



La Maha Baie
QETAIFAN ISLAND

The background of the entire page is a close-up, high-angle shot of water ripples. The light reflects off the crests of the waves, creating a shimmering, textured effect. The colors range from pale blue to white, with darker blue in the troughs of the waves.

EXCLUSIVE LIVING BY THE SEA...

Imagine a life full of possibilities. A place nestled in **Qetaifan island** far enough from the hustle of a metropolis. It's an exceptional residential community that draws in those seeking an unparalleled living. **The life of your dreams-now-is all possible.**



THE BREATHTAKING ISLAND QETAIFAN...

- 1- Lusail Stadium
- 2- Boulevard Lusail
- 3- Qetaifan Island
- 4- Vendome Mall
- 5- La Maha Baie

THE LOCATION

MASTER PLAN

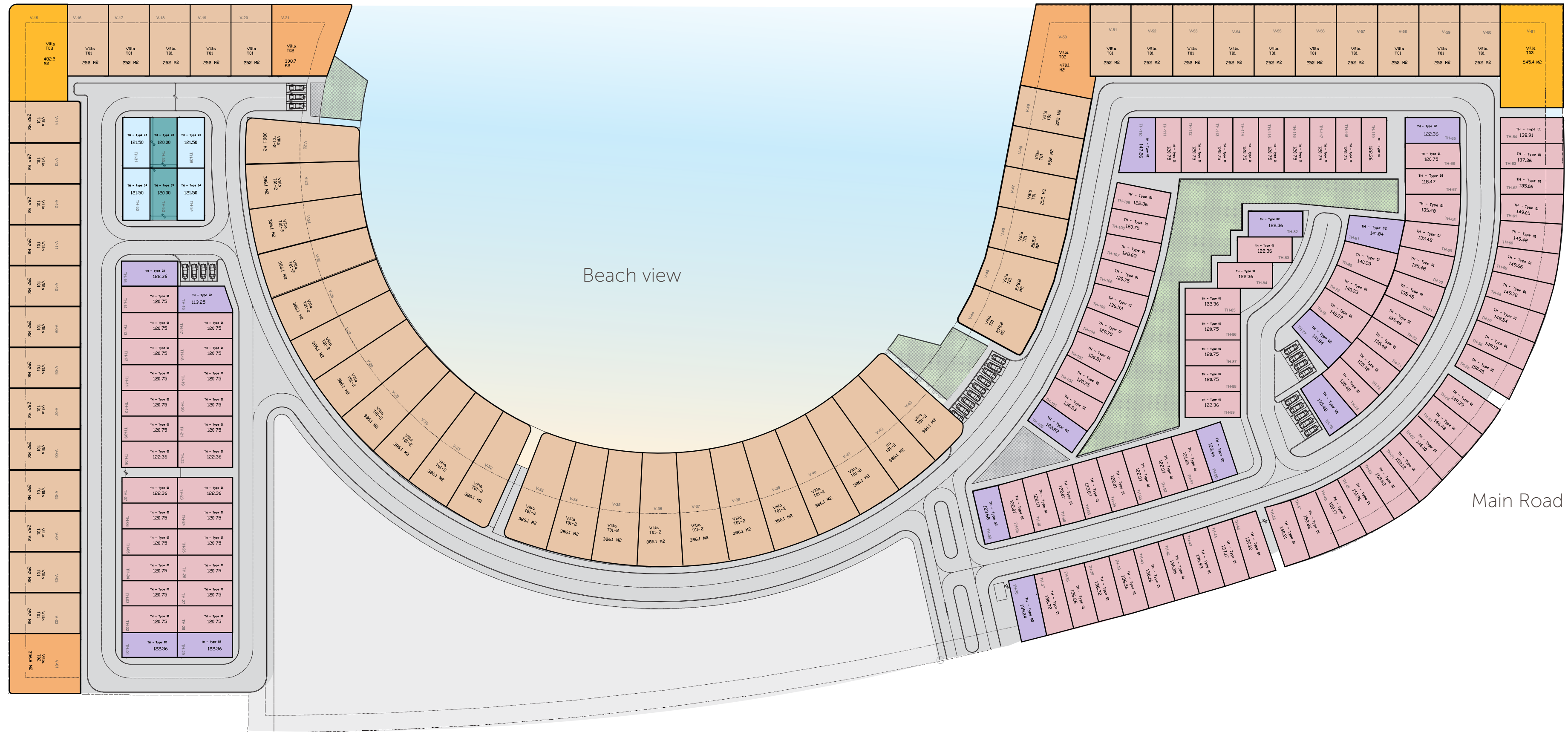
Sea view

Sea view

Canal view

Beach view

Main Road view



- Villas Type 1 & Type 1 (2)
- Villas Type 2
- Villas Type 3
- Townhouses Type 1
- Townhouses type 2
- Townhouses type 3
- Townhouses type 4

STAND ALONE VILLAS

Striking, exquisite and bespoke, LaMahaBaie's a statement of high-end beachfront living.

Outstanding amenities are offered to you at La Maha Baie, Greenery inspired by the location across the beach, this architectural masterpiece is the ultimate expression of luxury and comfort.







A CONTEMPORARY LIFE STYLE...

Set amid the seaside living, La Maha Baie is an exclusive collection of luxury homes designed with your family in mind. Each Villa is an architectural statement in itself, blending a modern aesthetic with natural touches and smart technology to deliver a lifetime.











A LIFE OF PRESTIGE

Inspired by the majesty of seaside living, with stunning architecture, incredible views, wonderful amenities and an exclusive location in Qetaifan Island, the community offers an unmatched way of life for its residents.



TOWNHOUSES

Every detail of your modern Villa has been carefully planned and crafted. The quartz countertops, natural wood elements, integrated pendant lighting, and built-in pantry combine to create a warm and welcoming ambiance.













