



*Trump International*  
SIMA ISMA

# TRUMP RESIDENCES



# 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.*





# A LANDMARK COLLABORATION

DarGlobal and The Trump Organization, in collaboration with Qatari Diar, bring together global luxury expertise and local destination vision to create a new expression of waterfront living in Qatar.

*A new benchmark for luxury seaside living in Qatar.*



# TRUMP

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THE TRUMP ORGANIZATION

For more than four decades, The Trump Organization has set new standards of excellence as it has expanded its interests in world-class hotels, luxury residential real estate, top-tier office buildings, championship golf clubs, merchandise, entertainment and event management. This enduring commitment has afforded Trump the designation of arguably being the preeminent developer of luxury real estate in the world.



# 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 ATTIAH 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         |





YACHT  
MARINA

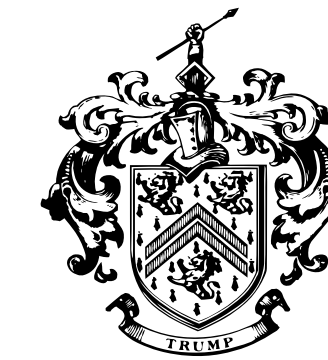
LAND OF LEGENDS QATAR

**TRUMP RESIDENCES**  
SIMAISMA

# 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 International*  
SIMA ISMA

## MASTERPLAN

### TRUMP TWIN VILLAS

■ CLASSICAL VILLAS

### TRUMP ATTACHED VILLAS

■ ANDALUSIAN VILLAS

■ CONTEMPORARY VILLAS

■ TRUMP INTERNATIONAL GOLF CLUB, SIMA ISMA

■ 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*

S I M A I S M A



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



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)



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



TURNBERRY

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



LOS ANGELES

Greenskeeper.org  
Best Playing Conditions



WEST PALM BEACH

Golfweek, Golfweek's Best:  
Top Modern Courses



TURNBERRY

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

IRELAND

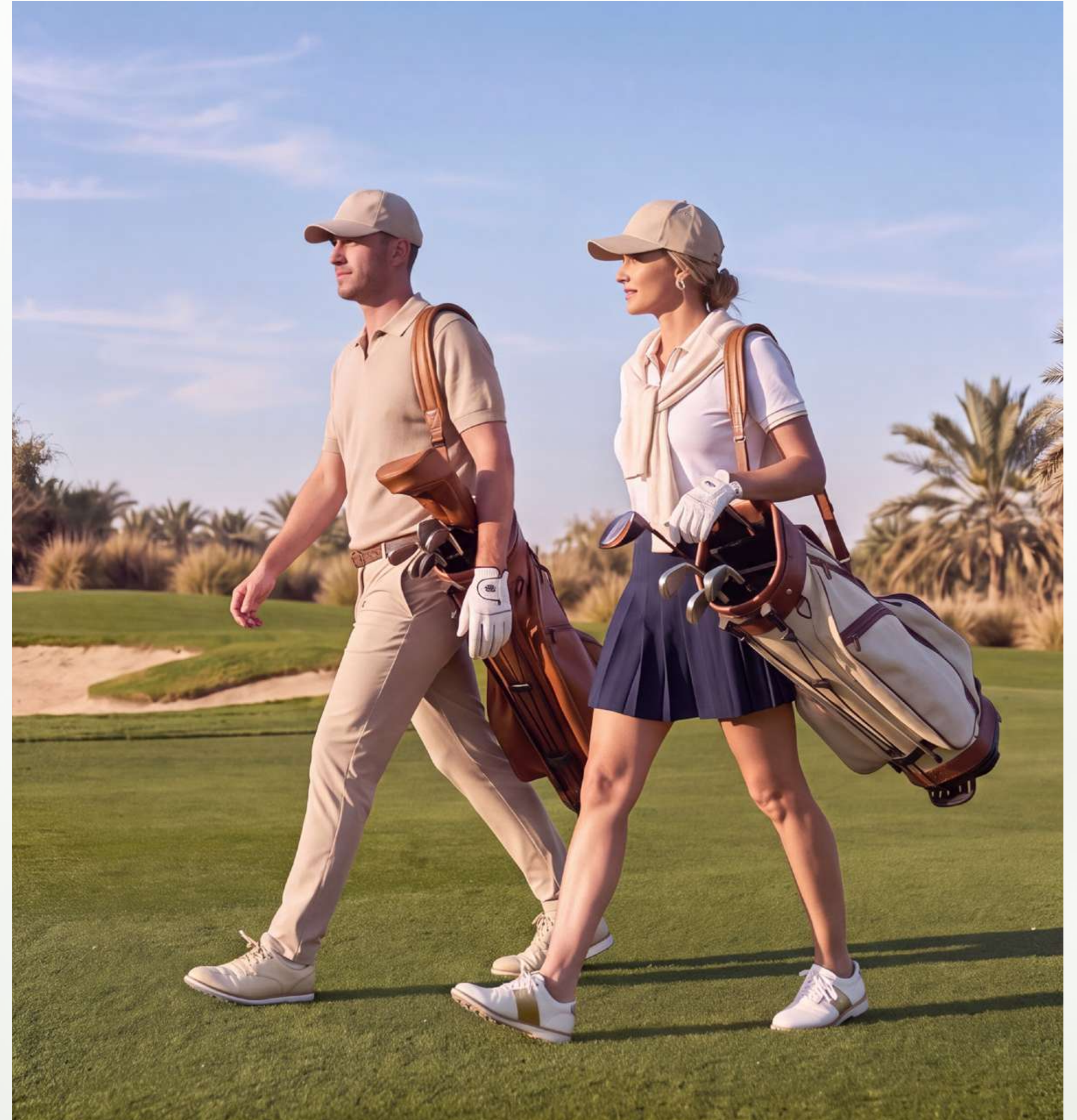
Golf World, Top 100 Golf  
Resorts in the UK & Ireland (#4)

