



MSHEIREB PROPERTIES

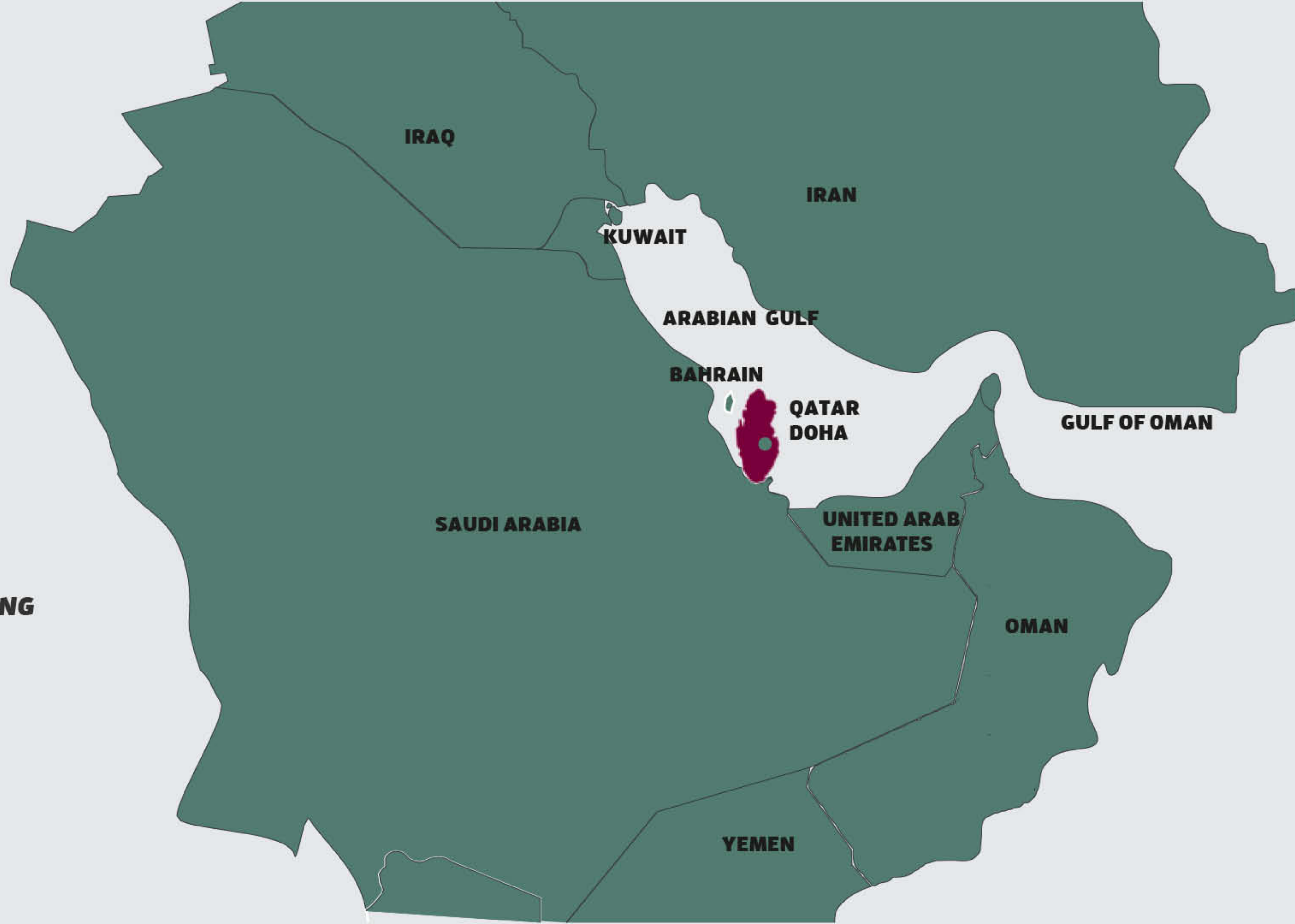
RESIDENTIAL
OFFER

LIVE
downtown

MSHEIREB
DOWNTOWN DOHA

QATAR

**THE FASTEST GROWING
COUNTRY IN THE
MIDDLE EAST**





**Highest recorded
nominal GDP per
capita in the world
(140,649 USD)**

**Growing rate of
4%, the fastest in
the Middle East**

**14th Country in
the World
Economic Forum
Ranking**

**4th country in the
world for
population growth,
annual rate of 5%**

**Tourist arrivals
into Qatar are set
to increase
five-fold over
the next decade**

**200 billion
USD invested in
developments and
infrastructures to
project the city into
the future**



DOHA IS THE PLACE TO BE

The FIFA World Cup 2022 generated record revenues for the country: around USD 5.4 billion, with more than 2000 hospitality packages and almost 3 million tickets for the event.

Doha was transformed with a plethora of events, including vibrant fan zones, concerts featuring international artists, exhibitions, art shows, new beach clubs, diverse pop-up stores, and street food kiosks offering cuisine from around the world.

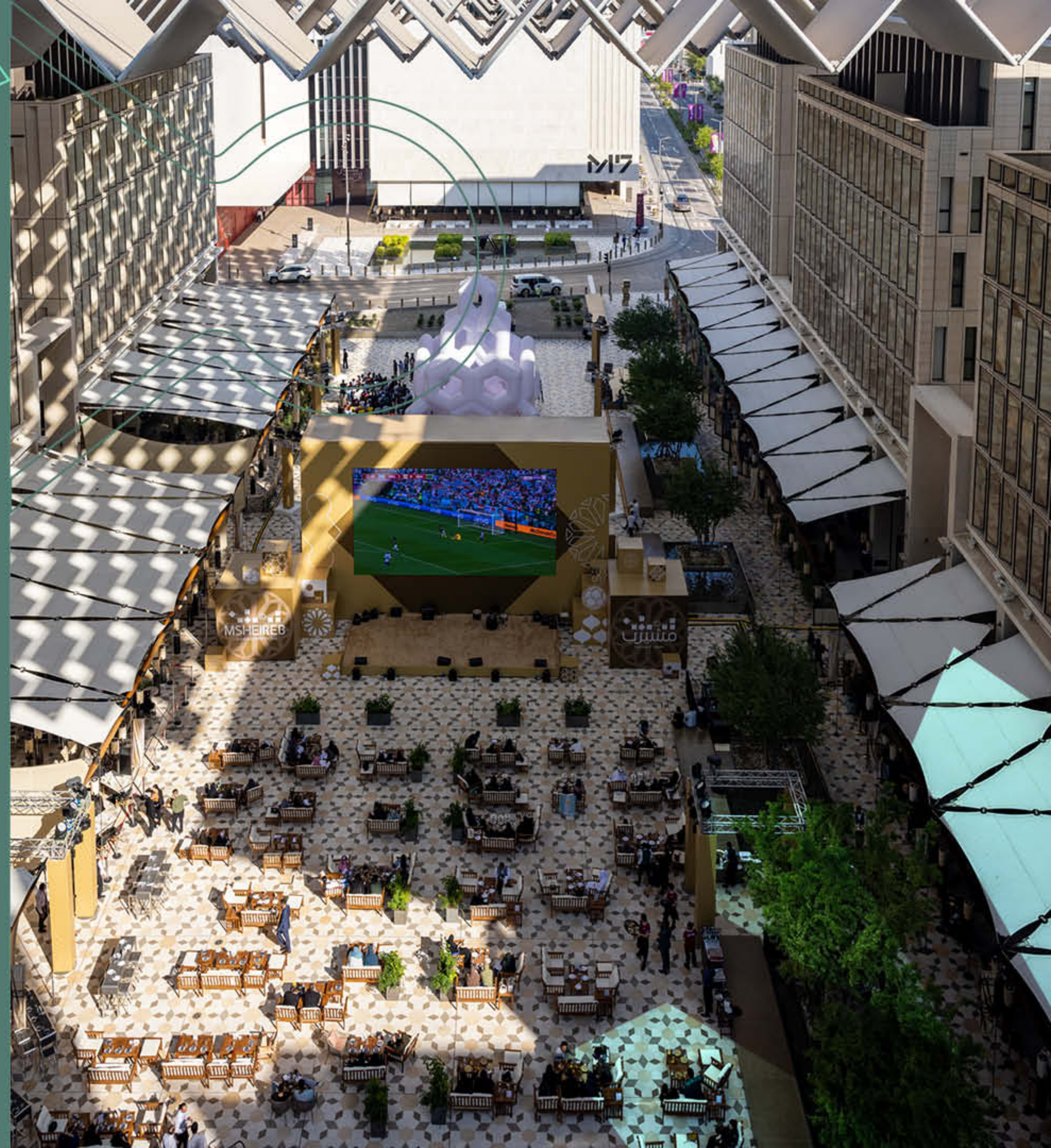
An unimaginable wave of visibility brought Doha to the forefront of social media around the world, introducing the city to a wide international audience and boosting interest and travel bookings for the coming months.

MSHEIREB DOWNTOWN DOHA

Represents the highest expression of the future of smart cities and of modern urban regeneration.

Its prime location in the heart of the capital makes it the perfect place for retail, commercial, residential and civic services on an international level.

Msheireb Downtown Doha is fully sustainable, with all Gold or Platinum LEED-certified buildings adhering to the highest standards in green building services. Blending the best of Qatar's architectural heritage with modern design, it has been a smart city since its inception. It adopts the latest advanced technology features in its infrastructure and services to cope with the next generations' needs.



STRATEGICALLY LOCATED

Msheireb Downtown Doha is the place where it all started, where the country's first social agglomeration originally settled. Today it is still the heart of the city: a natural crossroad to some of the city's major cultural and business points of interest, all within close proximity.

**MSHEIREB
METRO
STATION**
ENCLOSED

**HAMAD
INTERNATIONAL
AIRPORT**
15 MINUTES

DOHA PORT
10 MINUTES

SOUQ WAQIF
5 MINUTES WALK

WEST BAY
13 MINUTES

**QATAR
FREE ZONE
AUTHORITY**
20 MINUTES

MSHEIREB DOWNTOWN DOHA

Msheireb Downtown Doha is a Smart City that blends Qatari heritage and aesthetics with modern technology. It focuses on sustainability and harmony with the environment.

The aim of the project is to bring people back to their roots and rediscover a sense of community and togetherness.

It represents the vision to create built environments that reflect the culture and aspirations of the people of Qatar.

This mixed-use development is a combination of commercial, residential, retail, culture and entertainment.



INVESTMENT
5 Billion USD



AREA
310,000 SQM



CONSTRUCTION
COMPLETED IN
2022



MSHEIREB

The Arabic name given to
"a place to drink water"

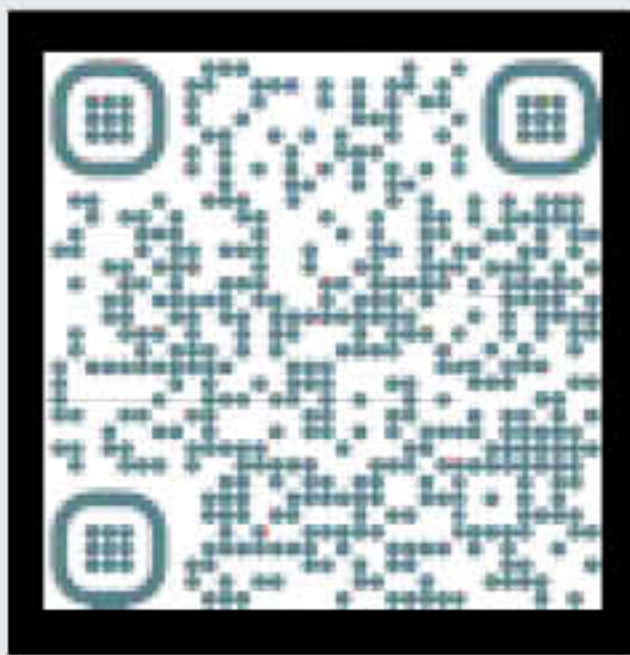


The old Msheireb area was the heart of the city, connected directly to the waterfront. It allowed vehicular access bordering Souq Waqif, with the route of the old wadi running between them to the sea. It is from this old wadi of cooling fresh water that the name 'msheireb', Arabic for 'a place to drink water', was born.

After an incredible transformation, Msheireb Downtown Doha plays the same role as it had in the past, being Qatar's commercial district.

***Not just a neighbourhood
but a true multifaceted
and vibrant ecosystem***

CLICK OR SCAN THE QR CODE BELOW
TO WATCH AN OVERVIEW VIDEO OF
MSHEIREB DOWNTOWN DOHA



800+
RESIDENTIAL
UNITS

17
OFFICE
BUILDINGS

300+
RETAIL
UNITS

197,000
RESIDENTIAL
SQUARE METRES

193,000
COMMERCIAL
OFFICE SQUARE
METRES

105,000
RETAIL
SQUARE METRES

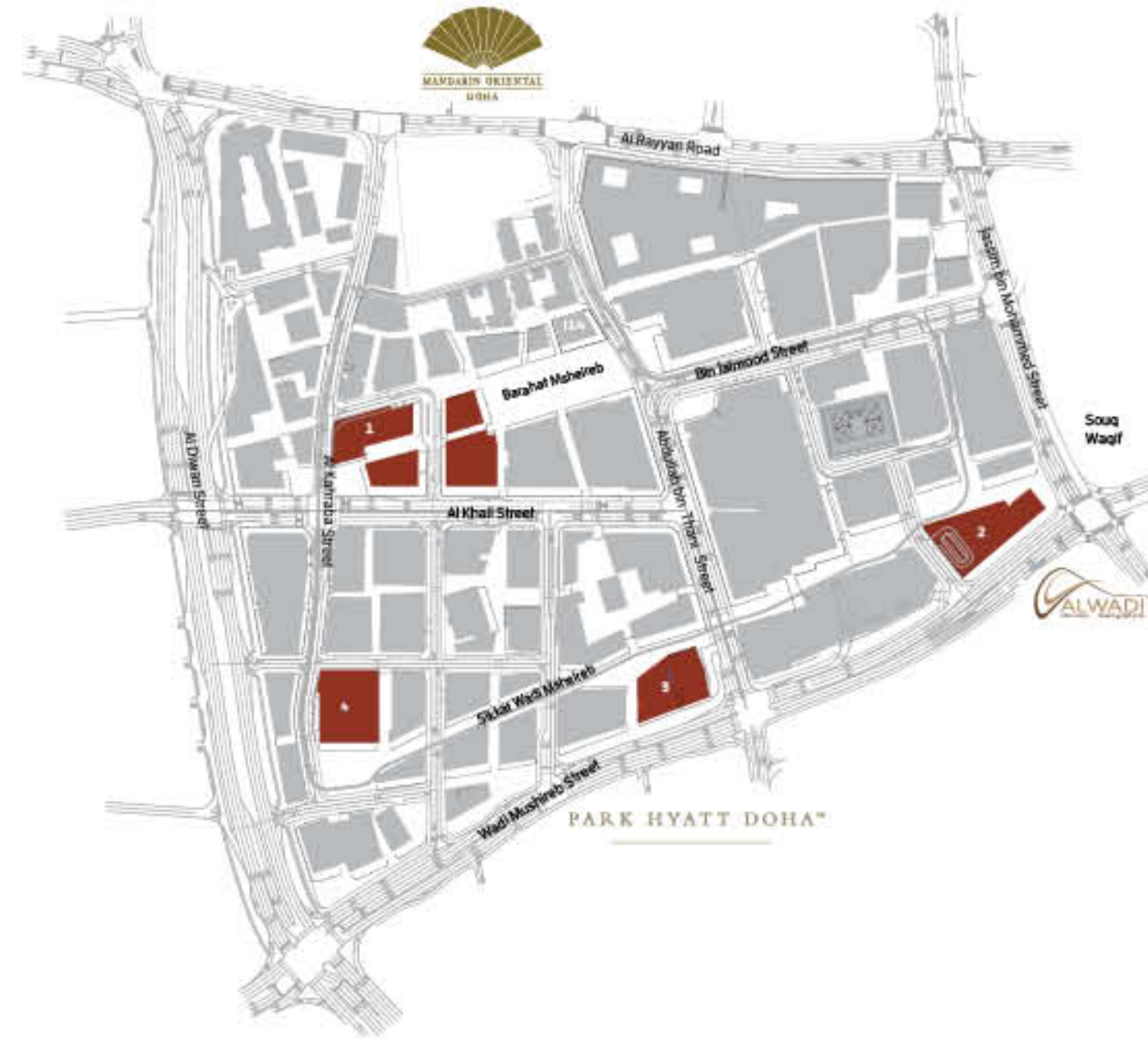
50,000 PEOPLE EVERY DAY

250,000 ACTIVE FOLLOWERS
ON SOCIAL MEDIA

A COMPLETE HOSPITALITY OFFER

Msheireb Downtown Doha, includes 3 luxury hotels - with a full range of amenities, including spas, swimming pools and more than 10 in-house restaurants - which can conveniently accommodate business partners traveling from abroad, and the Msheireb Downtown Doha community of residents and employees.

All hotels can host corporate or social events with spectacular multi-purpose ballrooms & meeting room spaces designed for optimum versatility to accommodate a multitude of setups and accommodate up to 450 guests.



PARK HYATT DOHA™





RESIDENTS



**DOHA AFFLUENTS
CITYWIDE**

**ONE DOWNTOWN,
MULTIPLE TARGETS**



**HOTEL GUESTS
AND TOURISTS**

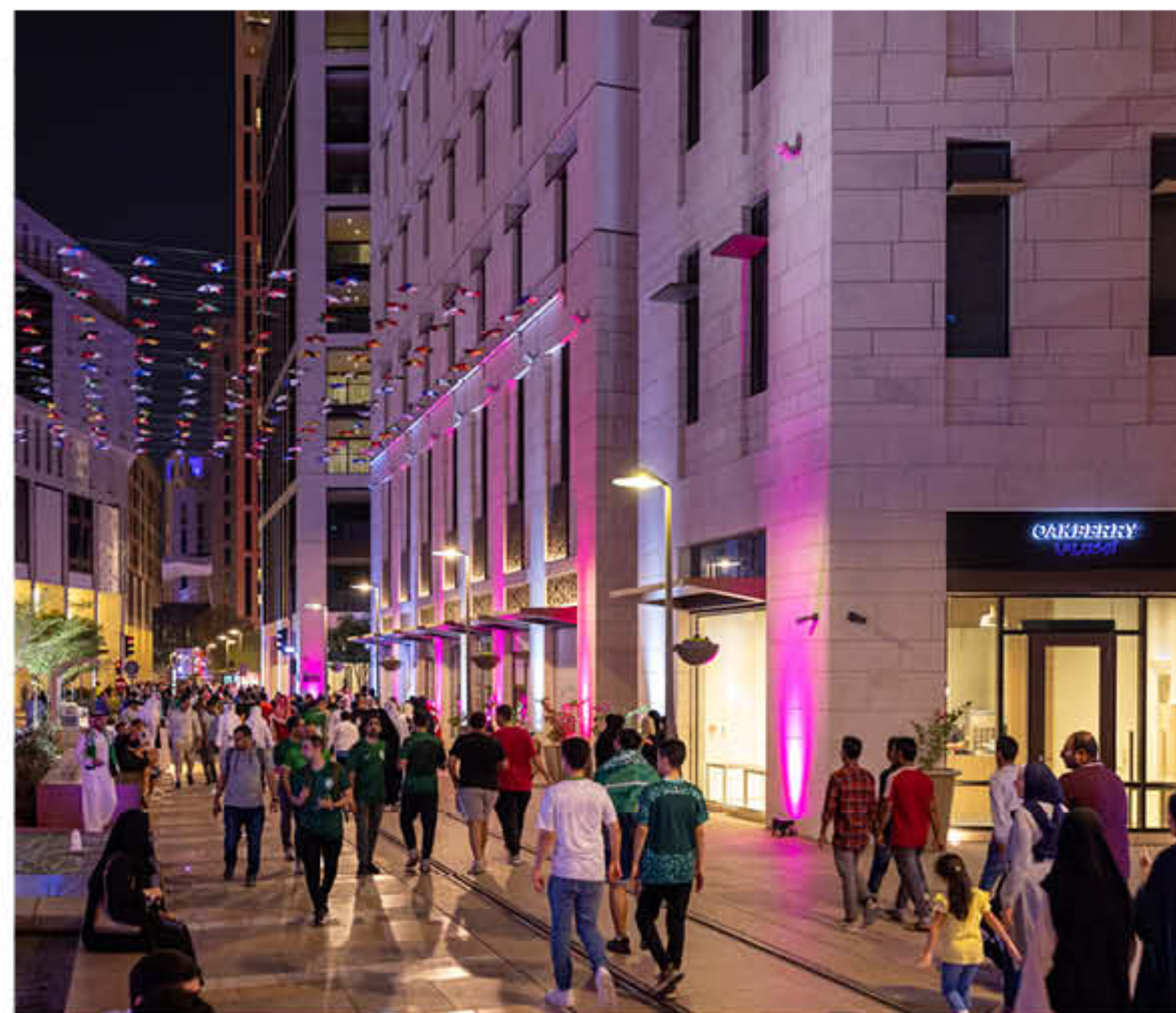


EMPLOYEES

EASY LIVING & STYLISH DINING

Msheireb Downtown Doha is a lively neighbourhood with over 300 shops and boutiques and a wide choice of trendy cafés and restaurants for every taste.

It also has a convenient shopping centre, Msheireb Galleria, which includes shops of all kinds, cafés, a children's play area, the Cyclone Fitness club, gyms and spas in the 3 luxury hotels, the state-of-the-art Novo Cinemas and the Smart Msheireb Monoprix supermarket.



THE BEST CONNECTIVITY IN A WALKABLE NEIGHBOURHOOD

Qatar's main metro station is located within Msheireb Downtown Doha with the interconnection of all the 3 metro lines.

A free electric tram runs throughout Msheireb Downtown Doha across 9 stations, allowing the visitors to move all day long from one place to another seamlessly.

Six levels of underground parking with over 10,000 parking spaces, including dedicated parking slots for residential tenants.

All service deliveries are done underground to ensure pedestrian friendly streets.



MSHEIREB DOWNTOWN DOHA

A SMART AND
SUSTAINABLE CITY



THE SMART CITY

SMART INNOVATION



Artificial Intelligence



Cyber Security



Energy Self-sufficiency



Smart Retail



Smart Lighting



Internet of Things



Smart Mobility

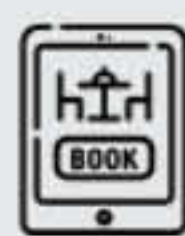
SMART SERVICES



Customer Service



Free Wi-Fi



Lifestyle & Community Portal



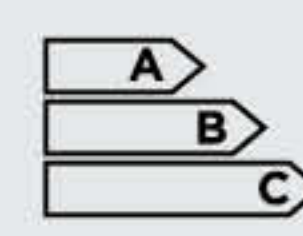
Digital Signage



Smart Home



Wayfinding app



Energy Monitoring



Satellite TV

SMART APPLICATIONS



Indoor Geolocation



Energy Management



3D GIS



Data Analytics



People Counting



Public Lighting



Irrigation



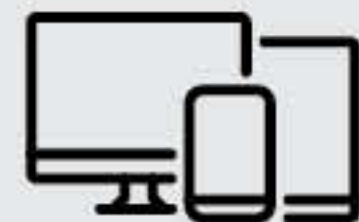
ACS



Intercom



Network



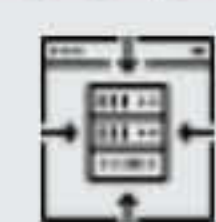
Connected Devices



Data Centers



Fire Alarm



District Cooling



CCTV



Car Park



Gas Bulk



BMS

SMART SYSTEMS

THE SUSTAINABLE CITY

Being in Msheireb Downtown Doha means to be part of a unique project born with the clear intention of being an international excellence in sustainability based on ESG principles

ESG



Msheireb Downtown Doha is the largest LEED Gold and Platinum Certified buildings assemblage of the world.

