







Discover Modern
Living In Doha,
At The Heart Of Lusail.



Defined By Refined Luxury

Find a place where every corner feels calm, cared for, and truly yours. Here, luxury and comfort come together to make every moment feel like home.



A Smart
Move
for Your
Future



SAUNA



GYM



HEALTH
CLUB



RETAIL
SHOPS



GAME
ROOM



TERRACE
AREA



KIDS PLAY
AREA



CINEMA
ROOM

Where Living Becomes Delight

Here, every space is designed to make your life richer and more fulfilling. Start your day with energy in the gym and then relax in the calm of the sauna or health club. Make every moment refreshed and move through spaces that bring balance and joy to everyday life. Take a time to explore nearby retail corners that offer charm and convenience together. Also, spend cheerful moments in the game room or settle in for a cozy movie night in the cinema lounge. Let your children play freely as you enjoy quiet moments on the terrace, where life feels calm and complete.

A Space Where Your Story Begins

L u s a i l M a r i n a



Experience the Pulse of Qatar

In the heart of Lusail, every day brings new moments to explore and enjoy. Move out to explore the beauty of Place Vendôme or feel the vibrant pulse of Lusail Boulevard. Find joy and peace in every moment, from the excitement of Al Maha Island and Meryal Water Park to the calm of nearby parks and the pride of Lusail Stadium. Here, life moves quietly between leisure and luxury, which brings you closer to everything that makes Qatar truly extraordinary.



LUSAIL STADIUM
8 MINS



PLACE VENDÔME
6 MINS



LUSAIL BOULEVARD
12 MINS



AL MAHA ISLAND
7 MINS



PARK
10 MINS



MERYAL WATER PARK
13 MINS



Marina 22
BY ALMADAR



A modern interior space featuring a circular seating area with four light-colored, textured armchairs arranged around a low, round white table. The table holds two small glass bottles and a white card. A large, white, conical floor lamp stands behind the seating area. The floor is made of large, light-colored tiles. A large window on the right side of the image provides a view of a city street. In the background, there is a large, circular, textured object and a planter with white and green foliage.

Bright Spaces
Where Light Flows In





Where Dreams
Define Luxury

Pristine Home for a Healthy Life

Your home is carefully designed to support a clean and healthy lifestyle. Surfaces are easy to maintain and make sure that your space remains inviting by adding comfort to your daily routine. Optimal airflow and intelligent design keep each area fresh, dry, and comfortable throughout the year. High-quality details make upkeep simple, while also safeguarding your family's well-being. Here, hygiene and comfort combine together and offering you peace of mind.





Culinary
Retreat



Open & Spacious Living For Family Time Together

Wide and open spaces of home make every moment feel more free and comfortable. Smart layouts give you a place to move, relax, and spend time together without feeling crowded. Natural light and design adds a quiet warmth to daily life and makes every corner feels inviting. This is a home where family and friends gathers together and provides a open living which makes every day feel just right.

Where
Family Time
Truly Belongs





Project Vision

A vision inspired by timeless luxury and lasting value. Each space is designed to bring style and serenity to everyday living by building a strong foundation for the future. This is the place where refined living and lasting opportunity come together.

Vision Statement

Redefine luxury

Architectural elegance meets coastal living

Exclusive Living

170 premium residences in prime location

Smart and sustainable

Green building principles with modern technology

Shape Strength & Find Balance

A space designed to inspire movement, mindfulness, and moments of quiet strength. It is a place where every workout feels refreshing, which is equipped with advanced machines and a peaceful atmosphere. Here, strength is created with purpose, and wellness becomes part of daily living.





GYM

Turns
Playtime into
Cherished
Moments





Crafting Memories Through Recreation

This is a space where every moment becomes an opportunity to create lasting memories. Whether sharing a laugh, enjoying a game, or simply relaxing together, each experience here will become something special. It's a place where fun and connection grow together and turning everyday moments into cherished ones. It invites you to build stronger bonds with your loved ones by adding a perfect mix of comfort and excitement

Discover
Joy in Every
Corner





Cinema

Create a cinematic haven in your own home with a private theater experience. Every film feels like a blockbuster event with the latest technology and immersive sound effects. Additionally, plush seating and customizable settings make sure a personalized viewing experience for you. Experience the ideal combination of comfort and luxury within the convenience of your home.

Ultimate Movie Experience



Interior Design Specification

High-end luxury finishes in natural, bright palettes

Marble-effect porcelain tile flooring and light wood finishes bringing timeless elegance and warmth to every space.

Smart lighting, ambient ceilings

Custom-designed kitchens and bathroom joinery

Bedrooms designed with luxury hotel suite comfort in mind

Kitchens are equipped with high end appliances, smart layouts & refined finishes designed for both functionality and modern luxury living.

Floor to ceiling windows, flooding the space with natural light and the luxury living experience



Quality Materials for a Lifetime of Comfort

Materials Premium Materials Defining Your Style

Every corner is designed with premium and quality materials that offer high strength and timeless elegance. Carefully selected textures and finishes bring depth and richness together with a harmonious colour theme in perfect balance. Every shade and surface is carefully chosen to match your home's style and create a refined ambience for everyone.



