



QATARI INVESTORS GROUP
مجموعة المستثمرين القطريين

PROPERTY

**THE FINEST
BUSINESS ADDRESS
IN LUSAIL CITY**

QATAR

QIG Tower **An Iconic Commercial** **Tower**



About us

QIG Property is redefining Qatar's luxury real estate market by delivering and managing iconic commercial and residential properties in Doha. It curates a one-of-a-kind experience to maintain high work-life quality as it features a commercial tower with over than 26,000 m² of thoughtfully-designed rentable offices to meet the needs of businesses with exceptional amenities and flexible layouts. In addition to residential units located in upscale areas in the city, and land holding earmarked for future development.

QIG Property is a subsidiary of Qatari Investors Group (QIG), a diversified conglomerate listed on Qatar Stock Exchange. Comprising several subsidiaries operating in diverse sectors. QIG is considered one of the main players in the economic development of Qatar with a special mix of organically grown enterprises and international partnerships.

We are part of Qatari Investors Group (QIG)



QIG Tower

– an iconic commercial tower

A striking 27-storey commercial tower that traces the path of the sun to maximise natural light through the day via huge picture windows.

Translucent screens and solar shading on the outside contribute to the tower's iconic aesthetics as well as tempering harsh glare, and letting in soft soothing filtered light instead.

High ceilings enhance the feeling of space, while an abundance of high-end amenities include a meeting hall with full conference facilities and six high speed elevators. Flexible floor plans are designed to cater for a diversity of business needs, with layouts that can be customized and subdivided.

QIG Tower sits amongst landscaped gardens and the famous boulevard of Lusail Marina, iconic shopping malls, such as The Vendome, Lagoona mall, and more. First class amenities, cafes, restaurants, and hotels, and is in close proximity of cultural attractions of the city, such as Katara, and one of the

most iconic World Cup stadiums, the Lusail Stadium. Road and rail transport links make the tower easily accessible from various parts of the city. From the Lusail Expressway exit, the tower is less than half a kilometre away. Parking facilities are generous with a ratio of 1 space per 60 sqm. The Light Rail Transit Station, is a five minute walk from the building.

A world of convenience, benefits and intelligent design is offered to the tenants with its comprehensive suite of utilities available including 24/7 maintenance security and reception services. The landlord, Qatari Investors Group, is listed on the Qatar Stock Exchange and occupies several floors. Being an owner occupied tower provides tenants additional assurance that a high level of maintenance and services will always be maintained.

QIG Tower is the finest business Address in Qatar

27 Floors plus
ground floor

03 Basement
floors

02 High-speed service
elevators

06 High-speed passenger
elevators

580 Indoor parking
spaces

131.81 Mtrs
high

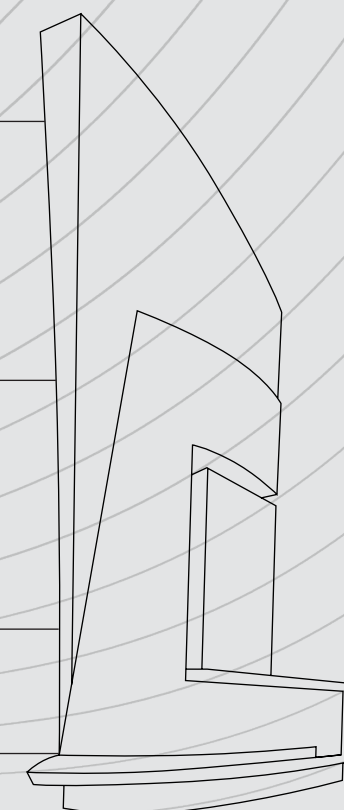
61,411 Sq.m.
built-up area

**CORE AND SHELL
CAT-A, CAT-B format**

6th-27th floor Offices for Rent

1st - 8th floor
Fully Fitted Offices

Ground floor
Retail Spaces



THE CITY OF THE FUTURE



Located in the Marina District of Lusail City, QIG Tower stands tall in an upmarket neighbourhood that is dubbed the city of the future.

 **Prime Location**

Extending across an area of 38 sq.km, the city will be home to four exclusive islands, 19 multi-purpose residential, mixed use, entertainment and commercial districts and 22 world-renowned hotels of various star ratings.

Designed and built as the first and largest sustainable city in Qatar with ambitious and ground breaking models that goes beyond the usual concept of a modern city by encompassing innovative ideas that take the sustainability principles into the core of its masterplan. The city of the future boasts a light rail network, a water taxi transportation system, cycle and pedestrian network, park and ride system and sophisticated intra mobility network.

