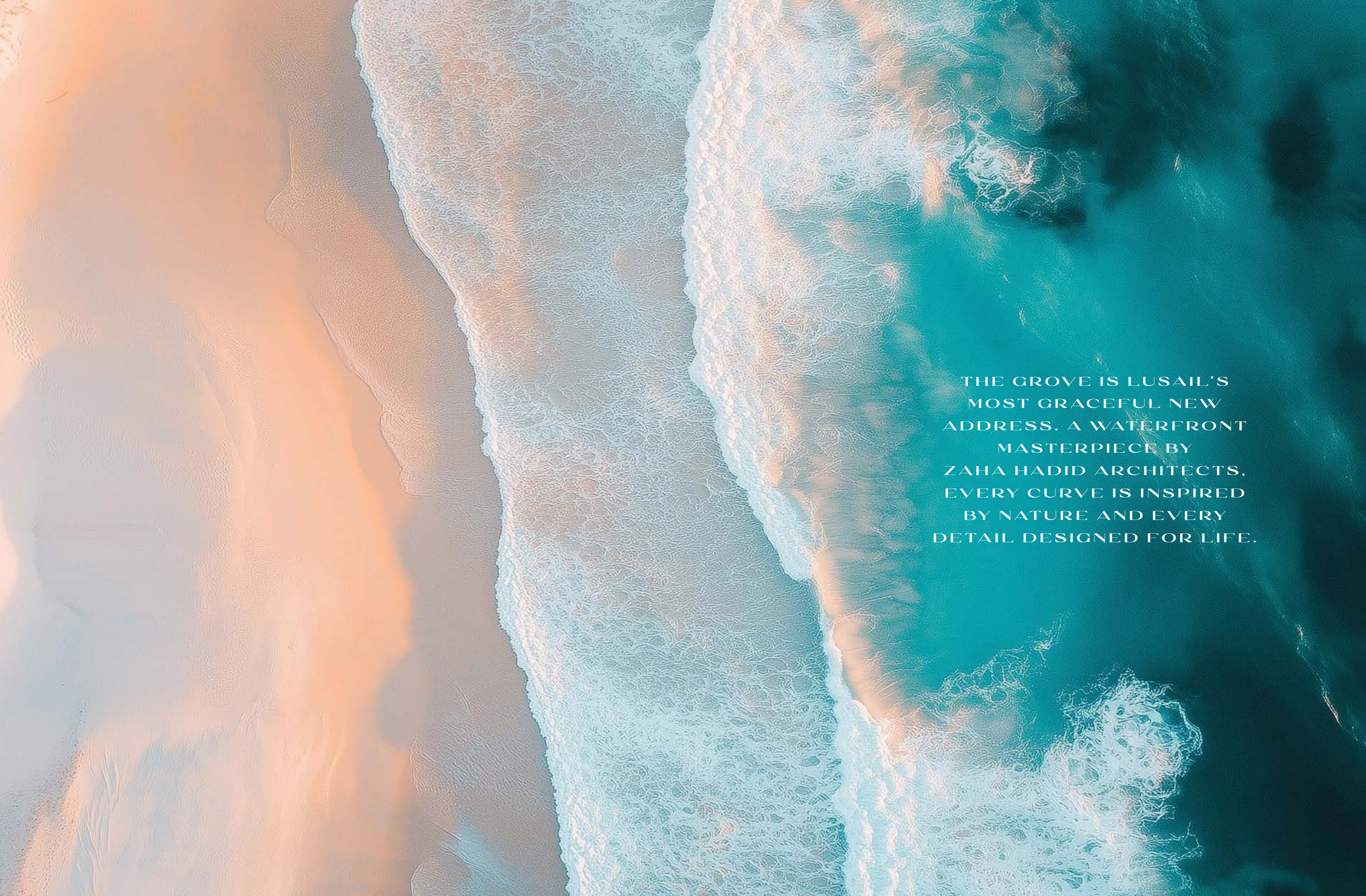




THE GROVE

BY
JMJ GROUP HOLDING

THE
GROVE

An aerial photograph of a coastline, likely in Dubai, showing a wide sandy beach meeting turquoise water. The water has a textured, almost cellular appearance, possibly due to a filter or the way light reflects off the surface. The sky is a pale, hazy blue. The overall mood is serene and natural.

THE GROVE IS LUSAIL'S
MOST GRACEFUL NEW
ADDRESS. A WATERFRONT
MASTERPIECE BY
ZAHA HADID ARCHITECTS.
EVERY CURVE IS INSPIRED
BY NATURE AND EVERY
DETAIL DESIGNED FOR LIFE.





INTRODUCING THE GROVE

WHERE NATURE SHAPES THE FUTURE OF LIVING

A sculptural response to its serene island setting, The Grove is a new benchmark in waterfront living.

Rising from the shores of Qetaifan Island North, this visionary new development by JMJ Group Holding, designed by Zaha Hadid Architects, draws from nature's own artistry to create a community that is both refined and deeply connected to its surroundings.

With panoramic views of the Persian Gulf, Lusail and Doha, every detail is designed to inspire sophistication, vitality and connection. From shaded terraces and infinity pools to a vibrant street-level promenade lined with curated retail and dining, The Grove offers a lifestyle of elegance and ease.





“

THE DESIGN WAS
INSPIRED BY THE UNIQUE
CONTOURS SHAPED
OVER TIME BY SHIFTING
DESERT SANDS AND THE
NATURAL EROSION OF
SEA AGAINST ROCK.”

GIANLUCA RACANA

Director, Zaha Hadid Architects

LUSAIL



ZAHA HADID ARCHITECTS

Zaha Hadid Architects is celebrated for its bold, organic forms and fluid, sculptural architecture inspired by nature's rhythms. At The Grove Residences, this signature approach translates into flowing contours and dynamic spaces that echo the erosive power of wind and sea, creating homes that feel both futuristic and deeply connected to their surroundings.

THE JEWEL
OF QETAIFAN
— ISLAND





LUSAIL



AN ISLAND RETREAT

The Grove is located on Qetaifan Island, along the coastline of Lusail. Surrounded by tranquil waters and accessed via elegant bridges that connect seamlessly to Lusail's modern infrastructure, Qetaifan Island offers the feeling of an escape — with all the advantages of city proximity. Water taxis glide residents to and from the mainland, while private yacht moorings, just steps from The Grove, invite spontaneous journeys along Qatar's glittering coast.

