



A Property Today... A Legacy for Tomorrow

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Qatar...

A promising investment hub offering diverse opportunities.

Qatar embodies a unique model of building the future with a clear vision and well-planned strategies, combining modern infrastructure with rich cultural heritage in an advanced investment environment that fosters growth with confidence and stability.

Why invest in Qatar?

- A strong economy and balanced fiscal policies.
- Flexible ownership opportunities for foreign investors with residency rights under state regulations.
- Among the highest rental returns in the region.
- Modern infrastructure and world-class services.
- A dynamic real estate market catering to growing local and international demand.

In Qatar, property ownership represents a secure investment backed by strong economic growth indicators.



Ezdan Holding Group

GOLDEN OPPORTUNITY FOR LIVING OR INVESTMENT.

When you choose Ezdan, you are not just acquiring a property, but also relying on decades of experience in real estate, with projects designed to modern standards and developed by a highly skilled team.

Key advantages of Ezdan projects:

- Freehold ownership for all nationalities with individual unit contracts.
- Strategically selected prime locations.
- Ready-to-move units for immediate living or investment.
- Fully furnished delivery with elegant furniture and modern appliances..
- Contemporary architecture ensuring long-term value.
- Family-friendly residential communities.
- High rental yields in a market witnessing growing demand.
- Added value through the developer's expertise compared to other options.









Al Nokhba Villas

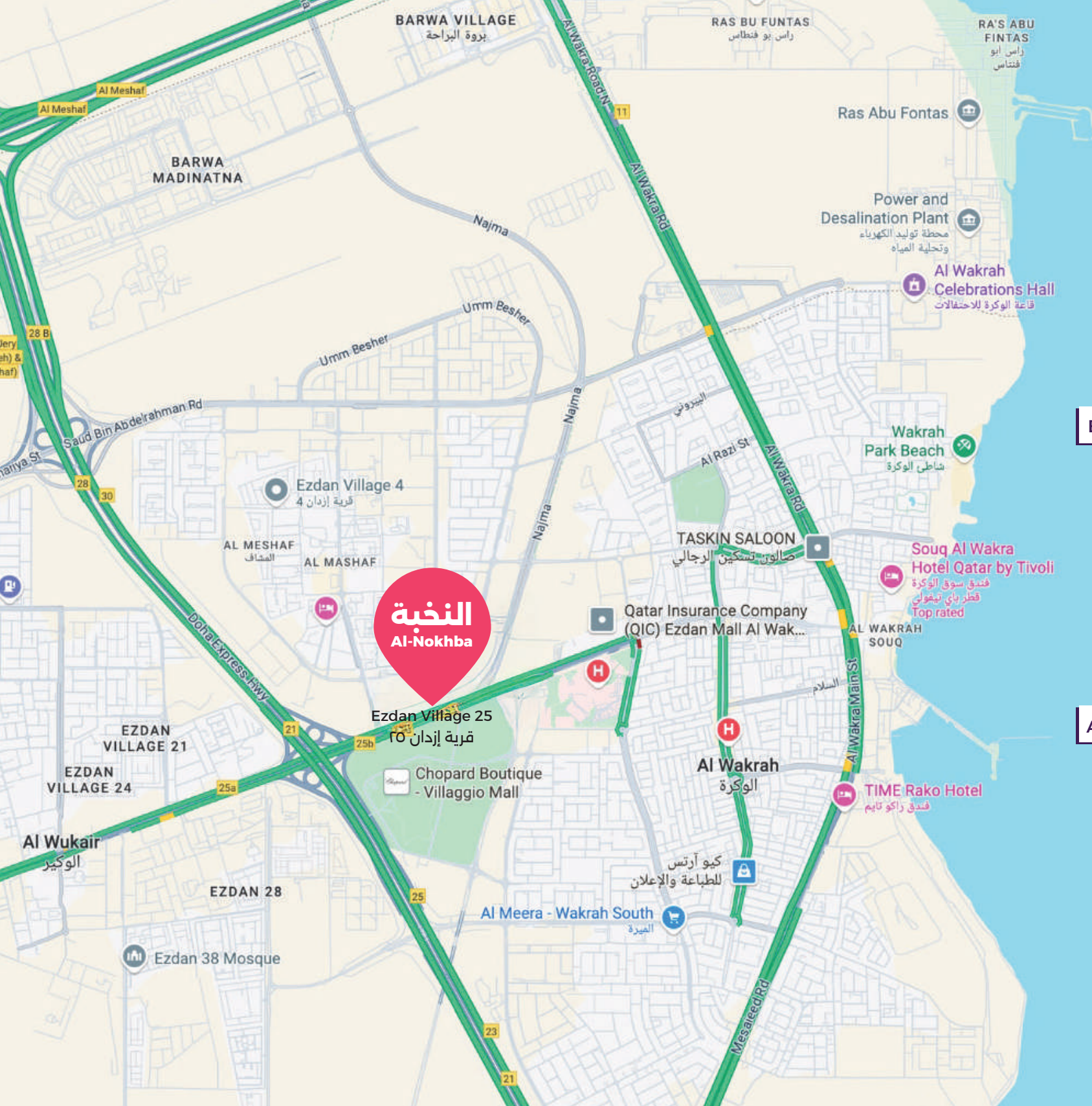
A residential project with a strategic location

