

{MIQAAT DEVELOPMENTS} INTRODUCING



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the Next Chapter

MIQAAT | 17477

WELCOME TO A PLACE WHERE LIVING FEELS EFFORTLESS  
HOMES OPEN TO GARDENS





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Welcome to a place where  
living feels effortless

— where homes open  
to gardens, light dances through  
every space,  
and the boundaries  
between indoors and  
outdoors simply disappear.

Here, architecture  
becomes more than form  
— **it becomes feeling.**





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Every home is designed as  
**a personal sanctuary**  
and **a gateway to community.**

The shared gardens, walkways,  
and gathering spaces invite  
connection, while private court-  
yards and terraces offer  
calm moments of solitude.

It's a balance  
— **central yet private,**  
**open yet intimate,**  
**organic yet timeless.**

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## LIVING IN HARMONY

Nature isn't outside  
— **it's part of the experience.**

Greenery filters light and air, blurring  
the edges between home  
and landscape.

Every path, courtyard, and facade has  
been imagined to create an  
**enriched, multi-dimensional journey**  
**that evolves throughout the day.**

## LIVING CONNECTED

This is a neighborhood shaped by  
people, not walls.  
Spaces flow seamlessly  
from public to private

— **from lively communal zones to  
tranquil home interiors.**

The design nurtures everyday inter-  
actions, creating a sense of belonging  
that feels natural and real.



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LIVING WELL

At the heart of it all is wellbeing  
— **of body, mind, and community.**

Sunlight, fresh air, and movement  
define the rhythm of daily life.

Pedestrian-friendly pathways invite  
exploration.

**Shared spaces inspire  
connection and creativity.**

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This is more than a place to live  
— **it's a way to feel alive.**

A modern sanctuary designed for how  
we truly want to live today

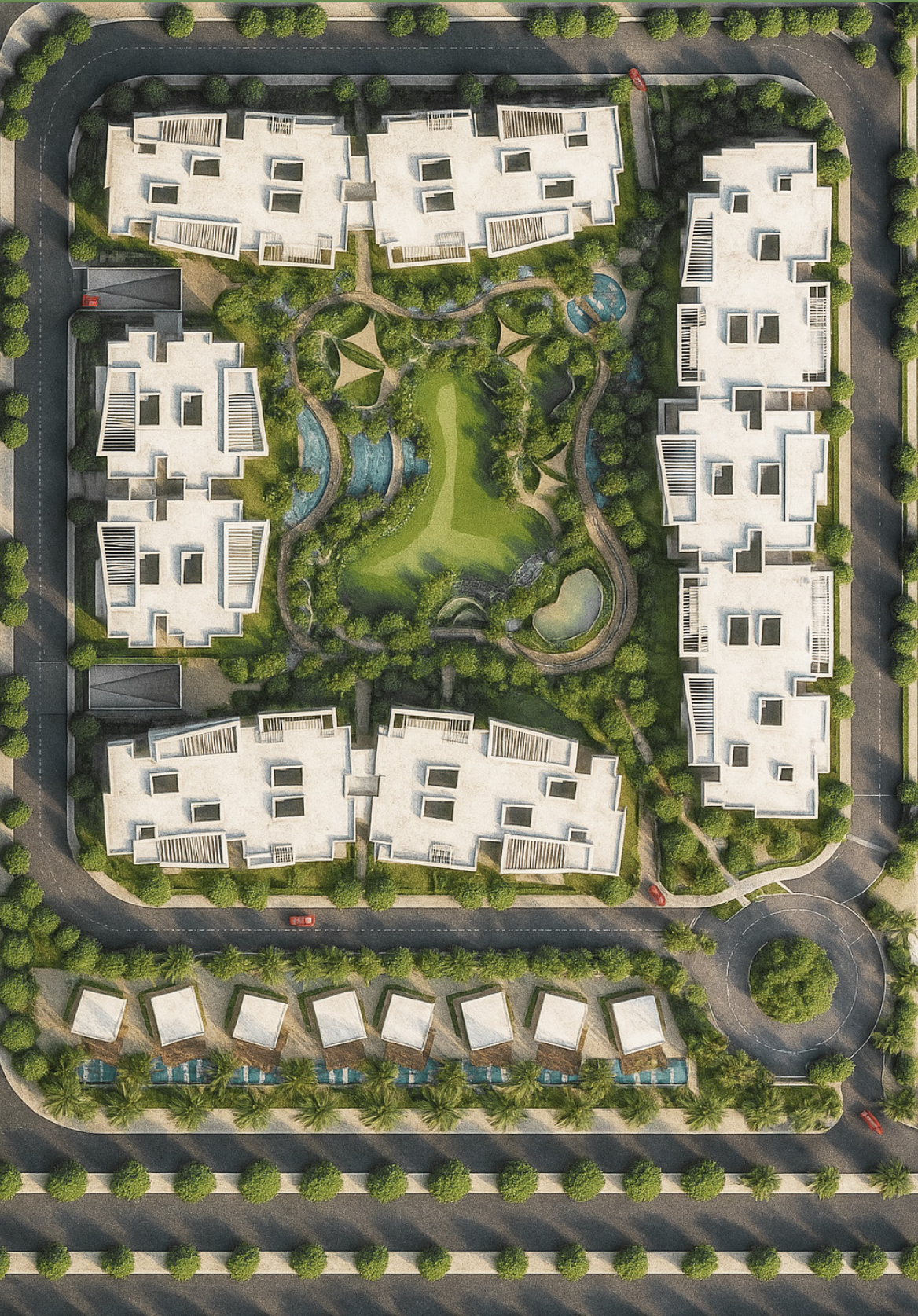
—**together, open to nature, and in  
tune with ourselves.**

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{/MASTERPLAN}



PROJECT OVERVIEW  
**SITE HIGHLIGHTS<sup>01</sup>**

TOTAL SITE AREA:  
**13 ACRES**

BUILDING FOOTPRINT:  
**14%**  
GREENERY, WATER FEATURES  
& SERVICES:  
**86%**

A harmonious balance between  
modern architecture and lush  
open spaces

— designed to blend comfort,  
convenience, and sustainability.



