

An aerial photograph of a boat moving through deep blue-green water, leaving a wide, circular white wake. The boat is positioned on the left side of the frame, moving towards the center. The wake forms a large, concentric circle that dominates the right and bottom portions of the image. The water's surface is textured with small waves and ripples.

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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, including 5,000sqm 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





# The Gateway to Natura 2000

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

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**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

## Vertical Garden

Milano, Italy





Nanjing Vertical Forest, Jiangsu, China

## Smart Forest City, Cancun, Mexico



# Leadership in Energy and Environmental Design – Sustainability





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CLUB



RESIDENTS  
CLUB



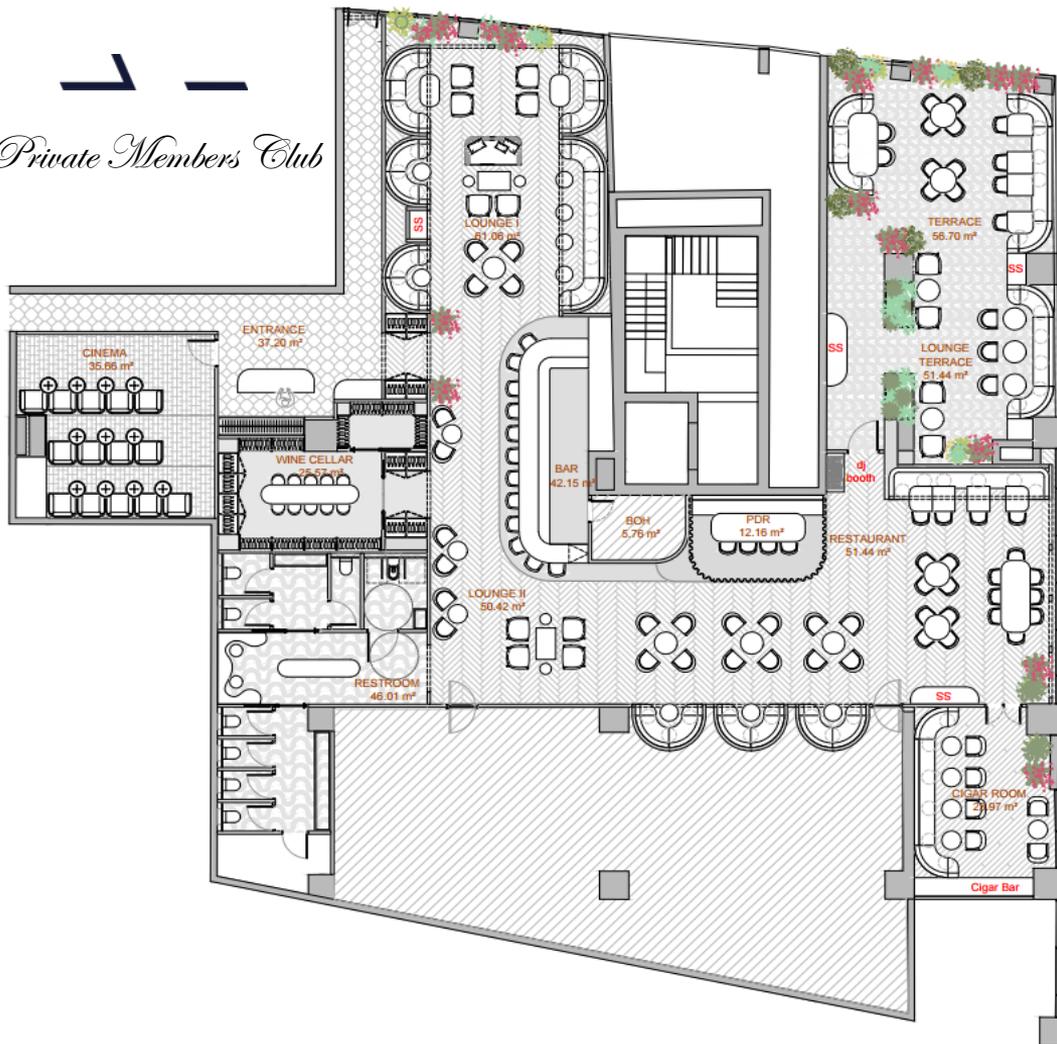
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Amenities	Platinum	Gold	Silver
Discounts at all Lifestyle Group establishments on both food and beverage	-10%	-10%	-10%
Access to the Exclusive Private Members Club	✳️	✳️	✳️
Use of all outdoor pools	✳️	✳️	✳️
Access to hotel concierge services	✳️	✳️	
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	✳️		