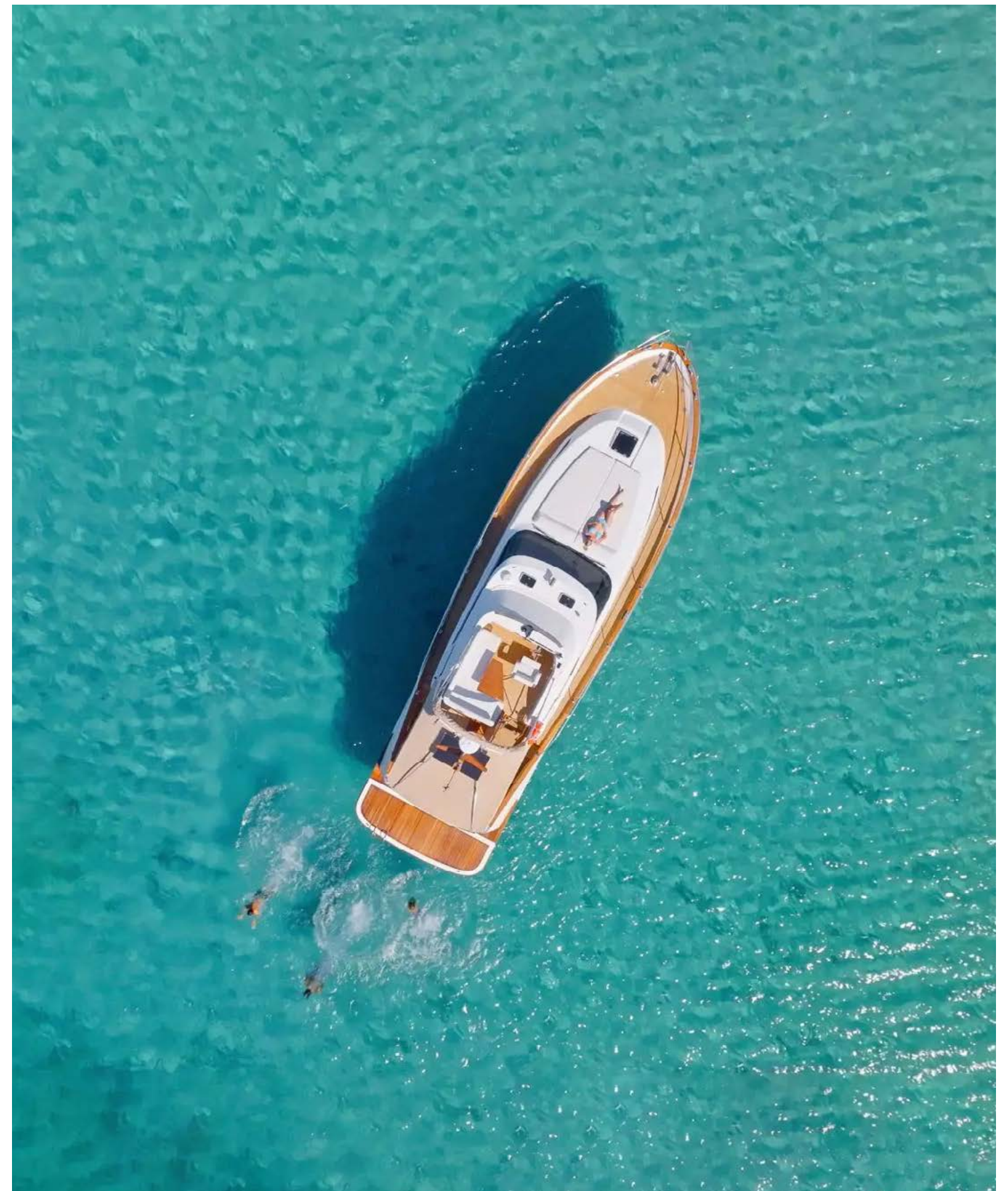
The Island is not just a destination — it is a way of life. Beautifully landscaped parks, peaceful canals, beautiful boutiques, a world-class water park, and a five-star hotel create a lifestyle opportunity unlike any other in the region.



Qetaifan Island is a place where everything finds its balance and where life moves to a gentler rhythm.

Mornings start with the gentle sound of the waves and birds singing in the gardens; afternoons drift by on open water, with the Doha skyline shimmering in the distance. This is a place to return to, to feel rooted, and to truly belong.

A place to call home.



THE GROVE



LOCAL ATTRACTIONS

- 1 Meryal Waterpark
- 2 Lusail Stadium
- 3 Azure Beach Doha
- 4 Qetaifan Beach Club
- 5 Katara Towers
- 6 Place Vendôme Mall
- 7 Lusail Marina Promenade
- 8 Doha Golf Club
- 9 Qatar Olympic Cycling Track
- 10 Al Maha Island
- 11 Mosque Twenty Seven
- 12 Marina Twin Towers
- 13 Lusail Plaza Towers

JMJ DEVELOPMENTS

- 14 JMJ Waterfront Hotel & Residences
- 15 JMJ Seef Hotel & Residences
- 16 JMJ Headquarters
- 17 The OQ Hotel
- 18 The Muse Hotel
- 19 JMJ Residence – The Quartz
- 20 JMJ Residence – The Sea
- 21 JMJ Residence – The Dune
- 22 JMJ Residence – The Crystal
- 23 JMJ Residence – The Moon
- 24 JMJ Residence – The Palm



A NEW WAY OF LIVING IN QATAR



Lusail: Raffles & Fairmont Hotels, Marina Promenade

Place Vendôme luxury brand shopping centre



Lusail is Qatar's bold vision for the future – a dynamic, master-planned city that seamlessly blends innovation, elegance and lifestyle.

Designed to offer a world-class standard of living, this iconic waterfront destination just north of Doha is redefining what it means to live well in the Gulf. From its sweeping coastal promenades and Marina District to its landscaped parks and world-class entertainment venues, Lusail is a city built for life at its most elevated.

Lusail is also designed with families in mind. A growing number of prestigious international schools, including Swiss International School, SEK International School, and more on the horizon, ensure exceptional education is within easy reach. Add to that first-class healthcare facilities, excellent air quality driven by a commitment to sustainability policies, efficient transport infrastructure, and dedicated business and finance zones, and Lusail becomes more than a destination, it becomes a lifestyle.



Lusail Stadium



*The Lusail Pedestrian Bridges with a view of the city and
Al Sa'ad Plaza Towers designed by Foster + Partners*

A CITY THAT COMES ALIVE AT NIGHT

Just moments from Qetaifan Island, Lusail's most vibrant destinations are within easy reach – from the buzz of the Marina District with its upscale dining and retail, to the cosmopolitan energy and colour of Lusail Boulevard.

Nearby, discover world-class entertainment and cultural attractions, including Meryal Waterpark, Lusail Stadium, Qetaifan Island North Beach Club, and Linear Park – all crowned by the striking Al Sa'ad Plaza Towers at the heart of the Lusail Business District.



Lusail Marina Promenade and Yacht Club



A NATION ROOTED IN CULTURE & PROGRESS

Qatar is a nation deeply rooted in heritage yet boldly looking to the future. Once known for pearl diving and Bedouin traditions, its history is woven through desert landscapes, ancient forts, and time-honoured souqs. Today, this rich cultural legacy lives on through world-class institutions like the Museum of Islamic Art and Katara Cultural Village.

While Doha's modern skyline reflects Qatar's commercial ambition and global outlook, its heart remains proudly Arab. From poetry and falconry to calligraphy and cuisine, Qatar celebrates its past while embracing innovation, making it a compelling destination of contrast, culture, and extraordinary character.



