

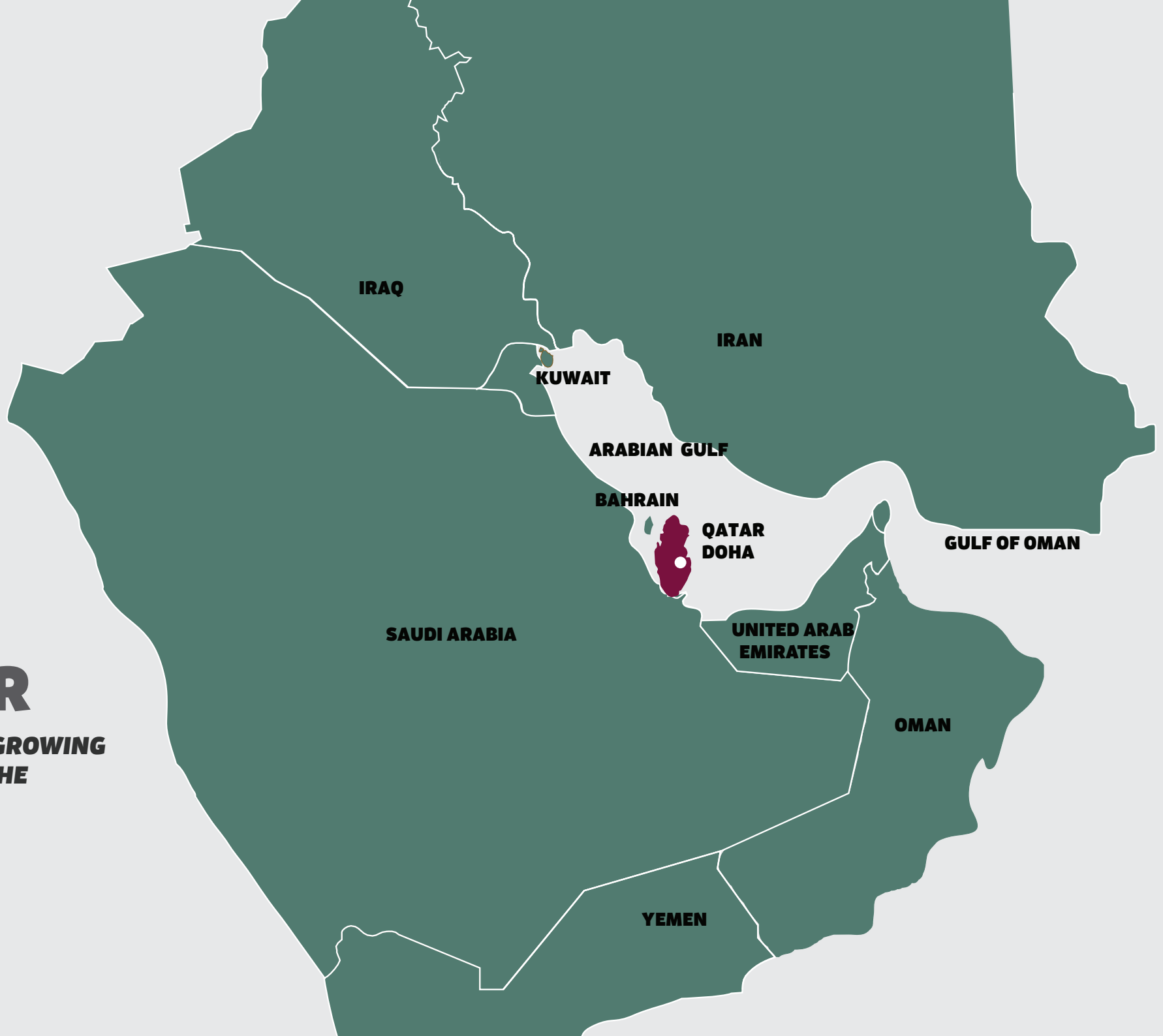
مشيرب
MŠHEIREB
قلب الدوحة
DOWNTOWN DOHA

RESIDENTIAL
OFFER

LIVE
downtown

QATAR

**THE FASTEST GROWING
COUNTRY IN THE
MIDDLE EAST**





**Highest recorded
nominal GDP per
capita in the world
(140,649 USD)**

**Country's overall
growth rate of 4%,
the fastest in the
Middle East**

**14th Country in the
World
Economic Forum
Ranking**

**4th country in the
world for
population growth,
annual rate of 5%**

**Tourist arrivals
into Qatar are set
to increase
five-fold over the
next decade**

**200 billion
USD invested in
developments and
infrastructures to
project the city into
the future**



DOHA IS THE PLACE TO BE

The FIFA World Cup 2022 generated record revenues for the country: around USD 5.4 billion, with more than 2000 hospitality packages and almost 3 million tickets for the event.

