

Porto Agadir

Client

Amer Group

Scope of Work

Schematic Design
Design Development
Design Permits

Location

Morocco

Types of Activities

Architectural
Electromechanical
Infrastructure
Structural

Porto Agadir is among the most attractive development areas in the Western Morocco. This attraction is derived from the available natural potentials for near-future, tourism, residence, commerce, and hospitality, as well as the relatively low population density.

As one of largest recreational projects in Morocco; the project is situated about 16 km north to Agadir Town (Anza District) on the Moroccan Atlantic Coast (approximately 800m long), and located at the northern foot of the well-known, giant South Atlas Thrust Fault

(SATF); which divides the Southeastern (SE) Intermediate Anti-Atlas Atlas Mountains from the northwestern (NW) High Atlas Mountains.

The Coastal Zone total area is approximately 200,000 square meters, and starts from the Mountains Zone with a height of 6 m from sea level. In addition, the Mountains Zone total area is approximately one million square meters, and is served by the Regional Road with a length of approximately 1200 m².





The Porto's masterplan encompasses the Coastal and Mountains' Zones.

The Coastal Zone

The urban development of the Coastal Zone comprises four stages, as follows:

- Stages I and II: coastal hotel rooms, service commercial area, and hotel apartments with a BUA of 25,944 m² for stage I, and 60,869 m² for stage II
- Stage III: residential and recreational areas with a BUA of 30,838m²
- Stage IV: residential and commercial areas with a BUA of 22,183 m²

The Floor Area Ratio (FAR) of the Coastal Zone is 139,834 m² (approximately 70% of the total land area), while the footprint area is 40,000 m² (approximately 20% of the total land area).

The Mountains Area

The urban development of the Mountains Zone comprises seven stages, as follows:

- Stage V: residential and commercial areas with a BUA of 42,668m²

- Stage VI: commercial areas with a BUA of 9,600 m²
- Stage VII: residential and commercial areas with a BUA of 98,532 m²
- Stage VIII: residential, commercial, and medical areas with a BUA of 277,125 m²
- Stage IX: residential, commercial, and service areas, as well as a mosque, and a mall with a BUA of 171,765 m²
- Stage X: residential and commercial areas with a BUA of 35,130 m²
- Stage XI: residential and educational areas with a BUA of 51,150 m²

The FAR of the Mountains Zone is 685,970 m² (approximately 68.5% of the total land area), while the footprint area is 50,090 m² (approximately 9% of the total land area).