THE ONE
REAL ESTATE

TRUMP RESIDENCES

SIMAISMA | QATAR

theonerealestate.co

WELCOME TO SIMAISMA, QATAR

Along Qatar's eastern seaside, Simaisma is taking shape as a new destination for leisure, hospitality, entertainment and waterfront living.

8 MILLION SQM | 7 KM WATERFRONT | 16 TOURISM ZONES

INCLUDING FOUR RESORT AREAS, LAND OF LEGENDS QATAR, YACHT MARINA, GOLF, RESIDENCES, DINING & RETAIL.



THE ONE
REAL ESTATE

SEASIDE LIVING IN SIMAISMA

A waterfront destination bringing together golf, residences, hospitality and leisure on Qatar's eastern coast.

A new benchmark for luxury seaside living in Qatar.

THE ONE
REAL ESTATE

TRUMP RESIDENCES, SIMAISMA

A collection of twin and attached villas by the sea,
with access to golf, leisure and community amenities.



QATAR'S PRIVATE ADDRESS BY THE SEA





THE NEXT CHAPTER BY THE BEACH

LAND OF LEGENDS

650,000 SQM ENTERTAINMENT DESTINATION

RESORT & HOSPITALITY

FOUR DISTINCT RESORT AREAS

YACHT MARINA

WATERFRONT LEISURE & MARINE LIFESTYLE

GOLF & RESIDENCES

18-HOLE CHAMPIONSHIP GOLF & LUXURY LIVING

RETAIL & DINING

A CURATED WATERFRONT LIFESTYLE OFFERING

SUSTAINABILITY & INNOVATION

SMART SYSTEMS & ADVANCED TECHNOLOGY

LAND OF LEGENDS QATAR

The first major anchor within the wider Simaisma destination, bringing together immersive entertainment, hospitality, dining and resort experiences inspired by the journeys of Ibn Battuta.

650,000 SQM

USD 3 Billion Investment

2 Million Expected Annual Visitors





RESORT & HOSPITALITY

Across four distinct resort areas, Simaisma will bring together a collection of luxury hospitality experiences, each defined by its own character and design. Set within the wider seaside destination, the resorts will place guests close to the beach, marina, entertainment, dining and leisure.

4 Distinct Resort Areas

Luxury Hospitality

Each With A Unique Character

YACHT CLUB & MARINA

A yacht club and marina will form part of Simaisma's seven-kilometre waterfront destination, introducing a new dimension of life by the sea. Designed around boating, leisure and the waterfront, it will connect marina life with the destination's resorts, dining, entertainment and residential experiences.

Yacht Club & Marina

Waterfront Leisure

Marine Lifestyle





RETAIL & DINING

From luxury retail to destination dining, Simaisma will bring shopping and culinary experiences into the rhythm of life by the sea. Set across the wider destination, restaurants and retail will complement its resorts, marina, entertainment and residential communities, creating places to meet, dine, discover and spend time throughout the day.

Luxury Retail

Destination Dining

Seaside Lifestyle

SUSTAINABILITY & INNOVATION

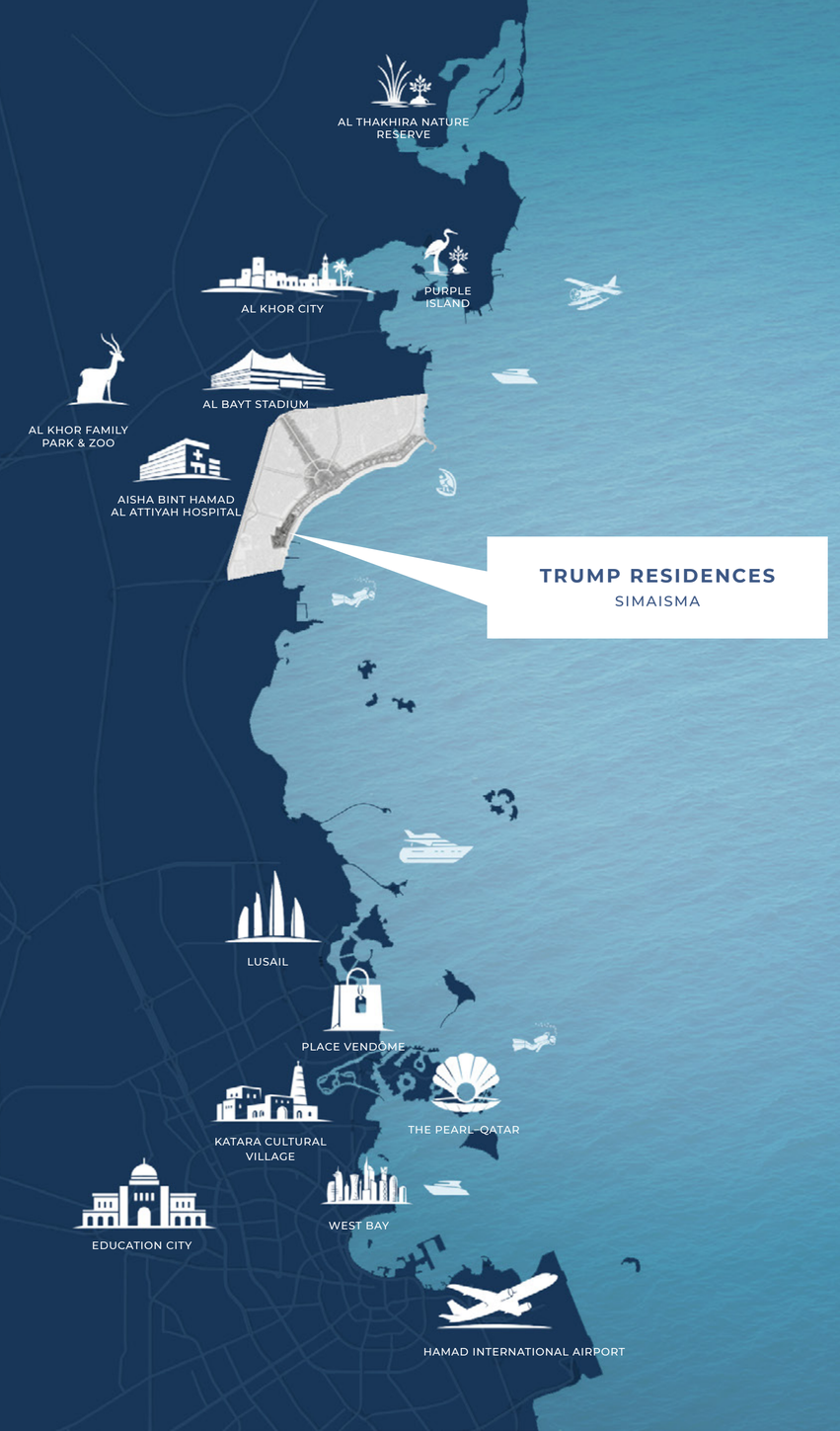
Sustainability is a fundamental pillar of Simaisma’s vision. Smart systems, advanced construction technologies and the considered use of local and recycled materials are being integrated into the development, helping shape a destination designed for the future.

