

*La Maha Baie*  
QETAIFAN ISLAND

## EXCLUSIVE LIVING BY THE SEA...

Imagine a life full of possibilities. A place nestled in **Qetaifan island** far enough from the hustle of a metropolis. It's an exceptional residential community that draws in those seeking an unparalleled living. **The life of your dreams-now-is all possible.**





## THE BREATHTAKING ISLAND QETAIFAN...

- 1- Lusail Stadium
- 2- Boulevard Lusail
- 3- Qetaifan Island
- 4- Vendome Mall
- 5- La Maha Baie

LA MAHA  
BAIE

# THE LOCATION

MASTER PLAN

Sea view

Sea view

Canal view

Beach view

Main Road view



## STAND ALONE VILLAS

Striking, exquisite and bespoke, LaMahaBaie's a statement of high-end beachfront living.

Outstanding amenities are offered to you at La Maha Baie, Greenery inspired by the location across the beach, this architectural masterpiece is the ultimate expression of luxury and comfort.











## A CONTEMPORARY LIFE STYLE...

Set amid the seaside living, La Maha Baie is an exclusive collection of luxury homes designed with your family in mind. Each Villa is an architectural statement in itself, blending a modern aesthetic with natural touches and smart technology to deliver a lifetime.





















## A LIFE OF PRESTIGE

Inspired by the majesty of seaside living, with stunning architecture, incredible views, wonderful amenities and an exclusive location in Qetaifan Island, the community offers an unmatched way of life for its residents.





# TOWNHOUSES

Every detail of your modern Villa has been carefully planned and crafted. The quartz countertops, natural wood elements, integrated pendant lighting, and built-in pantry combine to create a warm and welcoming ambiance.















