

Cityscape
Qatar



4th Qatar
Real Estate
Forum



VISITOR GUIDE

QATAR'S MOST TRUSTED REAL ESTATE PLATFORM

27 - 29 October 2026
DECC, West Bay



WELCOME

GOOD TO HAVE YOU HERE

Over the next three days, 50 developers and more than 400 live projects are in one room, alongside the 4th Qatar Real Estate Forum.

Whether you are looking at your first home or adding to a portfolio, this guide is here to help you find what matters to you, without wasting a minute of your visit.

Start with the path that fits you on page 4, then pick a route on page 8. Your path tells you where to begin and which Forum sessions to catch. Your route tells you which stands to visit, and in what order.

Enjoy the show.

The Cityscape Qatar and Aqarat Teams

50

developers exhibiting

400

live projects to compare

100

industry leaders
and speakers

3

days, free to attend

INSIDE THIS GUIDE

FIND YOUR
WAY AROUND

Choose your path Three ways to walk the floor	4	Buying property in Qatar Ownership, areas and residency	20
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Choose a route Six themed routes with stand numbers	8	Practical information Getting around DECC	22
4th Qatar Real Estate Forum Three days of sessions, marked by path	15		
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OPENING HOURS

Tue 27 Oct 11am to 8pm

Wed 28 Oct 12pm to 9pm

Thu 29 Oct 12pm to 9pm

Entry is free. Your registration covers all three days, so you can come and go as you like.

LOOK FOR YOUR COLOURS

Sessions and pages are marked with the path they suit best.

-  First-time buyer
-  Growing investor
-  Portfolio investor

CHOOSE YOUR PATH

WHERE ARE YOU IN YOUR JOURNEY?

Everyone walks into Cityscape Qatar with a different goal. Pick the path that sounds most like you and follow its colour through this guide.

FIRST-TIME BUYER

New to the market, or new to Qatar. You want clear answers before you commit to anything.

- Start here** Buying property in Qatar, page 20. Five minutes of reading and the stands will make a lot more sense.
- Don't miss** Getting started, Wed 4:20pm
Live, work, play and thrive, Thu 2:00pm
Healthcare, education and connectivity, Thu 2:20pm
- Head for** Developers with ready and off-plan apartments, and anyone offering financing.

GROWING INVESTOR

You own two or three properties and want to compare what's next, side by side.

- Start here** Who is on the floor, page 18. Shortlist three developers before you walk the halls.
- Don't miss** Valuation and market data, Wed 1:00pm
Portfolio diversification, Wed 1:20pm
Exit strategies, Wed 4:00pm
- Head for** Master developers launching new phases, and stands showing payment plans.

PORTFOLIO INVESTOR

Four or more properties. You are here for scale, structure and the right conversations.

- Start here** The Forum, page 15. Day one sets out the market, day two is built around capital at scale.
- Don't miss** Cities that hold their value, Tue 4:00pm
Playing at scale, Wed 2:00pm
Tokenisation, Wed 3:20pm
- Head for** Qatari Diar, Qetaifan Projects, UDC and Barwa for master-planned communities, and the government partners for the regulatory picture.



Scale models and master plans are where the real conversations start. Ask for the numbers behind them.

ONLY GOT AN HOUR?

Walk the headline sponsor stands first, then pick one Forum session in your colour and ask the questions on page 21 at three stands. You will leave with real options, not just brochures.

Tip:

The Forum runs in English and Arabic. Each session's language is marked in the programme.

HALLS, STANDS AND FACILITIES

-
- The floor plan is organized into three main sections: Hall 1, Hall 2, and Hall 3, each with its own entrance. Hall 1 features a large 'BARWA REAL ESTATE' booth (H1.B10) and a 'QETAIFAN PROJECTS' booth (H1.C10). Hall 2 contains 'AQARAT' (H2.A10) and 'QATARI DIAR' (H2.B10). Hall 3 is dominated by 'ARIANE REAL ESTATE' (H3.A20) and 'UDC' (H3.A10). Other notable booths include 'TAAMEER GROUP' (H1.D20), 'CAPSTONE PROPERTY' (H2.B30), and 'MAZAYA REAL ESTATE' (H2.B20). The plan also includes a 'STAGE' area, a 'CAFE', a 'WORKSHOP', and various service areas like restrooms and a taxi drop-off point.
- HALL 1 ENTRANCE**
- HALL 2 ENTRANCE**
- HALL 3 ENTRANCE**
- TOILETS**
- T**
- WC**
- P**
- WC**
- TOILETS**
- LADIES' PRAYER ROOM**
- WC**
- TOILETS**

Schematic, not to scale. Stand plan correct at 20 October 2026 and subject to change. Use the QR code on page 18 for the live list.