Doha was transformed with a plethora of events, including vibrant fan zones, concerts featuring international artists, exhibitions, art shows, new beach clubs, diverse pop-up stores, and street food kiosks offering cuisine from around the world.

An unimaginable wave of visibility brought Doha to the forefront of social media around the world, introducing the city to a wide international audience and boosting interest and travel bookings for the coming months.



MSHEIREB DOWNTOWN DOHA

Represents the highest expression of the future of smart cities and of modern urban regeneration.

Its prime location in the heart of the capital makes it the perfect place for retail, commercial, residential and civic services on an international level.

Msheireb Downtown Doha is fully sustainable, with all Gold or Platinum LEED-certified buildings adhering to the highest standards in green building services. Blending the best of Qatar's architectural heritage with modern design, it has been a smart city since its inception. It adopts the latest advanced technology features in its infrastructure and services to cope with the next generations' needs.



STRATEGICALLY LOCATED

Msheireb Downtown Doha is the place where it all started, where the country's first social agglomeration originally settled. Today it is still the heart of the city: a natural crossroad to some of the city's major cultural and business points of interest, all within close proximity.

**MSHEIREB
METRO
STATION**
ENCLOSED

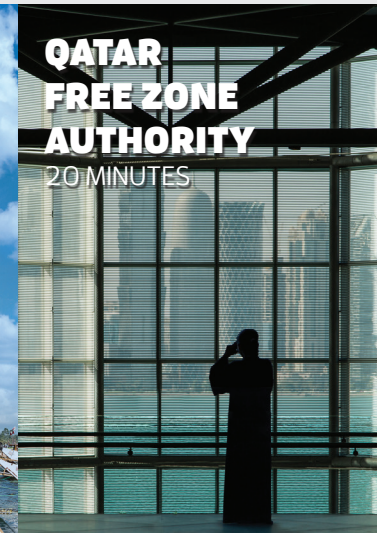
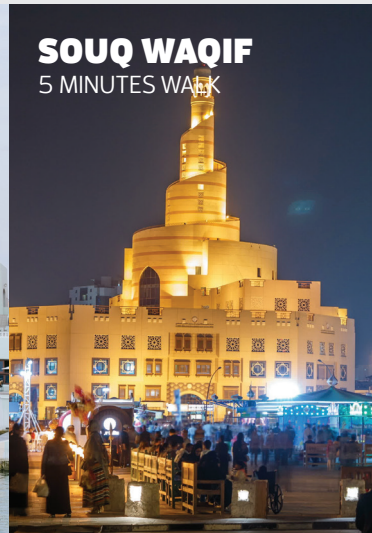
**HAMAD
INTERNATIONAL
AIRPORT**
15 MINUTES

DOHA PORT
10 MINUTES

SOUQ WAQIF
5 MINUTES WALK

WEST BAY
13 MINUTES

**QATAR
FREE ZONE
AUTHORITY**
20 MINUTES



MSHEIREB DOWNTOWN DOHA

Msheireb Downtown Doha is a Smart City that blends Qatari heritage and aesthetics with modern technology. It focuses on sustainability and harmony with the environment.

The aim of the project is to bring people back to their roots and rediscover a sense of community and togetherness.

It represents the vision to create built environments that reflect the culture and aspirations of the people of Qatar.

This mixed-use development is a combination of commercial, residential, retail, culture and entertainment.



INVESTMENT
5 Billion USD



AREA
310,000 SQM



CONSTRUCTION
COMPLETED IN
2022

MSHEIREB

The Arabic name given to
“a place to drink water”



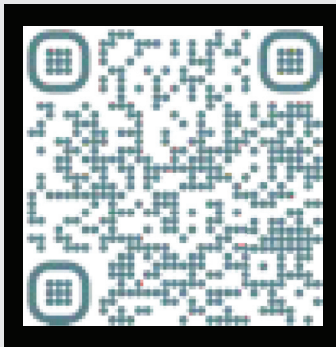
The old Msheireb area was the heart of the city, connected directly to the waterfront. It allowed vehicular access bordering Souq Waqif, with the route of the old wadi running between them to the sea. It is from this old wadi of cooling fresh water that the name ‘msheireb’, Arabic for ‘a place to drink water’, was born.

After an incredible and fast transformation, Msheireb Downtown Doha plays today the same role as it had in the past, being Qatar's most vibrant commercial district.



