

# Qetaifan Island North – Phase (01)

## Client

Qetaifan Projects Company LLC

## Scope of Work

Client Construction Supervision  
Representatives

## Location

Qetaifan Island North at Lusail - Qatar

Qetaifan Island North is located north east of Doha City spanning approximately 1.3 million square meters. The project envisages a development centered on an iconic waterpark with leisure attractions, luxury hotels, and accommodation, adjacent to diversified waterfronts. It includes an artificial salt canal which is linked to the sea, allowing visitors to enjoy fishing, boating, and plenty of other family-friendly fun activities. Over the canal side, there are amazing waterside restaurants, cafés, and retail units, as well as community facilities, such as F&B kiosks, prayer rooms, seating, and children's playgrounds.

- **Beach club (Azure):**

The Club House offers an assemblage of activities and recognized as the waterfront attraction of the island. The beach club capacity is 130-250 visitors and consists of a ground, mezzanine, and 2 floors with a total BUA of 4,300 m<sup>2</sup>. It features a white sand beach (area = 19,037 m<sup>2</sup>), infinity pool, restaurants, cabanas, spa, gym, as well as kids' area which is operated by Rixos Hotels Doha. The Island's sales center and Qetaifan projects offices are located in the upper floors of beach club's building.

- **Waterpark (Meryal):**

The Waterpark stretches over a plot area of 207,015 m<sup>2</sup> with a maximum capacity of 6,900 visitors. It consists of 38 overall attractions in the park space, as well as the important park aspect which is the (85m) Icon Tower situated on its own man-made island 300 m offshore, containing the highest water slide in the world. The waterpark is Operated by Rixos Hotels Doha.

- **Site wide Infrastructure Works:**

The construction of site wide infrastructure includes roads, utilities, 3 bridges, 2 pumping stations (11/0.4 KV), streetscape, linear park including landscape and structures, as well as construction of house connections.

- **Micro Tunnel Works:**

Micro Tunnel length is nearly 226 meters. Pre-insulated DN 700 mm pipes are installed with isolations valves and tie-in connections with Lusail & QIN.

- **Hotel (Rixos):**

With a total BUA of 67,556 m<sup>2</sup>; a luxurious beach resort hotel consists of a number of 335 rooms and accommodates expected daily visitors of 1,525. The Hotel includes hotel entrance, souq, ballrooms, spa toilet hub, pools, one-story basement (used for car parking purposes), and substation, as well as hotel services for 1500 guests. In addition to 10 chalets with a BUA of 2,067 m<sup>2</sup> are located in the eastern side of the hotel. The hotel building is divided into three zones: middle part and two wings. The Hotel is operated by Rixos which is a part of Accor Group.

- **Waterside Retail:**

The Waterside Retail is a global-scale public attraction and a hub for hospitality and leisure. The Retail Area consists of 92 retail units in 3 adjacent locations with a GLA of 12,300 m<sup>2</sup>, as well as a waterside terrace area for outdoor dining, and 1,426 car parking spaces. It includes also F&B, edutainment, entertainment; in addition to the souq which is a market inspired by the Qatari culture overlooking the linear park.

- **Mosque Twenty-Seven (27):**

Juma Mosque of Qetaifan Island North is a unique design in Qatar. It consists of a daily women prayer hall, in addition to external court yard, and ancillary buildings.





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