# Private Members Club

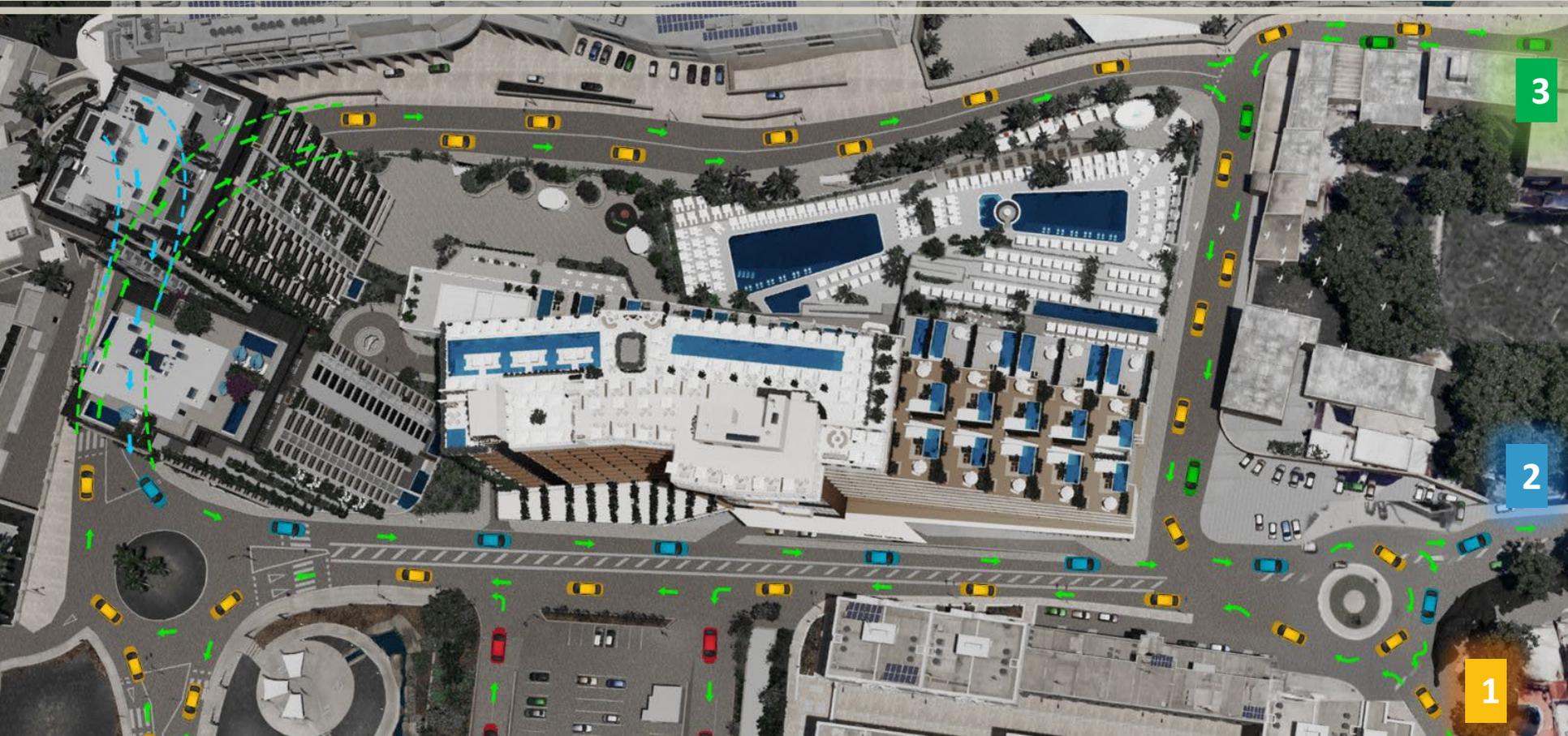


# Special Designated Area (SDA)

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



# Accessibility (3 separate access points)



# Colour moods and finishes

Sold fully finished including:

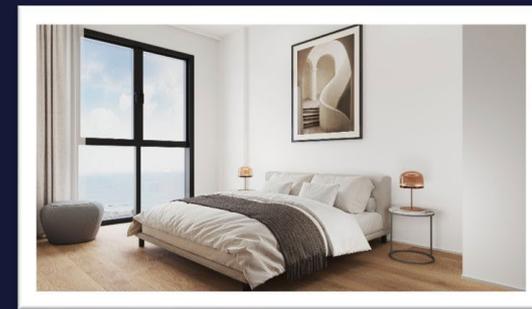
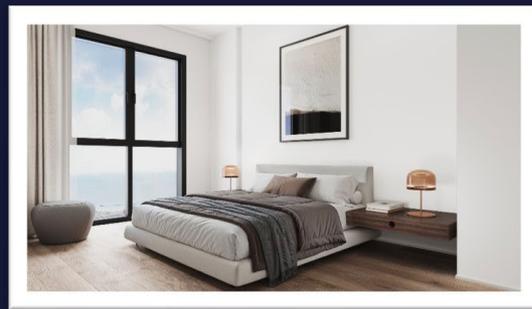
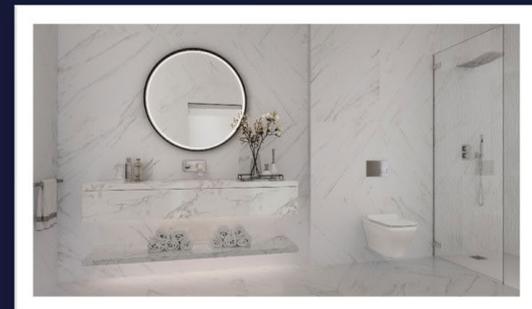
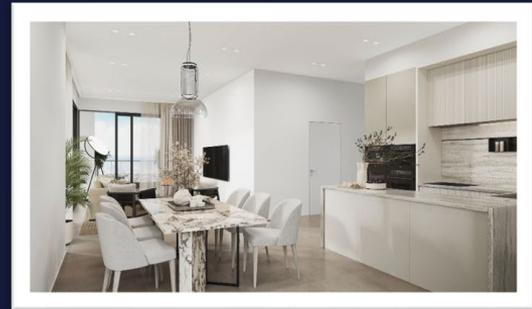
- Baldocer large format gres tiles
- Fire-rated front doors
- Solid internal doors
- Bathrooms with underfloor heating
- Noken sanitary ware
- Heavy duty apertures (250km/h)
- VRF air-conditioning
- 15mm Parquet flooring in all bedrooms
- Soffit ceilings
- Fire detection system
- Intelligent lighting
- 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 – JANUARY 2026

Completion (keys in hand) – JULY/AUGUST 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*



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THANK YOU