Smart Systems

Local & Recycled Materials

Advanced Construction Technology





QATAR'S DEFINING DESTINATIONS

Set along Qatar's eastern waterfront, approximately 40 kilometres north of Doha, Simaisma offers a more private seaside setting while keeping Lusail, the capital's cultural and business districts, and Hamad International Airport comfortably accessible.

10 MIN	AISHA BINT HAMAD AL ATTIYAH HOSPITAL
15 MIN	AL BAYT STADIUM
20 MIN	AL KHOR FAMILY PARK & ZOO
20 MIN	LUSAIL
20 MIN	AL KHOR CITY
25 MIN	PURPLE ISLAND
25 MIN	PLACE VENDÔME
30 MIN	AL THAKHIRA NATURE RESERVE
30 MIN	THE PEARL–QATAR
35 MIN	KATARA CULTURAL VILLAGE
35 MIN	WEST BAY
45 MIN	EDUCATION CITY
50 MIN	HAMAD INTERNATIONAL AIRPORT



WITHIN SIMAISMA

Across its waterfront masterplan, Simaisma brings together resort hospitality, entertainment, marina life, golf, residences and leisure within one evolving seaside destination.

LAND OF LEGENDS QATAR

RESORT & HOSPITALITY AREAS

YACHT MARINA

BEACH CLUB / WATERFRONT LEISURE

TRUMP RESIDENCES SIMAISMA

TRUMP INTERNATIONAL GOLF CLUB SIMAISMA



TRUMP RESIDENCES
SIMAISMA

MASTERPLAN

TRUMP TWIN VILLAS

CLASSICAL VILLAS

TRUMP ATTACHED VILLAS

ANDALUSIAN VILLAS

CONTEMPORARY VILLAS

TRUMP INTERNATIONAL GOLF CLUB, SIMAISMA

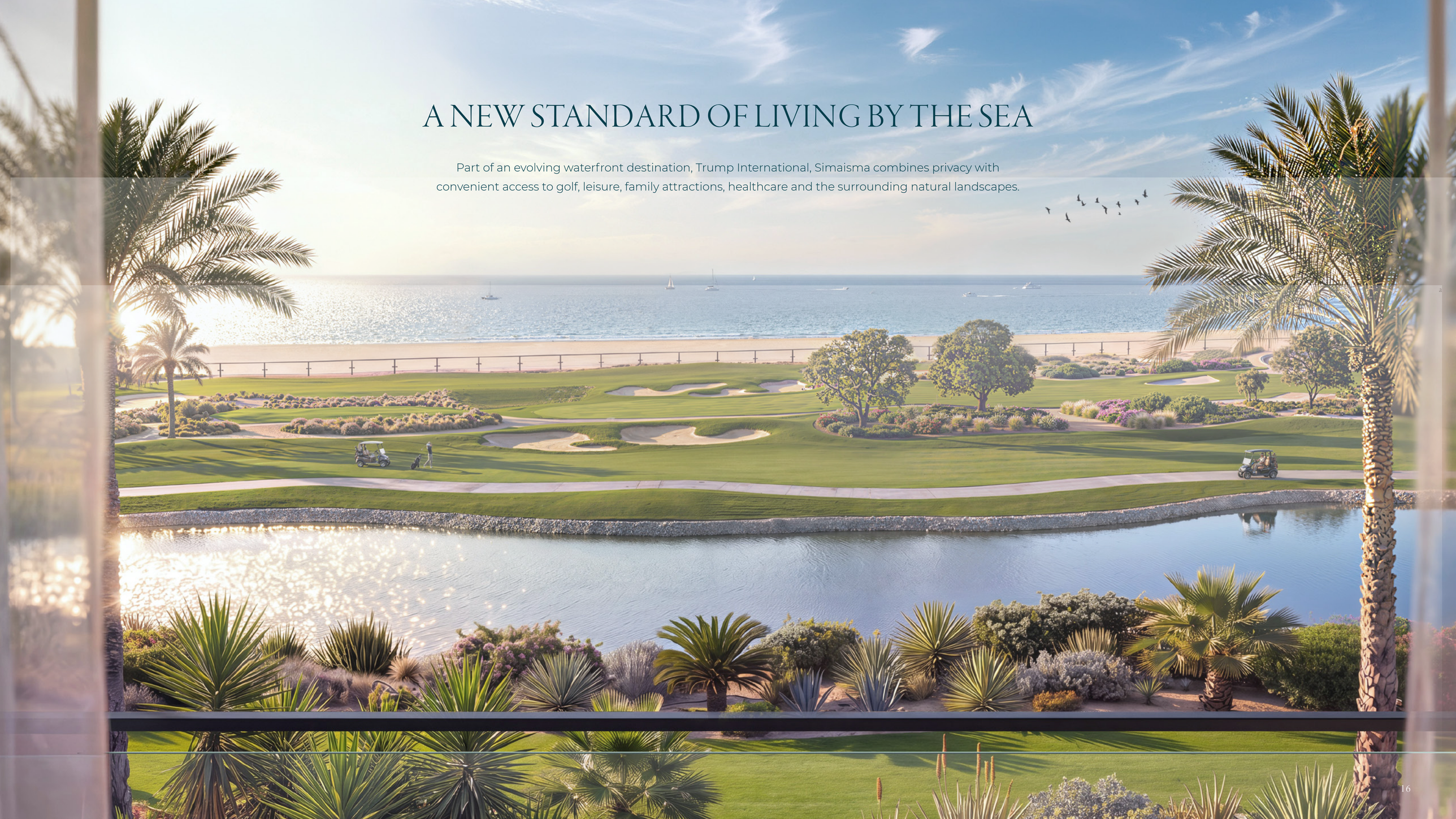
THE COMMERCIAL CENTRE

WHERE TRUMP RESIDENCES MEET TRUMP INTERNATIONAL GOLF CLUB



A NEW STANDARD OF LIVING BY THE SEA

Part of an evolving waterfront destination, Trump International, Simaisma combines privacy with convenient access to golf, leisure, family attractions, healthcare and the surrounding natural landscapes.





WHERE EVERYTHING COMES TOGETHER

TRUMP RESIDENCES, SIMAISMA

TRUMP INTERNATIONAL GOLF CLUB, SIMAISMA

18-HOLE CHAMPIONSHIP GOLF COURSE

THE COMMERCIAL CENTRE

THE COMMUNITY CENTRE - EXCLUSIVELY FOR RESIDENTS

PARKS & WATER FEATURES

BEACH CLUB

A DISTINGUISHED SENSE OF ARRIVAL

A sculptural gateway and landscaped arrival establish a sense of privacy from the first moment.





TRUMP INTERNATIONAL GOLF CLUB

SIMAISMA



TRUMP INTERNATIONAL GOLF CLUB, SIMAISMA

Trump Golf was founded in 1999 with the mission to create the most iconic properties and championship courses in the world. Boasting an award-winning portfolio of 19 meticulously designed destinations across the globe, these stunning properties offer golf enthusiasts the perfect blend of luxury, hospitality and challenging play.

Trump International Golf Club, Simaisma continues this legacy by the sea in Simaisma, creating a new destination for golf, leisure and private club life.