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Each feature within the community is crafted to enrich daily life — to nurture connection, movement, and mindfulness.

**01 Community Hub** — The neighborhood's social heart for gatherings and connection.

**02 Roof Urban Seats** — Terraces with panoramic views and peaceful escapes.

**03 Outdoor Gym** — A fitness zone immersed in nature and fresh air.

**04 Yoga & Meditation Area** — A serene space for balance and reflection.

**05 Jogging Lane** — Scenic paths for runs and evening strolls.

**06 Cycling Lane** — Dedicated routes for active, eco-friendly movement.

**07 Kids' Playground Area** — Safe, joyful spaces for play and discovery.

**08 Stepped Seating Area** — An amphitheater for casual gatherings and events.

**09 Barbeque & Picnic Area** — Open-air spots for shared meals and moments.

**10 Car Charging Station** — Convenient and sustainable charging points for electric vehicles.

Every amenity is thoughtfully connected — **creating a seamless lifestyle of wellness, leisure, and community.**



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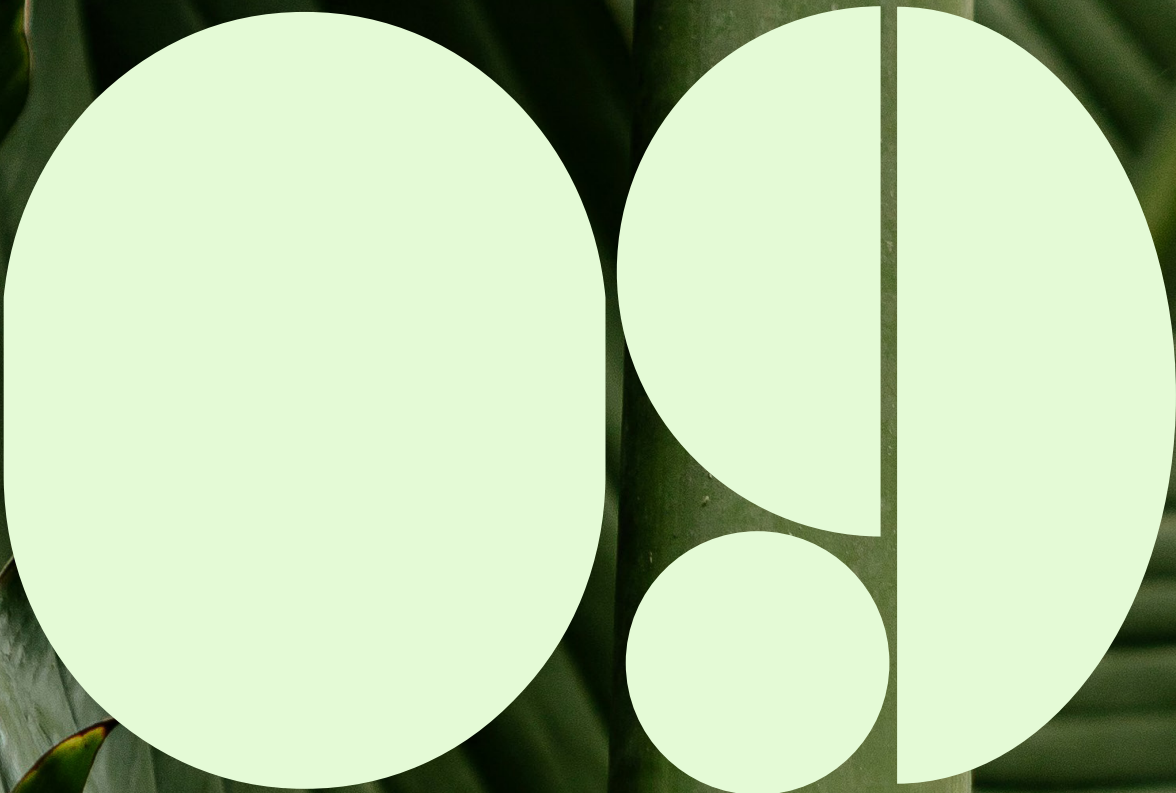
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{/Key Values}

- CENTRAL YET PRIVATE** — Balance of connection and retreat
- INCLUSIVE** — Spaces for everyone, experiences for all
- ORGANIC** — Design that grows naturally with life
- TIMELESS** — Crafted for today and tomorrow
- PEDESTRIAN FRIENDLY** — Built around people, not cars
- COMMUNAL** — A neighborhood that belongs to everyone









{/floor plans}

BUILDING A  
PLAN

{/1 BEDROOM}







{/floor plans}

BUILDING A  
PLAN

{/2 BEDROOMS}





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{/floor plans}

BUILDING A  
PLAN

{/3 BEDROOMS}





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{/floor plans}

BUILDING A  
PLAN

{/3 BEDROOMS}





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{/floor plans}

BUILDING A  
PLAN

{/3 BEDROOMS}











{/floor plans}

BUILDING B  
PLAN

{/2 BEDROOMS}





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{/floor plans}

BUILDING B  
PLAN

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## {/partners}

**METRIK** – Architect  
**Hassan Allam** – Contractor  
**Vodafone** – Tech infrastructure  
**AXA International** – Payment Protection  
**MAAP** – MEP consultant  
**H.Z.** – Structure Consultant  
**DMA** – Supervision & consultancy