

MSHEIREB
DOWNTOWN DOHA

EXPERIENCE *downtown*

MSHEIREB DOWNTOWN DOHA

Commercial
Offer

Msheireb Properties Sales & Leasing
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MSHEIREB PROPERTIES



Msheireb Downtown Doha

Mixed-use Development

Msheireb Properties' flagship project, Msheireb Downtown Doha, has regenerated and preserved the historical downtown of Doha and is recognized as the world's first fully sustainable downtown regeneration project and winner of the prestigious Smart City World Expo Congress Award in 2018.

The US\$8 billion regeneration project, across a 31-hectare site, has carefully and thoughtfully revived the old commercial heart of the city creating a smart sustainable integrated city with commercial, residential, retail, hospitality, cultural offerings and entertainment areas.

Embracing the latest in sustainable technologies, Msheireb has adhered to the highest standards in green building – every single building is LEED gold or platinum certified – it is the worlds largest concentration of LEED gold & platinum certifications within one project.

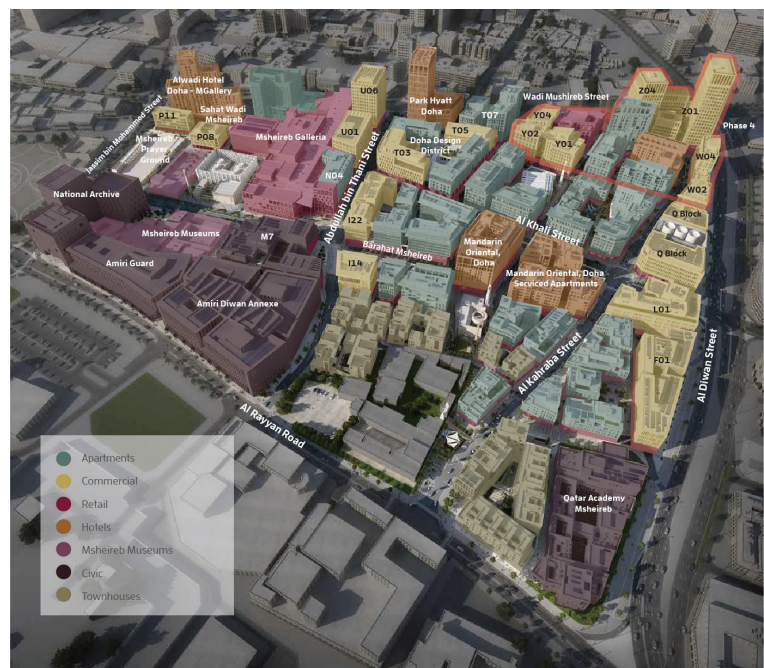


Msheireb Downtown Doha

Masterplan

No. of Buildings	100+
Total Parking	10,000+
No. of Basement Levels	3-6
Mixed-use Development	QR 20 B
Overall Site (sqm)	310,000
Total GFA (sqm)	764,000
No. of Floors (Range)	G+2 to G+29

Residential Population*	1,500
Employee Population*	20,000
Visitors per Day*	35,000



Msheireb Downtown Doha

At the Heart of Doha

Msheireb Downtown Doha is strategically located in the heart of Doha - the ambitious and thriving capital city of Qatar - only minutes away from the Hamad International Airport.

Msheireb Downtown Doha defines a city in transformation: To the northwest of the site is the picturesque Corniche which leads to the new iconic skyline of West Bay's commercial towers. To its east is the financial district on Grand Hamad Street. Adjacent to the project is the Amiri Diwan, Qatar's seat of government, and Souq Waqif, the restored traditional market and a leading tourist attraction.



Metro Station - 0 mins



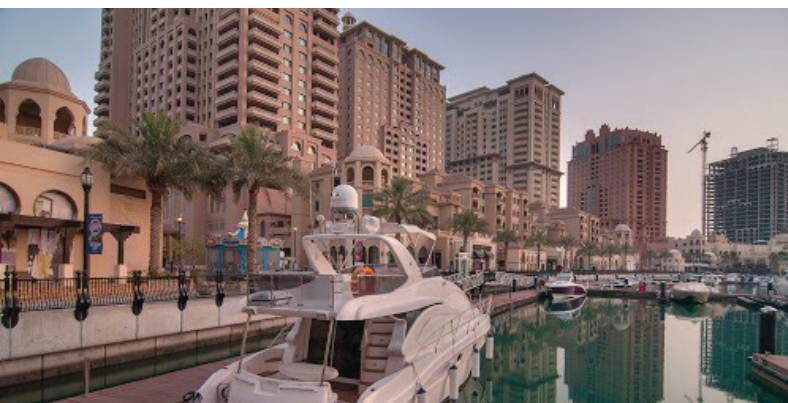
Souq Waqif - 5 mins



West Bay - 10 mins



Hamad International Airport - 15 mins



The Pearl-Qatar - 20 mins



Doha Port - 30 mins

Innovation & Entrepreneurship



Doha Design District

A Design Hub that creates a cultural design ethos, by partnering up with retail brands and collaborate with local industry professionals, global affiliations and networking partners, while offering an environment where designers and the general public can gather, be inspired and create.



M7

Established by Qatar Museums, M7 is Qatar's epicenter for innovation and entrepreneurship in fashion, design, and technology. Adjacent to Msheireb Galleria, overlooking the heart of Msheireb Downtown Doha; Barahat Msheireb.

History & Design



Historic Downtown

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.



New Architectural Language

Taking Qatar's Architectural Language into the Future - this continuity between the past, present and future, enabled the creation of a new architectural language that is relevant, enriching and uniquely Qatari; The Seven Principles of Qatari Architecture.

Culture & Education



Msheireb Museums

The four heritage houses, including the family house of Mohammed Bin Jassim, the son of the founder of modern Qatar, have been converted into the Msheireb Museums, which include cultural centres and exhibition buildings. Rooted in local history, these courtyards and spaces showcase important aspects of Qatar's history and memories of old Doha.



Qatar Academy Msheireb

An innovative dual language Early Years and Primary school, as well as an authorized International Baccalaureate Primary Years Programme school, serving over 400 students from preschool to Grade 5, after which students graduate to continue their education at other local or Qatar Foundation schools.

