1.70x1.70 m
7.Bathroom	2.80x1.70 m
8.Bedroom02	5.20x3.45 m
9.Terrace+GARDEN	58 m2

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with sea view

With panoramic sea view...



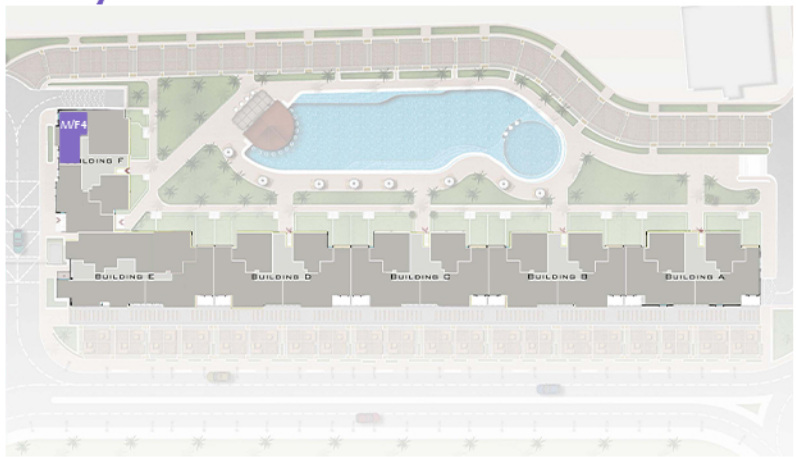
Mezzanine Floor &Repetitive

(M/F4)

Floor Plan 109m2

1.Corridor	4.70x1.40 m
2.Reception	4.40x3.00 m
	+3.20x2.50 m
3.Kitchen	3.80x2.00 m
4.Bathroom	3.10x1.70 m
5.Bedroom 01	4.40x3.55 m
6.Bedroom 02	3.70x3.45 m
7.Terrace01	3.35x0.65 m
8.Terrace02	3.50x1.10 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace with Garden

With panoramic sea view...

Ground Floor

(E3)

Floor Plan 136m2

1.Entrance Lobby	1.30x1.70	m
2.Kitchen	2.50x2.50	m
3.Reception	6.00x3.70	m
4.Lobby	1.10x5.05	m
5.Bathroom	1.70x2.45	m
6.WC	2.70x1.60	m
	2.20x0.90	m
7.MasterBedroom	3.60x3.60	m
	1.10x2.65	m
8.Terrace	1.10x1.50	m
9.Bedroom	3.70x3.70	m
10.Bedroom	3.70x3.80	m
11.Terrace &Garden	20	m2



Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...

Mezzanine Floor

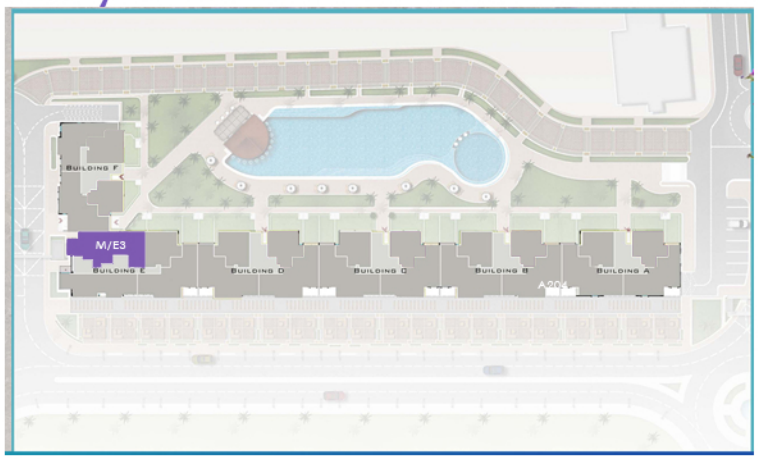
M/E3

Floor Plan 142m2

1.Entrance Lobby	1.15x2.70 m
2.Kitchen	2.80x2.35 m
3.Reception	6.00x3.70 m
4.Terrace-01	1.10x5.90 m
5.Lobby	1.10x5.00 m
6.Bathroom	1.70x2.45 m
7.WC	1.60x2.70 m
	0.90x2.20 m
8.Bedroom	3.60x3.60 m
9.Bedroom	3.70x3.70 m
10.Bedroom Terrace	1.50x1.10 m
11.Bedroom	3.70x3.80 m



Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...