1400 SOLAR
THERMAL
PANELS

30%
WATER REDUCTION
with high efficiency plumbing
fixtures

100% AUTOMATED
WASTE SEGREGATION AND
COLLECTION SYSTEM
with recycling and composting



SmartScore
PRE-CERTIFIED

3 BUILDINGS
under SmartScore
certification

6400
PV PANNELS
producing renewable energy
equivalent to **4% of building**
energy use

30%
EFFICIENT COOLING
thanks to automated central
chillers

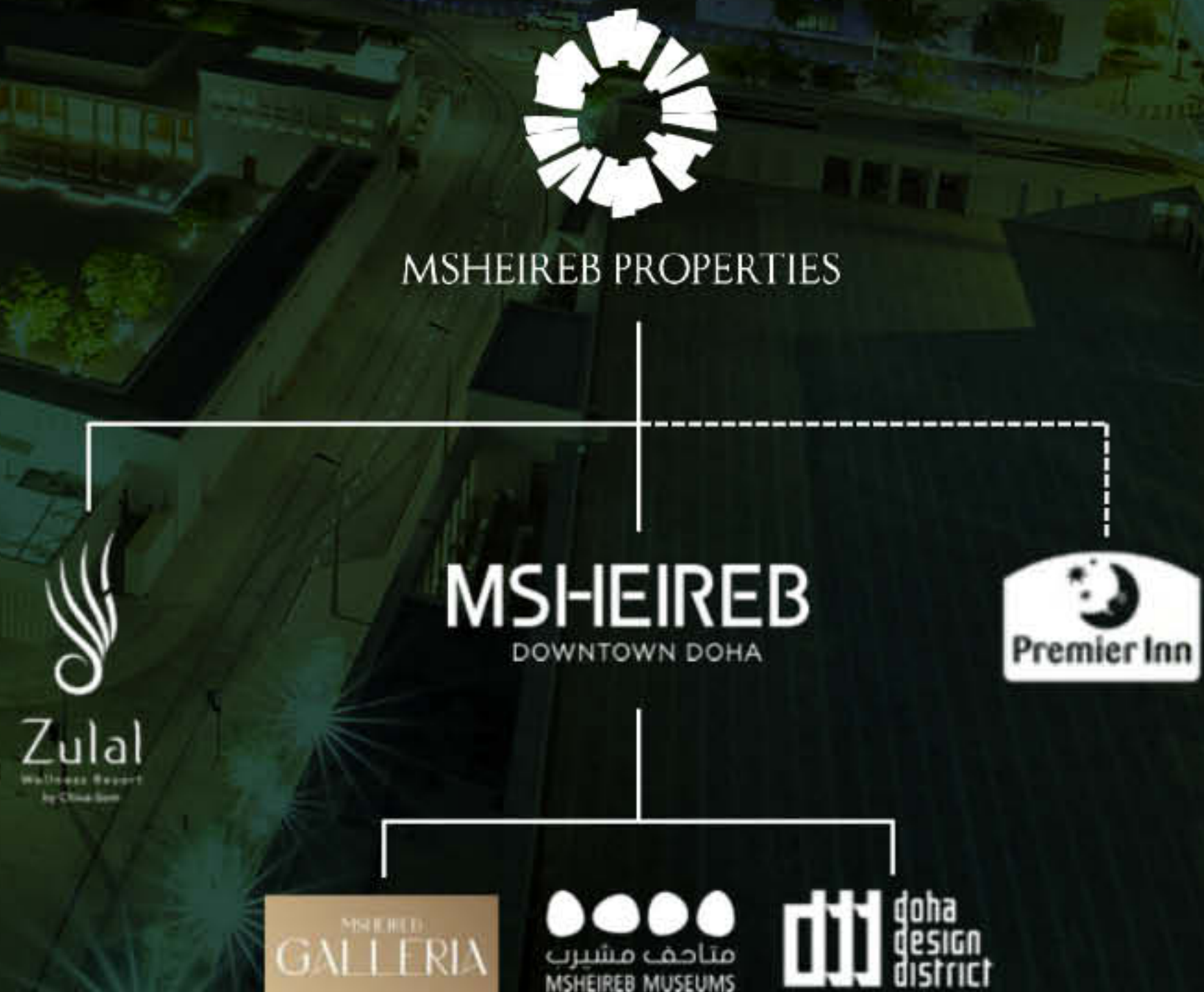
BIODIVERSITY
PROMOTION
through many native species
adapted to the climate

MSHEIREB PROPERTIES

Msheireb Properties is a real estate development company and a subsidiary of Qatar Foundation. The company was established as a commercial venture to support the Foundation's aims, as well as the goals of Qatar's 2030 Vision.

Msheireb Properties' mission is to change the way people think about urban living and improve their overall quality of life, through innovations that encourage social interaction, respect for culture and greater care for the environment.

Msheireb Properties received ISO certification from the British Standards Institution for Quality (ISO 9001:2015), Environmental Performance (ISO 14001:2015), Occupational Health and Safety (BS OHSAS 18001:2007), and Risk Management Standard (ISO 31000:2009).





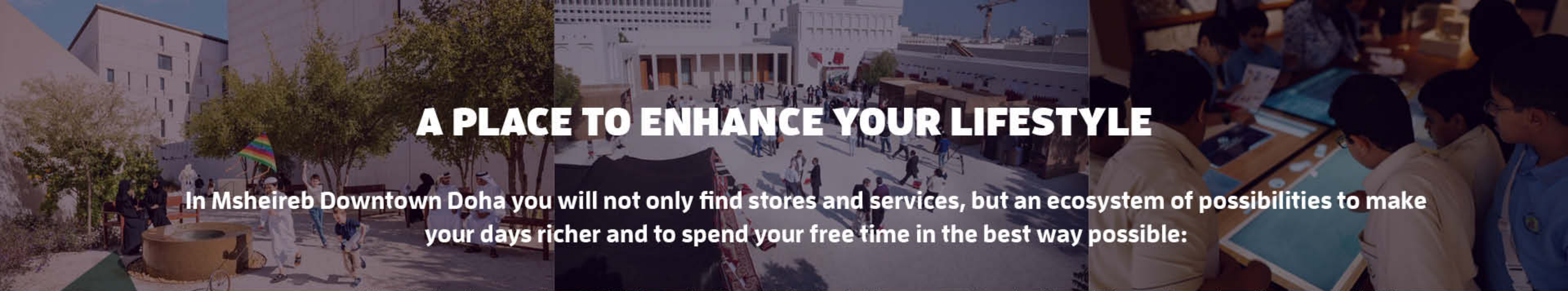
A PLACE TO ENJOY LIFE

A special shopping experience with a unique mix of charming and one-of-a-kind boutiques.



The last generation Novo Cinemas, the Smart Msheireb Monoprix supermarket, the Cyclone fitness club, the gyms and SPA of our 3 luxury hotels, all kind of food & beverage offer, from fast food top formats to fine dining and international restaurants, from bakeries to pastry shops and high-end cafés.





A PLACE TO ENHANCE YOUR LIFESTYLE

In Msheireb Downtown Doha you will not only find stores and services, but an ecosystem of possibilities to make your days richer and to spend your free time in the best way possible:

Immerse yourself in Qatar's wondrous history in the Msheireb Museums and attend the art and culture exhibitions that alternate throughout the year in their halls.

Pass by M7, an innovative hub dedicated to local fashion and design start-ups as well as tech entrepreneurs in Doha. It's also a venue for international exhibitions and events open to the public.

And last but not least, visit Doha Design District, which showcases the finest collection of premium brands of furniture, lighting, accessories, and creates real community place for designers, architects or anyone who wants to be inspired by the latest design trends, artistic installations and design innovations.



THE RESIDENTIAL OFFER



- APARTMENTS
- COMMERCIAL
- RETAIL
- HOTELS
- MSHEIREB MUSEUMS
- CIVIC
- TOWNHOUSES

MODERN EUROPEAN STYLE

Strategically situated 1 to 4-bedroom apartments featuring modern open kitchen and appliances, spacious living room, terrace/balcony, built-in closet, en-suite bathroom and private dedicated basement parking with access to exclusive amenities such as the swimming pool, mixed gym, sauna and steam room. You will be spoiled with a choice of retail shops and restaurants, the proximity to your nearest park, Souq Waqif, metro station, and museums.



ARABIC TOUCH

Sophisticated 1 to 4-bedroom apartments incorporating spacious layouts, smart home systems with the latest technologies, each one including a private Majlis, separate kitchen, a large living space, spacious bedrooms with en-suite bathrooms as well as private parking. Here you will enjoy top level amenities such as exclusive pools, gym, sauna and steam room, rooftop terraces and the most breathtaking views of the city.



AMENITIES

- State-of-art swimming pools
- Communal gymnasium with natural light and all training equipment
- Sauna and Steam bath
- Separate gyms for men and women
- Large private common areas
- Recreational rooms
- Private and common Majlis
- Equipped playgrounds for children
- Welcoming common gardens
- Dedicated underground parkings



I21

(BARAHAT MSHEIREB 1)

EUROPEAN STYLE



Building Location

Experience luxury living at its finest in the heart of downtown. Al Baraha South is located on the region's largest shaded public square and is adjacent to 5-star hotels, restaurants and so much more.

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
5	1	95 - 150	33
	2	133 - 155	33
	3	261 - 336	4
			70



I21

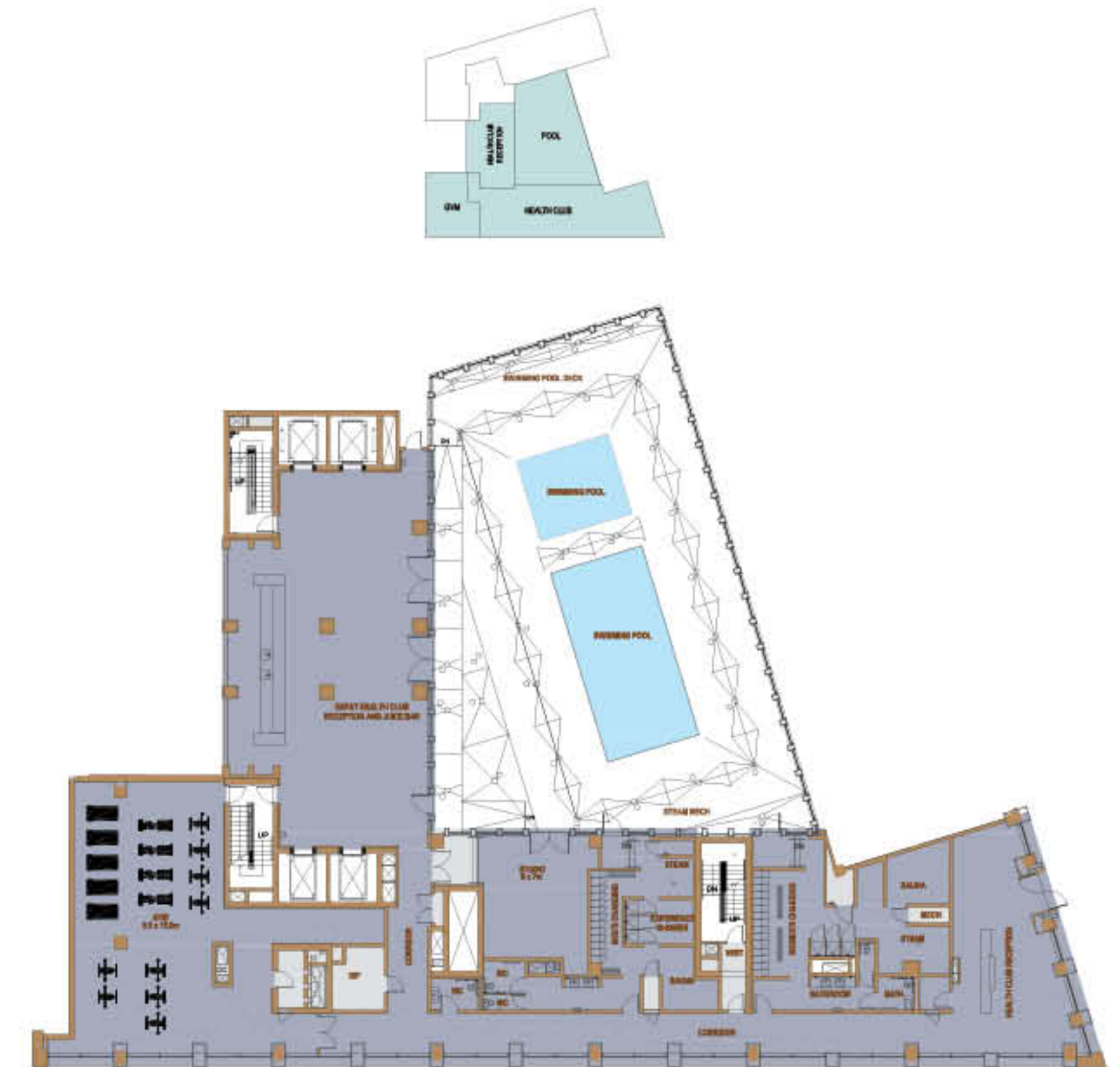
(BARAHAT MSHEIREB 1)

AMENITIES (MEZZANINE LEVEL)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



3 BEDROOM



AMENITIES

I21

(BARAHAT MSHEIREB 1)

AMENITIES (MEZZANINE LEVEL)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



122

(BARAHAT MSHEIREB 2)

EUROPEAN STYLE



Building Location

Experience exclusive luxury living in the heart of downtown at Al Baraha South, surrounded by 5-star hotels, restaurants, unique amenities and so much more!

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
5	1	94 - 103	16
	2	144 - 176	12
	3	188 - 240	9
			37

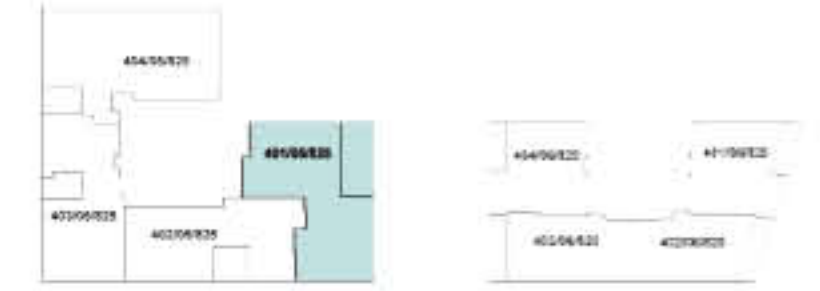


I22

(BARAHAT MSHEIREB 2)

AMENITIES (SHARED WITH I21)

- Health Club & Juice Bar
- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio

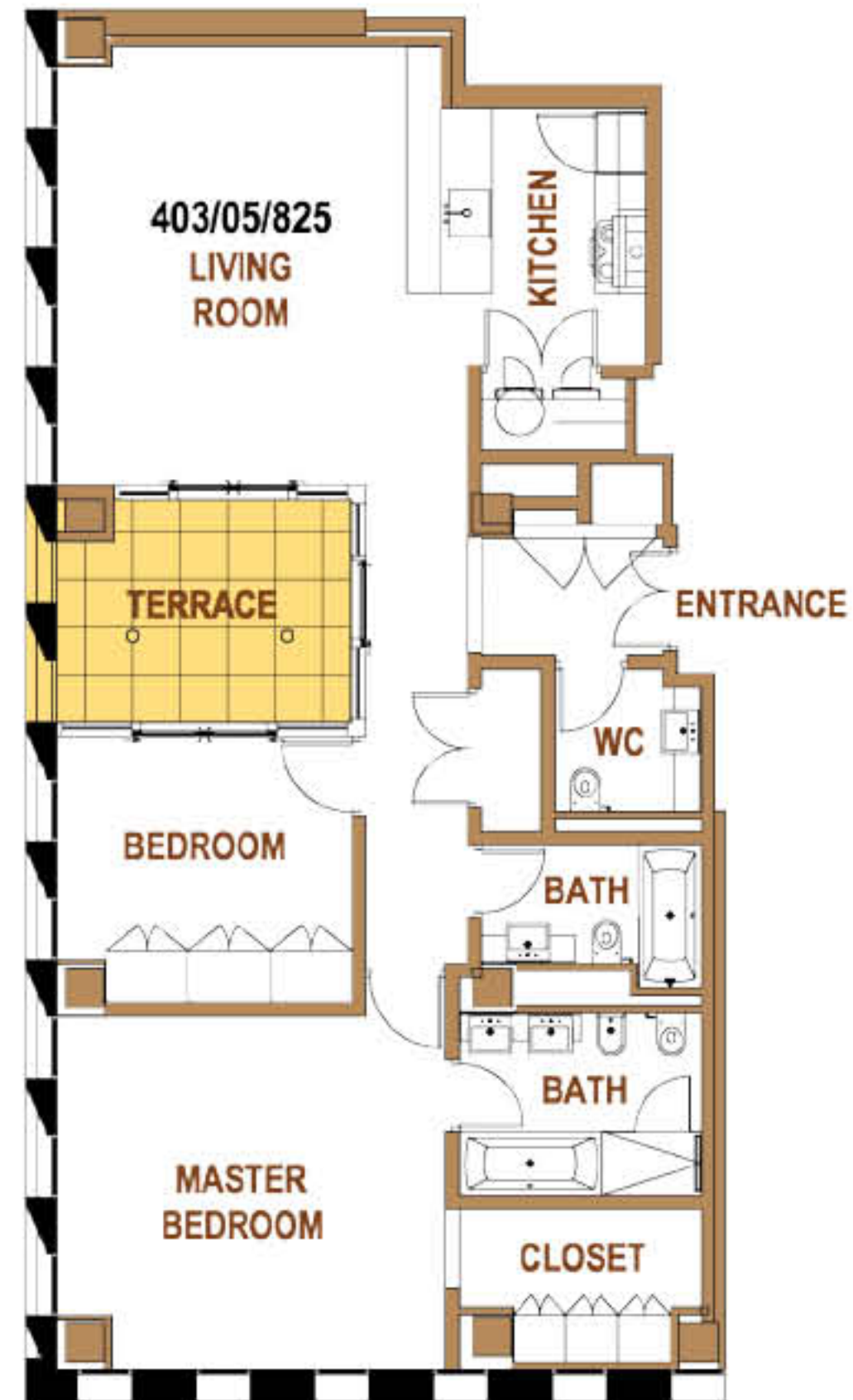


I22

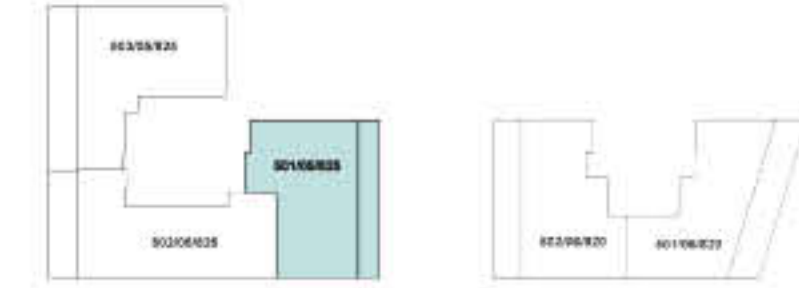
(BARAHAT MSHEIREB 2)

AMENITIES (SHARED WITH I21)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



2 BEDROOM



3 BEDROOM

S01

(AL KHAIL 5)

EUROPEAN STYLE



Building Location

Introducing the ultimate in urban living at a prime location in downtown. You'll have easy access to all the amenities and attractions as well as a shared garden and play area for your kids!

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
6	1	113 - 118	5
	2	159 - 194	9
	3	223 - 230	15
	4	352 - 400	2
			31



S01

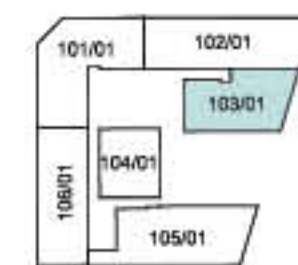
(AL KHAIL 5)

AMENITIES (LEVEL 6)

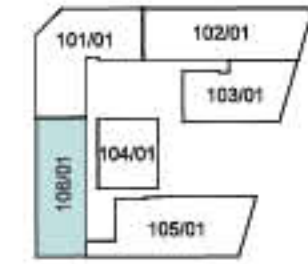
- Swimming Pool & Deck
- Kids Playground
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Garden Terrace (on Mezzanine floor)



1 BEDROOM



2 BEDROOM



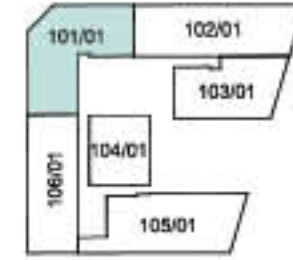
2 BEDROOM

S01

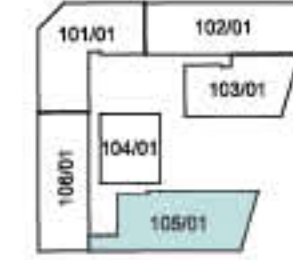
(AL KHAIL 5)

AMENITIES (LEVEL 6)

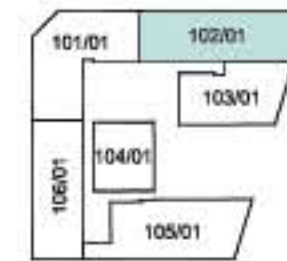
- Swimming Pool & Deck
- Kids Playground
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Garden Terrace (on Mezzanine floor)



3 BEDROOM



3 BEDROOM



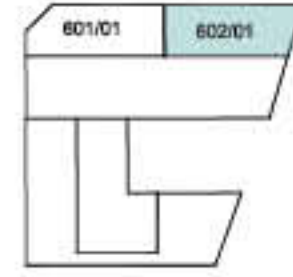
3 BEDROOM

S01

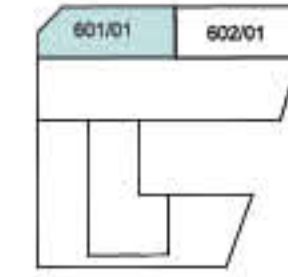
(AL KHAIL 5)

AMENITIES (LEVEL 6)

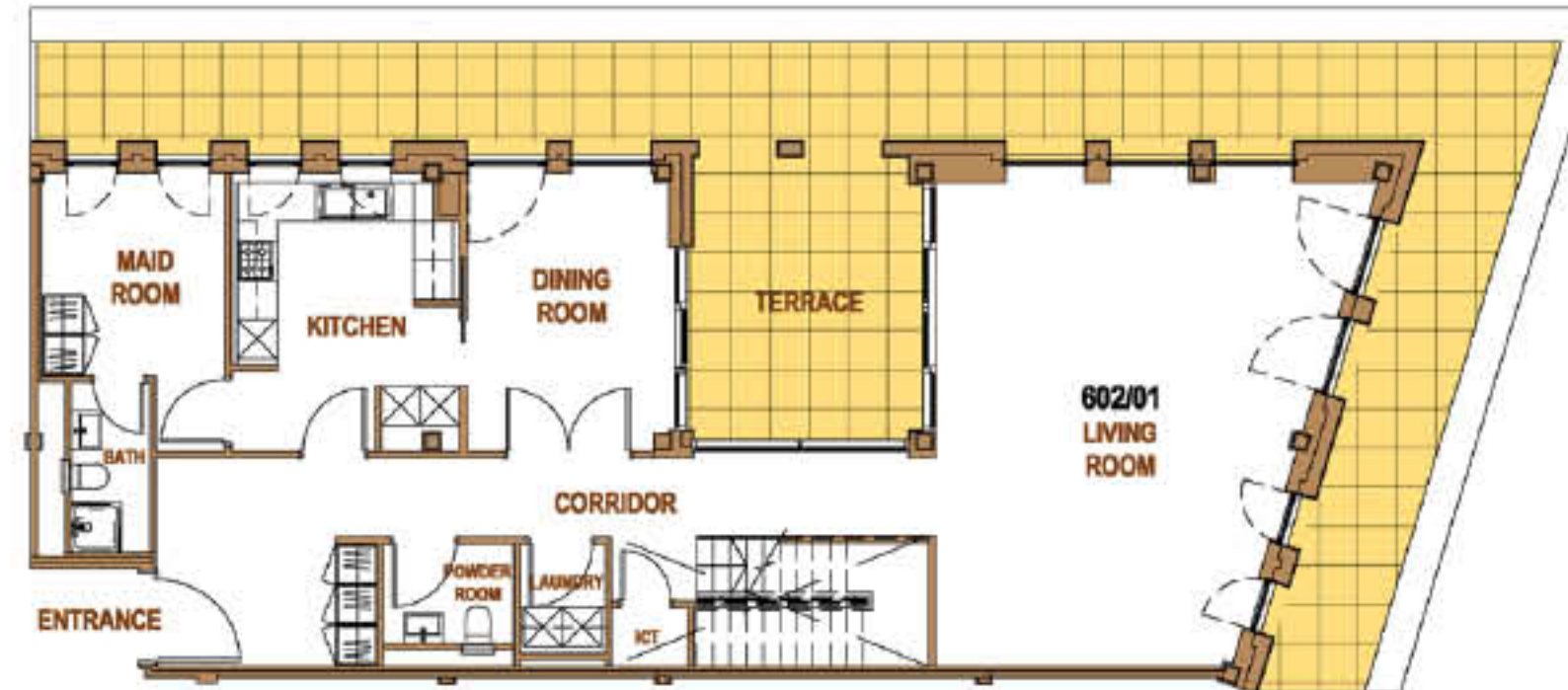
- Swimming Pool & Deck
- Kids Playground
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Garden Terrace (on Mezzanine floor)