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*  
SIMATISMA



## 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

DINING & SOCIAL

SIGNATURE RESTAURANT

CAFÉ

SPORTS BAR

CIGAR LOUNGE

PANORAMIC TERRACES

WELLNESS & CLUB FACILITIES

MEMBERS' LOUNGE

EXECUTIVE LOUNGE

PRIVATE MEETING ROOMS

WELLNESS & FITNESS CENTRE

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











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





TRUMP  
THE TRUMP ORGANIZATION



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.



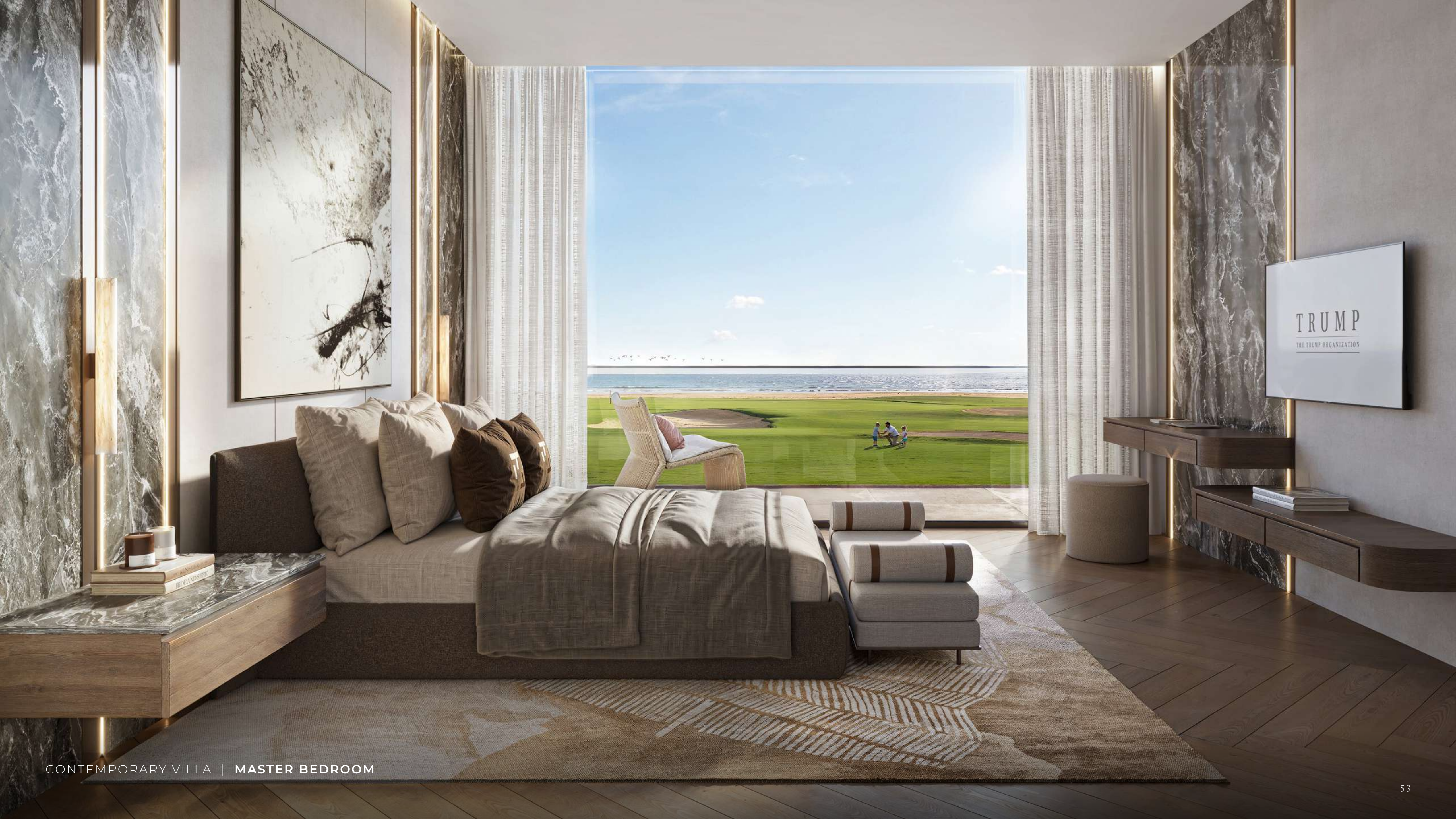
REAR VIEW

# CONTEMPORARY VILLA









CONTEMPORARY VILLA | MASTER BEDROOM

TRUMP  
THE TRUMP ORGANIZATION



*Trump Residences*

SIMAI SMA

## FLOOR PLANS

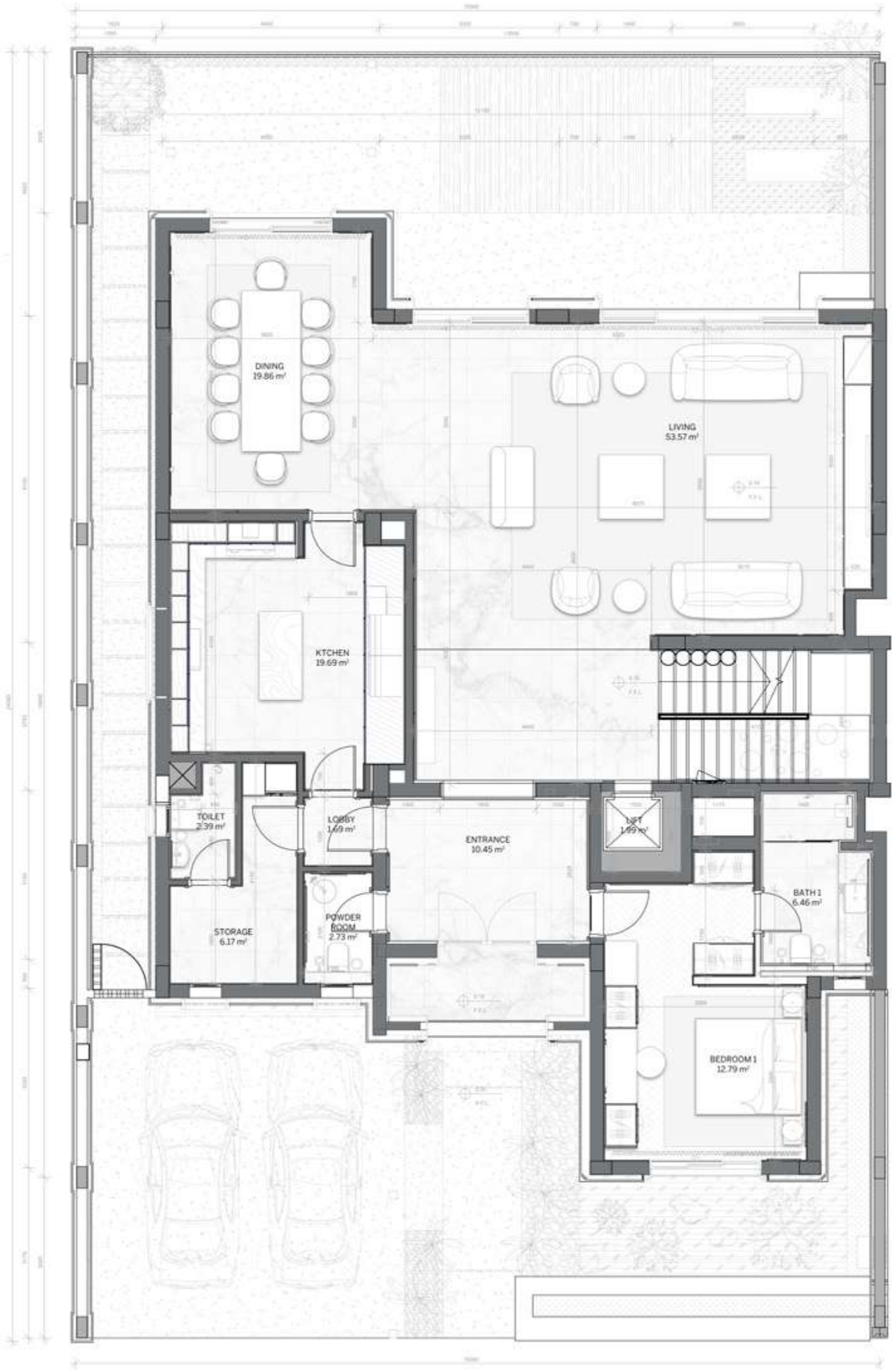
CLASSICAL  
TWIN VILLAS

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 |



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GROUND FLOOR

CLASSICAL  
TWIN VILLAS

TYPE A  
5-BEDROOM

|                              |               |                    |
|------------------------------|---------------|--------------------|
| PLOT AREA                    | 360 - 463 sqm | 3,875 - 4,983 sqft |
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MASTERPLAN



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FIRST FLOOR

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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ROOF FLOOR