Wellness & Recreation



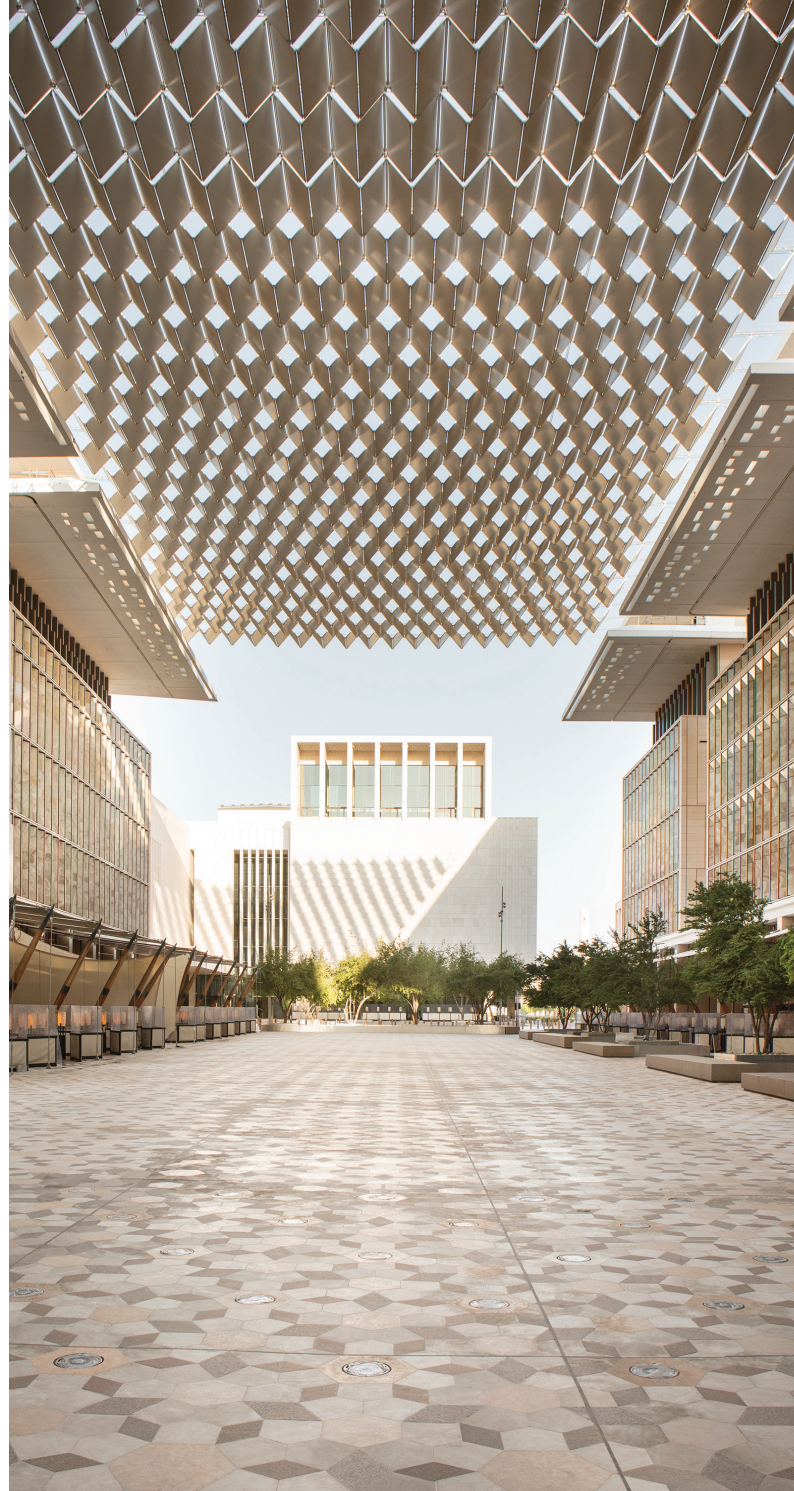
Medical Centre

Msheireb Downtown Doha will have state-of-the-art diagnostic radiology and laboratory services. The clinics shall focus on general medicine and routine check-up with the ability to deliver internal medical services and surgical consults, with physicians trained at top US and European institutions. The facility shall grant patients the best care close to home / work. Overall needs of the facility are radiology, laboratory, pharmacy, clinics, dermatology and dental.



Fitness

A variety of gyms are offered around Msheireb Downtown Doha, including in hotels, with specialized trainers and equipment. The downtown area itself encourages a healthy lifestyle for people to walk, exercise and even ride bicycles through dedicated lanes.



Smart & Sustainable

Sustainability

Embracing the latest in sustainable technologies, Msheireb has adhered to the highest standards in green building – every single building is LEED gold or platinum certified – it is the world's largest concentration of LEED gold & platinum certifications within one project.

Smart City

Msheireb Downtown Doha inspires a modern and digital community featuring smarter living and working environments.



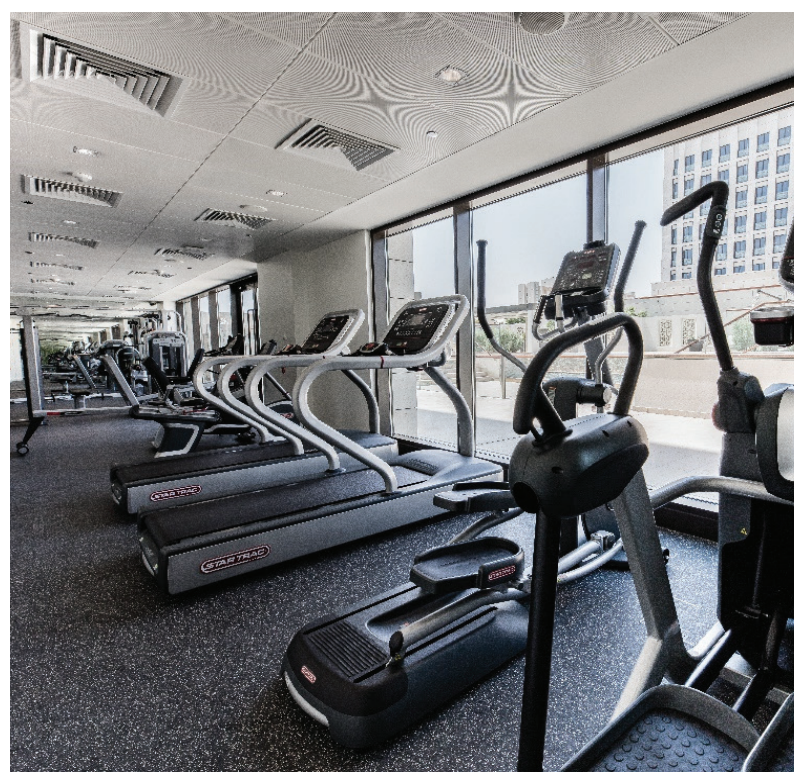


LIVE
downtown



Residential Amenities

- 800+ 1-4 bedroom apartments
- High-end finishing & fittings
- Large private & social areas
- En-suite bathrooms & large closets
- Private & communal majlis
- State-of-the-art swimming pools
- Separated gyms for men & women
- Maid's room
- Common garden
- Dedicated parking & lifts
- Recreational room





