

## Discover a new way of life in Msheireb Downtown Doha

Msheireb Downtown Doha is the smartest and most sustainable fully built city district in the world. It has revived the old commercial heart of the city through a new architectural language that is based on community living, across a 310,000 sqm (76 acre) site. It blends traditional and Qatari heritage and aesthetics with modern technology, a focus on sustainability, and harmony with the environment. The mixed-use development comprises more than 100 buildings, featuring premier office space, diverse high-quality retailers, upscale leisure facilities, luxurious townhouses, premium apartments, a range of high-end hotels, museums, civic services, and world class cultural and entertainment venues.

### Exclusive Lifestyle

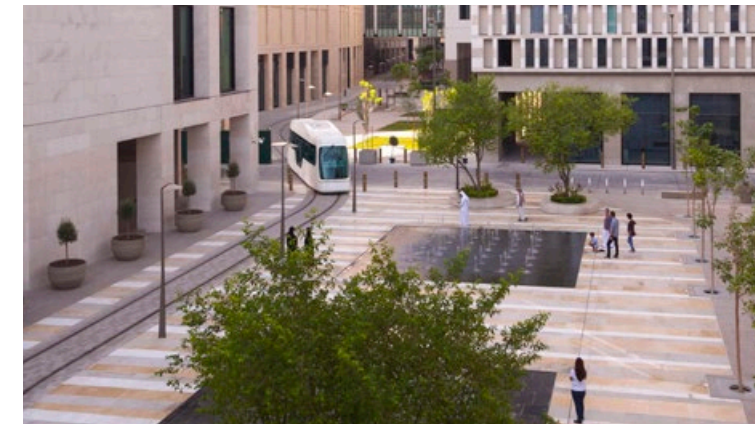
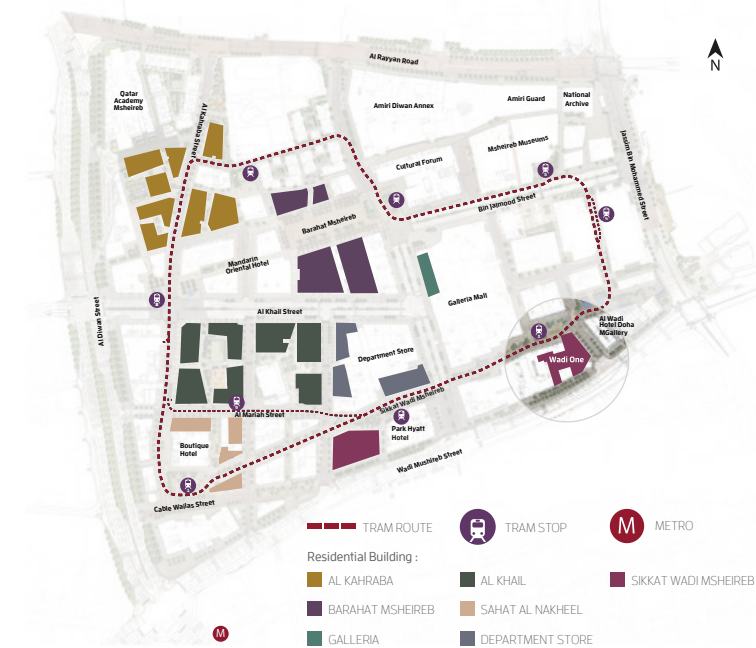
- Sophisticated urban living in a thriving community in the heart of the city
- Combines world-class commercial, retail, cultural and entertainment offerings with residential properties
- Building 'clusters' support communal living while allowing complete privacy
- Integrates the latest technology for maximum comfort with minimum energy-use

### Upscale Neighbourhood

- World-class shops, restaurants, leisure and cultural offerings within walking distance
- Qatar Academy Msheireb: a high-quality international school located within Msheireb Downtown Doha
- Community mosques and Msheireb Prayer Ground

### Seamless Connectivity

- Pedestrian-friendly streets
- Special lanes & parking facilities for bikes
- 10,000+ underground parking spaces
- Visitor valet parking
- Proximity to key destinations such as Hamad International Airport and the Corniche
- Qatar's main metro station located within Msheireb Downtown Doha
- Internal tram network



مشيرب  
MSHIREB  
فلب الدوحة  
DOWNTOWN DOHA

طوّقته بفخر  
Proudly Developed by



مشيرب العقارية  
MSHIREB PROPERTIES





## Residential Units at Sikkat Wadi Msheireb

### Building Location

- Adjacent to the Galleria mall, which features a Smart Monoprix, edutainment for children, Novo cinemas and many retail and dining offerings
- Adjacent to 5 star luxury Al Wadi Hotel Doha
- Proximity to Souq Waqif underpass
- Stunning views of old Doha, Souq Waqif and the corniche