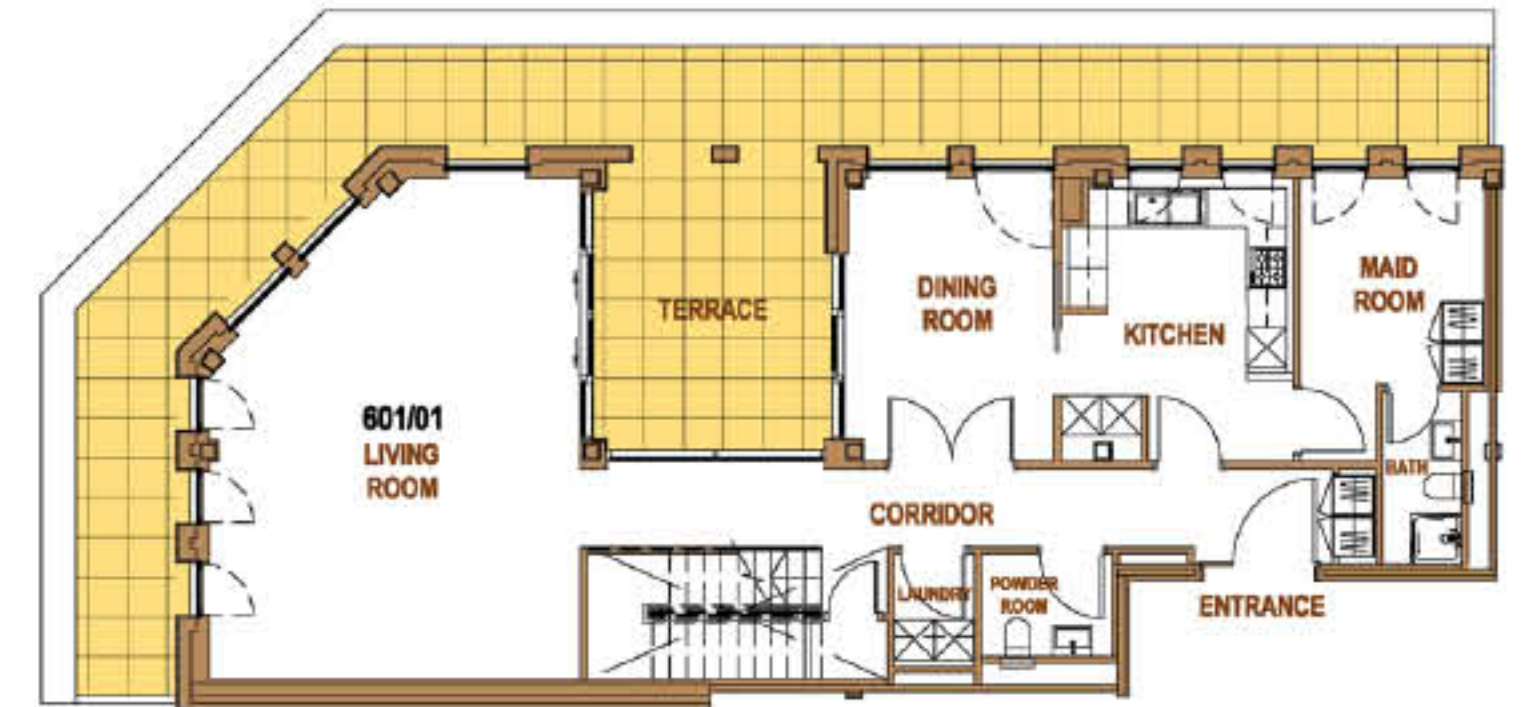
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR
4 BEDROOM



GROUND FLOOR
4 BEDROOM

S03

(AL KHAIL 6)

EUROPEAN STYLE



Building Location

- Adjacent to the Msheireb Galleria, encompassing Smart Msheireb Monoprix, children's edutainment, Novo Cinemas, and many retail and F&B offerings.
- Adjacent to the luxurious, 5-star Mandarin Oriental Hotel.
- Proximity to Qatar's main metro station, Msheireb Station.
- Shared garden and playing area for kids within close proximity.
- Retail offerings on ground floor of the building.

Apartment Features

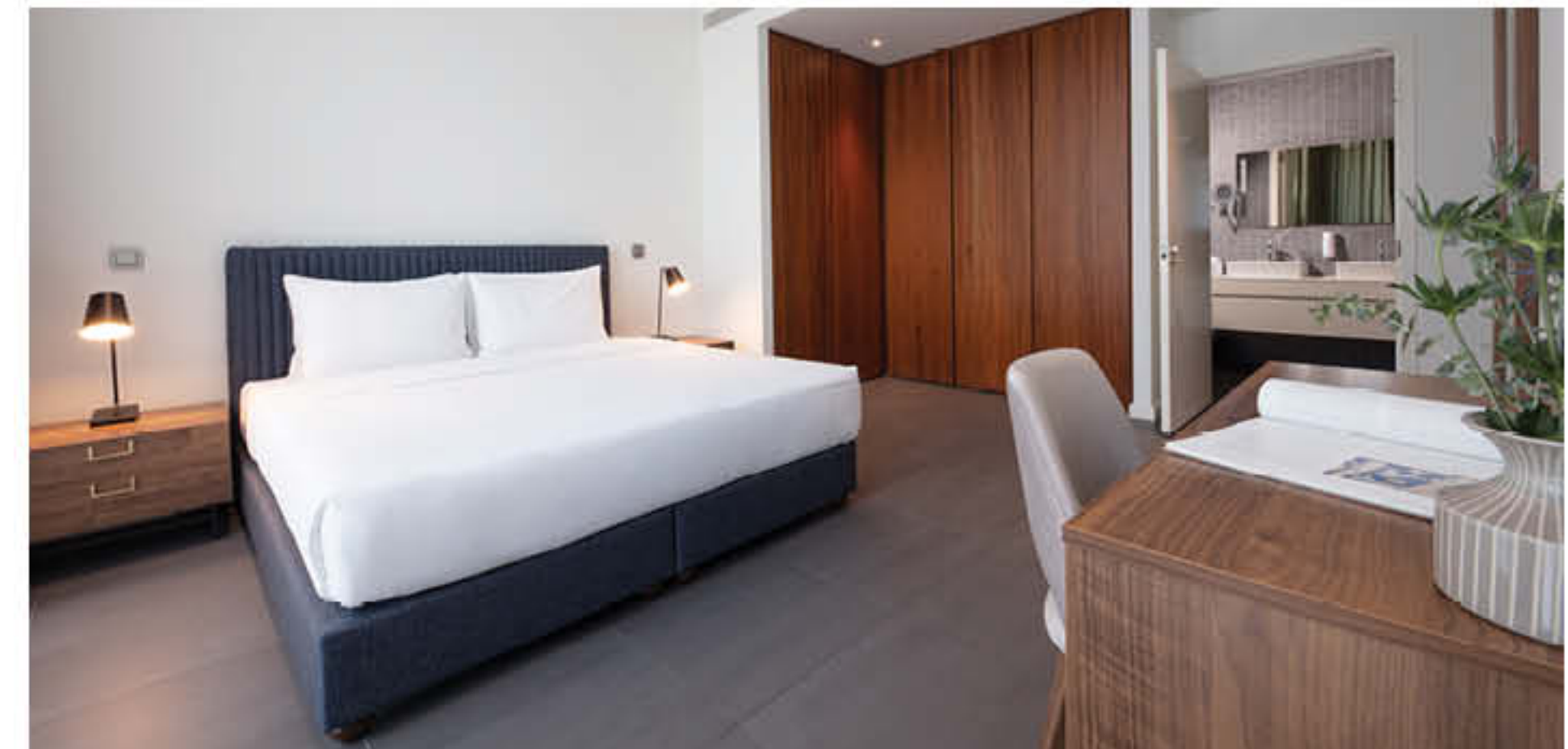
- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
7	1	103 - 126	7
	2	165 - 253	16
	3	222 - 544	11
	4	448	1
			35

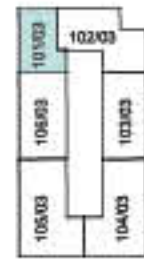


S03

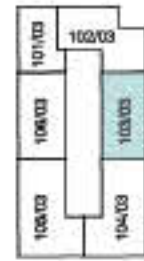
(AL KHAIL 6)

AMENITIES (SHARED WITH S01)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Garden Terrace (on Mezzanine floor)



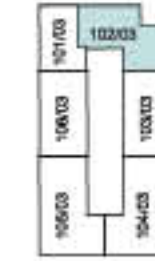
1 BEDROOM



2 BEDROOM



1 BEDROOM



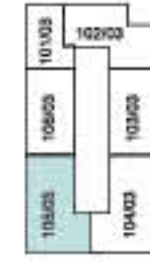
2 BEDROOM

S03

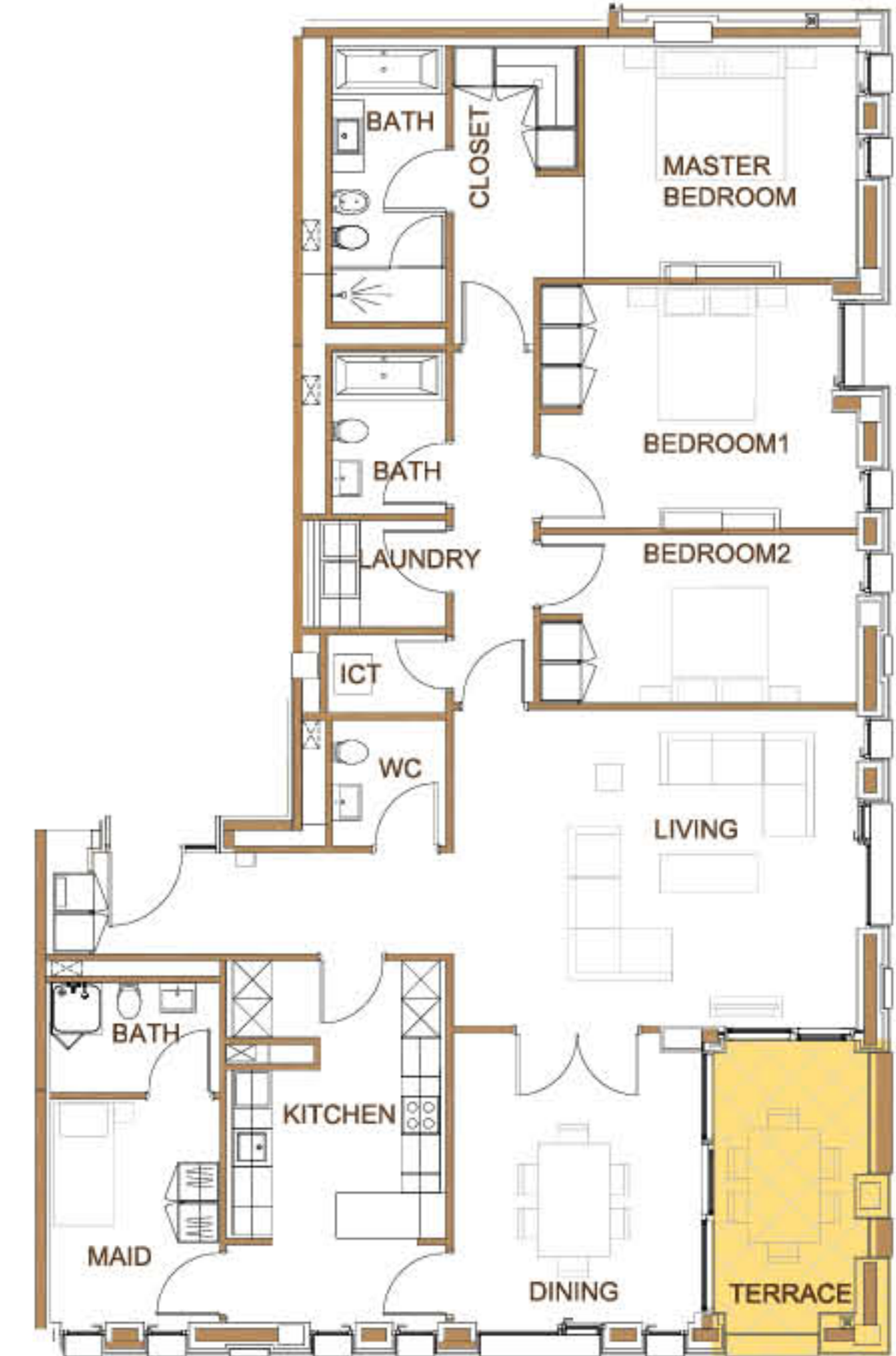
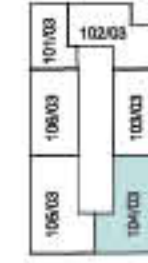
(AL KHAIL 6)

AMENITIES (SHARED WITH S01)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Garden Terrace (on Mezzanine floor)



3 BEDROOM



3 BEDROOM

S03

(AL KHAIL 6)

AMENITIES (SHARED WITH S01)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Garden Terrace (on Mezzanine floor)



S08

(AL KHAIL 7)

EUROPEAN STYLE



Building Location

Get the best of urban living with its proximity to Qatar's main metro station, retail offerings, children's play area and so much more!

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
6	2	182	4
	3	220 - 279	18
			22



S08

(AL KHAIL 7)

AMENITIES (SHARED WITH S01)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Garden Terrace (on Mezzanine floor)



LEVEL 4



LEVEL 5



LEVEL 2



LEVEL 3



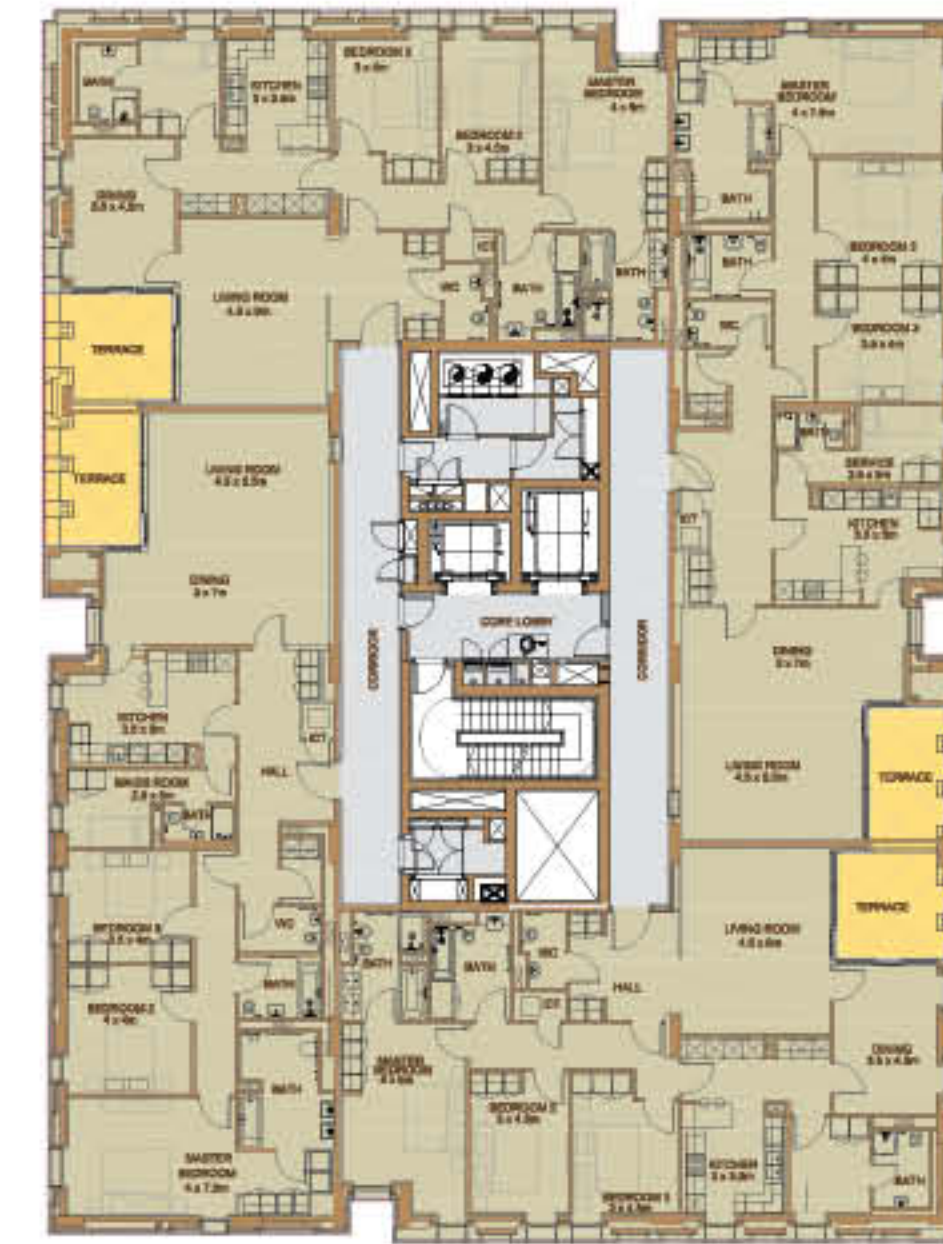
S08
(AL KHAIL 7)

AMENITIES (SHARED WITH S01)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Garden Terrace (on Mezzanine floor)



GROUND LEVEL



LEVEL 1

R06

(AL KHAIL 3)

EUROPEAN STYLE



Building Location

Get the best of urban living at a prime location in the heart of downtown. Adjacent to Msheireb Galleria, Mandarin Oriental Hotel, and Qatar's main metro station, our community offers a range of amenities and attractions!

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
6	2	164 - 279	6
	3	206 - 328	20
			26

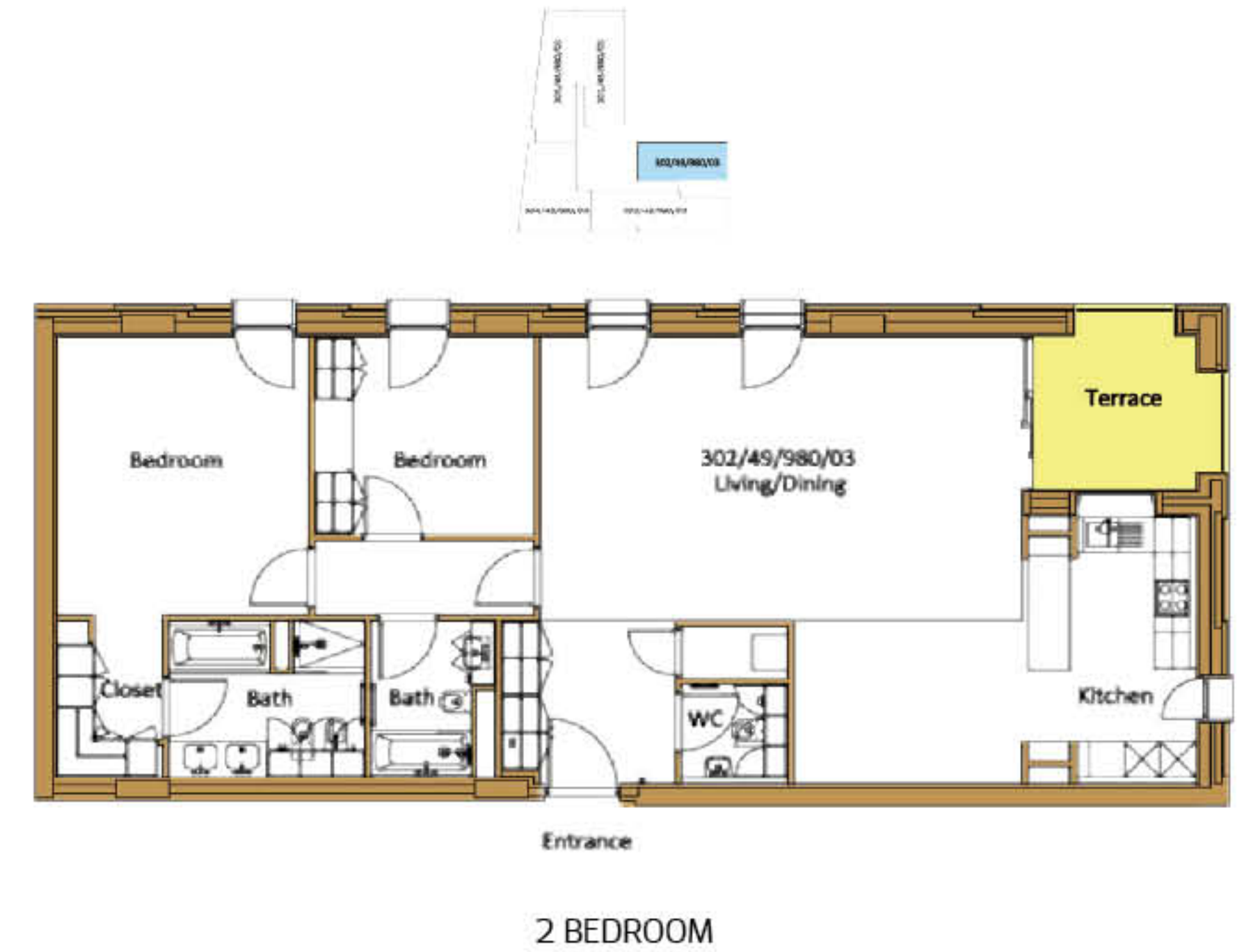
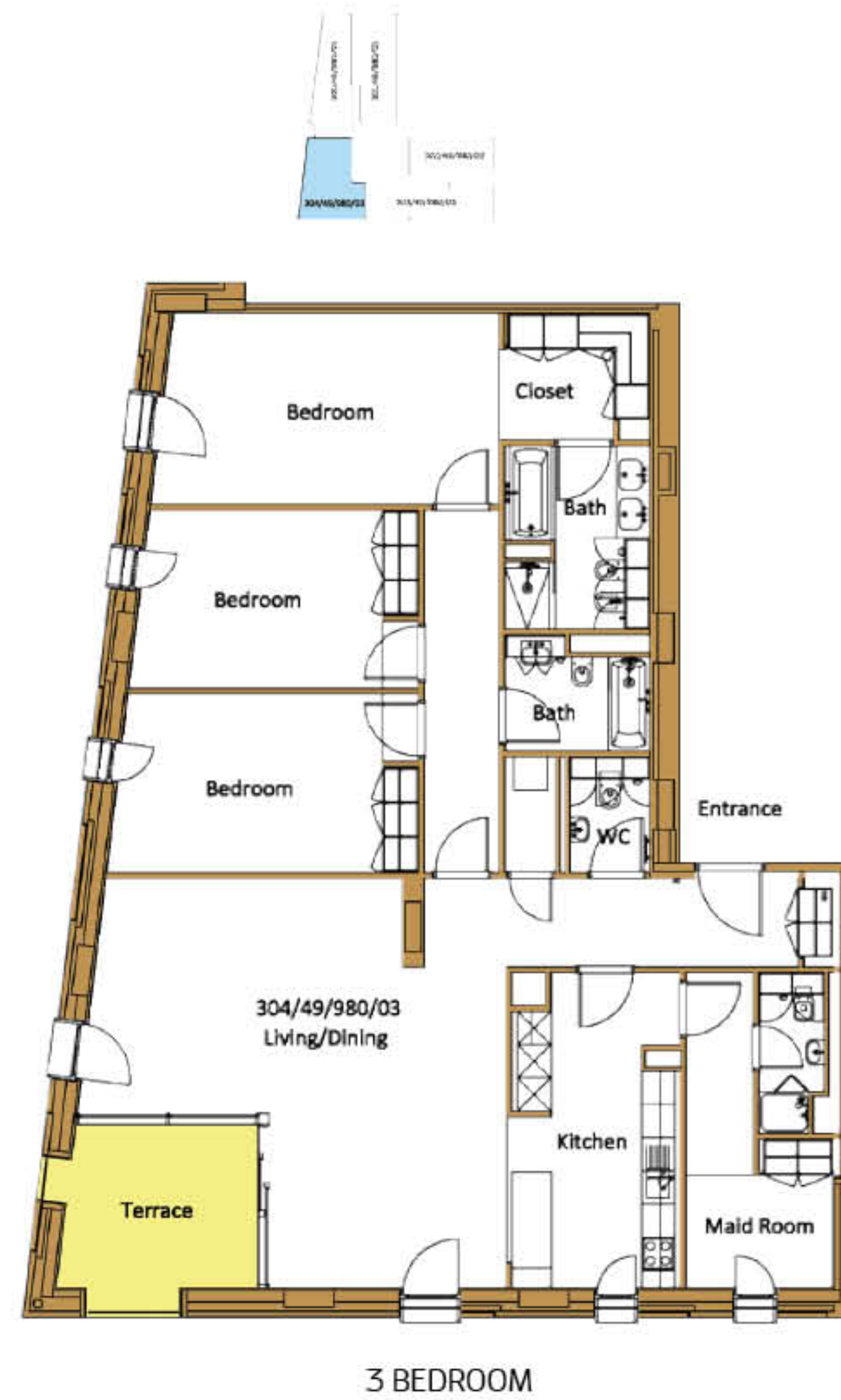


R06

(AL KHAIL 3)