SHOP
downtown

Msheireb Galleria

An enclosed air-conditioned shopping mall, with c.30,000 sqm of retail space spread across over 100 stores. Strategically located in the heart of Doha’s modern downtown, Msheireb Galleria spans over four levels and offers a new shopping & dining experience. Its food hall area is set to have twelve kitchens offering different tastes from around the world completed with live music, providing visitors a beautiful ambience while enjoying their visit.

The mall offers Instagrammable moments through stunning installations and five pop-up art galleries, as well as a unique range of shops and dining experiences that cannot be found anywhere else in Doha.

Msheireb Galleria is also home to one of the most beautiful and smartest Monoprix’s in the region, Smart Msheireb Monoprix, in addition to EL&N café, one of the most Instagrammable spots in the UK where visitors can enjoy delicate food offerings with delicious coffee.

Mall Levels	4
Access Points	5
No. of Stores	100+
Food Hall	1
Art Galleries	5

Pop-ups	30 +
Anchor Stores	Smart Msheireb Monoprix
	EL&N
	Cinema
	Edutainment



MONOPRIX
Smart Msheireb

Addressing the daily needs of the diverse population within Msheireb Downtown Doha, Smart Msheireb Monoprix meets the needs of the community. Set within an attractive space of 4,000 sqm, its central location welcomes shoppers from every corner of the project and beyond.



DISCOVER
down town

Entertainment

Msheireb Downtown Doha offers a diverse range of entertainment options for children and adults alike.



Children's Edutainment

A digital immersive experience that combines entertainment and education. Encompassing interactive activities designed to stimulate creativity and imagination.



Playground

MDD offers multiple outdoor playgrounds where children can safely play and enjoy the different activities.



Cinema

Located within Msheireb Galleria, the cinema will offer an unparalleled movie experience, with standard state-of-the-art screens as well as the new VIP seven-star offering.

Activations

With the largest covered square in the Middle East, it hosts events and lightshows. The installed projection screen allows the viewing of videos / live sporting events. Sahat Wadi Msheireb is MDD's second largest square for hosting activations.



Sports Day in Barahat Msheireb



Fan Zone in Barahat Msheireb airing live matches of Gulf Cup



Sahat Wadi Msheireb - Airing the final match of the Arabian Cup (2019)



MEET
downtown

Hospitality

Msheireb Downtown Doha has a total of three five-star hotels which are currently operational; the Mandarin Oriental, Doha, Al Wadi Hotel Doha-MGALLERY and Park Hyatt Hotel.

The upcoming fourth hotel is a five-star boutique hotel (Hotel & Serviced Apartments), soon available in Phase 4.



Room & Suites	Restaurants & Bar
185 Guestrooms	6 Restaurants
91 Serviced Apartments	
31 One Bedroom	
50 Two Bedroom	4 Lounge Bars
7 Three Bedroom	
3 Four Bedroom	



Room & Suites	Restaurants & Bar
213 Guestrooms	Tea & Pastry Lounge
	Specialty Restaurant
	All-Day Dining
	Rooftop Sky Lounge



بارك حياة الدوحة
PARK HYATT DOHA™

Room & Suites	Restaurants & Bar
187 Guestrooms	4 Restaurants
	2 Lounge Bars





Business Relations

Venues

All of the hotels have the ability to host corporate or social events with spectacular multi-purpose ballrooms & meeting room spaces – all designed for optimum versatility to accommodate a multitude of set-ups and accommodate up-to 450 guests. For any type of brief, the hotel teams have highly experienced professionals on hand to make sure the event runs seamlessly and creates memories to treasure forever.

Hotel Rooms

For business partners travelling from abroad, they can conveniently be accommodated in one of MDD's 3 hotels. This would reduce transportation and would provide visitors a stay at Doha's Downtown





TRAVEL
down town

Connectivity

Msheireb Metro

Qatar's main metro station is located within Msheireb Downtown Doha with all 3 lines connecting to the downtown.



Underground Parking

Six levels of underground parking with over 10,000 parking spaces, including dedicated parking slots for commercial tenants. All service deliveries are done underground to ensure pedestrian friendly streets.



Tram

A total of 3 trams run throughout Msheireb Downtown Doha's 2.5km tram loop across 9 stations, allowing the visitors to move from one place to another seamlessly.



WORK *downtown*



Msheireb Downtown Doha **Commercial Offer**

Created to help businesses thrive through social exchange and interaction, Msheireb Downtown Doha's commercial offerings are primarily located in three commercial corridors on the project's main streets, namely Al Kahraba Street, Abdullah bin Thani Street and Sikkat Wadi Msheireb.

Al Kahraba Street

Commercial Corridor



F01

Al Kahraba Street



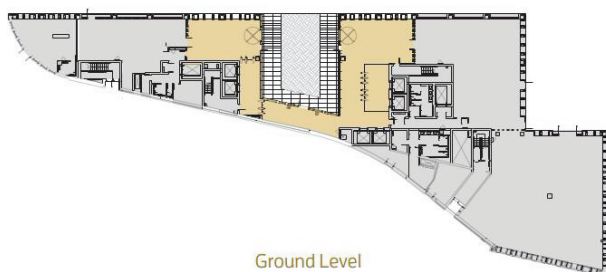
MSHEIREB PROPERTIES

Level 1-4

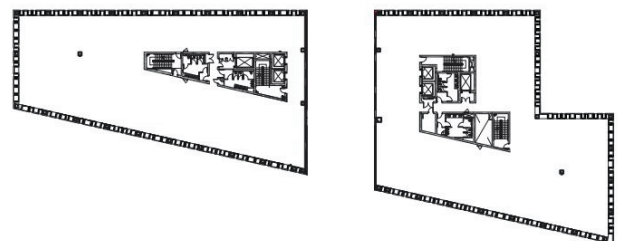
4,486sqm

Floor plans range from
1,141-2,198sqm

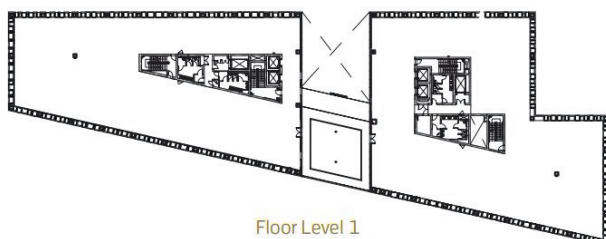
Office Level	Floor Usable Area
1	2,198 sqm
2	1,141 sqm
3	2,198 sqm
Total	4,486 sqm