TRUMP GOLF

AWARDS AND ACCOLADES

WORLD GOLF AWARDS

TURNBERRY
World's Best Golf Academy Venue
Scotland's Best Golf Course (Ailsa)

LIDO
Indonesia's Best Golf Course

DUBAI
Middle East's Best Golf Course
Middle East's Best Golf Real Estate Venue

SCOTLAND
World's Best Golf Course (New Course)
World's Best Contribution to Golf Tourism Hospitality
Europe's Best New Golf Course (New Course)

Golf Digest

DORAL
Golf Digest, America's 100 Greatest Public Courses (Blue Monster)

WASHINGTON, D.C.
Golf Digest, Best New Courses (Championship Course)

IRELAND
Golf Digest, World's 100 Greatest Golf Courses

SCOTLAND
Golf Digest, World's 100 Greatest Golf Courses

TURNBERRY
Golf Digest, World's 100 Greatest Golf Courses (Ailsa Course - #8, King Robert the Bruce Course - #48)

BEDMINSTER
Platinum Clubs of the World, Top 150 Golf & Country Clubs

IRELAND
Platinum Clubs of the World, Top 150 Golf & Country Clubs

GOLF MAGAZINE

TURNBERRY
Golf Magazine, Top 100 Courses in the World (Ailsa Course)

GREENSKEEPER.ORG

LOS ANGELES
Greenskeeper.org
Best Playing Conditions

Golfweek

WEST PALM BEACH
Golfweek, Golfweek's Best: Top Modern Courses

Today's Golfer

TURNBERRY
Golf World, Top 100 Golf Resorts in the UK & Ireland (#2)

IRELAND
Golf World, Top 100 Golf Resorts in the UK & Ireland (#4)

SCOTLAND
Golf World, Top 100 Golf Resorts in the UK & Ireland (#3)

18-HOLE CHAMPIONSHIP GOLF COURSE

Set between the fairways and the sea, the 18-hole championship course is conceived around precision, rhythm and expansive seaside views.



TRUMP INTERNATIONAL GOLF CLUB, SIMAISMA

At the heart of the club, the clubhouse brings together private lounges, signature dining, wellness and beachfront leisure in one refined members' experience.






Trump International Golf Club
SIMAISMA



WELLNESS & FITNESS


Trump International Golf Club
SIMAISMA


Trump International Golf Club
SIMAISMA



THE BEACH CLUB

Extending from the clubhouse towards the beach, the beachfront experience brings a relaxed dimension to private club life.

Residents and members can move seamlessly from golf and dining to unhurried time by the water, within one integrated destination shaped around sport, hospitality and the sea.

LIFE AT THE GOLF CLUB

A refined private club experience bringing together championship golf, signature dining, wellness, personalised service, and beachfront leisure, framed by panoramic views across the course and sea.

