

LeMirage

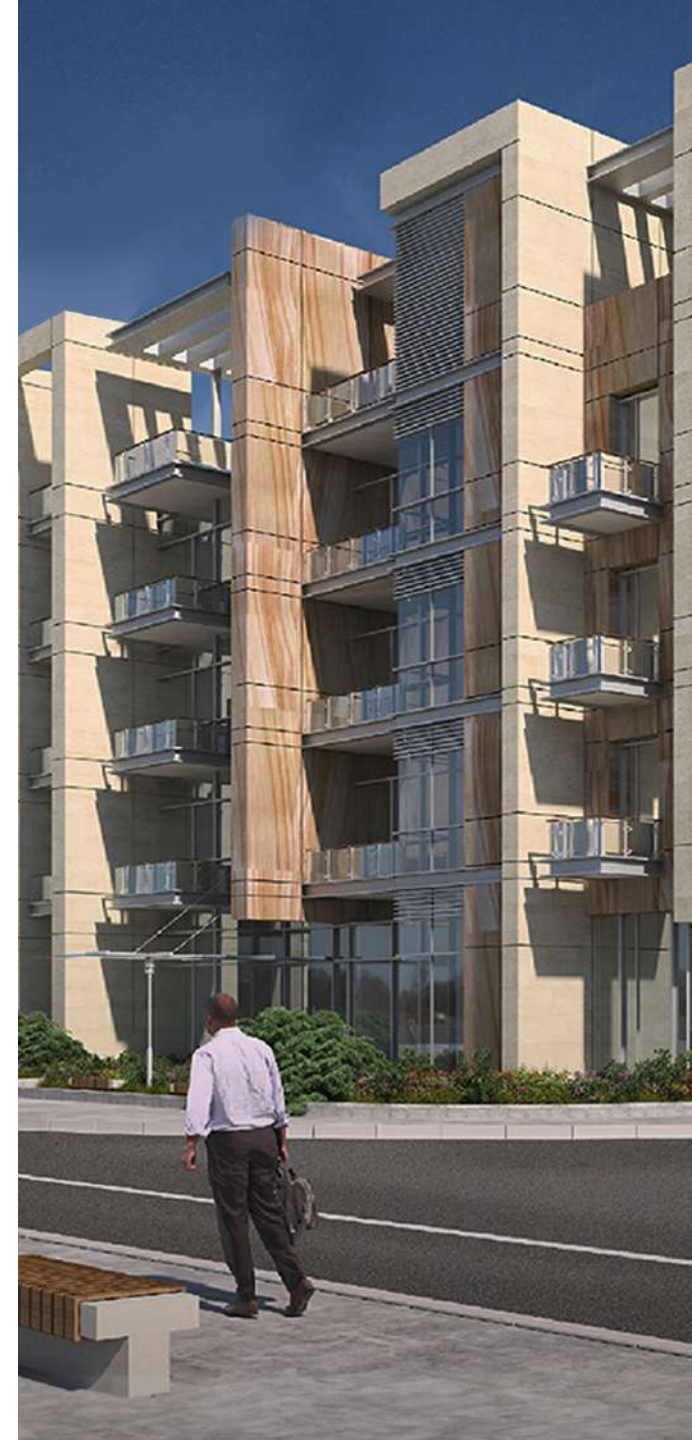
VIDA



PROPERTY HIGHLIGHTS

Le Mirage Vida at Fox Hills in Lusail offers an unparalleled living experience in one of the city's most prestigious neighborhoods.

Featuring a magnificent collection of 1, 2 bedroom apartments with lavish interiors and bespoke furnishings, the property is just minutes away from major attractions, making it an ideal choice for those seeking a premium lifestyle in Lusail.



DISTINCTIVE FOXHILLS



Le Mirage
VIDA

PROJECT

OUTLOOK

Situated in the heart of Fox Hills, Lusail, Le Mirage Vida is a premier development designed to cater to the discerning tastes of its residents.

This strategic location places it within a short distance of key destinations such as the Lusail Marina Corniche, The Pearl, and Qatar University.

