



torresrani

MAPUTO

LIMITED LUXURY T4 & T5 APARTMENTS



BACKGROUND

The Magnificent Torres Rani Buildings

The iconic Torres Rani is located along Mozambique's picturesque coastline on Avenida da Marginal n.141 in Maputo City. Conceived to make a bold statement in the urban fabric of Maputo, the development was successfully concluded in 2016 as a Mixed-Use Development — including the Radisson Blu Hotel — with sinuous shapes inspired by the rolling hills and undulating coastline of Mozambique.

On 22nd March 2017, Torres Rani was inaugurated by President Filipe Nyusi, representing an investment of over USD 250 Million by the Aujan Group and Minor Group. That same year, Torres Rani received two prestigious awards: Best Architectural Design at the Africa Property Investment (API) Awards in South Africa, and the coveted "Best of the Best" award at The Casa Mozambique Real Estate Gala — competing against 40 projects across Mozambique.

Introducing the T5 Limited Luxury Apartment

The T5 Limited Luxury Apartment at Torres Rani is the result of combining a T2 and a T3 into one seamless, private residence — delivering 251.51 sqm of all-en-suite living, breathtaking views from every angle, and a sense of space that simply redefines what luxury means in Maputo.

The Best of Both Worlds — City & Ocean Views

The T2 component frames a stunning panoramic city view, while the T3 opens up to the magnificent Indian Ocean. Together, they create a home where you can watch the city come alive in one direction and the ocean shimmer in the other — all from within your own private residence.

Entertain in Style. Retreat in Privacy.

This is where the T5 truly sets itself apart. The combined layout creates a generous, flowing entertainment space — open-plan living, formal dining and a seamless connection to the merged balcony terrace — perfect for hosting in style. Yet the bedroom suites remain entirely separate and private, tucked away from the social areas, offering a serenity that is rarely found in city living. And with the flexibility to convert one room into whatever suits your lifestyle — a home office, a private study, a TV room or extra storage — the T5 adapts to you, not the other way around. This is simply home. Safe, warm and wrapped in a quiet magic that you will feel the moment you walk through the door. Your guests experience the grandeur. You retreat to complete tranquillity. It is the best of both worlds, under one roof.



251.51 sqm

Exceptional space for extraordinary living.



5 En-Suite Bedrooms

5 en-suite bedrooms — two of which can be adapted into a private study and TV lounge, creating a refined 3-bedroom residence with additional flexible living spaces.