Situated in a prime area of Al Wakra, Al Nokhba Villas offer panoramic views of Al Janoub Stadium. The location balances vibrancy and tranquillity, ideal for those seeking comfort and quality.

Nearby:

- Ezdan Mall
- Al Wakra Metro Station
- Al Wakra Hospital
- Main routes leading to Doha





النخبة
Al-Nokhba

10 minutes



Al Janoub Stadium



10 minutes

Ezdan Mall Wakra



10 minutes

Al Wakra Metro Station



10 minutes

Al Wakra Hospital



10 minutes

Al Doha







Choosing Al Nokhba Villas gives you:

- A gated community of 61 spacious and elegant villas built to modern standards.
- Six bedrooms ensuring privacy and natural lighting.
- Comfortable living areas with wide windows.
- Closed kitchens with modern fittings aligned to each unit's design.
- Gardens and green spaces.
- Parking spaces.
- Direct views of Al Janoub Stadium.

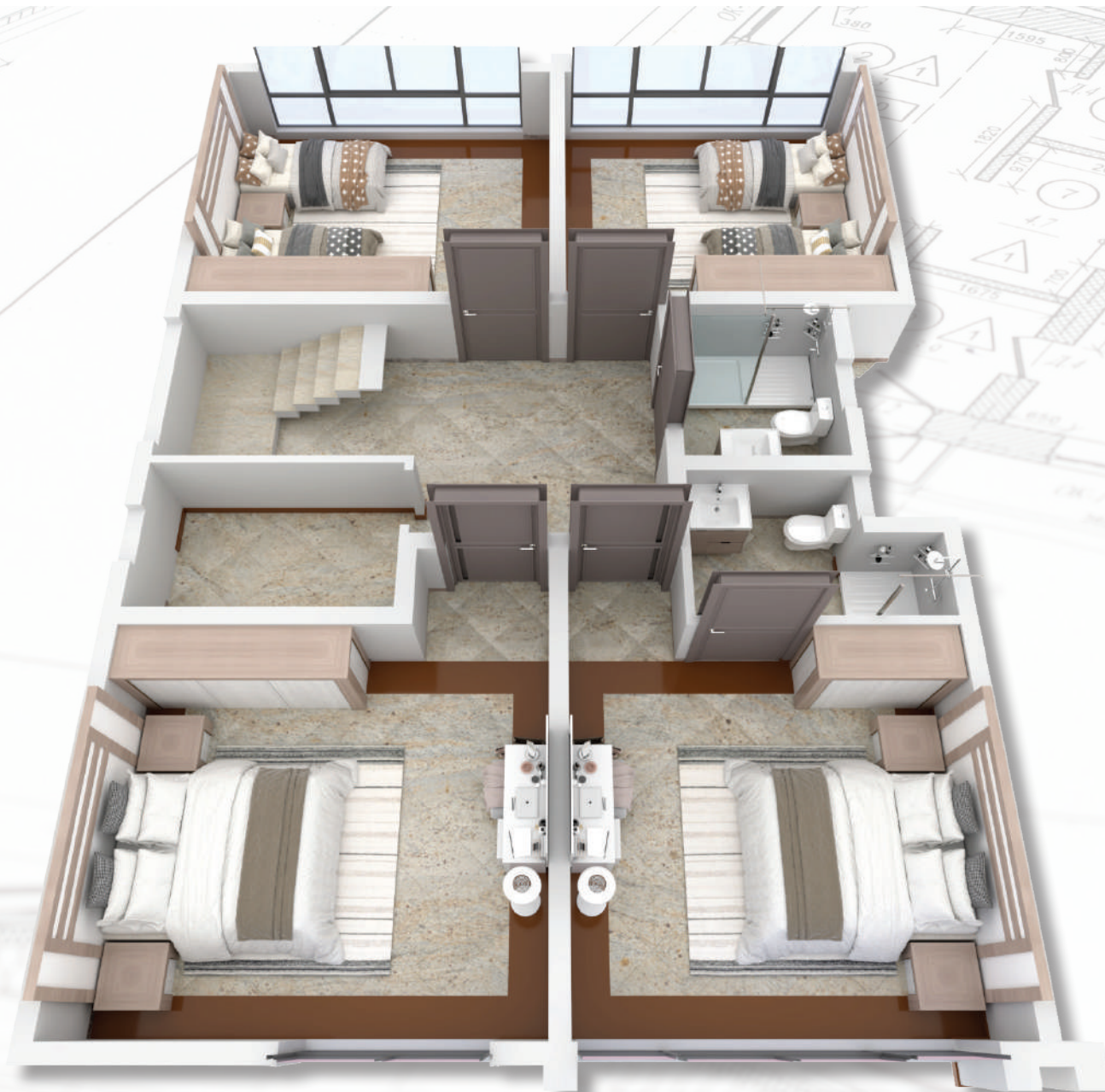
Sale Price	Current Rent	Area	Type of Unit	Number of Units
2,000,000 QAR	9000 QAR	From 386 m ² to 421 m ²	6-Bedroom (Villa)	61 Villa
2,300,000 QAR	10,000 QAR	From 386 m ² to 421 m ²	6-Bedroom (Villa)	



