



ORA
RESIDENCES

— Opening the Door to Luxury Living

Introducing a new exciting residential
concept to the Maltese Islands



The World at your Doorstep

- ORA West 18 Floors & ORA East of 17 Floors
- 1-Car Garages, 2-Car Garages and Car Spaces for ORA Residences owners
- Separate Parking Area for the General Public with over 1500 spaces
- Area covering a total of over 18,272 sqm, which includes 5,000 sqm green areas
- Natura 2000 site with 970,000sqm protected land and White Rocks Nature Park



The World at your Doorstep

- A luxurious 5-Star Hard Rock Hotel and all its services - comprising of 394 rooms
- Largest Shopping Mall with diverse brands, circa 25,000 sqm
- Malta's largest Wellness Centre including Gym and Spa with a total of 3,300sqm
- Artificial Intelligent Elite area, Boxing Ring, Squash court and Malta's first Zen Garden
- 12 restaurants, which will include International franchises
- 2,000 sqm Supermarket (with its own designated private corridor to the Residences)
- Internationally recognised Beach Club



→ — Living in the green

Vertical Greening





Dr. Laura Gatti

**Award winning agronomist -
landscape designer**

The person behind the greenery of
the award-winning and world-
renowned development known as
the Vertical Gardens in Porta
Nuova, Milan



Milano, Italy

Vertical Garden





Nanjing Vertical Forest, Jiangsu, China

Smart Forest City, Cancun, Mexico



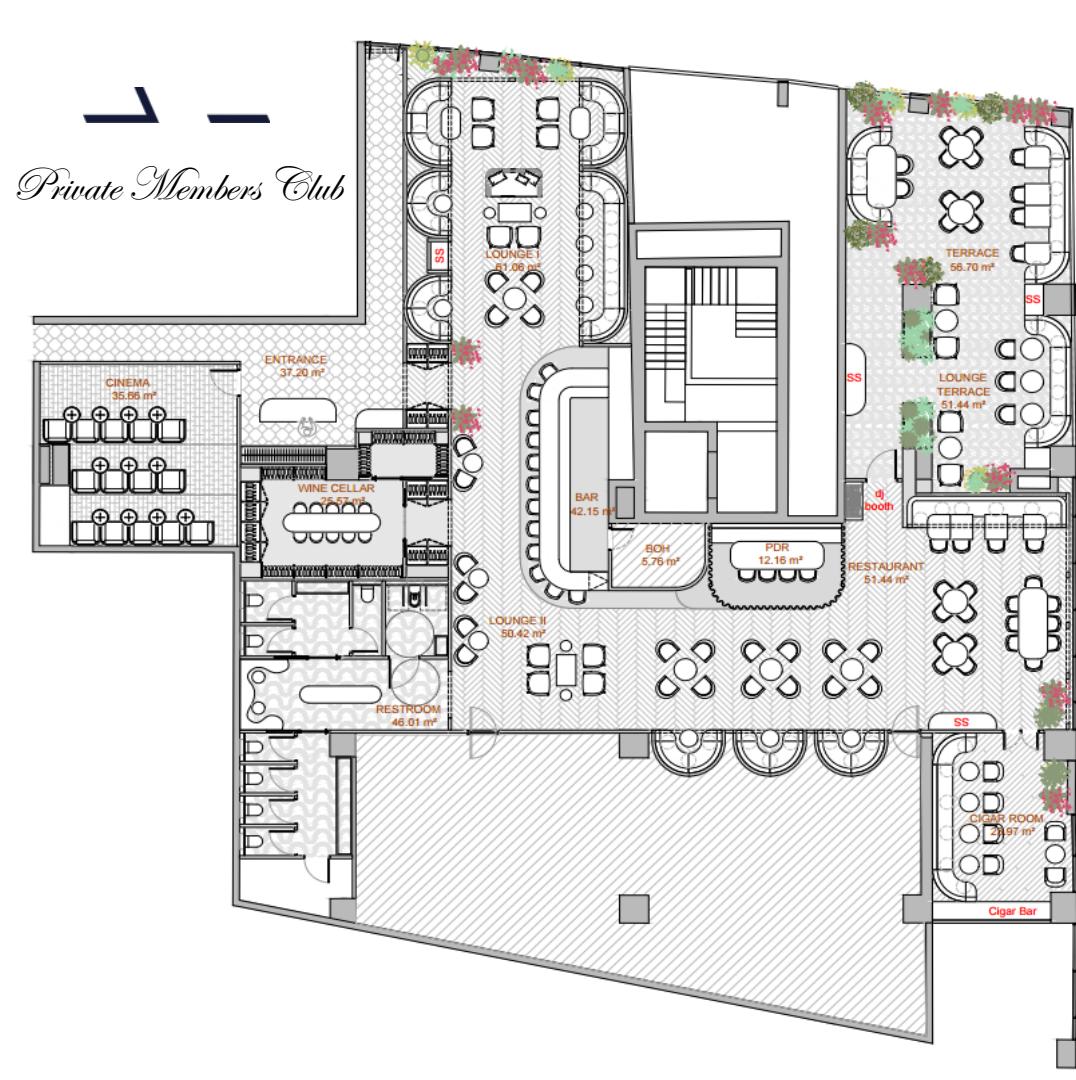
Leadership in Energy and Environmental Design – Sustainability





