

THE COMMERCIAL AVENUE **COMPANY PROFILE**

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الننارم التجارى
THE COMMERCIAL AVENUE



أم السـنـنـم Umm Al Seneem



ABOUT US

THE LONGEST **PROJECT** IN THE WORLD THAT HAS BEEN **BUILT IN** **ONE PHASE (8.5KM)**

The Commercial Avenue represents an expansive mixed-use development, encompassing residential, commercial, and office spaces, poised to emerge as Qatar's preeminent lifestyle and commercial epicenter. Positioned strategically within Umm Al Seneem, seamlessly connecting Ain Khalid, Abu Hamour, Rawdat Alkhail, and the Industrial Area, this transformative development comprises five prominent structures—Jeera, Safwa, Joud, Arkan, and Sayer—each characterized by distinctive design and individuality.

Amidst an evolving landscape, Qatar stands as a nucleus for ambitious entrepreneurs dedicated to propelling their ventures forward. In response, The Commercial Avenue presents a dynamic opportunity for business augmentation. Beyond this, the avenue extends its spectrum to encompass residences, offices, and a plethora of offerings, catering to the diverse needs of its occupants.

ZONE TYPES



01. JEERA



02. SAFWA



03. JOUD



04. ARKAN



05. SAYER

FACTS AND FIGURES



BUILT-UP AREA:
920,000 m²



LEASABLE AREA:
480,000 m²



LENGTH:
8.5 KM



PARKING:
9,174



SECURITY:
24/7

CLIENTS





Welcome To Jeera

Welcome to Jeera, a unique community of contemporary low-rise buildings offering unrivalled facilities and the lifestyle you and your family demand with space to live, work, breathe and enjoy life to the full.

Setting the pace of life in Doha, Jeera is a living proof of how an integrated commercial, residential and retail spaces create the atmosphere for the desirable modern lifestyle in Qatar.

Being the largest development of its kind in Qatar, The Commercial Avenue is an exciting example of the lifestyle destination renaissance that is sweeping the world.

Jeera pays homage to the respected Qatari tradition of 'taking care of your neighbours'. Residents will welcome living in a community surrounded by neighbours who share their desire to find happiness at The Commercial Avenue.

Jeera: A large number of parking spaces, all showrooms are on the main road

APARTMENTS

Each Jeera Residence is crafted to provide a distinctive and opulent lifestyle, from the sense of space created by the generous ceiling heights to the excellent quality of its materials. It is designed by award-winning architects. Modern 1, 2, and 3-bedroom apartments with high-end kitchens, safe underground parking, cutting-edge telecommunications, central air conditioning, access control, CCTV security, and a variety of additional amenities nearby.

232 LUXURY APARTMENTS



BEDROOM 1

Leasable Area: **85 m²**
Number of Units: **40**

BEDROOM 2

Leasable Area: **108 m²**
Number of Units: **172**

BEDROOM 3

Leasable Area: **214 m²**
Number of Units: **20**

SHOWROOMS



Different showroom areas
starting from **300 m²**



Number of Units: **59**



Total Leasable Area (approx.):
22,380 m²



MODULE 1

Leasable Area: **610 m²**
Ground Floor

MODULE 1

Leasable Area: **440 m²**
Mezzanine Floor

MODULE 2

Leasable Area: **210 m²**
Ground Floor

MODULE 2

Leasable Area: **140 m²**
Mezzanine Floor

MODULE 3

Leasable Area: **190 m²**
Ground Floor

MODULE 3

Leasable Area: **130 m²**
Mezzanine Floor

LANDMARKS



Each landmark includes a basement, ground, mezzanine, and 3 typical floors, covering up to **2000 m²**



