



A development by



# FLORESTA GALLERIA MALL





## The State of Qatar

- World's Richest Country Per Capita (*World Bank 2019*)
- Highest Non-Energy Sector Growth (*Qatar Financial Center 2019*)
- 2<sup>nd</sup> Most Competitive Economy in the World (*Global Competitiveness Report 2019*)
- Best Investment-Friendly Business Environment in the Arab World (*Arab Competitiveness Report 2018*)
- Safest Country in the World (*Global Safety Index 2020*)
- World-Class Education, Healthcare and Sports Facilities
- Best Airport in the Middle East and 3<sup>rd</sup> Best Airport in the World (*SKYTRAX World Airport Awards 2020*)
- Best National Airlines with High Accessibility to Key Business & Leisure Destinations (*SKYTRAX World Airline Awards 2019*)
- High Visibility Global Events
- Top 10 Most Open Visa Country in the World (*The World Tourism Organization (UNWTO) 2018*)



# United Development Company

## The Power behind an Iconic Development

United Development Company (UDC) is a leading Qatari public shareholding company and master developer of The Pearl-Qatar and Gewan Island.

### Core Business Areas:

- Real-Estate Development
- Property Management
- Hospitality
- Infrastructure & Utilities
- Maritime Services



# The Pearl-Qatar

**350**

Operational  
Retail & F&B  
Brands

**25K**

Total  
Residential  
Units

**33K**

Current  
Residents

**15M**

Annual  
Visitors

- Largest Project by UDC
- Size: 4 million sqm
- Man-Made Island
- First Urban Development Project in Qatar Offering Freehold Ownership
- Best Mixed-Use Development and Design Awards
- Award-Winning and Largest Marina in Qatar
- Longest Waterfront Retail Walkway
- Home to the World's Biggest District Cooling Plant
- Smart & Sustainable Features
- Doha's Fastest Growing Community





## Retail at The Pearl-Qatar

The Pearl-Qatar is a destination of choice for retail in the State of Qatar, helping businesses generate significant and sustained returns as well as brand equity, thanks to the Island's unique setting of beautiful architecture and scenic views as well as its landmark status attracting year-round high visitor traffic.

**3**

Main Retail Districts

**4**

Hotels

**75%**

Retail Occupancy

**3**

Shopping Malls

**350**

Operational Retail Brands

35%  
Fashion &  
Lifestyle

20%  
Services

45% F&B

Tenant Mix



## Floresta Gardens

Floresta Gardens is one of the most prized locations in The Pearl-Qatar with a variety of community living options characterized by Parisian-style architecture, beautiful waterfront and public realm views as well as access to a range of facilities including nearby retail outlets at Floresta Galleria Mall.

**10**

Residential Towers

**5K**

Total Residents

**3**

Gated Villa  
Compounds

**145,967** sqm

Total Area

**115**

Villas





## Floresta Galleria Mall

Located within walking distance to the residences of Floresta Gardens, Floresta Galleria Mall caters to daily needs of residents including grocery, food and beverage and miscellaneous services.

- Floors: 3 (B, G, 1)
- Elevators: 3
- Solid Skylight Roof

**3,697** sqm

Built-up Area

**1,446** sqm

Leasable Area



## Ground Floor

- Area: 1,723 sqm
- Male & Female Restrooms
- Parking Spaces: 27
- Lobby & Central Courtyard: 350 sqm



Supermarket  
400 sqm



Café 1: 106 sqm  
Café 2: 70 sqm



Pharmacy  
44 sqm



Laundry  
34 sqm

## First Floor

- Area: 1,332 sqm
- Post Office: 44 sqm
- Central Circulation: 300 sqm
- Male & Female Prayer Rooms with Ablution Areas