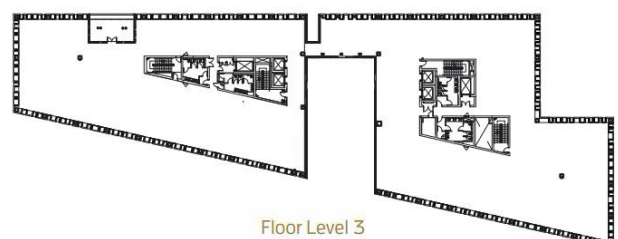
Ground Level



Floor Level 2



Floor Level 1



Floor Level 3

L01

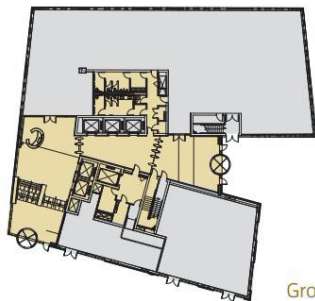
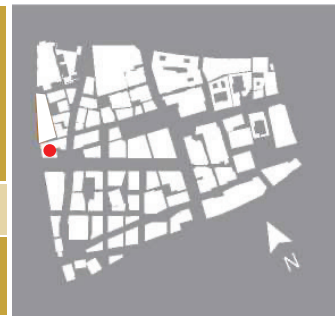
Al Kahraba Street



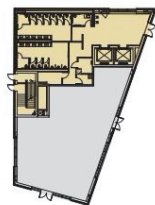
Level 1-5
9,385sqm

Floor plans range from
700-2,201sqm

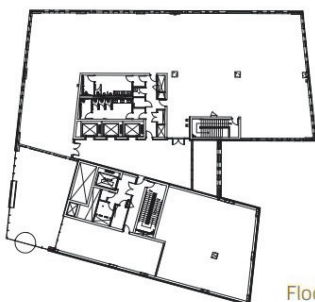
Office Level	Floor Usable Area		
1	700 sqm		
2	2,201 sqm		
3	2,131 sqm	5	2,201 sqm
4	2,131sqm	Total	9,385 sqm



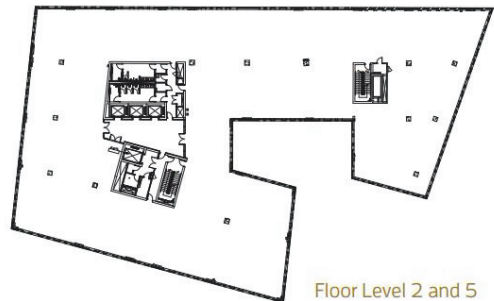
Ground Level



Floor Level 1



Floor Level 2 and 5



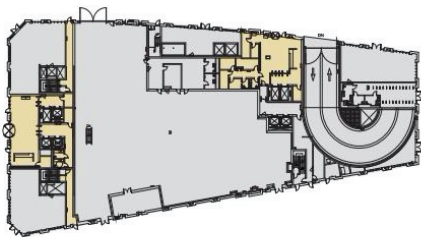
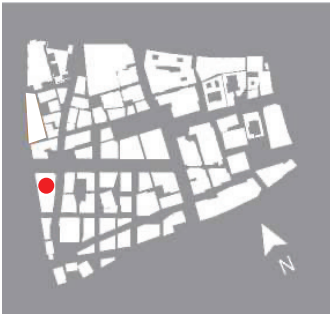
Floor Level 3 and 4

Q BLOCK

Al Kahraba Street



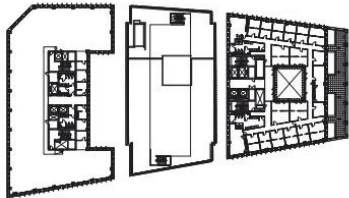
Level MZ – 4 10,417sqm Floor plans range from 1,173 – 3,041 sqm	Office Level	Floor Usable Area	Office Level	FUA
	Ground Floor	97 sqm	3	1,942 sqm
	Mezzanine	3,041 sqm	4	1,173 sqm
	1	2,178 sqm	MUCA	31 sqm
	2	1,954 sqm	Total	10,417 sqm



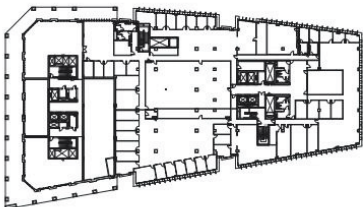
Ground Level



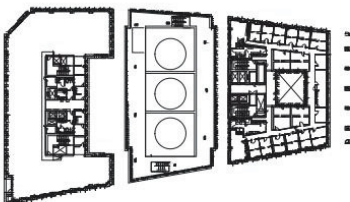
Floor Level 1



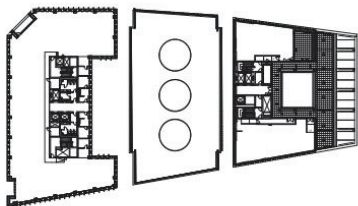
Floor Level 2



Mezzanine



Floor Level 3



Floor Level 4

W02

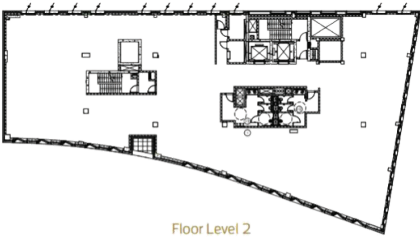
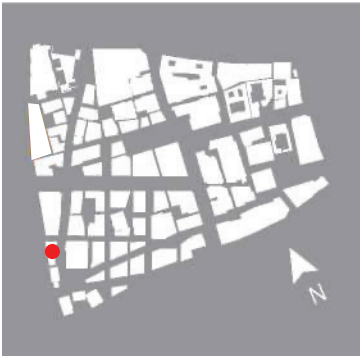
Al Kahraba Street