BEACH CLUB & BEACHFRONT LEISURE

- BEACH ACCESS
- PRIVATE BEACH LOUNGES
- BEACHFRONT LEISURE AREAS

WELLNESS & CLUB FACILITIES

- MEMBERS' LOUNGE
- EXECUTIVE LOUNGE
- PRIVATE MEETING ROOMS
- WELLNESS & FITNESS CENTRE

DINING & SOCIAL

- SIGNATURE RESTAURANT
- CAFÉ
- SPORTS BAR
- CIGAR LOUNGE
- PANORAMIC TERRACES

GOLF & MEMBER SERVICES

- CHAMPIONSHIP GOLF COURSE
- PRO SHOP
- GOLFER FACILITIES
- CLUB STORAGE & RENTAL
- BUGGY SERVICES



DESIGNED FOR RESIDENTS' EVERYDAY CONVENIENCE

Within one integrated setting, the Commercial Centre and Community Centre bring together everyday convenience and dedicated owners' amenities.





THE COMMERCIAL CENTRE



COMMUNITY CENTRE

Exclusively for Residents

A dedicated facility within the Commercial Centre structure, co-owned by homeowners and provided as part of the community service charge.

COMMUNITY

- MULTIPURPOSE ROOMS
- RESIDENT LOUNGE
- PRAYER ROOMS
- COMMUNITY ACTIVITIES & EVENTS

FAMILY & RECREATION

- NURSERY
- CHILDREN'S PLAY AREA
- TENNIS COURT
- PADEL COURTS

FITNESS & WELLBEING

- GYM & YOGA STUDIO
- SWIMMING POOL & CHILDREN'S POOL
- JUICE BAR



MULTI-PURPOSE ROOM



THE COMMERCIAL CENTRE

A curated collection of retail and service spaces available to lease, bringing everyday convenience close to home.

RETAIL

PHARMACY

CAFÉ

LADIES' & GENTLEMEN'S SALONS


TRUMP RESIDENCES
SIMAISMA


WHERE FAIRWAYS EMBRACE THE SEASIDE

A LIMITED COLLECTION OF TRUMP RESIDENCES



CLASSICAL

TWIN VILLAS



ANDALUSIAN

ATTACHED VILLAS



CONTEMPORARY

ATTACHED VILLAS

FRONT VIEW

CLASSICAL VILLA

The Classical Villa brings a sense of permanence and distinction through elegant proportions, considered symmetry and refined architectural detailing. Inside, generous volumes, polished surfaces and carefully layered finishes create an atmosphere of timeless luxury, gracious in character and designed for refined everyday living.



REAR VIEW

CLASSICAL VILLA







CLASSICAL VILLA





CLASSICAL VILLA | **MASTER BEDROOM**

FRONT VIEW

ANDALUSIAN VILLA

Inspired by the enduring beauty of Andalusian architecture, this villa is defined by graceful arches, sculpted forms and a warm, tactile material palette. Soft textures, flowing spaces and carefully framed openings create an inviting sense of intimacy, bringing heritage and comfort together with effortless elegance.



REAR VIEW

ANDALUSIAN VILLA





ANDALUSIAN VILLA | **LIVING & DINING ROOM**


THE FASHION BOOK

FRONT VIEW

CONTEMPORARY VILLA

Defined by clean lines, balanced proportions and an understated material palette, the Contemporary Villa offers a refined interpretation of modern living. Generous glazing, open volumes and seamless connections between indoor and outdoor spaces create homes that feel light, calm and effortlessly sophisticated.



REAR VIEW

CONTEMPORARY VILLA





CONTEMPORARY VILLA





CONTEMPORARY VILLA | **MASTER BEDROOM**

THE ONE
REAL ESTATE

TRUMP RESIDENCES | SIMAISMA

FLOOR PLANS

THE ONE
REAL ESTATE

CLASSICAL TWIN VILLAS

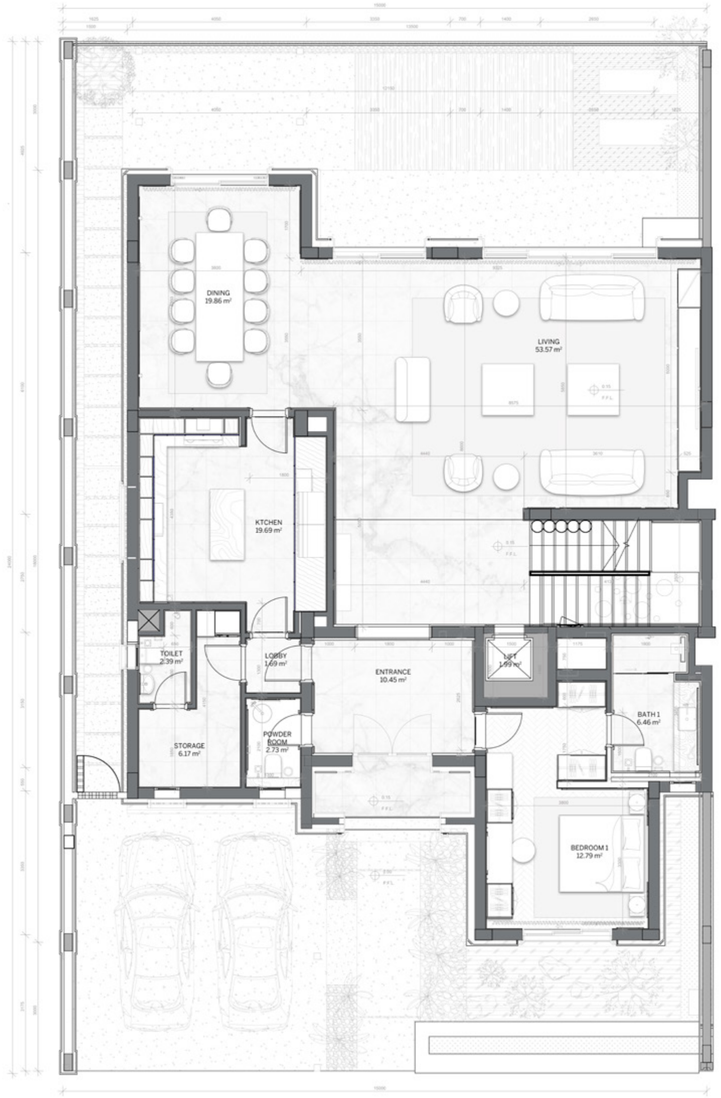
TYPE A
5-BEDROOM

PLOT AREA	360 - 463 sqm	3,875 - 4,983 sqft
TOTAL BUILT-UP AREA	451 sqm	4,854 sqft
Ground floor built-up area	197 sqm	2,120 sqft
First floor built-up area	210 sqm	2,260 sqft
Roof penthouse built-up area	44 sqm	430 sqft
EXCLUSIVE EXTERNAL AREA		
Roof Terrace	178 sqm	1,915 sqft
Landscape	127 - 230 sqm	1,367 - 2,475 sqft

