



TWENTYTWO



TWENTYTHREE



A WARM WELCOME

Qatar Coral builds premium properties offering solid investment opportunities. We are a real estate brand that exceeds every expectation. **VB22 & VB23** are two exceptional properties which uphold the Qatar Coral tradition of the ultimate in luxury real estate.

These stunning residences are set amidst the tranquillity of Viva Bahriya, an island paradise with an exclusive marina, landscaped promenade and private stretch of pristine white sand, all within easy reach of The Pearl-Qatar's myriad attractions.

Located along a sand-fringed lagoon surrounded by upscale lifestyle amenities, **VB22 & VB23** offer easy access to year-round water sports and two million sq. feet of high-end retail, leisure and restaurant experiences.

Our exclusive development of highly desirable apartments features stylish modern interiors, thoughtfully planned to optimise space and light. Well-chosen materials, fine standards of craftsmanship and luxurious specification ensure that a **VB22** or **VB23** home is a pleasure to own.

See for yourself ...



THE PEARL - QATAR

EXCLUSIVE ISLAND PARADISE

The spectacular 4 million sq. m Pearl-Qatar offers an unparalleled lifestyle in a community of inspiring precincts, each with its own unique character and appeal and surrounded by 12 miles of pristine beaches. It boasts a first class marina, exclusive yacht club, upscale residential homes and every essential amenity imaginable, The Pearl-Qatar also offers easy access to year-round water sports and two million sq. feet of high-end retail, leisure and restaurant experiences.

The state-of-the art communications technology in place means that The Pearl-Qatar residents can access broadband wireless internet, creating a dynamic 'Smart Island' supported by one of the largest wi-fi networks in the world.

Dubbed "the most glamorous address in the Middle East", The Pearl-Qatar has evolved from a real estate development into a superior way of living for over 30,000 residents.



VIVA BAHRIYA

REFINED BEACHFRONT LIVING

Viva Bahriya is a place of timeless values where a deep connection with nature and a love of unique resort living captivates residents and visitors alike. Enjoy life in this serene setting, all the while remaining in close proximity to the 21st century amenities and services needed to indulge in a discerning and active lifestyle.

Life in Viva Bahriya is composed of equal parts sophistication and simple pleasures: breathtaking seafront horizons, a marina with private dock, a home surrounded by the beauty of nature, a privileged lifestyle balanced by days at the beach, family dinners on the terrace, and evenings with friends.

Viva Bahriya is your place to relax, your address to love.

Bring your own style and personalize your own Viva Bahriya home.







TWIN ICONS OF LUXURY

VB22 & VB23 set new benchmarks for luxury living. The architecture of VB22 and VB23 fuses traditional Andalusian architecture with the lifestyle demands of a modern society.

First-class materials, fine standards of craftsmanship and superior specifications ensure a pleasurable home and a safe haven for investors who expect exceptional returns.

Designed with every conceivable aspect of modern living in mind, each VB22 and VB23 property features stylish bathrooms, contemporary fitted kitchens and boasts state-of-the-art internet and telecommunication systems throughout.

The apartments contain spacious interiors fitted with high-grade materials and innovative floor plans designed to maximize functionality without having to compromise aesthetics. Light and spacious interiors maximizing natural light and adorned by high quality contemporary European furnishings blend effortlessly with Viva Bahriya's dramatic landscape, offering a variety of flexible lifestyle options in visually intoxicating surroundings.

Ground Floor

- KONE elevators (Finland) with a prestigious unique design
- Italian Bottichino Travertine Noce marble in VB22
- Italian Bottichino Travertine Classico marble in VB23
- Hallways furnished with Spanish Silk Antracita Greige porcelain
- Marble ceilings in lift lobby
- German Barrilux stretched ceilings in gym - wood or gypsum in all other areas.

State-of-the-art Utilities

- CISCO IP telephone / data systems
- Air conditioning: chilled water-based supply from Qatar Cool
- Access control and monitoring system for all entrances
- Envac system for solid waste connected to UDC main network
- Motion detector lighting control in hallways

Community Facilities and Services

- Beach access
- Outdoor swimming pools (main and kids)
- Barbecue station
- Outdoor jacuzzi
- Separate sauna & steam rooms
- Unisex gym with Technogym fitness equipment (Italy)
- Separate male & female shower areas
- Kids play room
- Multipurpose meeting room
- Billiard table, table tennis, babyfoot and a small bar
- Kitchenette equipped with fridge, oven and microwave
- Cleaning services
- Laundry services
- Concierge services



TYPES OF UNITS

UNLIMITED LIFESTYLE OPTIONS

If you love living the high life then **VB22** and **VB23** deliver exclusive privacy in a vibrant, sought after location.

Choose from studios, one, two and three-bedroom apartments, all exuding Moorish elegance and Mediterranean style. Contemporary interiors reveal intricate devotion to attention, maximising space for social interaction for you and your guests.

Three and four-bedroom penthouses enjoy the highest quality features and finishes, including marble floors, granite worktops and hand-made mosaic tiles. Superbly spacious with unrivalled flair and vitality, each showpiece luxury townhouse captures the essence of contemporary elegance with grand, open-plan living spaces ensuring a sophisticated, glamorous lifestyle.

Superior kitchens boast classic cabinets seamlessly integrated with a full range of state-of-the-art appliances - Touch Control Electrical Hob with built-in oven & microwave, fully integrated fridge & freezer, dishwashers, washing/drying machines and “Triflow”, the world’s first tap to dispense hot, cold and filtered drinking water, all from a single spout.

Show Apartment

We invite you to visit our apartments and immerse yourself in The Pearl-Qatar experience today.

Living, dining and bedrooms

- Mirage or Atlas Concorde floor tiles (Italy)
- Built-in wardrobes with American walnut veneer finish
- Double glazed aluminium windows and doors (Technal, France)
- American walnut veneer internal doors with matching wardrobes and vanities

Bathrooms

- Villeroy & Boch sanitary fittings (Germany)
- American walnut veneer vanity units and Dark Emperador marble top
- GROHE mixer taps and rain shower (Germany)
- KEOPE floor and wall tiles (Italy)

Kitchen

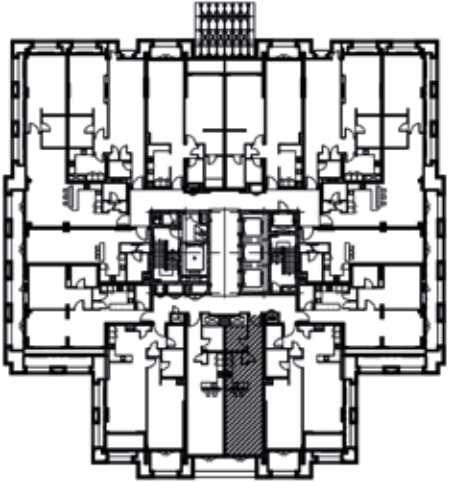
- Electrolux appliances fitted as standard (Switzerland and Sweden)
- Touch control electric hob, built-in oven and microwave
- Integrated fridge/freezer
- Washing/drying machine and dishwasher
- European melamine cabinets (with soft-closing system)
- Black absolute granite surfaces with splash-back
- Triflow spout designer tap, the world’s first patented 3-way system to dispense hot, cold and filtered/drinking water (UK)
- Mirage or Atlas Concorde tiles (Italy)
- O Stainless steel basins

Balcony

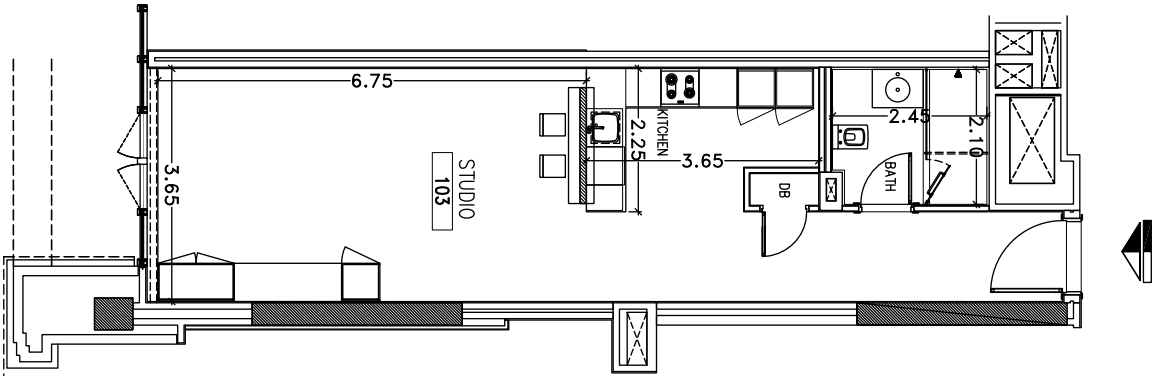
KEOPE tiles (Italy)