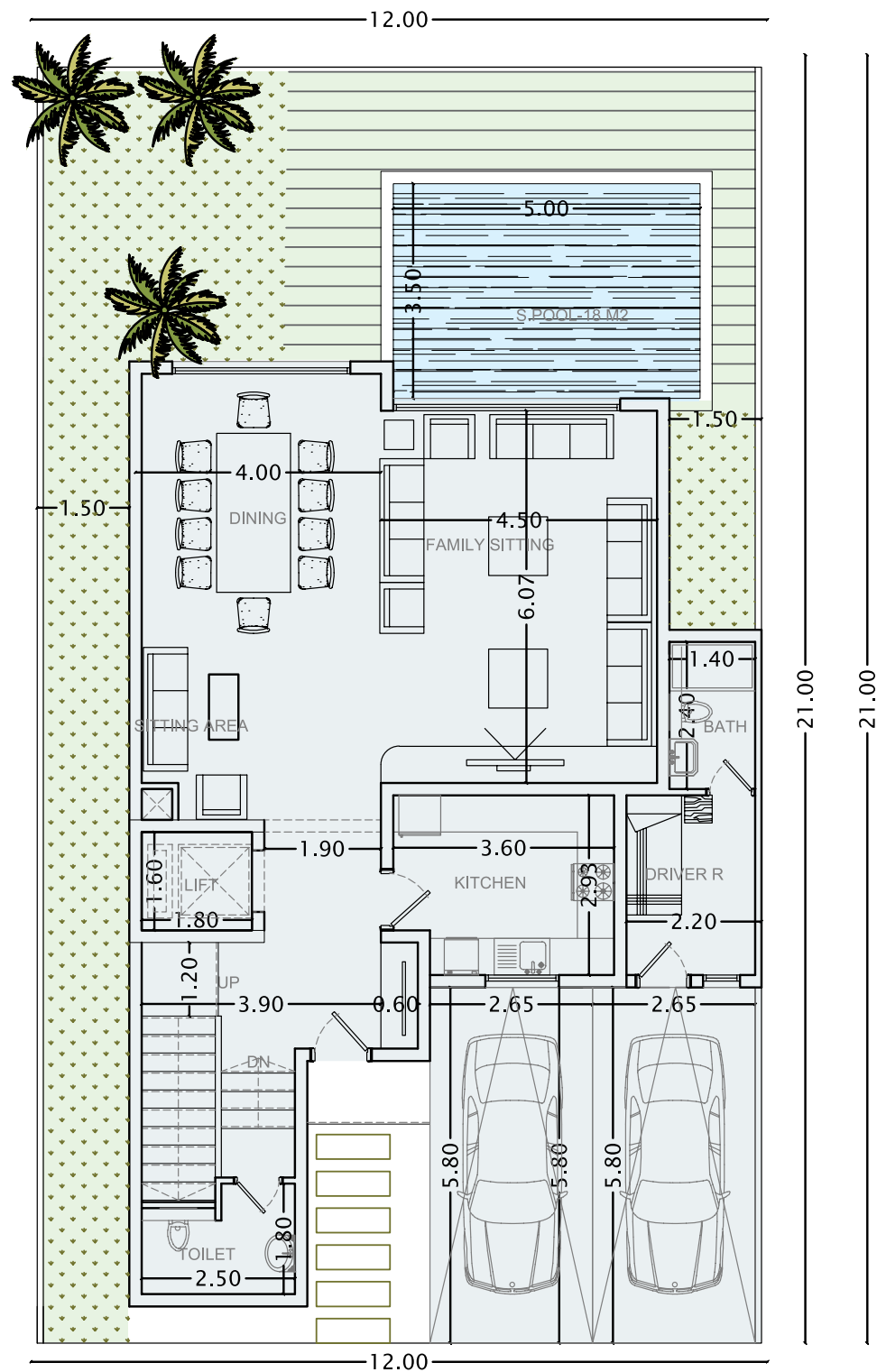


A NEW VISION OF LUXURY

Blending the best in modern living with the wonders of nature, La Maha Baie at Qetaifan Island presents a rare opportunity to live in a community that has been carefully planned to meet the needs of the modern family.