BEAUTIFUL
— SPACES,
THOUGHTFULLY
DESIGNED



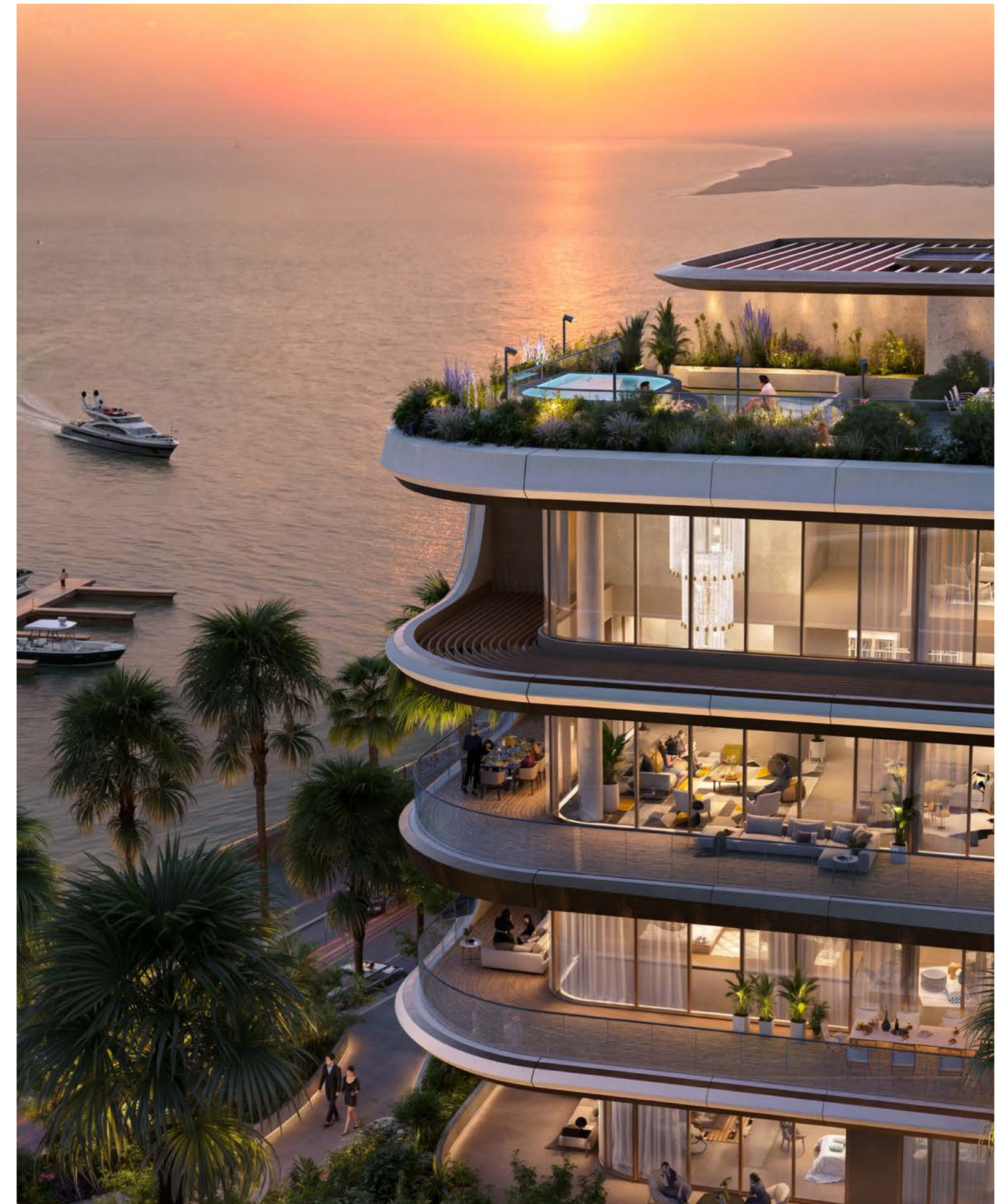


RESIDENCES OF RARE DISTINCTION

The Grove offers an exquisite collection of 293 bespoke residences, arranged across four interconnected buildings. From one-bedroom apartments with space to entertain, to expansive four-bedroom triplex 'Sky Villa' penthouses, each space blends sophisticated design with smart living, and enduring sustainability principles.

Every element of life at The Grove has been carefully considered to create a living experience that feels both elevated and effortless. The architecture makes a confident statement, with a sculptural façade defined by silver and bronze accents, whilst floor-to-ceiling windows invite an abundance of natural light and frame uninterrupted views of Qetaifan Bay, the Lusail skyline, and the evening sunset beyond.

With a design that feels both innovative and organic, these homes offer a unique lifestyle experience that balances indoor and outdoor living, embraces the breath-taking natural surroundings and offers a standard of living that brings joy to every day.



Sky Villa Penthouse, with panoramic views, private roof top garden, and pool.



The Grove Residences entrance, with private drop-off zone and valet parking.



The architecturally striking residents' lobby is a beautifully designed space that offers a warm and elegant welcome home

Oak timber flooring flows throughout each residence, complemented by full-height bronze-accented doors and generous ceiling heights.

Floor-to-ceiling glazed doors open onto expansive private terraces or balconies – designed with bamboo and timber-style finishes, integrated lighting and power, providing a seamlessly indoor-outdoor living experience.