Being in the midst of one of the most vibrant communities will be one of the smartest business decisions you will ever make.

100 m
to the nearest
560-car public
parking area

30 minutes
to Hamad
International Airport

04 minutes
to Vendome Mall

12 minutes
to the entertainment
district

05 minutes
Lusail Marina
Broadwalk

05 minutes
to the Light Rail Transit
Station (LRT)

10 minutes
Lusail Boulevard

to the nearest 5-star hotel
to Doha Golf Club

AN ARCHITECTURAL MARVEL

**The QIG Tower
adorns a distinctive
multi-faceted
appearance and
hence is destined
to stand out on
the architectural
landscape of Qatar.**

Inspired by the traditional dhow of the olden days, this architectural marvel portrays an innovative structure that progressively expands in space from bottom to top. The unique design allows for interior spaces to be uncluttered by pillars and walls, thus creating superb views from most vantages on all floors.

With the building's energy efficiency, and it's environmentally sustainable feature, the design reflects new age engineering trends.

The futuristic design of this 27-storey unique skyscraper breaks out of the monotony of replicated vertical structures and transforms into a distinct entity on the Qatari skyline.

WORLD - CLASS FACILITIES



**Grand Luxurious
Reception Lobby**



**24 / 7 Maintenance
Call Center**



**24 / 7
Security**



**High Speed
Fiber Optic
Data Network**



**Building
Management
System (BMS)**



**Eco-friendly
Charging
Stations**



**Covered
Parking**



**24 / 7 Facility
Management Services**



**24 / 7 CCTV
Surveillance**



**Modern Life
Safety Protection**



**Excellent
Transport
Links**



**Smart
Barrier