*Not just a neighbourhood
but a true multifaceted
and vibrant ecosystem*

CLICK OR SCAN THE QR CODE BELOW
TO WATCH AN OVERVIEW VIDEO OF
MSHEIREB DOWNTOWN DOHA



RESIDENCES



RESTAURANTS



OFFICES



HOTELS



SCHOOLS
& UNIVERSITIES



CINEMA



MOSQUES



MUSEUMS



SHOPS



DESIGN
DISTRICT

750+ units
156.000 sqm
RESIDENTIAL
UNITS

21 buildings
240.000 sqm
OFFICE
BUILDINGS

300+ units
91.000 sqm
RETAIL
UNITS

197,000
RESIDENTIAL
SQUARE METRES

193,000
COMMERCIAL
OFFICE SQUARE
METRES

105,000
RETAIL
SQUARE METRES

50,000 PEOPLE EVERY DAY

250,000 ACTIVE FOLLOWERS
ON SOCIAL MEDIA

A COMPLETE HOSPITALITY OFFER

Msheireb Downtown Doha, includes 3 luxury hotels- with a full range of amenities, including spas, swimming pools and more than 10 in-house restaurants- which can conveniently accommodate business partners traveling from abroad, and the Msheireb Downtown Doha community of residents and employees.

All hotels can host corporate or social events with spectacular multi-purpose ballrooms & meeting room spaces designed for optimum versatility to accommodate up to 450 guests with a multitude of different setups.



PARK HYATT DOHA™



RESIDENTS



**DOHA AFFLUENTS
CITYWIDE**

**ONE DOWNTOWN,
MULTIPLE TARGETS**



**HOTEL GUESTS
AND TOURISTS**



EMPLOYEES

EASY LIVING & STYLISH DINING

Msheireb Downtown Doha is a lively neighbourhood with over 300 shops and boutiques and a wide choice of trendy cafés and restaurants for every taste.

It also has a convenient shopping centre, Msheireb Galleria, which includes shops of all kinds, cafés, a children's play area, the Cyclone Fitness club, gyms and spas in the 3 luxury hotels, the state-of-the-art Novo Cinemas and the Smart Msheireb Monoprix supermarket.

The downtown brings together the best the city has to offer for a proper work-life balance for employees.



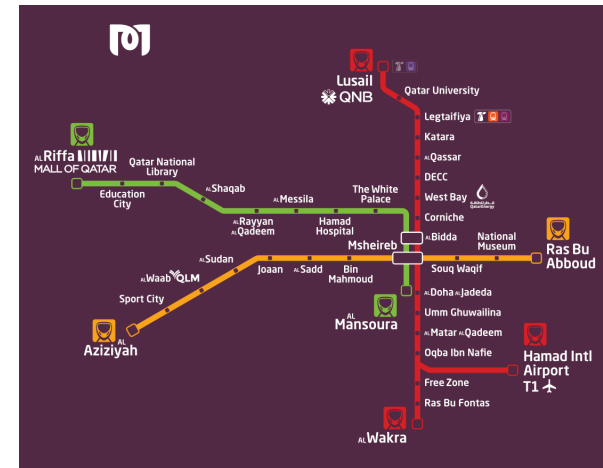
THE BEST CONNECTIVITY IN A WALKABLE NEIGHBOURHOOD

Qatar's main metro station is located within Msheireb Downtown Doha with the interconnection of all the 3 metro lines.

A free electric tram runs throughout Msheireb Downtown Doha across 9 stations, allowing the visitors to move all day long from one place to another seamlessly.

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.



MSHEIREB DOWNTOWN DOHA

A SMART AND
SUSTAINABLE CITY



THE SMART CITY

SMART INNOVATION



Artificial Intelligence



Cyber Security



Energy Self-sufficiency



Smart Retail



Smart Lighting



Internet of Things



Smart Mobility

SMART SERVICES



Customer Service



Free Wi-Fi



Lifestyle & Community Portal



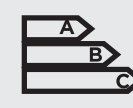
Digital Signage



Smart Home



Wayfinding app



Energy Monitoring



Satellite TV



Indoor Geolocation



Energy Management



3D GIS



Data Analytics



People Counting



Public Lighting



Irrigation



ACS



Intercom

SMART APPLICATIONS



Network



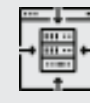
Connected Devices



Data Centers



Fire Alarm



District Cooling



CCTV



Car Park



Gas Bulk



BMS

SMART SYSTEMS

THE SUSTAINABLE CITY

Being in Msheireb Downtown Doha means to be part of a unique project born with the clear intention of being an international excellence in sustainability based on ESG principles

ESG

1400
SOLAR THERMAL
PANELS

30%
WATER REDUCTION
with high efficiency plumbing
fixtures

**100% AUTOMATED
WASTE SEGREGATION
AND COLLECTION SYSTEM**
with recycling and composting

6400
PV PANELS
producing renewable energy
equivalent to **4% of building
energy use**

30%
EFFICIENT
COOLING
thanks to automated central
chillers

**BIODIVERSITY
PROMOTION**
through many native species
adapted to the climate



Msheireb Downtown Doha is the largest LEED Gold and Platinum Certified buildings assemblage of the world.