Spacious open-plan living and dining areas



Floor-to-ceiling windows and panoramic views





Duplex and Triplex penthouses have double height living rooms

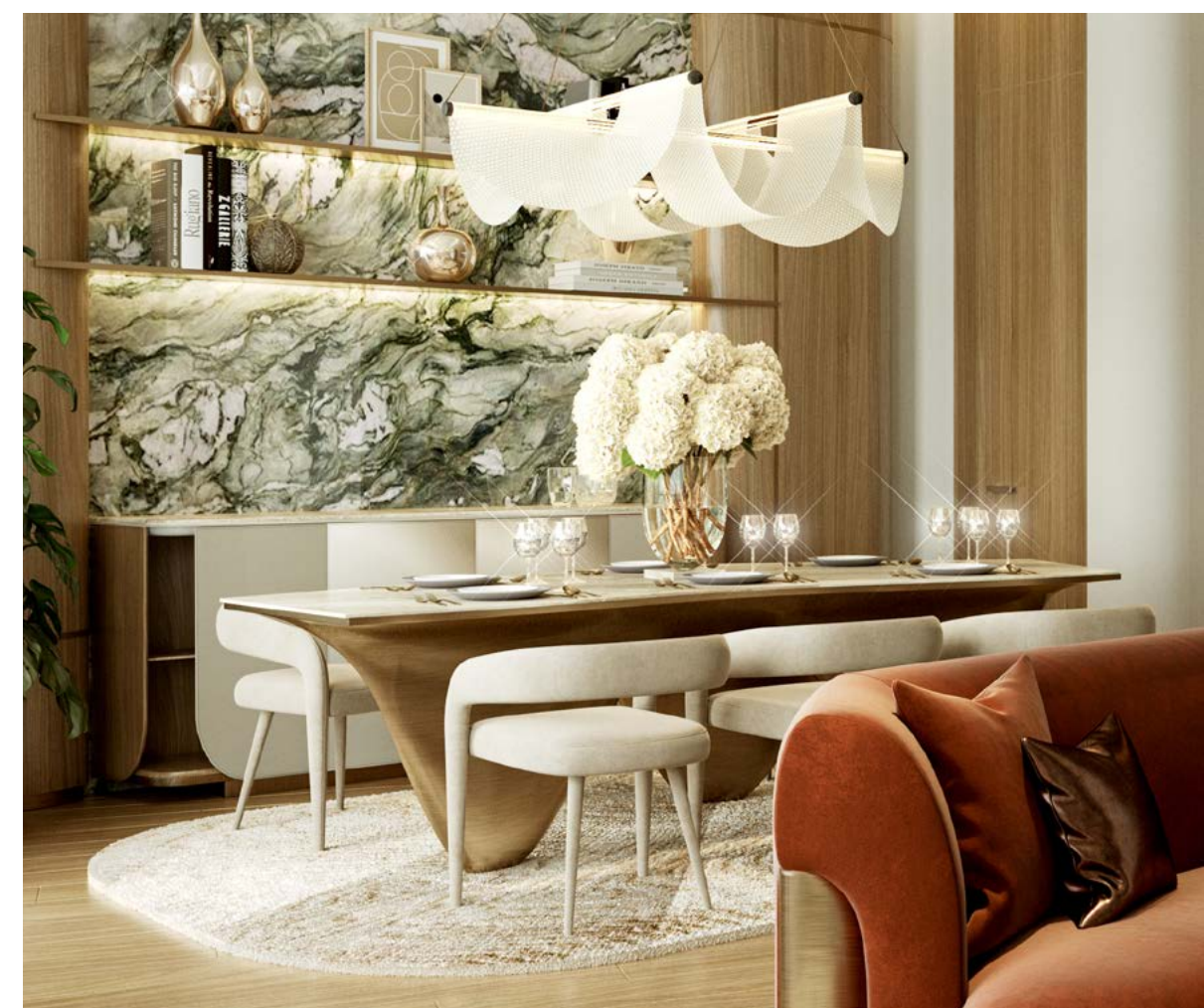




Beautifully crafted kitchens include indoor and alfresco breakfast areas

Crafted for everyday ease and elevated occasions, the kitchens at The Grove strike the perfect balance between beauty and function.

Statement stone islands and sleek benchtops pair with soft-touch cabinetry and fully integrated, sustainability-led appliances to create spaces that are as effortless for daily living as they are for entertaining.



Space to create memorable dining experiences



Example two-bedroom dining and living area

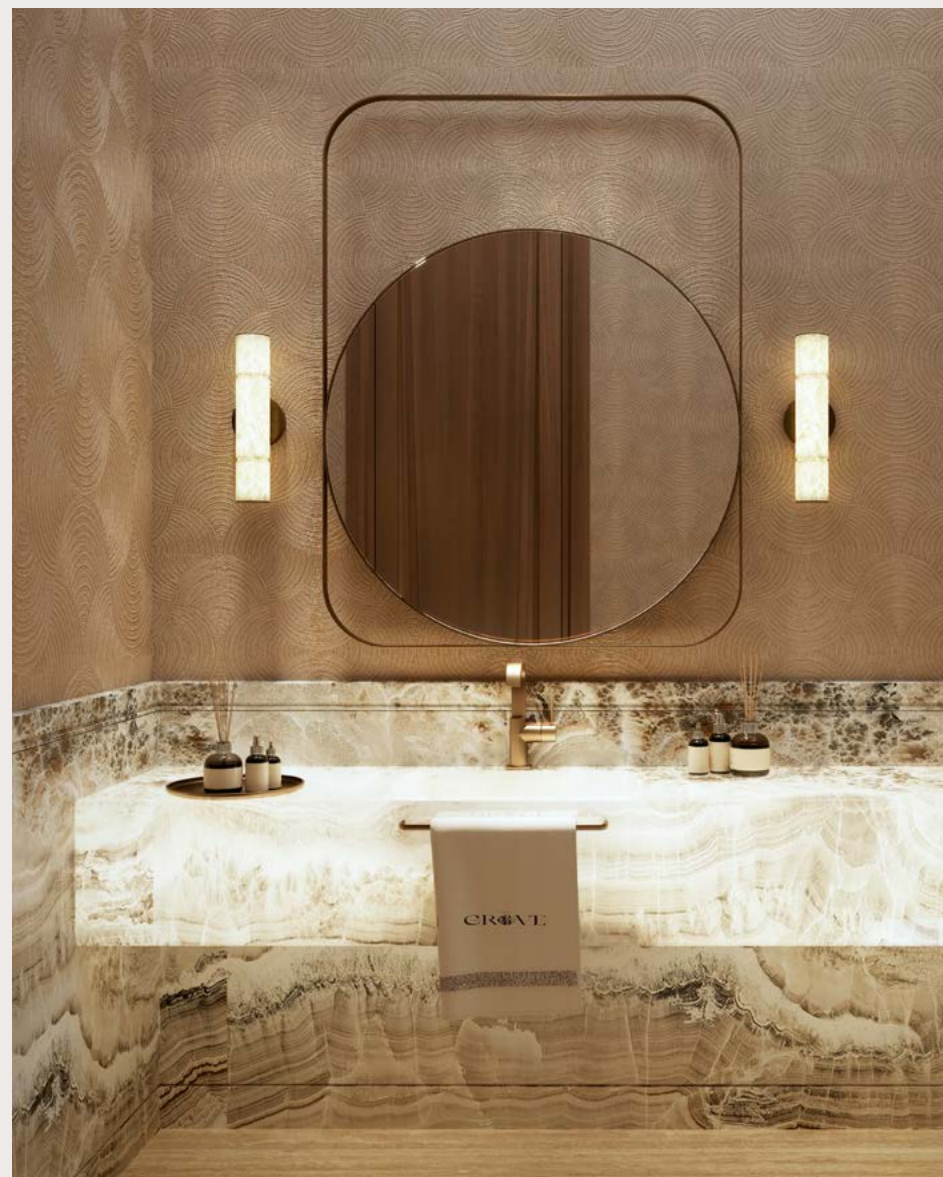
WHETHER A ONE-
BEDROOM RESIDENCE
OR A TRIPLEX SKY
VILLA PENTHOUSE,
EACH HOME OFFERS A
SENSE OF SPACE THAT
FEELS BOTH REFINED
AND EFFORTLESSLY
UPLIFTING.



Most master suites include beautifully crafted walk-in wardrobes and cabinetry



Floor-to-ceiling windows in most master suites frame ocean, garden and city views



Guest Cloakrooms are beautifully designed with Onyx vanity units and brass accessories

An elegant material palette creates a sense of luxury and retreat in each bathroom, where everyday functionality meets refined, timeless design.