Level 1-4

Usuable Area:
3,633sqm

Floor plans range from
869-935^{sqm}

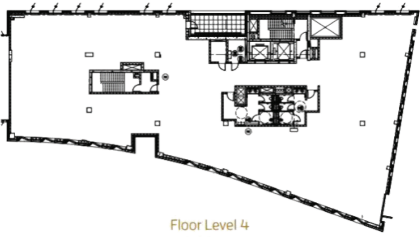
Office Level	Floor Usable Area
1	869 sqm
2	917 sqm
3	935 sqm
4	912 sqm
Total	3,633 sqm



Floor Level 2



Floor Level 3



Floor Level 4

W04

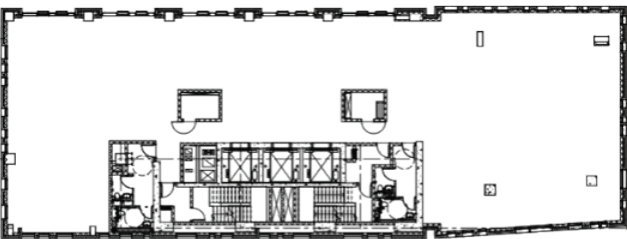
Al Kahraba Street

Level 1-9

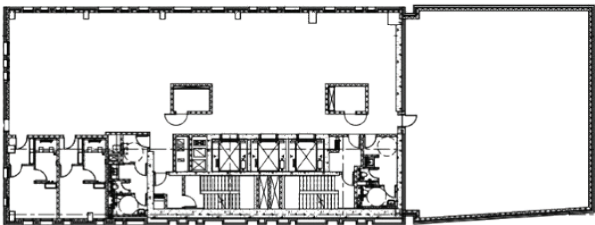
Usuable Area:
4,486sqm

Floor plans range from
215-617sqm

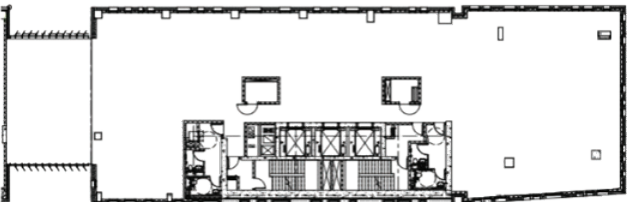
Office Level	Floor Usable Area
1 to 4	424 sqm
5	218 sqm
6	617 sqm
7 to 9	523 sqm
Total	4,104 sqm



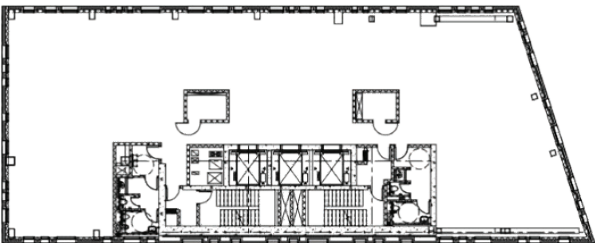
Floor Level 1 to 3



Floor Level 5



Floor Level 4



Floor Level 6 to 9

Y01/Y02

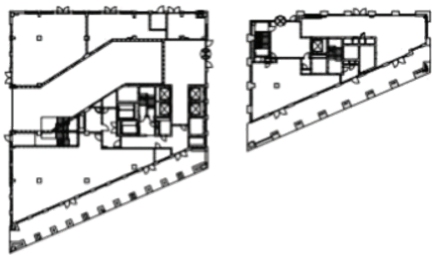
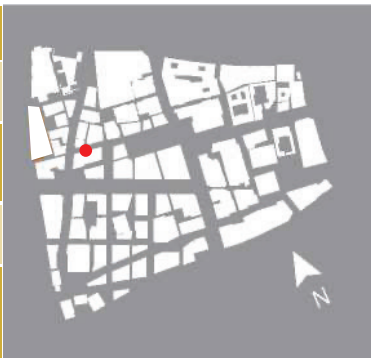
Sikkat Wadi Msheireb

Level 1-7

Usuable Area:
11,205sqm

Floor plans range from
1,200-1,840sqm

Office Level	Floor Usable Area		
1	1,644 sqm	5	1,723 sqm
2	1,853 sqm	6	1,479 sqm
3	1,839 sqm	7	1,374 sqm
4	1,737 sqm	Total	11,205 sqm



Ground Level



Floor Level 2



Floor Level 1

Y04

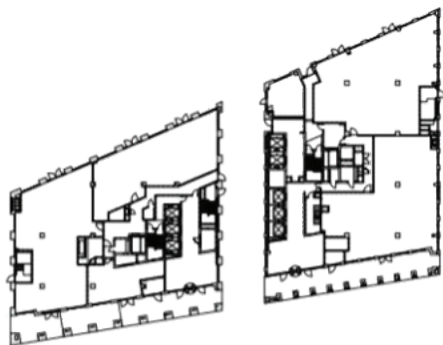
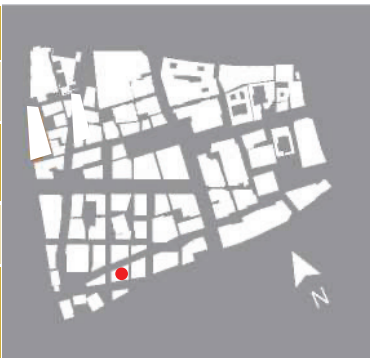
Sikkat Wadi Msheireb

Level 1-7

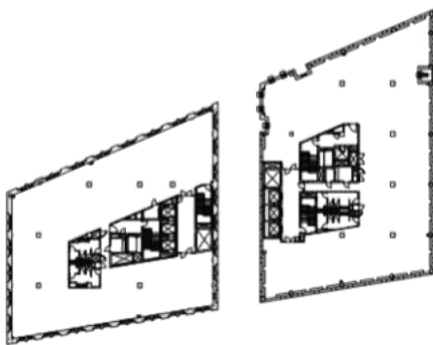
Usuable Area:
6,917sqm

Floor plans range from
733-1,104^{qm}

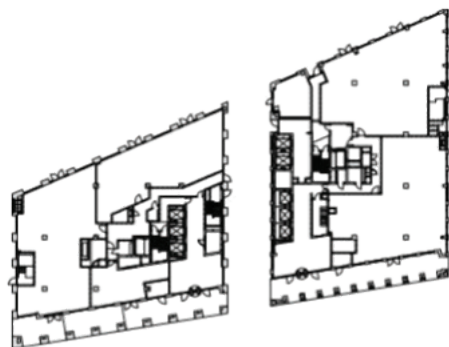
Office Level	Floor Usable Area		
1	1,104 sqm	5	1,067 sqm
2	1,096 sqm	6	738 sqm
3	1,096 sqm	7	733 sqm
4	1,083 sqm	Total	6,917 sqm