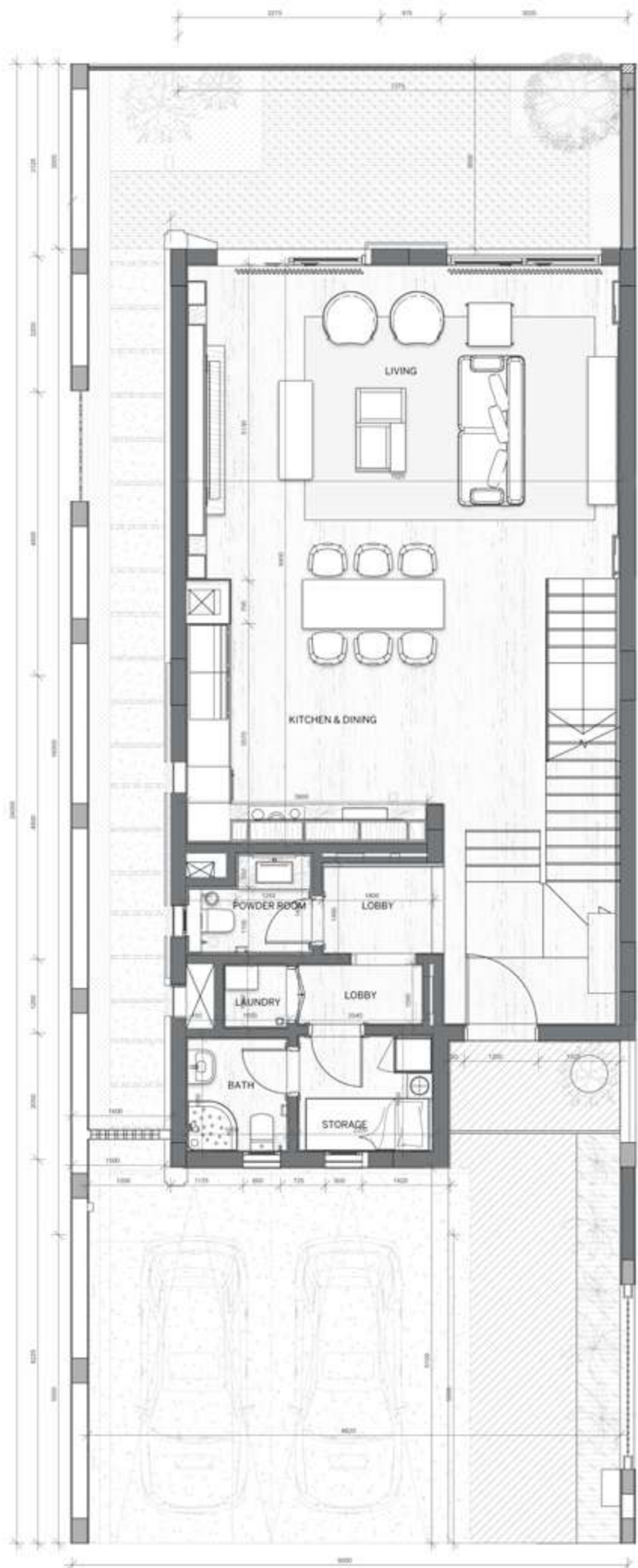
ANDALUSIAN

ATTACHED VILLAS

TYPE A1

3-BEDROOM

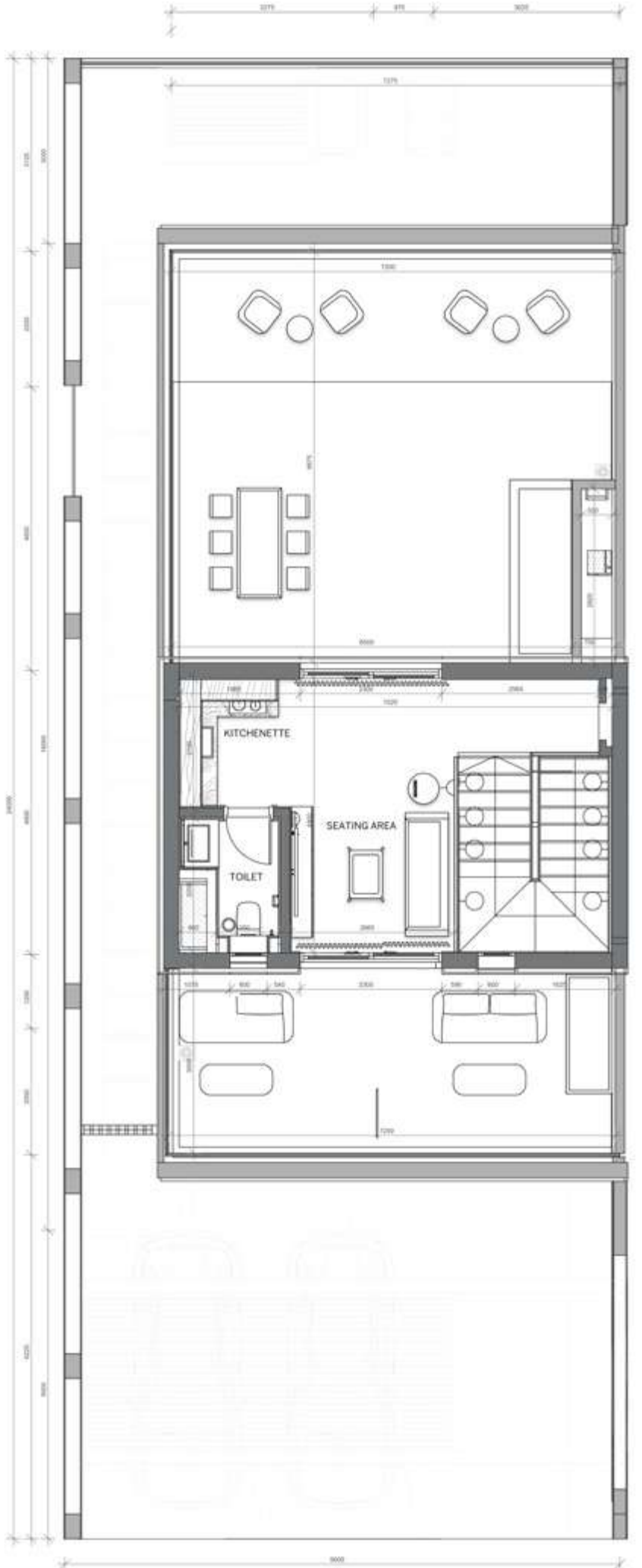
|                              |             |                |
|------------------------------|-------------|----------------|
| PLOT AREA                    | 216 sqm     | 2,325 sqft     |
| TOTAL BUILT-UP AREA          | 250 sqm     | 2,690 sqft     |
|                              |             |                |
| 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 |