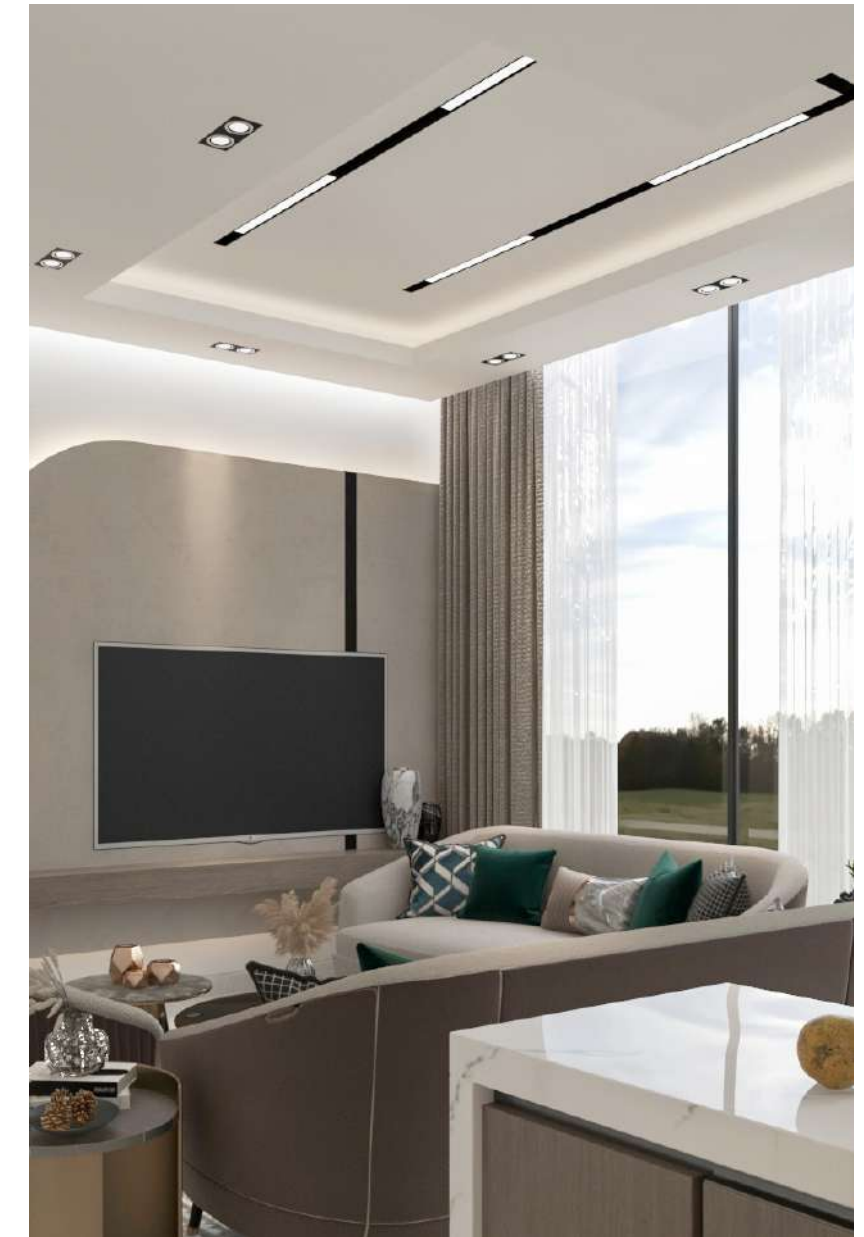












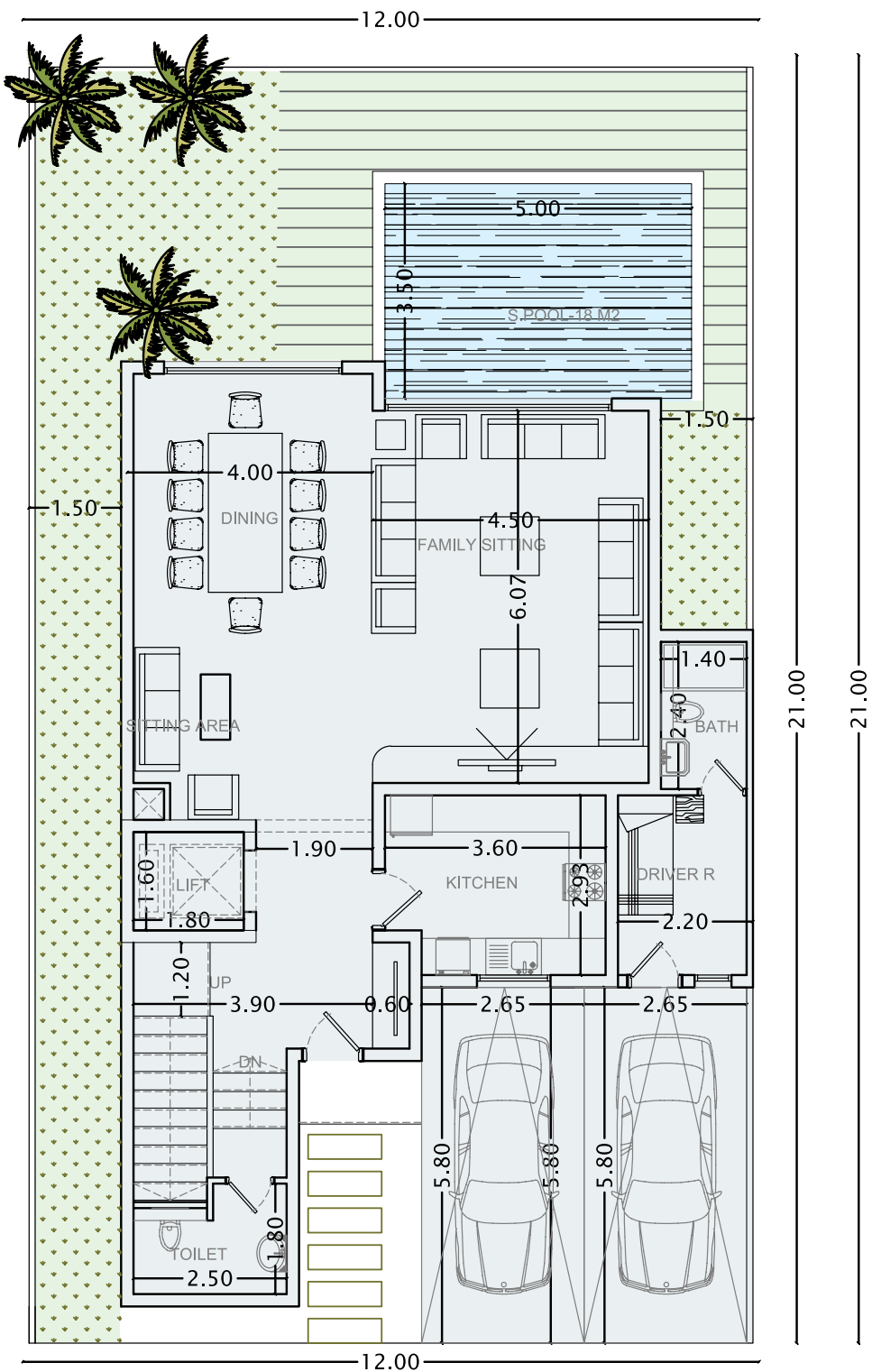
## A NEW VISION OF LUXURY

Blending the best in modern living with the wonders of nature, La Maha Baie at Qetaifan Island presents a rare opportunity to live in a community that has been carefully planned to meet the needs of the modern family.