Total Leasable Area 7,372 m²



Number of landmarks 4



MODULE 1

Leasable Area: **150 m²**
Ground Floor

MODULE 1

Leasable Area: **160 m²**
Mezzanine Floor

MODULE 1

Leasable Area: **500 m²**
Typical Floor

MODULE 2

Leasable Area: **500 m²**
Ground Floor

MODULE 2

Leasable Area: **500 m²**
Mezzanine Floor

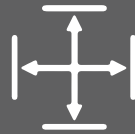
MODULE 2

Leasable Area: **500 m²**
Typical Floor

FACTS & FIGURES



Built-Up Area:
142,650 m²



Leasable Area:
56,275 m²



Residential Space:
47%



Retail Space:
40%



Landmark & Plaza Space:
13%



Parking Space (underground):
457



Parking Space (above ground):
508



Apartments:
232



Welcome To Safwa

Safwa is set to become one of Qatar's most sought after office locations, rewarding investors with a completely flexible and sound business environment. Safwa offices arrive with integrated facilities and services to make The Commercial Avenue a competitive business address in Doha!

Safwa is a refreshing new development built to make a lasting impression. Safwa reflects the desire of The Commercial Avenue to accommodate the Gulf's business elite with an advanced infrastructure, telecommunications and office spaces.

Safwa the new focal point of business in Doha, will be a destination in its own right, seamlessly integrating dynamic business and commercial opportunities surrounded by world-class entertainment, residential and leisure facilities.

Safwa office space can hold up to 2,300 cars in its parking spaces

SHOWROOMS



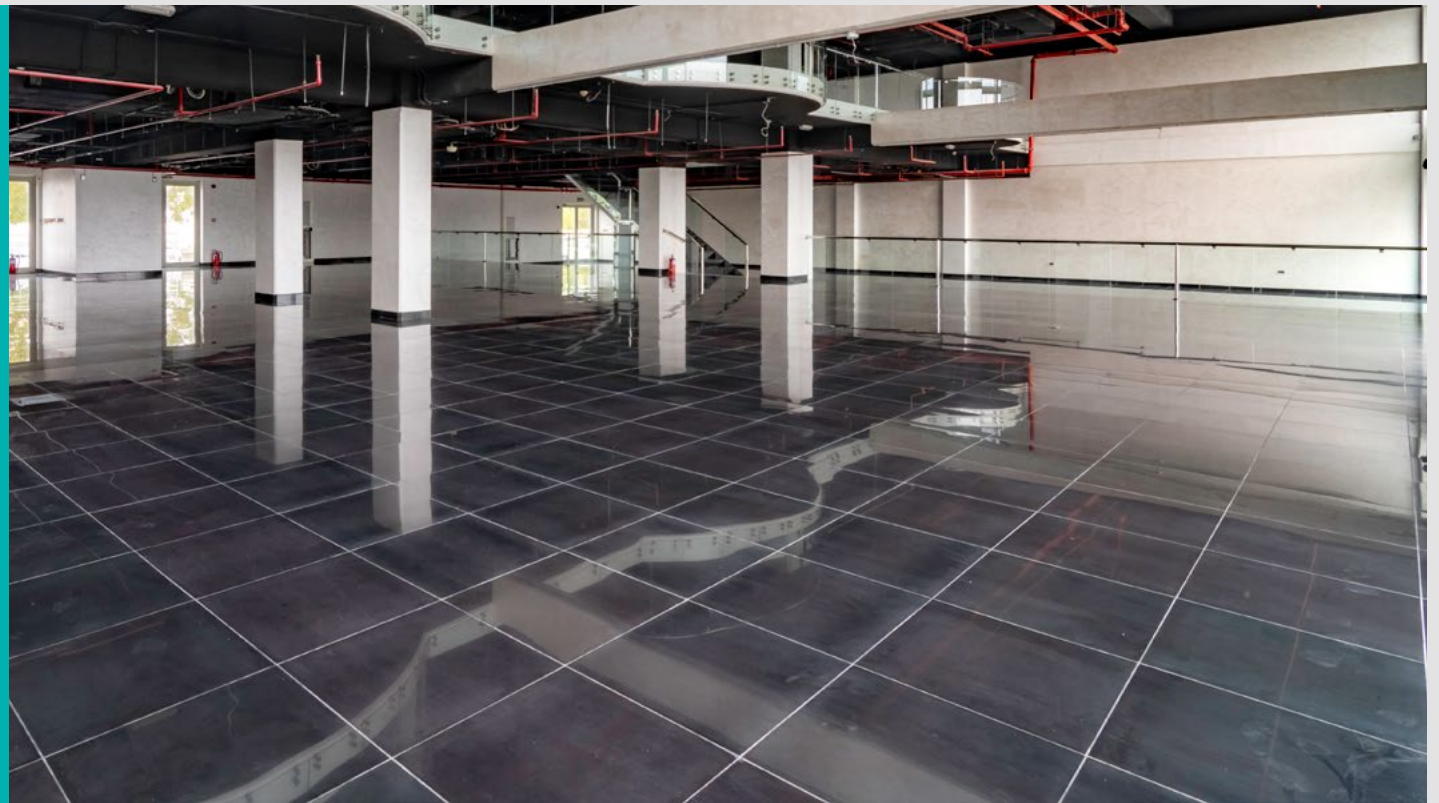
Different showroom areas
starting from **300 m²**