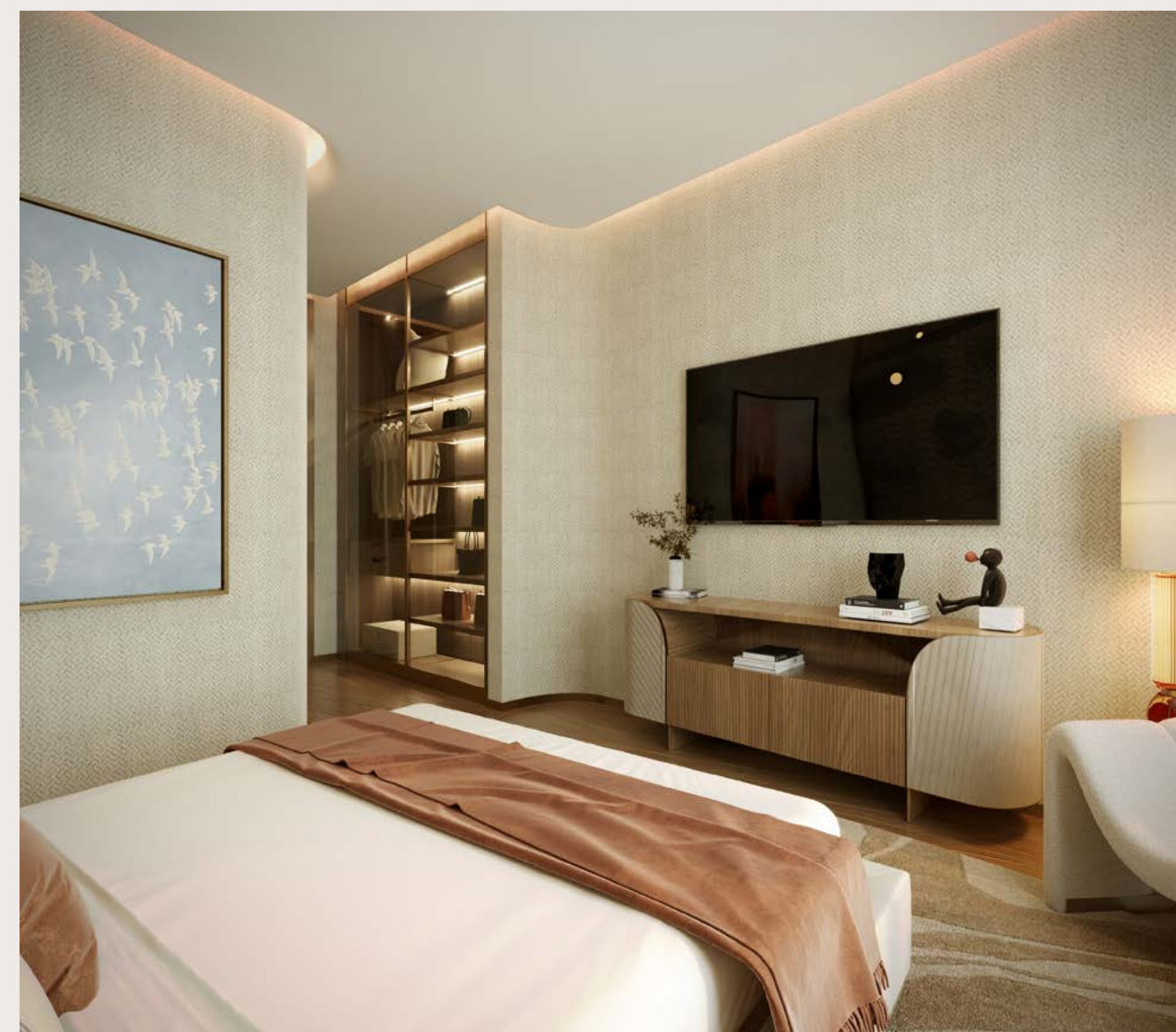
Travertine finishes, bronze fittings, and stylish mirrors feature throughout, while master ensuites are elevated further with the addition of a sculptural freestanding bathtubs.



Master bathrooms showcase striking marble and a sculptural freestanding bath



LUSAIL



THE GROVE
— HIGHLINE





L U S A I L



ELEVATED LIVING

Elevated above the shoreline and society boulevard, The Grove Highline is a lush 700-metre promenade that connects all four buildings. A serene retreat exclusively for residents and members of the Private Members' Club, it offers breathtaking sea views and a collection of world-class amenities unlike anything else in Qatar.

From infinity pools, kids' splash zones, and a dedicated training pool to a state-of-the-art fitness centre, tranquil spa, and zen gardens, every detail has been curated for balance and wellbeing. Residents can explore walking and cycling paths, enjoy the kids' adventure areas and teenage games room, retreat to private lounges or the sumptuous cinema, or indulge in the refined members' club and restaurant. A dedicated toddler care centre also gives parents time to themselves, with complete peace of mind that their children are in safe hands..

At ground level, residents also benefit from beautifully appointed business lounges and a quiet library, offering space to focus, meet, or unwind in peace. Together, The Grove Highline and business amenities seamlessly blend nature, luxury, and community into a truly elevated, effortless way of living.





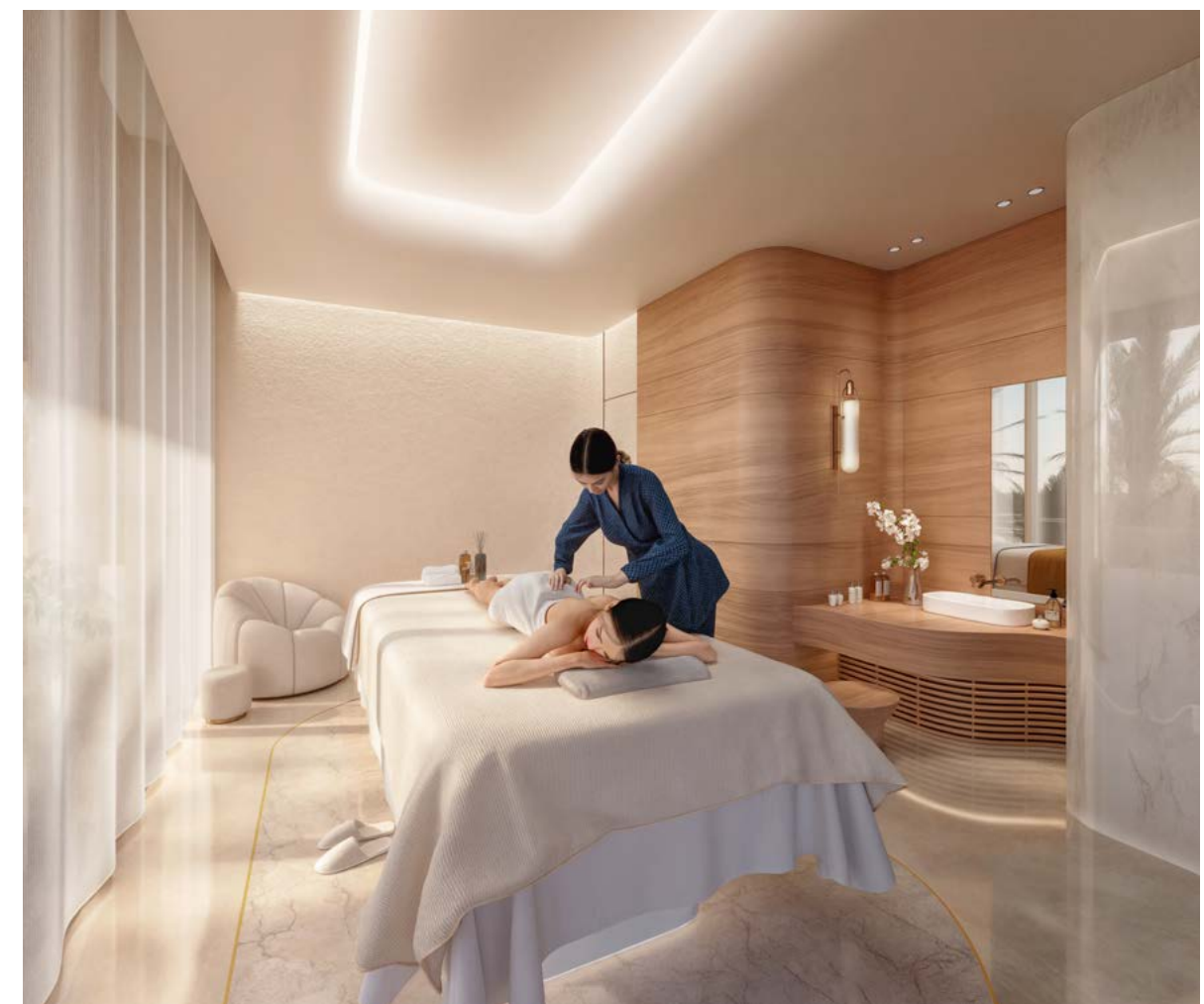
A view of The Grove Highline and interconnecting bridges



Indoor fitness pool

A private sanctuary of calm, the exclusive residents and members-only spa at The Grove offers a serene escape from the everyday.