AMENITIES (LEVEL 5 SHARED WITH R01)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Outdoor Playground

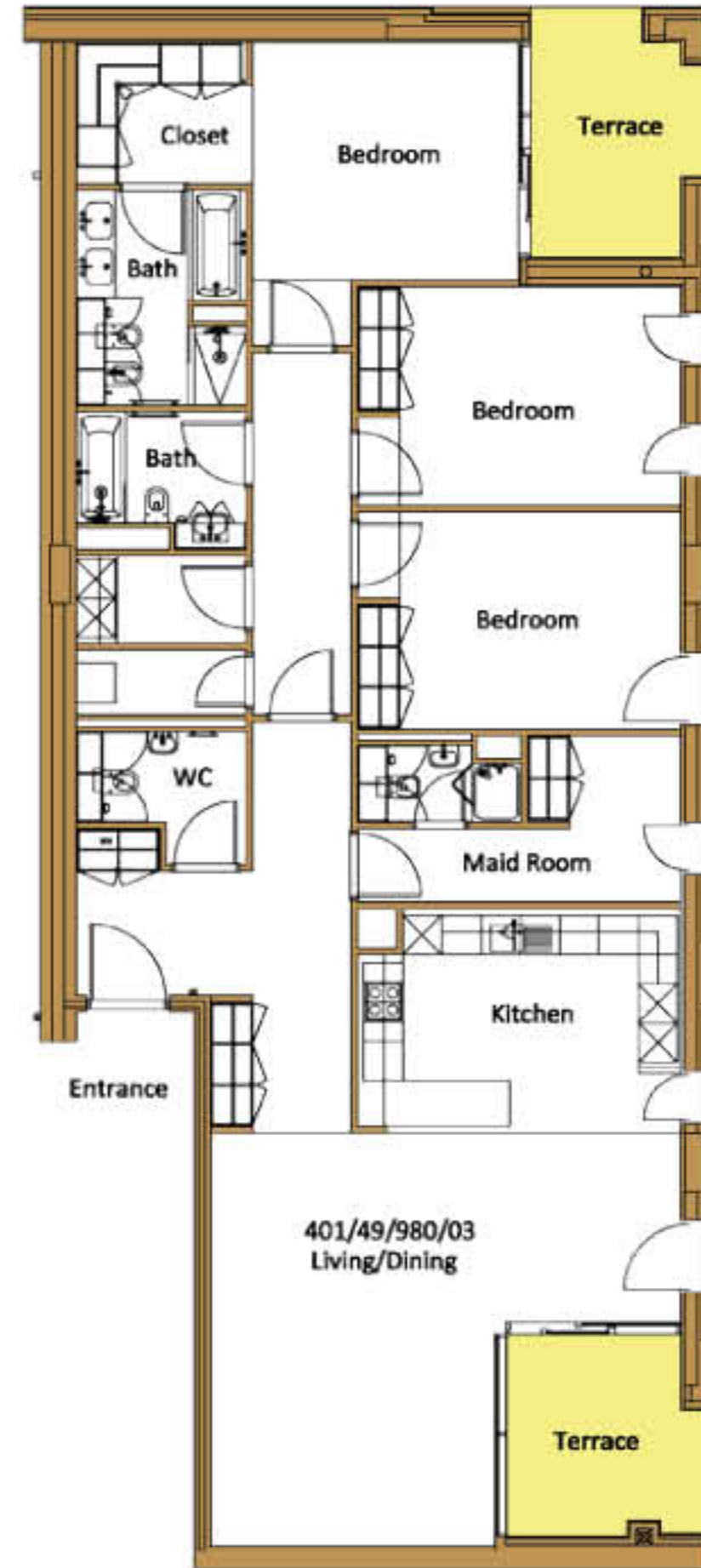


R06

(AL KHAIL 3)

AMENITIES (LEVEL 5 SHARED WITH R01)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Outdoor Playground



3 BEDROOM



3 BEDROOM DUPLEX

R08

(AL KHAIL 4)

EUROPEAN STYLE



Building Location

Experience the best of city living at our prime location in downtown with its proximity to a children's play area and so much more!

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
4	2	155 - 156	4
	3	216 - 234	12
	4	272 - 274	4
			20

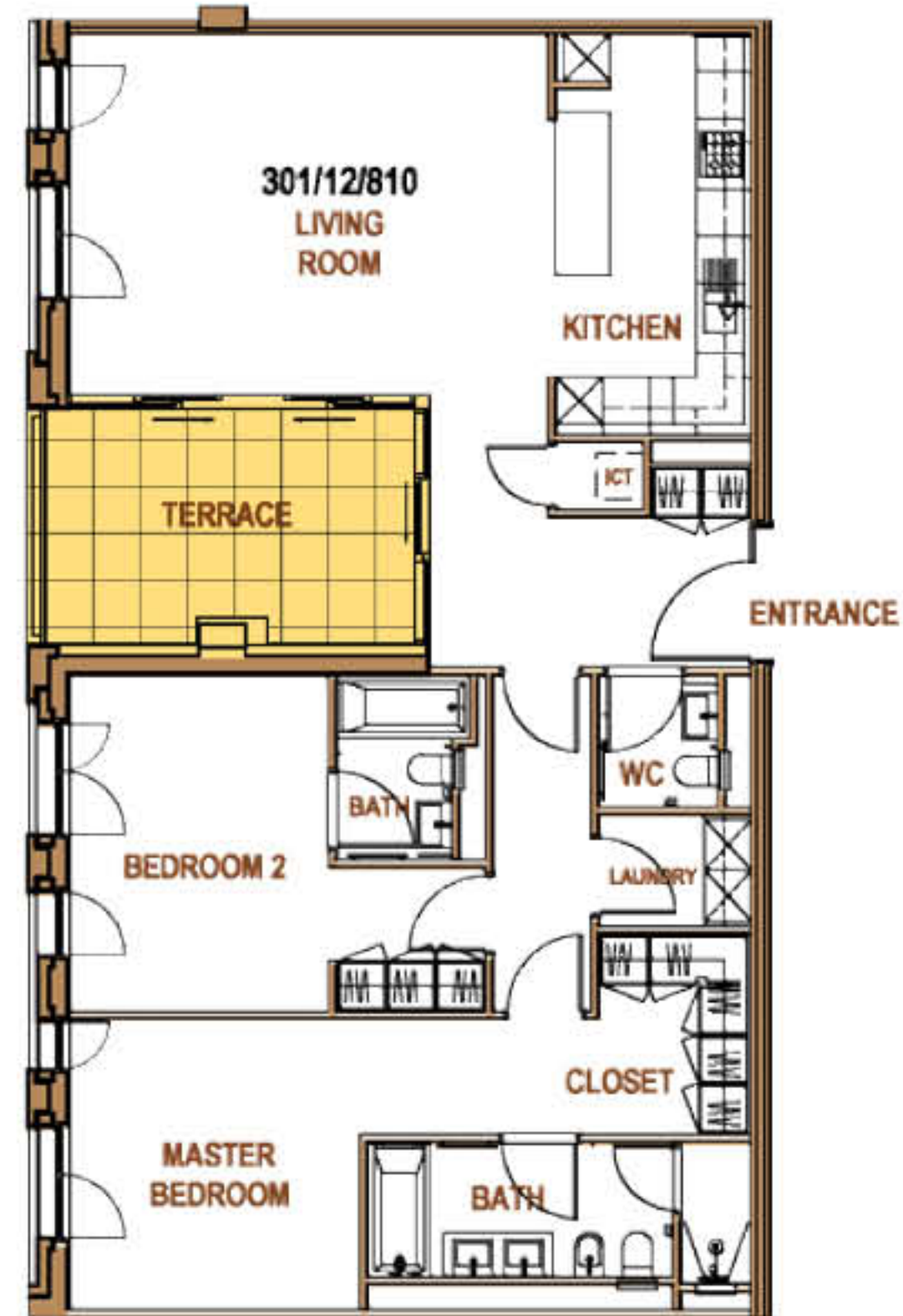


R08

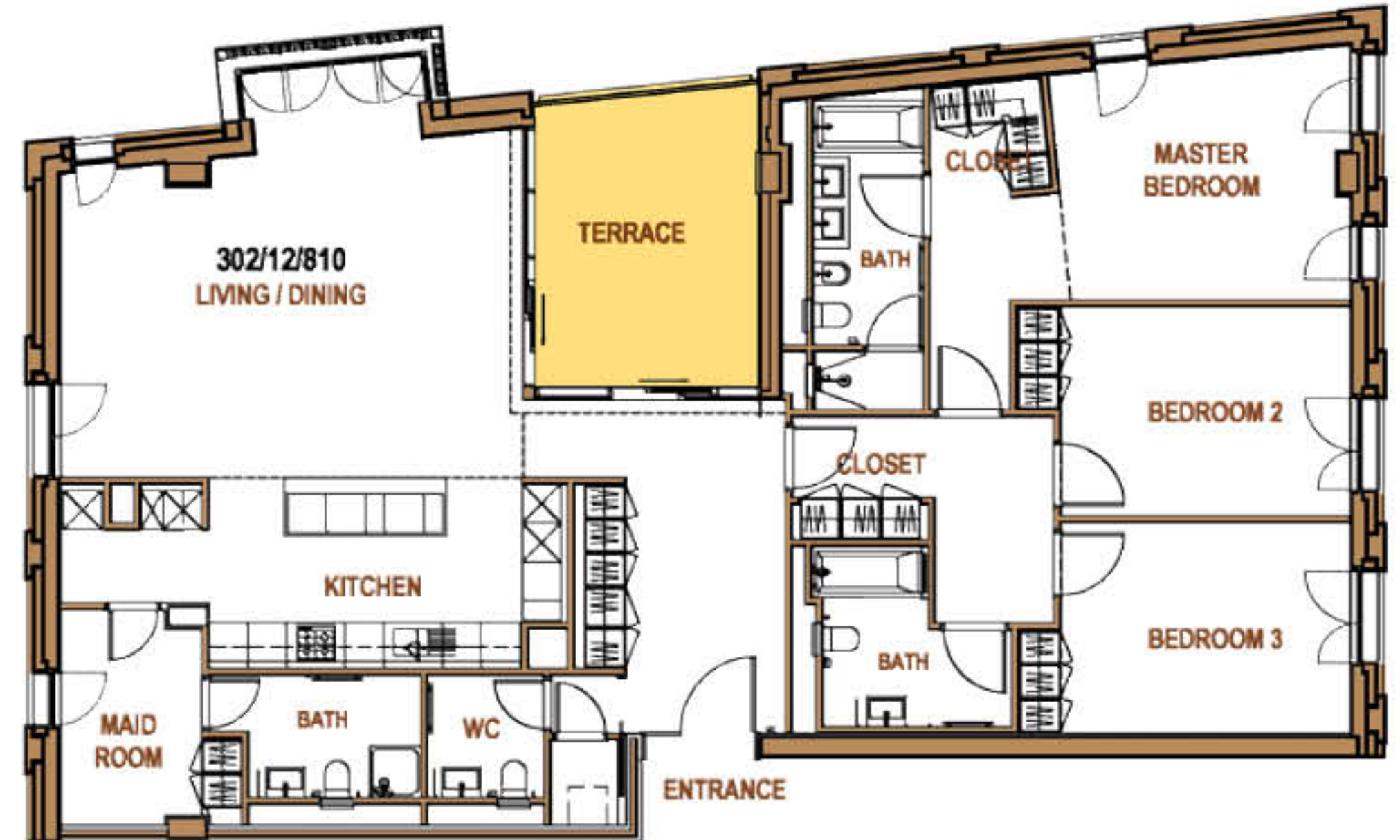
(AL KHAIL 4)

AMENITIES (LEVEL 5 SHARED WITH R01)

- Swimming Pool & Deck
- Kids Playground
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Outdoor Playground



2 BEDROOM



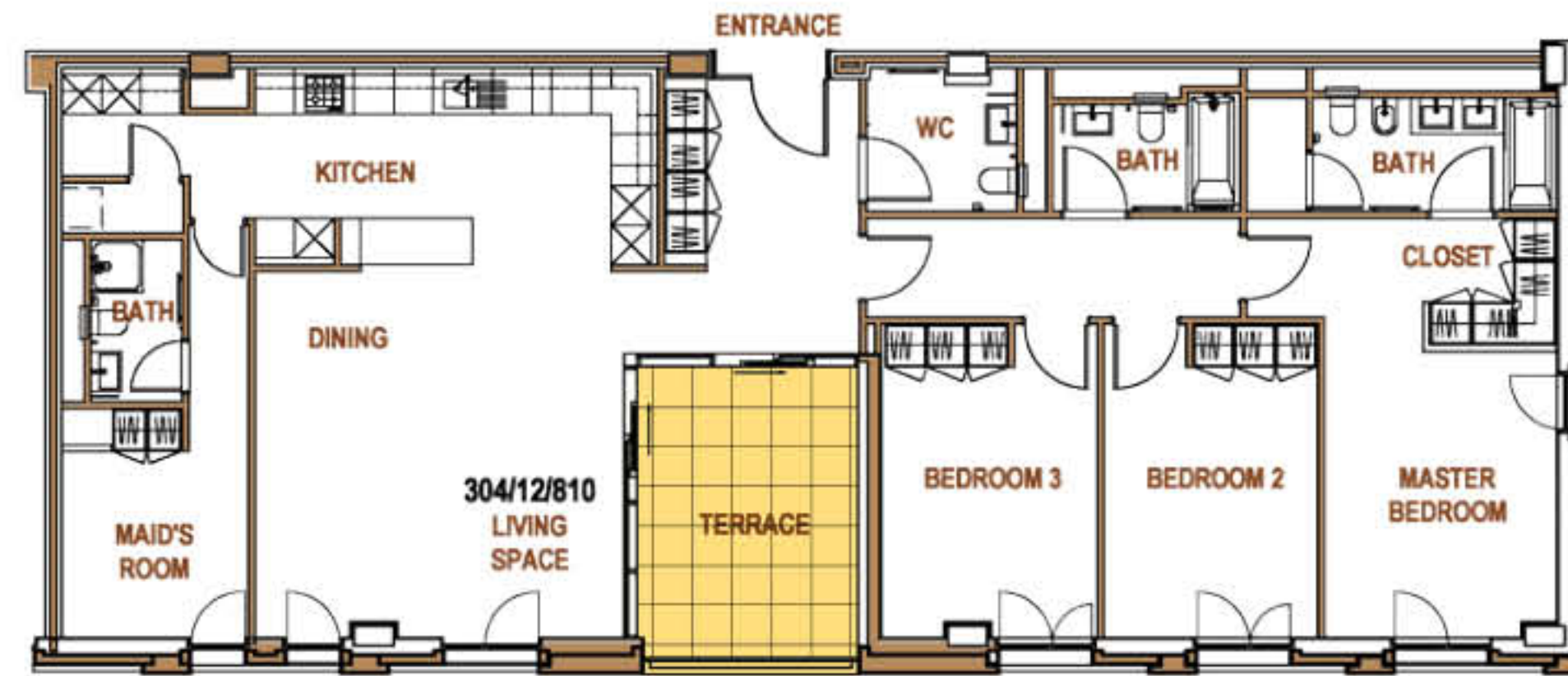
3 BEDROOM

R08

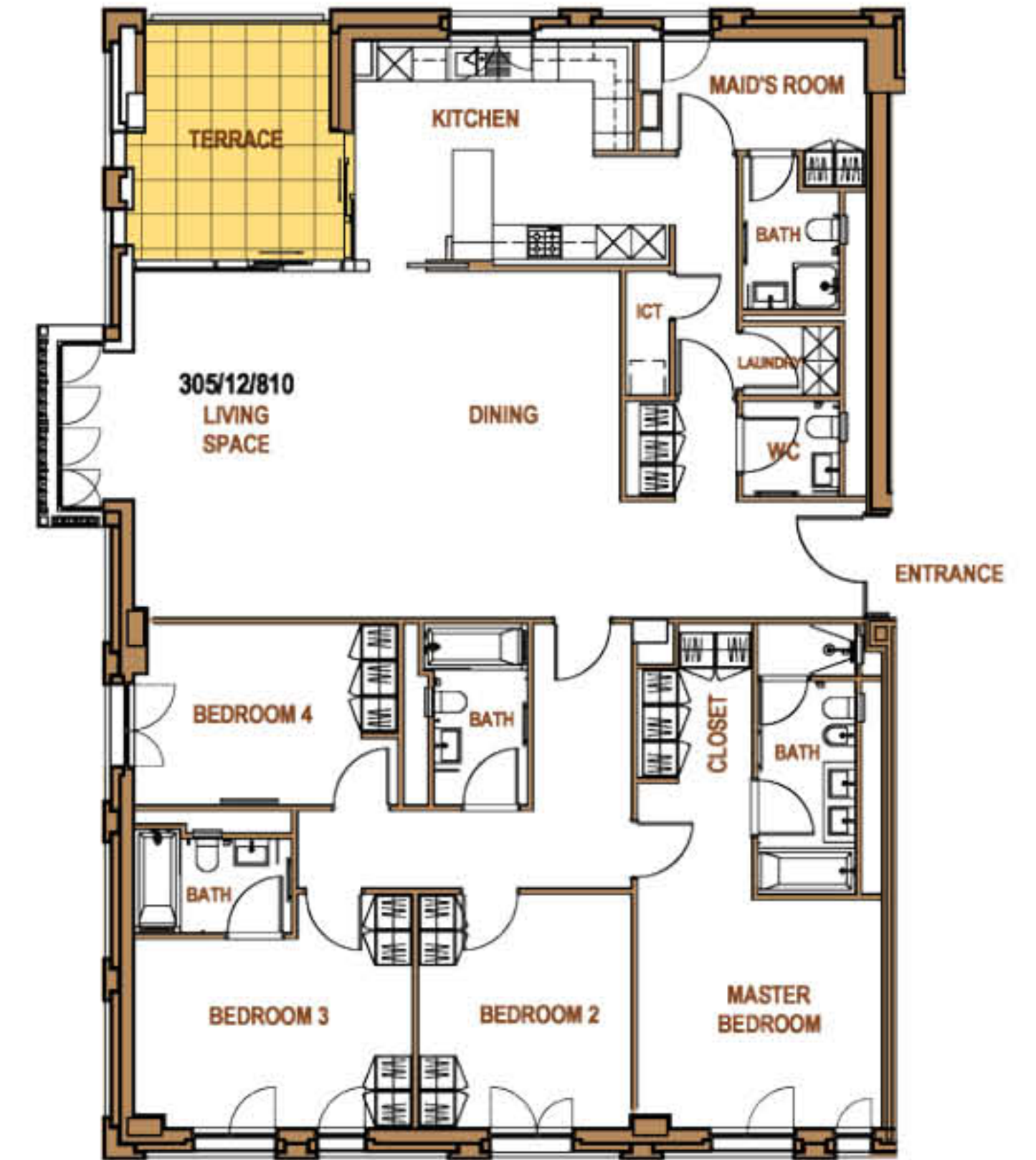
(AL KHAIL 4)

AMENITIES (LEVEL 5 SHARED WITH R01)

- Swimming Pool & Deck
- Kids Playground
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio
- Outdoor Playground



3 BEDROOM



4 BEDROOM

T01

(AL KHAIL 8)

EUROPEAN STYLE



Building Location

Explore urban living in a prime location, adjacent to the Msheireb Galleria, Mandarin Oriental Hotel, and Qatar's main metro station.

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
4	1	86 - 156	9
	2	133 - 147	11
	3	198 - 248	6
			26

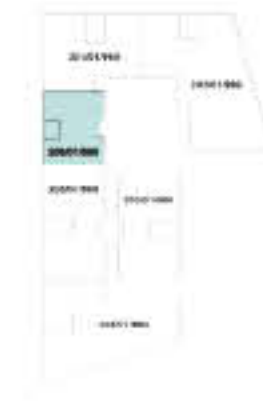


T01

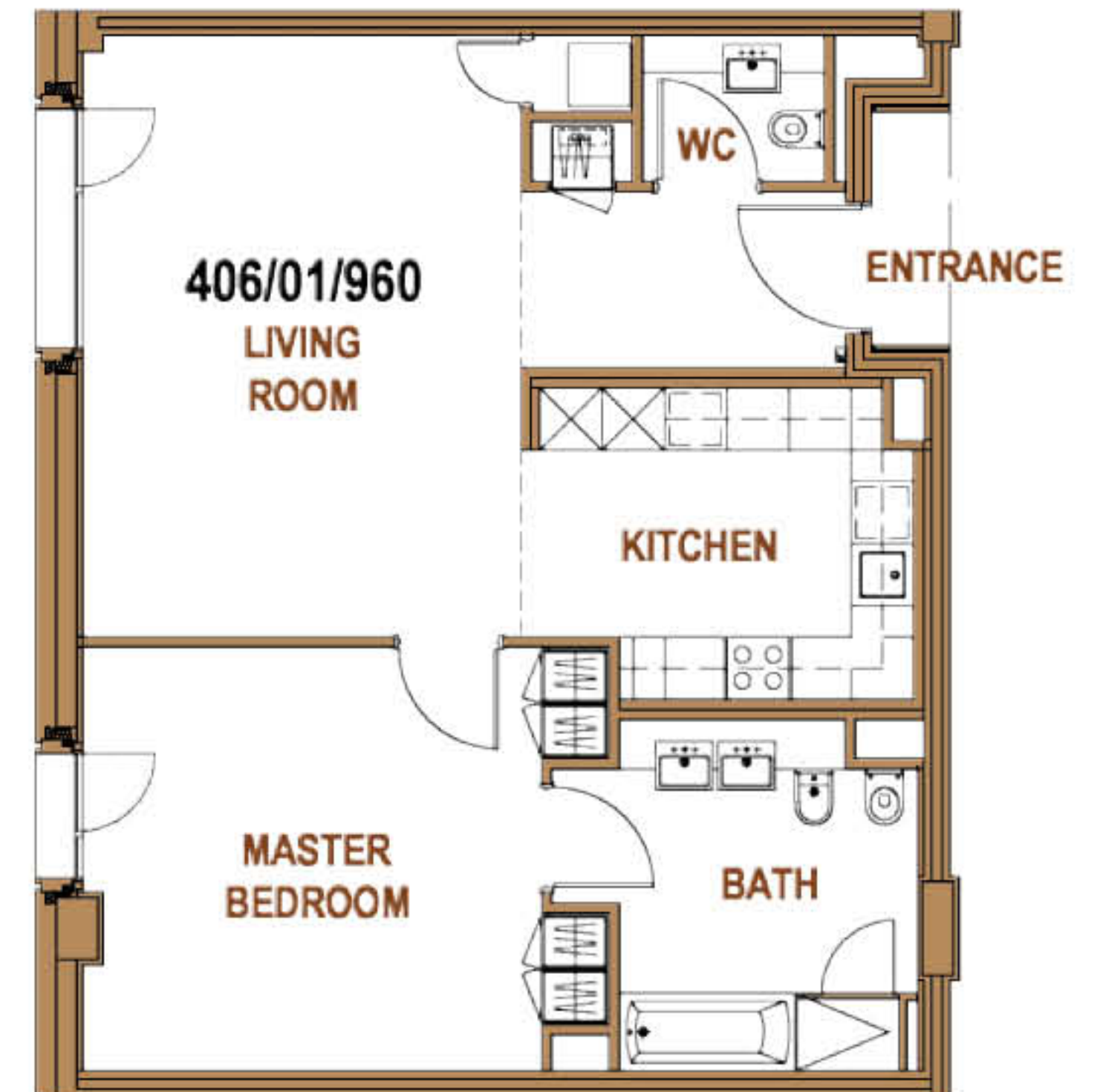
(AL KHAIL 8)

AMENITIES (SHARED WITH T05)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



1 BEDROOM



1 BEDROOM

T01

(AL KHAIL 8)

AMENITIES (SHARED WITH T05)

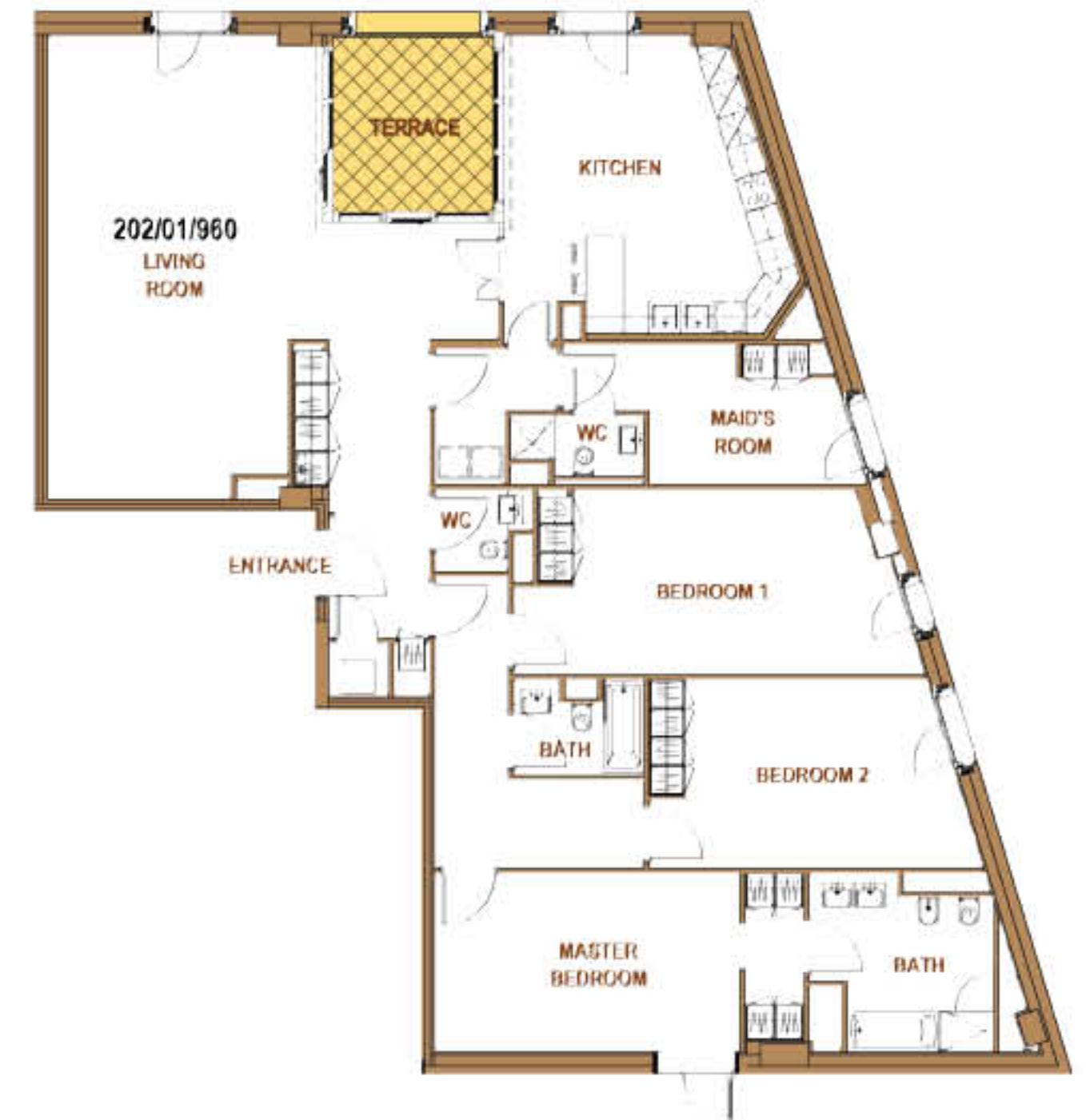
- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



2 BEDROOM



2 BEDROOM



3 BEDROOM

T05

(AL KHAIL 9)

EUROPEAN STYLE



Building Location

Experience convenience and luxury at our prime location in downtown, featuring a shared garden and play area, retail offerings and entertainment for everyone!