CHOOSE A ROUTE

SIX WAYS TO WALK THE FLOOR

Your path tells you where you are in your journey. A route tells you what to look at. Pick one that matches what you're after, follow the numbered stands on its map, and finish at the Forum session it points you to.



1



WATERFRONT LIVING

Apartments and villas on The Pearl, Lusail Marina and West Bay Lagoon, with sea views as standard.

2



READY TO MOVE IN

Completed homes you can view, buy and live in this year. No waiting, no construction updates.

3



OFF-PLAN, WITH A PAYMENT PLAN

Buy into licensed developments at today's prices, with escrow protecting every instalment.

4



PURCHASES THAT QUALIFY FOR RESIDENCY

Properties above the QAR 730,000 and QAR 3.65 million thresholds, and the people who can explain what comes with them.

5



COMMERCIAL AND RETAIL

Offices, retail units and mixed-use floors, for a portfolio that works during office hours and after.

6



BEYOND QATAR

Developers and advisers from across the region and further afield, all in one place for the first time this year.

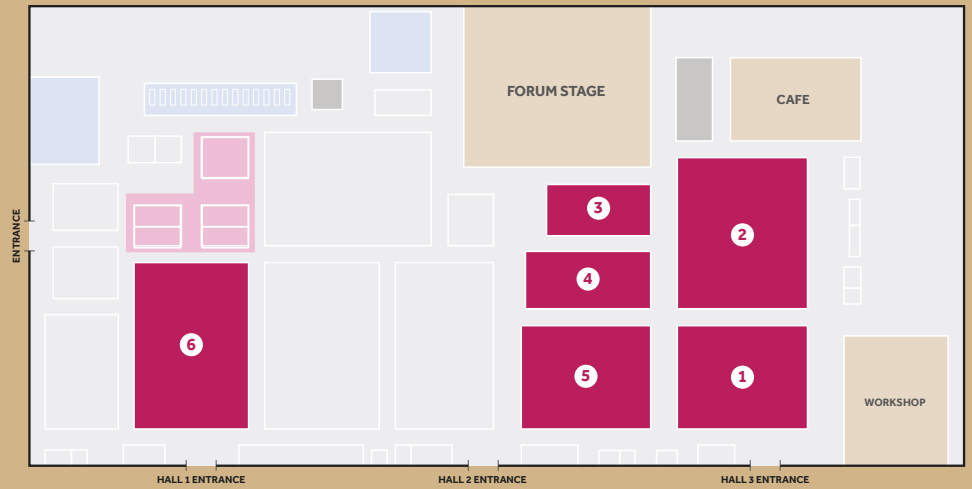
● First-time buyer ● Growing investor ● Portfolio investor

Routes are built from what each exhibitor told us they're showing. Stands can change, so scan the code on page 18 for the live version.

WATERFRONT LIVING

- First-time buyer ●
- Growing investor ○
- Portfolio investor ●

The sea is never far away in Doha, and on this route it is the view from every balcony. Island living on The Pearl-Qatar, marina apartments in Lusail and the villas of West Bay Lagoon, all built around the water. Ask the difference between sea view and sea front at each stand; it matters to the price and to what the home will rent for.



	EXHIBITOR	STAND	LOOK FOR
1	United Development Company (UDC)	H3.A10	The Pearl-Qatar and Gewan Island
2	Ariane Real Estate	H3.A20	Sea-view apartments
3	Capstone Property	H2.B30	Waterfront towers
4	Mazaya Real Estate Development	H2.B20	Lusail marina apartments
5	Qatari Diar	H2.B10	Lusail waterfront districts
6	Barwa Real Estate	H1.B10	Coastal communities

CONTINUE AT THE FORUM

Qatar leading the Gulf: stability by design, Tue 1:20pm
Live, work, play and thrive, Thu 2:00pm