Thoughtfully designed for relaxation and recuperation, it blends luxurious treatments, tranquil interiors, and holistic therapies to create a deeply indulgent experience right on your doorstep.



Spa & treatment suite



Infinity pool overlooking the Marina

Effortlessly accessible to all residents, the design of The Grove Highline fosters a unique sense of connection and community within an exclusive lifestyle setting.

Luxury resort-style sophistication sets the tone for the poolside areas, with plush loungers and personalised service creating a private oasis of luxury.



Sumptuous poolside loungers, cabanas and bar





State-of-the-art gym & training suite

Lush, landscaped gardens featuring native trees and plants bring a sense of life and tranquillity to the Highline. Thoughtfully designed to enhance privacy and intimacy, the landscaping softens the space, framing sweeping sea views and the glittering skyline of Lusail and Doha beyond.



Unique shading structures make alfresco dining a delight at The Grove



Take time for yourself knowing your toddlers are receiving the best of care in the kids play centre

Private Members' Club

The Private Members' Club and Restaurant offer an elegant setting to unwind, connect, or celebrate – whether in quiet solitude or lively company.

Thoughtfully designed for every mood and moment, each experience is elevated by world-class service, enriching daily life with effortless sophistication and a true sense of belonging.



LUXURY
LIFESTYLE IS
REDEFINED AT
THE GROVE.



Private Members' Club Restaurant

EVERY DETAIL HAS
BEEN CONSIDERED
TO DELIVER AN
ATMOSPHERE OF
QUIET LUXURY, WHERE
IMPECCABLE SERVICE
ELEVATES EVERY
MOMENT.

— THE GROVE
BOULEVARD





A NEW SEAFRONT DESTINATION

Beneath the elevated Grove Highline, a curated seafront promenade unfolds, where luxury retail meets refined leisure in perfect harmony. Lined with designer boutiques, artisanal delicatessens, galleries, and signature restaurants, The Grove Boulevard is more than a place to shop or dine – it's a destination for elegant daily rituals and relaxed, sun-kissed strolls.

Designed with sustainability and beauty in equal measure, its arched façades offer shade and architectural drama, while solar trees and lush landscaping create a comfortable, modern space to linger. Vast glass frontages blur the line between indoors and out, connecting people to the sea, the city, and each other.

This is a boulevard designed not just for passing through, but for pausing, connecting, and living well. Whether meeting friends for coffee, enjoying an evening walk, or discovering something new, it offers a rich, immersive lifestyle experience at the heart of The Grove.







From morning lattes to sunset dinners, The Grove Boulevard brings people together in style. Here, every moment feels elevated – whether browsing a designer collection, sharing laughter over fine cuisine, or simply soaking in the vibrant, cosmopolitan energy of this unique waterfront destination.





The Grove Boulevard: a climate-controlled retail and dining destination for the sophisticated elite

A VISION
— ROOTED IN
SUSTAINABILITY





LETTING NATURE LEAD THE WAY

Environmental responsibility is a guiding principle at The Grove. From the initial concept to the final design, every decision has been made with a deep respect for the planet — prioritising energy efficiency, low-impact materials, and long-term environmental performance.

At The Grove, sustainability is not an afterthought — it's the foundation. Every initiative contributes to a healthier environment, a smarter way of living, and a legacy of responsible development on Doha's most iconic new waterfront.

Recognised excellence with 4-Star GSAS Certification

The Grove is proud to be awarded a prestigious 4-Star GSAS (Global Sustainability Assessment System) Design & Build certification by GORD - a benchmark of outstanding performance in energy efficiency, water conservation, and overall environmental impact.

Sustainable beauty through local, water-wise landscaping

The landscaping features native and adaptive plant species, chosen for their ability to thrive in the local climate while minimising water usage – preserving resources and celebrating the region's natural character.



Harnessing natural advantage with optimised building orientation

Each building is strategically positioned to maximise natural light and ventilation, reducing energy consumption while enhancing indoor wellbeing.

Powering the future with photovoltaic integration

Extensive solar panel systems provide renewable energy across the development, supporting clean energy generation and long-term sustainability.

Reduced energy demand with smart shading structures

Architectural elements and e-trees provide intelligent shading, significantly reducing the reliance on artificial cooling systems and enhancing year-round comfort.

Mindful construction through sustainable material sourcing

High-quality, responsibly sourced materials have been selected for their low environmental impact, durability, and alignment with The Grove's architectural vision.



YOUR NEW HOME,
PERFECTLY
— PLANNED





EXAMPLE

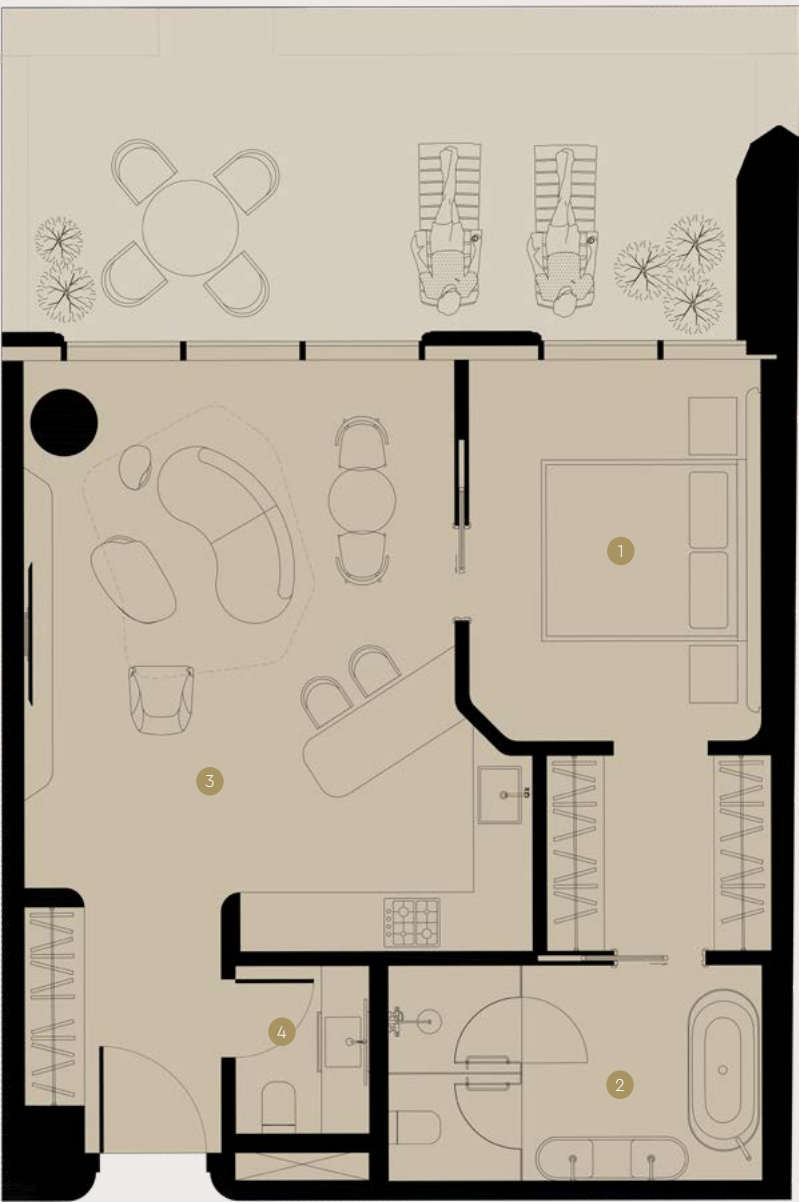
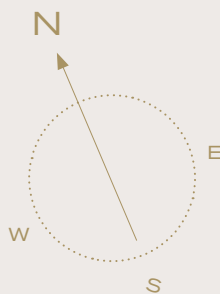
1 BEDROOM RESIDENCE