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

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ANDALUSIAN

ATTACHED VILLAS

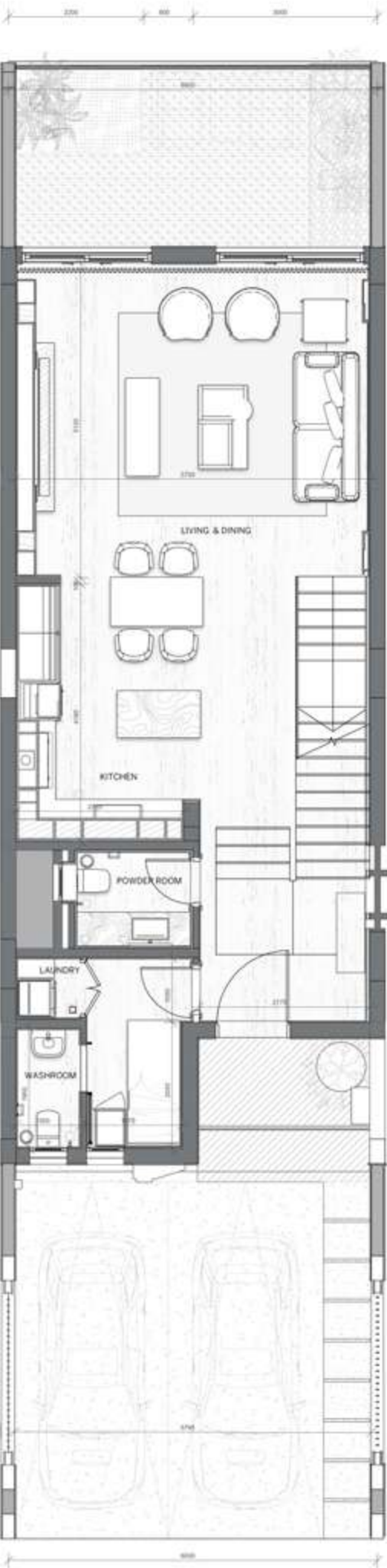
TYPE B1

3-BEDROOM

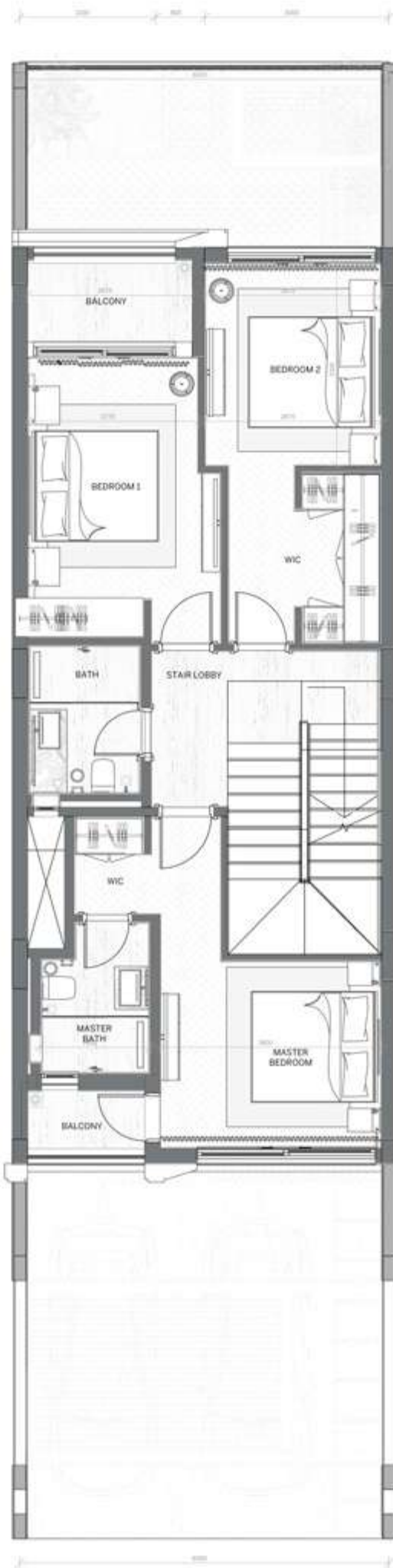
|                              |             |                |
|------------------------------|-------------|----------------|
| PLOT AREA                    | 144 sqm     | 1,550 sqft     |
| TOTAL BUILT-UP AREA          | 201 sqm     | 2,163 sqft     |
|                              |             |                |
| 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 |



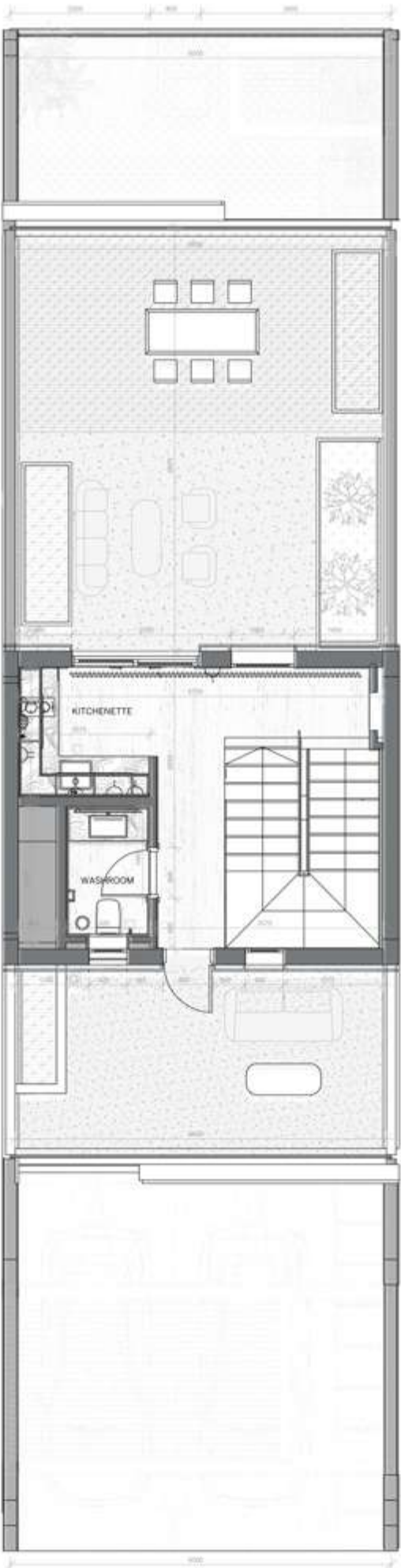
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GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

