

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 acres) site. The city district brings together Qatari heritage and aesthetics with modern architecture and sustainable, smart technology. The mixed-use downtown 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

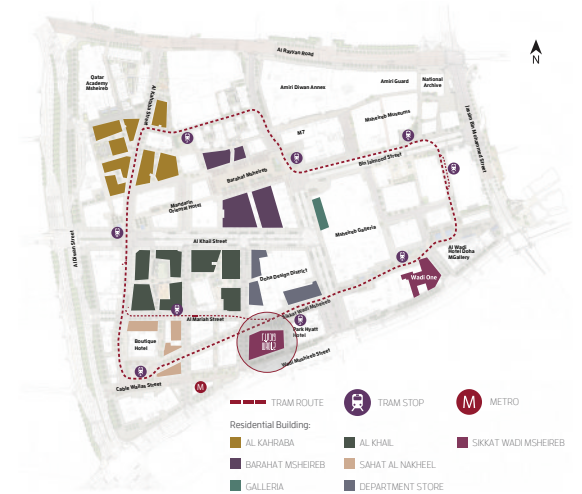
- Sophisticated urban living in a thriving community in the heart of the city
- Combines world-class commercial, retail, cultural and entertainment offerings with residential properties
- Building 'clusters' that support communal living while allowing complete privacy
- Integrates the latest technology 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 Station, has a direct pop-up to Msheireb Downtown Doha.
- Internal tram network



مشيرب
MSHEIREB
قلب الدوحة
DOWNTOWN DOHA

طوّره بقدر
Proudly Developed by



مشيرب العقارية
MSHEIREB PROPERTIES



WADI 2



Wadi 2 Residential Units

Building Location

- Located opposite the main Msheireb metro station
- Adjacent to 5 star luxury - Park Hyatt Doha
- Tram stop in front of building
- Positioned within Msheireb Downtown Doha's longest pedestrian street; Sikkat Wadi Msheireb

Apartment Features

- Apartments ranging from 1 to 3 bedrooms
- Spacious bedrooms featuring en-suite bathrooms and closets
- Duplex units available for 2 & 3 bedroom apartments
- Dedicated terraces and balconies
- Some apartments include closed kitchens
- Fully furnished apartments include high-end kitchen appliances "Bosch & Miele", curtains and built-in closets

Building Services

- Private lift with access to the dedicated basement parking
- Dedicated bicycle parking and storage rooms at the basement level
- Two entrance lobbies with 24-hour security
- Exclusive amenities including 2 pools (adult/children) and deck
- Mixed gym and open terrace
- Male & female separated Jacuzzi, changing rooms and locker rooms
- Common garden area accessible by the residents

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	ROOMS	AREA SQM (FROM-TO)	QTY.	AVERAGE AREA (SQM.)
	1	71 - 135	44	107
	2	141 - 166	35	158
12	2 - Duplex	180	4	180
	3	206 - 222	7	208
	3 - Duplex	229 - 272	2	250