



Les Roses Real Estate



## OUR MISSION

To provide premium lifestyle oriented properties and facilities while delivering outstanding management services to our clients.

## OUR VISION

To be a benchmark in the provision of real estate comprehensive solutions in Qatar.

## OUR VALUES

Integrity, reliability, quality, innovation, sustainability and customer service excellence.





## INTRODUCTION

Les Roses Real Estate develops and owns a distinguished portfolio of residential and commercial properties across Doha.

For over ten years, we have been serving the expatriate community in Qatar offering a wide range of housing solutions with the highest quality and professionalism. Our properties offer luxury, affordability and security. In addition to our renowned real estate and facility management services, our tenants enjoy endless possibilities of indoor and outdoor recreational activities in a tranquil and safe environment.

With sound market experience and our client's priorities on mind we have tailored made a mix of Property and Facilities Management, Maintenance (MEP), Cleaning, Landscaping, Security and Swimming Pools Handling services. Our team members are highly qualified and have received extensive local and international trainings in their field of work in addition to outstanding customer service skills that makes you feel always at home.

# Les Roses 1

This luxurious complex is conveniently located in Al Waab street at a close proximity of Villagio mall, schools and major city landmarks. Les Roses 1 Compound comprises 108 villas of 316 m<sup>2</sup> each one.



Its design is secluded within a green environment with a number of diversified entertainment options at its recreational facilities.



A large and greatly equipped clubhouse satisfies the needs of the most diverse user's mix. For physical activities lovers, our compound offers squash & tennis court plus a fully equipped gymnasium. Fitness classes are available in addition to an outdoor children playground.



A vast number of family fun activities are available at our clubhouse: From a spacious swimming area for both adults & children up to Jacuzzi plus separate male & female steam and sauna for tenants seeking relaxation and peaceful unwind.



Comfort defines this villa where fittingly distributed dining, family and living rooms interacts perfectly with a semi-open kitchen that has direct patio and maid's quarter access.



Our spacious and bright 4 master bedrooms with closets surrounds an elegantly designed pathway with stained windows providing a colorful natural lighting as you access the second floor of the villa.

# Les Roses 2

Adjacent and connected to les Roses 1 compound, Les Roses 2 compound features 46 villas of 316 m<sup>2</sup> each in a green and well maintained environment.

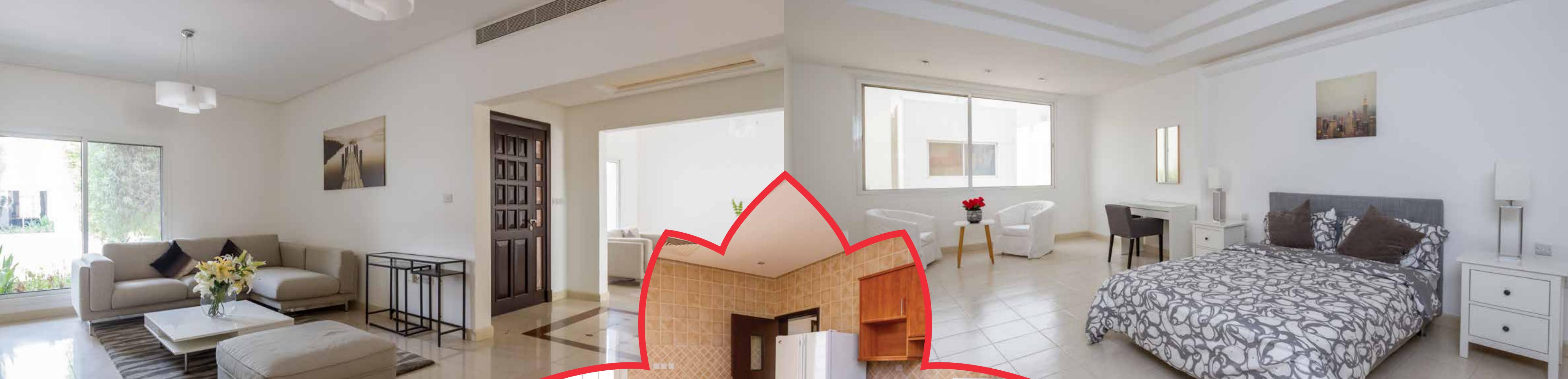


The compound privileged location in Al Waab area allows easy access to shopping malls, parks, schools and iconic landmarks in Qatar such as Aspire Zone.