CONTEMPORARY

ATTACHED VILLAS

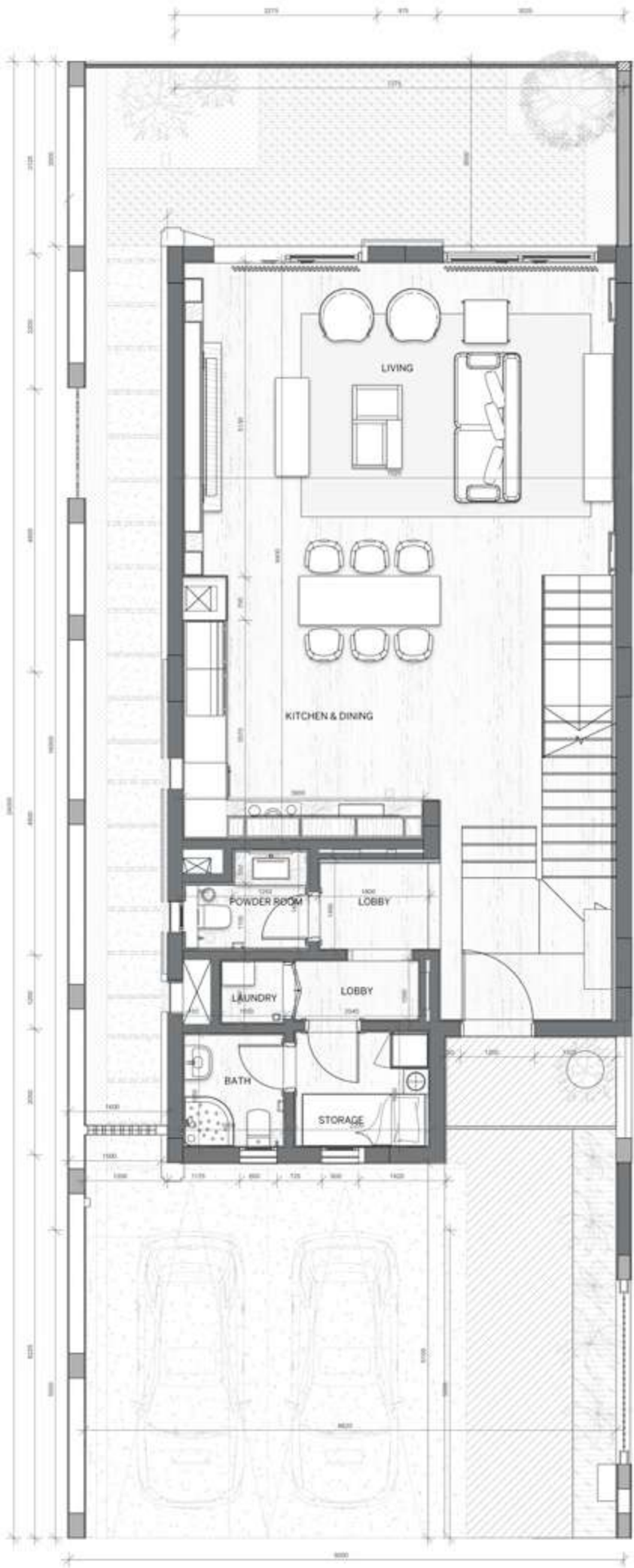
TYPE A2

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   |



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GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