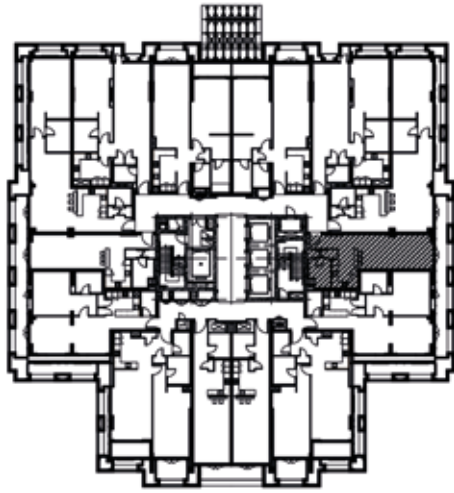
STUDIOS



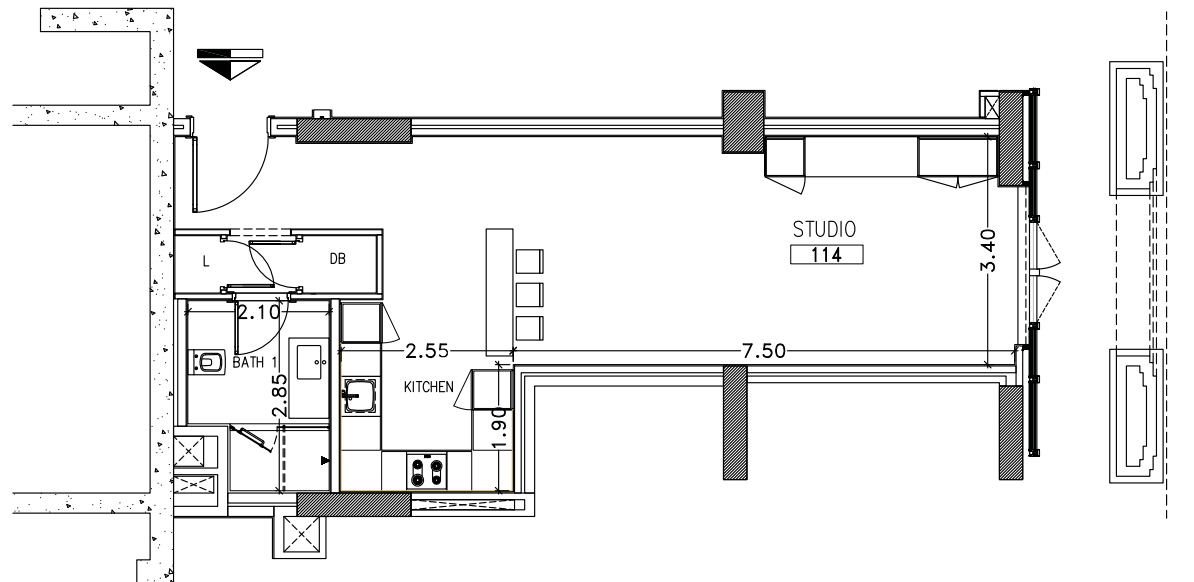
KEY PLAN



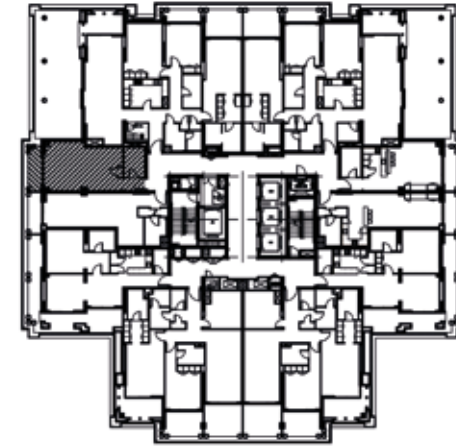
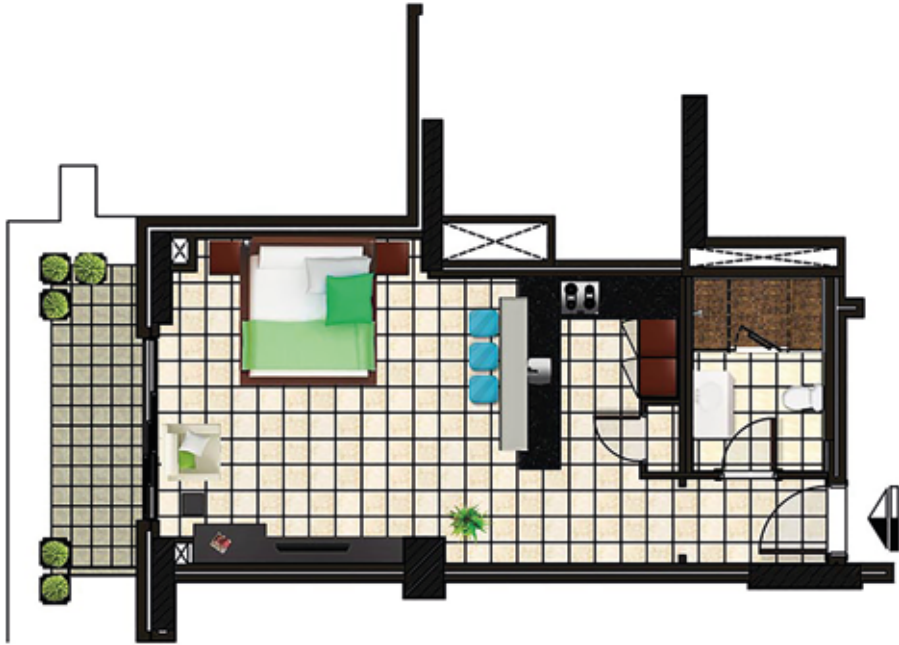
STUDIO	
TABLE OF AREAS	SQM
Unit Total Internal Area	56.74
Balconies Area	-
Total Area	56.74



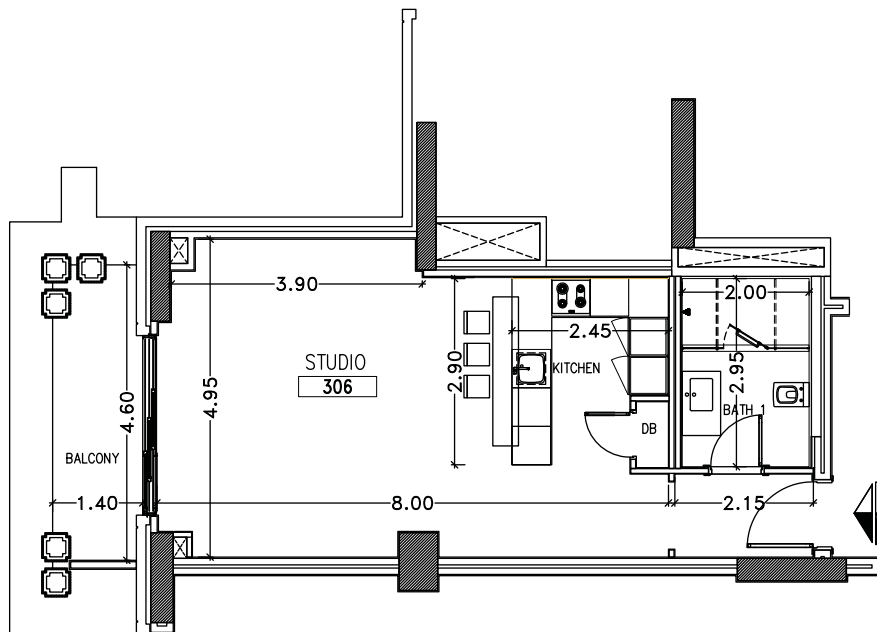
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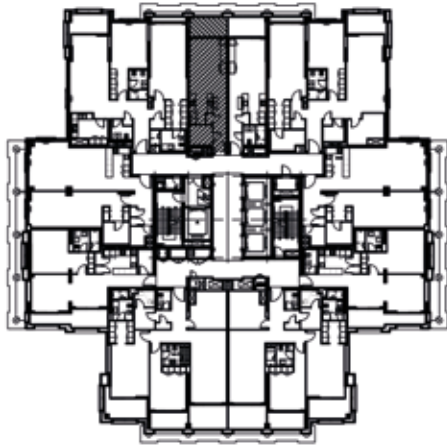
STUDIO	
TABLE OF AREAS	SQM
Unit Total Internal Area	59.42
Balconies Area	-
Total Area	59.42



KEY PLAN



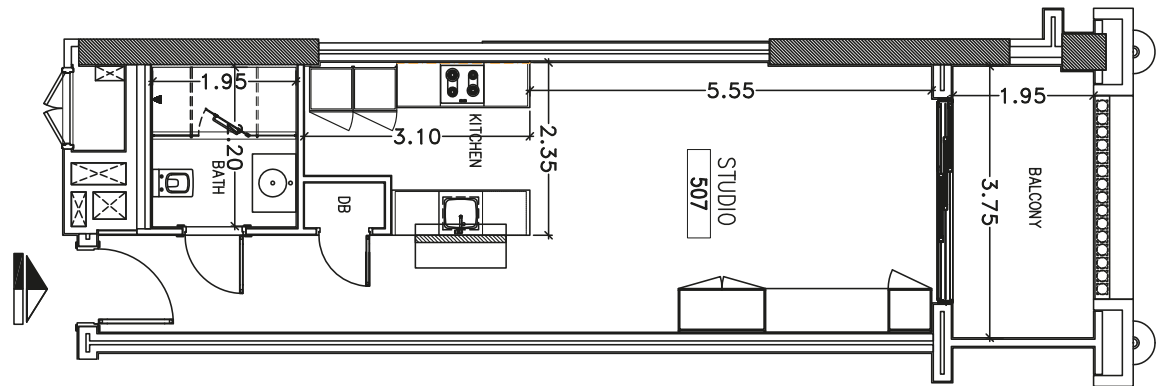
STUDIO	
TABLE OF AREAS	SQM
Unit Total Internal Area	53.40
Balconies Area	11.10
Total Area	64.50



KEY PLAN



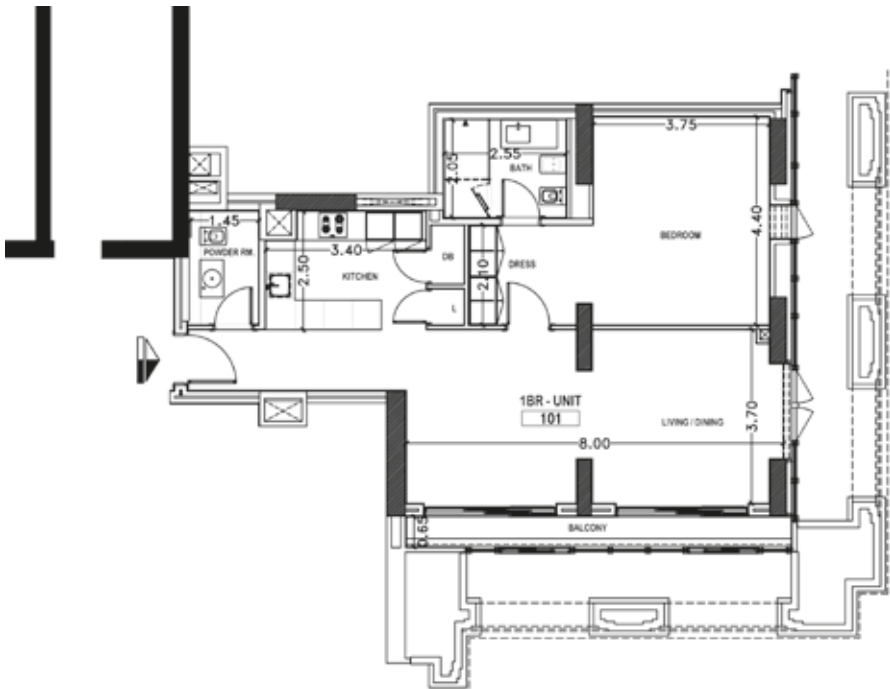
STUDIO	
TABLE OF AREAS	SQM
Unit Total Internal Area	47.04
Balconies Area	13.26
Total Area	60.30