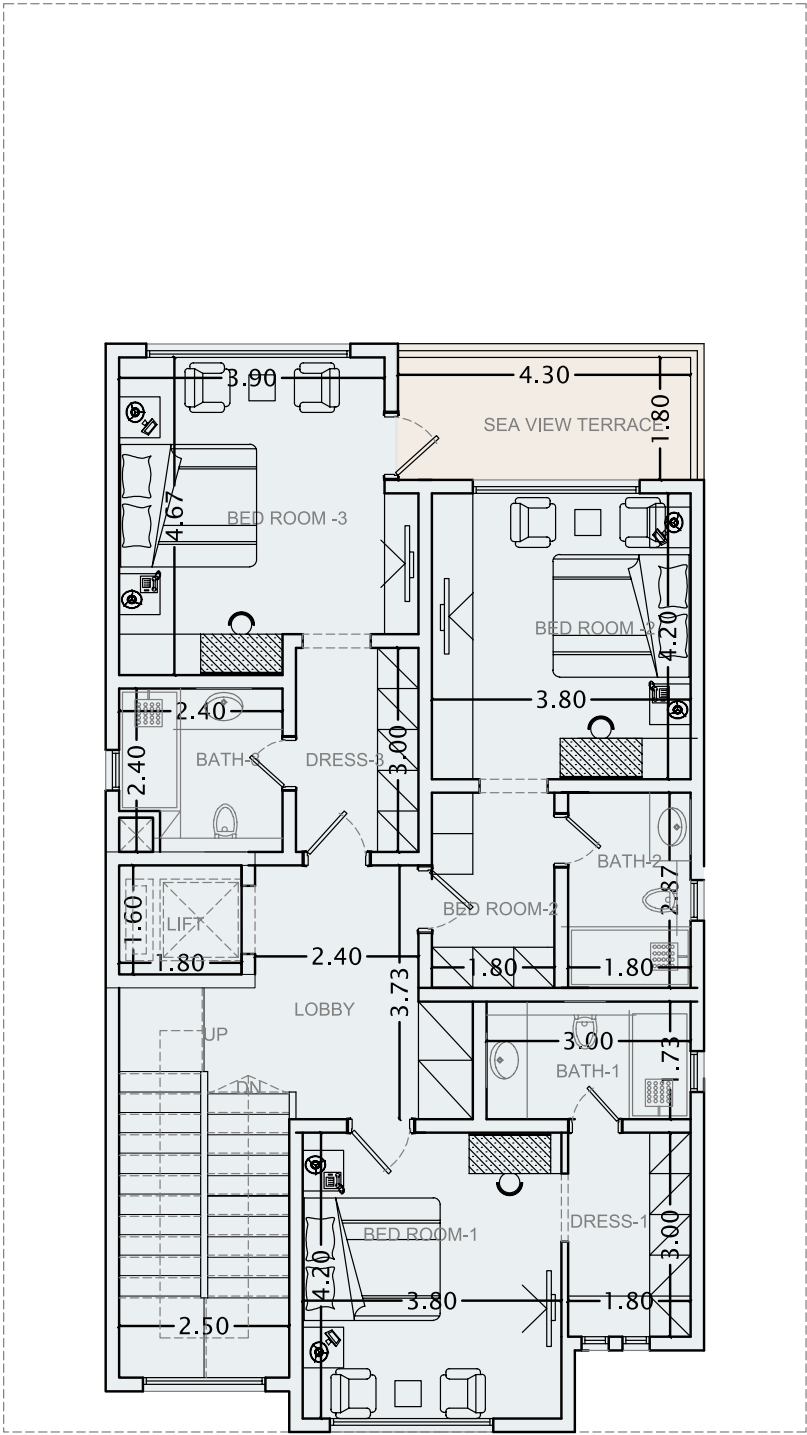


STAND ALONE VILLAS / BUA= 411.50 SQM  
LAYOUT



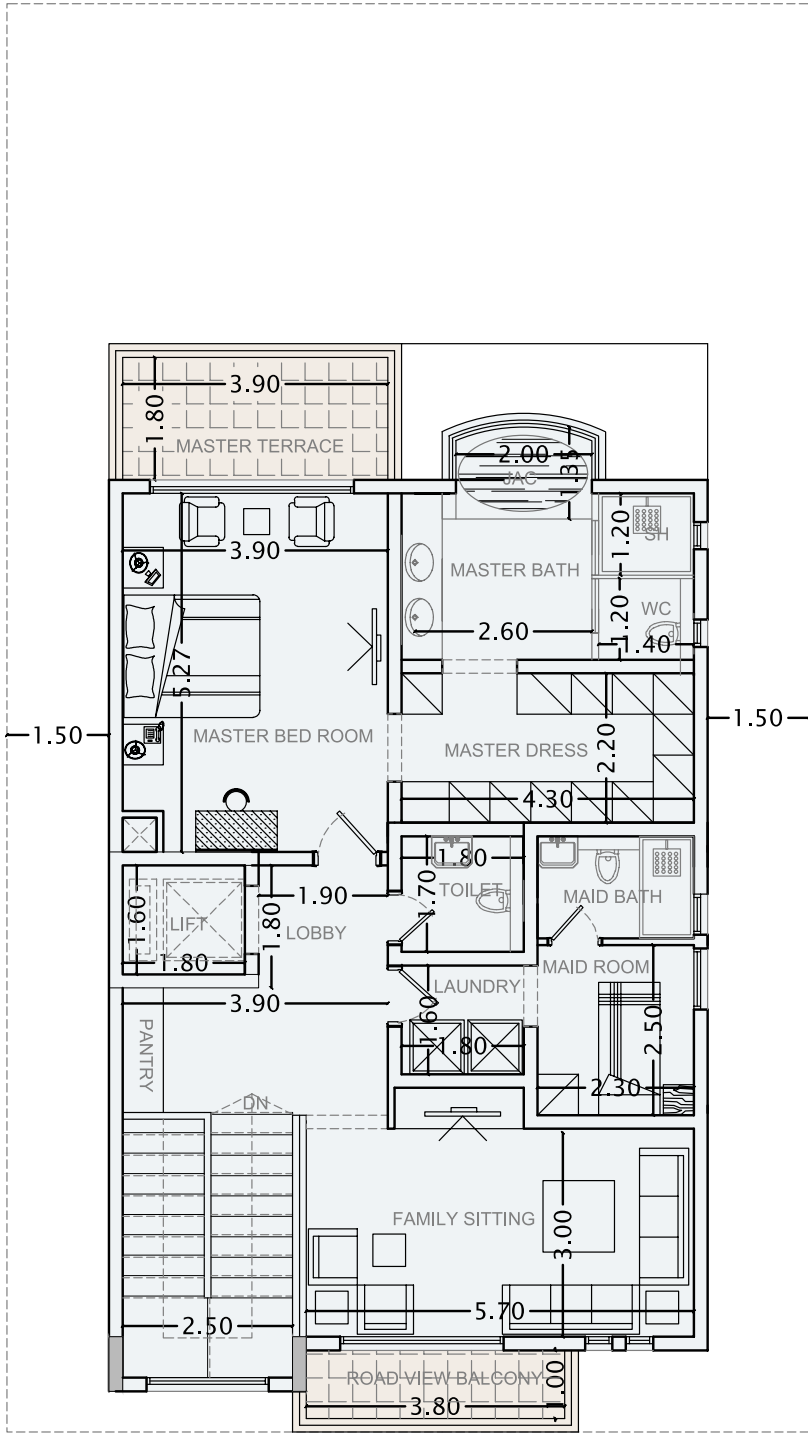
Ground floor

Floor Area=113.30 sqm  
Garden=107.42 sqm  
Parking=31.30 sqm  
Total BUA= 144.60 sqm