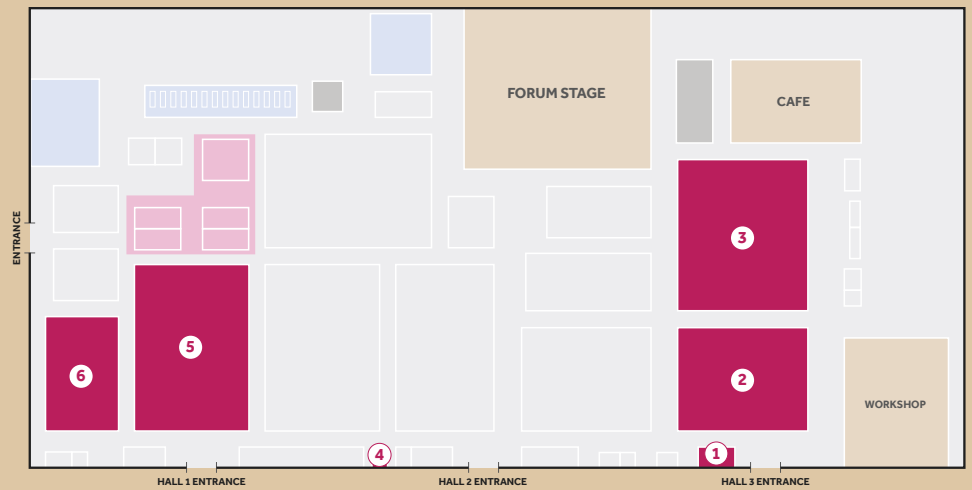
ASK AT THE STAND

Service charges on waterfront communities often cover marina, beach and pool access. Get the annual figure in writing before you compare prices.

Exhibitor list illustrative until onboarding data is confirmed.
Stands correct at 20 October 2026; scan the code on page 18 for the live version.

READY TO MOVE IN

No renders and no waiting. Everything on this route is built, finished and ready for keys, so the model on the stand is the home you would get. Ask to see the actual unit this week; most teams can arrange a viewing before the show ends, and a visit tells you more than any brochure.



	EXHIBITOR	STAND	LOOK FOR
1	MBH Development	H3.A01	Ready homes
2	United Development Company (UDC)	H3.A10	Ready apartments, The Pearl-Qatar
3	Ariane Real Estate	H3.A20	Completed apartments
4	Quantex Qatar	H2.C02	Ready and resale stock
5	Barwa Real Estate	H1.B10	Completed communities
6	Shelter Development	H1.A10	Ready residential

CONTINUE AT THE FORUM

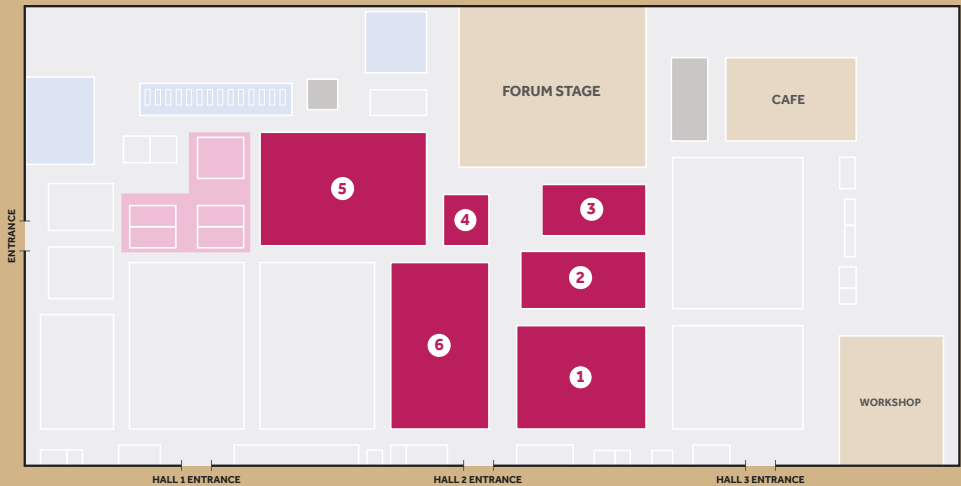
Real estate valuation and market data,
Wed 1:00pm
Getting started, Wed 4:20pm

BEFORE YOU SIGN

Ask for the title deed or usufruct documentation, the latest service charge statement and the handover snag list. All three should be available on the spot.

OFF-PLAN, WITH A PAYMENT PLAN

Buying before completion is how many investors get in at the best price, and Qatar’s escrow rules tie your instalments to construction progress. This route takes you to licensed developments with clear payment plans. Ask how much is due at each milestone, and what happens to your money if the handover date slips.



	EXHIBITOR	STAND	LOOK FOR
1	Qatari Diar	H2.B10	Lusail, off-plan phases
2	Mazaya Real Estate Development	H2.B20	Off-plan apartments
3	Capstone Property	H2.B30	Instalment plans to handover
4	Al Madar Real Estate	H2.A30	Off-plan residential
5	Taameer Group	H1.D20	Off-plan, payment plans
6	Aqarat, Real Estate Regulatory Authority	H2.A10	Escrow and licence checks