	RESIDENTS CLUB Platinum	RESIDENTS CLUB Gold	RESIDENTS CLUB Silver
Discounts at all Lifestyle Group establishments on both food and beverage	-10%	-10%	-10%
Access to the Exclusive Private Members Club	✗	✗	✗
Use of all outdoor pools	✗	✗	✗
Access to hotel concierge services	✗	✗	
Use of Adults-Only Sky Lounge Pool	✗	✗	
Full annual gym membership	✗	✗	
Access to spa facilities and indoor pool	✗	✗	
Access to the Premium concierge services	✗		
Household administration	✗		
Storage facility	✗		
Maintenance services	✗		
Cleaning services	✗		
Daily waste collection	✗		
Monthly car wash service	✗		
Valet service	✗		
Complimentary guest parking	✗		





Special Designated Area (SDA)

A status granted to qualifying luxury developments, that allows both EU and non-EU nationals to purchase property in Malta with the same acquisition rights as Maltese citizens

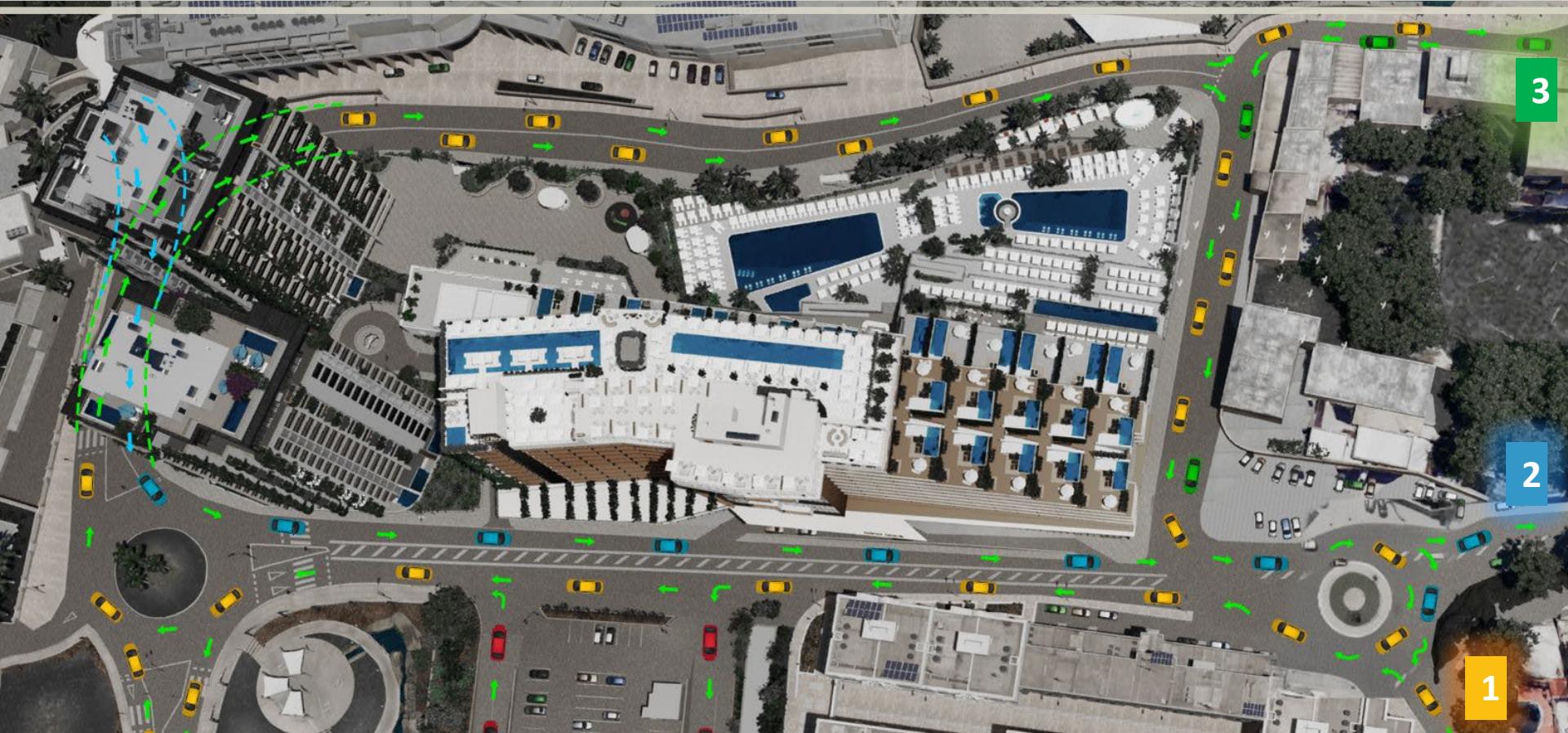




The Gateway to Natura 2000

- 970,000sqm of untouched land
- An Oasis of tranquility
- Endless walks along pristine crystal clear waters

Accessibility (3 separate access points)



Colour moods and finishes

Sold fully finished including:

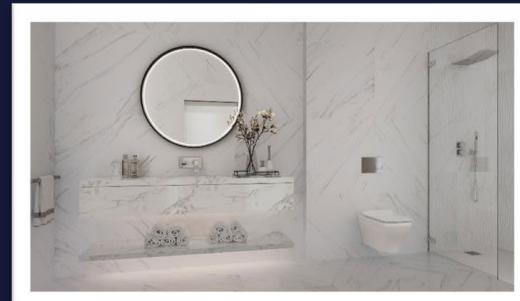
- Baldocer large format gres tiles
- Fire-rated front doors
- Solid internal doors
- Bathrooms with underfloor heating
- Noken sanitary ware
- Heavy duty apertures (250km/h)
- VRF air-conditioning