### Apartment Features

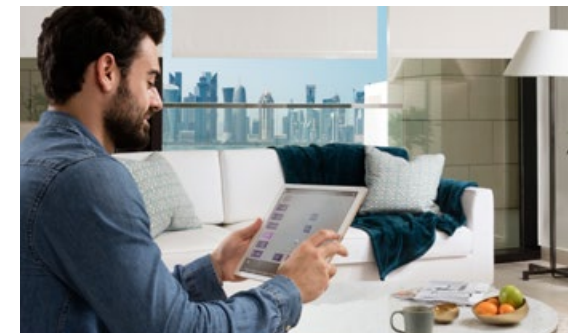
- Apartments ranging from 1 to 4 bedrooms
- Bedrooms with en-suite bathrooms and closets
- Maid's quarter in large apartments
- Full window balconies

### Building Services

- Exclusive amenities including 2 pools (adult/children), gym, clubhouse and private terraces
- Lobby with 24 hour security
- Private lift with access to basement parking
- Tram stop in front of building
- Storage rooms at the basement level
- Dedicated bicycle parking near lobby

### 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



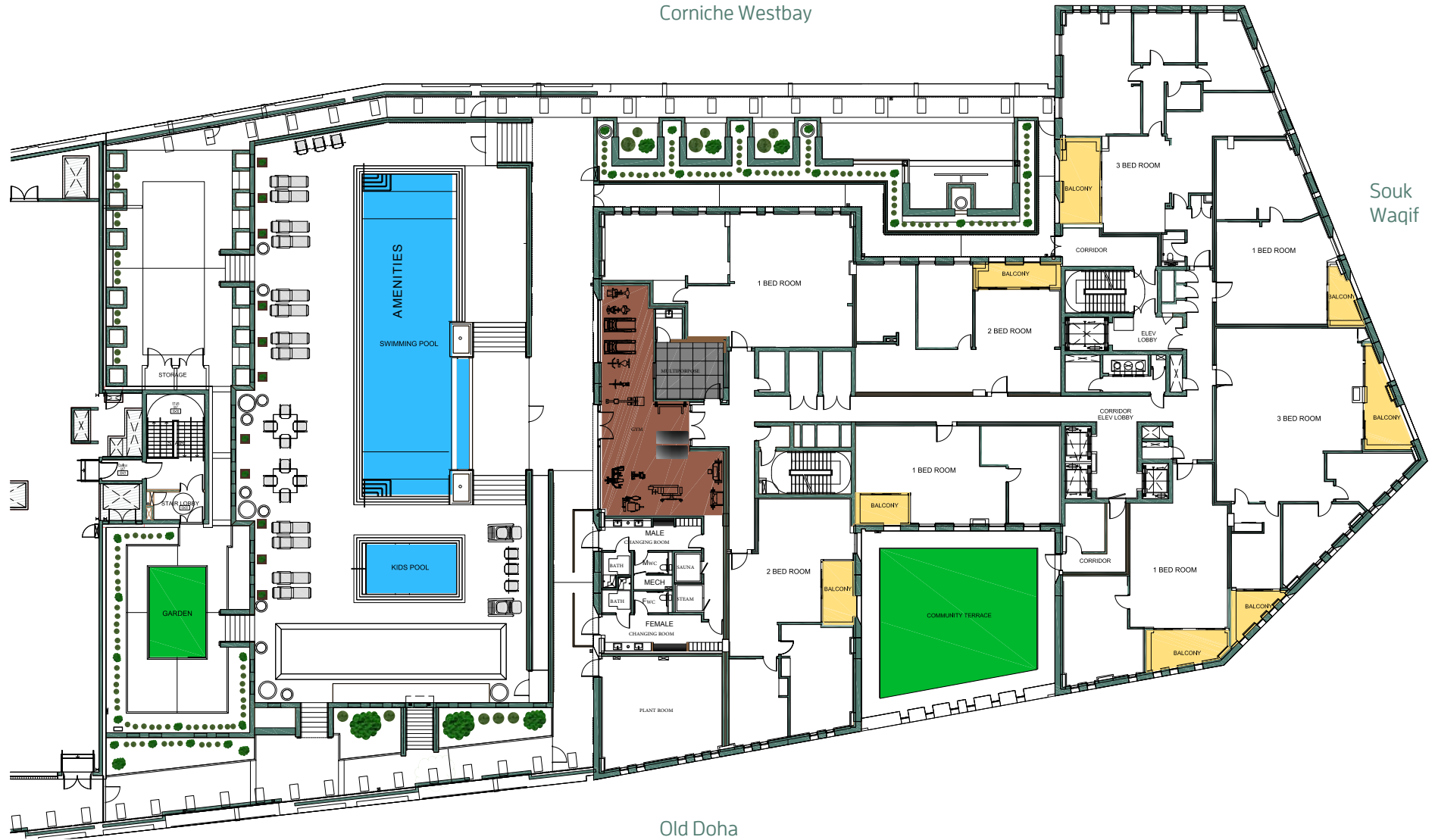
### Apartment Breakdown

BUILDING	TYPE	LEVEL	ROOMS	QUANTITY	AVERAGE AREA (SQM)