CONTINUE AT THE FORUM

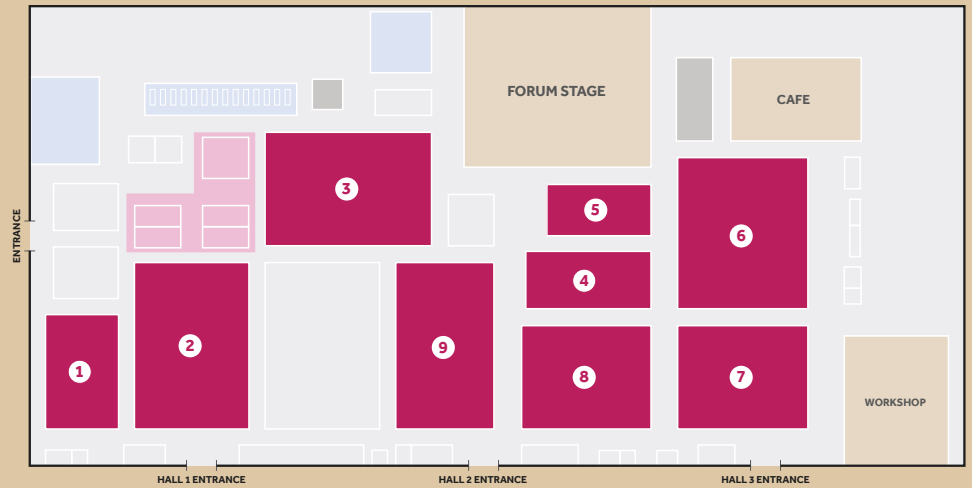
Portfolio diversification, Wed 1:20pm
Exit strategies, Wed 4:00pm

ESCROW CHECK

Every licensed off-plan project has a registered escrow account. Ask for the account details at the stand, then confirm the project is registered at Aqarat, H2.A10.

PURCHASES THAT QUALIFY FOR RESIDENCY

If a home in Qatar is also a home for your family, this is your route. Every stand on it is showing property above the residency threshold, and each team can explain what a qualifying purchase unlocks. Start at Aqarat if you want the rules first, or start with the projects if you would rather fall for a place and then find out how to keep it.



	EXHIBITOR	STAND	LOOK FOR
1	Shelter Development	H1.A10	Residential, ready
2	Barwa Real Estate	H1.B10	Apartments and townhouses
3	Taameer Group	H1.D20	Apartments, off-plan
4	Mazaya Real Estate Development	H2.B20	Mixed-use, Lusail
5	Capstone Property	H2.B30	Apartments, payment plans
6	Ariane Real Estate	H3.A20	Villas and apartments
7	United Development Company (UDC)	H3.A10	The Pearl-Qatar, ready and off-plan
8	Qatari Diar	H2.B10	Lusail apartments, off-plan
9	Aqarat, Real Estate Regulatory Authority	H2.A10	Eligibility, process and registration

CONTINUE AT THE FORUM

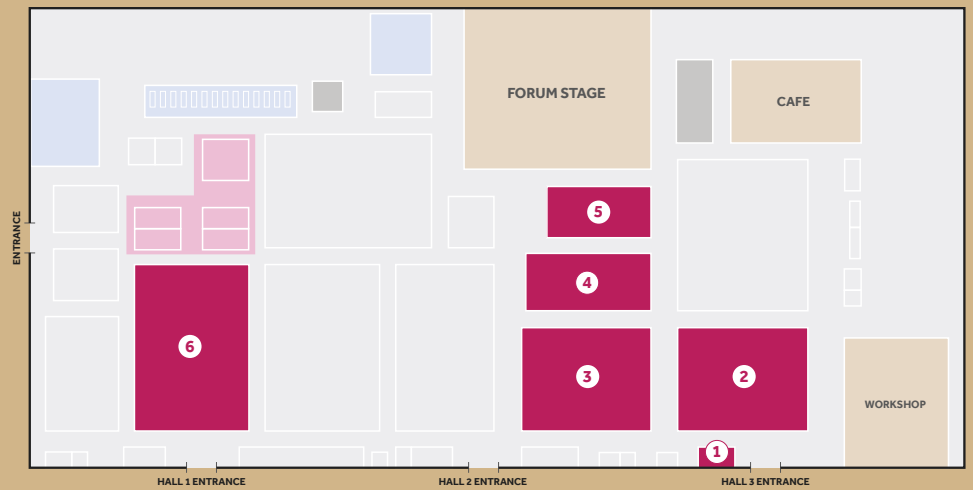
Getting started, Wed 4:20pm
Live, work, play and thrive, Thu 2:00pm

THE THRESHOLDS

QAR 730,000+ for real estate residency.
QAR 3.65M+ for permanent residency benefits.
Full detail on page 20.

COMMERCIAL AND RETAIL

Offices, retail units and mixed-use floors, for investors who want a portfolio that works during office hours as well as after. Yields, tenancy terms and footfall are the questions here, so ask for the numbers rather than the brochure, and ask who the current tenants are.