First Floor

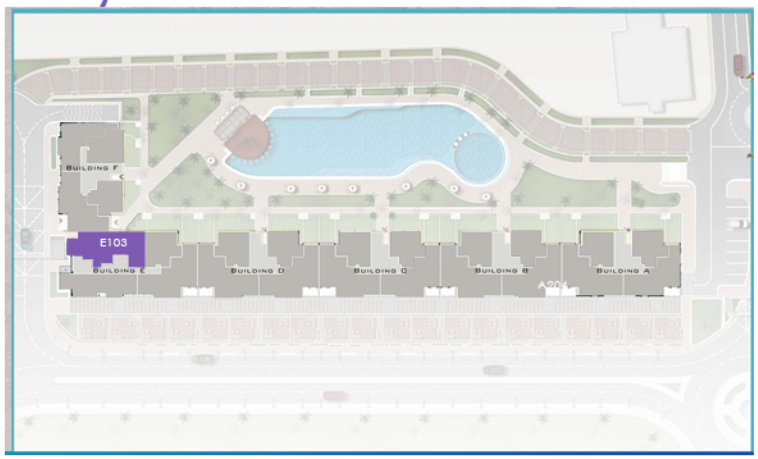
E103

Floor Plan 145m2

1.Entrance Lobby	1.40x2.70	m
2.Kitchen	2.80x2.10	m
3.Reception	6.00x3.70	m
4.Terrace-01	1.10x5.90	m
5.Lobby	1.10x5.00	m
6.Bathroom	1.70x2.45	m
7.WC	1.60x2.70	m
	0.90x2.20	m
8.Bedroom	3.60x3.60	m
9.Bedroom	3.70x3.70	m
10.Bedroom Terrace	1.50x1.10	m
11.Bedroom	3.70x3.80	m



Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...

Repetitive Floor

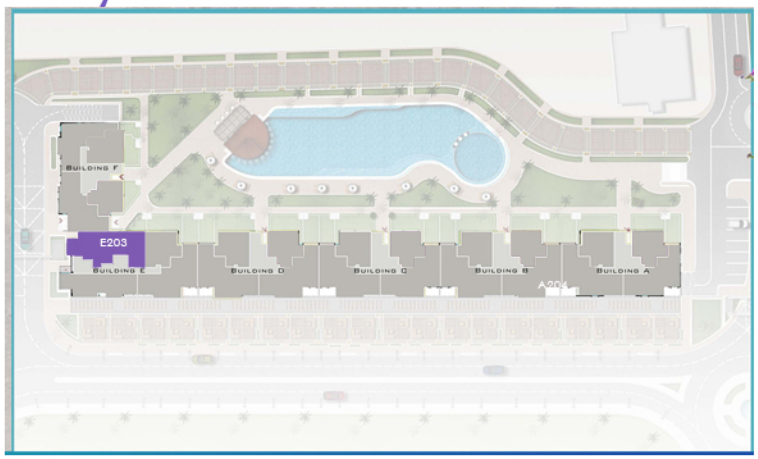
E203

Floor Plan 143m2

1.Entrance Lobby	1.40x2.70 m
2.Kitchen	2.80x2.10 m
3.Reception	6.00x3.70 m
4.Terrace-01	1.10x5.90 m
5.Lobby	1.10x5.00 m
6.Bathroom	1.70x2.45 m
7.WC	1.60x2.70 m
	0.90x2.20 m
8.Bedroom	3.60x3.60 m
9.Bedroom	3.70x3.70 m
10.Bedroom Terrace	1.50x1.10 m
11.Bedroom	3.70x3.80 m



Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...