WADI —1—	Luxury Apartment	10	1	22	119
			2	34	162
			3	14	238
			4	2	361

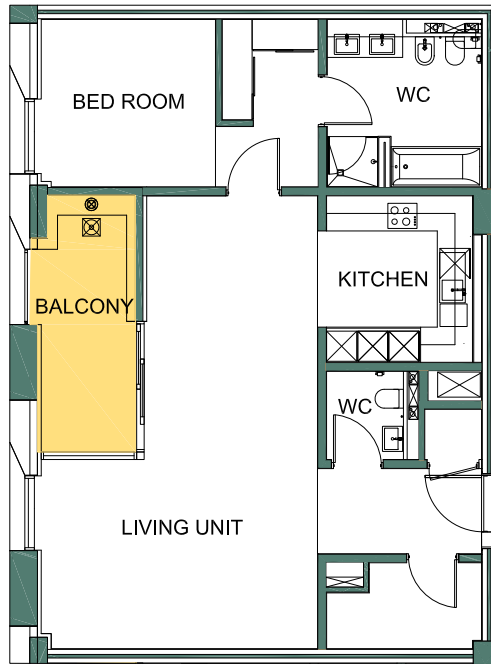
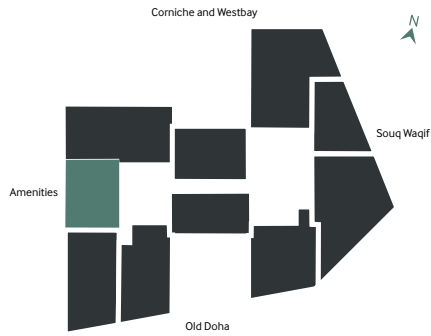
وادي  
WADI  
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## INDICATIVE FLOOR PLANS

مشيرب  
MŠHĪREB  
DOWNTOWN DOHA



All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architects. All materials, dimensions, drawing, features and amenities are approximate at the time of printing. Actuals may vary from stated area. Drawings not to scale E&EO. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

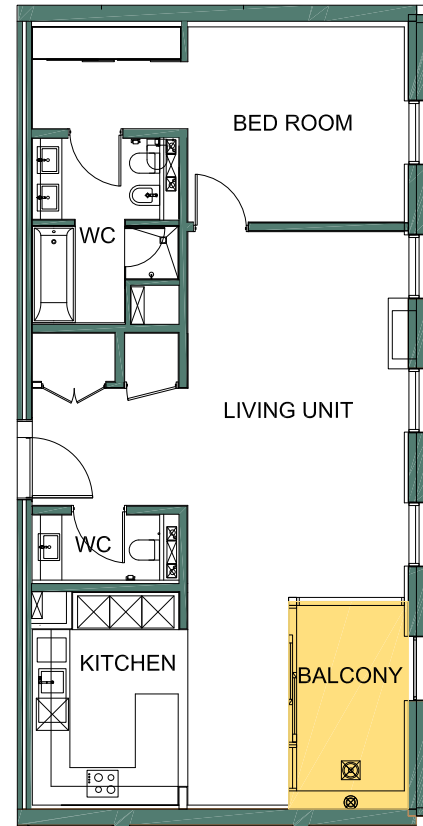
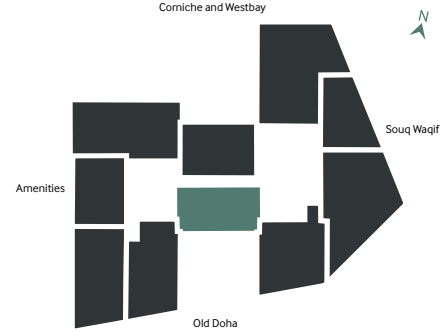