As a prospective investor, you'll find that this property not only embodies a sophisticated lifestyle but also holds significant potential for future returns, making it a wise investment in a rapidly growing area.

A magnificent collection of apartments with stunning facilities designed for the luxury **Lusail** lifestyle.



PROJECT OUTLOOK

Proudly Qatari, Le Mirage is a premier property developer and management company.

The company is a proud member of Sharaka Holdings, one of the most respected Holding Companies in Qatar receiving multiple awards of Business Excellence, most notably in the Real Estate sector.

Le Mirage started its operations as a real estate developer back in 1988. It started by acquiring lands in strategic locations in the Central Business District of Qatar. By the latter half of the 1990's , Le Mirage started developing these strategically located plots of lands.

Le Mirage properties are some of the most sought after in Qatar. Le Mirage is fast expanding into the United Kingdom with residential developments in central and south London.



SCHEDULE

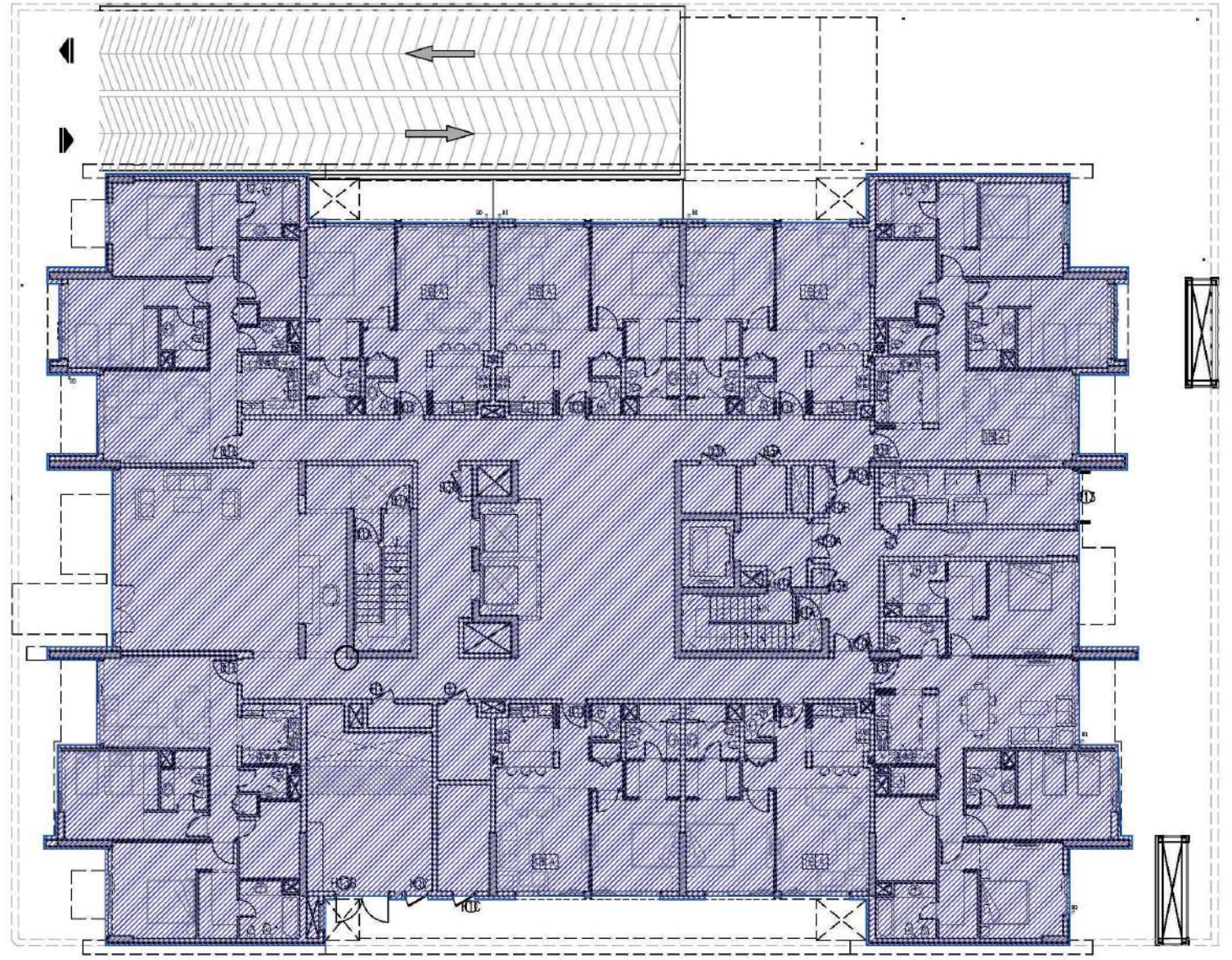
OF APARTMENTS

Land Area	2,323
Builtup area	9,998

Type of Apartment	No. of Apartment	Area/Apartment
One bedroom apartment	35	103 M ²
Two bedroom apartment	17	170 M ²
Three bedroom apartment	1	278 M ²
Total	53	