Ground Level




Floor Level 2



Floor Level 1

Z01/Z04

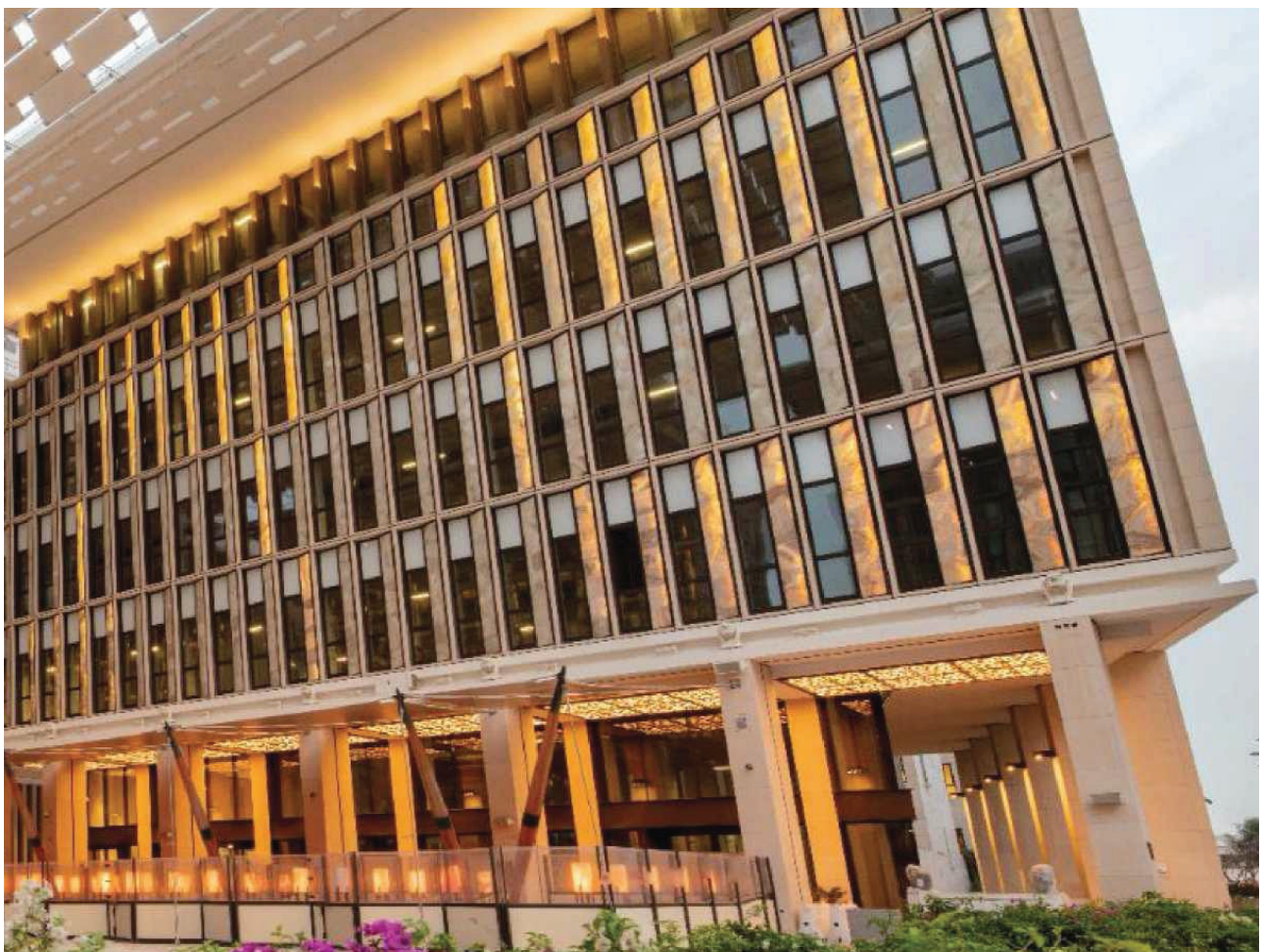
Sahat Al Nakheel

<div> Level 1-20 </div> <div> 38,605sqm </div> <div> Floor plans range from 437-2,170sqm </div> <div>  </div>	Office Level	Floor Usable Area (Z01)	Floor Usable Area (Z04)			
	1	487 sqm	989 sqm			
	2	608 sqm	1,860 sqm	12	938 sqm	774 sqm
	3	911 sqm	2,167 sqm	13	925 sqm	767 sqm
	4	911 sqm	2,167 sqm	14	925 sqm	766 sqm
	5	911 sqm	2,167 sqm	15	981 sqm	537 sqm
	6	915 sqm	2,172 sqm	16	982 sqm	
	7	1,507 sqm	771 sqm	17	968 sqm	
	8	1,537 sqm	756 sqm	18	968 sqm	
	9	1,532 sqm	756 sqm	19	955 sqm	
	10	1,533 sqm	778 sqm	20	955 sqm	
	11	973 sqm	774 sqm	Total	38,605 sqm	



Abdulla bin Thani Street

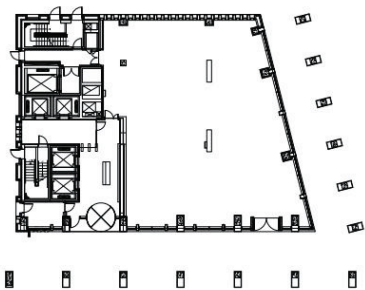
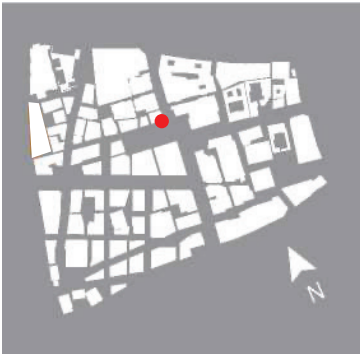
Commercial Corridor