System**



**Valet Parking
System**



**6 high-speed
elevators with destination
controls & 2 high-speed
service elevators**



**Quarterly
Facade
Cleaning**



**District Cooling
for AC System**



**Free Shuttle
Bus Service**



**Automatic
Number Plate
Recognition
(ANPR)**



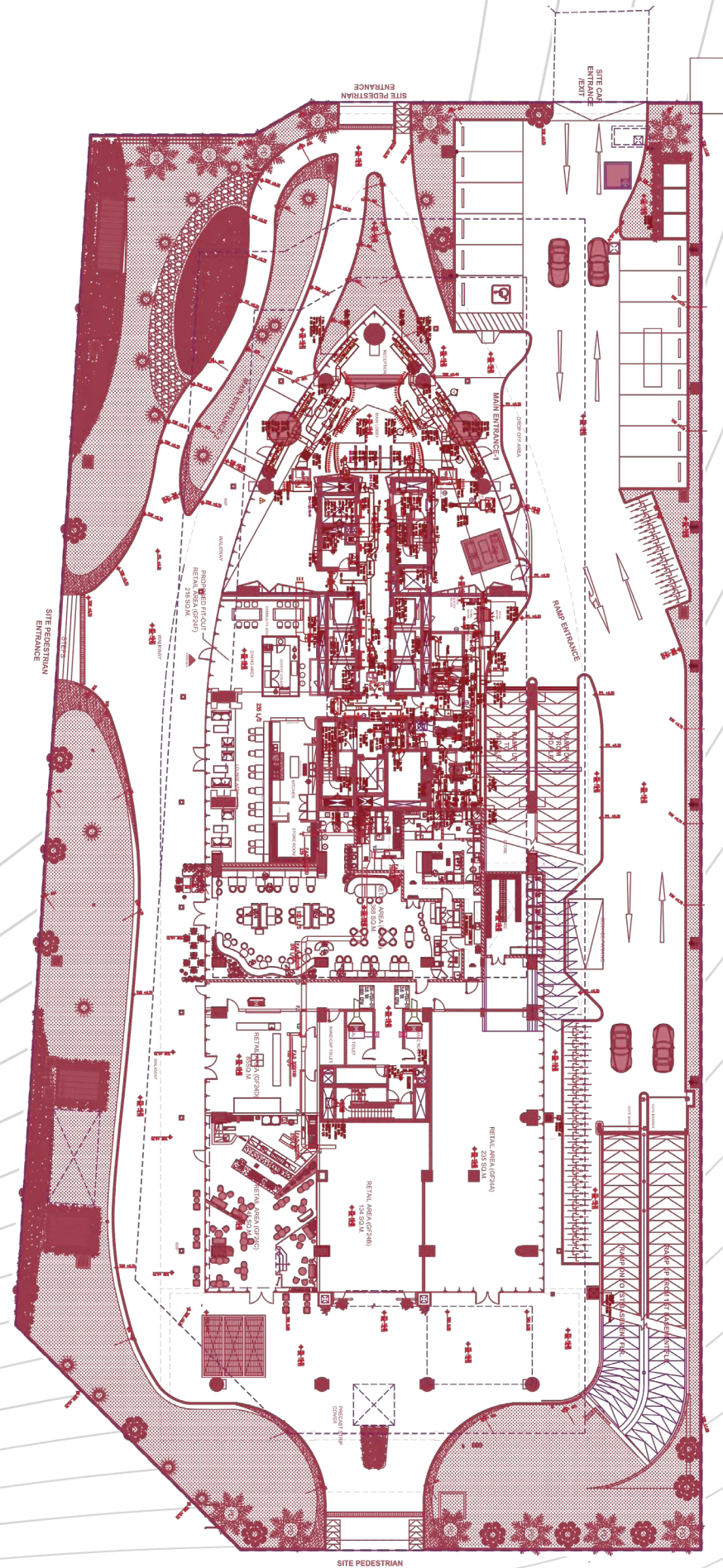
A Majestic Reception



A Grand Lobby Area



GROUND FLOOR PLAN



GROUND FLOOR

Gross Area (M²)
2,147.00

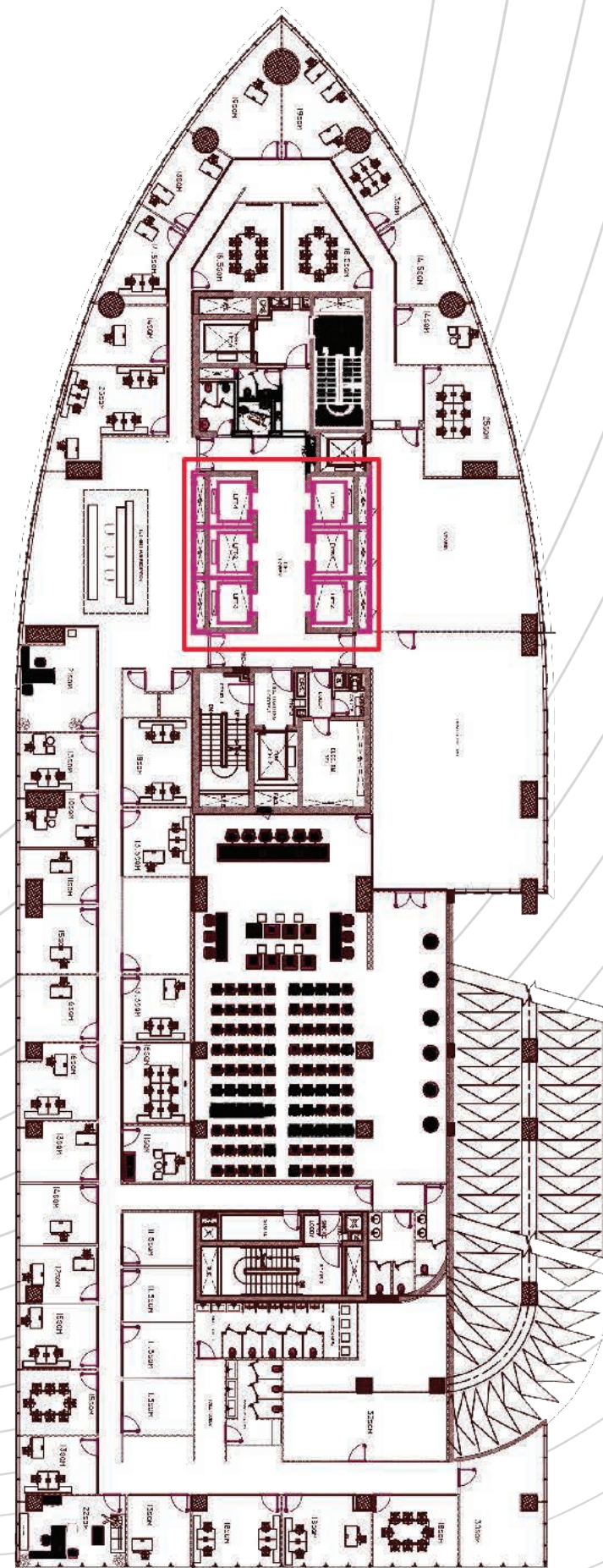
Rentable Area (M²)
1,325.00



Top Notch Finishing



LIFT LOBBY FLOOR PLAN



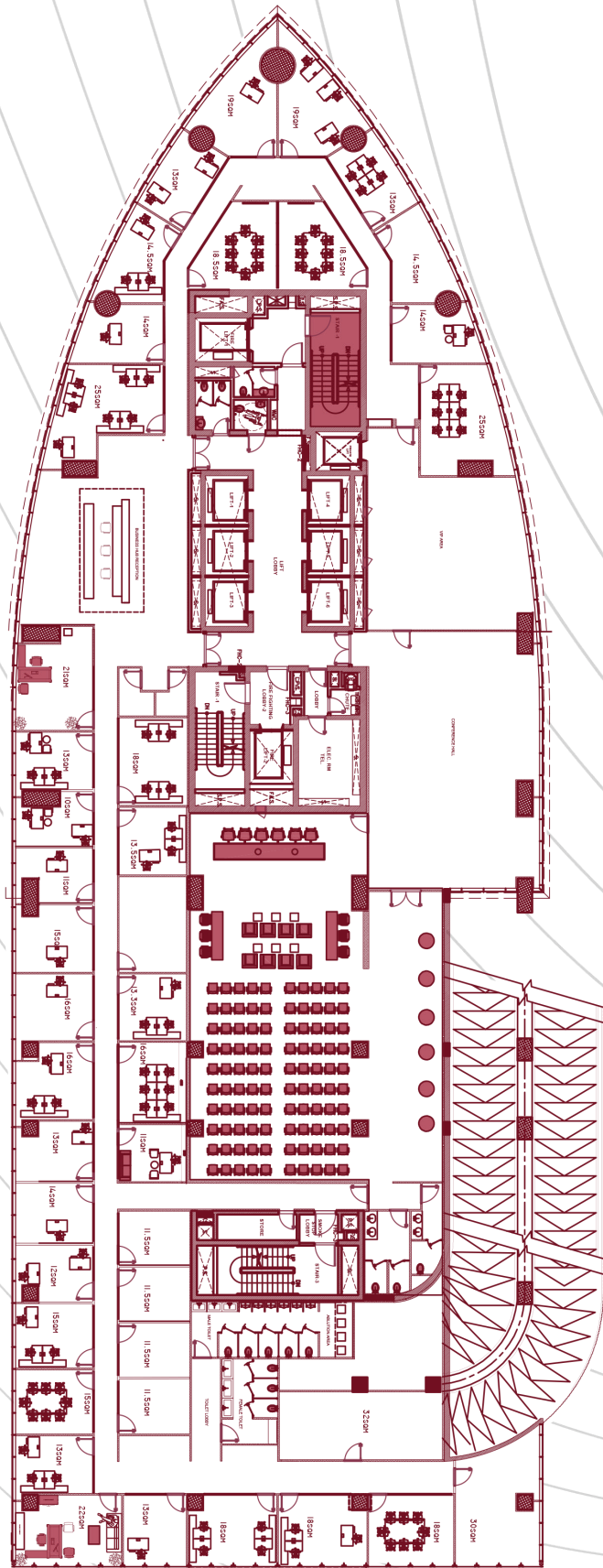
LIFT LOBBIES



Corporate Offices



QIG Tower



1ST FLOOR PLAN

Gross Area (M²)
2,205.00

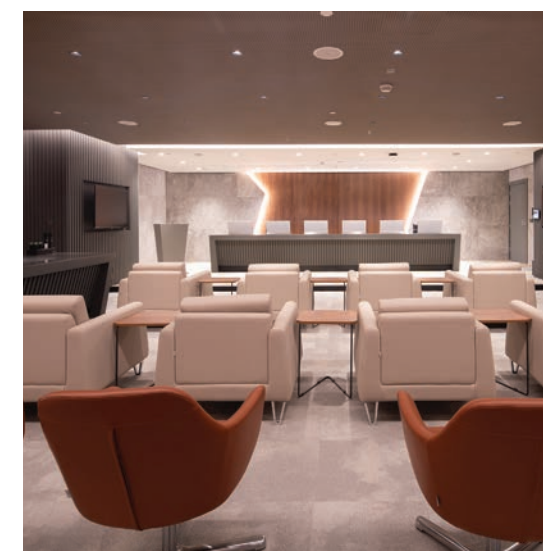
Rentable Area (M²)
1,656.00

CORPORATE OFFICES FLOOR PLAN

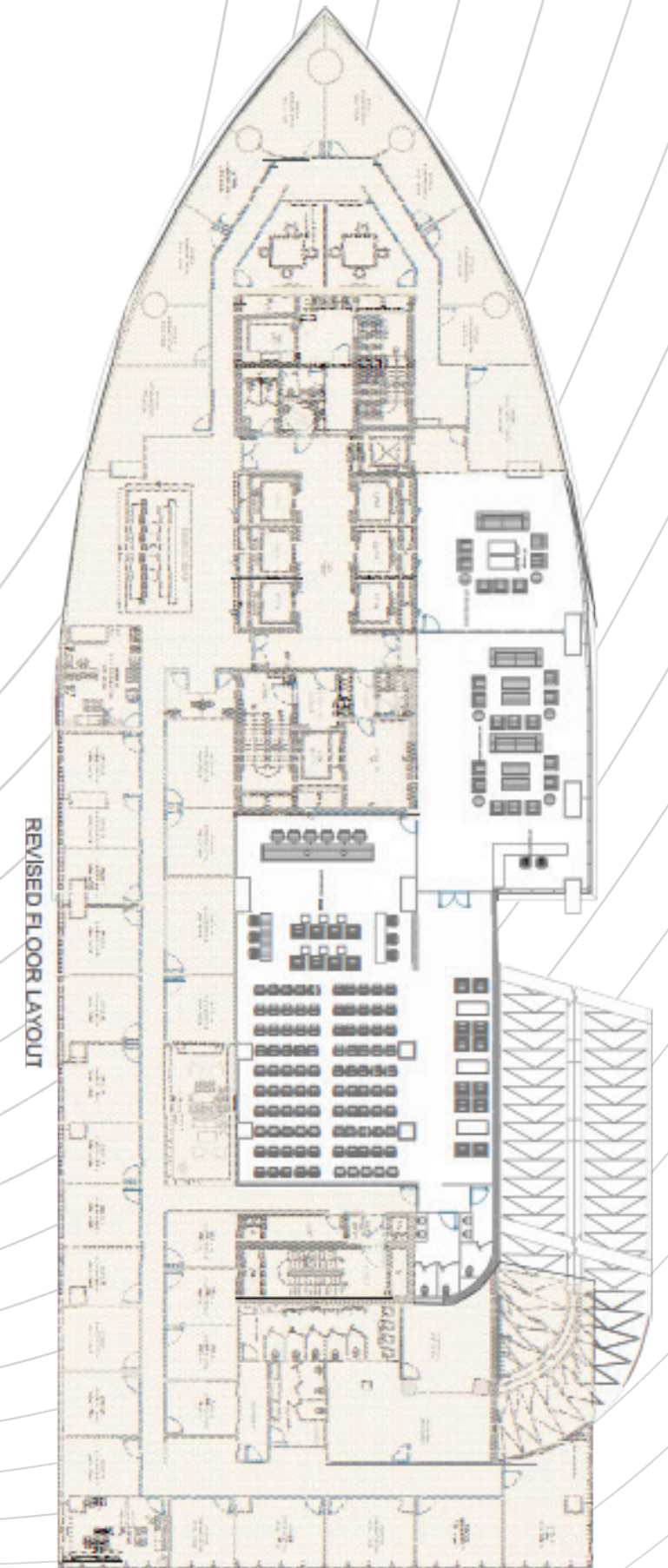




