

RESIDENTIAL OFFERINGS





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 fo maximum comfort with minimum energy-use

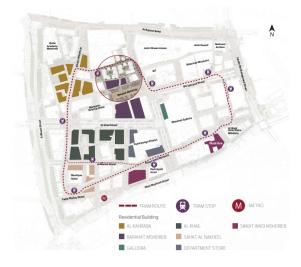
Upscale Neighborhood

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

Seamless Connectivity

- Pedestrian-friendly streets
- · Special lanes & parking facilities for bike
- 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

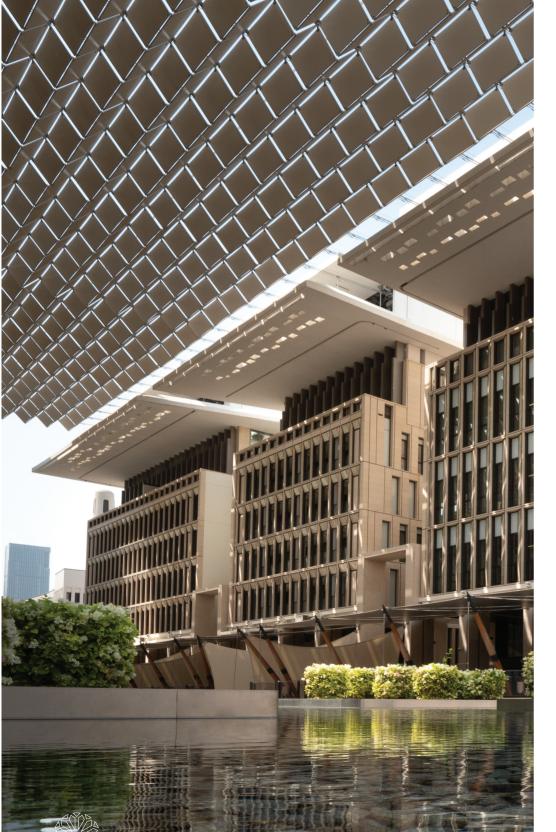












Residential Units at Barahat Msheireb

Building Location

- ·Located in the centre of the downtown at the region's largest shaded square, Barahat Msheireb ·Direct access to high-end restaurants & cafés ·Adjacent to the luxurious, 5-star Mandarin Oriental Doha

Apartment Features

- Spacious 3 to 4 bedroom apartments featuring en-suite bathrooms and large closets
- Private majlis for each apartment with direct access to the
- · Spacious living areas at the centre of each apartment
- · Automatic blind and curtains
- · Maid's room located within each apartment

Building Services

- Exclusive swimming pool and gyms
- · Communal majlis
- Private lift with access to the dedicated basement parking
- Dedicated mailroom
 Dedicated bicycle parking and storage rooms at the basement level
- · 24-hour security in each building

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





Building No.	Unit No.	Bedrooms	Total Unit Area (SqM)
	103	3	336
	102	3	318
	203	3	328
	202	3	318
Baraha North 1 (I12)	303	3	336
	302	3	318
	101	4	395
	201	4	393
	301	4	396

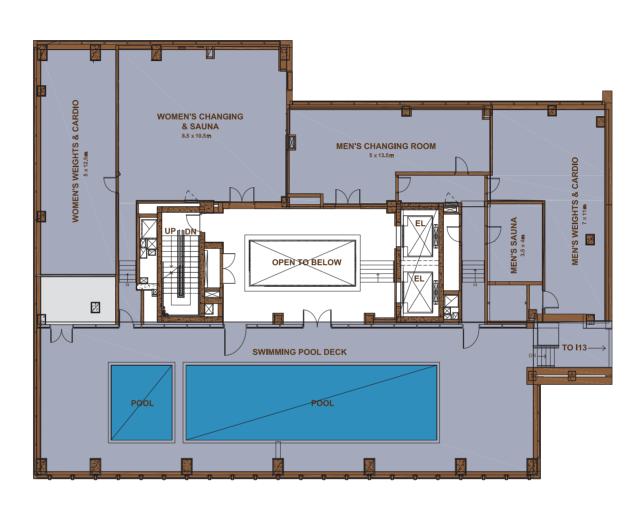
Building No.	Unit No.	Bedrooms	Total Unit Area (SqM)
	501	3	377
	101	4	377
Baraha North 2 (113)	201	4	381
	301	4	377
	401	4	381





INDICATIVE FLOOR PLANS

Disclaimer: All room dimensions are are 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, drawings, 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.



