



BY MAZAYA





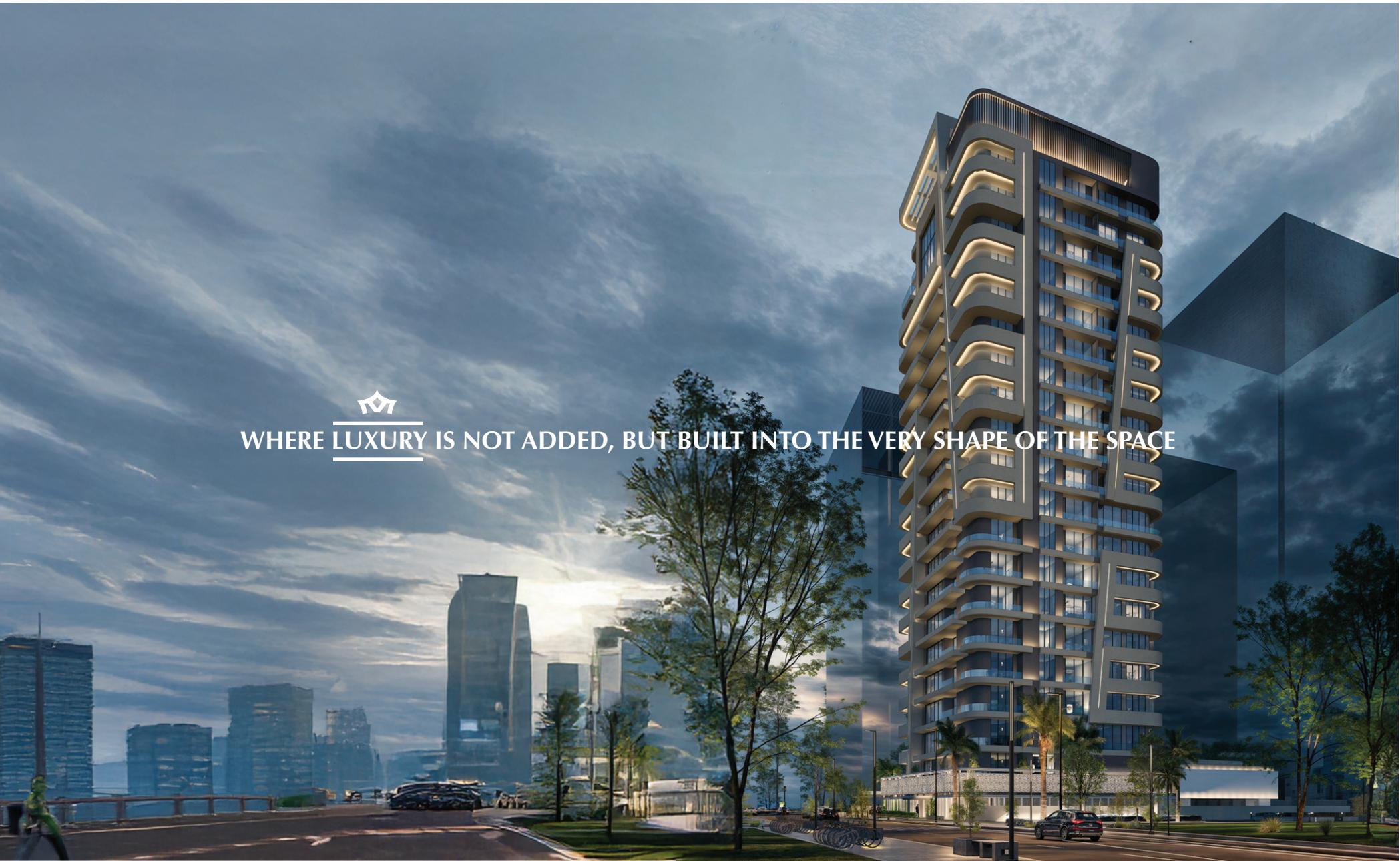
LUXURY  
MADE  
SIMPLE



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WHERE LUXURY IS NOT ADDED, BUT BUILT INTO THE VERY SHAPE OF THE SPACE



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# PROJECT OVERVIEW

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Miran Tower blends luxury and simplicity in a single design.

With its contemporary architecture and thoughtfully crafted spaces, it offers a refined living experience that combines elegance with functionality, redefining modern city life.



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# PRIME LOCATION

With its prime location in Lusail, Miran Tower offers exceptional convenience to everything you need.

Al Meera Woqod, pharmacies, and dining options are just steps away, while Lusail University, the waterfront, and Vendome Mall are only minutes by car.

Modern living made simple.