Conference Hall



CONFERENCE HALL FLOOR PLAN



A Gem on The Ground Floor

On the ground floor of QIG Tower, lays luxury! Giving tenants the choice to pamper themselves and their guests. The floor comprises a high end all day dining restaurant and catering services, a flower shop, coffee shops, and other restaurants.

No need to waste time on the road, or run late for a business lunch anymore. No need to take away time from your day to have a meeting. It is all covered at the QIG Tower!



Retail Area

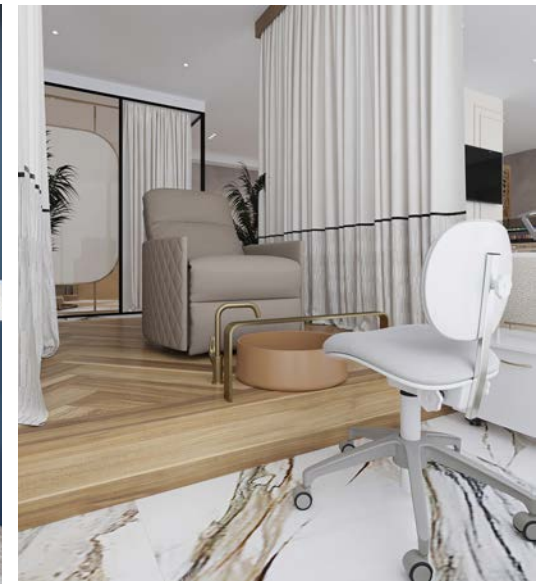


Retail Area



A Diverse Tenant Mix

What better way to start your day than a big cup of coffee and a nice stroll on the ground floor of the tower. You can pick it up from right under your office, or have a casual meeting with a guest while enjoying a nice cup of coffee or a quick lunch break.