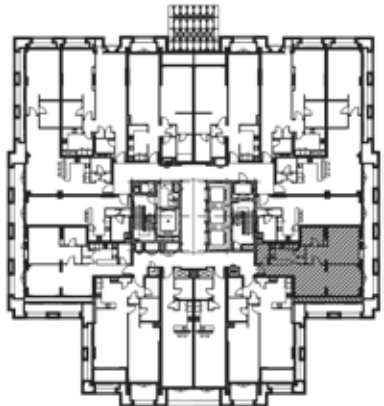


APARTMENTS

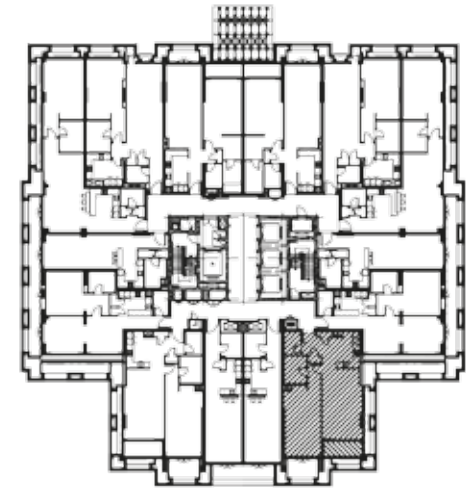
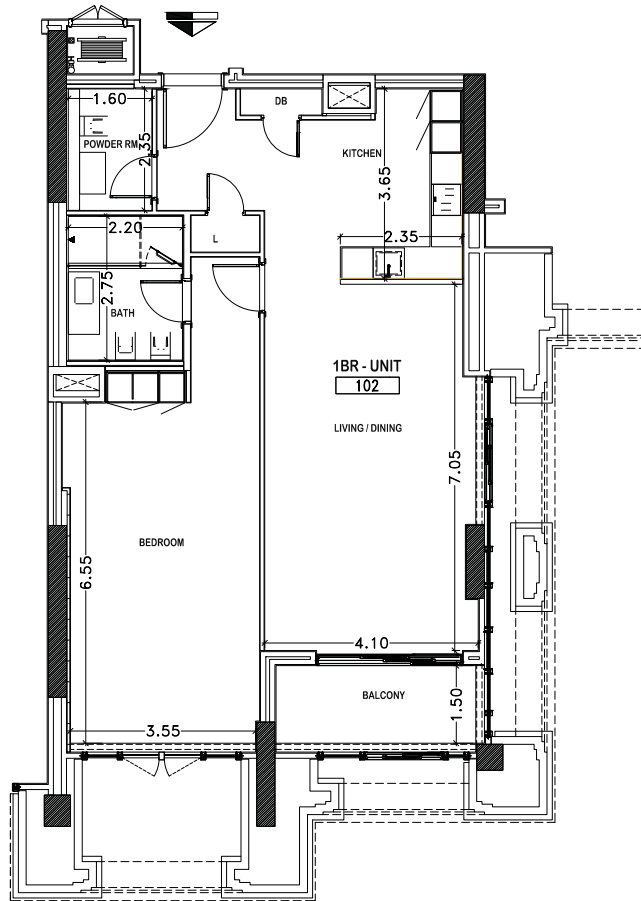
ONE BEDROOM



ONE BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	91.82
Balconies Area	6.38
Total Area	98.20

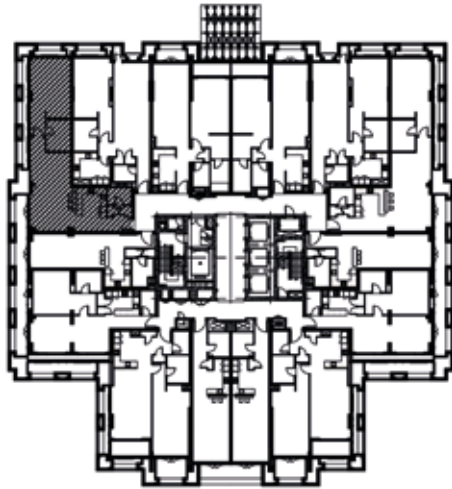


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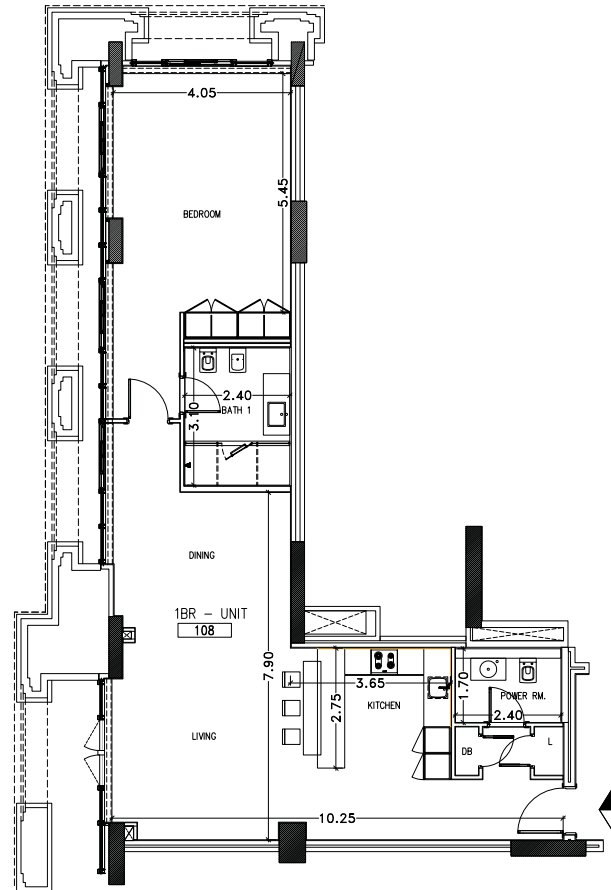
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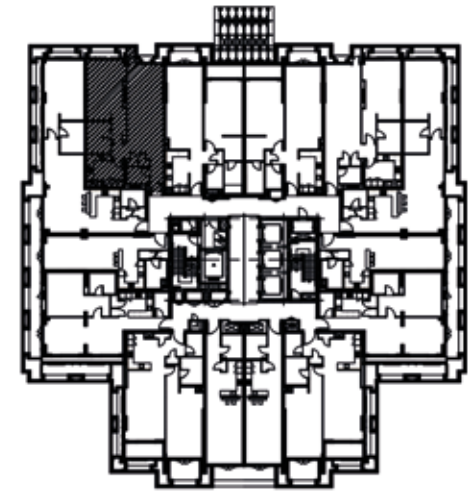
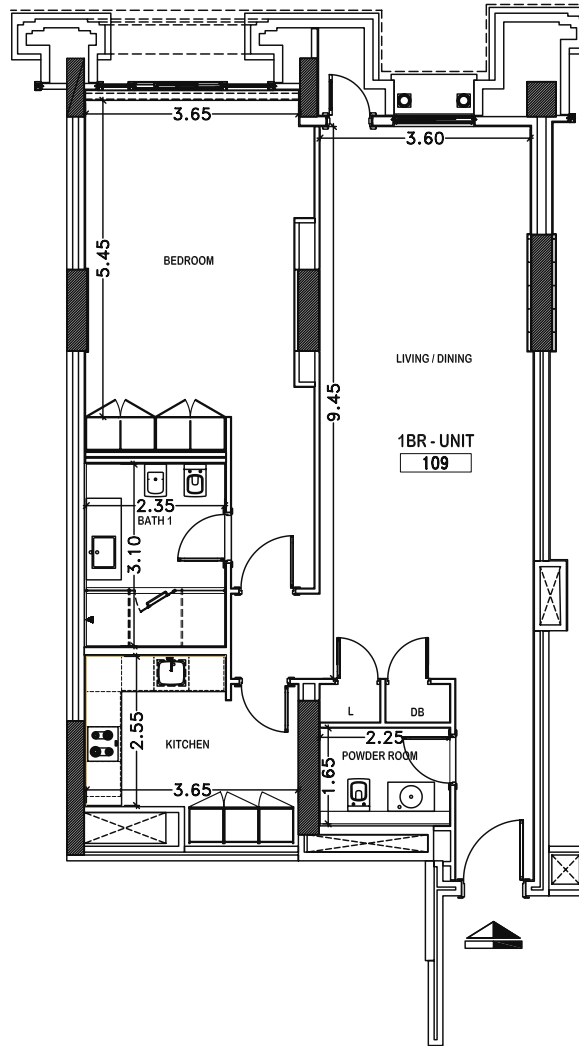
ONE BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	100.10
Balconies Area	7.33
Total Area	107.43



KEY PLAN

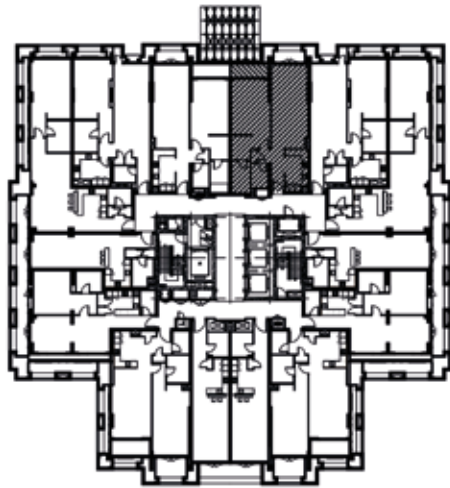
ONE BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	110.24
Balconies Area	-
Total Area	110.24