MASTERPLAN



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GROUND FLOOR

THE ONE
REAL ESTATE

CLASSICAL TWIN VILLAS

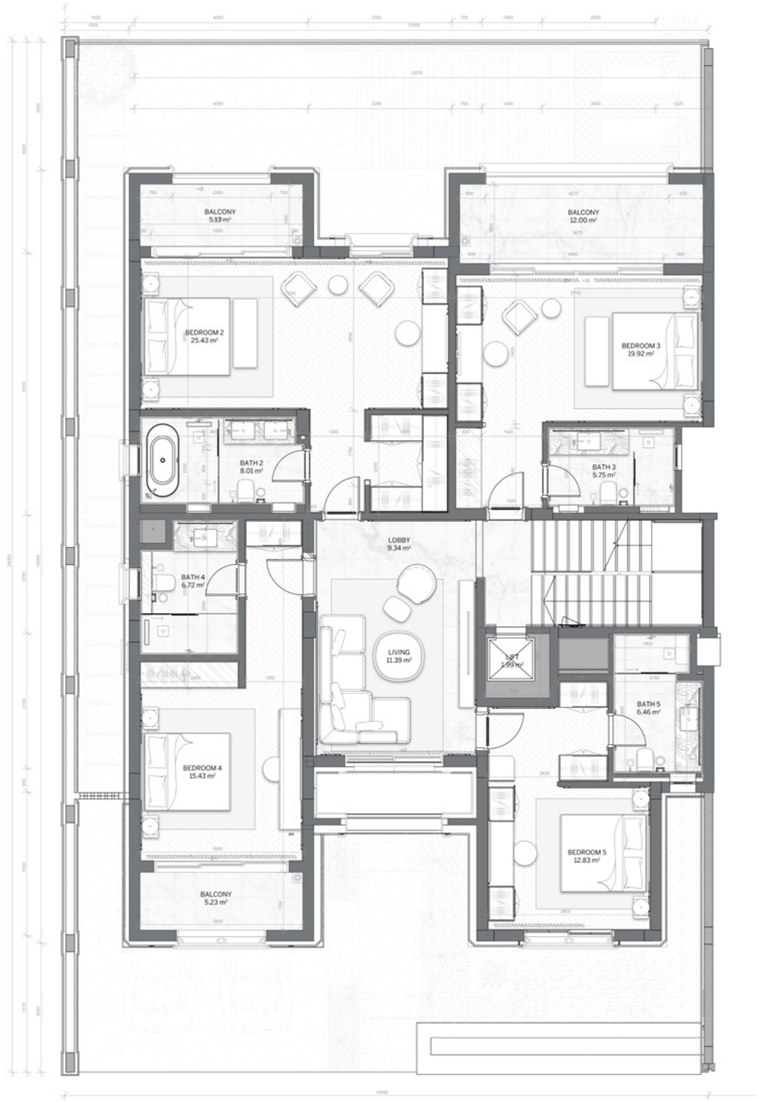
TYPE A
5-BEDROOM

PLOT AREA	360 - 463 sqm	3,875 - 4,983 sqft
TOTAL BUILT-UP AREA	451 sqm	4,854 sqft
Ground floor built-up area	197 sqm	2,120 sqft
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MASTERPLAN



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FIRST FLOOR

THE ONE
REAL ESTATE

CLASSICAL TWIN VILLAS

TYPE A
5-BEDROOM

PLOT AREA	360 - 463 sqm	3,875 - 4,983 sqft
TOTAL BUILT-UP AREA	451 sqm	4,854 sqft
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First floor built-up area	210 sqm	2,260 sqft
Roof penthouse built-up area	44 sqm	430 sqft
EXCLUSIVE EXTERNAL AREA		
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MASTERPLAN