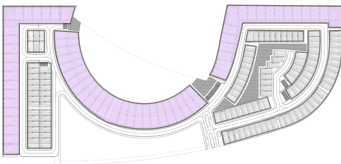
First floor

Floor Area=127.90 sqm  
Balcony=9 sqm  
Total BUA= 136.90 sqm



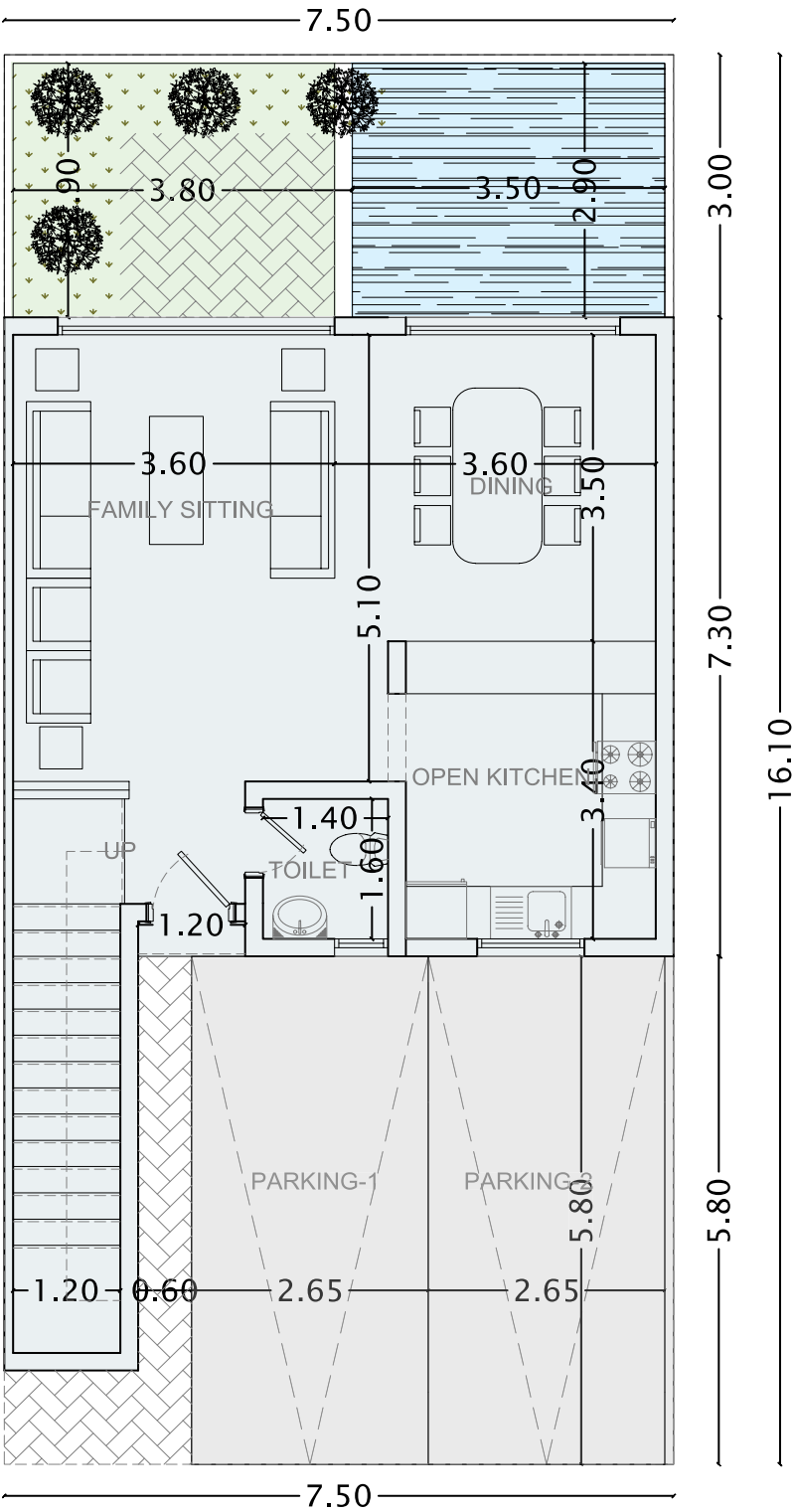
Second floor

Floor Area=116.50 sqm  
Balcony=13.50 sqm  
Total BUA= 130 sqm