### TYPE A

Quantity: 6

Level: 4 - 9

Total Area: 123 sqm

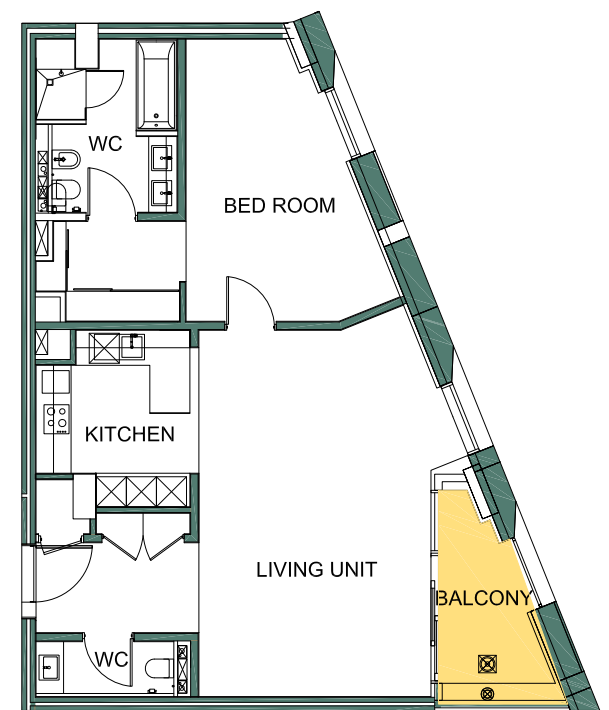
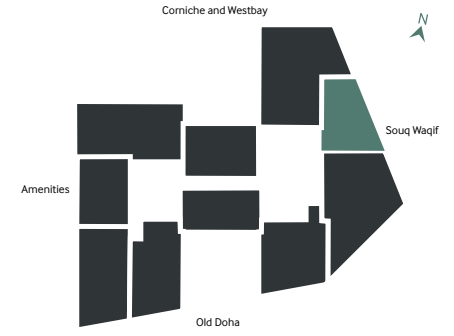