	EXHIBITOR	STAND	LOOK FOR
1	MBH Development	H3.A01	Retail units
2	United Development Company (UDC)	H3.A10	Retail at The Pearl-Qatar
3	Qatari Diar	H2.B10	Lusail commercial districts
4	Mazaya Real Estate Development	H2.B20	Mixed-use towers
5	Capstone Property	H2.B30	Office floors
6	Barwa Real Estate	H1.B10	Commercial and mixed-use

CONTINUE AT THE FORUM

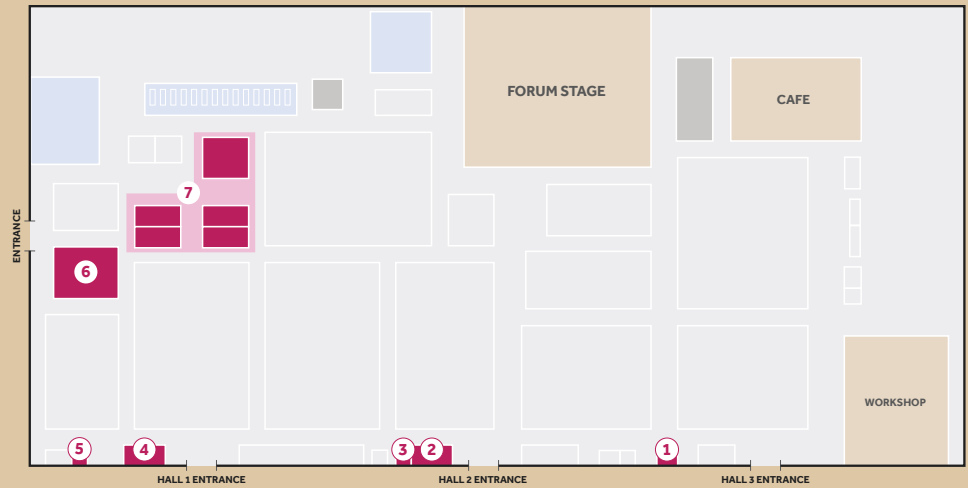
Qatar as a lifestyle destination: retail and hospitality, Tue 4:20pm
Playing at scale, Wed 2:00pm

ASK AT THE STAND

Current occupancy, average lease length, who manages the building and what the service charge covers. A commercial unit is only as good as its tenant.

BEYOND QATAR

Not everything on the floor is in Qatar. Developers and advisers from across the region and further afield are here with projects you can compare side by side with the local market, in one afternoon rather than four flights. Ownership rules, taxes and currency differ from country to country, so ask about all three before you compare prices.



	EXHIBITOR	STAND	LOOK FOR
1	Ray White	H2.B03	United Arab Emirates
2	Go Smart	H2.A01	Türkiye
3	World Gate Citizenship	H2.A02	Citizenship and residency by investment
4	Grnata Real Estate Group	H1.B01	Bahrain
5	CQIIS	H1.A02	Canadian immigration and investment advice
6	Rawas Real Estate Company	H1.A15	Saudi Arabia
7	Egypt Pavilion (Dar Al Mustaqbal)	H1.B30, H1.B31, H1.C30, H1.C31, H1.C40	Egypt

CONTINUE AT THE FORUM

Reading the region, Tue 1:00pm
Building the Gulf's real estate future,
Tue 1:40pm

BUYING ABROAD

Check each country's foreign ownership rules, purchase taxes and residency schemes before you compare. What qualifies in Qatar will not qualify everywhere.

Exhibitor list illustrative until onboarding data is confirmed.
Stands correct at 20 October 2026; scan the code on page 18 for the live version.

