

# White hot

The Gulf State set to play host to the 2022 FIFA World Cup also boasts a resurgent property market. We look at two master development projects, Lusail and The Pearl-Qatar, to scope the offering for international property investors

**D**espite the falling price of oil, new residential developments are primed to kick Qatar's property market back into gear ahead of 2022.

Lusail City is Qatari Diar's flagship project. More than 200,000 residents will live across 19 multipurpose districts, encompassing residential, commercial, hospitality, and retail opportunities, as well as schools, mosques, medical facilities, sport and entertainment hubs, and shopping centres. Essa Mohammed Ali Kaldari, CEO of Lusail Real Estate Development Company, says, "Lusail City

embodies the country's vision to create a modern and sustainable city that combines tradition and technological advancement. The project has set new standards in the provision of community facilities and services around the world."

With its numerous hotels, sports arenas and leisure centres, Lusail City will be one of the most important and significant cities hosting the main stadium, teams, fans and audiences during the 2022 World Cup.

In 22 hotels built and two training complexes designed to FIFA regulations, Lusail has the

facilities to host the greatest footballers in the world.

The districts include a dedicated Entertainment City, Energy City and a new financial district featuring towers designed by world-renowned Foster and Partners. There will be four man-made exclusive islands, two golf courses, serene beaches and marinas for berthing more than 1,800 boats and luxury yachts

'The city of the future' boasts a light rail network, a water taxi transportation system and – with 30% of 38km<sup>2</sup> dedicated to open, green spaces – there are 67kms of pedestrian and cycle networks.

Lusail has endorsed a water sensitive landscape plan to minimise the water consumption, focusing on a selection of Qatar endemic species with minimum lawn area. The landscape strategy for Lusail encourages use of native vegetation with reversed desertification to prevent rain water runoff.

The shoreline of Lusail extends over 27km and protected

by range of each structure.

Stone revetment walls function as an artificial reef and provide habitat for myriad flora and fauna and there is also an annual environment monitoring siltation survey to ensure coastal protection for the future.

A 'smart city' concept has been implemented to employ latest information technology trends and tools to support people's lifestyles and a country's economic prosperity. ➤

[lusail.com](http://lusail.com)

**Below: Lusail's spectacular Qetaifan Islands Inset: A city street in Lusail's Marina**







The Pearl-Qatar is a man-made island off the coast of Doha's west bay, spread across ten Mediterranean-themed districts. Offering more than 600 high-end and retail and hospitality outlets, three marinas and a spectacular 32km beachfront, including a 2.5km waterfront luxury retail pedestrian boardwalk, it is a mightily impressive project.

With almost 140 different species of plants, animals and marine life in waters surrounding The Pearl-Qatar, full ecological surveys are conducted every six months in the marine environs. A coffer dam (or bund) was built around the development to ensure that all dredging run off was captured and sea beds have since revegetated between 60-90%. Pollution is closely monitored and plastic bags are banned.

The 40 km<sup>2</sup> of reclaimed limestone will soon be home to approximately 45,000 residents occupying a variety of luxury homes. It was the first development in Qatar to offer freehold and residential rights to international clients and investors from more than 50 countries have capitalised on the luxurious amenities. State-of-the-art telecoms and security systems have been implemented throughout.

**Above: The Pearl-Qatar Marina by day and night Right: The Venice-like Qanat Quartier is one of ten Mediterranean-themed districts in The Pearl-Qatar precinct**



Designed and engineered to be an everlasting icon in Qatar, The Pearl-Qatar is home to a number of architecturally distinct precincts boasting apartments, villas, townhouses, leisure and entertainment facilities, renowned restaurants and high-end shopping outlets. World-class luxury fashion brands M Missoni, Hermes,

Giorgio Armani, Chloe, Roberto Cavalli, Sergio Rossi, Per Lei Couture, Philipp Plein, Aigner and Elie Saab can be found amongst culinary offerings from around the world, such as authentic Mexican restaurant Isla, the Australian chain diner Jones the Grocer, French bistro Paul, traditional Turkish cuisine A'la, Lebanese



casual eatery Zaatar W Zeit, Royal Tandoor from India, Prince of Persia from Iran and Qatari coffee shop Karak Mqanes – to name a few. Al-Mutahidah is not the final piece of the development. The 2017 projects also include Giardino Village, a school, hospital and a constant flow of retail openings. [thepearlqatar.com](http://thepearlqatar.com) ■