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
5	1	91 - 131	10
	2	138 - 165	5
	3	164 - 273	4
			19



T05

(AL KHAIL 9)

AMENITIES (LEVEL 2)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



1 BEDROOM



2 BEDROOM



2 BEDROOM

T05

(AL KHAIL 9)

AMENITIES (LEVEL 2)

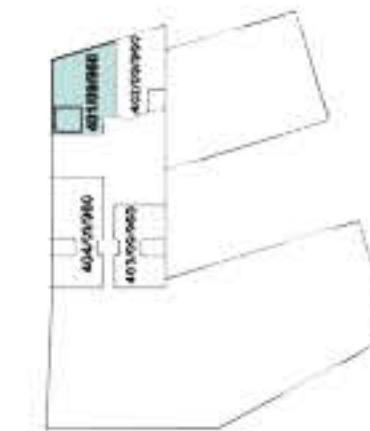
- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



3 BEDROOM



3 BEDROOM DUPLEX



T06

(WADI 3)

EUROPEAN STYLE



Building Location

Situated above the Doha Design District, Wadi 3 features direct access to the pedestrian-friendly street, it is also situated opposite Park Hyatt Hotel and Msheireb Galleria.

Apartment Features

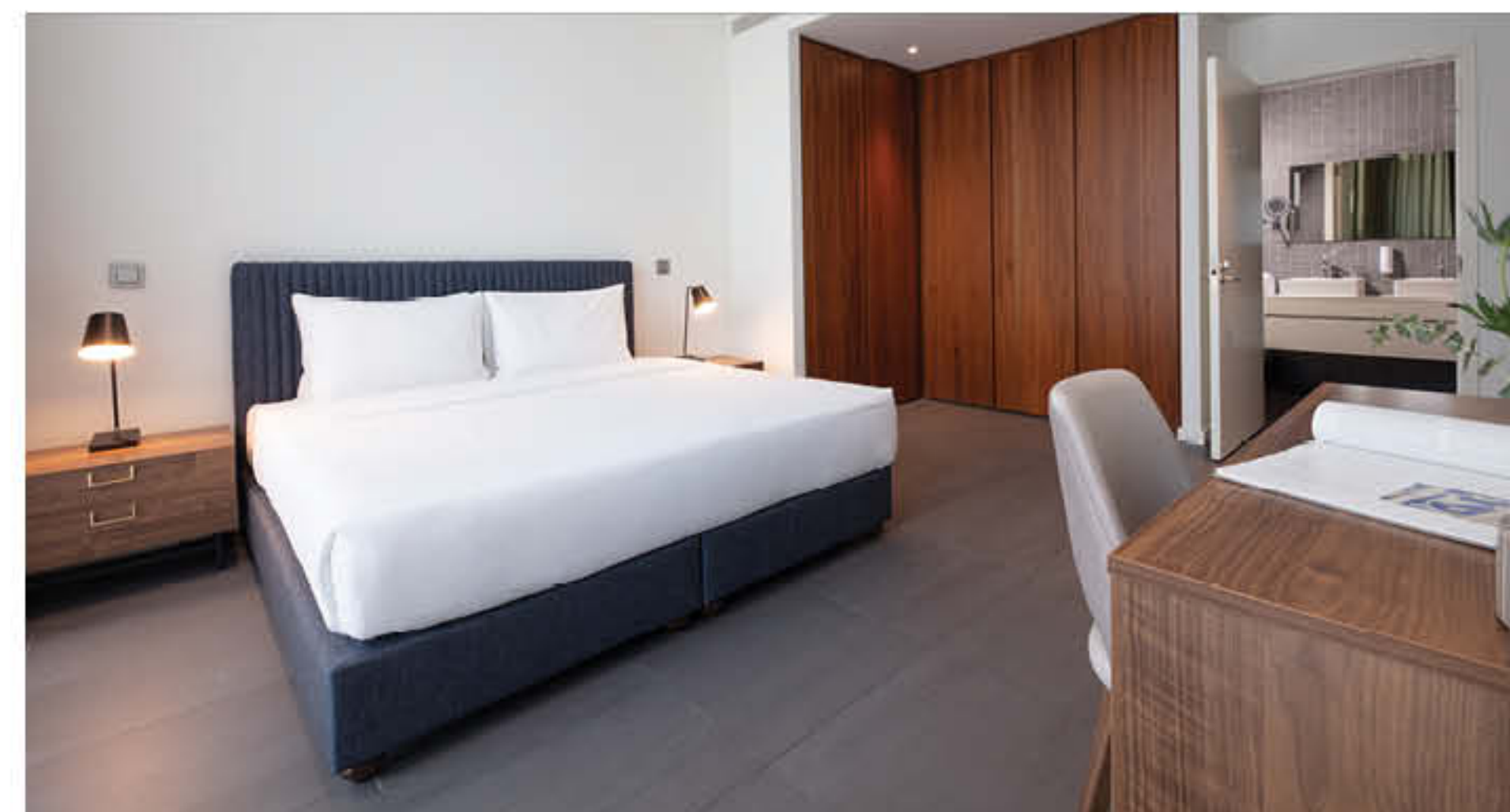
- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
5	1	75 - 105	14
	2	121 - 165	15
	3	181 - 253	6
			35



T06

(WADI 3)

AMENITIES (SHARED WITH T05)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



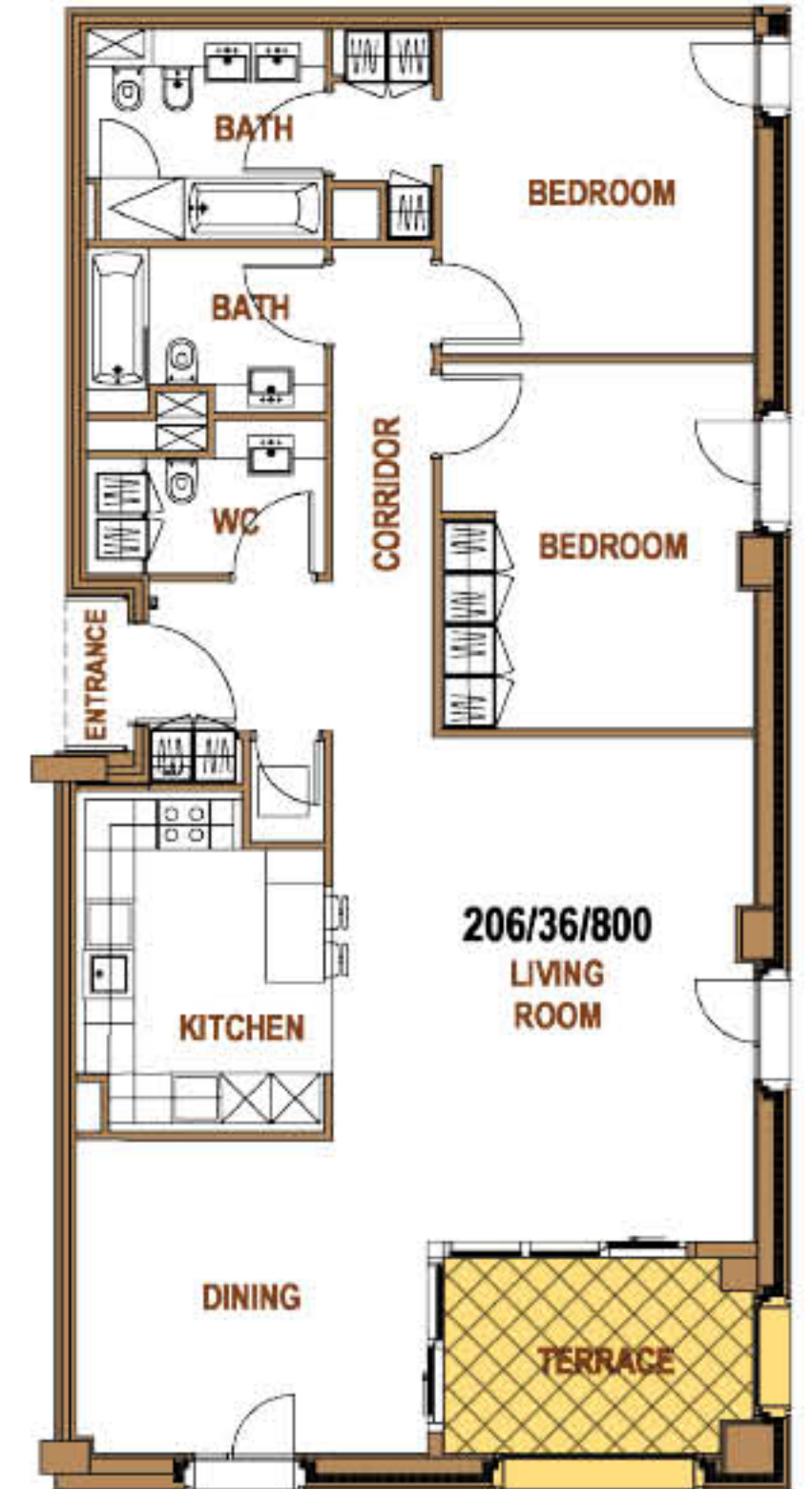
1 BEDROOM



1 BEDROOM



2 BEDROOM



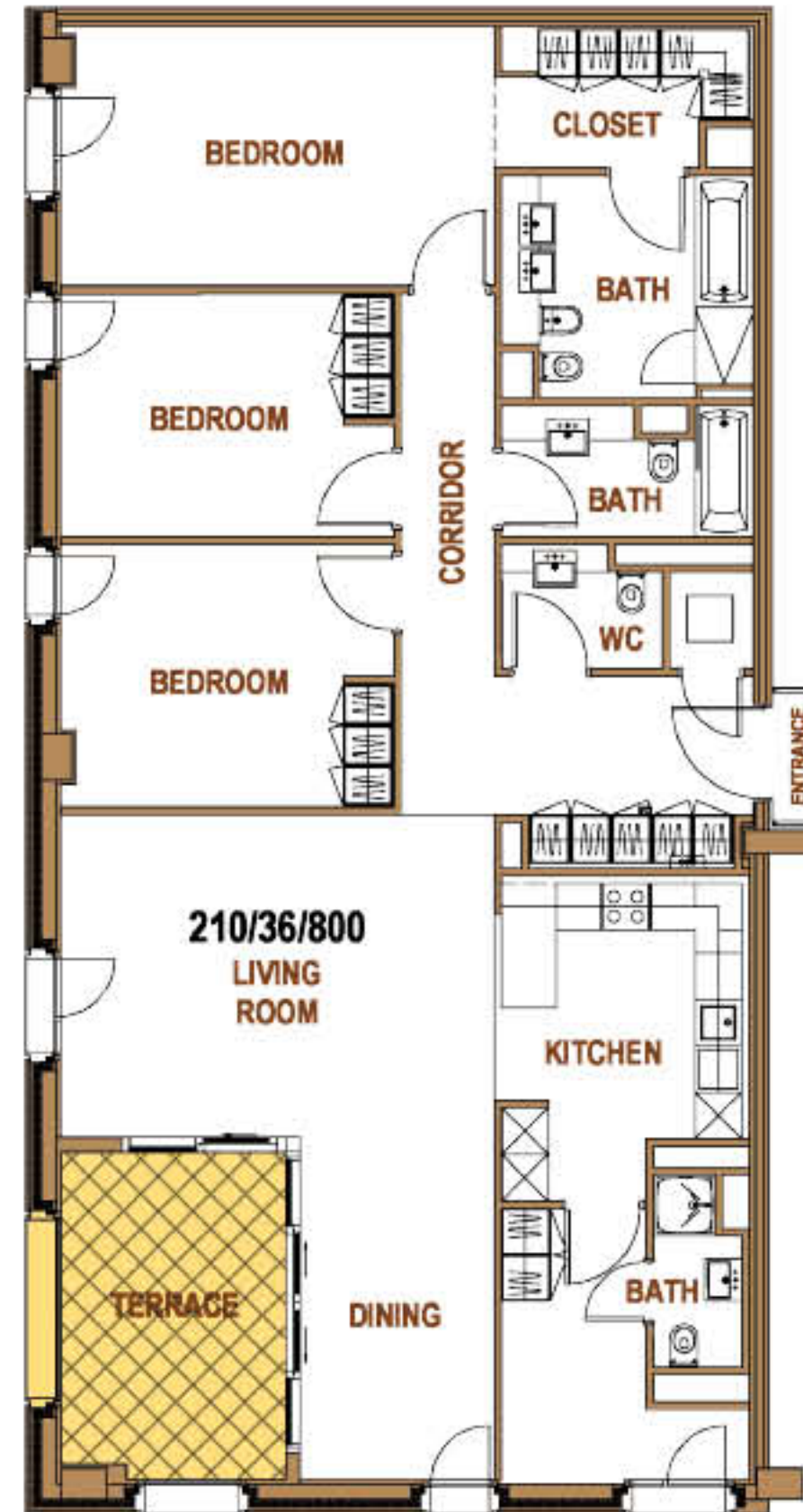
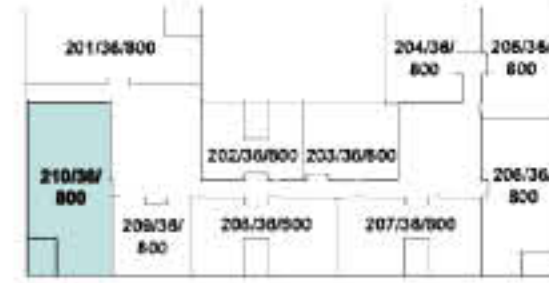
2 BEDROOM

T06

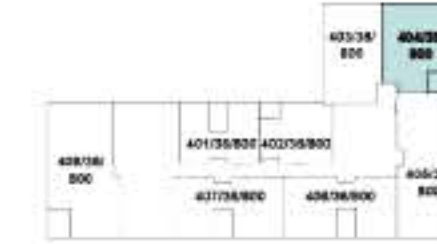
(WADI 3)

AMENITIES (SHARED WITH T05)

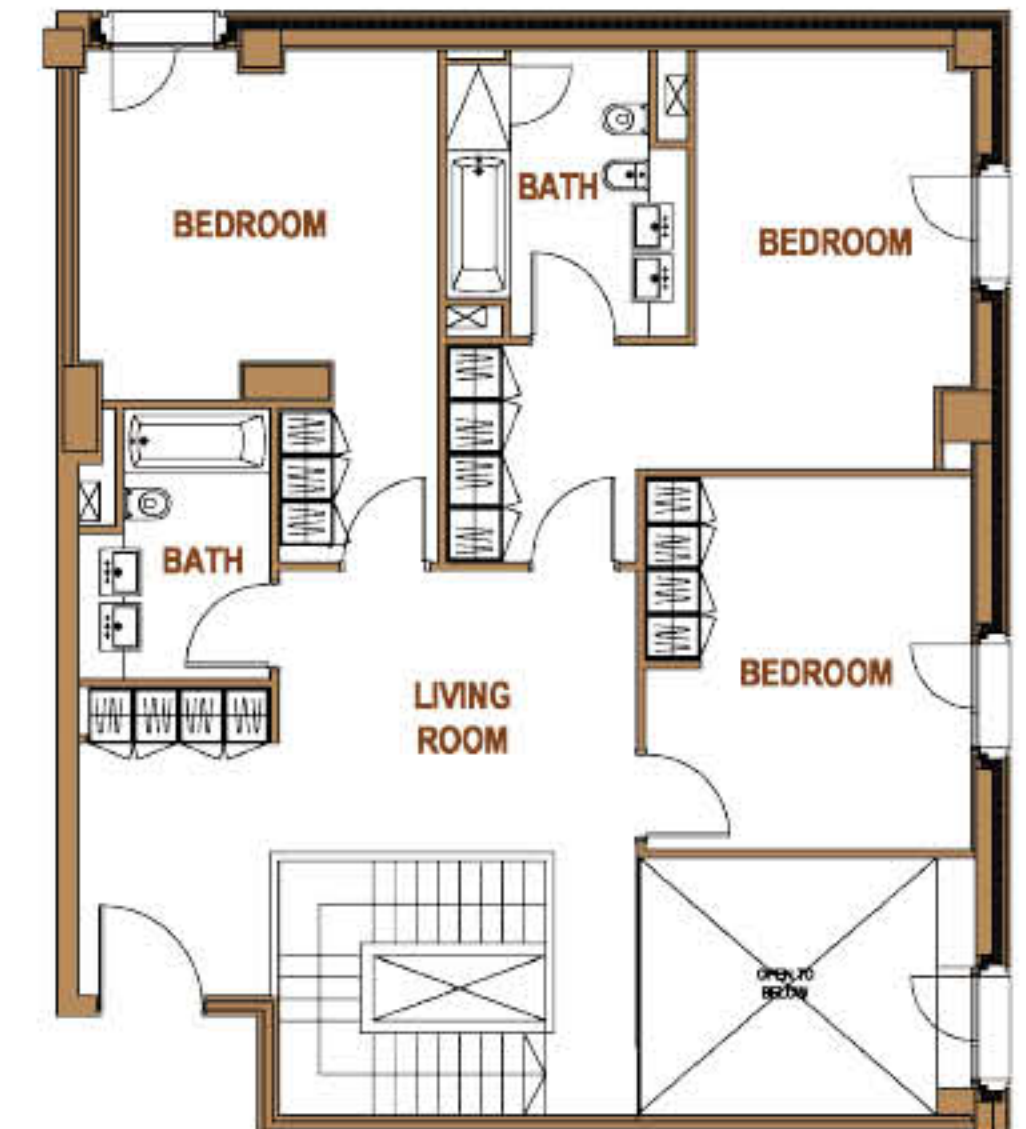
- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



3 BEDROOM



3 BEDROOM DUPLEX



T07

(WADI 2)

EUROPEAN STYLE



Building Location

Discover urban convenience at our prime location opposite the Msheireb metro station and adjacent to the luxurious Park Hyatt Doha, with a tram stop right in front of the building!

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
12	1	75 - 135	43
	2	107 - 180	40
	3	206 - 272	9
			92