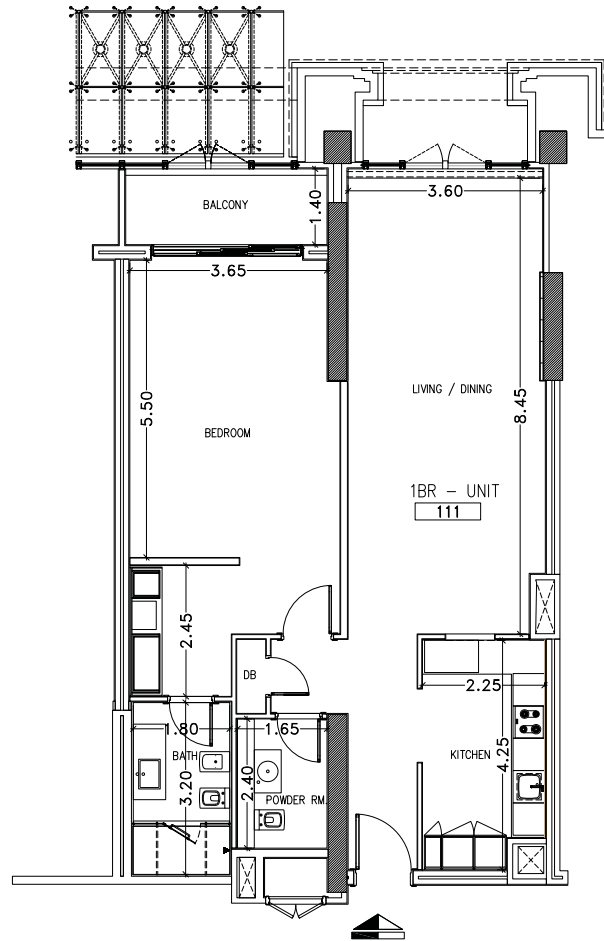
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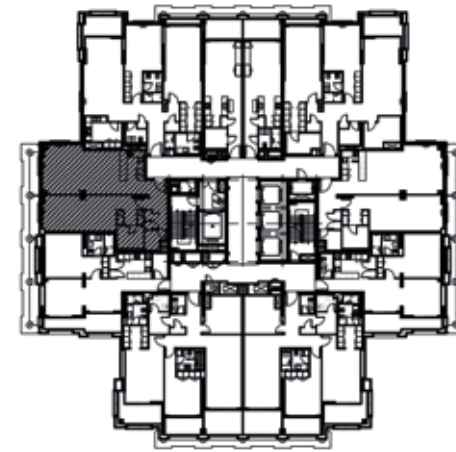
ONE BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	107.83
Balconies Area	-
Total Area	107.83



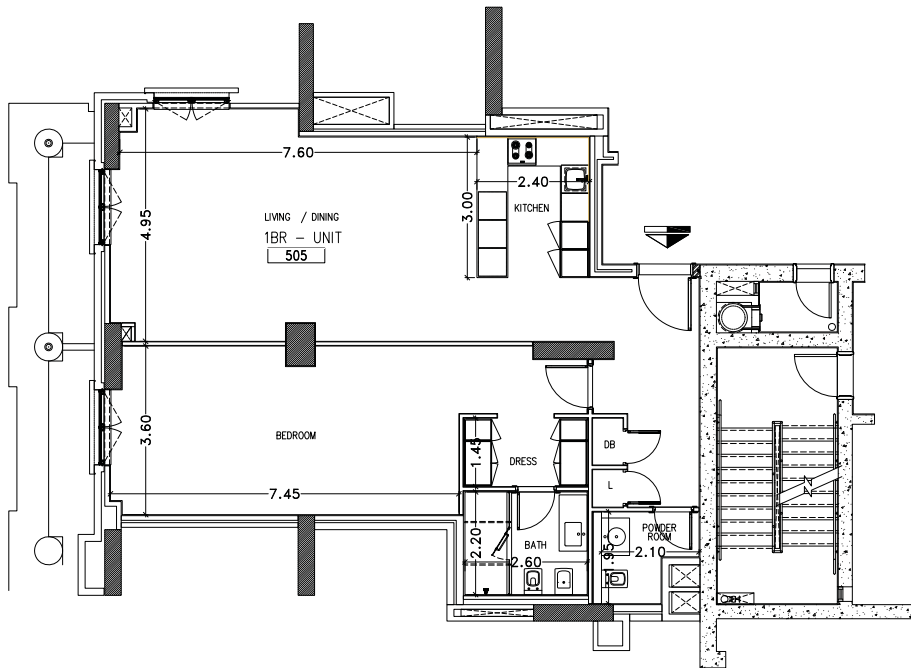
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ONE BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	100.37
Balconies Area	5.72
Total Area	106.09

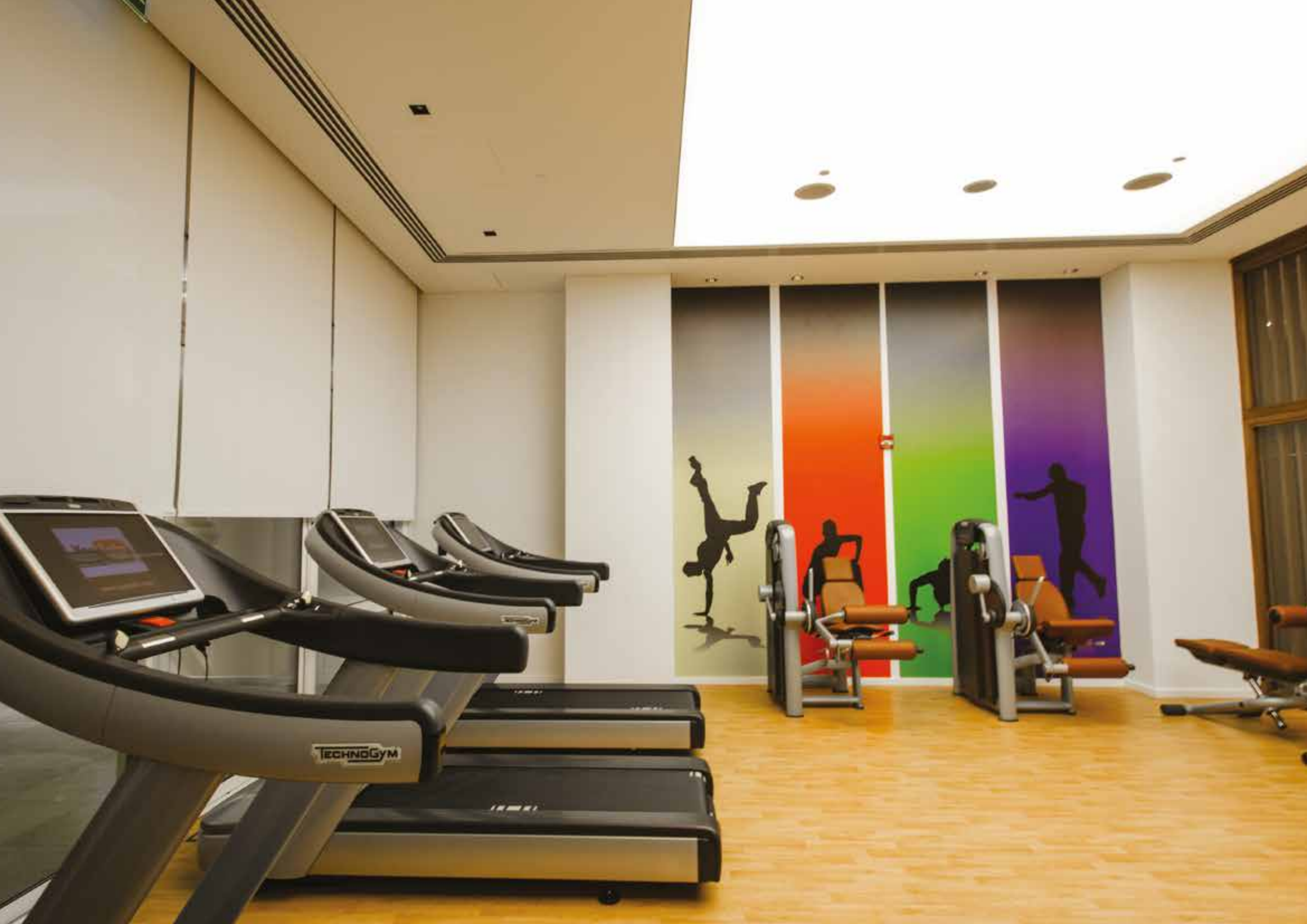




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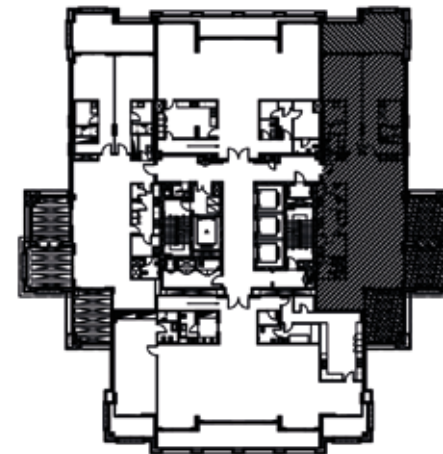


ONE BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	116.77
Balconies Area	-
Total Area	116.77