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ROOF FLOOR

THE ONE
REAL ESTATE

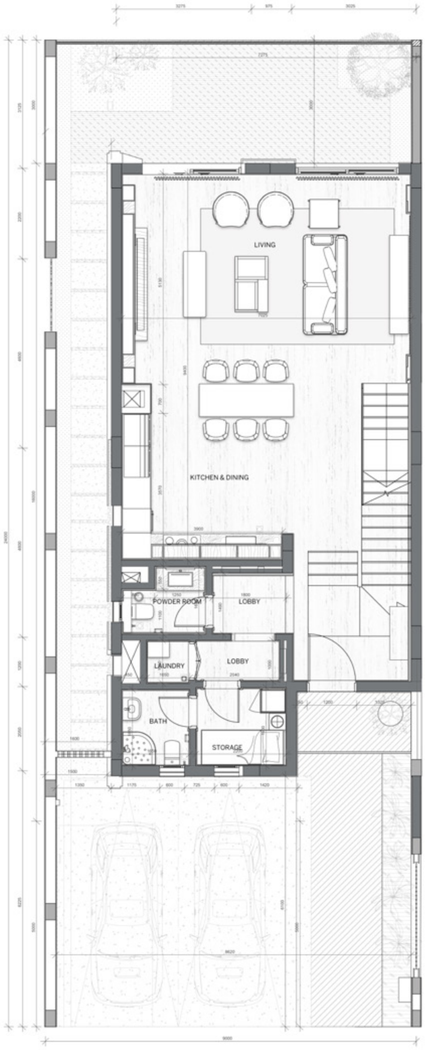
ANDALUSIAN ATTACHED VILLAS

TYPE A1
3-BEDROOM

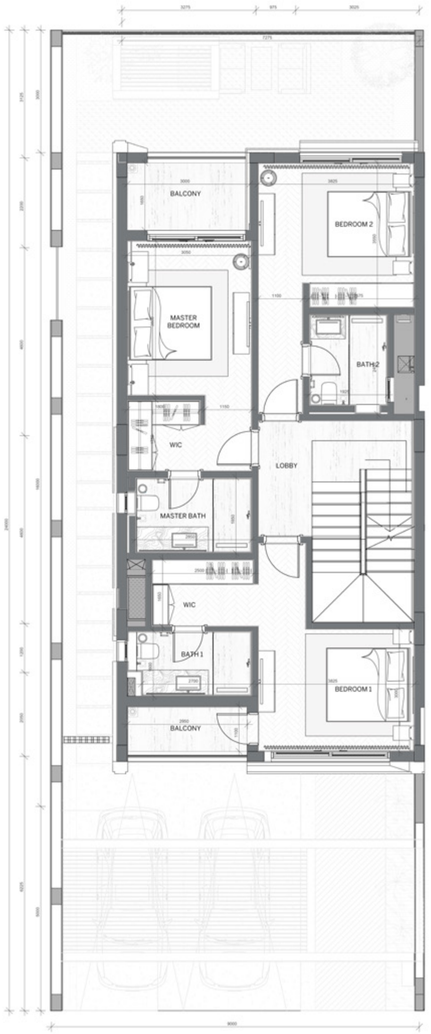
PLOT AREA	216 sqm	2,325 sqft
TOTAL BUILT-UP AREA	250 sqm	2,690 sqft
Ground floor built-up area	104 sqm	1,130 sqft
First floor built-up area	109 sqm	1,173 sqft
Roof penthouse built-up area	36 sqm	387 sqft
EXCLUSIVE EXTERNAL AREA		
Roof Terrace	74 - 76 sqm	796 - 818 sqft
Landscape	74 - 75 sqm	796 - 807 sqft

MASTERPLAN

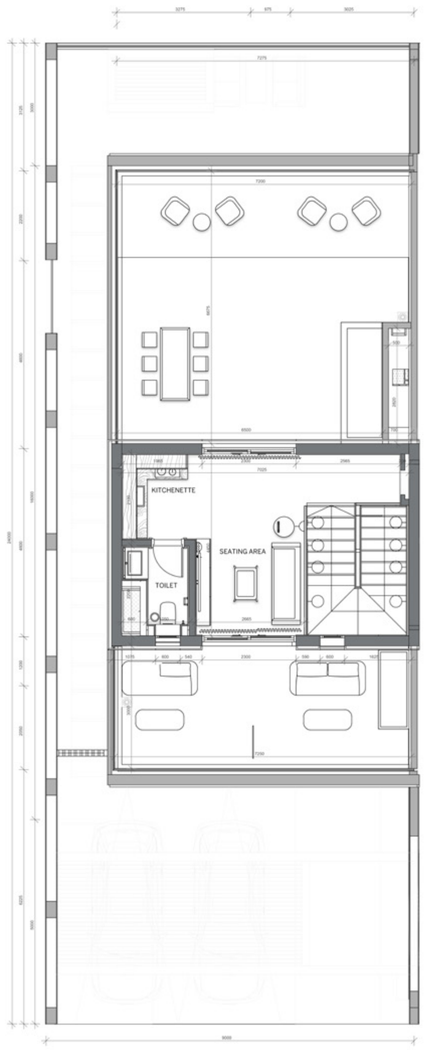




GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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THE ONE
REAL ESTATE

ANDALUSIAN ATTACHED VILLAS

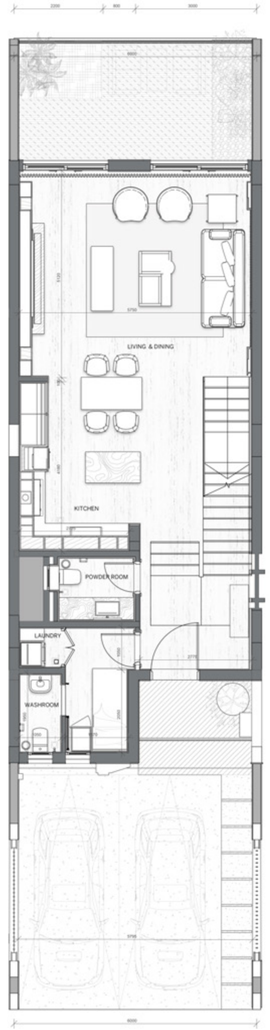
TYPE B1
3-BEDROOM

PLOT AREA	144 sqm	1,550 sqft
TOTAL BUILT-UP AREA	201 sqm	2,163 sqft
Ground floor built-up area	85 sqm	914 sqft
First floor built-up area	88 sqm	947 sqft
Roof penthouse built-up area	28 sqm	301 sqft
EXCLUSIVE EXTERNAL AREA		
Roof Terrace	61 - 62 sqm	656 - 667 sqft
Landscape	30 - 31 sqm	322 - 333 sqft