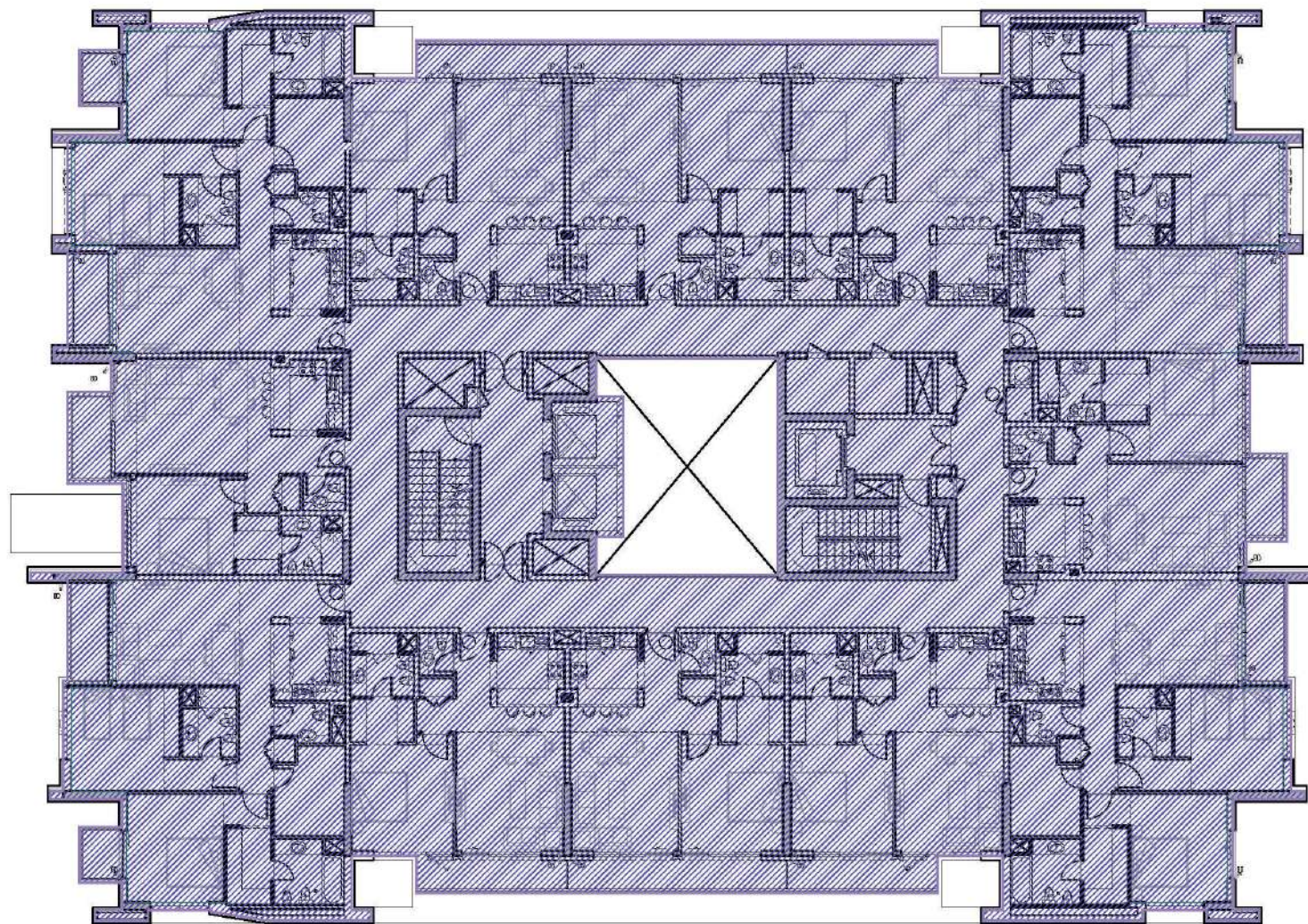


GROUND FLOOR PLAN



GROUND COVERAGE AREA = 1374.72 SQ.M.

TYPICAL FLOOR PLAN



TYP. FLOOR COVERED AREA = 1420.43 SQ.M.

1 Bedroom Apartment 103 M²

- 1 Master room
- Living & dining room
- Kitchen
- Guest washroom





2 Bedrooms Apartment 170 M²