Within close reach to main roads, connectivity is a plus for this unique site.

Our clubhouse combines all solutions for a comforting retreat: Sauna, steam, a lively gymnasium and soothing swimming pool for adults plus a semi-shaded swimming pool for children.



This excellent compound is composed of 46 comfortable and spacious villas built up within 2 floor levels which includes 4 master bedroom with closets, external maid room, private backyard and plenty of natural light. Balconies complement the full essence of easing that these special units provide.



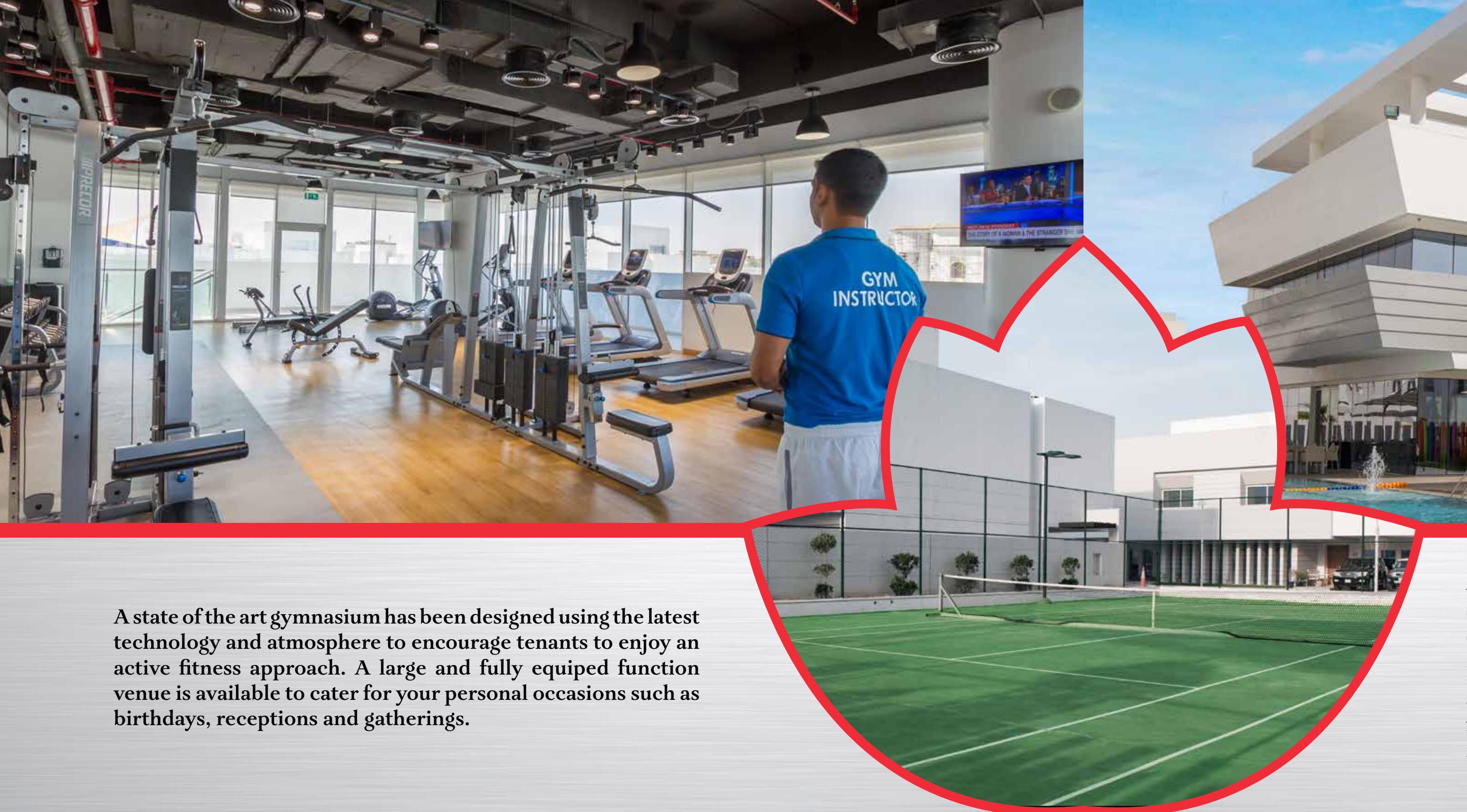
Inclusive of an airy kitchen with abundant storage room plus family sized appliances, this accessible kitchen features a breakfast bar opening creating a distinctive interaction within the family living area.