Number of Units: **103**



Total Leasable Area: **40,200 m²**



MODULE 1

Leasable Area: **610 m²**
Ground Floor

MODULE 1

Leasable Area: **440 m²**
Mezzanine Floor

MODULE 2

Leasable Area: **250 m²**
Ground Floor

MODULE 2

Leasable Area: **160 m²**
Mezzanine Floor

MODULE 3

Leasable Area: **190 m²**
Ground Floor

MODULE 3

Leasable Area: **130 m²**
Mezzanine Floor

OFFICES



**DOHA'S ELITE OFFICE SPACE
BOASTING MORE THAN 2,300
PARKING SPACES**



Area starting from **210 m²**



Number of Units: **222**



Total Leasable Area: **49,900 m²**



OFFICES

MODULE 1



Leasable Area: **250 m²**
Number Of Units: **34**

MODULE 2



Leasable Area: **210 m²**
Number Of Units: **94**

OFFICES

MODULE 3



Leasable Area: **210 m²**
Number Of Units: **94**

LANDMARKS



Each landmark includes a basement, ground, mezzanine, and 3 typical floors. covering up to **2,000 m²**



Number of Units **7**



Total Leasable Area **13,470 m²**



MODULE 1

Leasable Area: **150 m²**
Ground Floor

MODULE 1

Leasable Area: **160 m²**
Mezzanine Floor

MODULE 1

Leasable Area: **500 m²**
Typical Floor

MODULE 2

Leasable Area: **450 m²**
Ground Floor

MODULE 2

Leasable Area: **450 m²**
Mezzanine Floor

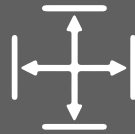
MODULE 2

Leasable Area: **450 m²**
Typical Floor

FACTS & FIGURES



Built-Up Area:
172,000 m²



Leasable Area:
104,000 m²



Office Space:
49%



Retail Space:
38%



Landmark
13%



Parking Space (underground):
852



Parking Space (above ground):
1,079



Welcome To Joud

Promising “choices unlimited”, you will find everything you could possibly need at Joud, Qatar’s shopping, commercial and lifestyle destination.

Joud boasts Qatar’s first outlet mall surrounded by a carefully chosen mix of retail brands, enticing restaurants, specialist shops, vibrant entertainment attractions, offices, hotel apartments and other facilities including health and business centres. Joud is the perfect location to mix business with pleasure.

Joud truly is an outstanding attraction you must experience. After dark, Doha descends en masse to savor Joud’s enticing blend of cafés, restaurants and bistros, enjoying fantastic cuisine from every corner of the world.