Ceramic Tiles



Carpet



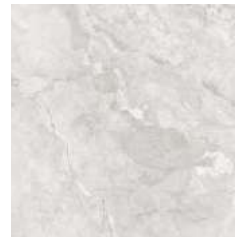
Porcelain Tiles



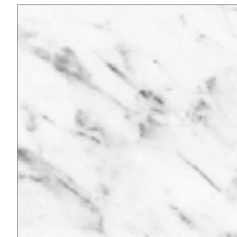
Wood Texture Tiles



Outdoor Ceramic Tiles



Porcelain Tiles



Marble Countertop



Outdoor Ceramic Tiles

*Disclaimer

These materials are created solely for visual representation and illustrative purposes.

Series I



1 BEDROOM UNIT

Total Area	91.97 SQ.M
------------	------------

Sea / Al Maha Island View

City View



Sea View

Sea / Pearl View



Series 2



1 BEDROOM UNIT

Total Area	86.76 SQ.M
------------	------------

Sea / Al Maha Island View

City View



Sea View

Sea / Pearl View

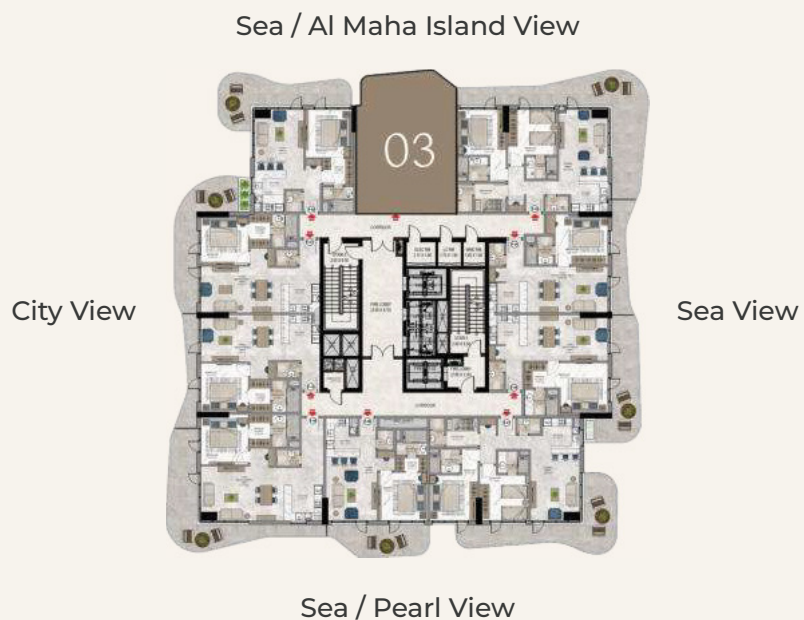


Series 3



1 BEDROOM UNIT

Total Area	75.24 SQ.M
------------	------------



Series 4



2 BEDROOM UNIT

Total Area	134.38 SQ.M
------------	-------------



Series 5



1 BEDROOM UNIT

Total Area	76.20 SQ.M
------------	------------

Sea / Al Maha Island View

City View



Sea View

Sea / Pearl View



Series 6



1 BEDROOM UNIT

Total Area	91.06 SQ.M
------------	------------

Sea / Al Maha Island View

City View



Sea View

Sea / Pearl View



Series 7



2 BEDROOM UNIT

Total Area	123.30 SQ.M
------------	-------------

Sea / Al Maha Island View

City View



Sea / Pearl View

Sea View



Series 8



1 BEDROOM UNIT

Total Area	75.41 SQ.M
------------	------------

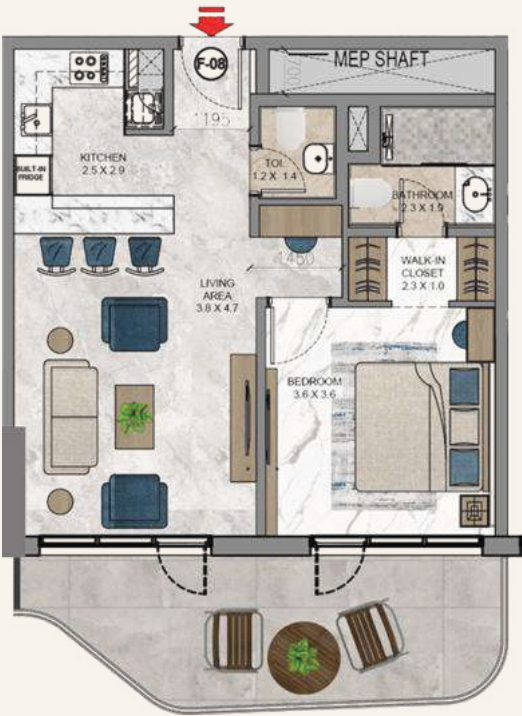
Sea / Al Maha Island View

City View



Sea View

Sea / Pearl View



Series 9



1 BEDROOM UNIT

Total Area	111.70 SQ.M
------------	-------------

Sea / Al Maha Island View

City View



Sea View

Sea / Pearl View



Series 10



1 BEDROOM UNIT

Total Area	75.27 SQ.M
------------	------------

Sea / Al Maha Island View

City View



Sea View

Sea / Pearl View



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice at developer's absolute discretion, 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings, 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without liability whatsoever any