DAY 1

TUESDAY 27 OCTOBER

Anchoring the region: Qatar’s market scale and strategic strength

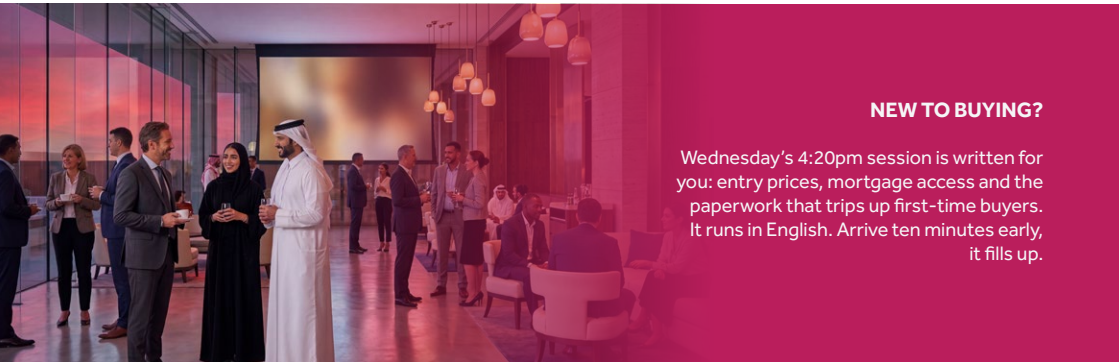
9:00am	Registration and welcome	Registration	
10:00am	Official opening of the 4th Qatar Real Estate Forum	Opening	
10:00am	AR Recitation of the Holy Qur’an	Ceremony	
10:05am	AR A nation that delivers: Qatar’s investment outlook	Ministerial keynote	
10:15am	AR Forum inauguration	Ceremony	
10:30am	AR From vision to groundwork: Qatar’s master developer takes the stage	Dialogue	
11:00am	Official opening of Cityscape Qatar	Opening	
1:00pm	EN Reading the region: the future of real estate investment	Opening keynote	
1:20pm	AR Qatar leading the Gulf: stability by design	Fireside chat	
1:40pm	AR Building the Gulf’s real estate future	Regulatory dialogue	
2:00pm	AR Real estate’s role in Qatar’s national diversification strategy	Panel	
2:40pm	AR The developers behind the nation’s skyline: a conversation on investor confidence	Panel	
3:20pm	AR The green premium: ESG and Qatar’s real estate investment case	Panel	
4:00pm	EN Cities that hold their value: liveability as an investment strategy	Fireside chat	
4:20pm	EN Qatar as a lifestyle destination: retail and hospitality redefined	Panel	
5:00pm	Closing remarks and end of Forum day 1, followed by the awards ceremony	Closing	

DAY 2

WEDNESDAY 28 OCTOBER

Real estate investment: assets, value and opportunity

12:30pm	Registration and welcome	Registration	
1:00pm	Day 2 opening	Opening	
1:00pm	AR Real estate valuation and market data: what investors need to know	Fireside chat	
1:20pm	EN Portfolio diversification: residential, commercial and mixed-use strategies	Panel	
2:00pm	EN Playing at scale: opportunities and challenges for institutional and high-net-worth investors	Panel	
2:40pm	AR REITs: broadening access to Qatar’s property market	Panel	
3:20pm	EN Tokenisation: the next frontier for real estate investment	Panel	
4:00pm	EN Exit strategies: realising returns in real estate	Fireside chat	
4:20pm	EN Getting started: opportunities and challenges for first-time and small-ticket investors	Panel	
6:00pm	Closing remarks	Closing	
6:05pm	End of Forum day 2	Closing	



NEW TO BUYING?

Wednesday’s 4:20pm session is written for you: entry prices, mortgage access and the paperwork that trips up first-time buyers. It runs in English. Arrive ten minutes early, it fills up.

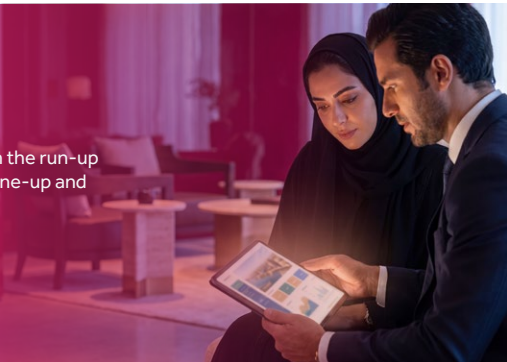
DAY 3
THURSDAY 29 OCTOBER

Infrastructure and liveability: building the case for Qatar

12:30pm	Registration and welcome	Registration	
1:00pm	Day 3 opening	Opening	
1:00pm	EN Wellness real estate: the investment case for health-anchored development	Fireside chat	
1:20pm	EN The liveable city, rewired: AI's everyday impact on Qatar	Panel	
2:00pm	AR Live, work, play and thrive: why Qatar should be your next move	Fireside chat	
2:20pm	EN The infrastructure case: healthcare, education and connectivity	Panel	
3:00pm	AR Family, safety and community: the social foundations of Qatari neighbourhoods	Panel	
3:40pm	AR Planning for growth: Qatar's long-term urban development strategy	Panel	
4:20pm	AR The new Owners' Association Law: what owners and developers need to know	Panel	
4:50pm	AR Closing ceremony	Ceremony	
5:00pm	End of the 4th Qatar Real Estate Forum 2026	Closing	



Speakers are being announced in the run-up to the show. Scan for the latest line-up and any changes to timings.





WHO IS ON THE FLOOR

DEVELOPERS AND LIVE PROJECTS

Scale models, master plans and real numbers, with the teams behind them ready to talk. Exhibitors and stand numbers at 20 October, with more joining. Find them on the plan on pages 6 and 7.



Share your visit with [#CityscapeQatar](#) and tag [@cityscapeqatar](#). We repost the best of the floor every evening.



Full exhibitor list with stand numbers, kept up to date through the show.