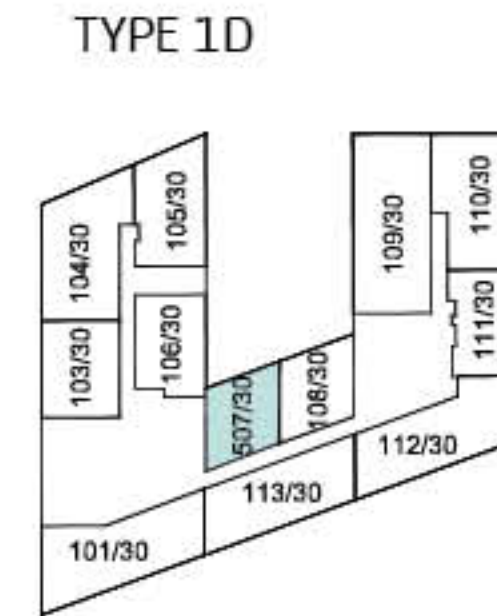
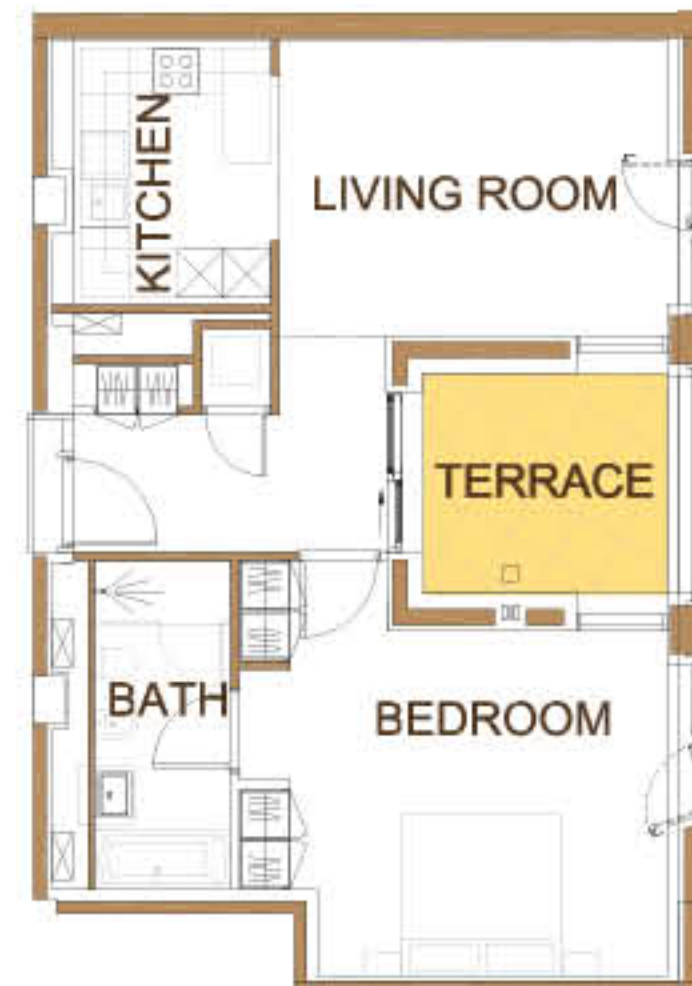
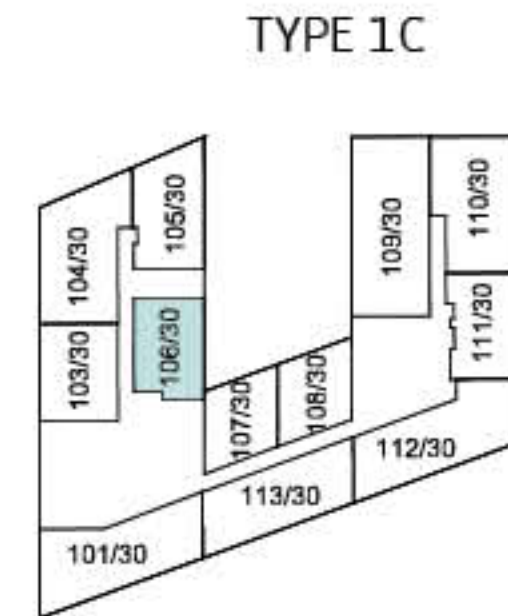
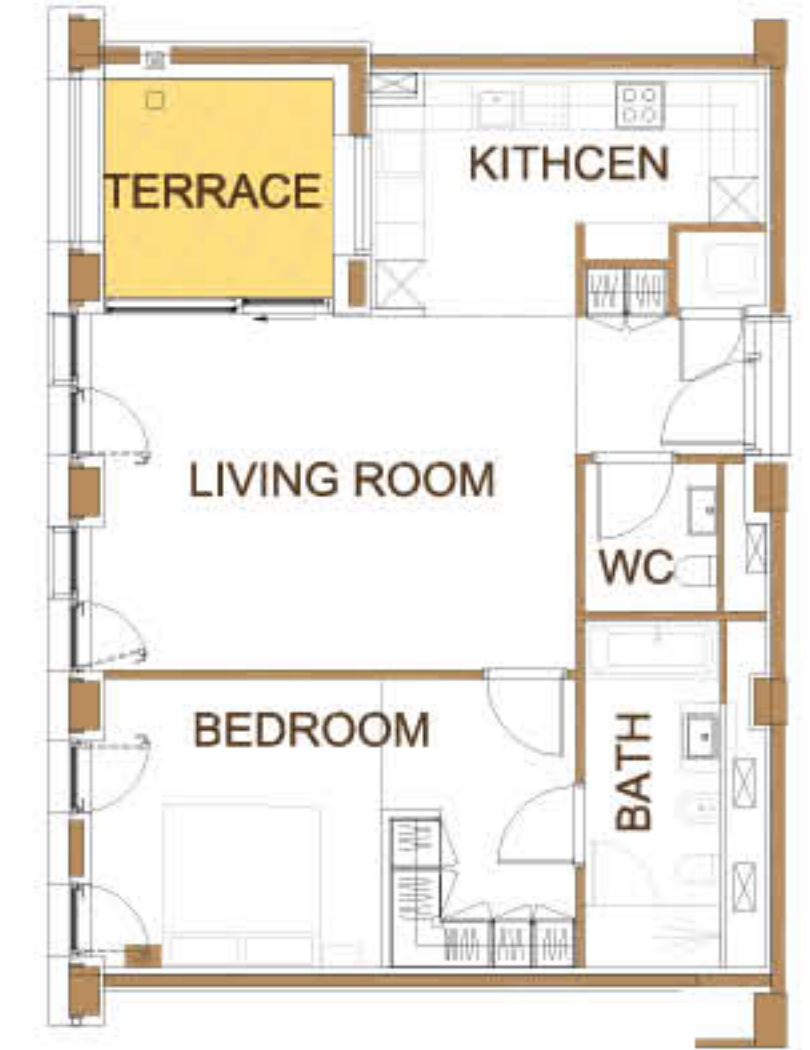
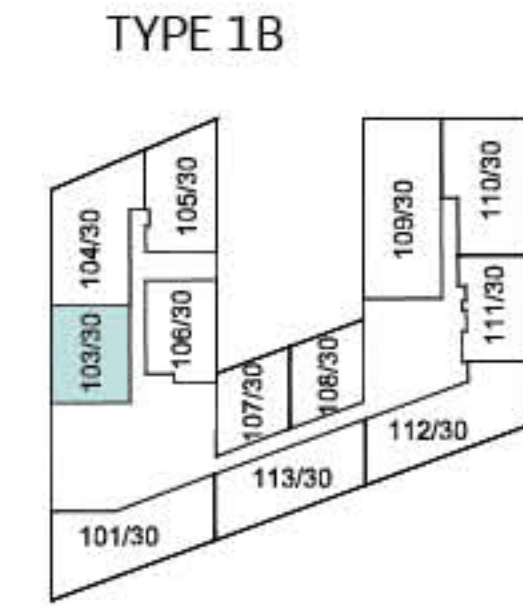
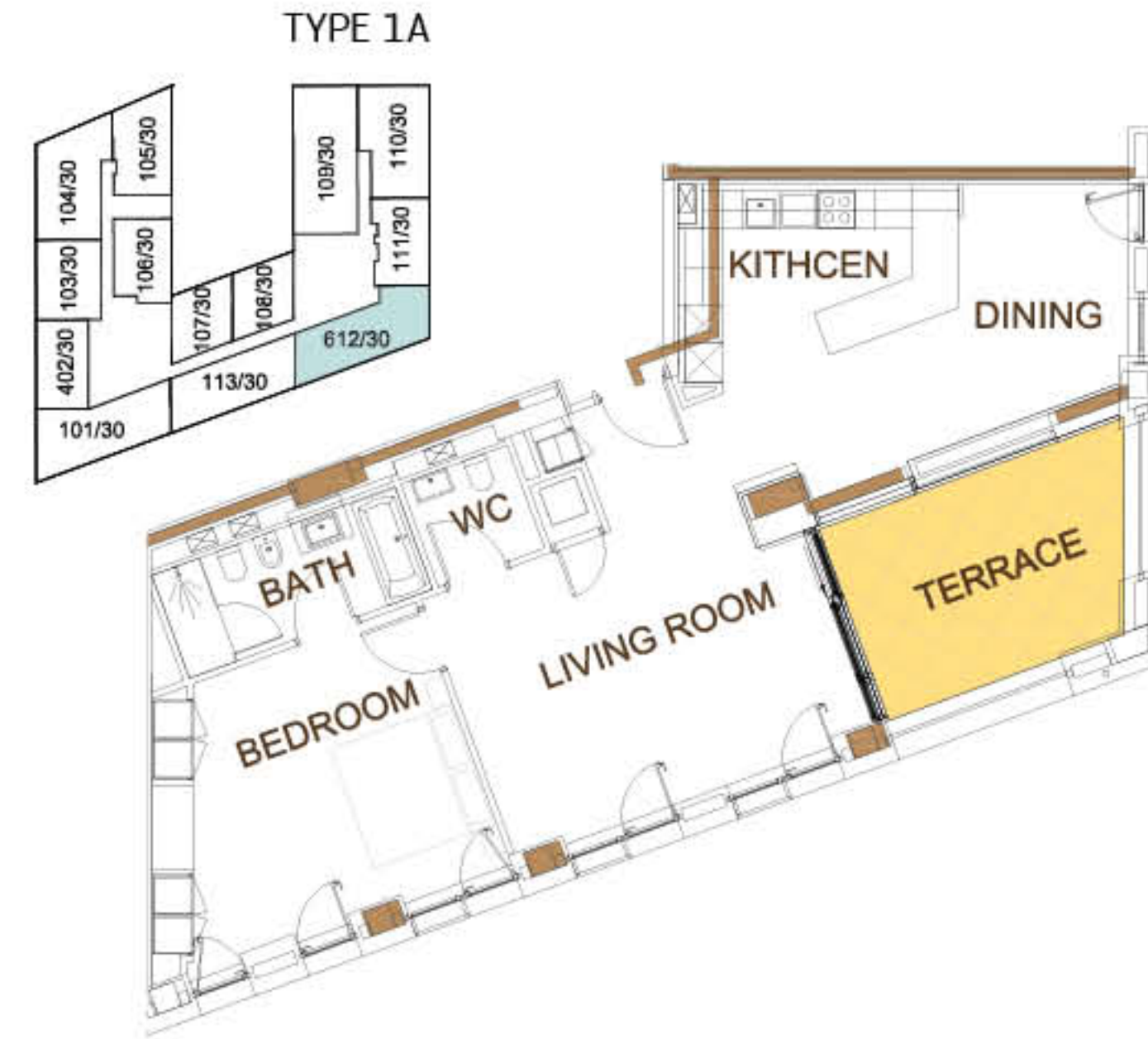


T07

(WADI 2)

AMENITIES (LEVEL 6)

- Swimming Pool & Deck
- Gym for Men & Women
- Changing & Locker Room With Jacuzzi for Men & Women



T07

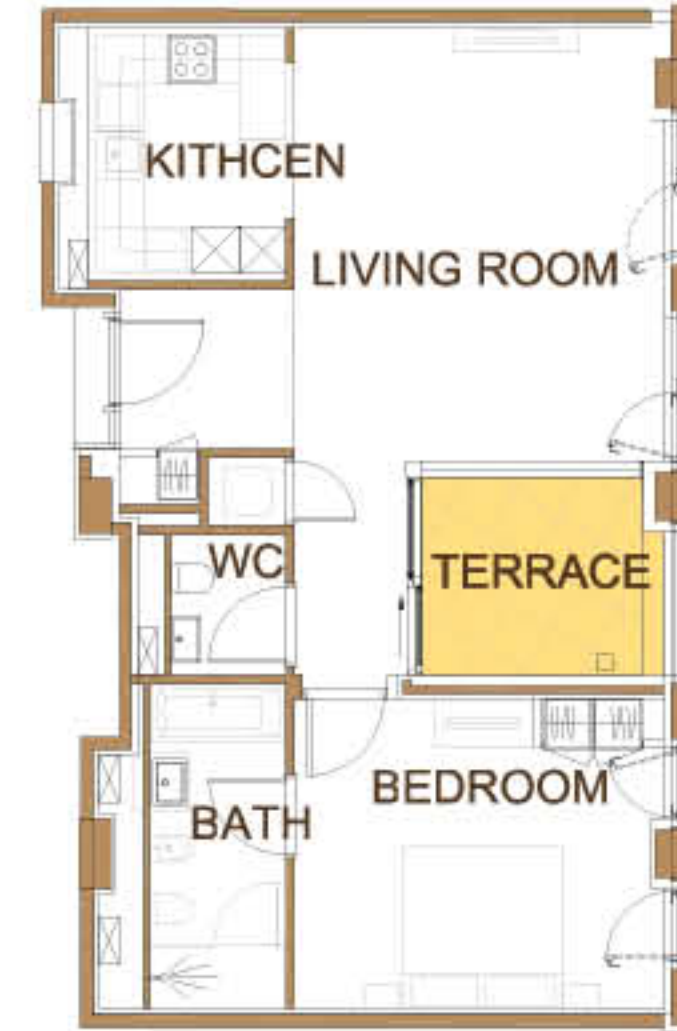
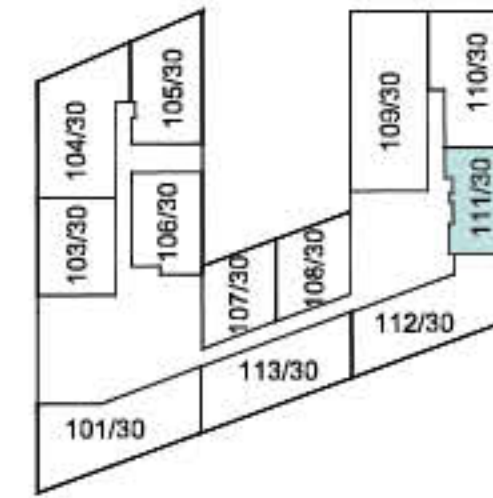
(WADI 2)

AMENITIES (LEVEL 6)

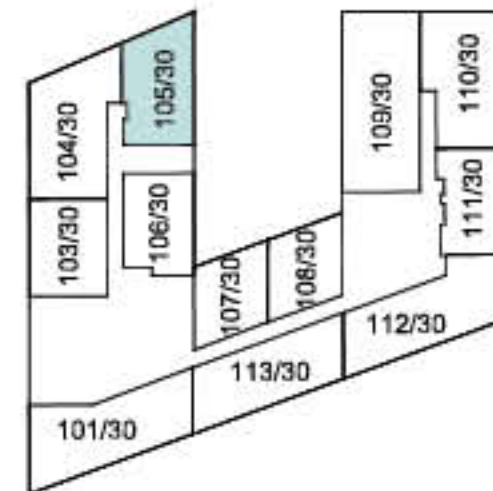
- Swimming Pool & Deck
- Gym for Men & Women
- Changing & Locker Room With Jacuzzi for Men & Women



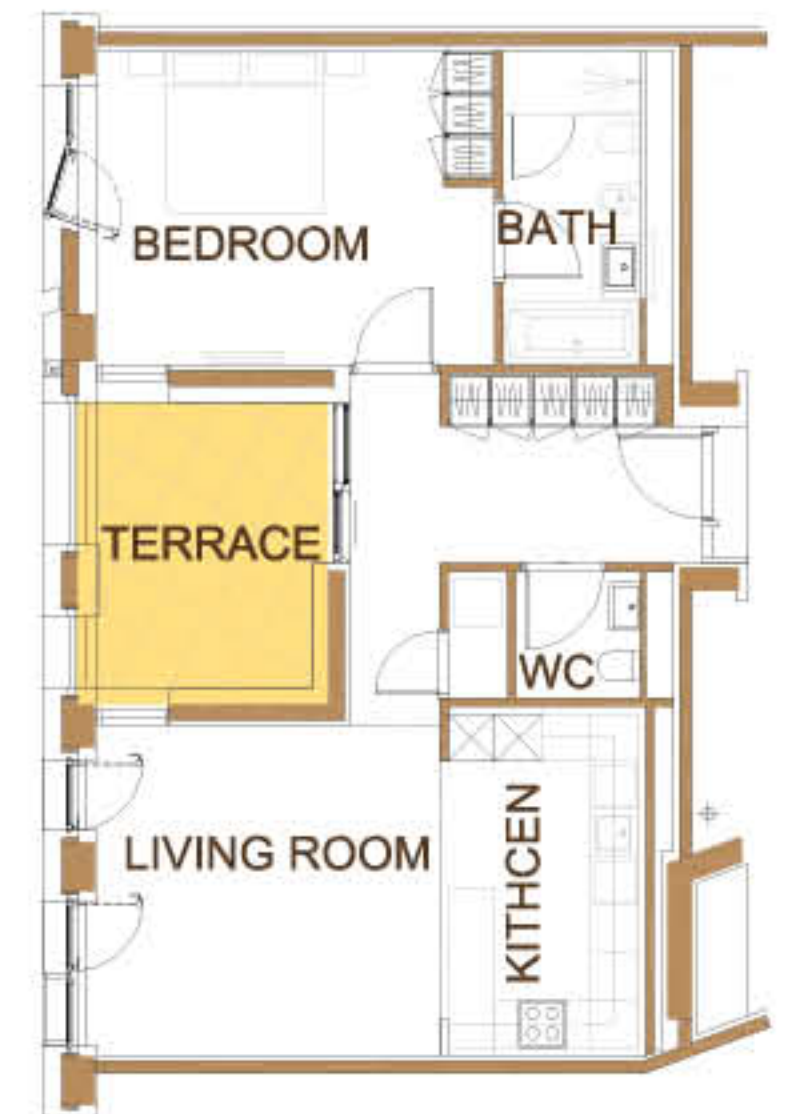
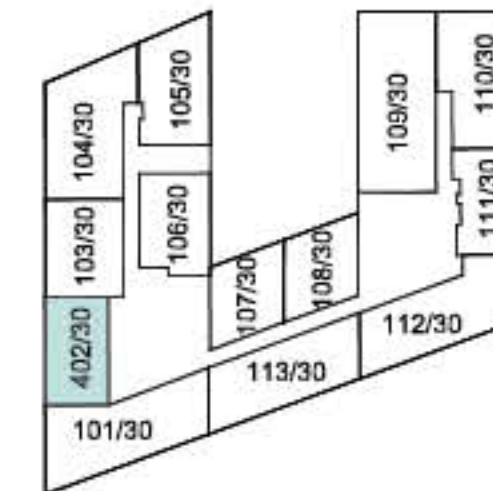
TYPE 1E



TYPE 1F



TYPE 1G



T07

(WADI 2)

AMENITIES (LEVEL 6)

- Swimming Pool & Deck
- Gym for Men & Women
- Changing & Locker Room With Jacuzzi for Men & Women



TYPE 2A



TYPE 2B



T07

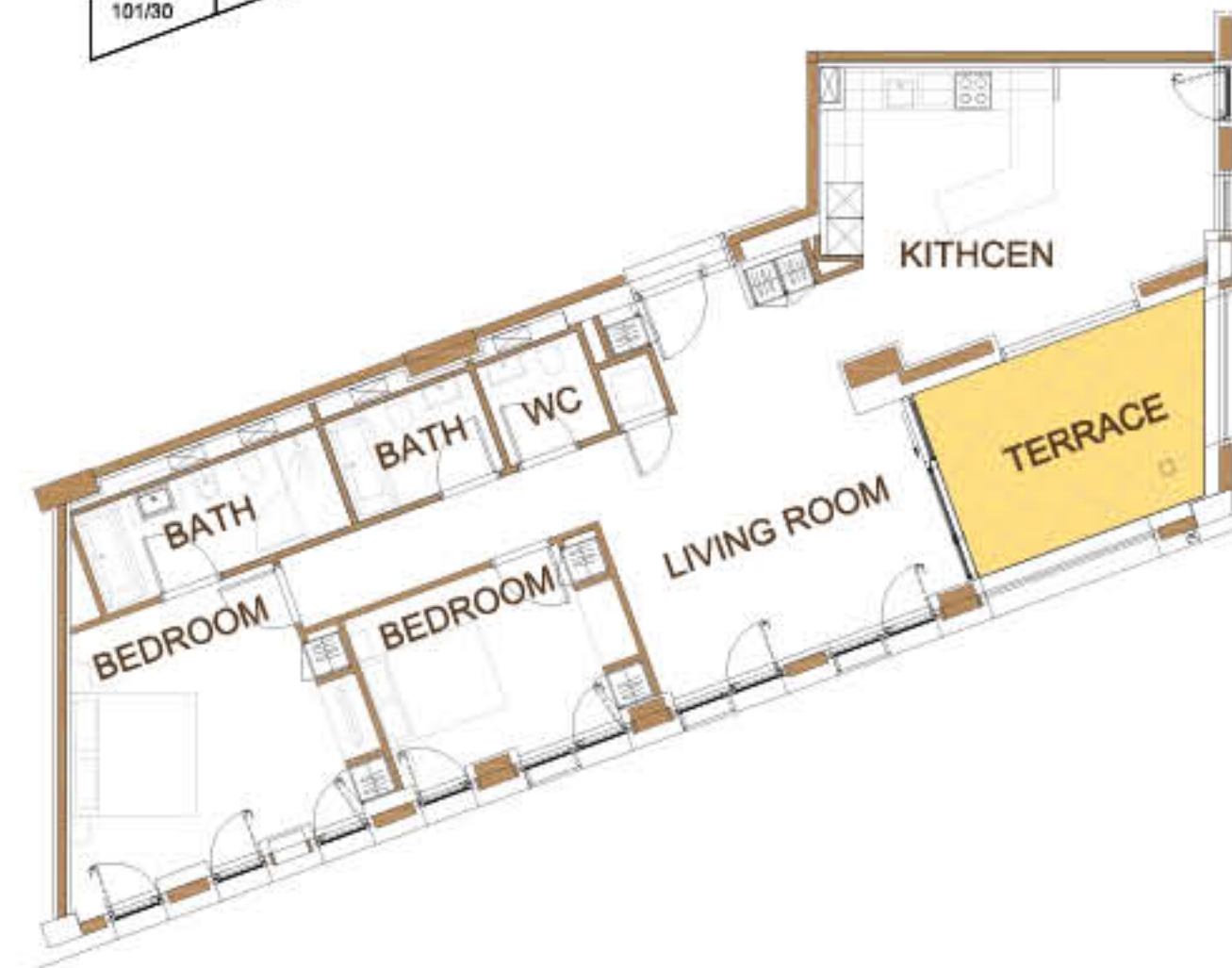
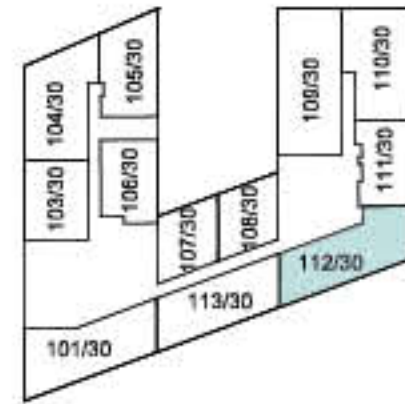
(WADI 2)

AMENITIES (LEVEL 6)

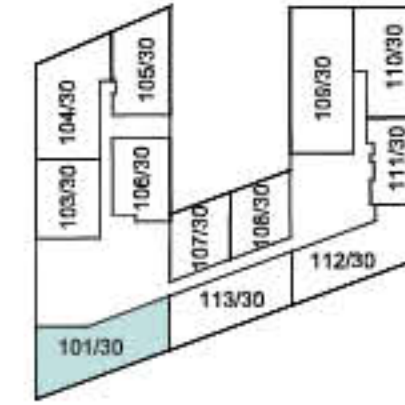
- Swimming Pool & Deck
- Gym for Men & Women
- Changing & Locker Room With Jacuzzi for Men & Women



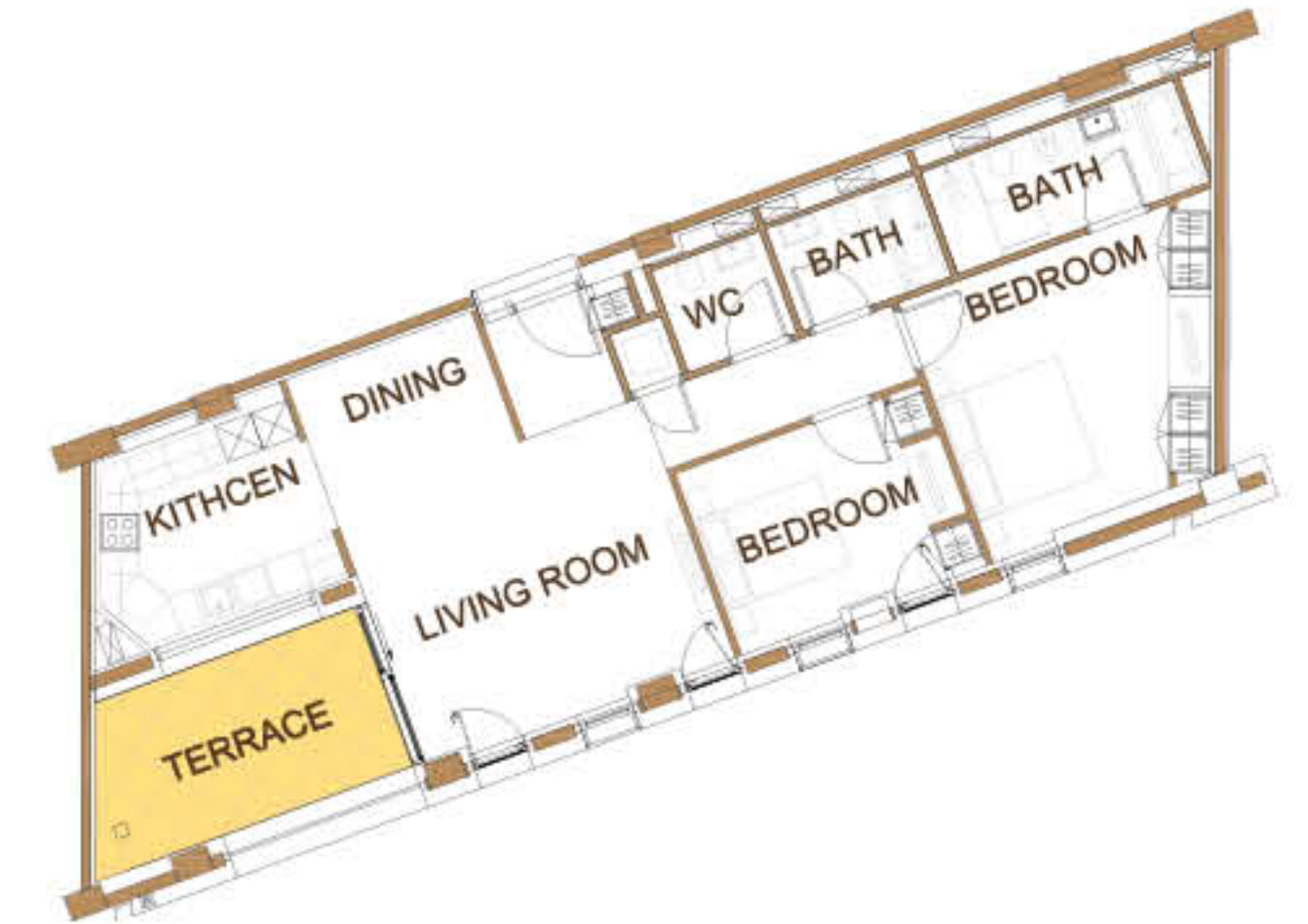
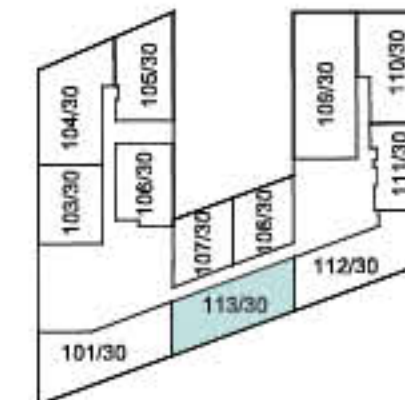
TYPE 2C