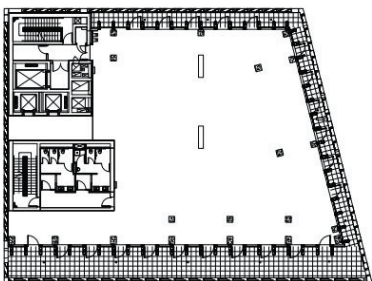


Level 1-5
3,243sqm
Floor plans range from
530-721sqm

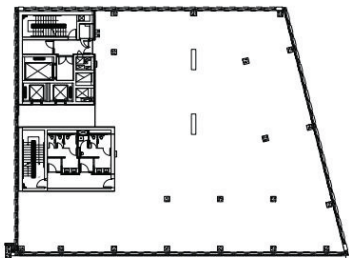
Office Level	Floor Usable Area
1-3	721 sqm
4	530 sqm
5	534 sqm
MUCA	15 sqm
Total	3,423 sqm



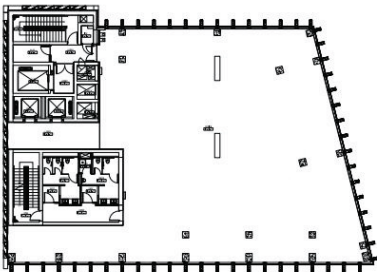
Ground Level



Floor Level 4



Floor Level 1 to 3



Floor Level 5

I22

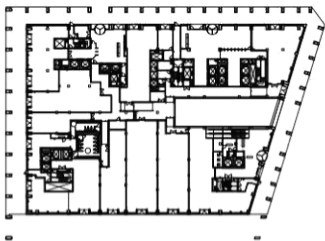
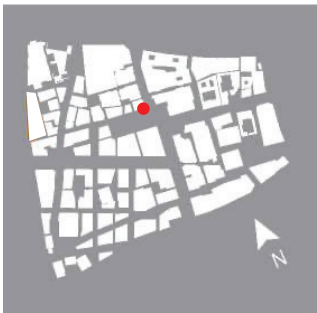
Abdulla bin Thani Street

Level 1-5

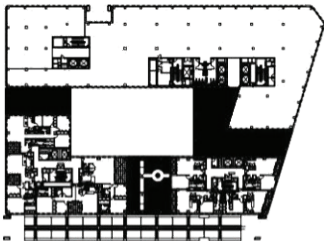
8,437sqm

Floor plans range from
625-1,827sqm

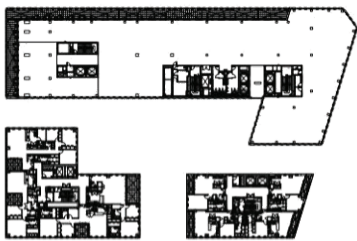
Office Level	Floor Usable Area		
Mezzanine	824 sqm	4	1,571 sqm
1	1,791 sqm	5	625 sqm
2	1,790 sqm	MUCA	9 SQM
3	1,827 sqm	Total	8,437 sqm



Mezzanine Level



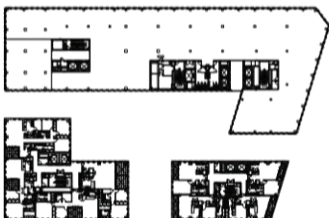
Floor Level 1



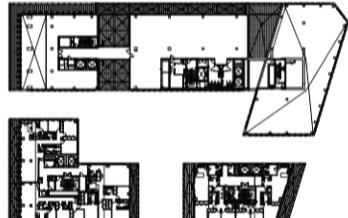
Floor Level 4



Floor Level 2



Floor Level 3



Floor Level 5

T03

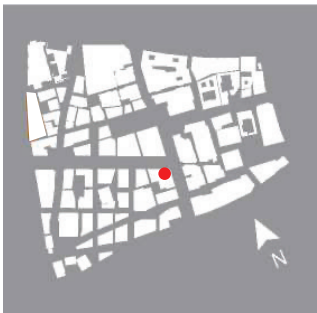
Abdulla bin Thani Street

Level 2-6

9,047sqm

Floor plans range from
1,434-2,252sqm

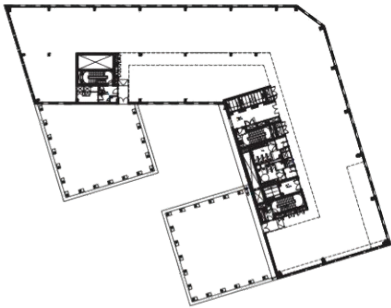
Office Level	Floor Usable Area		
2	2,251 sqm	6	1,434 sqm
3	2,252 sqm		
4	1,592 sqm		
5	1,434 sqm	MUCA	84 sqm
		Total	9,047 sqm



Ground Level



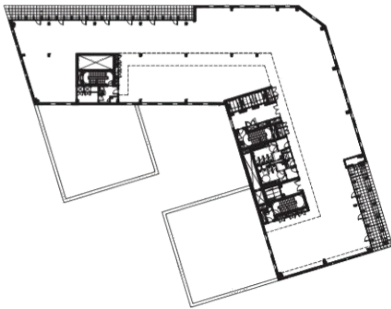
Floor Level 4



Floor Level 2 & 3



Floor Level 5 & 6



T05

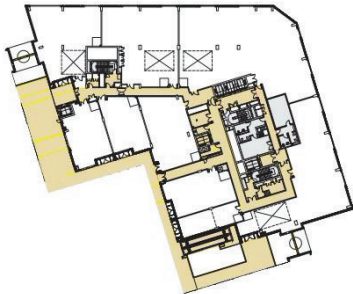
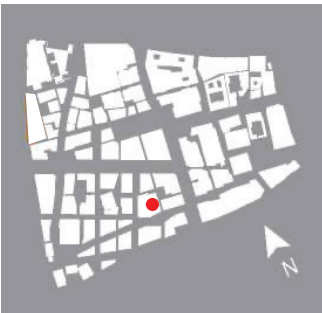
Abdulla bin Thani Street