- 15mm Parquet flooring in all bedrooms
- Soffit ceilings
- Fire detection system
- Intelligent lighting
- Sound mats on all floors
- Insulated walls
- Ventilated façade

Furniture not included

MODERN



CLASSIC



Project Timeline

Podium Level (ground floor) – Achieved DECEMBER 2024

Built in Shell – NOVEMBER/DECEMBER 2025

Completion (keys in hand) – JUNE/JULY 2026

**The above timelines are indicative and may change as the development progresses*

Interconnected Spaces/Garages Prices

Spaces

Level -5: €45,000

Level -4: €50,000

Level -3: €55,000

1-Car Lock-Up Garages

Level -4: €65,000

Level -3: €70,000

Payment Terms

€25,000 Reservation Fee

10% at Promise Of Sale (including 25k Reservation Fee)

90% on Completion and signing of Contract (Estimated mid-2026)

**Duration of Promise of Sale will be for 2 years from date of signing POS*

***Ground rent not included – Redeemable to Freehold at any time*

****Payment Terms updated on 04.09.2025*

The background of the image is a high-angle aerial shot of a bright blue ocean. A white boat is positioned in the center-left, moving towards the top-left. It creates a large, white, curved wake that sweeps across the frame. In the bottom right corner, there is a smaller, more vertical wake. The overall scene is dynamic and suggests movement and luxury.

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THANK YOU