## WALKING DISTANCE

- Al Meera
- Woqod
- Commercial
- Pharmacies
- Laundry
- Array of dining options

## 4 MINUTES AWAY

- Lusail University
- Vendome Mall

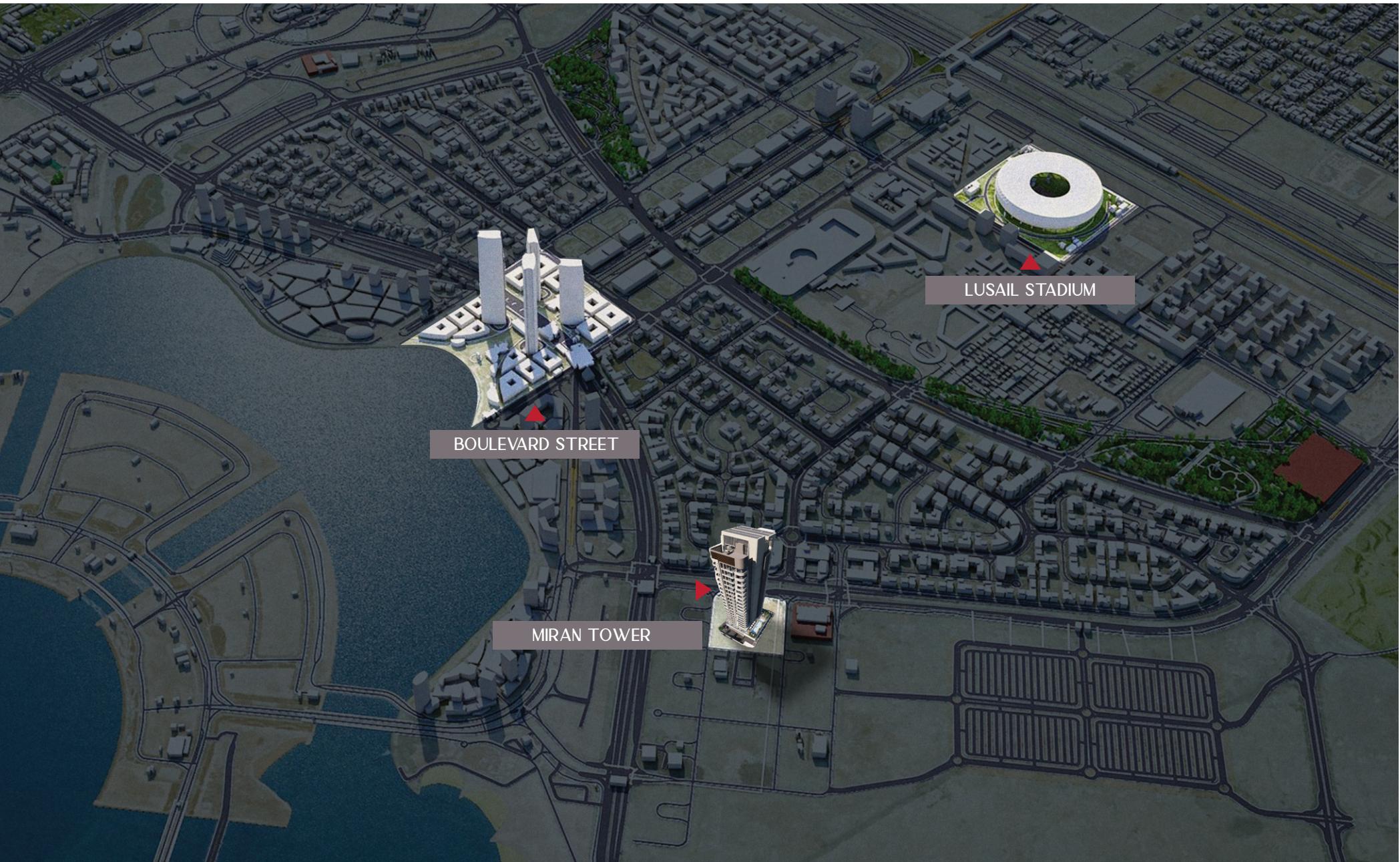
## 3 MINUTES AWAY

- Lusail Stadium
- Boulevard Street

## 2 MINUTES AWAY

- Waterfront Beach





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## KEY HIGHLIGHTS

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Miran Tower is a contemporary residential development that redefines urban living in the heart of Lusail.

Designed with sophistication and comfort in mind, the tower features a collection of fully furnished 1-bedroom, 1-bedroom + maid, and 2-bedroom apartments, each thoughtfully crafted to blend functionality with modern elegance.



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<b>Feature</b>	<b>Details</b>
Project Type	Residential Tower
Total Units	95
Built-Up Area (BUA)	21,602 sqm
Building Composition	2 Basements + Ground + 19 Floors + Penthouse
Unit Types	1-Bedroom, 1-Bedroom + Maid, 2-Bedroom
Amenities	Pool , Gym , BBQ Area , Spa
Specification	Fully Furnished





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# APARTMENT TYPES

19TH FLOOR-2ND

Miran Tower features five distinct apartment layouts, ranging from stylish 1-bedroom units to spacious 2-bedroom residences, with select options including a maid's room. Each apartment is fully furnished and designed to offer modern comfort, efficient layouts, and refined finishes that reflect a contemporary lifestyle in Lusail.



# 01

## Type 01

Unit size	114.66 M <sup>2</sup>
Terrace	17.26 M <sup>2</sup>
<b>Total</b>	<b>131.92 M<sup>2</sup></b>



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# 02

## Type 02

Unit size **115.11 M<sup>2</sup>**

Terrace **13.45M<sup>2</sup>**

**Total** **128.56 M<sup>2</sup>**





# 03

## Type 03

Unit size **116.65M<sup>2</sup>**

Terrace **9.89 M<sup>2</sup>**

**Total **126.54 M<sup>2</sup>****





# 04

## Type 04

Unit size	118.85 M <sup>2</sup>
Terrace	19.93 M <sup>2</sup>
<b>Total</b>	<b>138.78 M<sup>2</sup></b>





# 05

## Type 05

Unit size 83.35 M<sup>2</sup>

Terrace 15.45 M<sup>2</sup>

**Total 98.80 M<sup>2</sup>**



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# PENTHOUSE FLOOR

20TH FLOOR

Crowning Miran Tower, the Penthouse Floor offers an elevated living experience defined by space, privacy, and breathtaking views of Lusail. Each residence features expansive layouts, premium finishes, windows that fill the interiors with natural light. Designed for those who seek exclusivity and elegance, the penthouse embodies the pinnacle of refined urban living.



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MIRAN SIMPLY IS  
NOT LUXURY  
FOR SHOW  
IT IS LUXURY  
SHAPED INTO FORM

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