

{MIQAAT DEVELOPMENTS} INTRODUCING



**O{/NINE}**

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the Next Chapter

**MIQAAT**

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.





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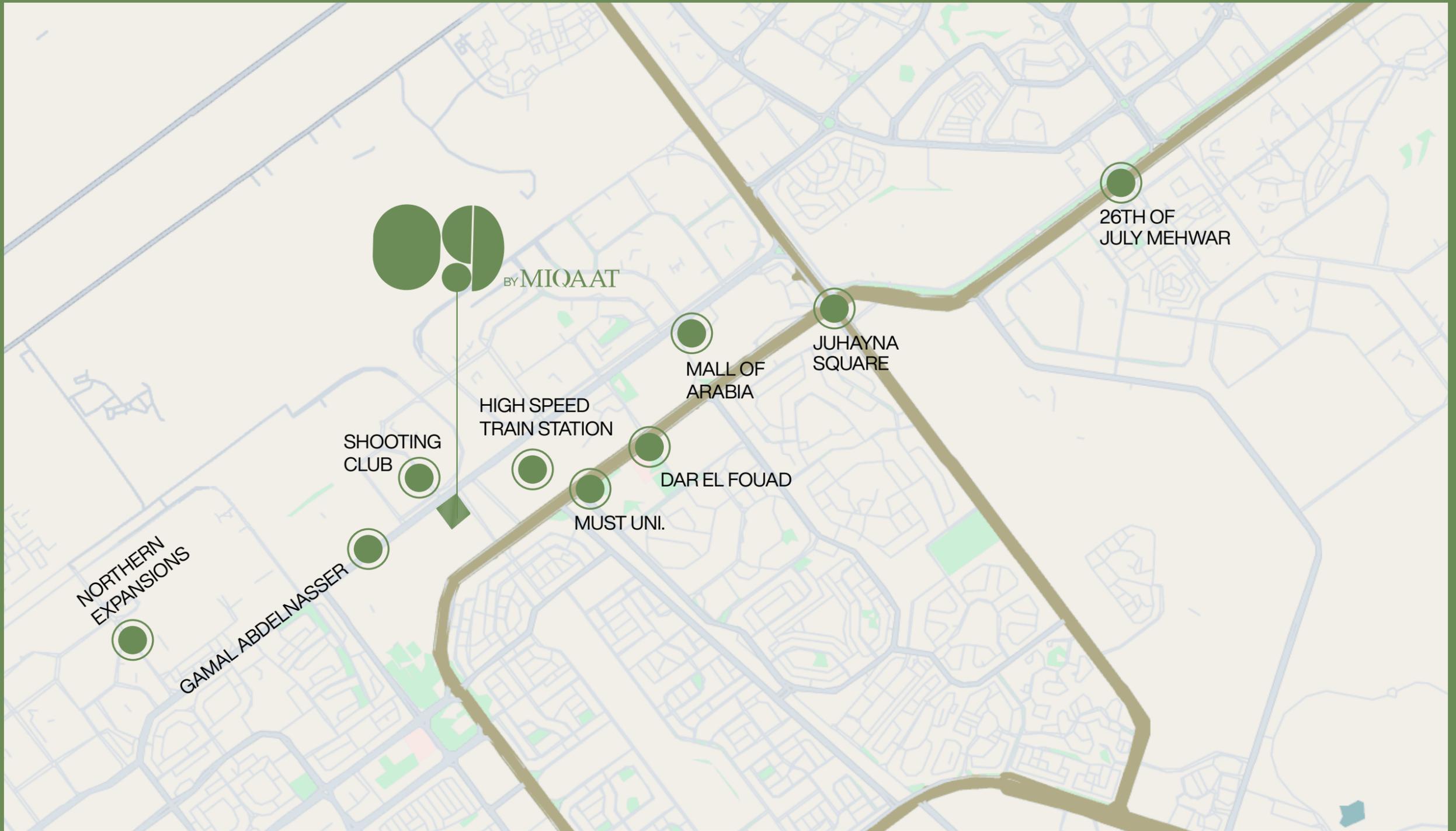
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This is more than a place to live  
— **it's a way to feel alive.**