### TYPE B

Quantity: 8

Level: 3 - 10

Total Area: 111 sqm



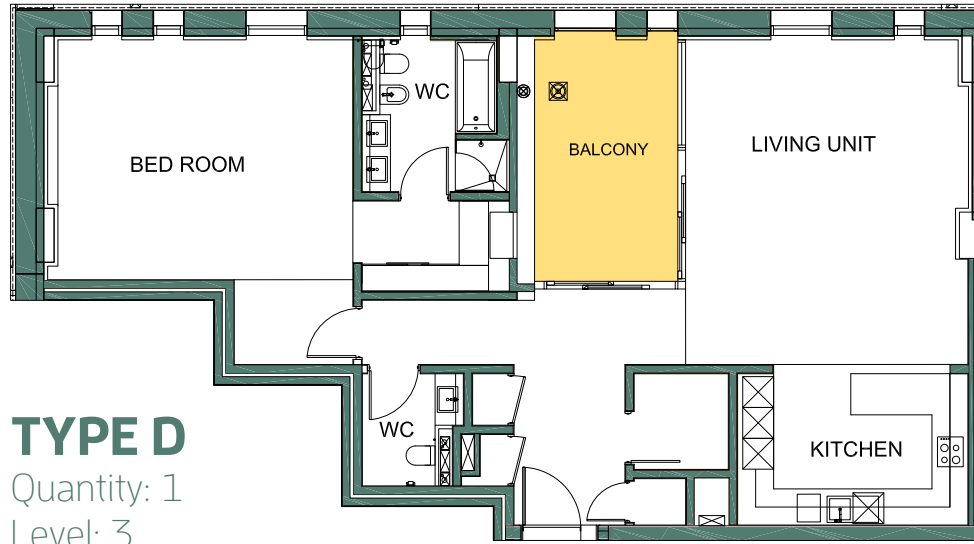
### TYPE C

Quantity: 6

Level: 3 - 8

Total Area: 114 sqm





### TYPE D

Quantity: 1

Level: 3

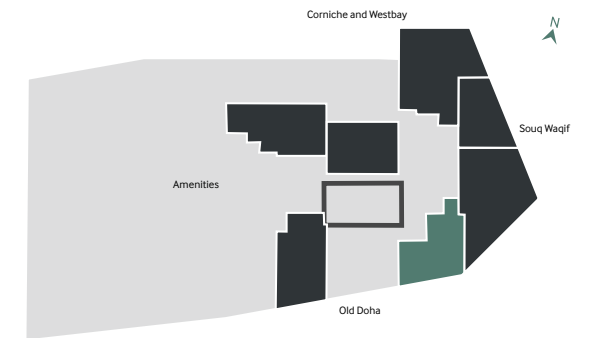
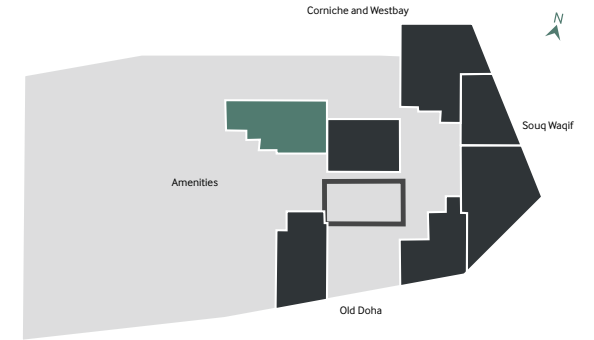
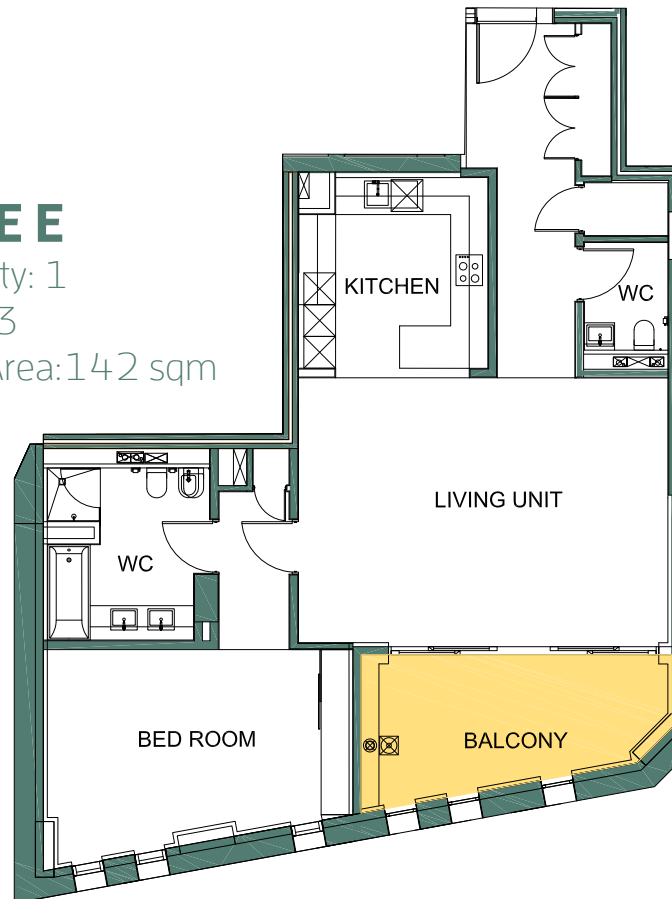
Total Area: 163 sqm

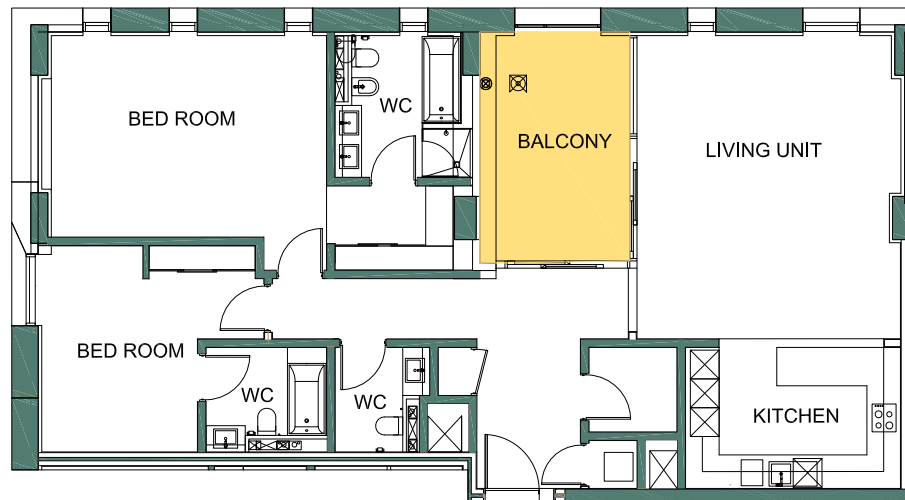
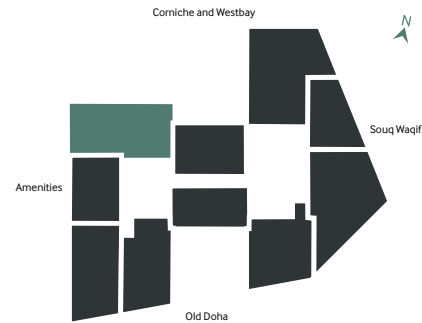
### TYPE E