Level 06 - Baraha North1



Baraha North 1 🖣

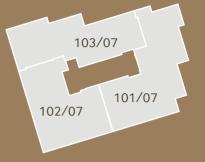
Apartments



Baraha North 1 BUILDING NO. I12

- -G+5levels
- 14 apartments
- 3 and 4 bedroom apartments
- Common majlis
- Pool deck exclusive to Msheireb residents
- Women's gym and sauna
- Men's gym and sauna

Unit Address	No.of Bedrooms	Total Area (m²)
03/833/07/302	3	318
03/833/07/102	3	318
03/833/07/103	3	336
03/833/07/303	3	336
03/833/07/202	3	318
03/833/07/203	3	328
03/833/07/301	4	396
03/833/07/101	4	395
03/833/07/201	4	393



Level - 01



Level - 02



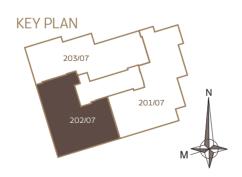
Level - 03

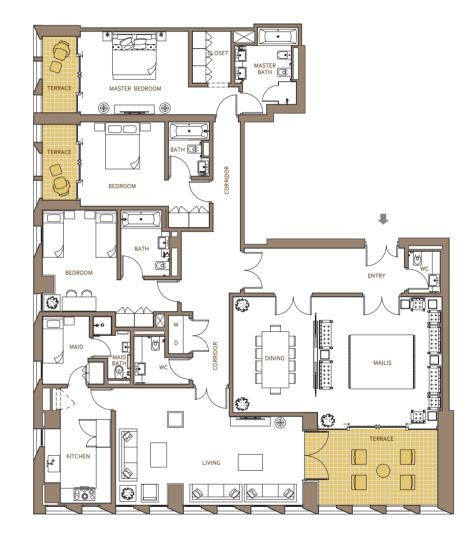


Baraha North1 BUILDING NO. I12

202/07 3 Bedrooms

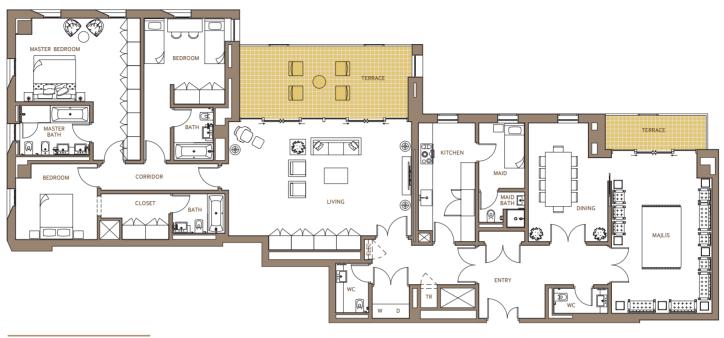
Living Unit Area	282 m ²
Limited Common Area	36 m ²
TOTAL	318 m ²