Dual Aspect Views

Stunning city views from the T2 · Indian Ocean views from the T3



Grand Entertainment Space

Open-plan living, dining and merged balcony terrace — made for hosting

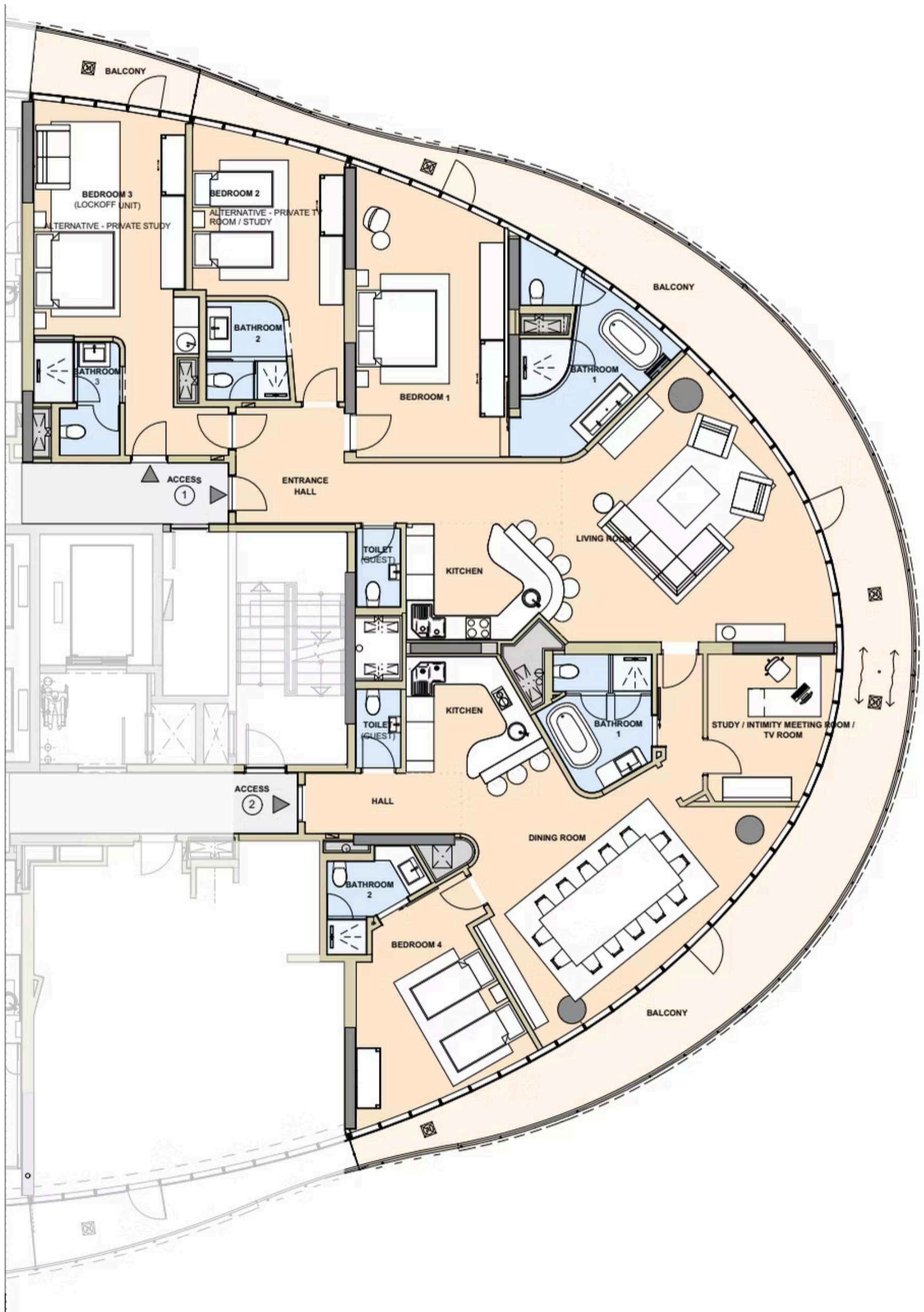


Long-Stay Rental

Available now — contact us to arrange your private viewing

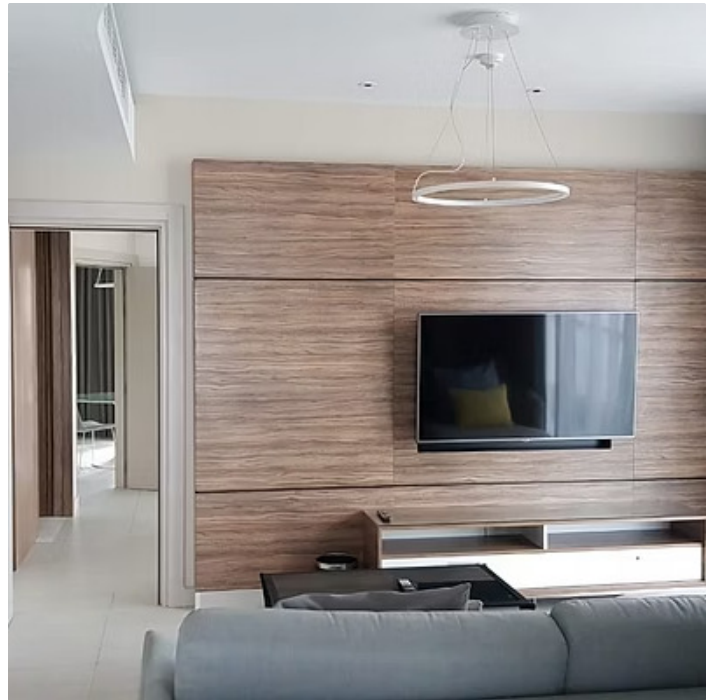
Limited Luxury T5 – Conversion Layout Proposal

Limited Lux T5 – 251.51 sqm excl. balcony · All En-Suite



T5 Limited Luxury Apartment – Interior Gallery

A glimpse inside the T5 – where two residences become one extraordinary home.



Introducing the T4 Limited Luxury Apartment

Two apartments. Two breathtaking views. One extraordinary home. The T4 Limited Luxury Apartment brings together two T2 residences — one facing Maputo's spectacular city skyline, the other opening up to the shimmering Indian Ocean — into a single, seamlessly connected living experience. Space, flexibility and a standard of comfort that rivals anything in Maputo. No penthouse required.