Quantity: 1

Level: 3

Total Area: 142 sqm



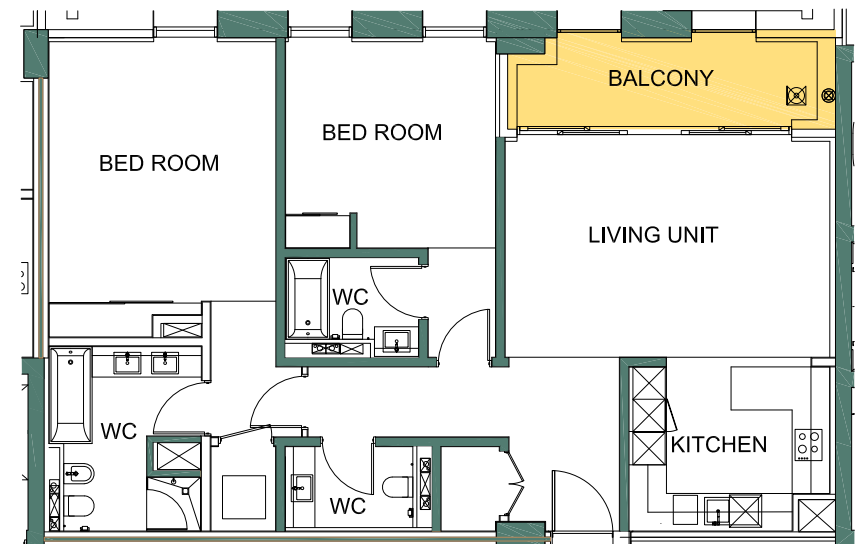
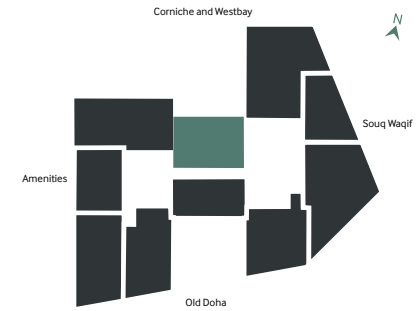


## TYPE A

Quantity: 6

Level: 4 – 9

Total Area: 180 sqm

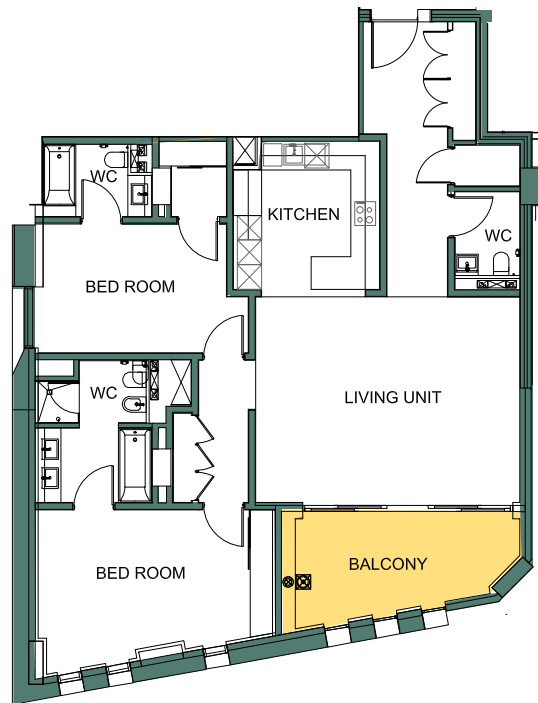
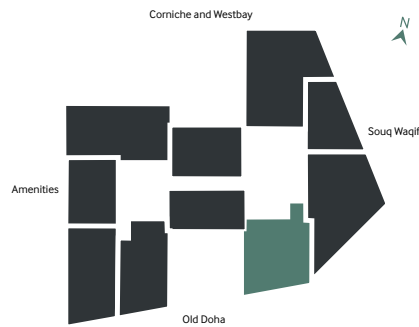