First floor:

- Bright living room with practical layout.
- Elegant family dining area.
- Fully equipped closed kitchen.
- One bedroom.
- Guest bathroom.
- Versatile backyard space.





Second floor:

- Two spacious master bedrooms with natural light and calm ambience.
- Two children's bedrooms with a balanced interior layout.
- En-suite bathrooms.





Third floor with rooftop extension:

Independent guest room with private bathroom.

- Rooftop open area suitable for recreation and leisure activities.









Facilities

- Landscaped gardens and green spaces.
- Children's playgrounds.
- Private swimming pool within the compound.
- Modern, fully equipped gym.
- Integrated 24/7 security system.





Hayat Al Wakra
LIFE AS IT SHOULD BE

A community designed for the future

Hayat Al Wakra 2 is an integrated residential development distinguished by refined architectural design.

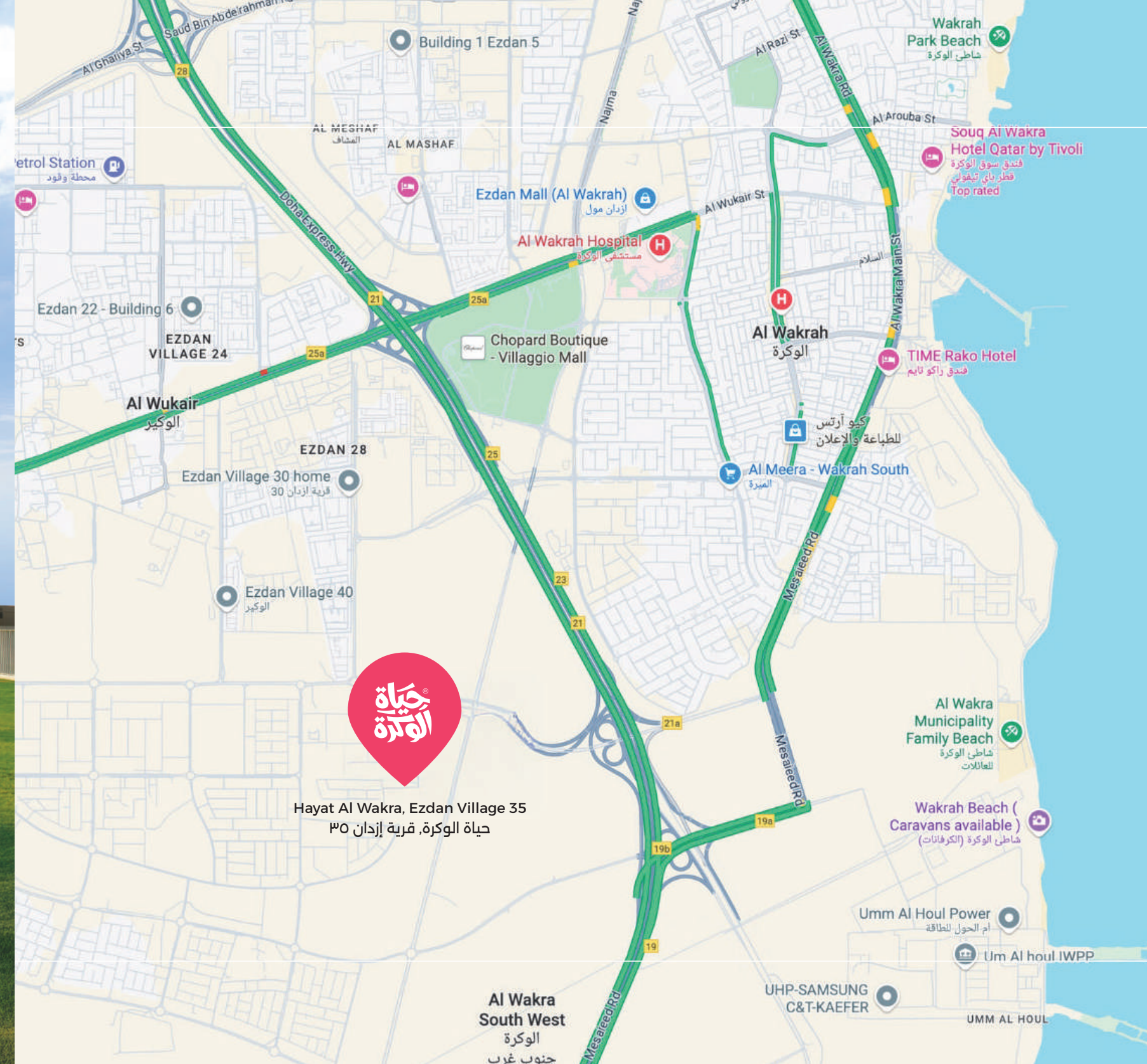
It comprises 290 diverse units tailored to meet the needs of various clients.



Location advantages:

- Close to Ezdan Mall.
- Overlooking Al Janoub Stadium.
- A short walk from Al Wakra Metro Station.
- Near Al Wakra General Hospital and service centres.
- Only minutes away from central Doha.





Hayat Al Wakrah, Ezdan Village 35
حياة الوكرة, قرية إزدان ٣٥



10 minutes

Al Janoub Stadium



10 minutes

Ezdan Mall Wakra



10 minutes

Al Wakra Metro Station



10 minutes

Al Wakra Hospital



10 minutes

Al Doha







Variety of residential units:

Hayat Al Wakra 2 is a premium project that provides a comfortable and modern lifestyle. It includes a wide selection of units designed with meticulous attention to detail, offering the highest standards of comfort and luxury, both indoors and outdoors.

Sale Price	Current Rent	Area	Type of Unit	Number of Units
800,000 QAR	4,500 QAR	From 97 m ² to 113 m ²	2-Bedroom Apartment	216 Apartments
1,600,000 QAR	7,500 QAR	From 285 m ² to 305 m ²	4-Bedroom Apartment (Villa)	74 Villas



First floor:

- Comfortable living space.
- Family dining area.
- Closed kitchen fitted with appliances.
- Elegant guest bathroom.

Approx. area: 61 m².