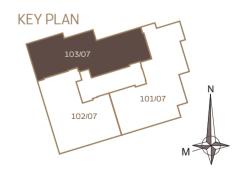




BUILDING NO. I12

103/07 303/07 3 Bedrooms

Living Unit Area	300 m ²
Limited Common Area	36 m ²
TOTAL	336 m ²



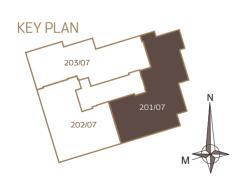


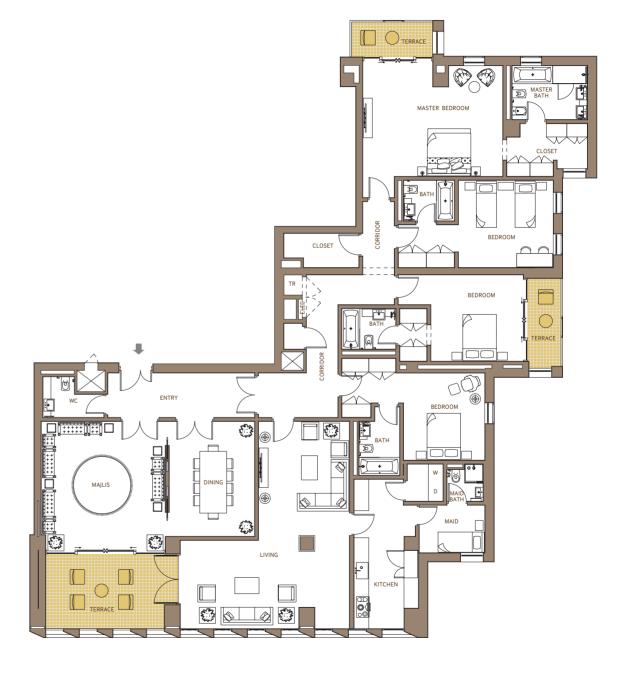
BUILDING NO. I12

201/07 401/07

4 Bedrooms

Living Unit Area	352 m ²
Limited Common Area	41 m ²
TOTAL	393 m ²





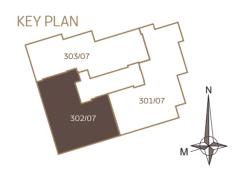


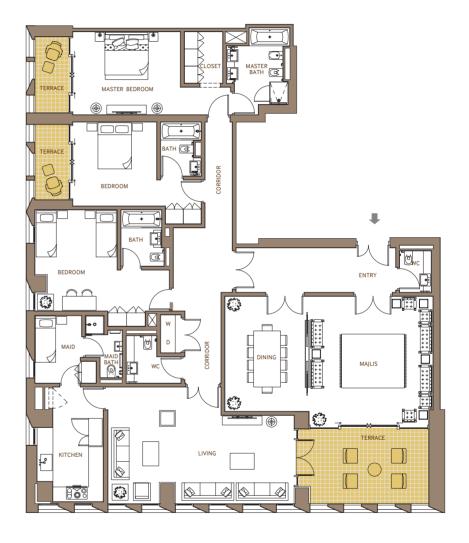


Baraha North1 BUILDING NO. I12

302/07 102/07 3 Bedrooms

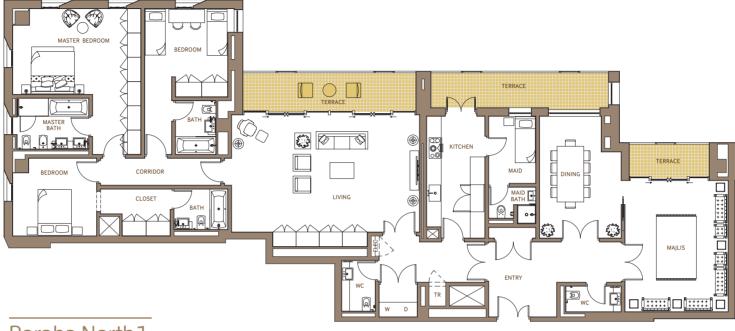
Living Unit Area	282 m ²
Limited Common Area	36 m ²
TOTAL	318 m ²







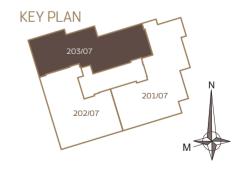




BUILDING NO. I12

203/07 403/07 3 Bedrooms

Living Unit Area	293 m ²
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Limited Common Area	35 m ²
TOTAL	328 m ²