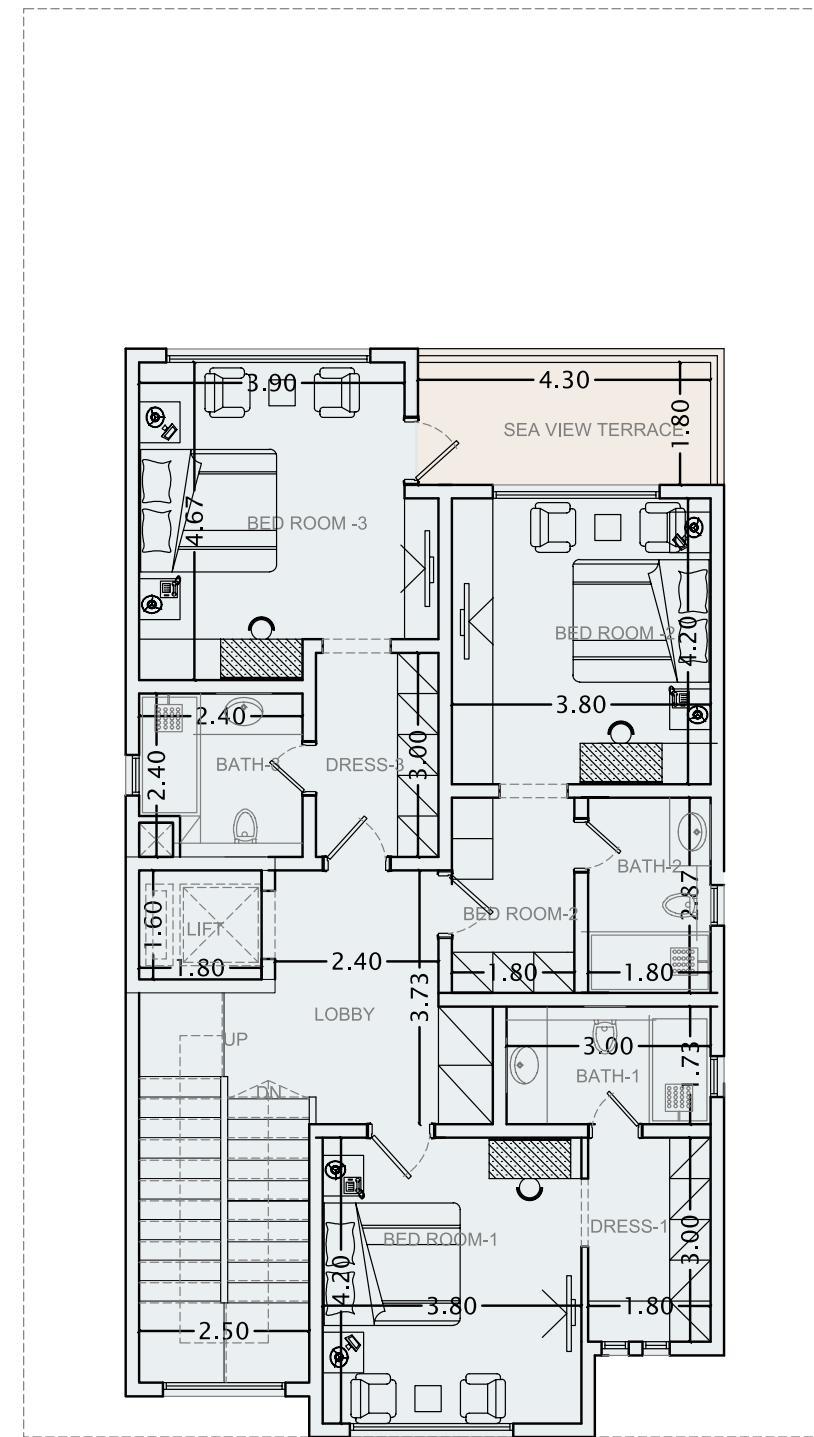


STAND ALONE VILLAS / BUA= 411.50 SQM LAYOUT



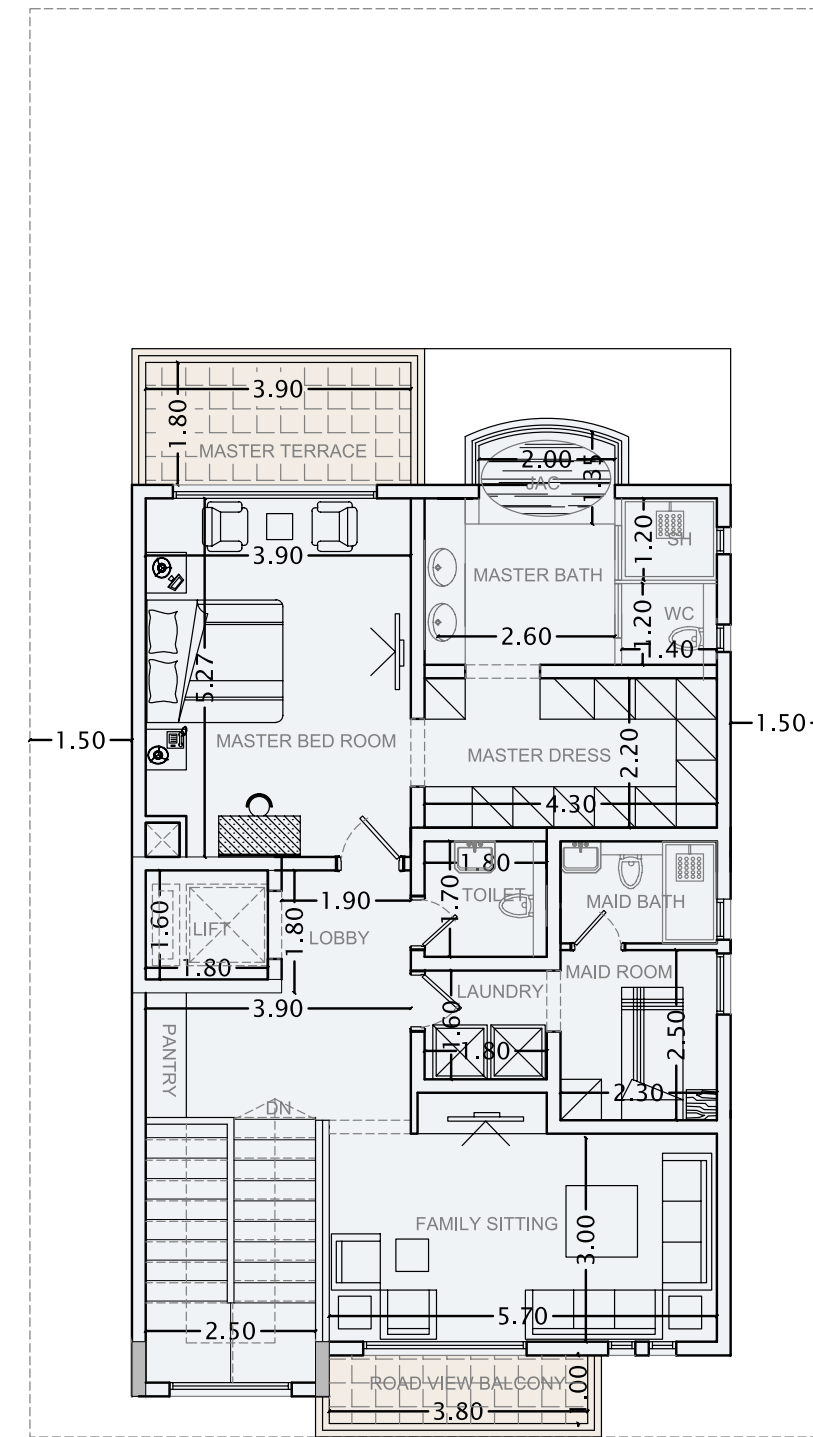
Ground floor

Floor Area=113.30 sqm
Garden=107.42 sqm
Parking=31.30 sqm
Total BUA= 144.60 sqm



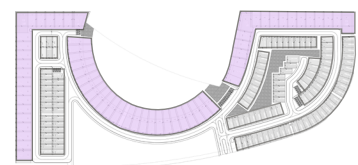
First floor

Floor Area=127.90 sqm
Balcony=9 sqm
Total BUA= 136.90 sqm

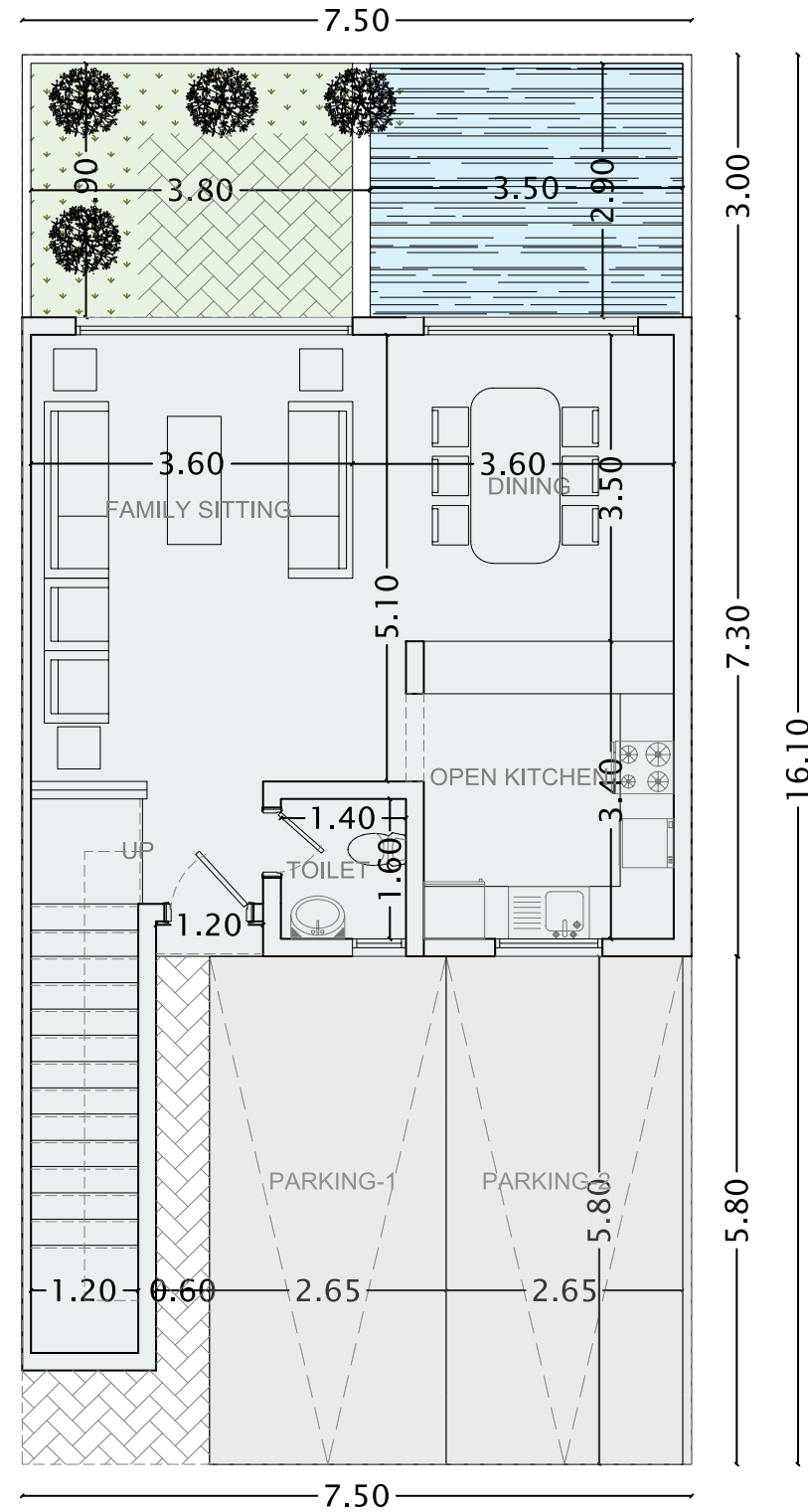


Second floor

Floor Area=116.50 sqm