# Les Roses 3

This exquisit complex comprises 130 villas of 5 bedrooms located in the vicinity of Villaggio Mall and Aspire Zone.



Les Roses 3 compound features a unique modern design that displays a distinctive feeling of splendor and luxury.

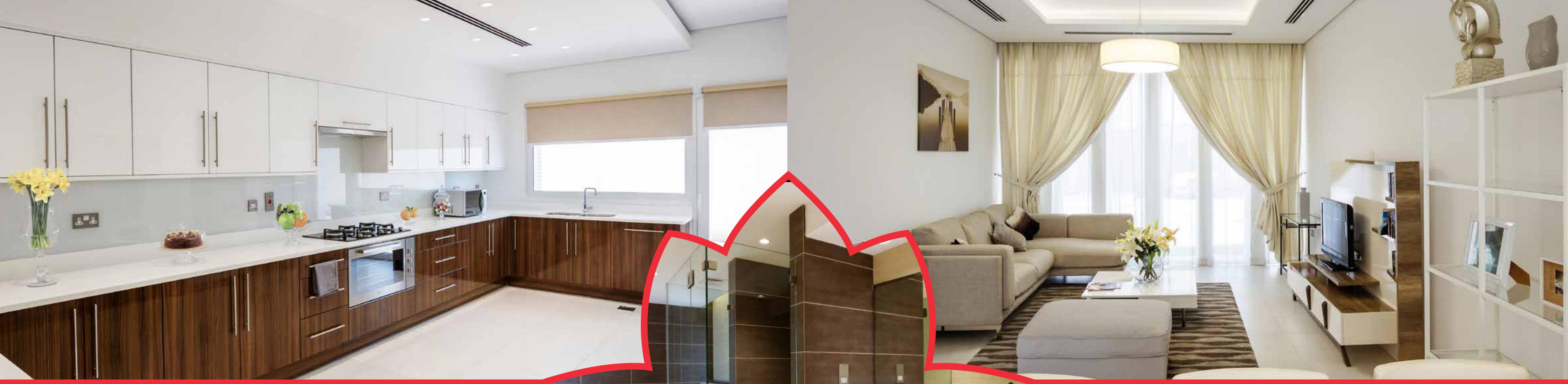


A state of the art gymnasium has been designed using the latest technology and atmosphere to encourage tenants to enjoy an active fitness approach. A large and fully equipped function venue is available to cater for your personal occasions such as birthdays, receptions and gatherings.



A deluxe set up of recreational facilities offers a capacious swimming pool for adults and children enlightened with the serene sound of water fountains.

In addition to a colorful indoor and outdoor play area, tennis and squash courts; the compound also offers a library corner, fitness studio and gaming room providing delights for all members of the family.



Mindfully crafted within 368 m<sup>2</sup>, this deluxe villa is an invitation to luxurious living style. Its immaculate edgy kitchen is every cook's ideal playground. With superb white goods plus corian top counters, the light infused by floor-to-ceiling windows makes the perfect environment for the indulgence of the family and guests.



Living, dining and family rooms as well as a private and secluded courtyard area to the rear of each property are built up to satisfy the most exigent taste