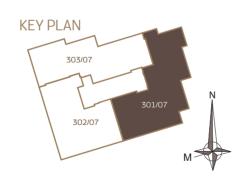


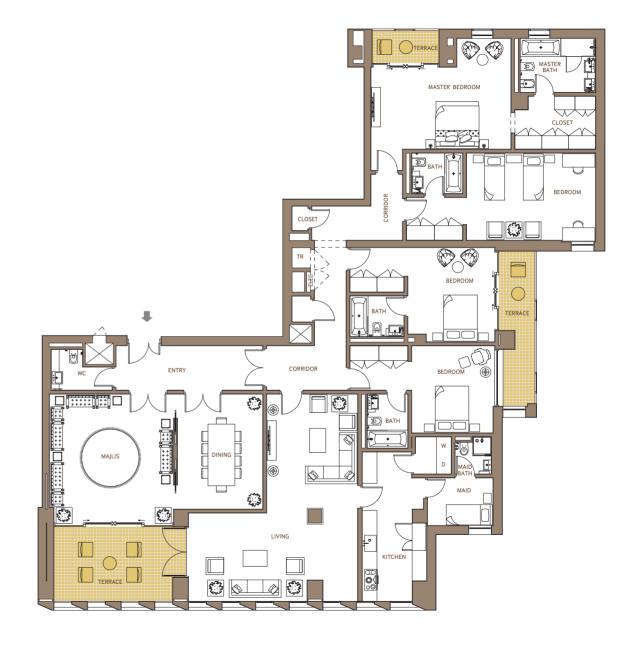


Baraha North1 BUILDING NO. I12

301/07 4 Bedrooms

Living Unit Area	360 m ²
Limited Common Area	36 m ²
TOTAL	396 m ²









Baraha North2 🖣

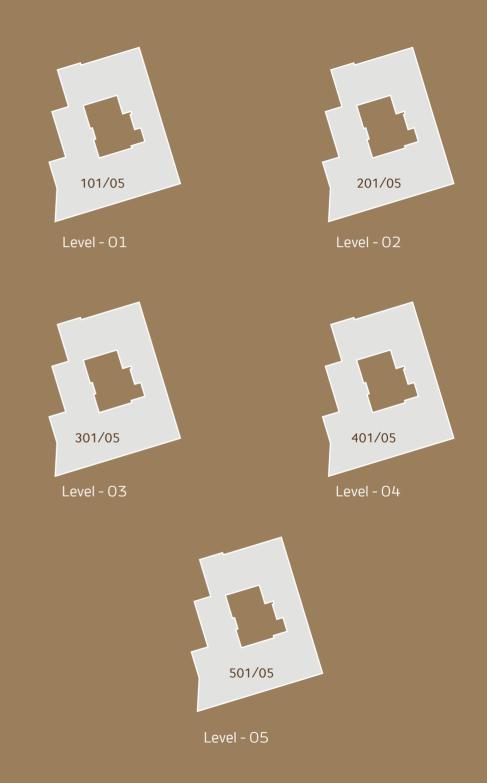
Apartments



Baraha North2 BUILDING NO. 113

- -G+5levels
- 5 apartments
- 3 and 4 bedroom apartments
- Pool deck exclusive to Msheireb residents, sauna and dedicated men's and women's gym to be used in building I12

Unit Address	No.of Bedrooms	Total Area (m²)
03/833/05/501	3	377
03/833/05/101	4	377
03/833/05/201	4	381
03/833/05/301	4	377
03/833/05/401	4	381



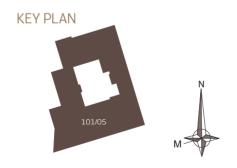


BUILDING NO. I13

101/05 101/05

4 Bedrooms

Living Unit Area	319 m ²
Limited Common Area	58 m ²
TOTAL	377 m ²





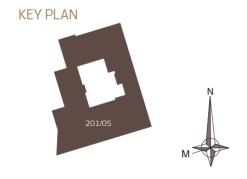


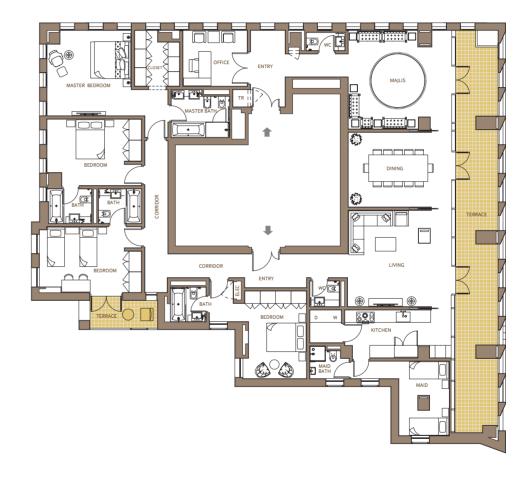


Baraha North2 BUILDING NO. 113

201/05 401/05 4 Bedrooms

Living Unit Area	317 m ²
Limited Common Area	64 m ²
TOTAL	381 m ²





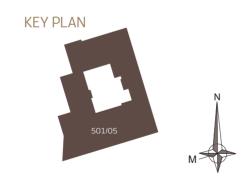




Baraha North2 BUILDING NO. 113

501/05 3 Bedrooms

Living Unit Area	270 m ²
Limited Common Area	107 m ²
TOTAL	377 m ²









Baraha

Apartments



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