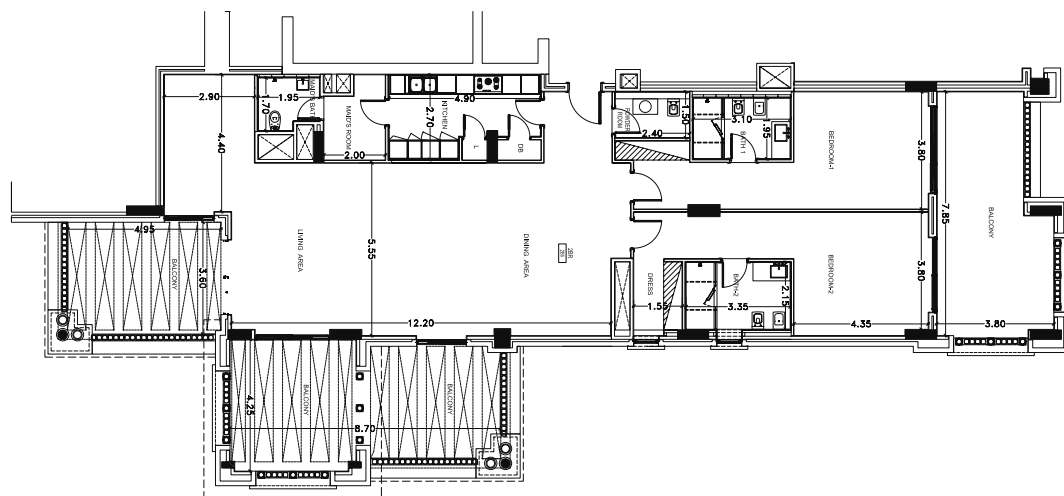


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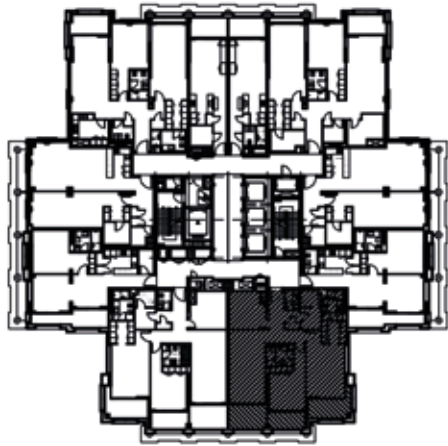
TWO BEDROOM



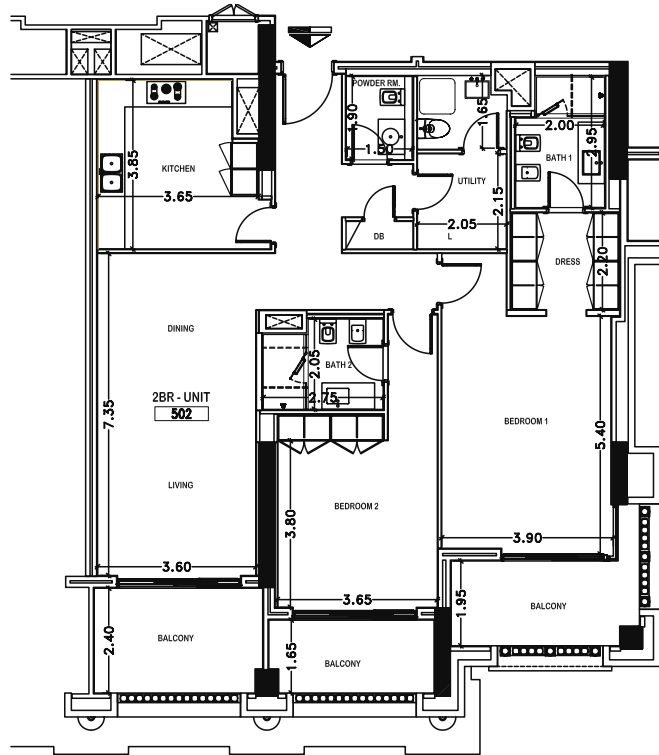
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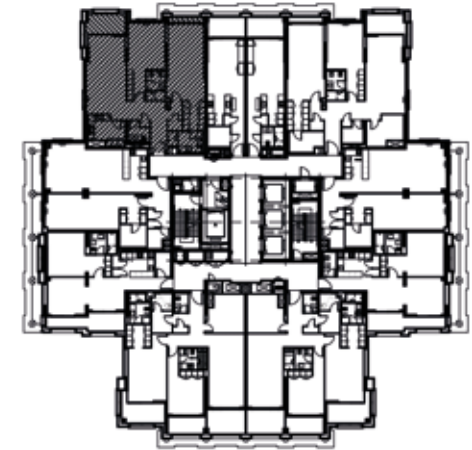
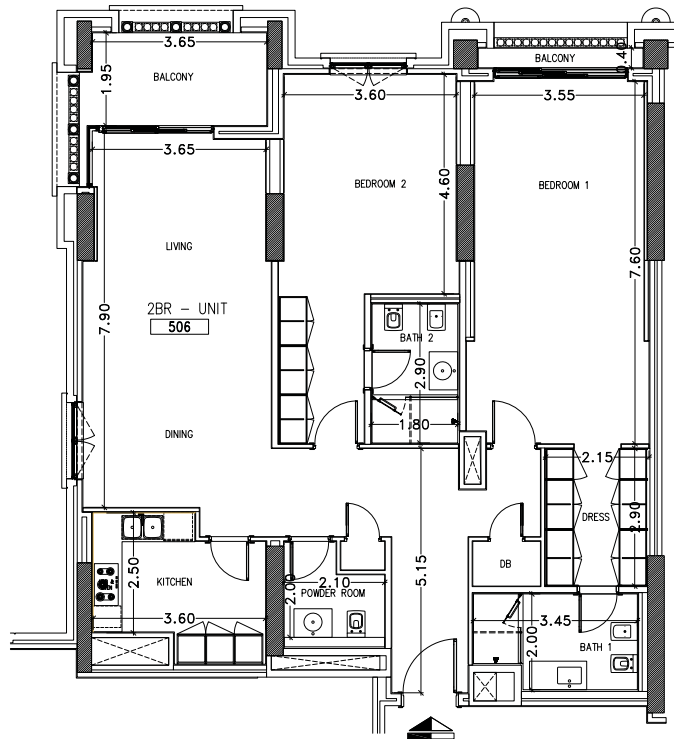
TWO BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	208.19
Balconies Area	101.64
Total Area	309.83



KEY PLAN

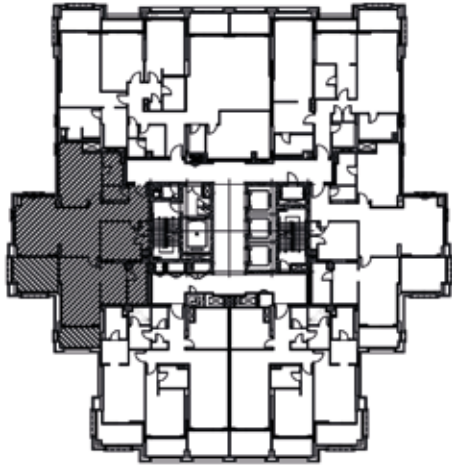


TWO BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	145.78
Balconies Area	34.33
Total Area	180.11



KEYPLAN

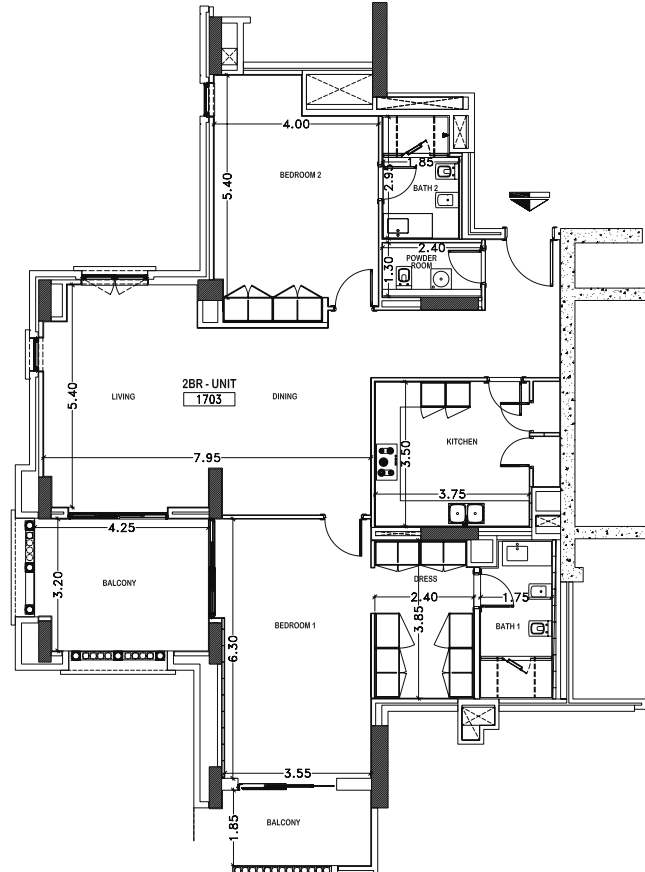
TWO BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	156.62
Balconies Area	18.47
Total Area	175.09

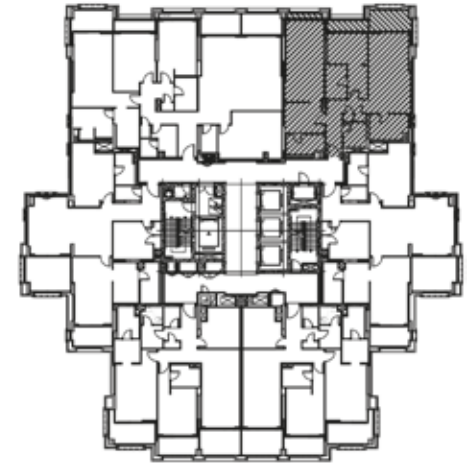
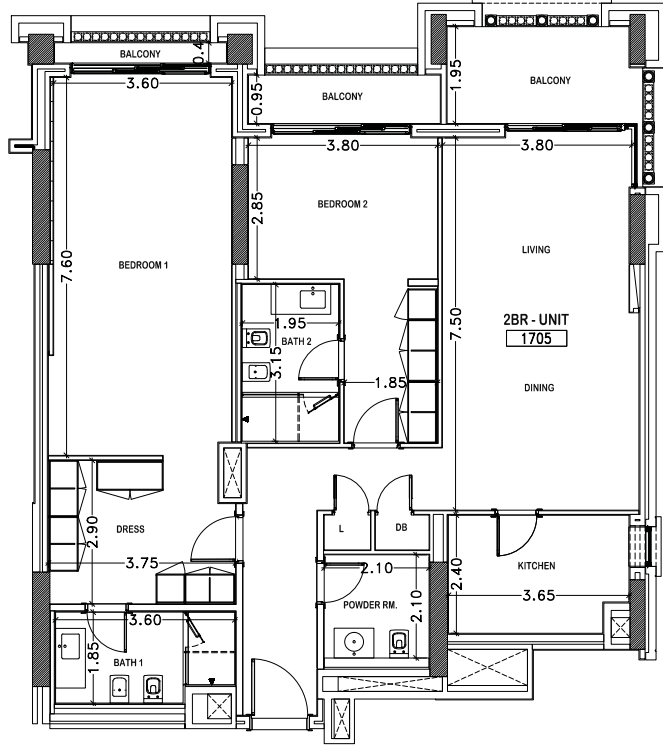