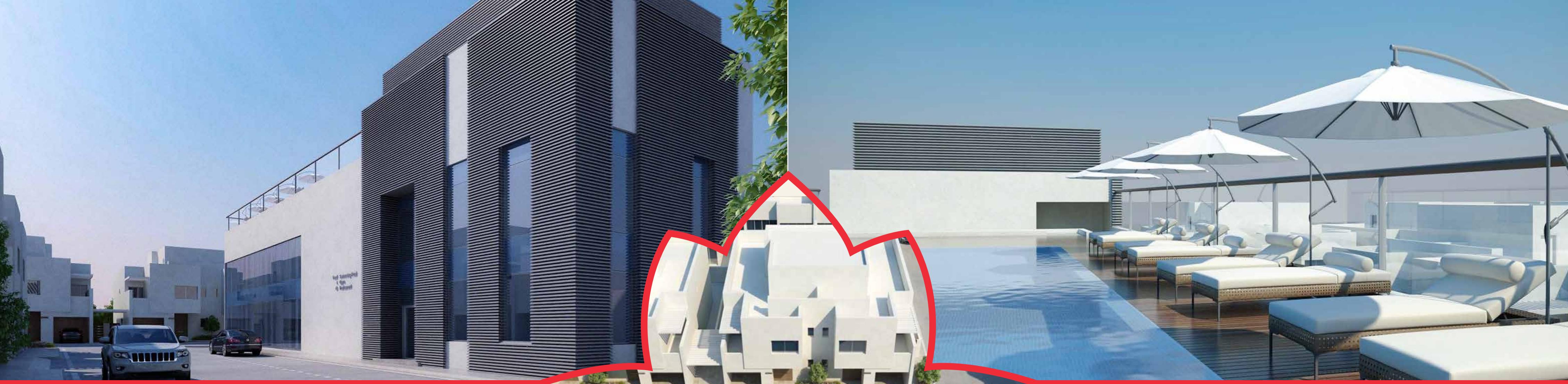
The villa second floor transports its residents to an oasis of relaxation and maximum comfort due to its peaceful surroundings and unique walk in closets plus exceptional bathrooms. These 4 master bedrooms, has a different and suitable layout to offer in addition to 1 shared balcony. The last floor of the villa offers a 5th bedroom with en-suite bathroom plus balcony.

# Les Roses 4

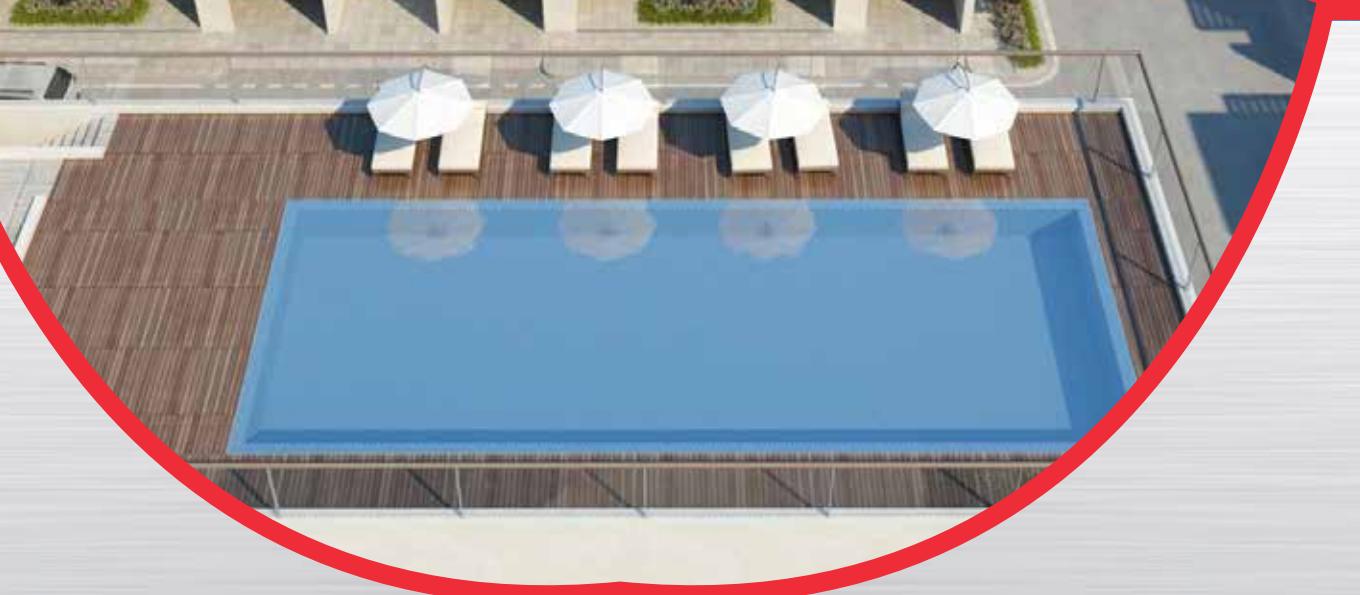
Les Roses 4 compound contemporary design delivers the perfect family environment within a safe and luxurious ambiance. A total of 31 villas with wide roads are sketched out enabling a comfortable walking distance to all points within the compound.