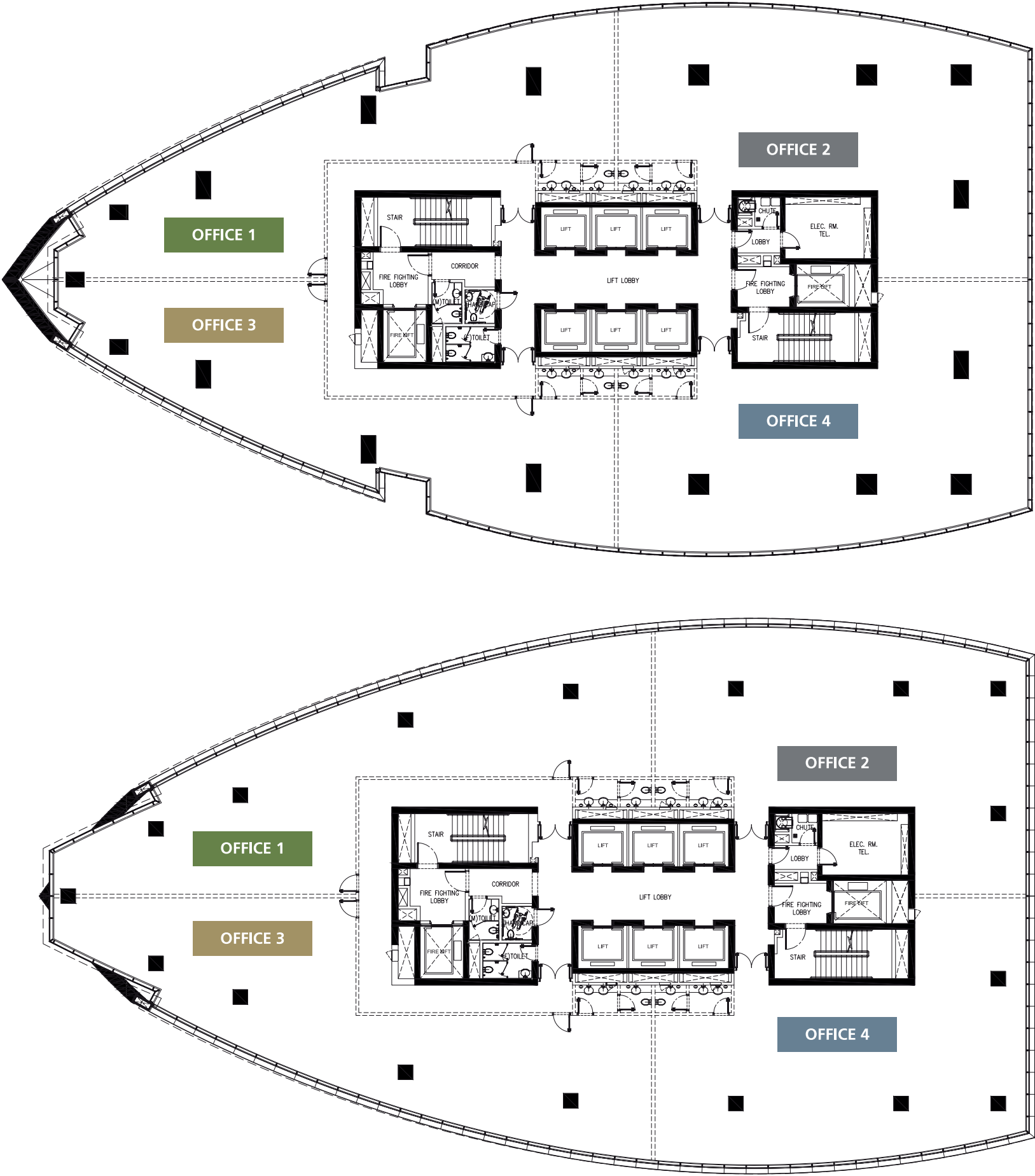


A Diverse Tenant Mix

FLOOR PLANS

AREA STATEMENT - WITHOUT BALCONY

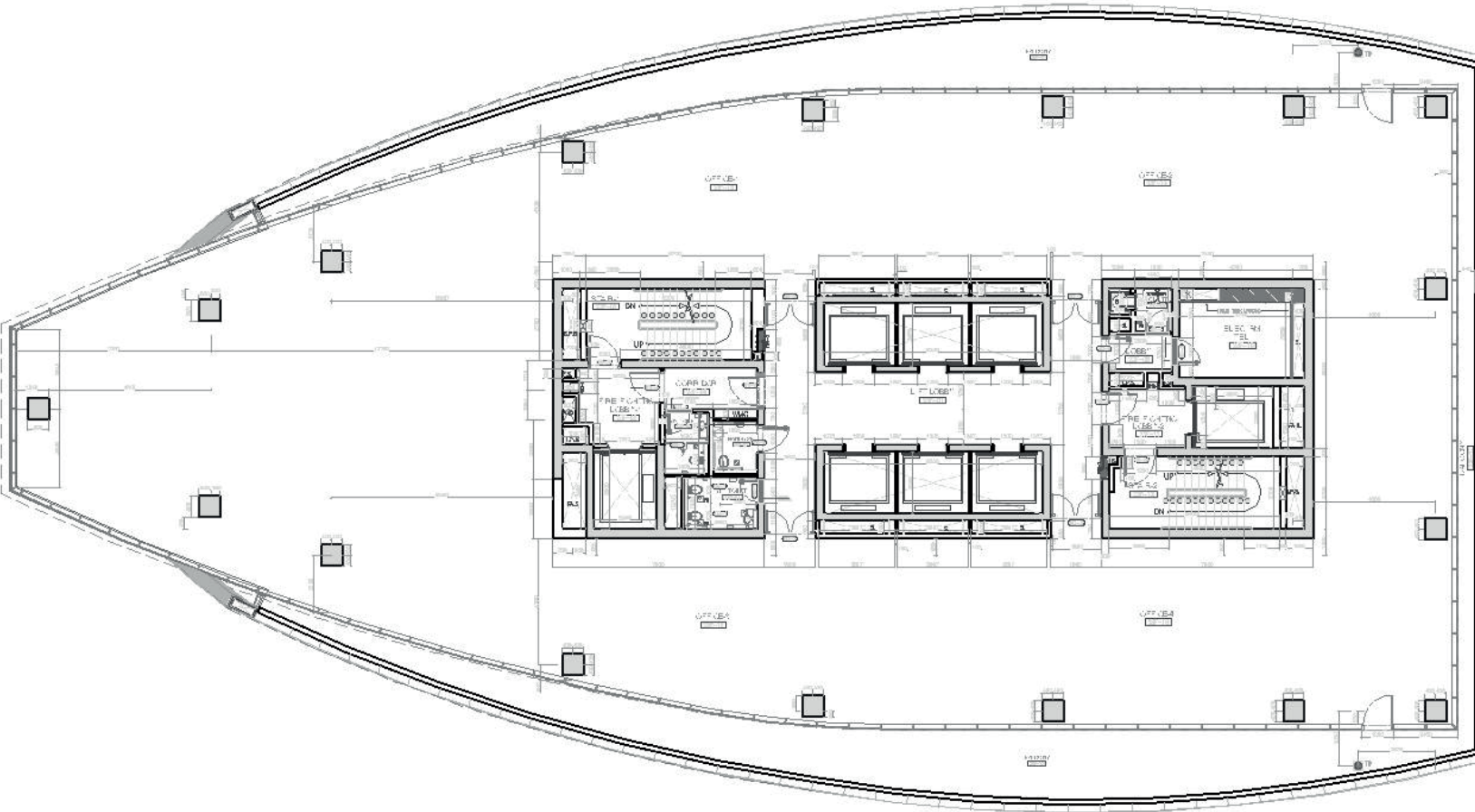
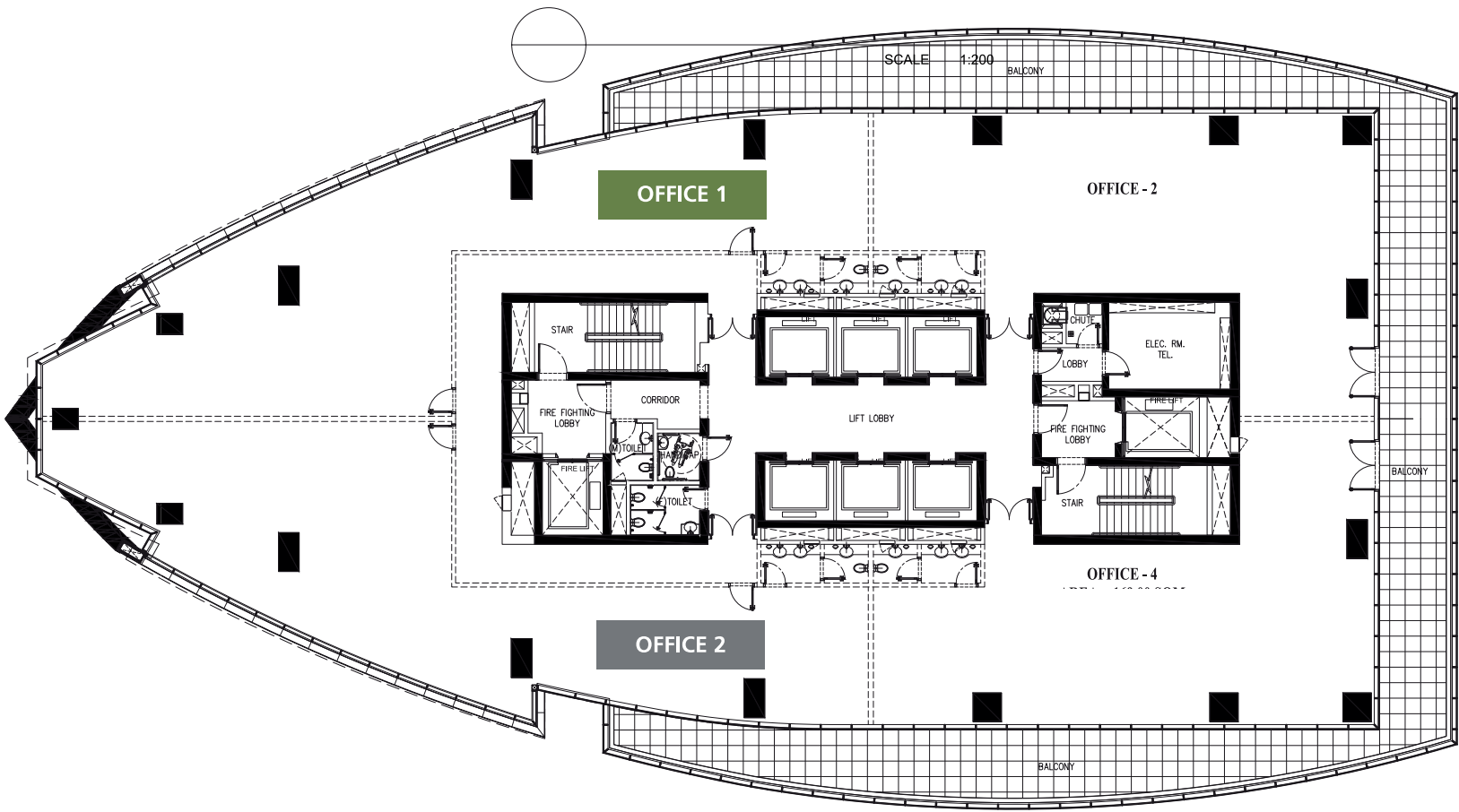
FLOORS	RENTABLE AREA (m2)
	TOTAL
06 th Floor Plan	988.67
07 th Floor Plan	993.59
08 th Floor Plan	995.45
09 th Floor Plan	997.72
10 th Floor Plan	1,001.52
11 th Floor Plan	1,003.92
12 th Floor Plan	1,008.50
13 th Floor Plan	1,013.30
14 th Floor Plan	1,018.37
15 th Floor Plan	1,023.70
17 th Floor Plan	804.73
18 th Floor Plan	977.74
19 th Floor Plan	984.50
20 th Floor Plan	991.30
21 st Floor Plan	998.50
22 nd Floor Plan	1,004.40
24 th Floor Plan	815.38
25 th Floor Plan	840.09
26 th Floor Plan	830.30
27 th Floor Plan	849.70



FLOORS WITH BALCONY

AREA STATEMENT - WITH BALCONY

FLOORS	OFFICE AREA (m2)
	RENTABLE AREA (m2)
16 th Floor Plan	1,031.08
23 rd Floor Plan	811.60





THE FINEST BUSINESS ADDRESS IN LUSAIL CITY





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PROPERTY

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