TYPE 2D



TYPE 2E



T07

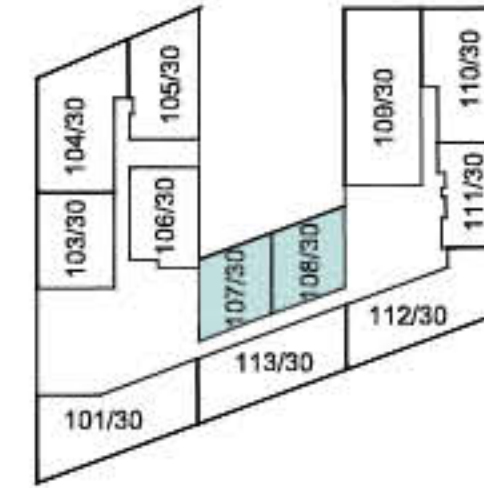
(WADI 2)

AMENITIES (LEVEL 6)

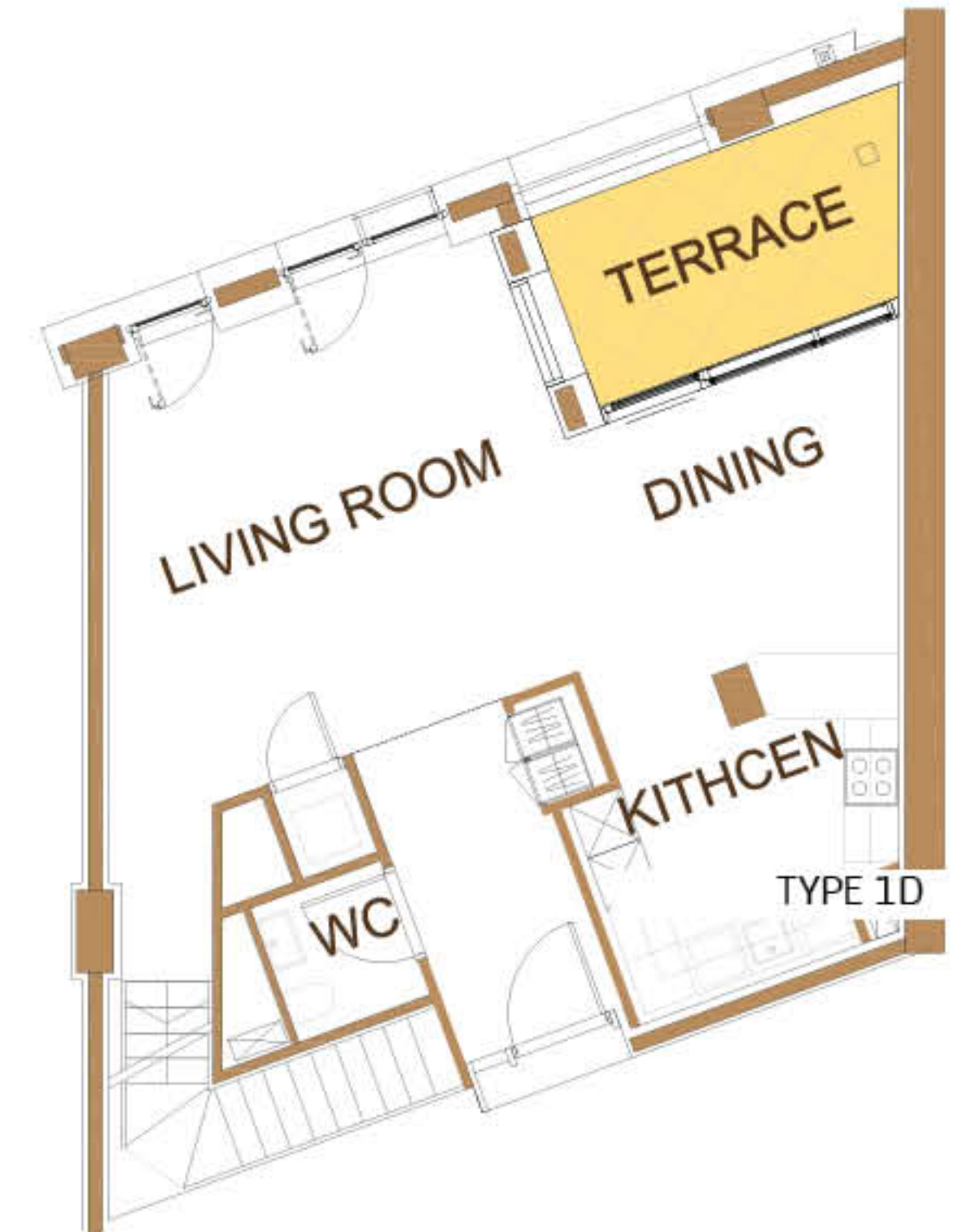
- Swimming Pool & Deck
- Gym for Men & Women
- Changing & Locker Room With Jacuzzi for Men & Women



TYPE 2F (DUPLEX)



UPPER LEVEL



LOWER LEVEL

T07

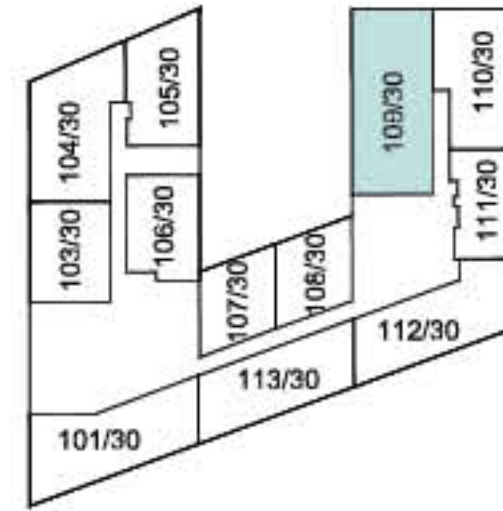
(WADI 2)

AMENITIES (LEVEL 6)

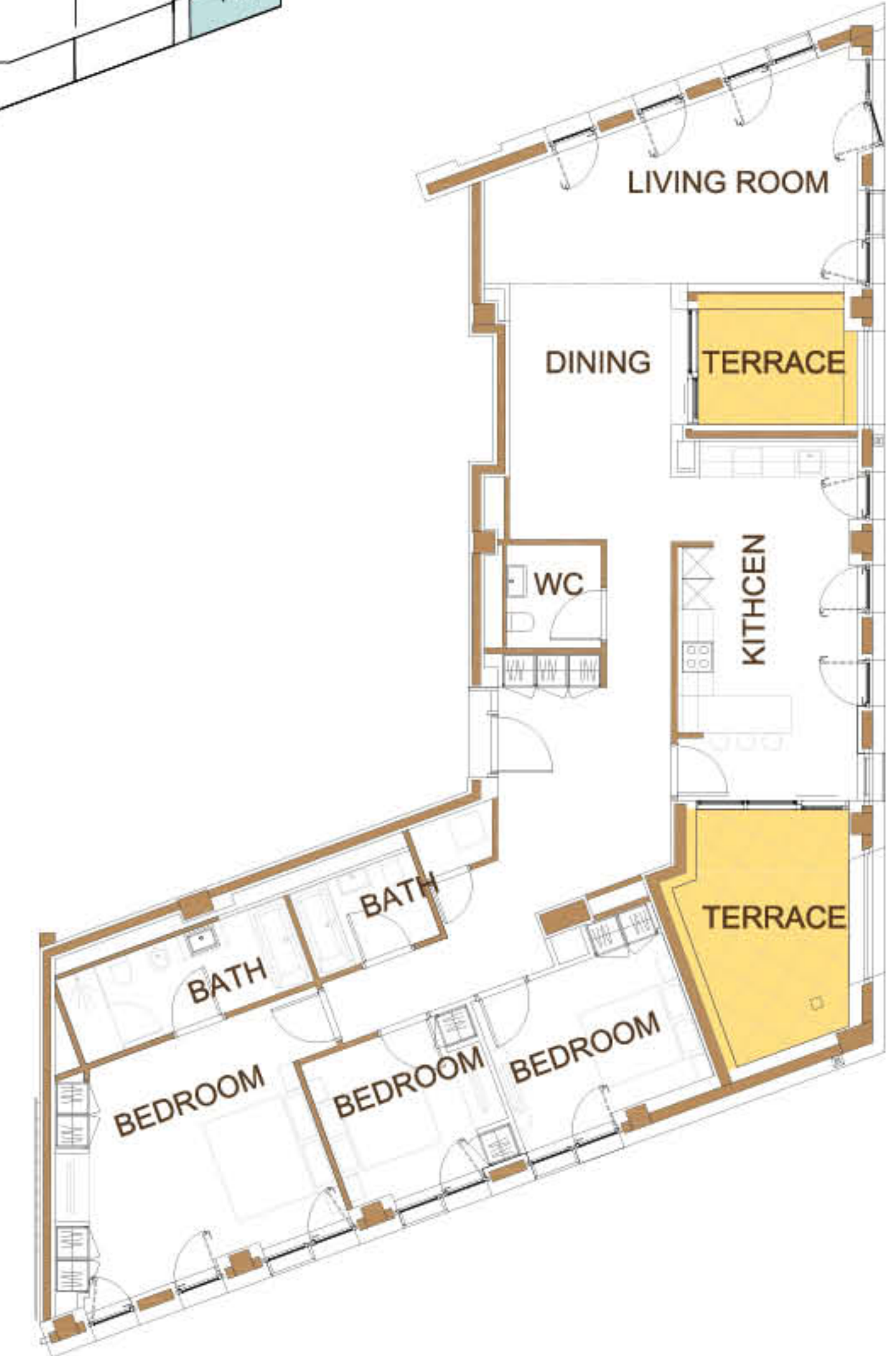
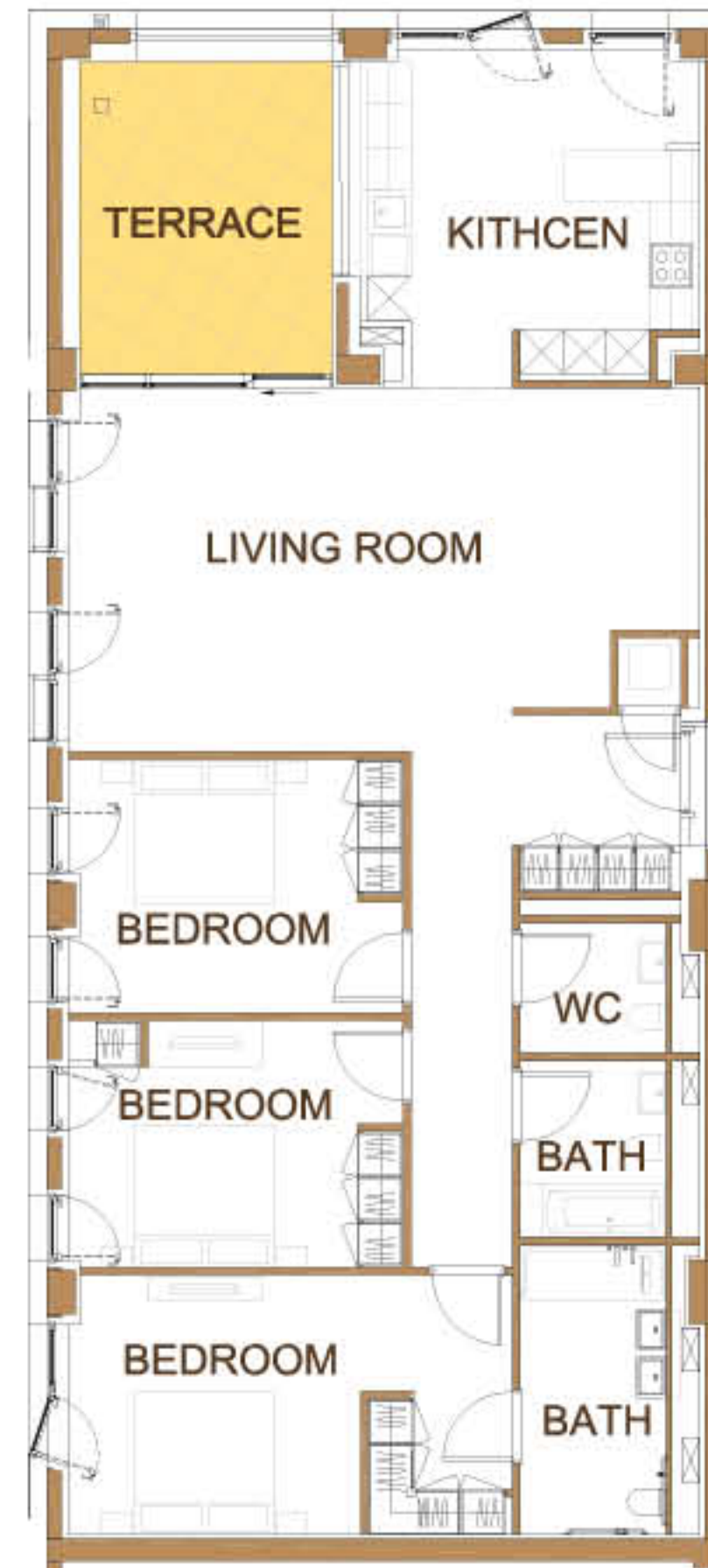
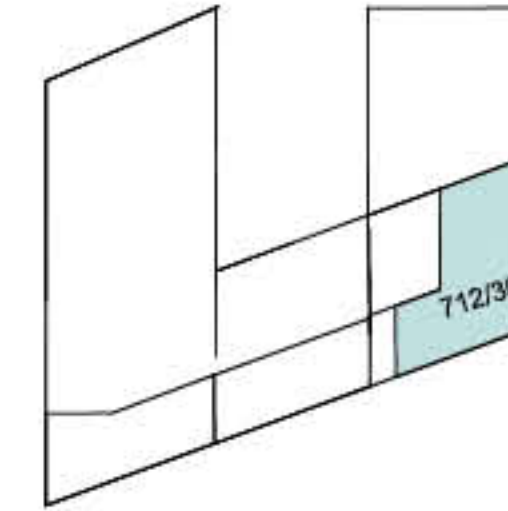
- Swimming Pool & Deck
- Gym for Men & Women
- Changing & Locker Room With Jacuzzi for Men & Women



TYPE 3A



TYPE 3B



T07

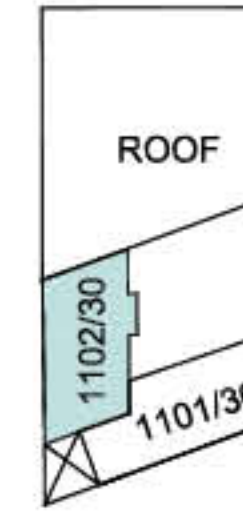
(WADI 2)

AMENITIES (LEVEL 6)

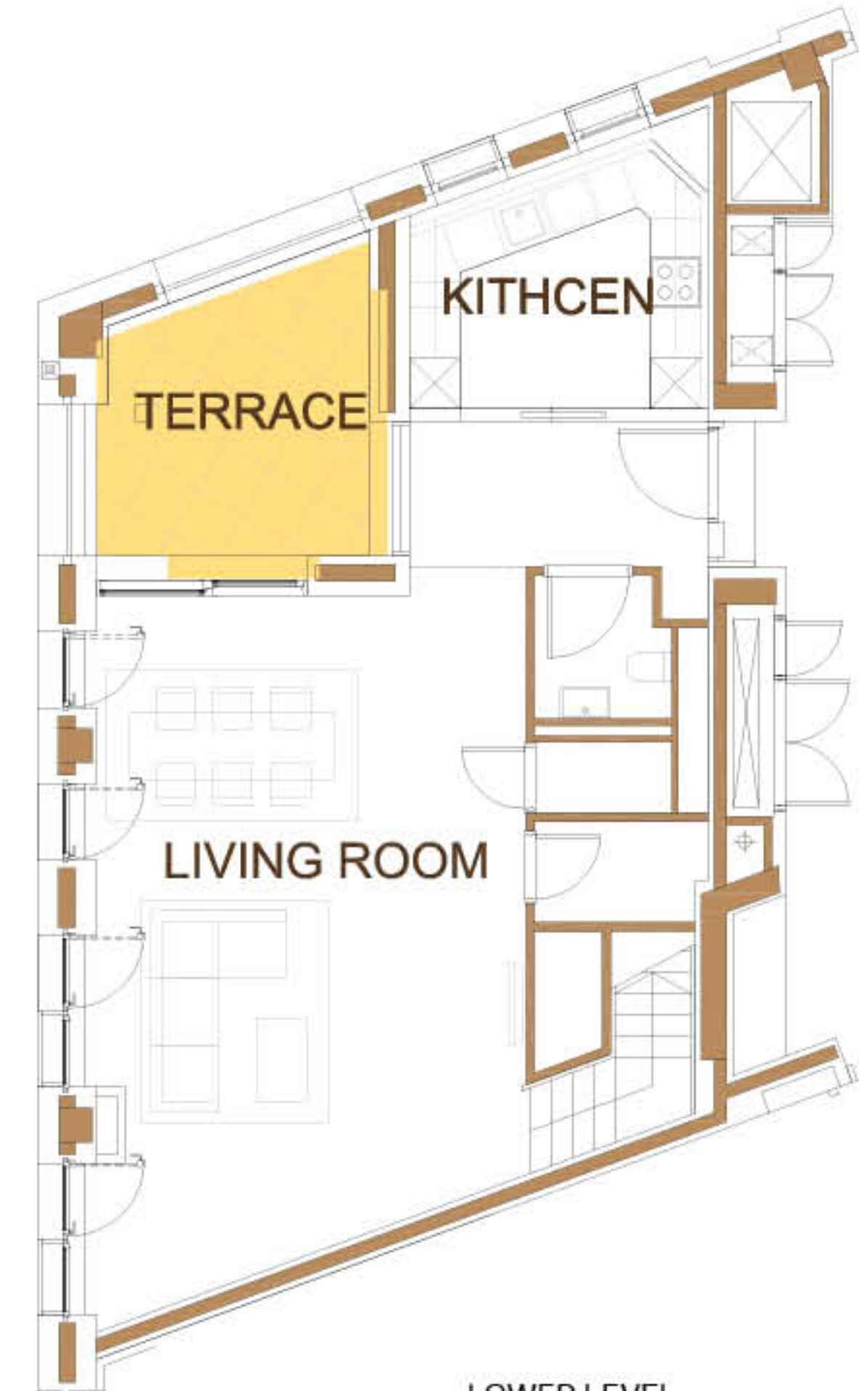
- Swimming Pool & Deck
- Gym for Men & Women
- Changing & Locker Room With Jacuzzi for Men & Women



TYPE 3C (DUPLEX)



UPPER LEVEL



LOWER LEVEL

T07

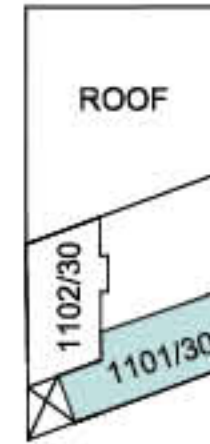
(WADI 2)

AMENITIES (LEVEL 6)

- Swimming Pool & Deck
- Gym for Men & Women
- Changing & Locker Room With Jacuzzi for Men & Women



TYPE 3D (DUPLEX)



LOWER LEVEL

UPPER LEVEL

X03

(AL NAKHEEL 1)

EUROPEAN STYLE



Building Location

Located in the heart of Msheireb Downtown Doha, Sahat Al Nakheel is the main commercial hub of the area, featuring a medical facility, a 5-star hotel, commercial offices, and much more.

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
8	1	80 - 146	27
	2	116 - 209	26
	3	204 - 211	8
	Studio	53 - 87	3
			64

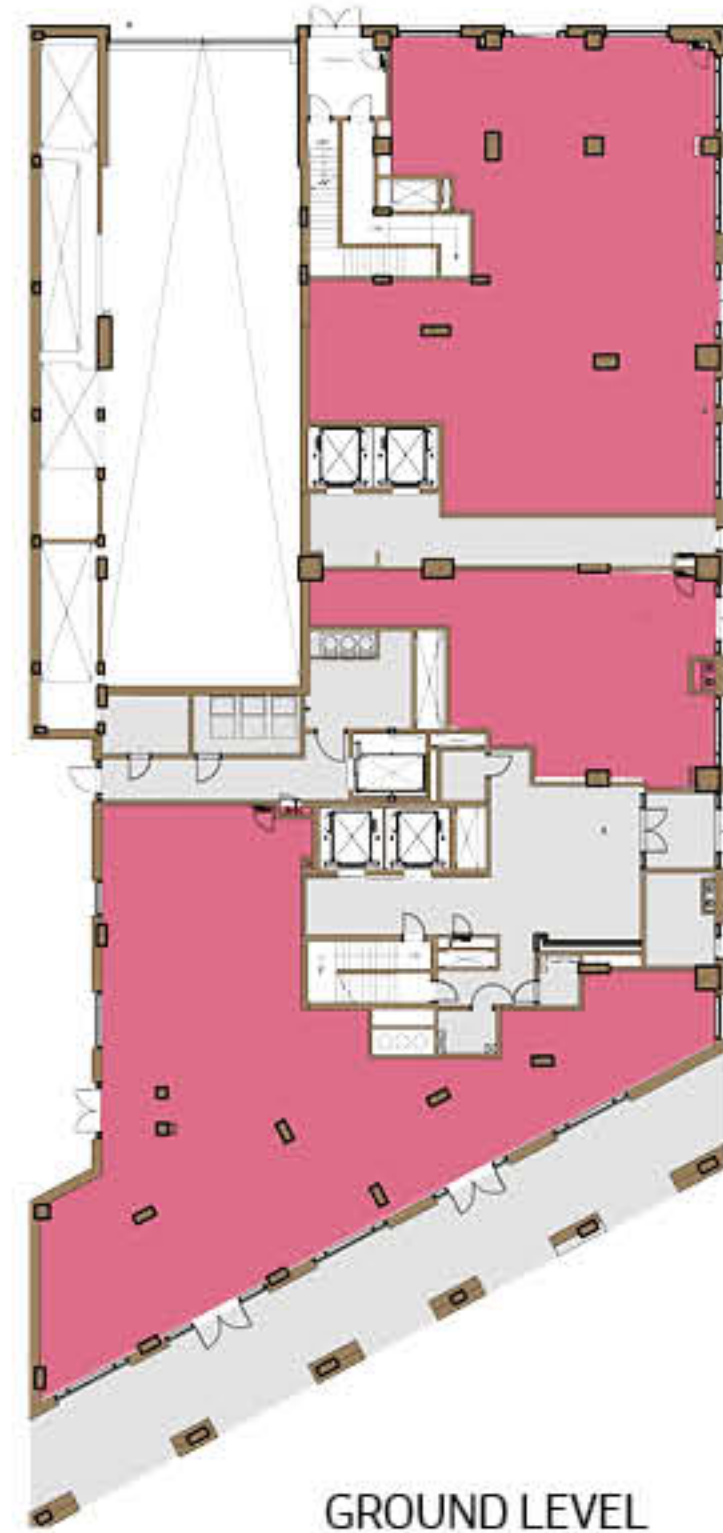


X03

(AL NAKHEEL 1)

AMENITIES (LEVEL 9)

- Swimming Pool & Deck
- Gym for Men & Women



GROUND LEVEL



LEVEL 01



LEVEL 02

X03

(AL NAKHEEL 1)

AMENITIES (LEVEL 9)

- Swimming Pool & Deck
- Gym for Men & Women



LEVEL 03



LEVEL 04



LEVEL 05

X03

(AL NAKHEEL 1)

AMENITIES (LEVEL 9)

- Swimming Pool & Deck
- Gym for Men & Women



LEVEL 06



LEVEL 07



LEVEL 08

X06

(AL NAKHEEL 2)

EUROPEAN STYLE



Building Location

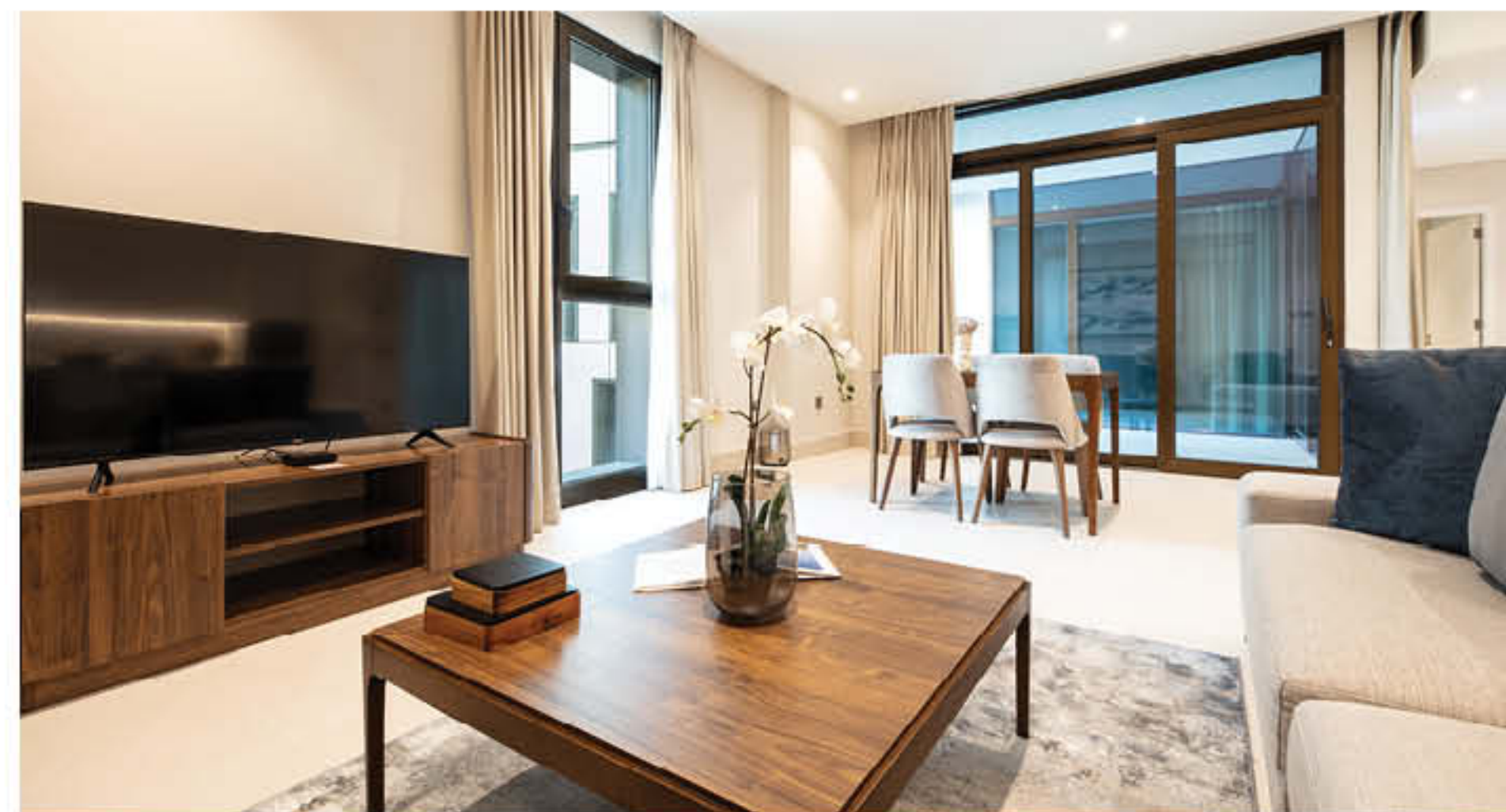
Located in the heart of Msheireb Downtown Doha, Sahat Al Nakheel gives residents the convenience of having the Msheireb Station located just around the corner!