City & Ocean Views.

Most residences offer one perspective. The T4 gives you both. One T2 frames the vibrant Maputo city skyline — perfect for those who love the energy of urban life. The other T2 opens to the Indian Ocean, where the horizon stretches endlessly and the sound of the sea becomes part of your daily rhythm. Together, they create a home with a dual identity — dynamic and serene, all at once.

Entertain Grandly. Live Privately.

The T4's greatest strength lies in its thoughtful design. The combined living and dining areas flow generously into one another — creating an entertainment space that feels truly grand. Yet the two bedroom suites are positioned entirely separately, offering complete privacy for residents and guests alike. And with the freedom to convert one room into whatever your life demands — a home office, a private study, a TV room, or extra storage — the T4 is a residence that grows and adapts with you. As practical as it is impressive. As flexible as it is beautiful.



2 King Suites

Fully private — completely separate from entertainment areas



Dual Aspect Views

City skyline from one T2 · Indian Ocean from the other



Extended Entertainment Space

Open-plan living & dining areas designed for hosting



Your Space, Your Rules.

One room fully convertible — home office, study, TV room or extra storage. You decide.

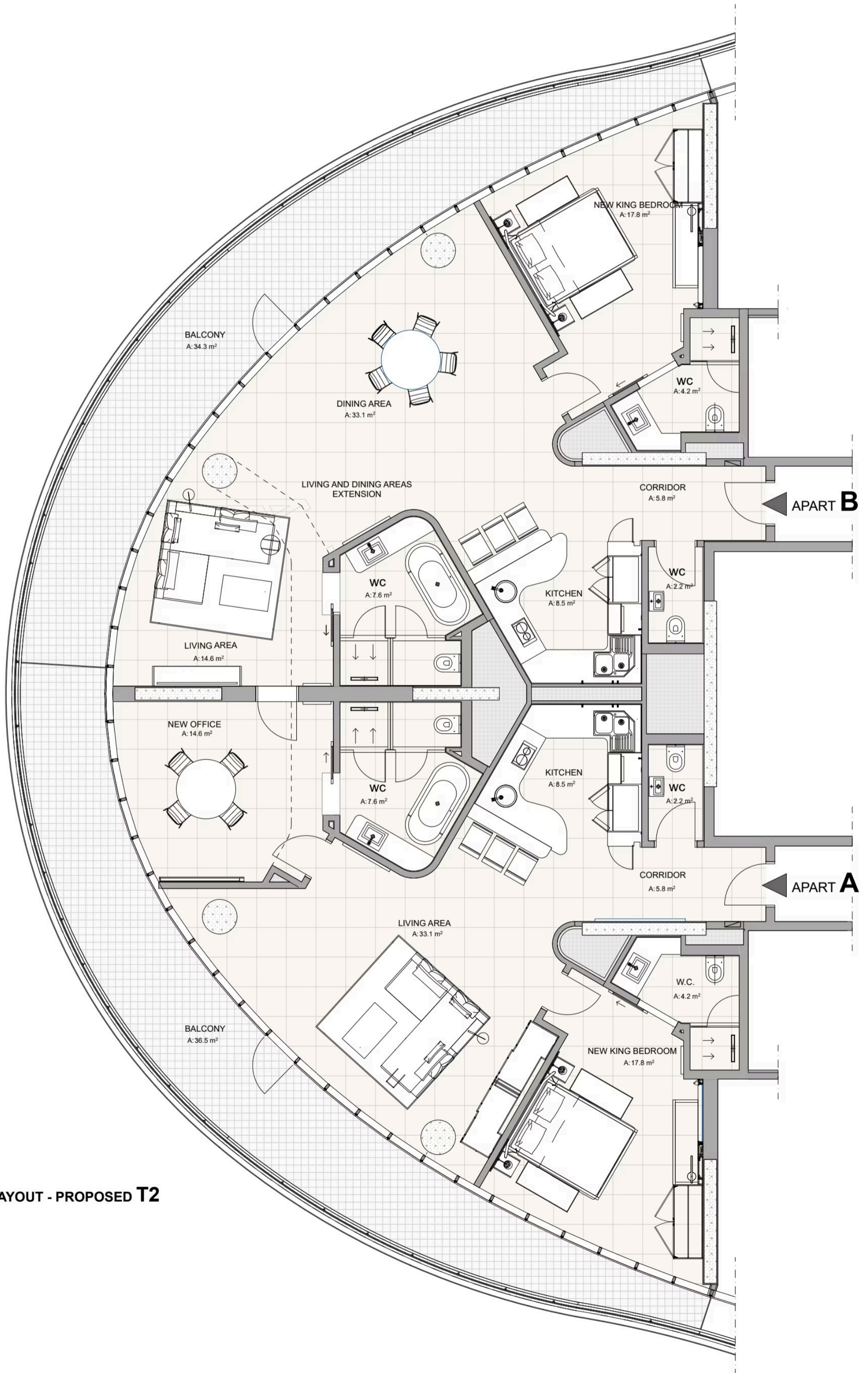


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T4 Limited Luxury Apartment – Layout Proposal

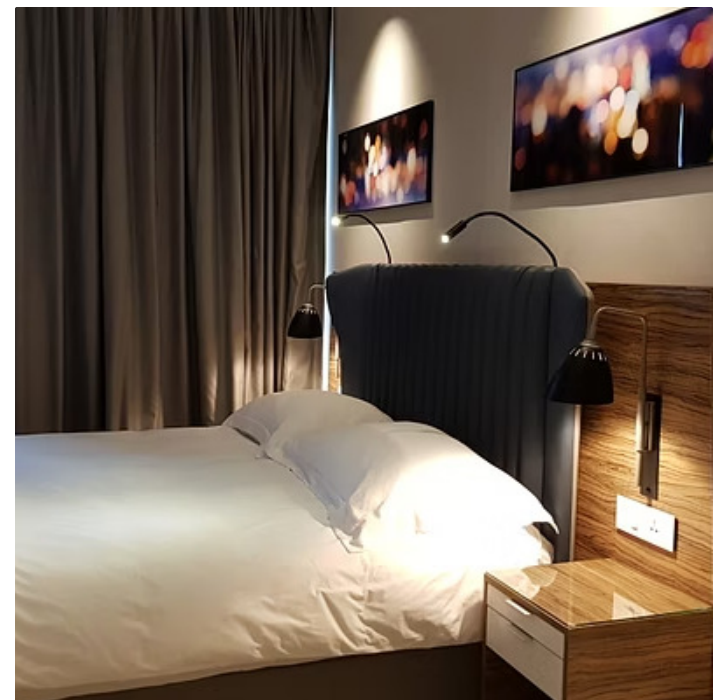
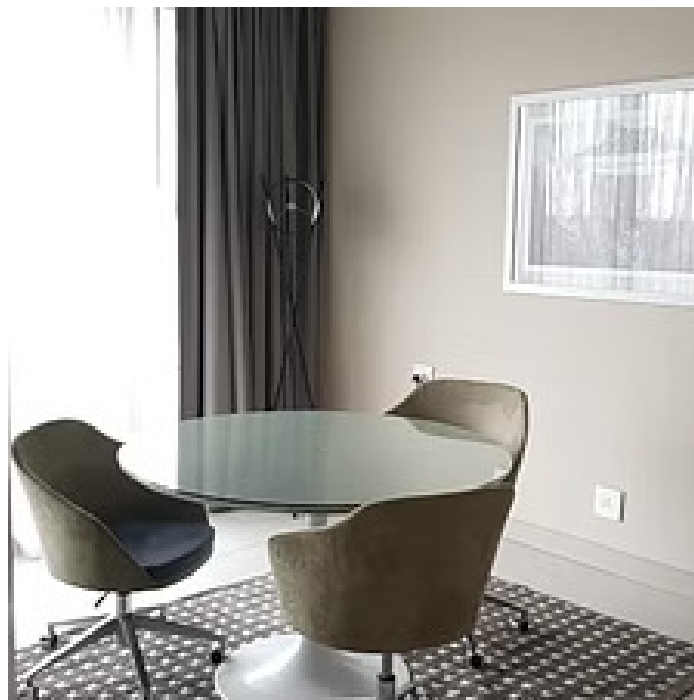
Layout — Living and Dining Areas Extension



LAYOUT - PROPOSED T2

T4 Limited Luxury Apartment – Interior Gallery

A glimpse inside the T4 – space, style and comfort across two combined residences.



World-Class Services & Amenities

Every detail of daily living at Torres Rani has been considered. All leases include a comprehensive suite of services ensuring seamless, effortless comfort throughout your stay.