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

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



01 SHOOTING CLUB

0 MINTS

02 MUST UNI.

2 MINTS

03 NORTH EXT.

5 MINTS

04 DAR EL FOUAD

5 MINTS

05 MALL OF ARABIA

4 MINTS

06 JUHAYNA SQ.

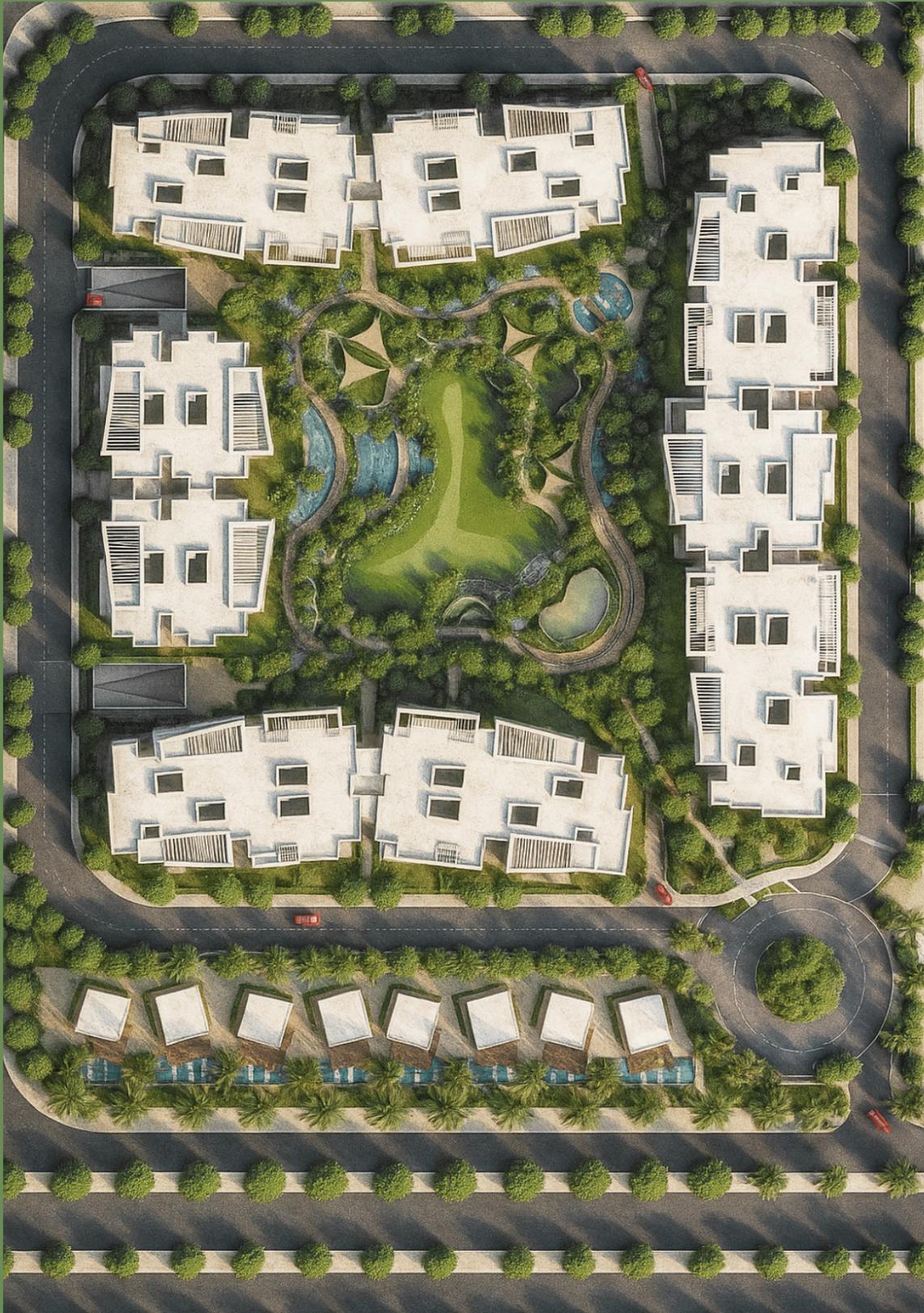
5 MINTS

07 26TH OF JULY MEHWAR

0 MINTS

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{MASTER PLAN}



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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## {/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}

Total area **87 m<sup>2</sup>**

ENTRY	2.25X3.8
PWDR	1X1.45
GUEST TOILET	2.15X1.45
RECEPTION & DINING	3.75X6.45
KITCHEN	3.2X2.4
MASTER BEDROOM 01	3.8X3.9
MASTER BATHROOM 01	2.3X2.1
WALKIN CLOSET	1.5X1.5
TERRACE 01	3.25X0.9   1.6X2