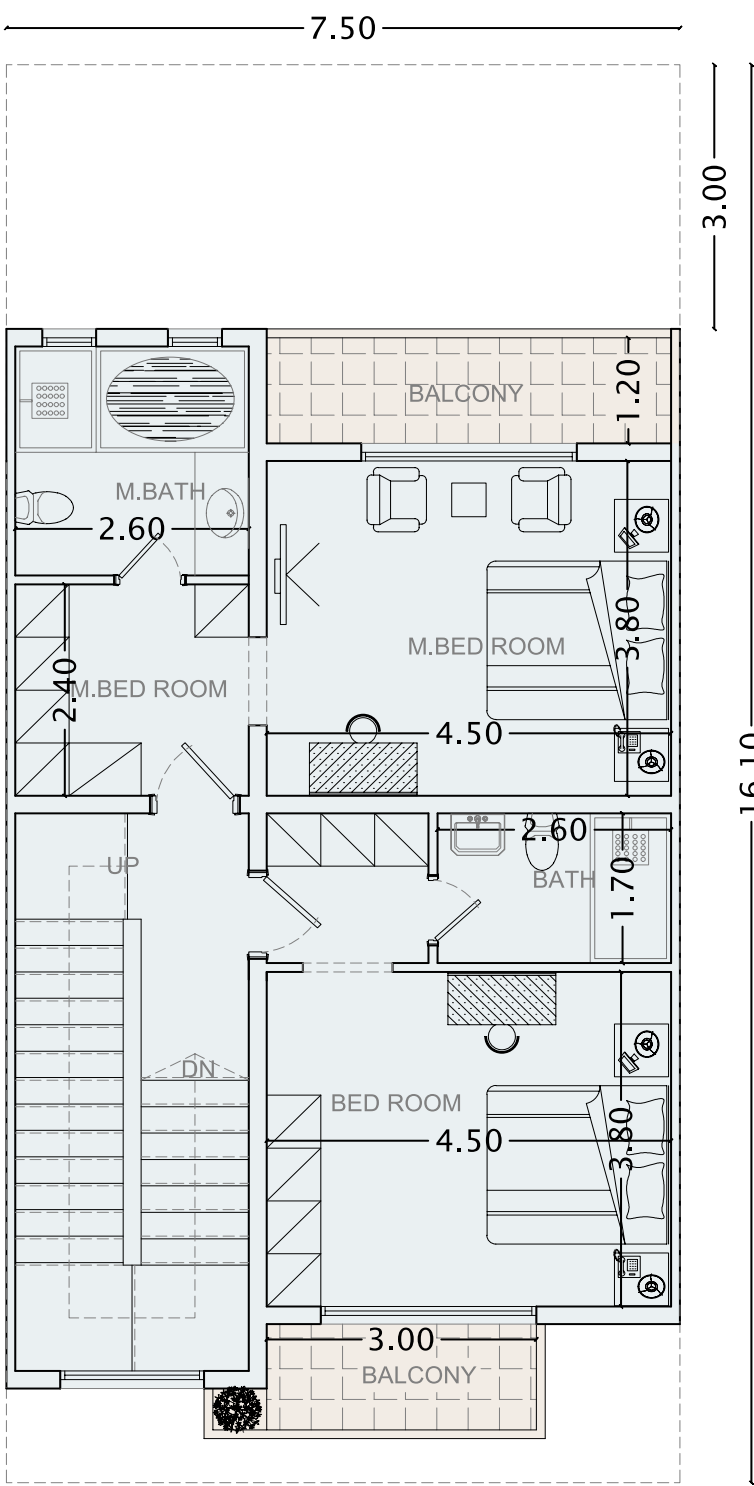




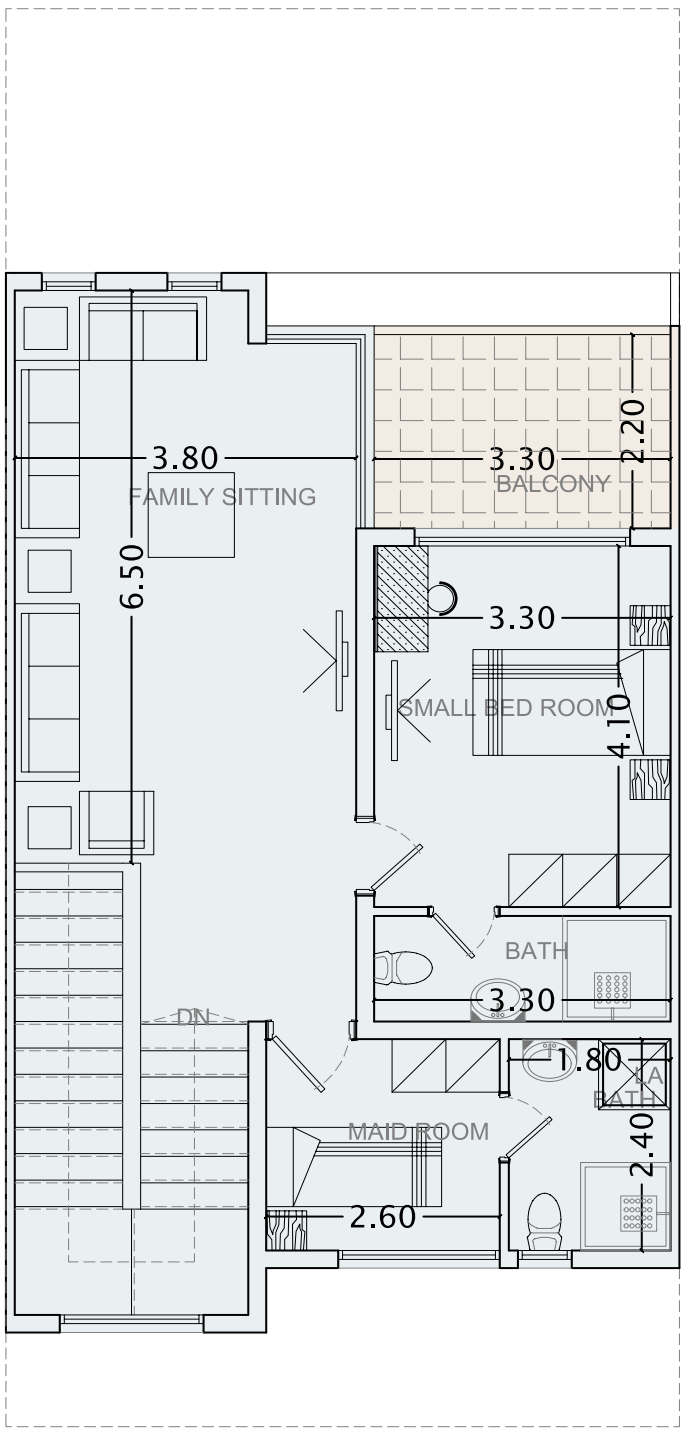
TOWNHOUSES / BUA= 268.52 SQM  
LAYOUT



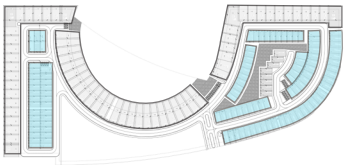
Ground floor  
Floor Area=61.84 sqm  
Garden=29.22 sqm  
Parking=31.30 sqm  
Total BUA= 93.14 sqm