KEY PLAN

TWO BEDROOM

TABLE OF AREAS	SQM
Unit Total Internal Area	163.37
Balconies Area	25.42
Total Area	188.79





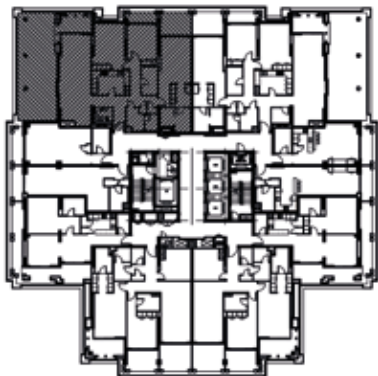
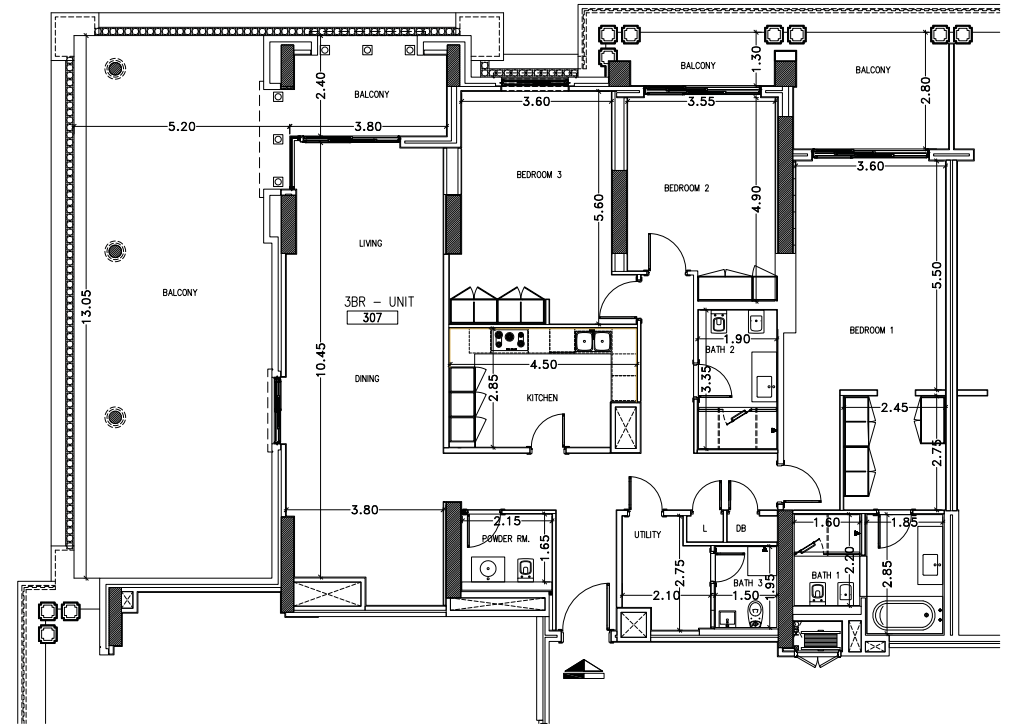
KEY PLAN

TWO BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	146.52
Balconies Area	19.91
Total Area	166.43



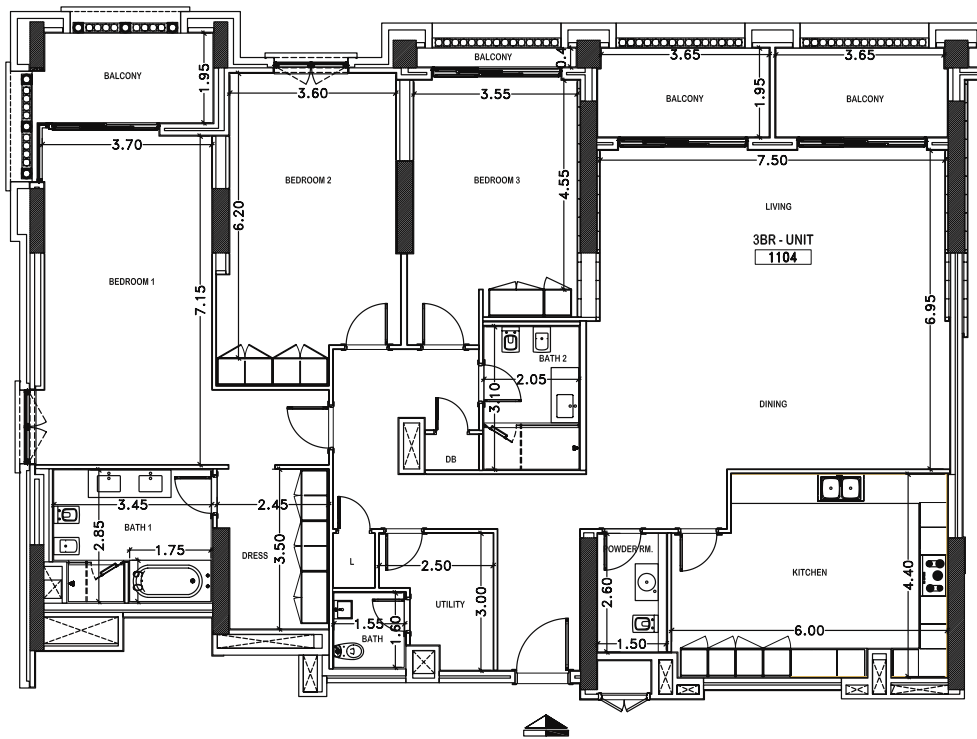
APARTMENTS

THREE BEDROOM

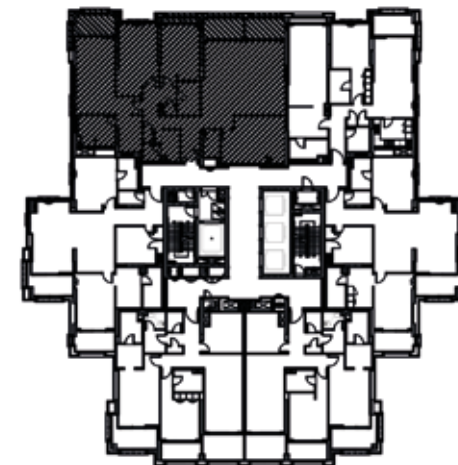


KEY PLAN

THREE BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	203.36
Balconies Area	110.68
Total Area	314.04



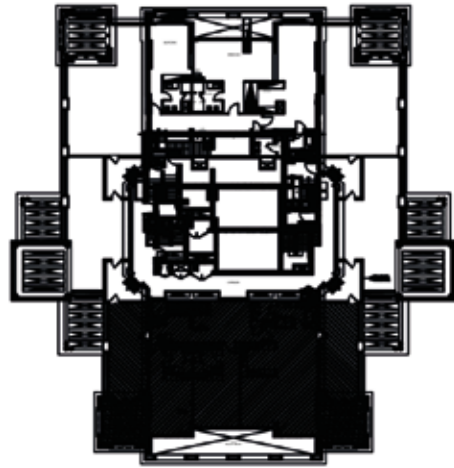
THREE BEDROOM	
TABLE OF AREAS	SQM
Unit Total Internal Area	252.56
Balconies Area	33.29
Total Area	285.85



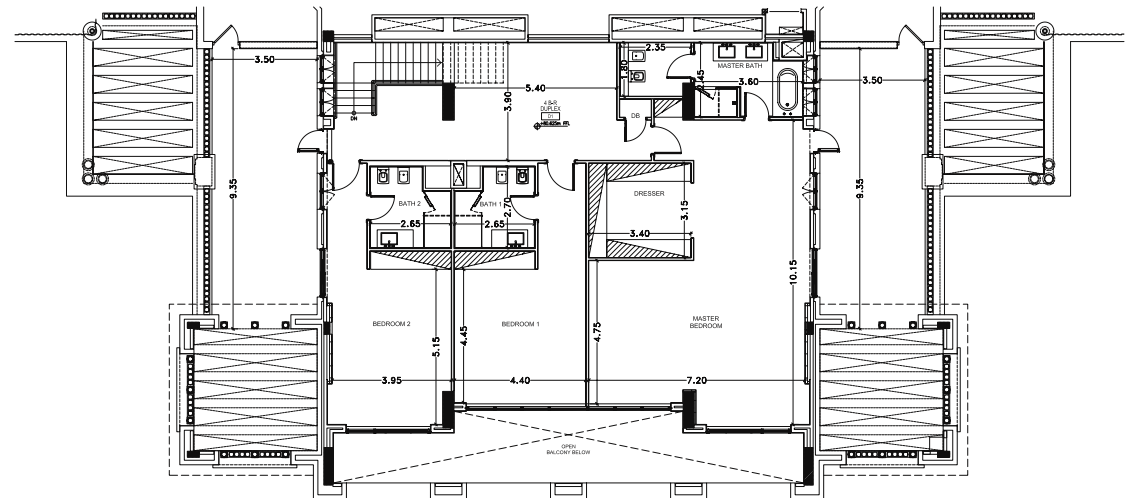
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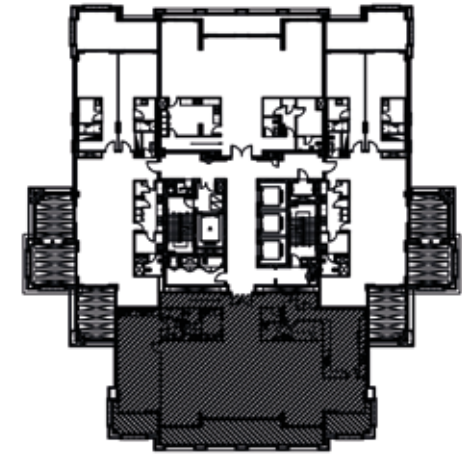
PENTHOUSES