[CITYSCAPE-EVENTS.COM/QATAR](https://cityscape-events.com/qatar)

EXHIBITORS AND STANDS, A TO Z

EXHIBITORS	STANDS
Al Madar Real Estate	H2.A30
Al Rehla Paths	H3.B48
AlRayan Bank	H2.B01
Aqar For You	H3.B40
Ariane Real Estate	H3.A20
Barwa Real Estate	H1.B10
Beltone Tarım ve Hayvancılık Gayrimenkul Yatırım	H2.B02
Canadian Quality Int Immigration Service (CQIIS)	H1.A02
Capstone Property	H2.B30
Castor Real Estate Development	H3.B43
Daima Properties (Egypt Pavilion)	H1.B31
Dar Al Mustaqbal Exhibition and Conference (Egypt Pavilion)	H1.C40
Dlalna Real Estate	H3.B51
GARTAL Management	H2.B04
Go Smart	H2.A01
Grnata Real Estate Group	H1.B01
Halic Altin Boynuz Marina Turizm Gayrimenkul Insaat Yatirim Ticaret	H3.B44
JMJ Property	H1.C01
Le Mirage Real Estate	H1.E41
Leo Almouj Development	H3.B41
Malaz Digital Technologies	H3.B50
Mawthuq for Maintenance Building	H3.B49
Mazaya Real Estate Development	H2.B20
MBH Development	H3.A01
Meamar Group (Egypt Pavilion)	H1.B30
Move In Real Estate	H3.B52
Msheireb	H1.D45
Nawassy (Egypt Pavilion)	H1.C31
Palmier Developments (Egypt Pavilion)	H1.C30
Qatari Diar	H2.B10
QBC News	H1.D46
Qetaifan Projects	H1.C10
Quantex Qatar	H2.C02
Rawas Real Estate Company	H1.A15
Ray White	H2.B03
Real Estate General Authority	H1.A20
Real Estate Regulatory Authority (Aqarat)	H2.A10
RealEstate Executive Training (REET)	H3.B53
Sapphire Group Gayrimenkul	H3.B54
Shelter Development	H1.A10
Taameer Group	H1.D20
Tamalak Technologies	H3.B56
United Development Company (UDC)	H3.A10
VOOM	H3.B57
World Gate Citizenship and Residency Services	H2.A02
Zocoden Technology Solutions	H3.B55

BUYING PROPERTY IN QATAR

OWN HERE.
KNOW EXACTLY HOW.

Qatar is open to international buyers, under clear rules. Here is the short version, so the conversations on the floor start from the right place.

FREEHOLD

Own it outright in your name, with the right to sell, lease or pass it on.

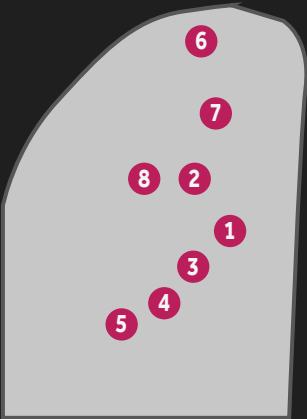
USUFRUCT

Long-term rights to use and benefit from a property, up to 99 years and renewable.

WHERE NON-QATARIS CAN OWN

Eight designated locations under the 2026 framework.

1 The Pearl-Qatar Waterfront living, established international community	2 Lusail Smart-city development, mixed-use investment
3 West Bay Lagoon Waterfront residential	4 Al Dafna Central business and urban investment
5 Onaiza Established central Doha location	6 Al Khor Resort Coastal and resort-led opportunity
7 Simaisma Emerging tourism and lifestyle destination	8 Al Kharaj and Jabal Thuaileb Developing communities within wider Lusail



Schematic, not to scale

QAR 730,000+

Minimum qualifying purchase for real estate residency eligibility

QAR 3.65M+

Minimum for benefits linked to permanent residency, including healthcare and education

Eligibility is subject to regulation, property valuation and approval by the relevant Qatar authorities. Aqarat is at stand H2.A10, so ask them directly.

FROM DECISION TO TITLE DEED

SEVEN STEPS, IN ORDER

1 DEFINE YOUR OBJECTIVE

A home, an investment, or a residency-linked purchase. Know your goal first.

2 CHOOSE AN ELIGIBLE PROPERTY

Confirm it sits in an approved area, with a licensed developer and broker.

3 REVIEW THE AGREEMENT

Price, payment plan, ownership structure, service charges and completion terms.

4 COMPLETE THE PURCHASE

Sign the sale agreement and complete payments and documentation.

5 REGISTER YOUR OWNERSHIP

Register the transaction with Qatar's real estate authorities.

6 RECEIVE YOUR TITLE DOCUMENTATION

Your title deed or usufruct documentation is issued once registered.

7 APPLY FOR RESIDENCY BENEFITS

If your property qualifies, apply for the relevant residency category.