First floor  
Floor Area=80.88 sqm  
Balcony=10.4 sqm  
Total BUA= 91.28 sqm



Second floor  
Floor Area=76.28 sqm  
Balcony=7.80 sqm  
Total BUA= 84.10 sqm







# UNWIND INFINITELY

Cool off in the pristine infinity pool, dive in for a swim or lay back in the shallows as you sip on your favourite drink.

When the sun slips below the horizon, the amenities and sun loungers will be ideal to unwind and relax.

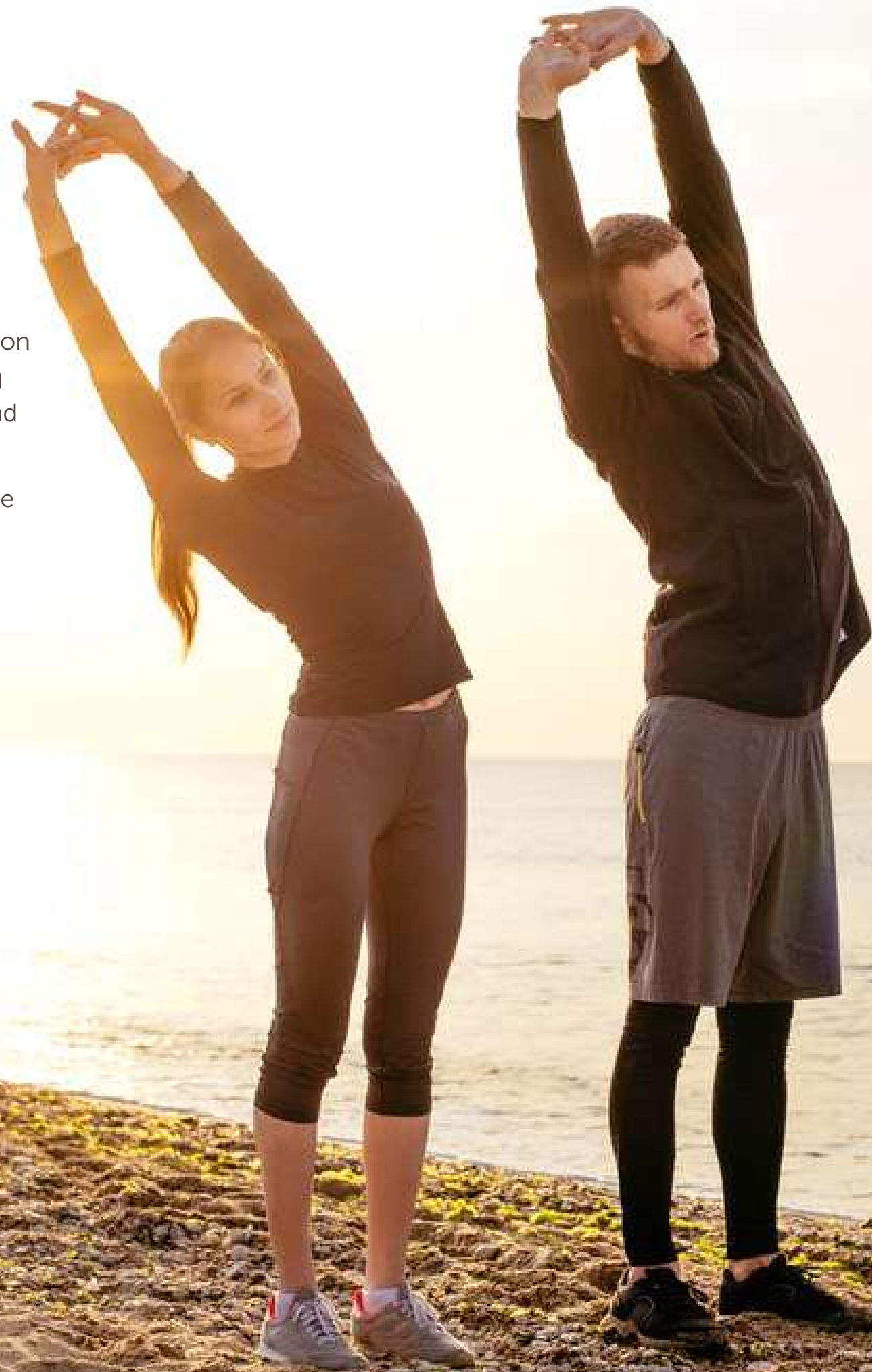




## STAY ACTIVE & REFRESH

Spend your weekend lounging on comfortable sun beds, relaxing with a book, or splashing around with the family.

