

Real Estate Services for Qatar Railways: Umm Ghuwailina and Al-Mansoura Sites

Client

Qatar Railways Company (Qatar Rail)

Scope of Work

Topographic surveys
Geotechnical surveys
Environmental studies
Traffic impact study
Conceptual design
Preliminary design
Design permits
Detailed design
BIM modeling
Tender documents
Construction supervision

Location

Doha, Qatar

Types of Activities

Architectural
Electrical
Landscaping
Mechanical
Structural
Urban design

The overall rail transport project of Doha Metro stresses the importance of land development around each station, thus offering a unique opportunity for future growth in the most coordinated and effective way possible. By planning for the development associated with transit, Qatar Rail significantly contributes to a vibrant future for the city of Doha. Not only will new developments and communities centered on transit be attractive and desirable places for living, working, and recreation, but they will also serve as generators of social and economic development in the areas surrounding them.

This project, implemented jointly with TYPESA, covers the infrastructure of the residential areas surrounding two main stations of Doha Metro: Umm Ghuwailina and Al-Mansoura. Perkins Eastman Architects (New York, USA) is appointed as subconsultant for architectural design during the master-planning and schematic design phases. KPMG Qatar is appointed as project developer in relation to market research and financial studies.

Umm Ghuwailina Green Urban Axis

The master plan of Umm Ghuwailina Green Urban Axis proposes a gross floor area of 898,030 m². It comprises a wide range of programs, including a large area

designated for mixed-use purposes (apartments, serviced apartments, entertainment mall, retail, offices, school and kindergarten, specialty hospital, and hotels). Located in downtown Doha, the site overlooks Doha Metro Red Line. A complete neighborhood is envisioned around a system of streets and blocks, with pedestrian walkways providing important connections and office Buildings interconnected with AC pedestrian bridges. Outdoor spaces (in the form of a green pedestrian axis) consociate with courtyards in close proximity to residential units. For Qatar Rail future developments, this is the second largest site area and the second largest program in the master-planning document.

Al-Mansoura Smart Living Neighborhood

Al-Mansoura is the southernmost stop on the Doha Metro Green Line, with Musheireb being the next stop. The master plan of Al-Mansoura Smart Living Neighborhood proposes a gross floor area of 96,559 m². It comprises residential buildings, hotel-serviced apartments, retail units, and offices. Linking two station entrances, the site is envisioned as residential towers overtopping commercial bases in such a way that forms a vibrant pedestrian realm connected to the surrounding urban fabric.