GARDEN VIEW

Gross Internal Area	73.00 M ²
Net Internal Area	63.81 M ²
External Area	28.00 M ²

1 Master Bedroom	17.10 M ²
2 Master Bathroom	8.85 M ²
3 Living, Dining, & Kitchen	35.40 M ²
4 Guest Toilet	2.46 M ²

KEY PLAN





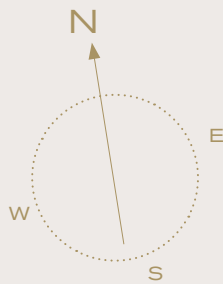
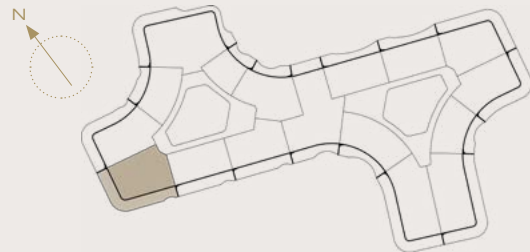
EXAMPLE

2 BEDROOM RESIDENCE

CANAL / SEA VIEW

Gross Internal Area	177.00 M ²
Net Internal Area	155.75 M ²
External Area	79.00 M ²
1 Master Bedroom	28.98 M ²
2 Bedroom - 02	22.39 M ²
3 Master Bathroom	12.94 M ²
4 Bathroom - 02	7.12 M ²
5 Living, Dining	55.92 M ²
6 Closed Kitchen	14.25 M ²
7 Maid's Room	4.60 M ²
8 Maid's Bathroom	3.06 M ²
9 Guest Toilet	3.36 M ²
10 Laundry	3.13 M ²

KEY PLAN





EXAMPLE

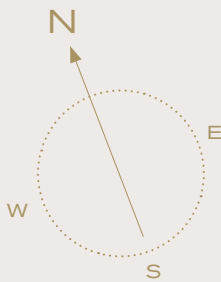
3 BEDROOM RESIDENCE

PARTIAL CANAL / GARDEN VIEW

Gross Internal Area	222.00 M ²
Net Internal Area	193.73 M ²
External Area	114.00 M ²

1 Master Bedroom	34.00 M ²
2 Bedroom - 02	20.36 M ²
3 Bedroom - 03	20.61 M ²
4 Master Bathroom	9.96 M ²
5 Bathroom - 02	5.06 M ²
6 Bathroom - 03	5.06 M ²
7 Living, Dining, & Kitchen	89.59 M ²
8 Maid's Room	4.08 M ²
9 Maid's Bathroom	2.14 M ²
10 Guest Toilet	3.55 M ²
11 Laundry	3.17 M ²
12 Storage	3.15 M ²

KEY PLAN





EXAMPLE

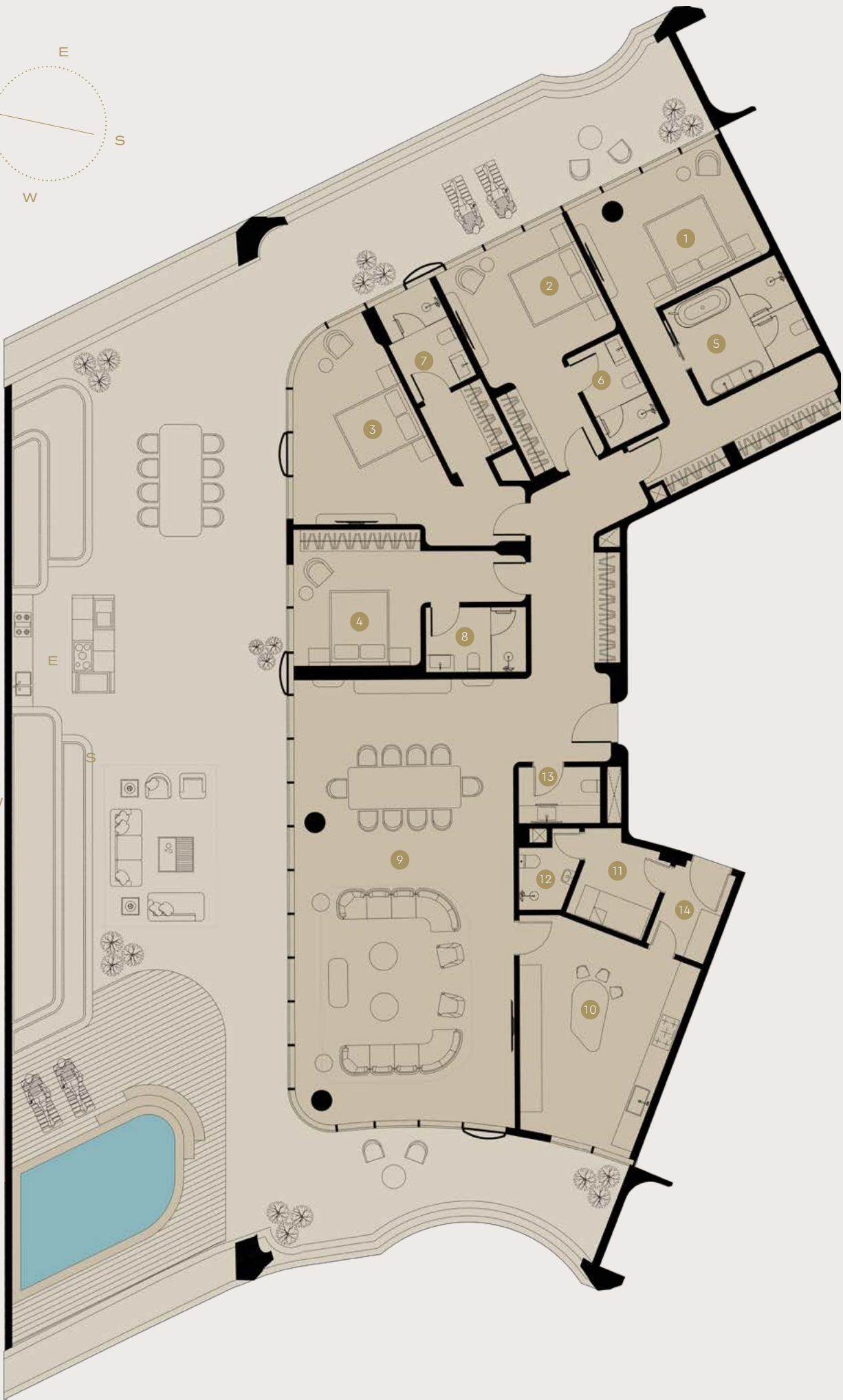
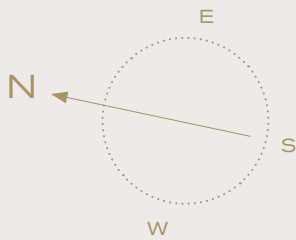
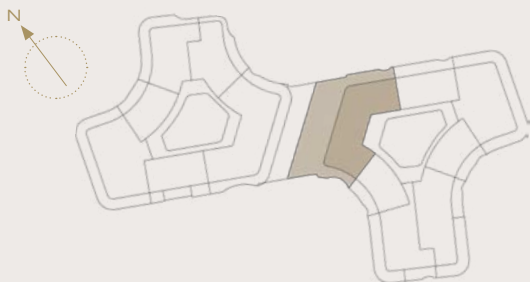
4 BEDROOM PENTHOUSE