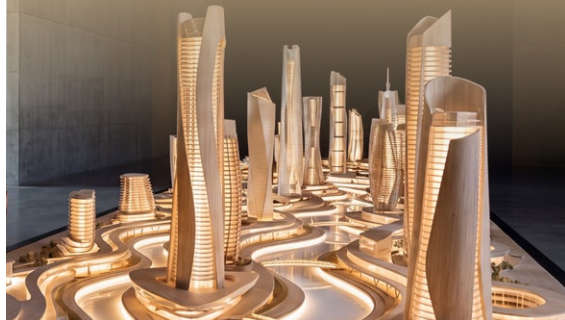


The full ownership guide, including property types and the six reasons investors choose Qatar, is on our website. Scan to read it later.

QUESTIONS TO ASK AT EVERY STAND

Tick them off as you go.

- ☐ Is this a freehold or usufruct area?
- ☐ Is the project registered, and can I see the escrow account details?
- ☐ What is the total price including fees and service charges?
- ☐ What is the payment plan, and what happens if completion is late?
- ☐ When is handover, and is there a penalty clause?
- ☐ What are the annual service charges, and who manages the building?
- ☐ What is the expected rental yield, and is there proof?
- ☐ Does this purchase qualify me for residency?
- ☐ Which bank has approved this project for mortgages?
- ☐ Can I speak to an existing owner?

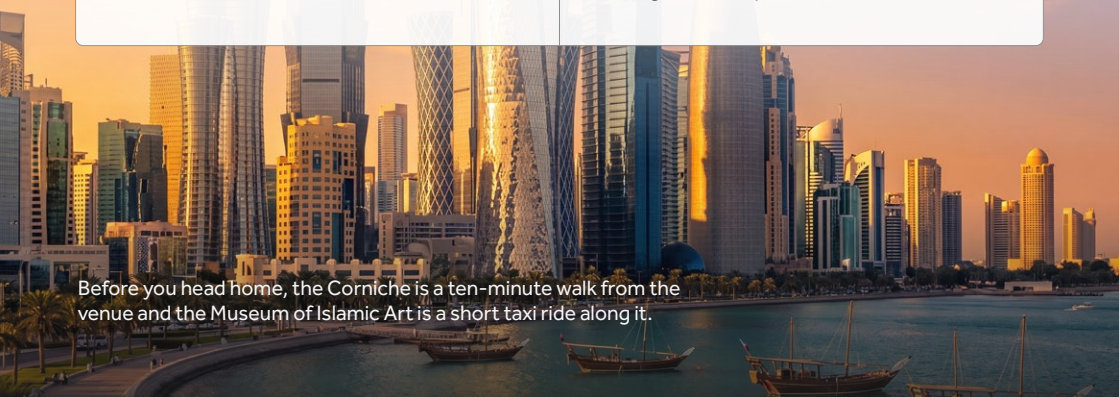


PRACTICAL INFORMATION

GETTING AROUND DECC

BY METRO DECC station on the Red Line is right next to the venue, nine stops from Hamad International Airport. Trains run every five minutes.	BY TAXI OR CAR Drop-off and pick-up is at the main hall entrance, in front of the Kahramaa and Ministry of Justice buildings. Karwa taxis can be booked on +974 800 8294.
PARKING Over 2,800 underground spaces, climate-controlled and secure. QAR 3 an hour for the first four hours, then QAR 5 an hour, up to QAR 70 a day.	BY BUS Route 777 connects the airport and the DECC, every 20 minutes from 5am to midnight. Fares are QAR 5.
WI-FI Free Wi-Fi throughout the venue. Sign in to the DECC-Guest network when you arrive.	PRAYER ROOMS Men's: ground level, between halls 4 and 5. Ladies': ground level, between halls 2 and 3.
ACCESSIBILITY All public areas are wheelchair accessible and parking spaces are reserved. Wheelchairs are available on request on +974 4033 1353.	LOST AND FOUND The lost and found office is in the security room next to hall 5, or call +974 4033 1353.
FOOD AND DRINK The café is in Hall 3, near the Forum stage. Find it on the floor plan on pages 6 and 7.	STAYING IN DOHA More than 20 hotels are within walking distance of the venue. Show rates through HotelMap are on our website.

Before you head home, the Corniche is a ten-minute walk from the venue and the Museum of Islamic Art is a short taxi ride along it.



THANK YOU FOR VISITING

TELL US
HOW WE DID



Two minutes of your time helps us make next year better.
Scan to share your feedback, and follow **@cityscapeqatar**
for what happens between shows.

HEADLINE SPONSORS

Qatari Diar · Qetaifan Projects · Barwa

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NEXT IN THE CITYSCAPE CALENDAR

Cityscape Global, 16 to 19 November 2026
Cityscape Bahrain, 24 to 28 November 2026