- 2 Master room with attached bathroom
- Living & dining room
- Kitchen
- Maid's room with attached bathroom
- Guest washroom











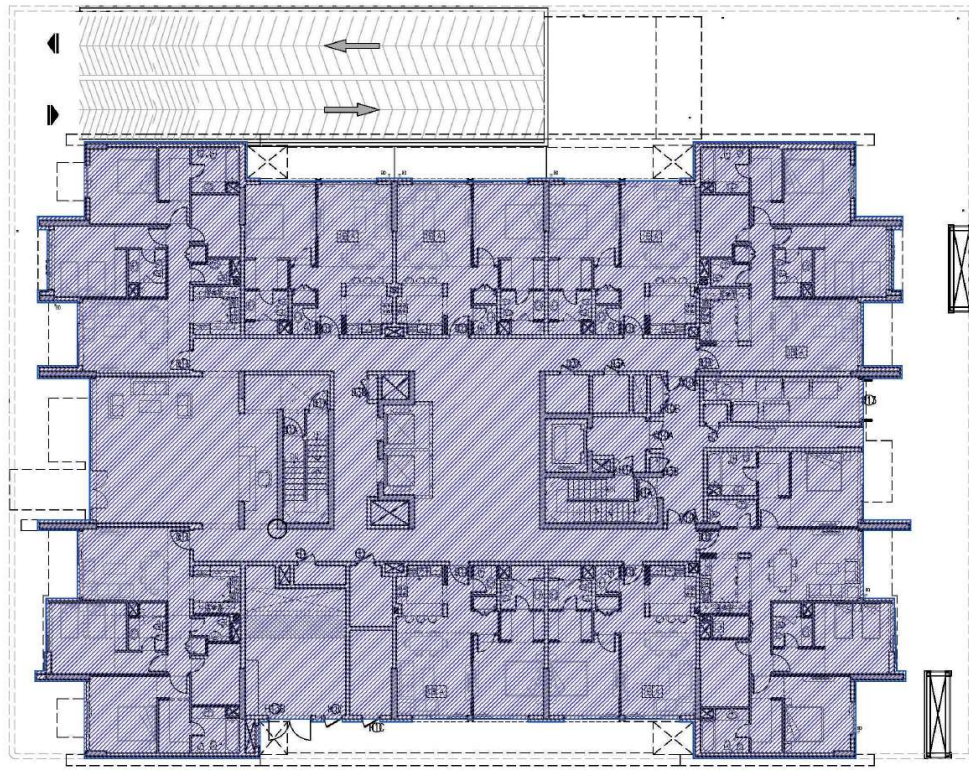
PARKING

Parking Levels	No. of Parking
2nd basement	37
1st basement	43
Ground floor	0
Total	80