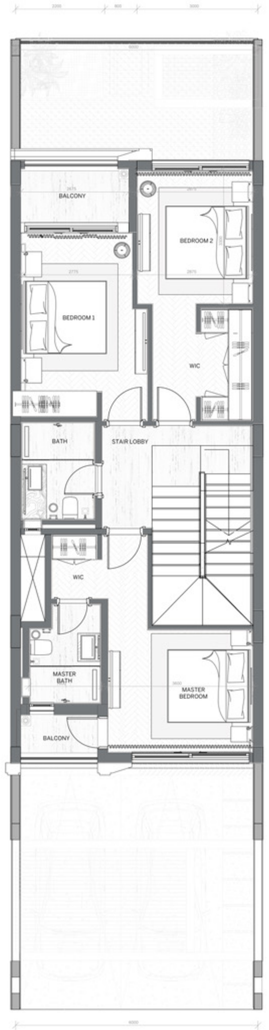
MASTERPLAN



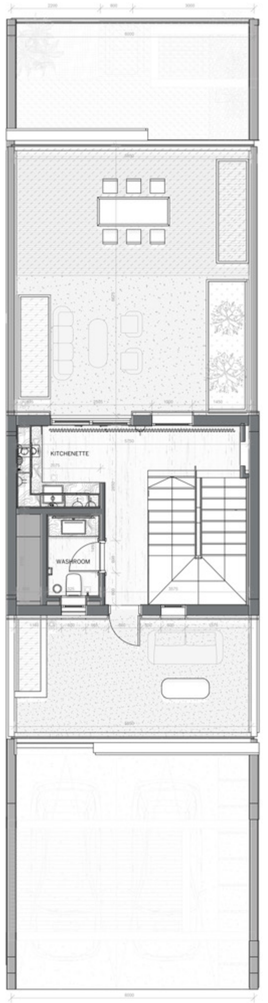
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GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

THE ONE
REAL ESTATE

CONTEMPORARY ATTACHED VILLAS

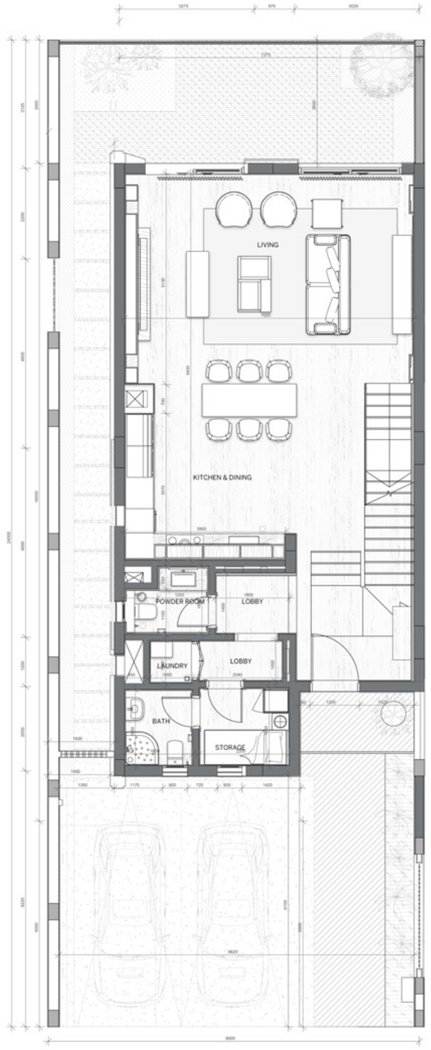
TYPE A2
3-BEDROOM

PLOT AREA	216 - 277 sqm	2,325 - 2,981 sqft
TOTAL BUILT-UP AREA	247 sqm	2,658 sqft
Ground floor built-up area	104 sqm	1,119 sqft
First floor built-up area	107 sqm	1,151 sqft
Roof penthouse built-up area	36 sqm	387 sqft
EXCLUSIVE EXTERNAL AREA		
Roof Terrace	74 - 76 sqm	796 - 818 sqft
Landscape	74 - 136 sqm	796 - 1,463 sqft

