

A Living Wonder



القطرة
THE PEARL
قطر QATAR



A development by





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THE STATE OF QATAR

- World's 6th Richest Country Per Capita (*World Bank 2021*)
- World's 7th Highest Non-Energy Sector Growth (*Qatar Financial Center 2021*)
- 2nd Most Competitive Economy in the Arab World and 17th Worldwide (*Global Competitiveness Report 2021*)
- Best Investment-Friendly Business Environment in the Arab World (*Arab Competitiveness Report 2018*)
- Most Peaceful Country in MENA Region (*Global Peace Index 2021*)
- World-Class Education, Healthcare and Sports Facilities
- Best Airport in the World (*SKYTRAX World Airport Awards 2021*)
- Best National Airlines with High Accessibility to Key Business & Leisure Destinations (*SKYTRAX World Airline Awards 2019*)
- High Visibility Global Events
- Top 10 Most Open Visa Country in the World (*The World Tourism Organization (UNWTO) 2018*)



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UNITED DEVELOPMENT COMPANY

The Power behind an Iconic Development

United Development Company (UDC) is a leading Qatari public shareholding company and master developer of The Pearl-Qatar and Gewan Island.

Core Business Areas:

- Real-Estate Development
- Property Management
- Hospitality
- Infrastructure & Utilities
- Maritime Services



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THE PEARL-QATAR

350

Operational Retail
& F&B Brands

25K

Total Residential
Units

33K

Current
Residents

15M

Annual
Visitors

- Largest Project by UDC
- Size: 4 million sqm
- Man-Made Island
- First Urban Development Project in Qatar Offering Freehold Ownership
- Best Mixed-Use Development and Design Awards
- Award-Winning and Largest Marina in Qatar
- Longest Waterfront Retail Walkway
- Home to the World's Biggest District Cooling Plant
- Smart & Sustainable Features
- Doha's Fastest Growing Community



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The Gateway to The Pearl-Qatar

Abraj Quartier precinct is a prime location for offices, businesses and companies; in particular the highly prestigious twin towers providing panoramic and breathtaking sea views.

Features:

- 7 towers
- UDC Tower with leasable office space, restaurants and 8-level parking
- Comprehensive services and amenities
- Hilton Doha The Pearl Residences



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Venetian Charm Meets Arabian Chic

With its colorful Venetian character, Qanat Quartier is carefully planned around intricate canals and pedestrian-friendly squares and is located in proximity to the beach. Its boutique-style retail and F&B outlets add to Qanat Quartier's intimate village feel.

Features:

- Stylish townhouses and apartments
- Canals reminiscent of Venetian waterfront living

31K sqm

Retail and
F&B spaces

65

Operational retail
and F&B brands

1,120

Retail parking
spaces

1,164

Residential
units



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Riviera Arabia Lifestyle

Porto Arabia represents a modern Mediterranean dwelling that echoes the French Riviera lifestyle with an open-air retail design overlooking Qatar's largest and award-winning marina.

Features:

31

Residential
towers

7,206

Residential units
including
townhouses

93K_{sqm}

Retail and
F&B spaces

200

Operational
retail and F&B
brands

3,500

Retail parking
spaces

3.5 km

Boardwalk
(La Croisette)

891

Marina
berths



St. Regis Marsa
Arabia Island



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A Tranquil Sanctuary

Costa Malaz precinct is an oasis of calm and quiet luxury. The luxury “Marsa Malaz Kempinski” hotel is situated on an islet in the central bay of this precinct.

Features:

- Luxury beachfront villas
- Villa plots within an area of 2,000 sqm
- Canal links to Qanat Quartier
- Direct beach access



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The Vibrant Heart of The Pearl-Qatar

Medina Centrale is The Pearl-Qatar's vibrant towncentre and a hub for services. It is characterized by Spanish-style low-rise buildings, abundant green space and various retail and F&B shops as well as entertainment and service outlets.

Features:

- Government and Traffic Department service centre
- 'Khadamati' governmental and non-governmental services to residents
- Banks • Cinema complex • Indoor entertainment centre

538

Residential
units

70.5K sqm

Retail and
F&B spaces

85

Operational retail
and F&B brands

3,580

Retail Parking
Spaces



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Lush Green Seclusion

Perlita Gardens precinct is a mixed villa and townhouse development in a secluded environment located immediately to the South of Medina Centrale precinct.

Features:



Spacious
villas



Lush
landscaping



Gated
community



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A Sanctuary within Urban Surroundings

Giardino Village is carefully positioned amidst a lush, landscaped parkland, and promises to be the most comprehensive community on the Island.

Features:

- Residential plots ranging from 470 to 2,400 sqm
- Completed villas
- Villa plots
- Low-rise building plots (G+3 floors, G+5 floors)
- Gated compound
- Giardino Mall
- United School International



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Sophisticated Beachfront Living

With its Moroccan-themed architecture, Viva Bahriya is a serene beachfront family destination, lapped by a warm, inviting sea making it a haven for water sports enthusiasts.

Features:



29 residential towers including Al Muthaidah Towers (connected)



Beachfront condominium living



Moroccan-styled townhouses with direct water views



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Community Living with Mediterranean Inspired Architecture

Floresta Gardens offers a variety of community living options with beautiful waterfront and public realm views and access to retail services and numerous amenities.

Features:

- 10 mid-rise residential towers
- 3 gated compounds of 115 total villas with lush landscape, clubhouses, swimming pools and tennis courts
- Floresta Galleria Mall
- Kids area



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Enviably Living in the Rarest of Settings

Palatial homes adorn these exquisite islands, the likes of which cannot be seen anywhere in the Middle East and rarely throughout the world.

Features:

9

Independent islands

18K_{sqm}

Plot area

- Access via a dedicated causeway and gatehouse
- Private beach and protected harbor



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The Oyster is the sales and marketing center of The Pearl-Qatar, providing sales and leasing services to investors and visitors while offering them a closer look at the project in addition to facilities and investment opportunities through an impressive scale model of the island.



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Capital (paid in full) QR 3,540,862,500 | C.R. No: 22980

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