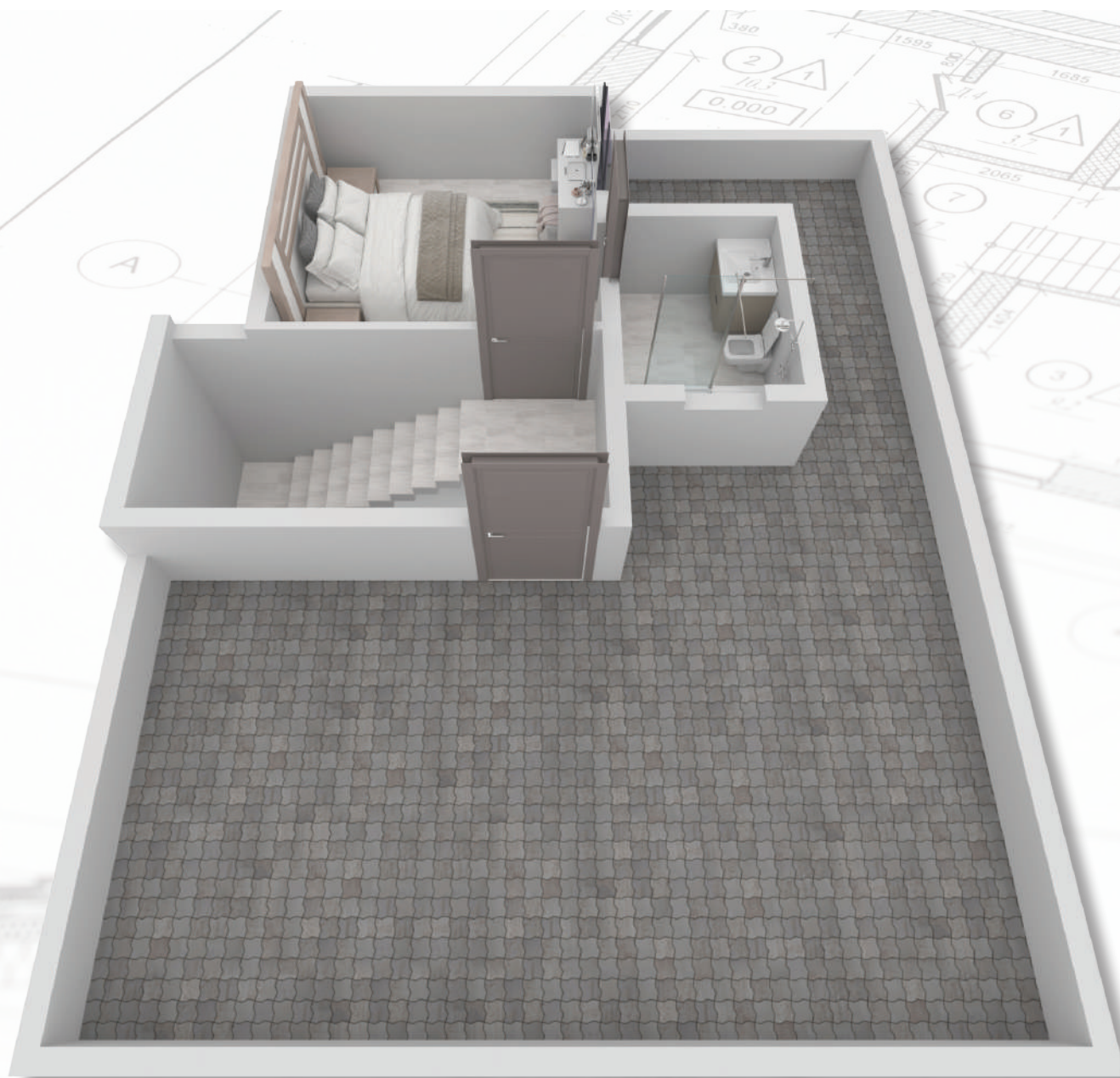


Second floor:

- Spacious bedroom with en-suite bathroom.
- Two additional bedrooms with practical layout.
- Large shared bathroom.

Approx. area: 78 m².





Third floor:

Large bedroom with private bathroom, ideal for guests.

Approx. area: 25 m².









Hayat



Hayat Al Wakra 2... NEW CONCEPT OF MODERN LIVING

For those seeking a flexible and contemporary lifestyle, Hayat Al Wakra 2 is the ideal choice. It reflects luxury with comprehensive amenities and a modern architectural vision in the heart of a vibrant district.

Community facilities include:

- Green landscaped gardens.
- Spacious parking areas.
- Retail shops for daily needs.
- Play areas and leisure spaces.
- Integrated security system.