## TYPE B

Quantity: 8

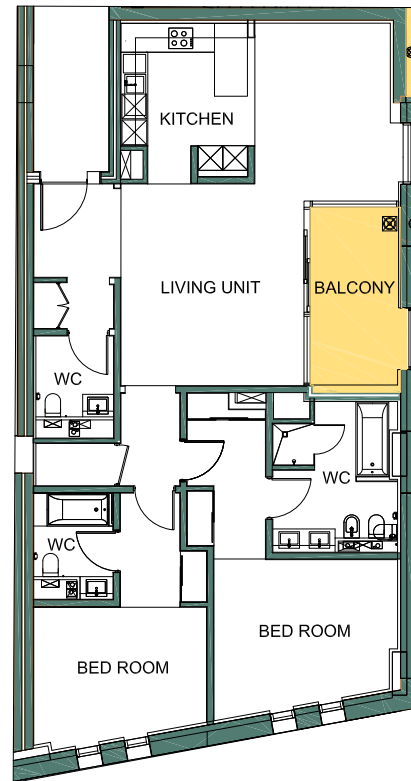
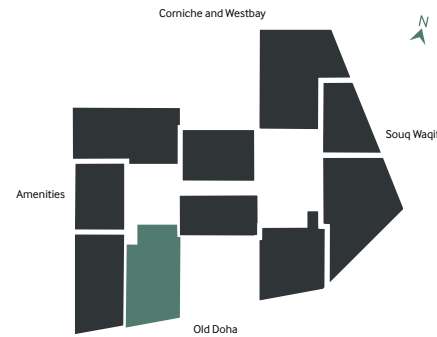
Level: 3 – 10

Total Area: 143 sqm



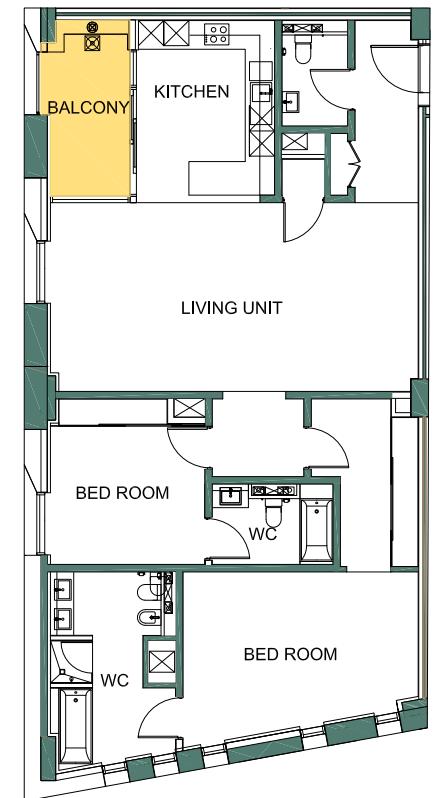
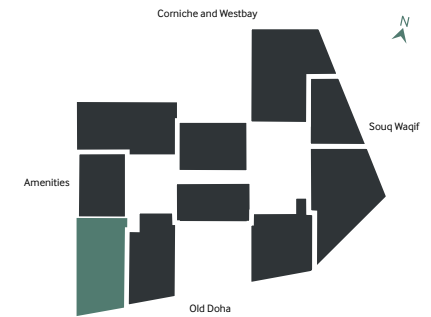
### TYPE C

Quantity: 7  
Level: 4 – 10  
Total Area: 167 sqm



### TYPE D

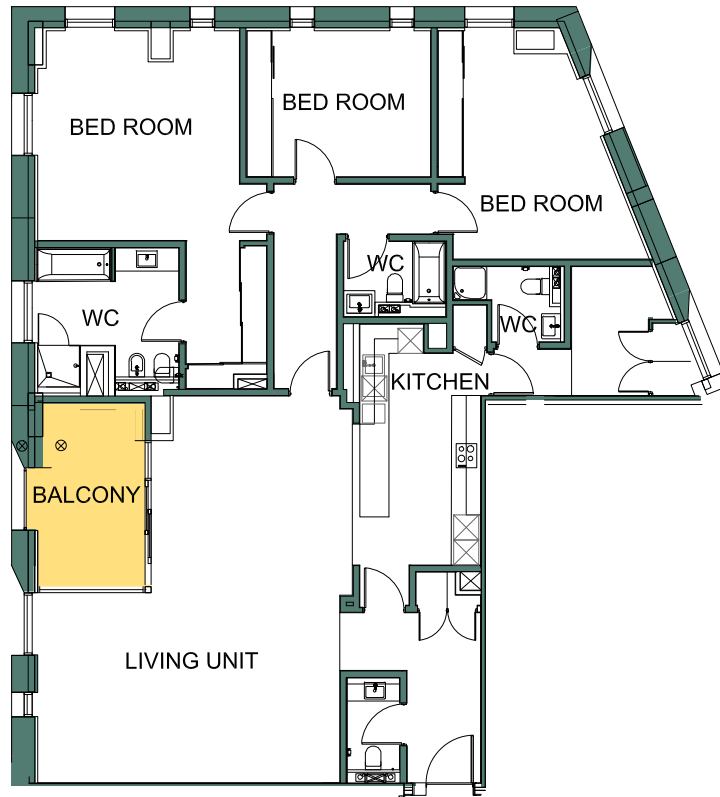
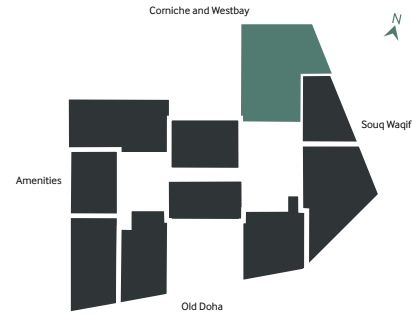
Quantity: 7  
Level: 3 – 9  
Total Area: 158 sqm