Specially designed to provide a healthy lifestyle, our recreational facilities offer a variety of leisure activities for our resident.



Les Roses 4 compound features a mix of facilities and services making it an ideal surrounding for families. A modern and elegant clubhouse includes a fully equipped gymnasium with top of the line Precor equipment plus an elegant multi-function room for events and gatherings with a private entrance. Property Management team is available at the reception in the ground floor.



Entertainment for all family members is guaranteed with the provision of internal and external play areas plus a gaming room. To complete the amusement, for those who enjoy to unwind in an oasis of relaxation, a state of the art swimming pool is located at the roof top of the clubhouse.



This stylish villa features ample living and dining areas with large windows allowing plenty of natural light into all rooms. Ground floor includes a hall, guest toilet plus an ultramodern kitchen fully equipped with superior quality appliances

The second floor offer 4 comfortable and elegantly designed bedrooms with modern bathrooms. A spacious maid's quarter including bedroom and bathroom plus laundry room are located in the third floor.

A green backyard plus 2 balconies complement a relaxing environment to enjoy. Private parking spaces are allocated for each villa with direct access to the kitchen for added convenience.



Les Roses property portfolio includes a range of modern buildings conveniently located in centric areas of Najma and Mansoura providing a perfect setting for small families.



Entertainment is guaranteed for your family as our properties are equipped with a gymnasium, steam plus a multi-function room.

Indoor and outdoor kids play area, gaming rooms in addition to indoor swimming pools complements the array of leisure activities available in the properties.

Les Roses Apartments are composed with a mixed of 2 and 3 bedroom apartments purposely sketched out in a homely atmosphere.

Diverse apartment's layouts and sizes are available to choose from so you can find the most suitable for your family preferences.



As a flagship of sustainability in Qatar, this state of the art LEED GOLD certified building design maximizes energy efficiency and reduces negative environmental impact and carbon footprint. Top of the line materials and features had been widely used in its making such as granite and silestone, honeycomb cladding and spider glass technology.



Conveniently located in Energy City, Lusail district, the building occupies a total built up area of 21,566 m<sup>2</sup> a Plot Area of 7,044 m<sup>2</sup>; a Gross Leasable Area of 11,266m<sup>2</sup> and a Net Leasable Area of 8,590 m<sup>2</sup>.



The building uses high-efficiency fixtures and recycled water to achieve the innovative Wastewater Technologies of LEED international standards.

It is equipped with photovoltaic cells/solar panels, suitably located on the roof saving of up to 15-20% on energy.

Its Indoor Environmental Quality performance plan meets the minimum requirements of ASHRAE 62- 1999 to achieve the "Minimum IAQ Performance".

A one of a kind rooftop garden enhances the indoor quality and energy efficiency features as it provides support against heat island effect.

2 spacious basement parking with capacity for 234 cars provides one of the highest parking ratios available in the market.



## OUR SERVICES

Because safety and security are essential for a relaxed lifestyle, our properties are equipped with CCTV camera monitoring systems in addition to 24/7 security services ensuring that all tenants along with their guests are safe at all times.

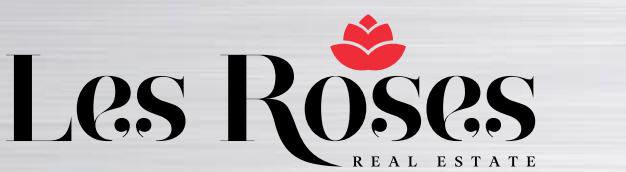


Property and facilities management: With over 10 years of experience in real estate and facility management, we guarantee individualized and customized services to our tenants to fulfill our goal of offering a safe and comfortable environment.



**24/7 maintenance:** Maintenance services are readily available to ensure that our properties are constantly well maintained and upgraded when needed. Our highly qualified technicians are trained to solve any mechanical, electrical or plumbing requirements.

A healthy lifestyle is our main goal therefore our compounds offer high standards of cleanliness within our indoor and outdoor spaces. Being quality, safety and hygiene among our top priorities; we ensure all around professional cleaning, pest control and landscaping services.



## OUR LOCATIONS



**SCAN ME**



**LOCATION**

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