Retail 1  
160 sqm



Retail 2  
191 sqm



F&B 1  
175 sqm



F&B 2  
215 sqm



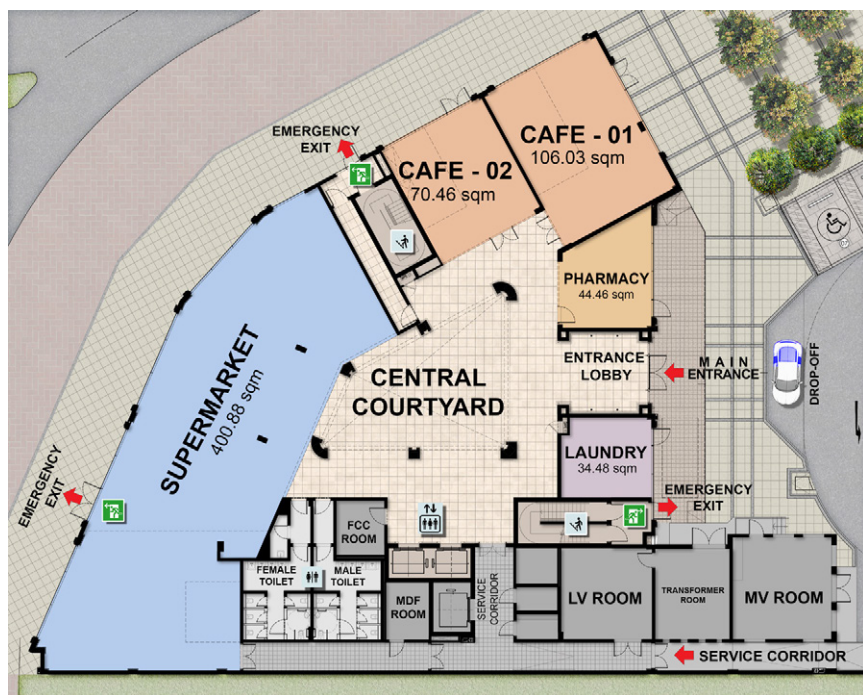















# Floor Plans

## Ground Floor Plan



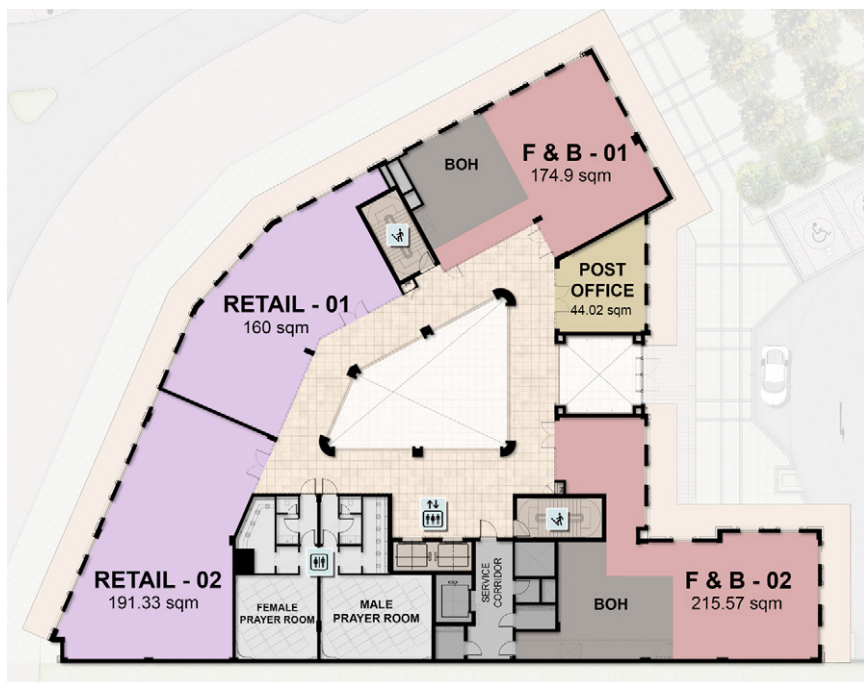
## LEGEND

 Supermarket	 Laundry	 Public Access/Corridors
 Café	 Toilets/Prayer Room	 Service Corridor
 Pharmacy	 Stairs/Lift	 MEP












# Floor Plans

## First Floor Plan



### LEGEND

	Retail		Toilets/Prayer Room		Service Corridor
	F&B		Stairs/Lift		MEP
	Post Office		Public Access/Corridors		F&B BOH





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