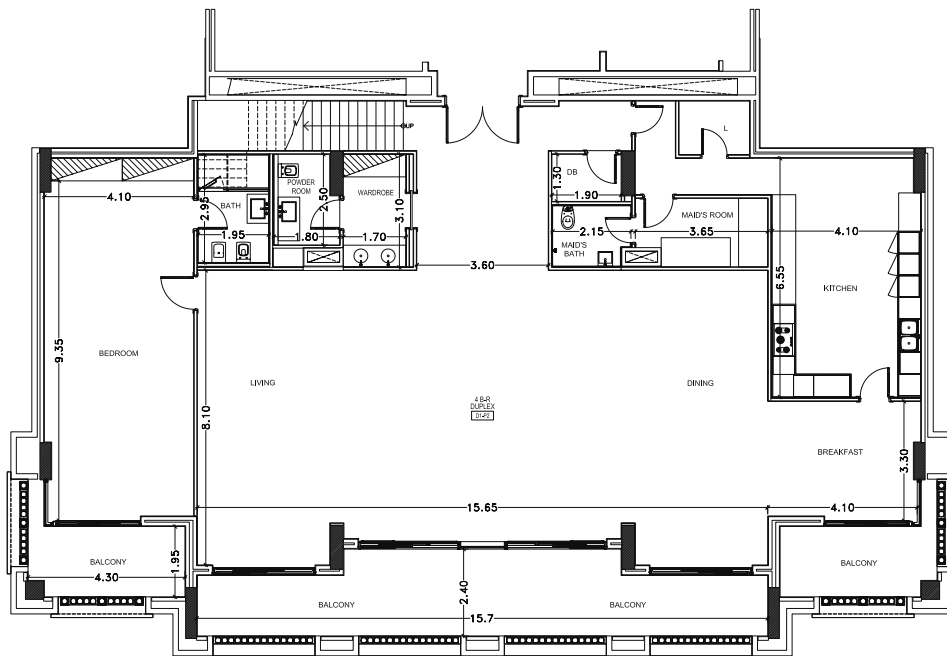
KEY PLAN



PENTHOUSE	
TABLE OF AREAS	SQM
Unit Total Internal Area	226.64
Balconies Area	119.52
Total Area	346.16

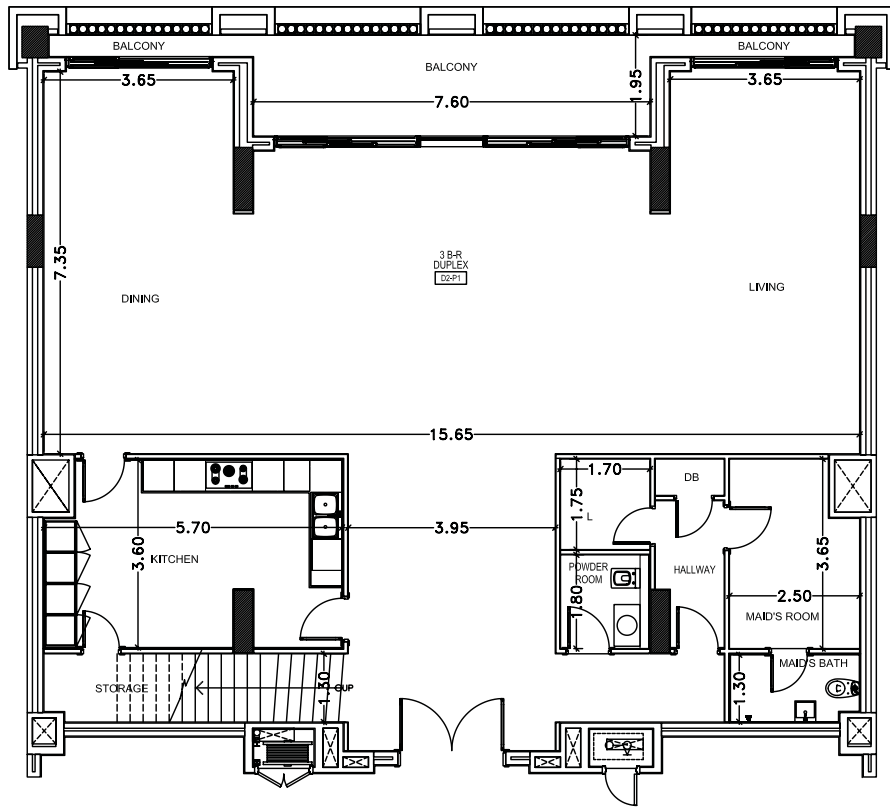


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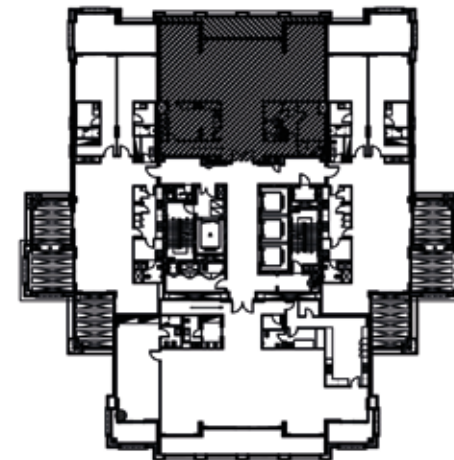


PENTHOUSE

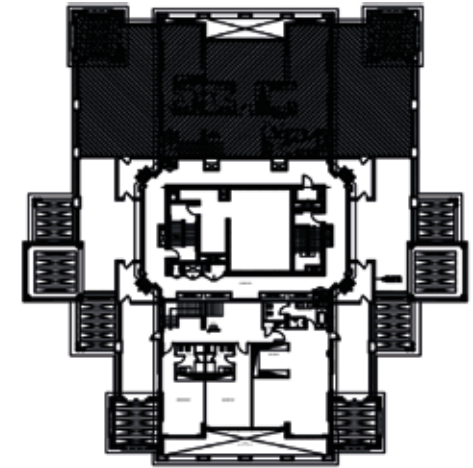
TABLE OF AREAS	SQM
Unit Total Internal Area	297.65
Balconies Area	69.02
Total Area	366.67



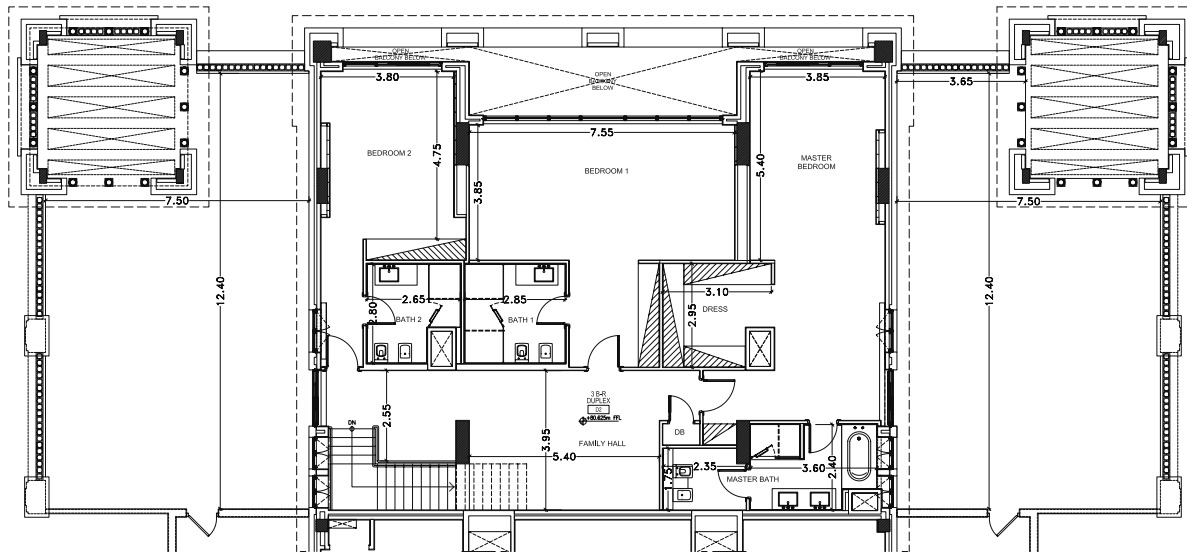
PENTHOUSE	
TABLE OF AREAS	SQM
Unit Total Internal Area	198.40
Balconies Area	26.86
Total Area	225.26



KEY PLAN



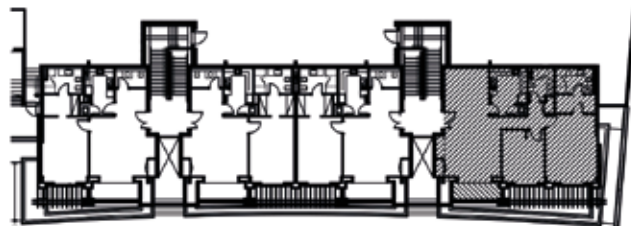
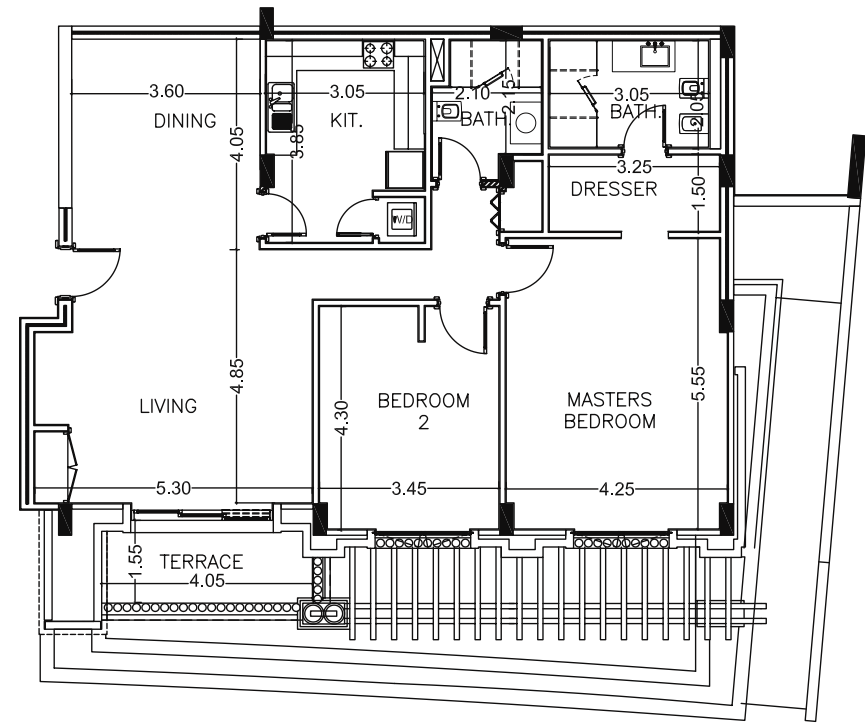
KEY PLAN