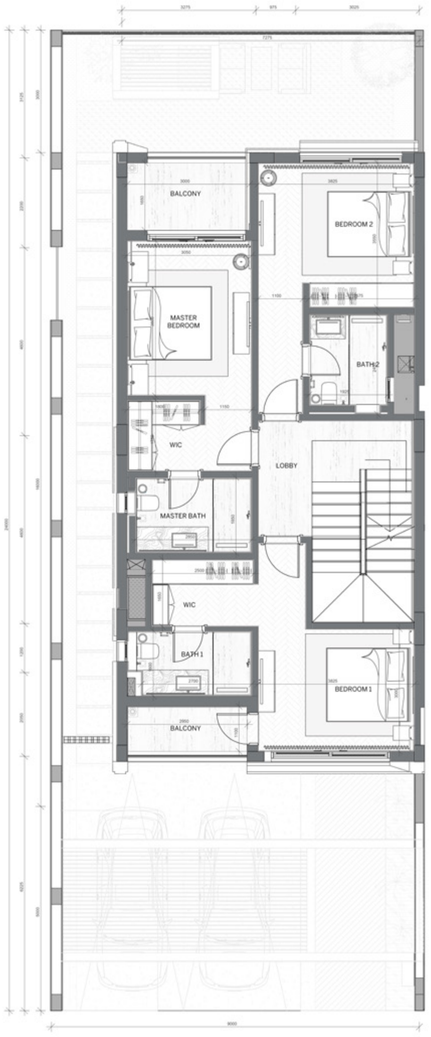
MASTERPLAN



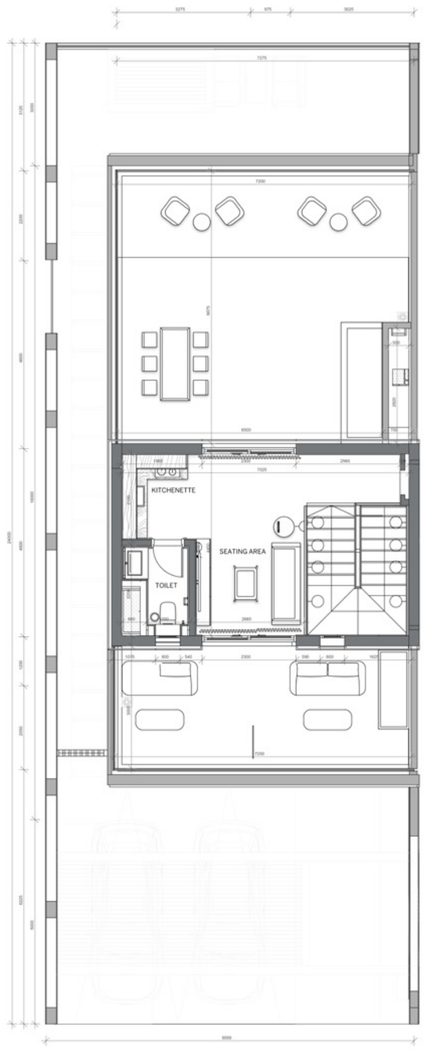
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GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

THE ONE
REAL ESTATE

CONTEMPORARY ATTACHED VILLAS

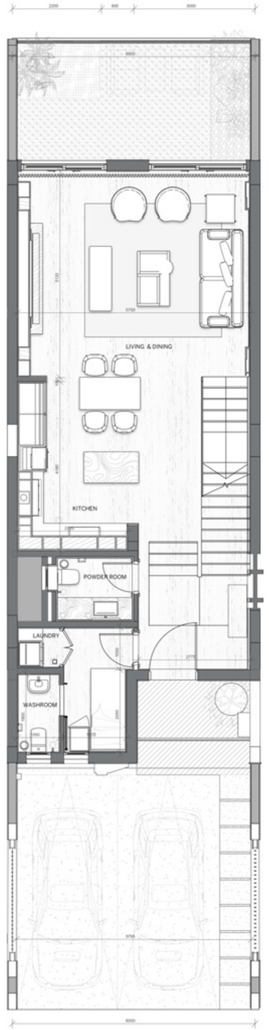
TYPE B2
3-BEDROOM

PLOT AREA	144 - 159 sqm	1,550 - 1,711 sqft
TOTAL BUILT-UP AREA	199 sqm	2,142 sqft
Ground floor built-up area	84 sqm	904 sqft
First floor built-up area	87 sqm	936 sqft
Roof penthouse built-up area	28 sqm	301 sqft
EXCLUSIVE EXTERNAL AREA		
Roof Terrace	61 - 62 sqm	656 - 667 sqft
Landscape	30 - 46 sqm	322 - 495 sqft

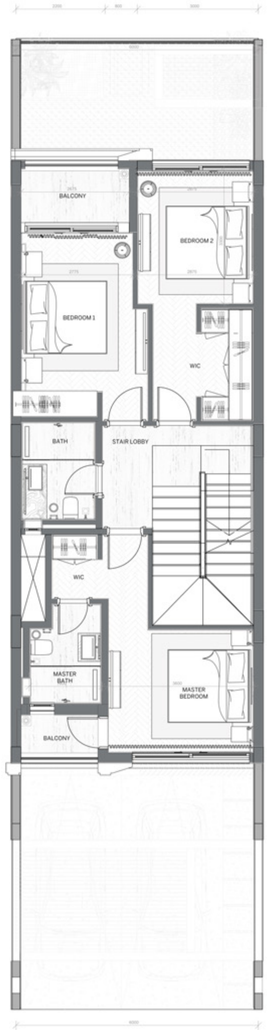
MASTERPLAN



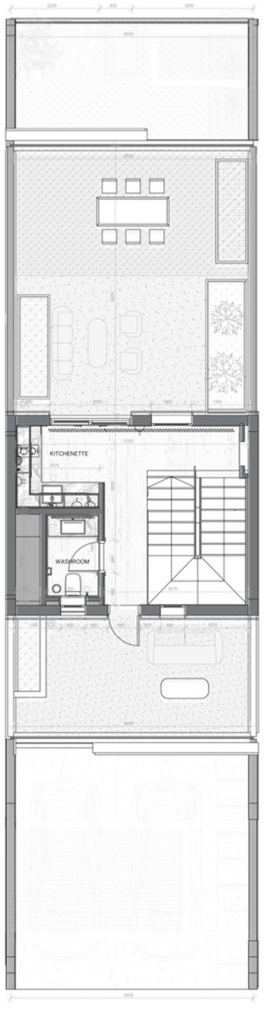
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GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



AN ADDRESS OF ENDURING VALUE

9 REASONS TO INVEST

1

PRIVATE SETTING BY THE SEA

A waterfront location within one of Qatar's most significant new master-planned destinations.

2

GLOBALLY RECOGNISED NAME

A residential destination associated with the standards of The Trump Organization.

3

CHAMPIONSHIP GOLF

A lifestyle centred around an 18-hole golf course and private club environment.

4

LIMITED COLLECTION

An exclusive collection of twin and attached villas within a private seaside setting.

5

INTEGRATED LIFESTYLE

Golf, dining, wellbeing, recreation and community amenities brought together within one destination.

6

EXCEPTIONAL CONNECTIVITY

A private setting by the beach, approximately 40 kilometres north of Doha, within easy reach of Lusail, Doha's key districts and Hamad International Airport.

7

TIMELESS DESIGN

Architecture and materials considered for enduring relevance and quality.

8

FREEHOLD OPPORTUNITIES

Investment Opportunities in Freehold Zones.

9

GOLDEN VISA IN QATAR

Renewable residency with an investment of $200,000.

THE ONE
REAL ESTATE

TRUMP RESIDENCES | SIMAISMA

FOR ENQUIRIES & VIEWINGS

+974 7222 2521

theonerealestate.co



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+974 7222 2521

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