More fashion outlets, more restaurants, more fun! Every essential amenity is generously Joud provided to delight everyone who shops, visits, works and lives at The Commercial Avenue.

APARTMENTS

Joud includes fully furnished apartments comprised of suites and studios that provide relaxation and enjoyment for modern living.



Area starting from **50 m²**



Number of Units **82**



Total Leasable Area **5600 m²**



APARTMENT

NET Area: **90 m²**
Number Of Units: **12**

APARTMENT

NET Area: **100 m²**
Number Of Units: **12**

STUDIO

NET Area: **55 m²**
Number Of Units: **29**

APARTMENT

NET Area: **60 m²**
Number Of Units: **29**

OFFICES

MODULE 1

Leasable Area: **240 m²**
Number Of Units: **12**

MODULE 2

Leasable Area: **200 m²**
Number Of Units: **12**

MODULE 3

Leasable Area: **310 m²**
Number Of Units: **8**

MODULE 4

Leasable Area: **360 m²**
Number Of Units: **8**

Landmarks and Plazas

MAIN ENTRANCE

Leasable Area: **800 m²**
Ground Floor

PLAZA

Leasable Area: **800 m²**
Ground Floor

TYPICAL FLOOR

Leasable Area: **800 m²**

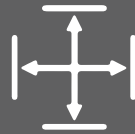
CINEMAS

Number of Seats: **90**
Number of Cinemas: **6**

FACTS & FIGURES



Built-Up Area:
132,400 m²



Leasable Area:
64,322 m²



Office Space:
16%



Retail Space:
48%



Landmarks and Plaza:
27%



Apartments:
9%



Parking Space (underground):
700



Parking Space (above ground):
762

Facts and Figures



Retail:
172 Units

80 m² up to 5,500 m²



Plaza:
2 Units

4,000 m²



Offices:
40 Units

Starting from **196 m²**



Landmarks:
3 Units

2,500 m²



Apartments:
82 Units

52 m² up to 110 m²



Cinemas:
6 Units

1,550 m²



Welcome To Arkan

The Commercial Avenue is one of the largest mixed use developments of its kind in the region. Arkan is part of it!

Arkan's striking design features glass and frameless glazing with solar shading. Arkan is a prestigious building in a central location, with a variety of open plan floor plates, secure underground parking and quality facilities.

Arkan: the destination that brings together discerning shoppers and carefully chosen retailers & attractions for the whole family.

OFFICES



Different office areas starting from **200 m²**



Number of Units: **144**



Total Leasable Area: **39,000 m²**

CONTEMPORARY OFFICE SPACE
39,000 m²

MODULE 1

Leasable Area: **240 m²**
Number Of Units: **46**

MODULE 2

Leasable Area: **200 m²**
Number Of Units: **49**

MODULE 3

Leasable Area: **380 m²**
Number Of Units: **24**

MODULE 4

Leasable Area: **330 m²**
Number Of Units: **23**

SHOWROOMS



Different showroom areas
starting from **300 m²**



Number of Units: **78**



Total Leasable Area: **30,000 m²**



MODULE 1

Leasable Area: **700 m²**
Ground Floor

MODULE 1

Leasable Area: **410 m²**
Mezzanine Floor

MODULE 2

Leasable Area: **240 m²**
Ground Floor

MODULE 2

Leasable Area: **150 m²**
Mezzanine Floor

MODULE 3

Leasable Area: **190 m²**
Ground Floor

MODULE 3

Leasable Area: **140 m²**
Mezzanine Floor

LANDMARKS



Each landmark includes a basement, ground, mezzanine, and 3 typical floors, covering up to **2,000 m²**



Each plaza includes a basement, ground, mezzanine, and 3 typical floors, covering up to **3,550 m²**



