

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 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

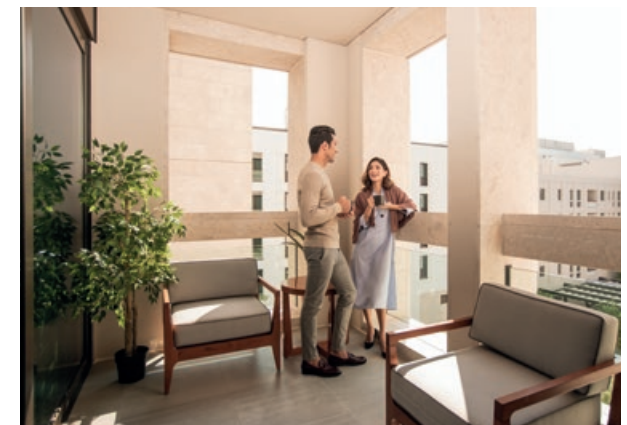
- Sophisticated urban living in a thriving community in the heart of the city
- Combines world-class commercial, retail, cultural and entertainment offerings with residential properties
- Building 'clusters' support communal living while allowing complete privacy
- Integrates the latest technology for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

Upscale Neighborhood

- 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 interchange station - Msheireb Downtown
- Internal tram network



مشيرب
MSHEIREB
قلب الدوحة
DOWNTOWN DOHA

طوّره بفخر
Proudly Developed by



مشيرب العقارية
MSHEIREB PROPERTIES



الخيل
Al Khail

Residential Units at Al Khail Street

Building Location

- Adjacent to the Galleria Mall, 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 located within the cluster of the 4 buildings
- Retail offerings on ground floor of the building
- Located on the intersection of the historic Al Kahraba Street, Qatar's first street to get electricity

Apartment Features

- Apartments ranging from 2 to 4 bedrooms
- Spacious bedrooms featuring en-suite bathrooms and closets
- Separate maid's quarter within 3 & 4 bedroom apartments
- Duplex units available
- Dedicated terraces and balconies

Building Services

- Private lift with access to the dedicated basement parking
- Dedicated bicycle parking and storage rooms at the basement level
- Public lobby space, with 24/7 security in each building
- Exclusive amenities including 2 pools (adult/children), female and male gyms, clubhouse and open terraces
- First floor garden accessible by all apartments from within and outside the buildings
- Garden located on the ground floor for residents, guests and the public, accessible only by foot and bicycle

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	LEVEL	ROOM	QUANTITY	AVERAGE AREA (sqm)
AL KHAIL 1	7	2 BED	16	161
		3 BED	8	216
		3 BED - DUPLEX	2	313
AL KHAIL 2	7	2 BED	10	150
		3 BED	15	233
		4 BED - DUPLEX	2	278
AL KHAIL 3	6	2 BED	6	191
		3 BED	19	218
		3 BED - DUPLEX	1	329
AL KHAIL 4	4	2 BED	4	155
		3 BED	12	223
		4 BED	4	273