CONTEMPORARY

ATTACHED VILLAS

TYPE B2

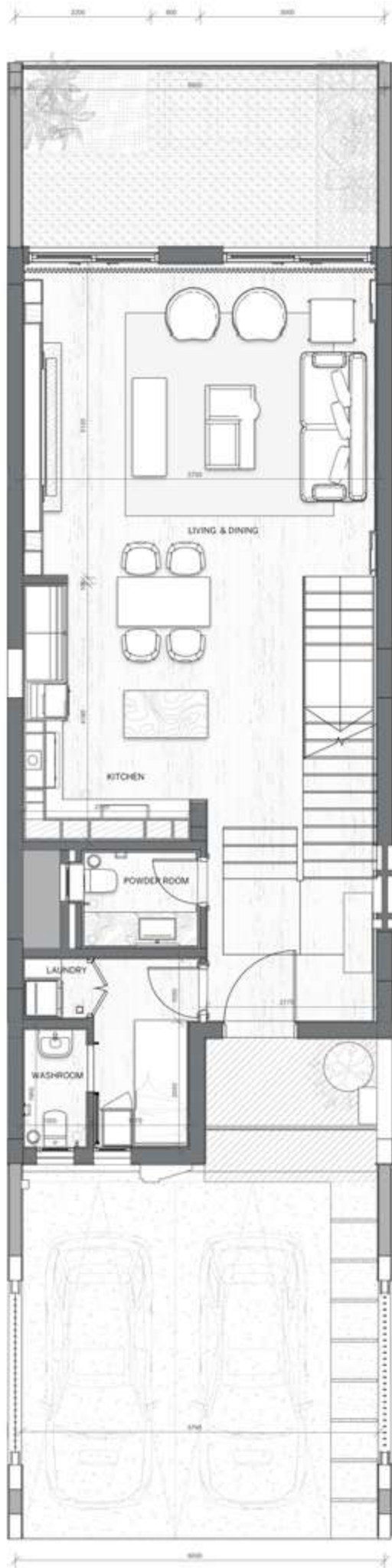
3-BEDROOM

|                              |               |                    |
|------------------------------|---------------|--------------------|
| 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     |