Balcony=13.50 sqm
Total BUA= 130 sqm

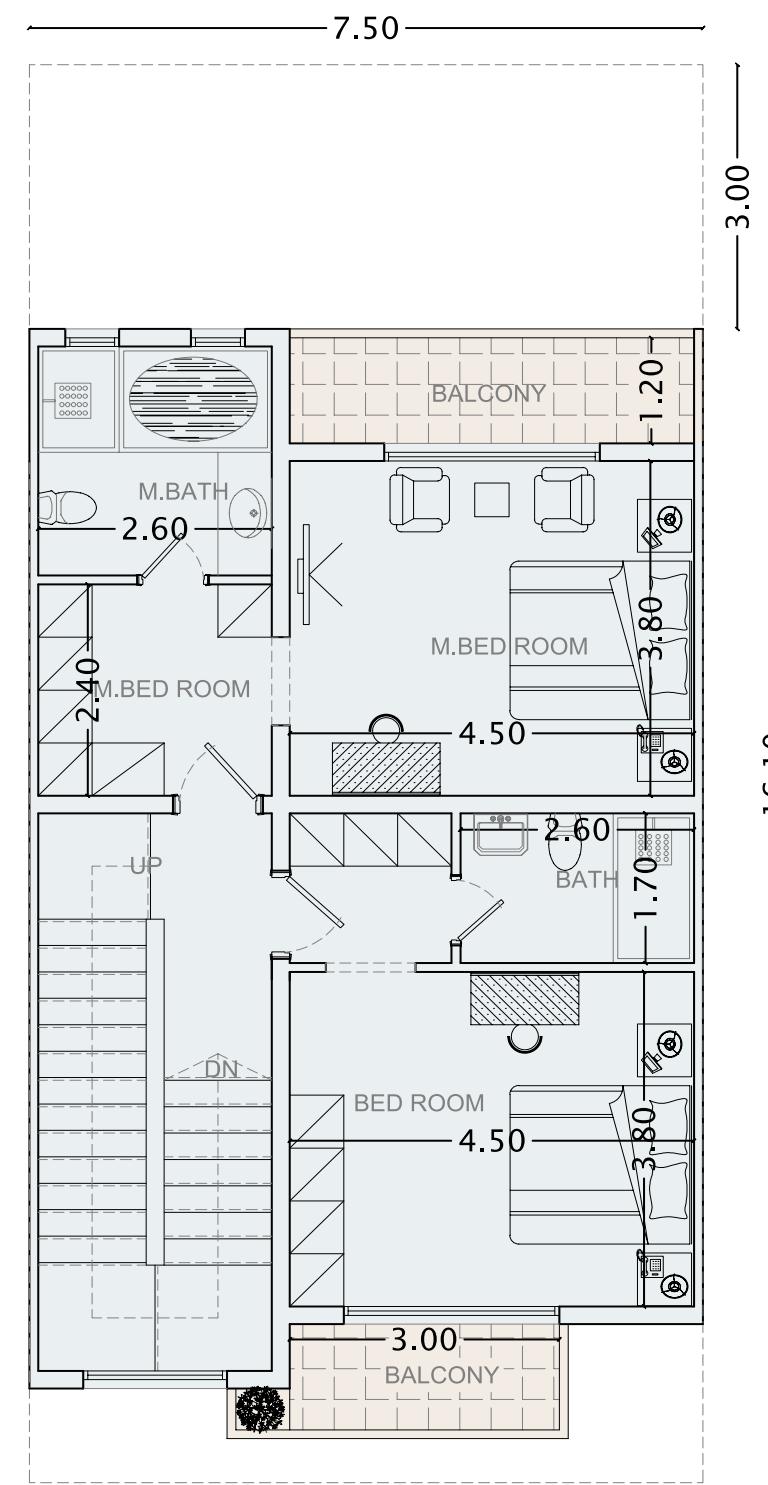


TOWNHOUSES / BUA= 268.52 SQM LAYOUT



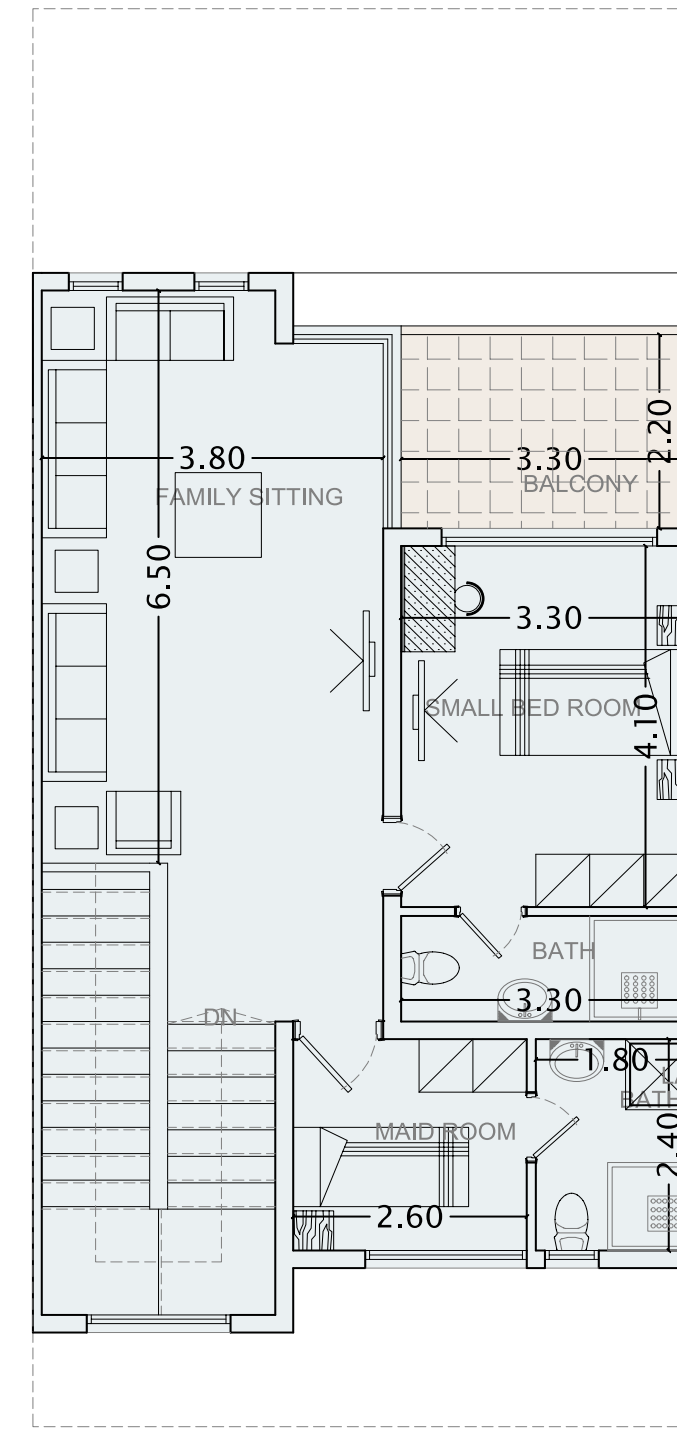
Ground floor

Floor Area=61.84 sqm
Garden=29.22 sqm
Parking=31.30 sqm
Total BUA= 93.14 sqm



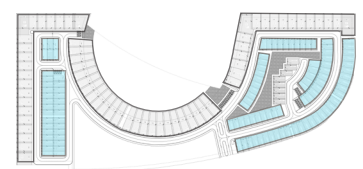
First floor

Floor Area=80.88 sqm
Balcony=10.4 sqm
Total BUA= 91.28 sqm



Second floor

Floor Area=76.28 sqm
Balcony=7.80 sqm
Total BUA= 84.10 sqm





UNWIND INFINITELY

Cool off in the pristine infinity pool, dive in for a swim or lay back in the shallows as you sip on your favourite drink.

When the sun slips below the horizon, the amenities and sun loungers will be ideal to unwind and relax.



STAY ACTIVE & REFRESH

Spend your weekend lounging on comfortable sun beds, relaxing with a book, or splashing around with the family.

Stay active & Refresh into nature at the outdoor jogging track.







CONNECTIVITY

La Maha Baie convenient location close to a 5 stars hotel on Qetaifan island, where also you can visit the nearby Mall and try the best products from the international Brand Sainsbury inside the Mall.





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Note: Plan and details included are indicative only and are subject to change by the Master Developer/Seller at its sole discretion Without notice and/or liability. All images, including features, finishes, furnishings and scale are illustrative only. Final areas, dimensions, layout and materials may differ from those stated, and the layout may be mirrored. The plot area shown is illustrative only and the actual plot area may vary depending on the plot location in the Master Community as selected by the purchaser.