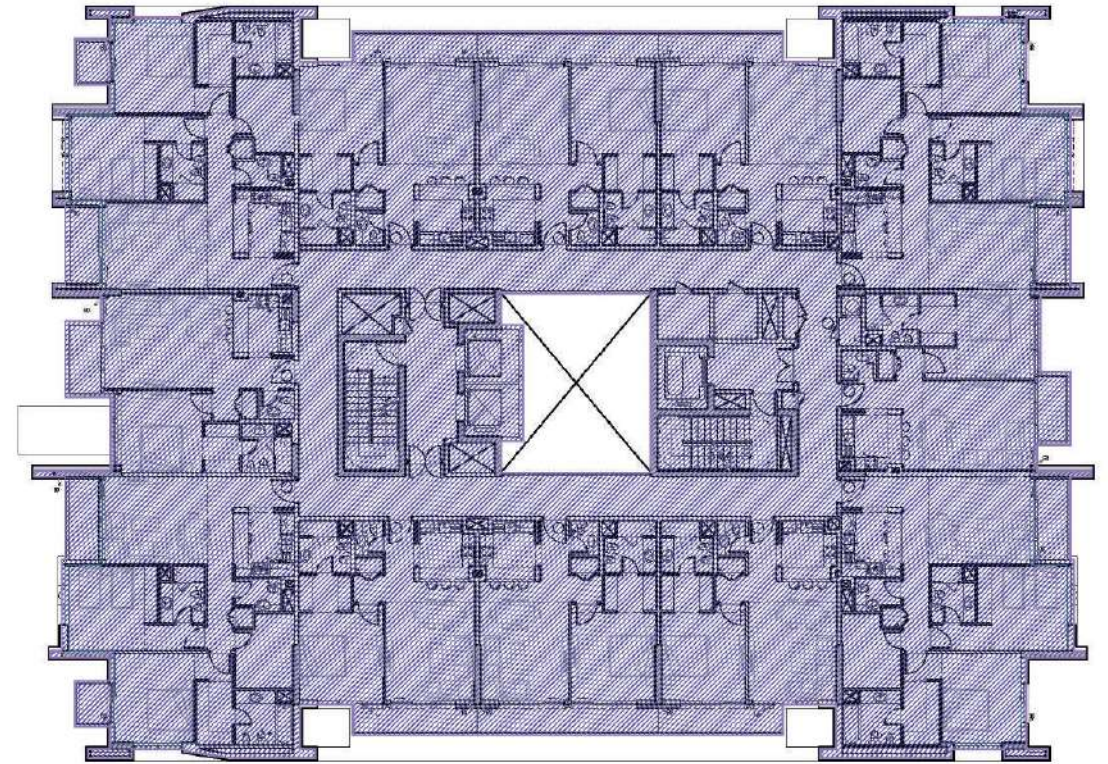
As per government regulations, the residential property is required to provide a total of 64 parking bays. A 18 provides 80 parking bays spread across two basement levels for its residents

BUILT UP

AREA STATEMENT



GROUND COVERAGE AREA = 1374.72 SQ.M.



TYP. FLOOR COVERED AREA = 1420.43 SQ.M.

BUILT UP

AREA STATEMENT

GFA CALCULATION		
		SQ. M.
PLOT AREA		2821.39
MAXIMUM FAR (ALLOWED)	PERCENTAGE	200.21%
	AREA	5647.92
FAR (PROPOSED)	PERCENTAGE	200.09%
	AREA	5645.4

COVERED AREA RATIO		
FLOOR	(SQ. M.)	%
PLOT AREA	2821.00	
GROUND COVERED AREA	1374.72	49%
TYPICAL FLOOR COVERED AREA	1420.43	50%