Number of Units 3 & Total Leasable Area **5,400 m²**



Number of Units 3 Total Leasable Area **13,600 m²**



LANDMARKS

Leasable Area: **150 m²**
Ground Floor

LANDMARKS

Leasable Area: **140 m²**
Mezzanine Floor

LANDMARKS

Leasable Area: **500 m²**
Typical Floor

PLAZAS

Leasable Area: **850 m²**
Ground Floor

PLAZAS

Leasable Area: **850 m²**
Mezzanine Floor

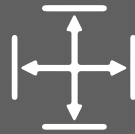
PLAZAS

Leasable Area: **850 m²**
Typical Floor

FACTS & FIGURES



Built-Up Area:
139,500 m²



Leasable Area:
88,000 m²



Office Space:
45%



Retail Space:
35%



Landmark & Plaza space:
20%



Parking Space (underground):
800



Parking Space (above ground):
749



Welcome To Sayer

Occupying a strategic position in the thriving Doha suburb of Ain Khaled and benefitting from immediate access to a nationwide highway network, Sayer offers a unique business solution combining units with excellent road and transport communications to all areas of Qatar.

Stamping its authority on the urban Doha skyline with its stylish glass and shining facade, Sayer at The Commercial Avenue is a modern architectural icon and a perfect base for local, regional and international business operations.

In line with Qatar's economic growth and prosperity, Sayer's modern, high quality units are set to drive Qatari industry forward by providing access to a superior highway system and proximity to Doha International Airport and the Doha Metro rail transit system.

OFFICES



Different showroom areas
starting from **200 m²**



Number of Units: **324**



Total Leasable Area: **84,000 m²**



MODULE 1

Leasable Area: **230²**
Number of Units: **108**

MODULE 2

Leasable Area: **200 m²**
Number of Units: **112**

MODULE 3

Leasable Area: **320 m²**
Number of Units: **55**

MODULE 4

Leasable Area: **360 m²**

MODULE 4

Leasable Area: **300 m²**
Number of Units: **2**

MODULE 4

Leasable Area: **270 m²**
Number of Units: **2**

SHOWROOMS



Different showroom areas
starting from **300 m²**



Number of Units: **177**



Total Leasable Area: **65,000 m²**



MODULE 1

Leasable Area: **700 m²**
Ground Floor

MODULE 1

Leasable Area: **420 m²**
Mezzanine Floor

MODULE 2

Leasable Area: **240 m²**
Ground Floor

MODULE 2

Leasable Area: **160 m²**
Mezzanine Floor

MODULE 3

Leasable Area: **190 m²**
Ground Floor

MODULE 3

Leasable Area: **130 m²**
Mezzanine Floor

MODULE 4

Leasable Area: **320 m²**
Ground Floor

MODULE 4



Leasable Area: **250 m²**
Mezzanine Floor

MODULE 5

Leasable Area: **280 m²**
Ground Floor

MODULE 5

Leasable Area: **150 m²**
Mezzanine Floor

LANDMARKS & PLAZAS



Each landmark and plaza include a basement, ground, mezzanine, and 3 typical floors. covering up to **2,000 m²**



Landmark

Number of Units **7** & Total Leasable Area **10,400 m²**



Plaza

Number of Units **3** & Total Leasable Area **11,100 m²**



LANDMARKS

Leasable Area: **150 m²**
Ground Floor

LANDMARKS

Leasable Area: **140 m²**
Mezzanine Floor

LANDMARKS

Leasable Area: **500 m²**
Typical Floor

PLAZAS

Leasable Area: **860 m²**
Ground Floor

PLAZAS

Leasable Area: **750 m²**
Mezzanine Floor

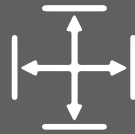
PLAZAS

Leasable Area: **750 m²**
Typical Floor

FACTS & FIGURES



Built-Up Area:
281,000 m²



Leasable Area:
171,000 m²



Office Space:
49%



Retail Space:
38%



Landmark & Plaza space:
13%



Parking Space (underground):
1,660



Parking Space (above ground):
1,607

CONTACT US

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THE COMMERCIAL AVENUE



أم السنينم Umm Al Seneem