{/floor plans}

## BUILDING A PLAN

{/2 BEDROOMS}

Total area **130 m<sup>2</sup>**

ENTRY	1.6X2.35   0.9X1.6
FAMILY LIVING AREA	3.75X3.95
GUEST TOILET	1.35X2.35
RECEPTION & DINING	5.15X4
KITCHEN	2.4X3   1.3X1
MASTER BEDROOM 01	3.8X3.95
MASTER BATHROOM 01	1.9X2.15
DRESSING	2.4X1.1
BEDROOM 02	3.75X3.95
BATHROOM 02	1.85X2.15
CORRIDOR	5.05X1
TERRACE 02	6X1   2.1X2.7





{/floor plans}

## BUILDING A PLAN

{/3 BEDROOMS}

Total area **163 m<sup>2</sup>**

ENTRY	1.75X4.25   1X1.6
FAMILY LIVING AREA	3.85X3.35
GUEST TOILET	2.25X1.45
GUEST TOILET PRE-ENTRY	0.75X1.45
RECEPTION & DINING	5.6X3.65
LAUNDRY	1.8X0.9
KITCHEN	3.05X3.75
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	2.4X2.05
DRESSING	2.5X1.15
BEDROOM 02	3.7X3.95
BEDROOM 03	3.7X3.95
BATHROOM 02	2X2.05
CORRIDOR	7.1X1.1
TERRACE 05	6.95X1   3.55X1.6





{/floor plans}

## BUILDING A PLAN

{/3 BEDROOMS}

Total area **162 m<sup>2</sup>**

ENTRY	1.75X4.25   1X1.6
FAMILY LIVING AREA	3.85X3.35
GUEST TOILET	2.25X1.45
GUEST TOILET PRE-ENTRY	0.75X1.45
RECEPTION & DINING	5.6X3.65
LAUNDRY	1.8X0.9
KITCHEN	3.05X3.75
MASTER BEDROOM 01	4X3.95
MASTER BATHROOM 01	2.4X2.05
DRESSING	2.5X1.15
BEDROOM 02	3.7X3.95
BEDROOM 03	3.7X3.95
BATHROOM 02	2X2.05
CORRIDOR	7.1X1.1
TERRACE 07	6.5X1.1   2.2X1.8





{/floor plans}

## BUILDING A PLAN

{/3 BEDROOMS}

Total area **179 m<sup>2</sup>**

ENTRY	3.1X2.15
LOBBY	1.2X1.65
GUEST TOILET	2.85X1.6
RECEPTION	4.15X2.9
DINING	3.5X2.5
FAMILY LIVING AREA	4X3.35
KITCHEN	3.5X2.5
MASTER BEDROOM 01	3.3X3.7   1.45X3.05
MASTER BATHROOM 01	2.8X1.8
WALKIN CLOSET	1.9X1.8
BEDROOM 02	4.45X3.9
BEDROOM 03	4.3X3.95
BATHROOM 02	2.8X1.75
STORAGE	1.9X1.75
CORRIDOR	1.45X5.7
TERRACE 06	2.65X1.15   2.25X3.75
TERRACE 07	4.35X1.5







{/floor plans}

**BUILDING B  
PLAN**

{/2 BEDROOMS}

Total area **138 m<sup>2</sup>**

ENTRY	2.2X1.7
GUEST TOILET	1.45X2.3
RECEPTION & DINING	5.55X4.7
FAMILY LIVING AREA	4.2X3.55
KITCHEN	2.4X3.05   1.25X1.2
MASTER BEDROOM 01	3.8X4.1
DRESSING	2.4X1.1
MASTER BATHROOM 01	1.9X2.05
BEDROOM 02	3.7X4.1
BATH 02	1.8X2.05
CORRIDOR	5.05X1.05
TERRACE 01	4X2.6   3.3X0.9





{/floor plans}

## BUILDING B PLAN

{/3 BEDROOMS}

Total area **171 m<sup>2</sup>**

ENTRY	1.85X2
GUEST TOILET	1.85X2
RECEPTION & DINING	7.25X5.7
KITCHEN	2.55X4.05   1.15X1.25
MASTER BEDROOM 01	3.8X4.05
DRESSING	1.95X1.65
MASTER BATHROOM 01	1.9X2.4
BEDROOM 02	3.7X4.05
BEDROOM 03	3.9X3.9
BATH 02	1.8X2.4
CORRIDOR	5.5X1.1
TERRACE 03	1.55X0.7   3.7X2.05   1.9X5.75





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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