### TYPE E

Quantity: 6  
Level: 4 – 9  
Total Area: 167 sqm



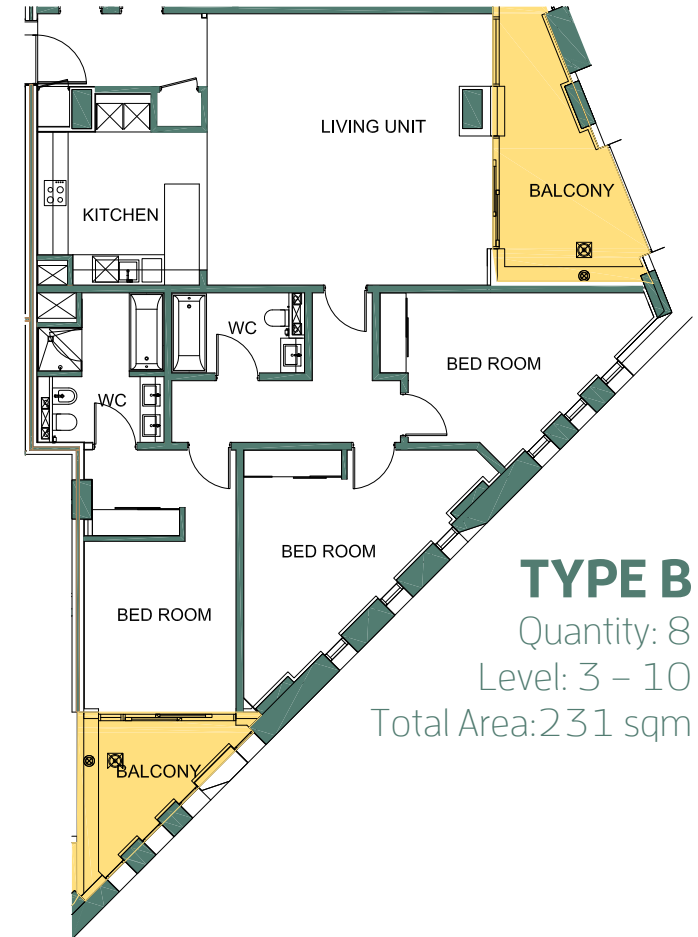
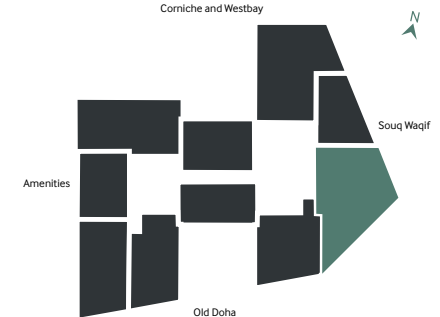


### TYPE A

Quantity: 6

Level: 3 – 8

Total Area: 249 sqm



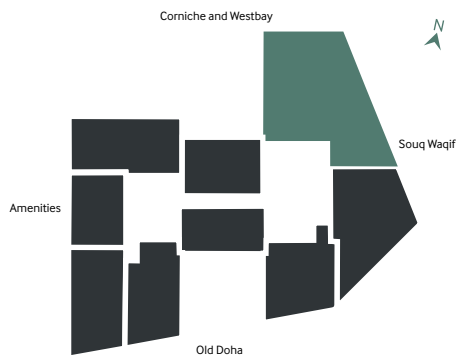
### TYPE B

Quantity: 8

Level: 3 – 10

Total Area: 231 sqm

4 BEDROOM APARTMENT  
INDICATIVE FLOOR PLANS



Quantity: 2  
Level: 9 – 10  
Total Area: 361 sqm



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