PENTHOUSE	
TABLE OF AREAS	SQM
Unit Total Internal Area	207.98
Balconies Area	221.22
Total Area	429.20

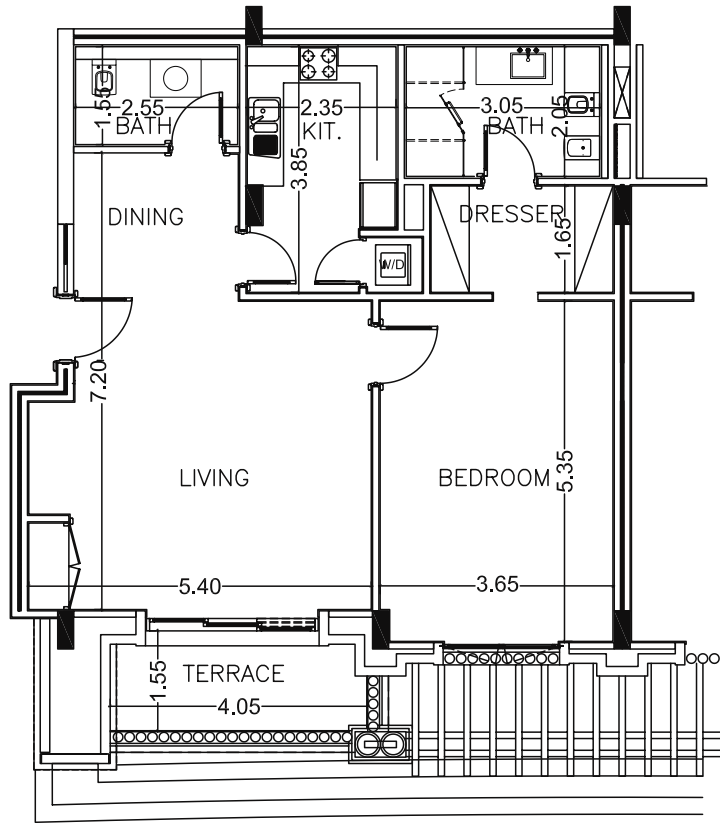


CHALETS

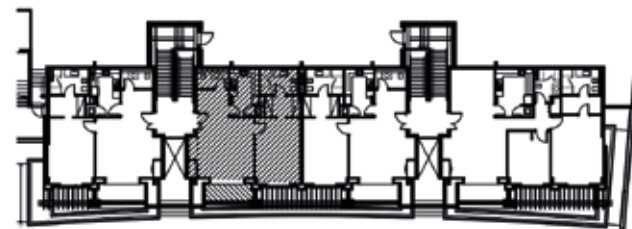


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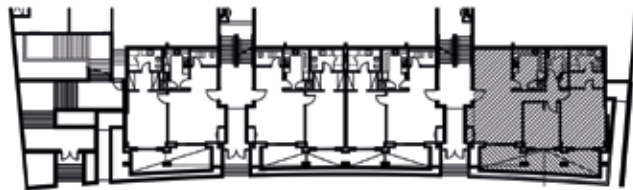
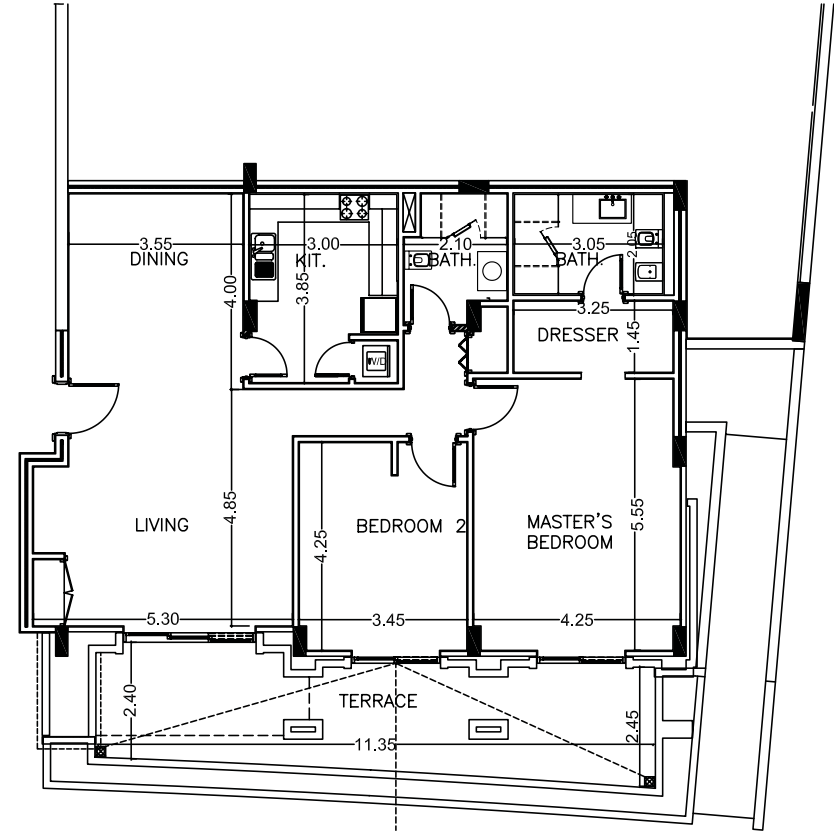
CHALET	
TABLE OF AREAS	SQM
Unit Total Internal Area	126.00
Balconies Area	7.00
Total Area	133.00



CHALET	
TABLE OF AREAS	SQM
Unit Total Internal Area	87.00
Balconies Area	7.00
Total Area	94.00

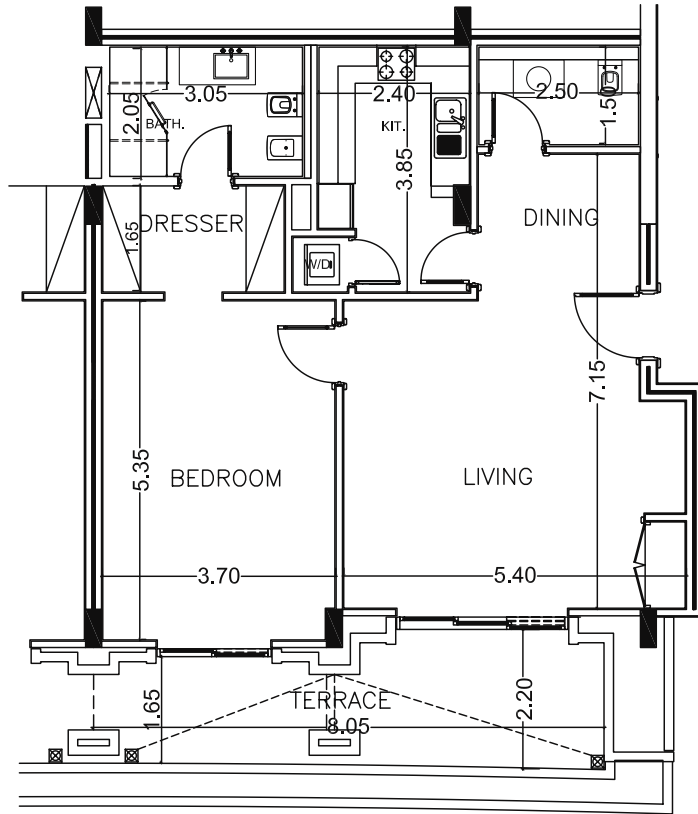


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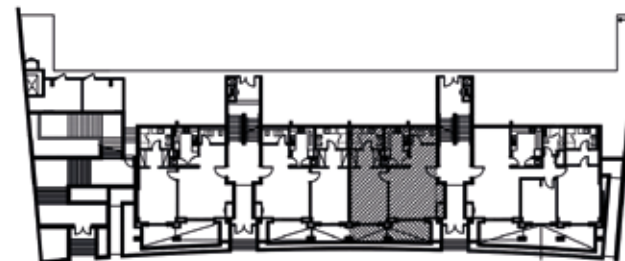


KEY PLAN

CHALET	
TABLE OF AREAS	SQM
Unit Total Internal Area	126.00
Balconies Area	27.00
Total Area	153.00



CHALET	
TABLE OF AREAS	SQM
Unit Total Internal Area	87.00
Balconies Area	16.00
Total Area	103.00



KEY PLAN



Redefining Commitment

Setting the very best standards in luxury living

Building on a philosophy of innovation, supreme quality and service, Qatar Coral for Real Estate Development L.L.C. pursues its commitment to create projects of originality and distinction.

Qatar Coral has quickly earned its deserved reputation for excellence in the development of luxury properties. We pride ourselves on our refreshing and creative approach to building homes and establishing communities where people want to live.

Every Qatar Coral property is built to the highest standards and incorporates the latest in contemporary design, enhanced by traditional skills and experience. The resulting residences and commercial developments always exhibit timeless sophistication and style.

Our clients are people who share our values and appreciate aesthetic excellence and the highest standards of construction, the hallmarks of every Qatar Coral project.





RAHRIYA

VVO TWENTY THREE



TWENTYTWO



TWENTYTHREE

شركة مرجان قطر
للتطوير العقاري ذ.م.م.



Qatar Coral
For Real Estate Development LLC.

Al Reem Tower, 6th Floor, West Bay Area - **P.O. Box** 31554, Doha - Qatar

For Sales & Rentals: **Mob** +974 3344 9903 - **Tel** +974 4441 4229

Email sales@qatarcoral.com

www.qatarcoral.com/vb22-23