Apartment Features

- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
- Built-in closets for added storage and organization.
- Featuring a balcony or terrace.
- Maid room quarter for the 3 and 4-bedroom apartments.
- Garbage shoot is available on each floor for easy disposal with recycling option.
- Access to shared amenities, including recreational and leisure facilities.

Smart Home System

- Touchscreen display for home automation.
- High-speed fiber network.
- Simultaneous use of telecom providers.
- Energy consumption monitoring.
- Full HD video and audio integration.
- Modern IP telephony.
- Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
11	2	141 - 162	22
	3	219 - 237	11
			33



X06

(AL NAKHEEL 2)

AMENITIES (LEVEL 12)

- Swimming Pool & Deck
- Gym for Men & Women



LEVEL 04



LEVEL 05



LEVEL 02



LEVEL 03

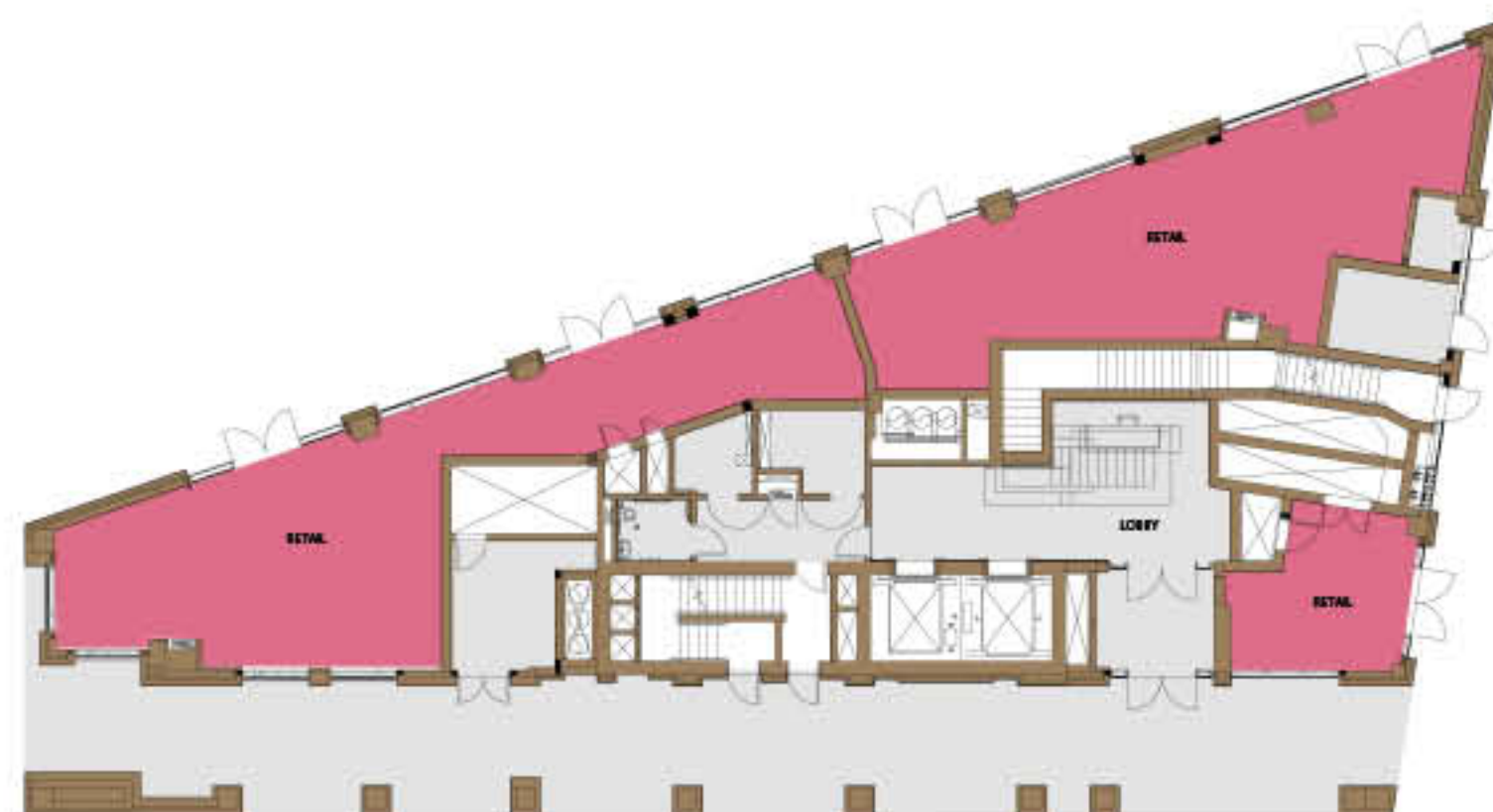


X06

(AL NAKHEEL 2)

AMENITIES (LEVEL 12)

- Swimming Pool & Deck
- Gym for Men & Women



LEVEL GF



LEVEL 01



LEVEL 10



LEVEL 11



X06

(AL NAKHEEL 2)

AMENITIES (LEVEL 12)

- Swimming Pool & Deck
- Gym for Men & Women



LEVEL 08



LEVEL 09



LEVEL 06



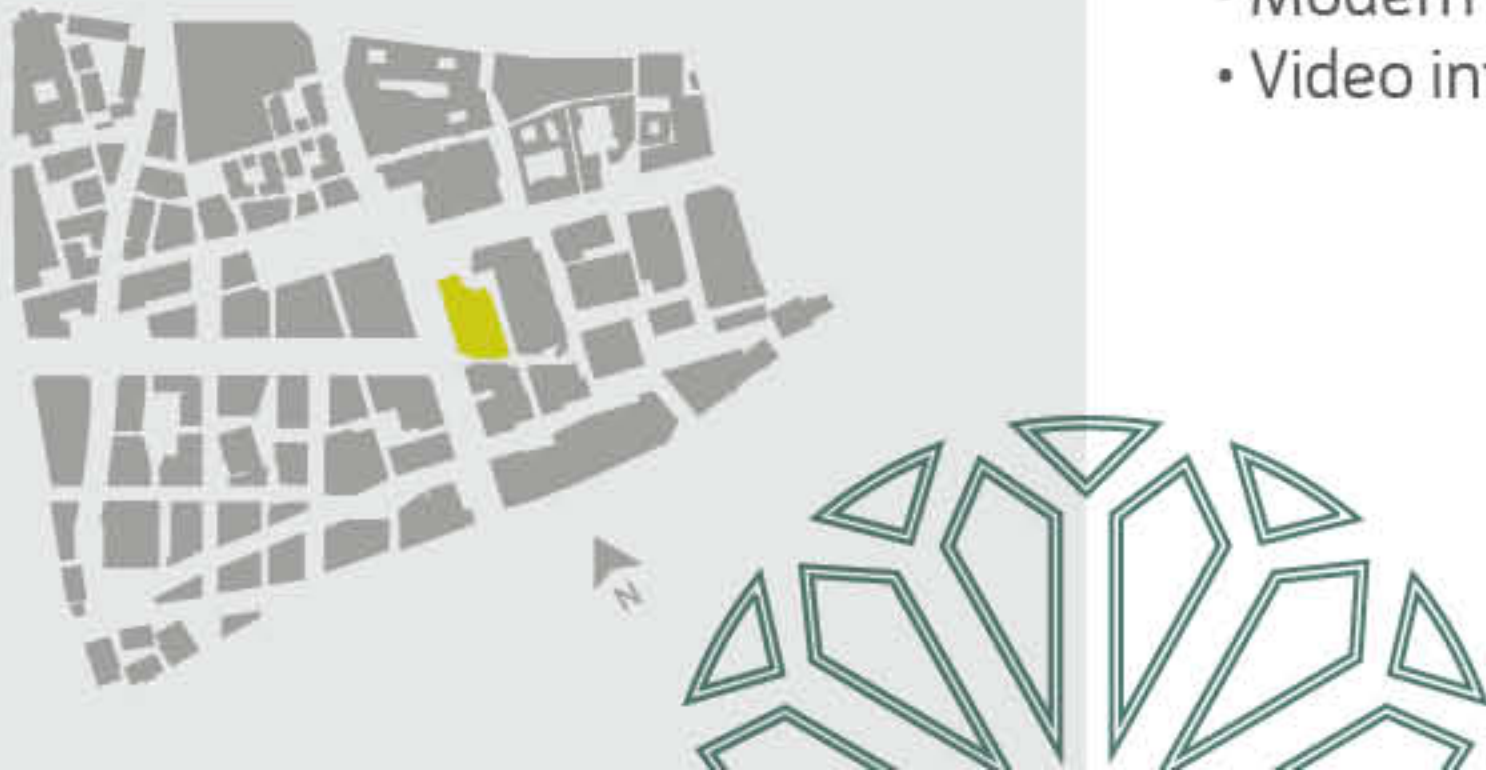
LEVEL 07



N04

(MSHEIREB GALLERIA)

EUROPEAN STYLE



Building Location
Get the ultimate in shopping, dining and entertainment at the only mall within Msheireb Downtown Doha, the Msheireb Galleria!

- Apartment Features**
- Top-of-the-line appliances, with all units featuring either Bosch, Miele, or Siemens brands.
 - Built-in closets for added storage and organization.
 - Featuring a balcony or terrace.
 - Maid room quarter for the 3 and 4-bedroom apartments.
 - Garbage shoot is available on each floor for easy disposal with recycling option.
 - Access to shared amenities, including recreational and leisure facilities.

- Smart Home System**
- Touchscreen display for home automation.
 - High-speed fiber network.
 - Simultaneous use of telecom providers.
 - Energy consumption monitoring.
 - Full HD video and audio integration.
 - Modern IP telephony.
 - Video intercom system.



LEVELS	BEDROOMS	M ² (FROM - TO)	QUANTITY
6	1	120 - 152	6
	2	173 - 193	16
	3	263 -263	1
	4	253 - 807	4
			27

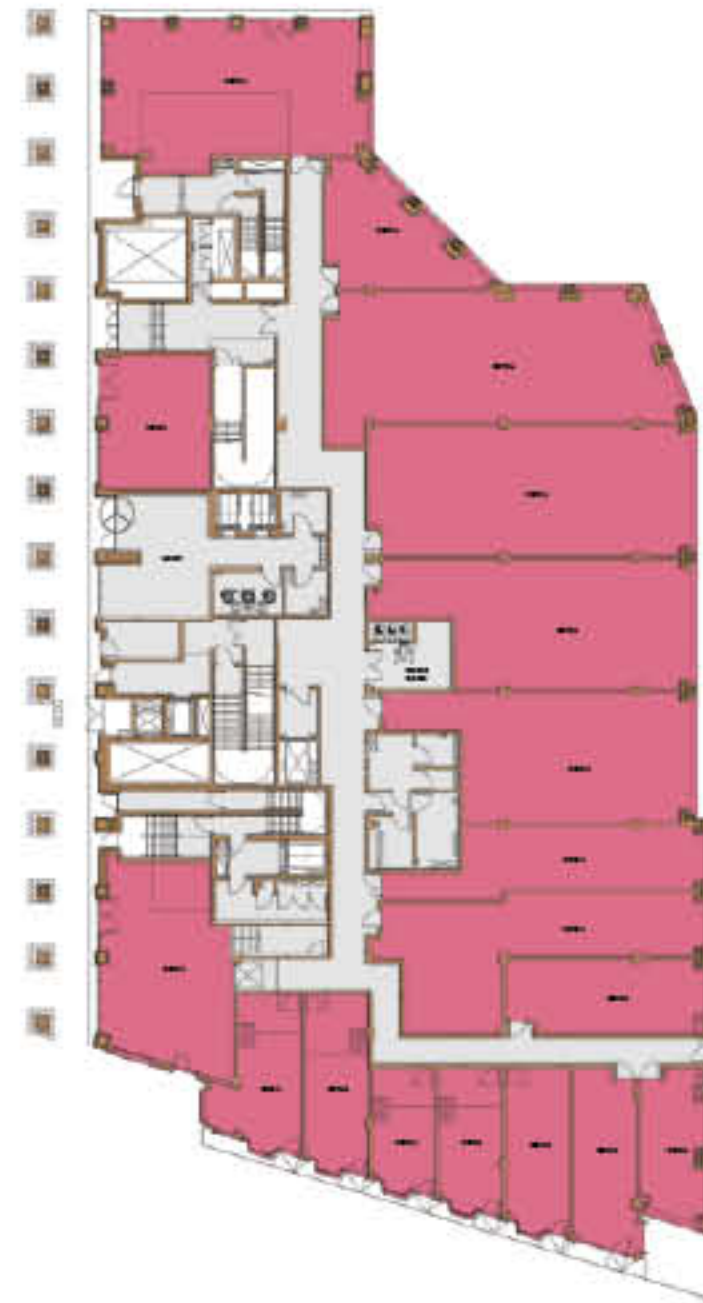


N04

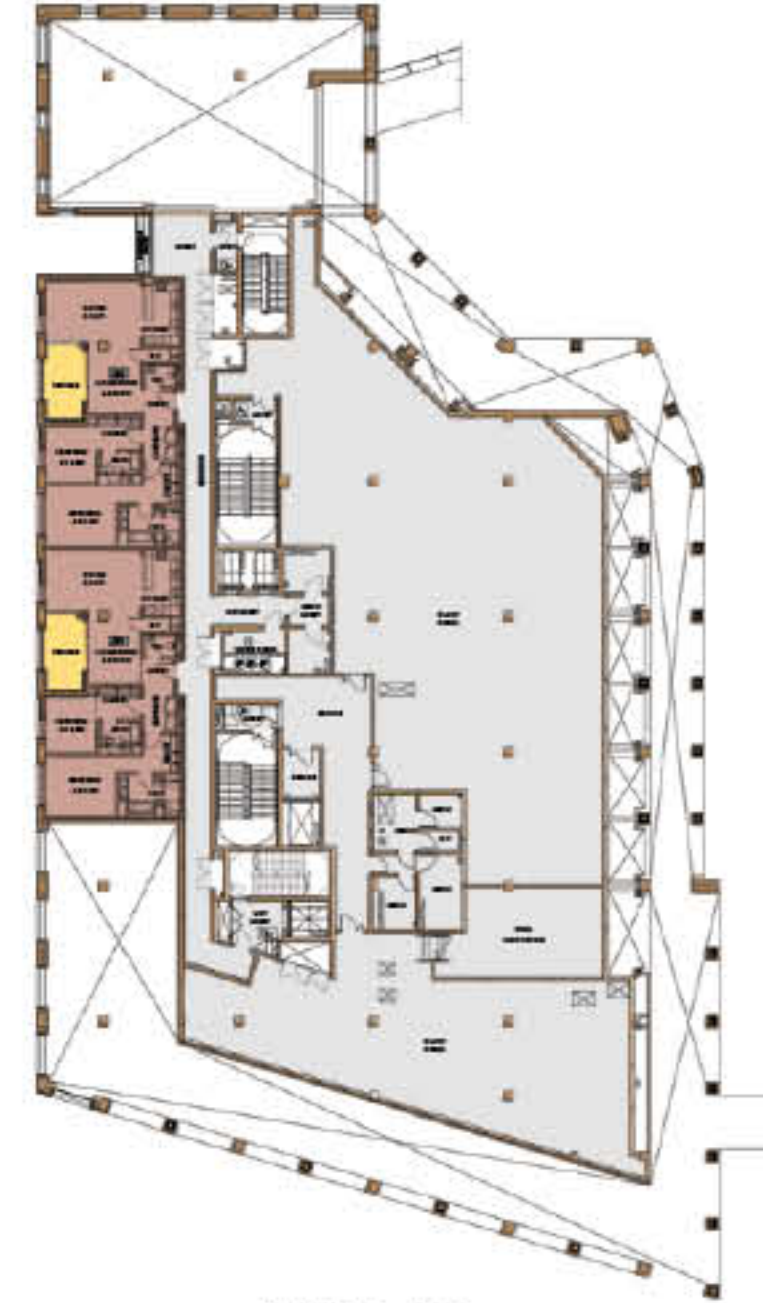
(MSHEIREB GALLERIA)

AMENITIES (LEVEL 3)

- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



GROUND LEVEL



LEVEL 02



LEVEL 03



LEVEL 03

N04

(MSHEIREB GALLERIA)

AMENITIES (LEVEL 3)

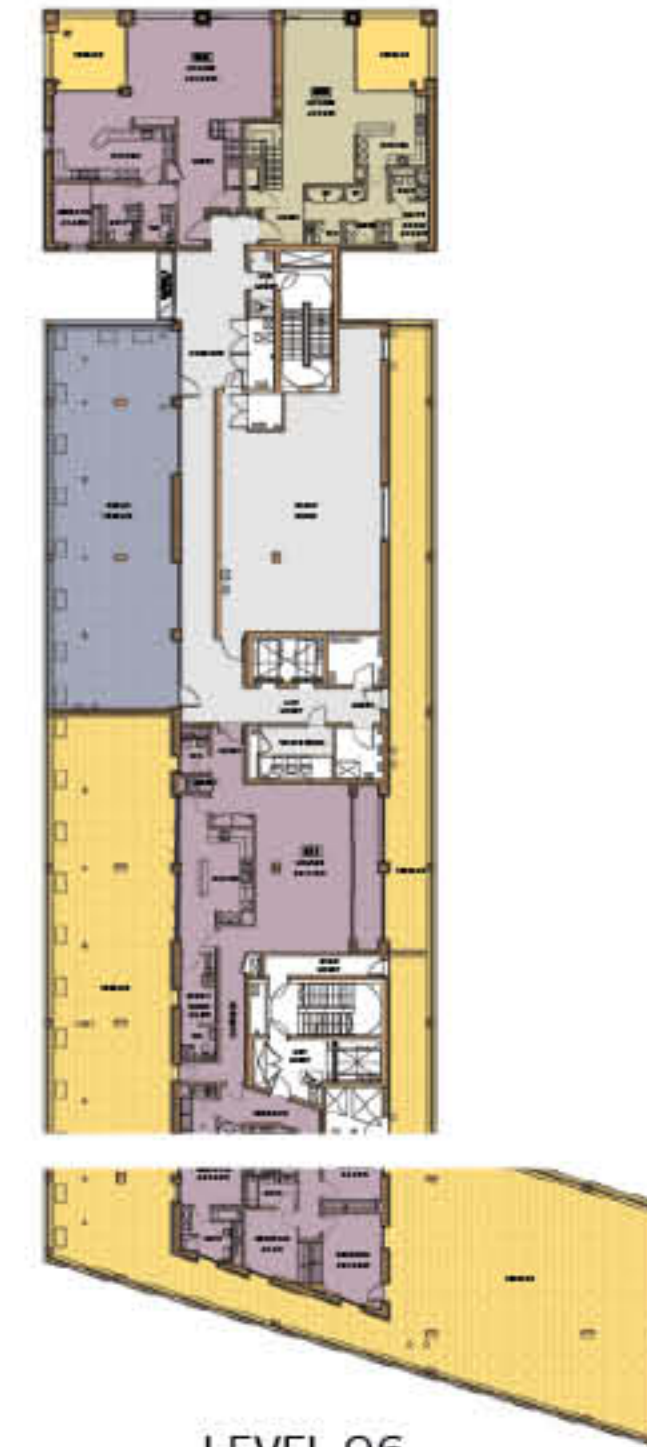
- Swimming Pool & Deck
- Common Terrace
- Gym for Men & Women
- Changing & Locker Room for Men & Women
- Steam & Sauna for Men & Women
- Studio



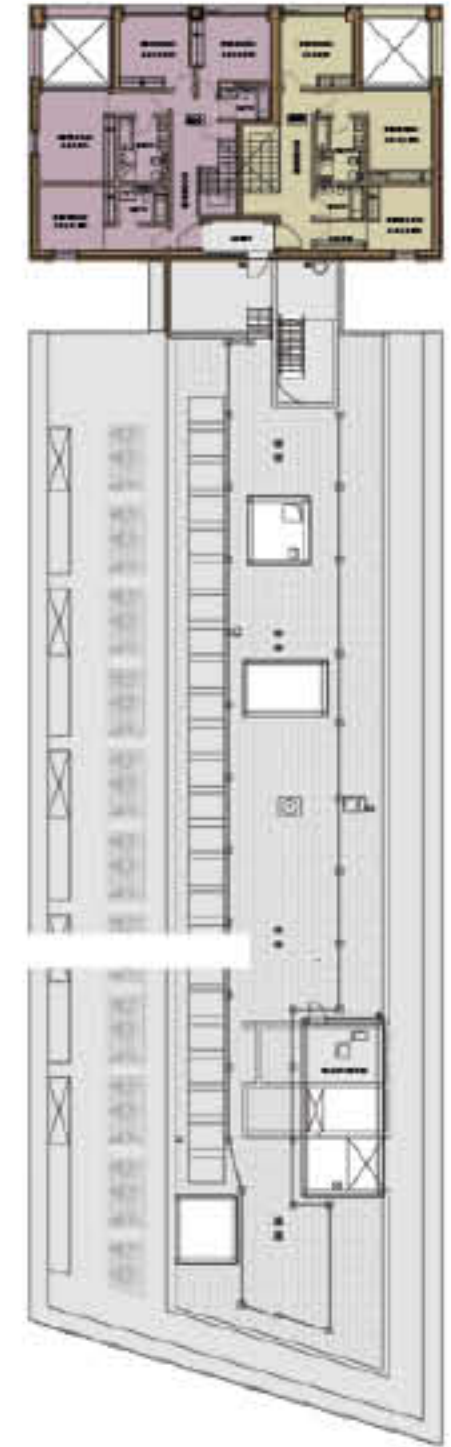
LEVEL 04



LEVEL 05



LEVEL 06



LEVEL 07