APARTMENTS AREA BREAKDOWN							
APARTMENT NO.	TYPE OF APT.	AREA (SQ. M.)				NO. OF UNITS	NO. OF UNITS
		EXCLUDES BALCONY & TERRACE AREA	BALCONY AREA	TERRACE AREA	INCLUDES BALCONY & TERRACE AREA	PER FLOOR	
GROUND FLOOR							
1	2BR	116.42	0	0	116.42	1	1
2	1BR	71.38	0	0	71.38	1	1
3	1BR	71.38	0	0	71.38	1	1
4	3BR	157.94	0	0	157.94	1	1
5	2BR	121.99	0	0	121.99	1	1
6	1BR	71.41	0	0	71.41	1	1
7	1BR	71.38	0	0	71.38	1	1
8	1BR	71.38	0	0	71.38	1	1
9	2BR	115.96	0	0	115.96	1	1
						9	9
TYPICAL FLOORS (1ST TO 3RD)							
1	2BR	122.34	11.54	0	133.88	1	3
2	1BR	71.18	10.82	0	82.00	1	3
3	1BR	71.38	15.35	0	86.73	1	3
4	1BR	71.41	10.82	0	82.23	1	3
5	2BR	120.67	11.76	0	132.43	1	3
6	1BR	72.74	6.98	0	79.72	1	3
7	2BR	117.46	11.85	0	129.31	1	3
8	1BR	71.41	10.58	0	81.99	1	3
9	1BR	71.43	15.36	0	86.79	1	3
10	1BR	71.38	10.74	0	82.12	1	3
11	2BR	118.27	11.84	0	130.11	1	3
12	1BR	75.27	7.05	0	82.32	1	3
						12	36

4TH FLOOR							
1	2BR	124.38	11.81	31.15	167.34	1	1
2	1BR	71.18	10.82	0	82.00	1	1
3	1BR	71.38	15.35	0	86.73	1	1
4	1BR	71.41	10.82	0	82.23	1	1
5	2BR	122.67	11.55	46.77	180.99	1	1
6	2BR	119.39	12.32	29.99	161.70	1	1
7	1BR	71.42	10.82	0	82.24	1	1
8	1BR	71.38	15.35	0	86.73	1	1
9	2BR	122.9	11.85	46.64	181.39	1	1
						9	9

PARKING CALCULATION			
REQUIRED PARKING			
TYPE	NO. OF APTS	PARKING PER APT.	SUBTOTAL
ONE BEDROOM APT.	34	1	34
TWO BEDROOM APT.	19	1.5	28.5
THREE BEDROOM APT.	1	1.5	1.5
TOTAL REQUIRED PARKING		64	
PROVIDED PARKING			
		NO. OF PARKING SPACES PROVIDED	
2ND BASEMENT		37	
1ST BASEMENT		43	
GROUND FLOOR		0	
TOTAL REQUIRED PROVIDED		80	

SCHEDULE OF APARTMENTS				
FLOOR	ONE BEDROOM APT.	TWO BEDROOM APT.	THREE BEDROOM APT.	SUBTOTAL
GROUND FLOOR	5	3	1	9
1ST FLOOR	8	4		12
2ND FLOOR	8	4		12
3RD FLOOR	8	4		12
4TH FLOOR	5	4		9
SUBTOTAL	34	19	1	54
TOTAL NUMBER OF APARTMENTS				

BUILT-UP AREA STATEMENT	
FLOOR	AREA (SQ. M.)
2ND BASEMENT	2171.65
1ST BASEMENT	2142.04
GROUND FLOOR	1334.60
1ST FLOOR	1395.88
2ND FLOOR	1395.88
3RD FLOOR	1395.88
4TH FLOOR	1395.89
MECHANICAL FLOOR	730.41
ROOF FLOOR	248.40
TOTAL	12210.63

GFA AREA STATEMENT	
FLOOR	AREA (SQ. M.)
GROUND FLOOR	1182.87
1ST FLOOR	1212.06
2ND FLOOR	1212.06
3RD FLOOR	1212.06
4TH FLOOR	814.29
ROOF FLOOR	12.06
TOTAL	5645.4

BUILT UP AREA STATEMENT