24-Hour Security

Torres Rani sets the gold standard for residential security in Maputo. With over 61 professional guards (ARKHE Security), a state-of-the-art CCTV system and 24-hour control centre, electric perimeter fencing, spike barriers, and card-reader-controlled elevator access — your safety is never left to chance. This is the most secure residential address in Maputo, bar none.



Reception & Concierge

24-hour reception desk with full concierge services. A dedicated helpdesk available around the clock to assist residents with all maintenance and lifestyle requirements.



Covered Secure Parking

Tenants have covered and secured parking bays within the towers for each apartment. Guards and access control cards issued for additional security. Visitor parking also available.



Housekeeping

Professional cleaning service twice a week (linen and towel replacement included). Full bed sheet set and full set of towels (bath, hand, mat) provided.



Backup Power & Water

Three generators with diesel backup ensuring uninterrupted power. Large water tanks and pumps provide drinkable treated water in the event of city supply interruptions.



High-Speed Internet & TV

Enterprise-grade Wi-Fi throughout all residences. DSTV television package included with a wide range of international channels in all rooms and living areas.



Two Swimming Pools

Including infinity pool & children's pool



Fully Equipped Gym



Centralised Air Conditioning



Fully Equipped Modern Kitchens



Elevator Access



Children's Playground



On-site Retail & Dining



24/7 Technical Maintenance Team



Fully Furnished & Equipped

Every residence is fully furnished and equipped with modern appliances — move in and feel at home from day one.



In-House Restaurants

Three world-class dining destinations on your doorstep — Filini, Palmeiras and Azul. Fine dining, casual meals and everything in between, without leaving home.

The Centre of Everything That Matters

Torres Rani places you at the very pulse of Maputo — situated on the iconic Avenida da Marginal n.141, along Mozambique's picturesque Indian Ocean coastline. One of Southern Africa's most vibrant capital cities, Maputo offers effortless access to key corporate offices, government institutions, embassies and international organisations.

Urban Convenience

- Avenida da Marginal — Maputo's most prestigious coastal address
- Minutes from the central business district
- Close proximity to embassies and diplomatic missions
- Easy access to international schools and medical facilities
- Surrounded by fine restaurants, cafés and retail

Safety & Comfort

Torres Rani is situated within one of Maputo's most established and secure residential corridors. Residents enjoy a safe, well-connected and walkable environment — delivering the ideal balance between a productive professional life and an enriching personal lifestyle. The VIVO Bar, Pool Deck with infinity pool and spacious Roof Garden are all on-site, offering a true resort-style living experience.

Why Living at Torres Rani is So Convenient

Situated on Avenida da Marginal, Torres Rani places you at the heart of everything Maputo has to offer — from the beachfront to the business district, schools, restaurants and entertainment, all within minutes of your front door.



Road to Airport — 5.7km

Quick, direct access to Maputo International Airport just 5.7km away — ideal for frequent travellers and international executives.



Covered & Secure Parking

Great covered internal and external parking with no rush hour stress. Guards and access control cards for additional security.



Beachfront Location

Directly on the beachfront — perfect for morning runs, evening walks and an active outdoor lifestyle along Maputo's stunning Indian Ocean coastline.



Gloria Mall — Next Door

Arcade and games for children, cinema and casino at Gloria Mall, located right next door to Torres Rani.



Close Proximity to Schools

Conveniently located near Maputo's leading international and local schools — ideal for families with children of all ages.



Best Restaurants in the City

Surrounded by Maputo's finest dining establishments, cafés and eateries — with Jimmy's Bar & Grill and Deli 968 right on-site.



Downtown Business Access

Easy access to the downtown business sectors, government institutions, embassies and corporate headquarters — making the daily commute effortless.

Why Our Residents Choose to Stay

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Furnished Apartments

World-class serviced residences across T1, T2, T3 and exclusive combined T4 & T5 configurations.

24/7

Security & Support

Over 61 Arkhe guards, CCTV, electric fencing, card-access elevators and round-the-clock helpdesk support.

\$250M+

Investment

A landmark USD 250 million development — inaugurated by the President of Mozambique and recognised with two national awards.

"Discover what it feels like to love where you live — at Torres Rani Maputo."

□ Flexible Tenancy

Short and long-term stays accommodated with bespoke terms for corporate clients.