**SmartScore
GOLD**

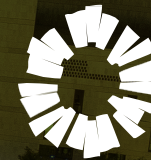
Two main commercial buildings are SMARTSCORE GOLD CERTIFIED

MSHEIREB PROPERTIES

Msheireb Properties is a real estate development company and a subsidiary of Qatar Foundation. The company was established as a commercial venture to support the Foundation's aims, as well as the goals of Qatar's 2030 Vision.

Msheireb Properties' mission is to change the way people think about urban living and improve their overall quality of life, through innovations that encourage social interaction, respect for culture and greater care for the environment.

Msheireb Properties received ISO certification from the British Standards Institution for Quality (ISO 9001:2015), Environmental Performance (ISO 14001:2015), Occupational Health and Safety (BS OHSAS 18001:2007), and Risk Management Standard (ISO 31000:2009).



MSHEIREB PROPERTIES



Zulal
Wellness Resort
by Chiva-Som

MSHEIREB
DOWNTOWN DOHA



MSHEIREB
GALLERIA



متاحف مشيرب
MSHEIREB MUSEUMS

ddi
doha
design
district

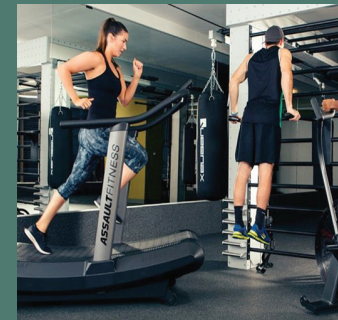


A PLACE TO ENJOY LIFE

A special shopping experience with a unique mix of charming and one-of-a-kind boutiques.



The last generation Novo Cinemas, the Smart Msheireb Monoprix supermarket, the Cyclone fitness club, the gyms and SPA of our 3 luxury hotels, all kind of food & beverage offer, from fast food top formats to fine dining and international restaurants, from bakeries to pastry shops and high-end cafés.





A PLACE TO ENHANCE YOUR LIFESTYLE

In Msheireb Downtown Doha you will not only find stores and services, but an ecosystem of possibilities to make your days richer and to spend your free time in the best way possible:

Immerse yourself in Qatar's wondrous history in the Msheireb Museums and attend the art and culture exhibitions that alternate throughout the year in their halls.

Pass by M7, an innovative hub dedicated to local fashion and design start-ups as well as tech entrepreneurs in Doha. It's also a venue for international exhibitions and events open to the public.

And last but not least, visit Doha Design District, which showcases the finest collection of premium brands of furniture, lighting, accessories, and creates real community place for designers, architects or anyone who wants to be inspired by the latest design trends, artistic installations and design innovations.



THE RESIDENTIAL OFFER



- APARTMENTS
- COMMERCIAL
- RETAIL
- HOTELS
- MSHEIREB MUSEUMS
- CIVIC
- TOWNHOUSES

MODERN WESTERN STYLE

Strategically situated 1 to 4-bedroom apartments featuring modern open kitchen and appliances, spacious living room, terrace/balcony, built-in closet, en-suite bathroom and private dedicated basement parking with access to exclusive amenities such as the swimming pool, mixed gym, sauna and steam room. You will be spoiled with a choice of retail shops and restaurants, the proximity to your nearest park, Souq Waqif, metro station, and museums.



ARABIC TOUCH

Sophisticated 1 to 4-bedroom apartments incorporating spacious layouts, smart home systems with the latest technologies, each one including a private Majlis, separate kitchen, a large living space, spacious bedrooms with en-suite bathrooms as well as private parking. Here you will enjoy top level amenities such as exclusive pools, gym, sauna and steam room, rooftop terraces and the most breathtaking views of the city.



AMENITIES

- State-of-art swimming pools
- Communal gymnasium with natural light and all training equipment
- Sauna and Steam bath
- Separate gyms for men and women
- Large private common areas
- Recreational rooms
- Private and common Majlis
- Equipped playgrounds for children
- Welcoming common gardens
- Dedicated underground parkings





طوّرتّه بفخر
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