Level 2-5

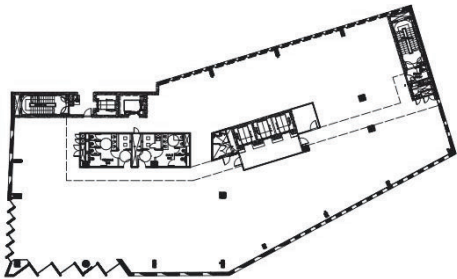
4,405sqm

Floor plans range from
1,040-1,135sqm

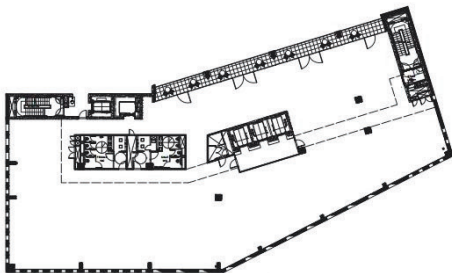
Office Level	Floor Usable Area		
2	1,040 sqm		
3	1,124 sqm		
4	1,135 sqm	MUCA	2 sqm
5	1,104 sqm	Total	4,405 sqm



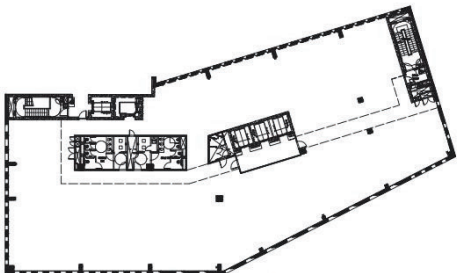
Ground Level



Floor Level 3 to 4



Floor Level 2



Floor Level 5

U01

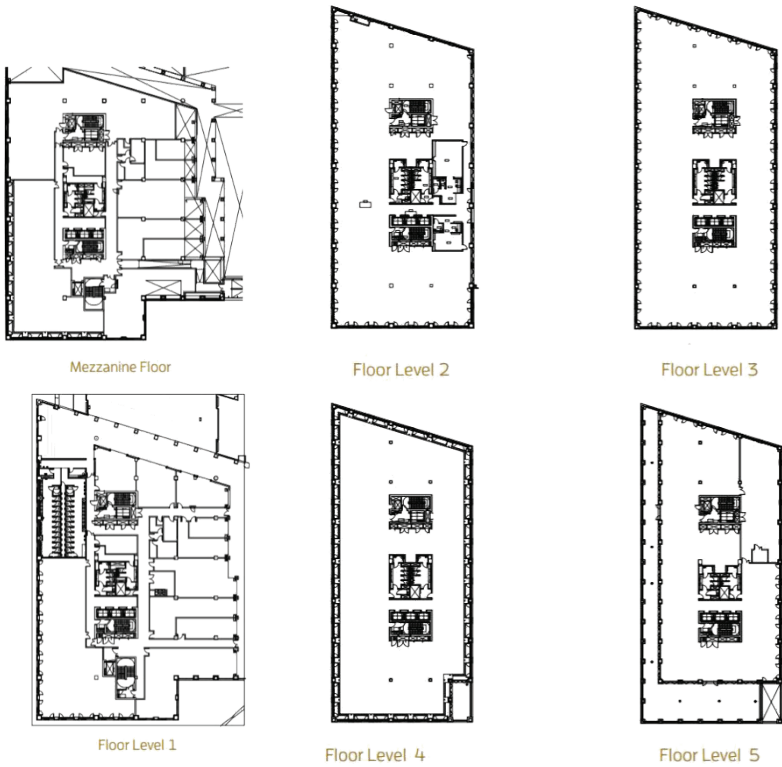
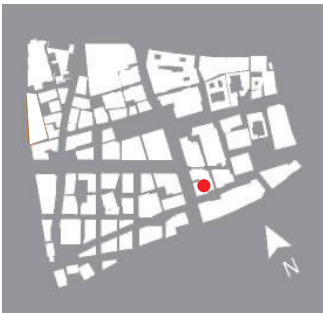
Abdulla bin Thani Street

Level MZ-5

7,540sqm

Floor plans range from
496-1,818sqm

Office Level	Floor Usable Area		
MZ	496 sqm		
1	522 sqm	4	1,780 sqm
2	1,811 sqm	5	1,072 sqm
3	1,818 sqm	Total	7,540 sqm



U06

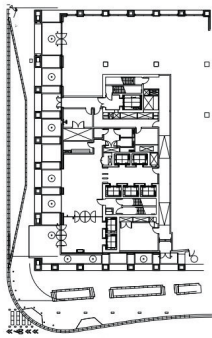
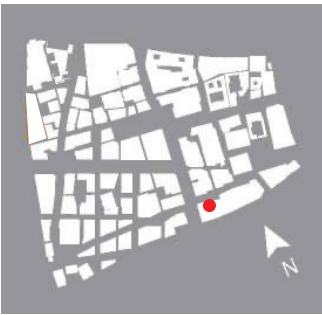
Abdulla bin Thani Street

Level 1-11

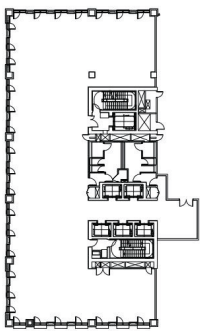
11,449sqm

Floor plans range from
699-1,115sqm

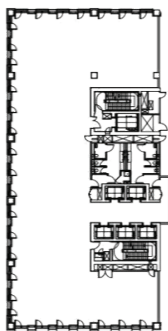
Office Level	Floor Usable Area		
1	699 sqm	7	1,105 sqm
2	737 sqm	8	1,105 sqm
3	1,115 sqm	9	1,105 sqm
4	1,115 sqm	10	1,105 sqm
5	1,115 sqm	11	1,115 sqm
6	1,105 sqm	MUCA	27 sqm
		Total	11,449 sqm



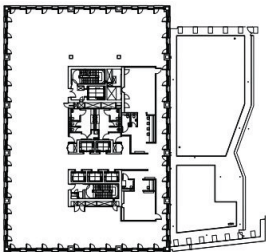
Ground Level



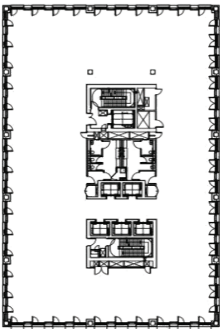
Floor Level 1



Floor Level 2



Floor Level 3



Sikkat Wadi Msheireb

Commercial Corridor



P08

Sikkat Wadi Msheireb

<div>Level 1-3</div> <div>2,663sqm</div> <div>Each Floor plan</div> <div>is 850^{sqm}</div>	Office Level	Floor Usable Area
	1	851 sqm
	2	850 sqm
	3	854 sqm
	MUCA	109 sqm
	Total	2,663 sqm