□ Fully Furnished & Equipped

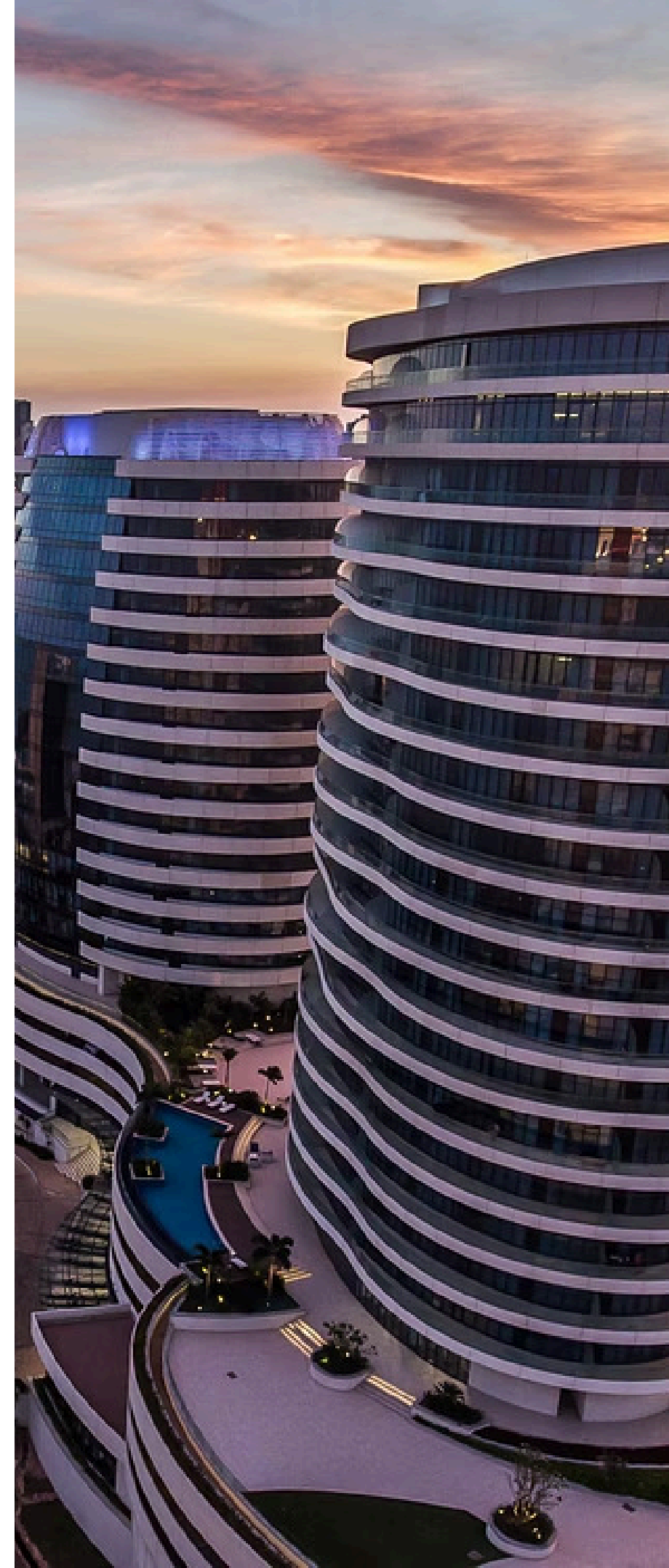
Every residence finished to international executive standards with all appliances included.

□ On-site Retail & Dining

Jimmy's Bar & Grill, ABSA Bank, boutiques and beauty spa — all within the complex.

□ Proven Track Record

Years of trusted service to the international diplomatic and corporate community in Maputo.



Begin Your Torres Rani Experience

We welcome enquiries from corporate relocation teams, HR departments, diplomatic missions, and individual executives seeking long-stay executive accommodation in Maputo. Our team is ready to discuss tailored residency solutions, corporate rates and availability.

Contact Us

Address: Av. Marginal n.141, Maputo, Mozambique

¹ **Tracy Mousse:** +258 867 652 303 | tracy.mousse@aujan.com

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³ **Luísa Nhaule:** +258 844 020 679 | luisa.nhaule@aujan.com

Connect With Us

For corporate accounts, group bookings, diplomatic residency packages, and long-stay agreements, please contact our dedicated team directly. We provide tailored proposals, site visits and flexible commercial terms to meet the requirements of international companies and institutions operating in Mozambique.

⁴ **Facebook:** [Torres Rani](#)

⁵ **Instagram:** [@Torres_rani_maputo](#)

⁶ **LinkedIn:** [Torres_Rani_maputo](#)

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