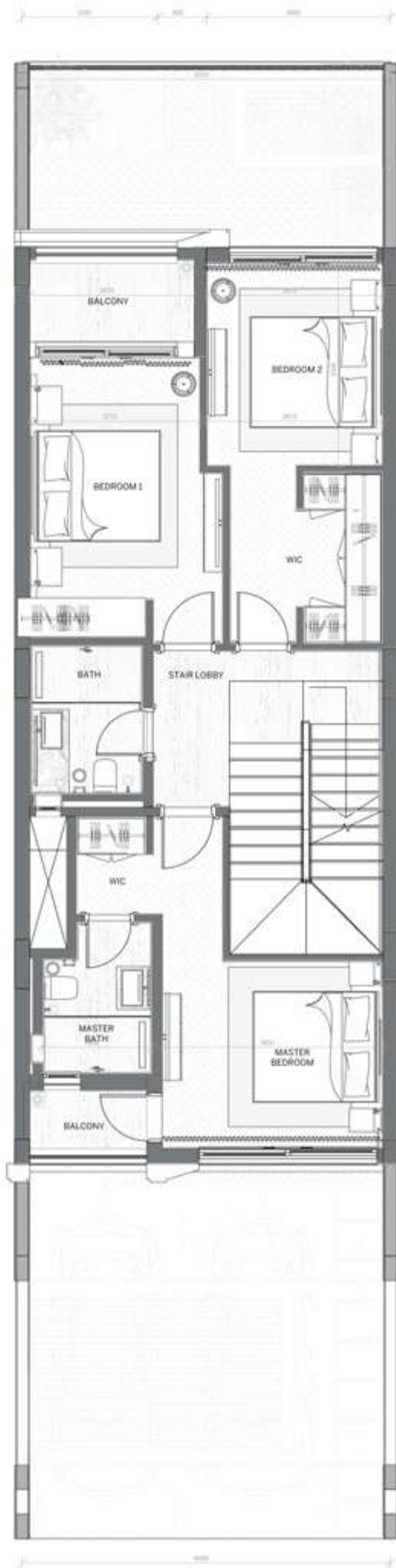
MASTERPLAN



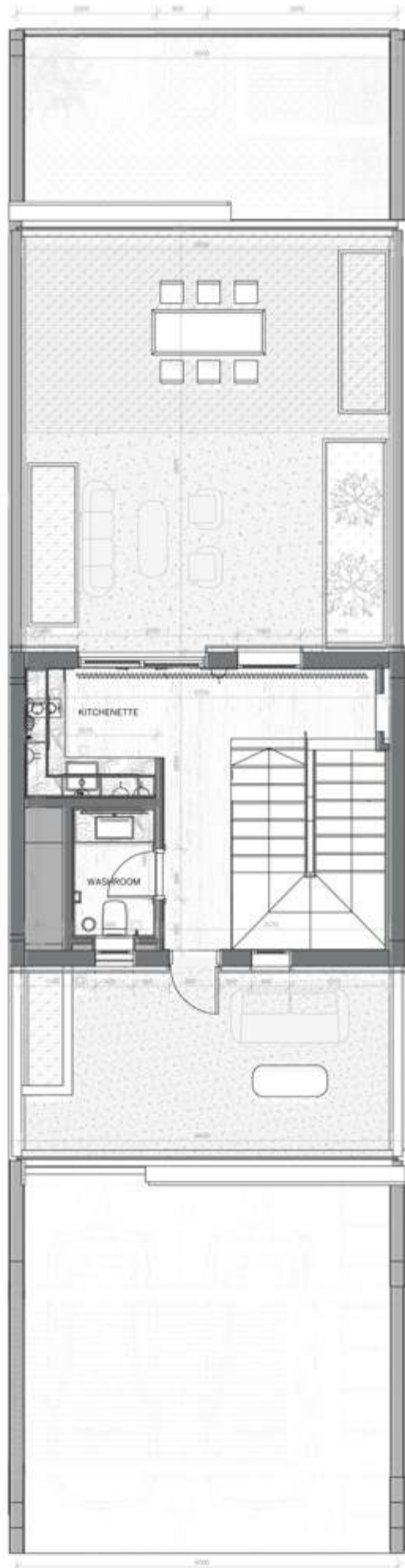
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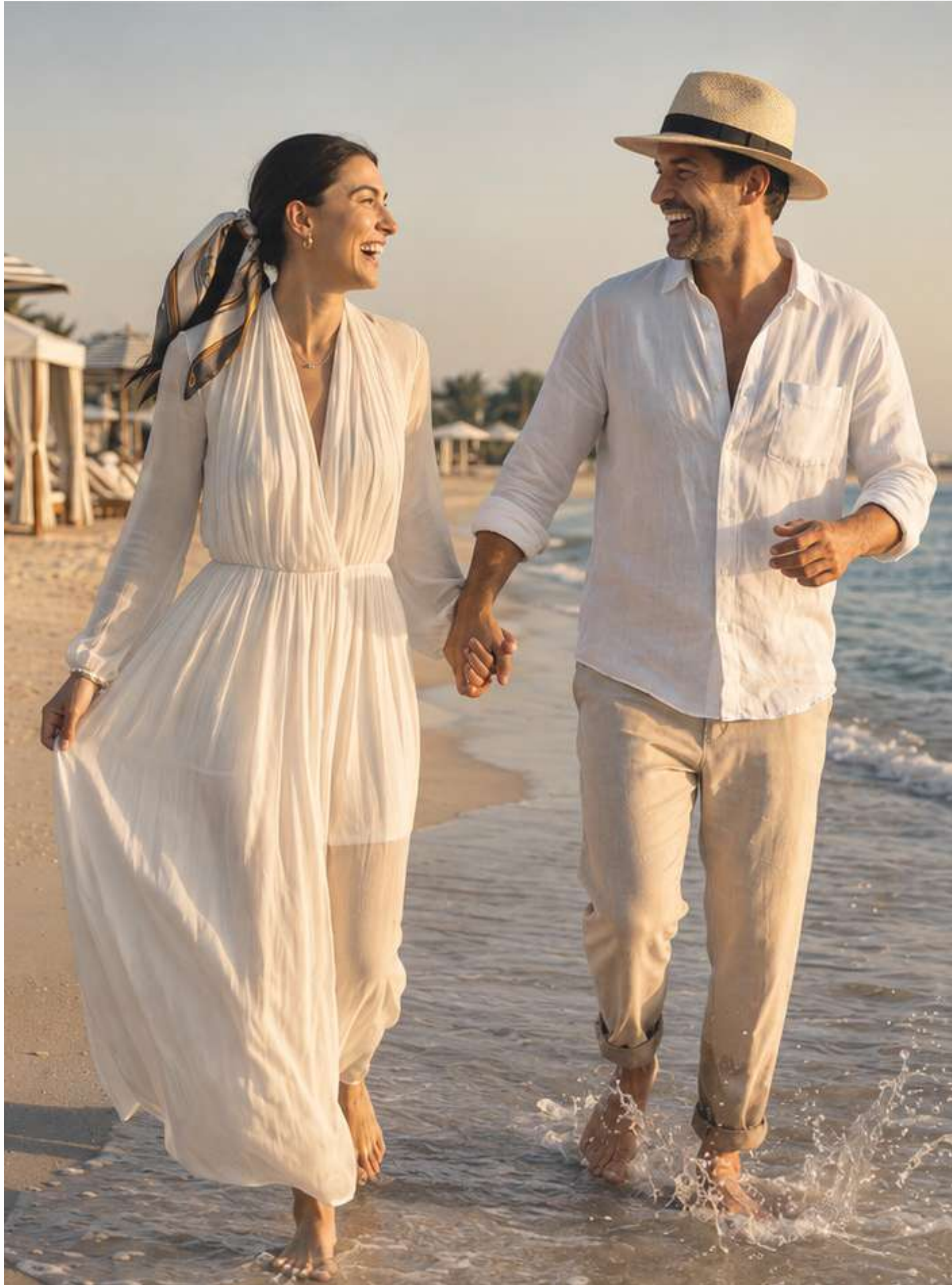
GROUND FLOOR



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.

3

## CHAMPIONSHIP GOLF

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

5

## INTEGRATED LIFESTYLE

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

7

## TIMELESS DESIGN

Architecture and materials considered for enduring relevance and quality.

9

## GOLDEN VISA IN QATAR

Renewable residency with an investment of \$200,000.

2

## GLOBALLY RECOGNISED NAME

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

4

## LIMITED COLLECTION

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

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.

8

## FREEHOLD OPPORTUNITIES

Investment Opportunities in Freehold Zones.



## LIVE ALL IN

DarGlobal PLC is an international real estate developer specialising in exclusive luxury developments across the world's most coveted cosmopolitan cities.

Catering to global citizens seeking prime investments, second homes, and luxury living, DarGlobal transforms real estate into economic catalysts, unlocking opportunities for both investors and the countries it enters. DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, Versace, Fendi Casa, and Paramount. These collaborations offer unique investment opportunities in global cities, providing both wealth growth and protection.

Listed on the London Stock Exchange, DarGlobal goes beyond property development, it drives economic transformation by attracting international clients and Foreign Direct Investment (FDI). By injecting capital, confidence, and industry expertise, DarGlobal enhances local infrastructure while elevating the global appeal of each destination. With a presence in 14 international cities across 9 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Maldives, Saudi Arabia, the UAE, Oman, and Qatar. The company is also expanding into world-class hospitality, developing luxury hotels in Dubai, the Maldives, and Oman. To support its international clientele, DarGlobal has sales and customer service offices in New York, London, Marbella, Athens, Dubai, Jeddah, Riyadh, Muscat, and Doha.





## OUR OFFICES

### DOHA, QATAR

Malibu Building, Lusail  
Entertainment City, Doha, Qatar  
+974 4410 8282

### MUSCAT, OMAN

Royal Opera House Muscat Shatti  
Al Qurum, Muscat, Oman  
+968 2270 2771

### DUBAI, UAE

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