Stay active & Refresh into nature at the outdoor jogging track.





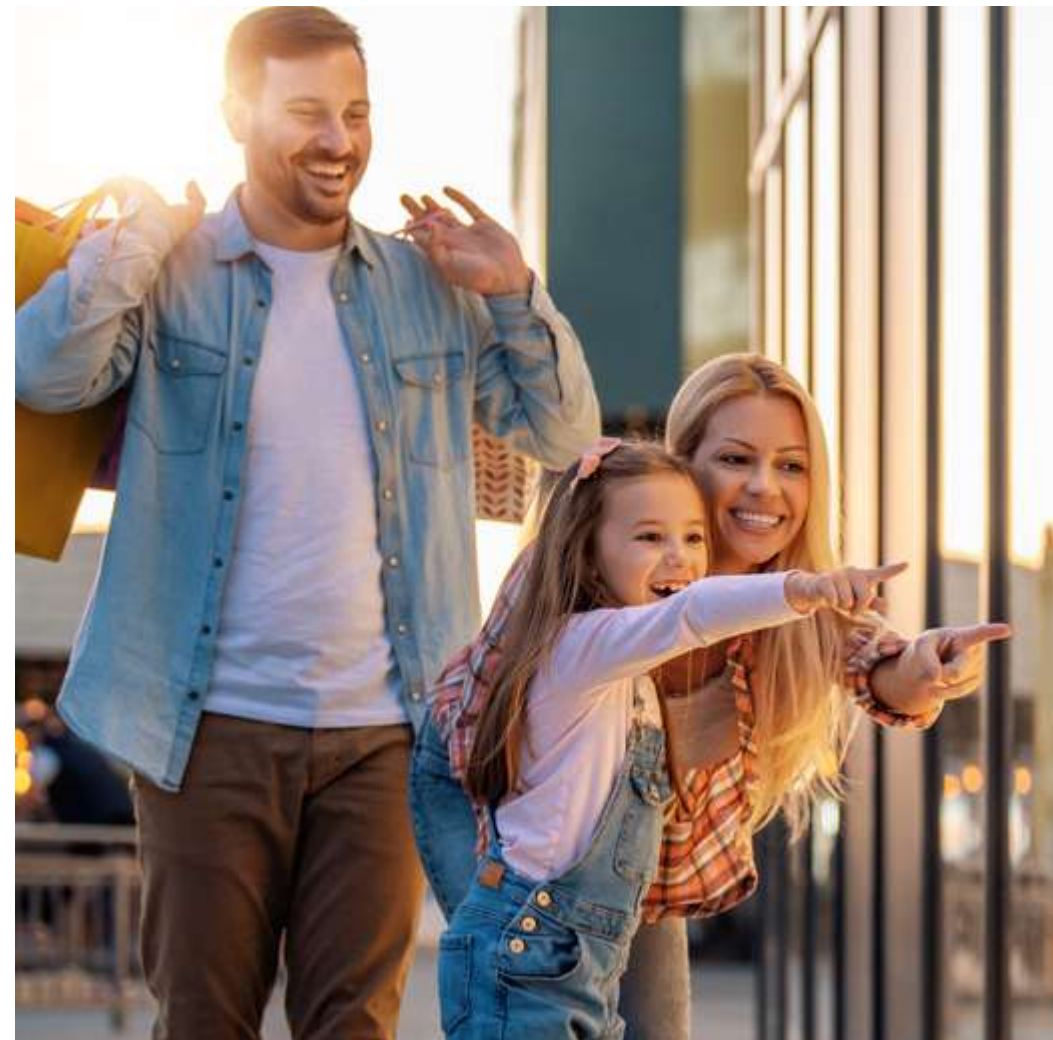






## CONNECTIVITY

**La Maha Baie** convenient location close to a 5 stars hotel on Qetaifan island, where also you can visit the nearby Mall and try the best products from the international Brand Sainsbury inside the Mall.











# *La Maha Baie*

## QETAIFAN ISLAND

Note: Plan and details included are indicative only and are subject to change by the Master Developer/Seller at its sole discretion Without notice and/or liability. All images, including features, finishes, furnishings and scale are illustrative only. Final areas, dimensions, layout and materials may differ from those stated, and the layout may be mirrored. The plot area shown is illustrative only and the actual plot area may vary depending on the plot location in the Master Community as selected by the purchaser.