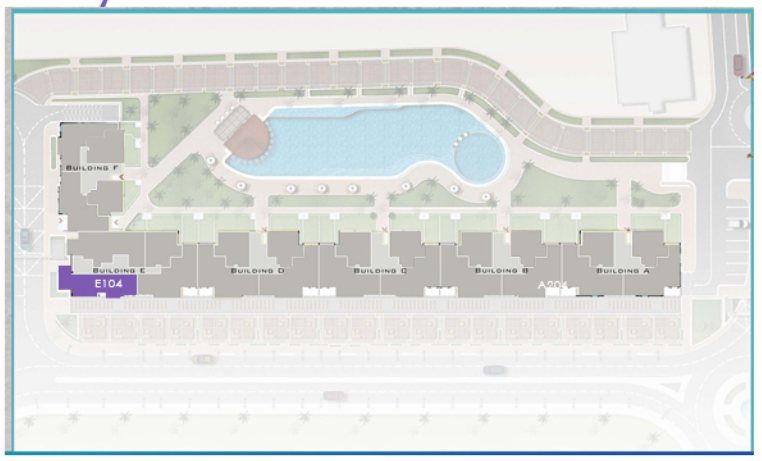
First Floor

E104

Floor Plan 126m2

1.Entrance Lobby	2.50x1.40 m
2.Kitchen	3.50x2.50 m
3.Reception	3.40x5.35 m
	3.40x2.60 m
4.Reception Terrace	1.40x2.50 m
5.Lobby	1.10x4.45 m
6.WC	1.70x2.80 m
7.Bedroom	4.00x3.40 m
	1.10x0.85 m
8.Bedroom	3.40x4.00 m
9.Bedroom Terrace	1.15x3.20 m

Key Plan



...Welcome to RABIA BAY...

Unit including Terrace and sea view

With panoramic sea view...



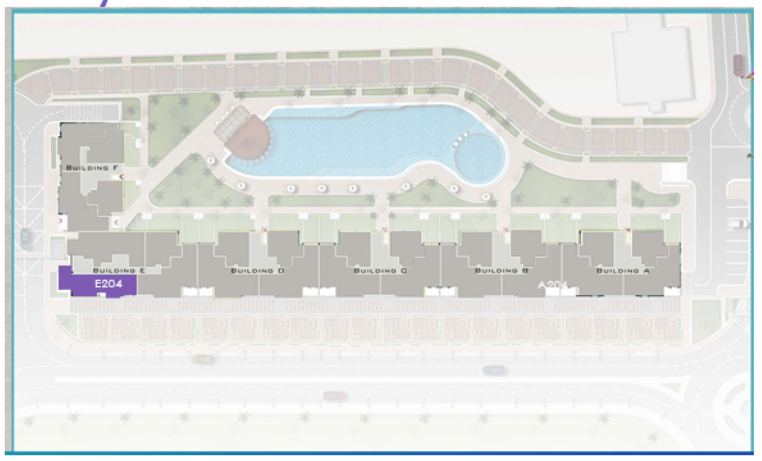
Repetitive Floor

E204

Floor Plan 122m2

1.Entrance Lobby	2.50x1.40 m
2.Kitchen	3.50x2.50 m
3.Reception	3.40x5.35 m
	3.40x2.60 m
4.Reception Terrace	1.40x2.50 m
5.Lobby	1.10x4.45 m
6.WC	1.70x2.80 m
7.Bedroom	4.00x3.40 m
	1.10x0.85 m
8.Bedroom	3.40x4.00 m
9.Bedroom Terrace	1.15x3.20 m

Key Plan



...Welcome to RABIA BAY...