SEA / PARK VIEW

Gross Internal Area	306.00 M ²
Net Internal Area	283.00 M ²
External Area	266.40 M ²

1 Master Bedroom	30.67 M ²	9 Living, Dining	100.00 M ²
2 Bedroom - 02	19.76 M ²	10 Closed Kitchen	25.81 M ²
3 Bedroom - 03	28.64 M ²	11 Maid's Room	5.99 M ²
4 Bedroom - 04	18.34 M ²	12 Maid's Bathroom	3.12 M ²
5 Master Bathroom	10.32 M ²	13 Guest Toilet	3.72 M ²
6 Bathroom - 02	4.75 M ²	14 Laundry	4.51 M ²
7 Bathroom - 03	5.50 M ²		
8 Bathroom - 04	5.27 M ²		

KEY PLAN



THE TEAM
— BEHIND
THE VISION



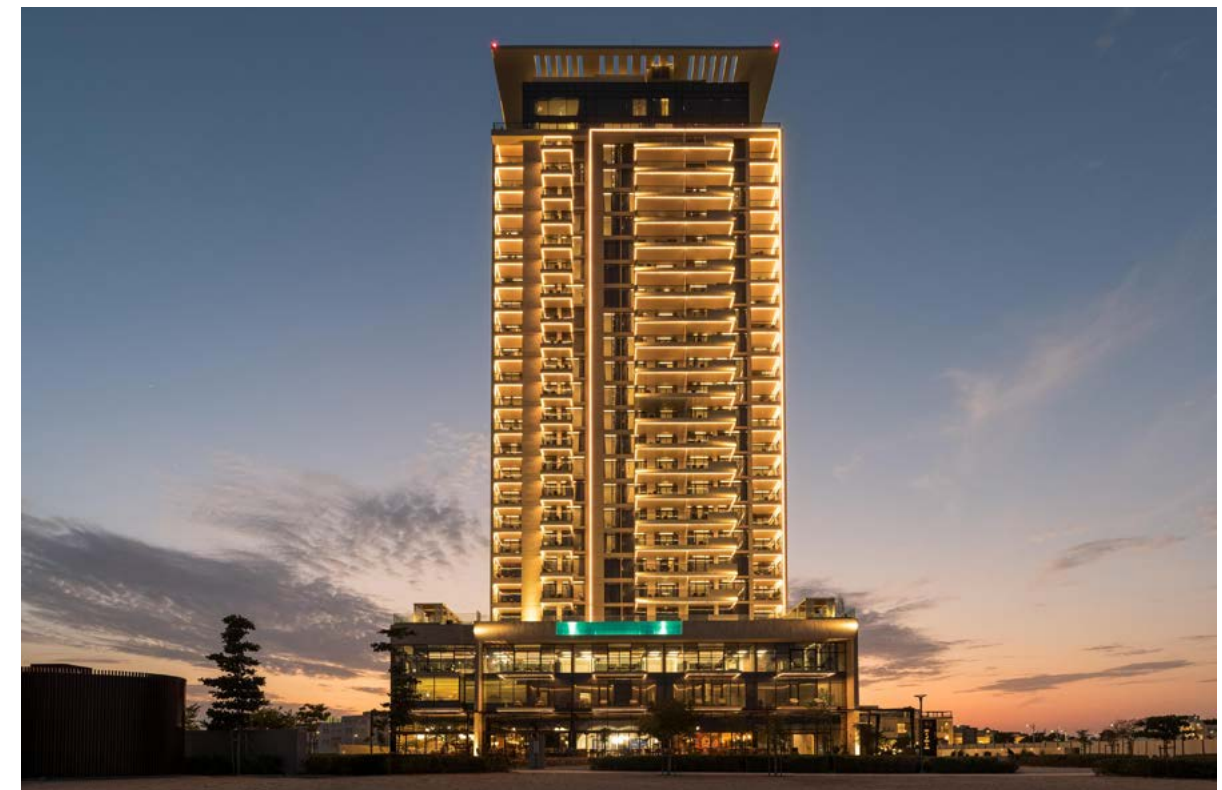
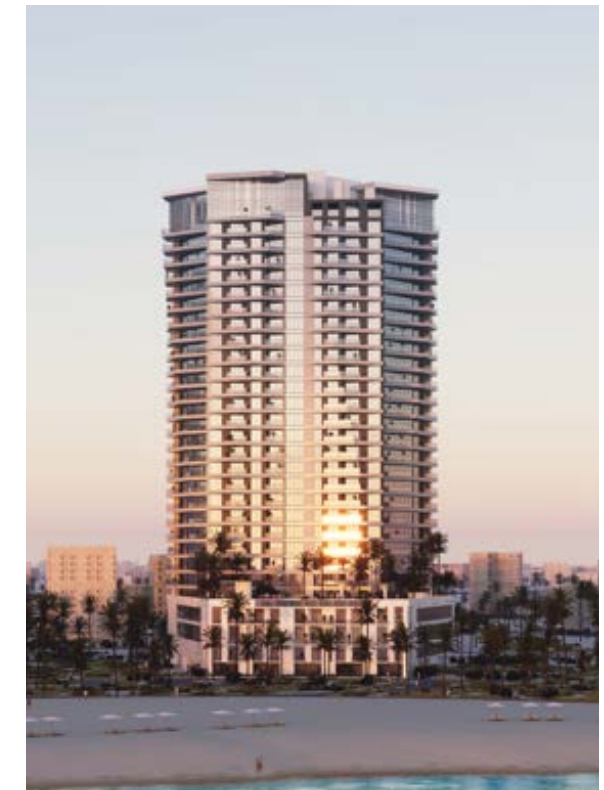


JMJ GROUP HOLDING

DEVELOPER

Founded by current Chairman Sheikh Jabor bin Mansour Al Thani, JMJ Group Holding is a premier Qatari investment and development company, redefining luxury through innovation, sustainability, and world-class design. With over 16 landmark projects, the Group partners with globally acclaimed architects and award-winning firms to deliver transformative developments that blend architectural excellence with cultural authenticity.

Driven by the principles of Qatar National Vision 2030, JMJ creates future-ready communities that balance progress with tradition. Each project is thoughtfully crafted to elevate urban living while contributing to Qatar's social and economic growth. From skyline-defining residences to integrated lifestyle destinations, JMJ Group Holding continues to set new standards for quality, creativity, and long-term value in the region.





QETAIFAN PROJECTS

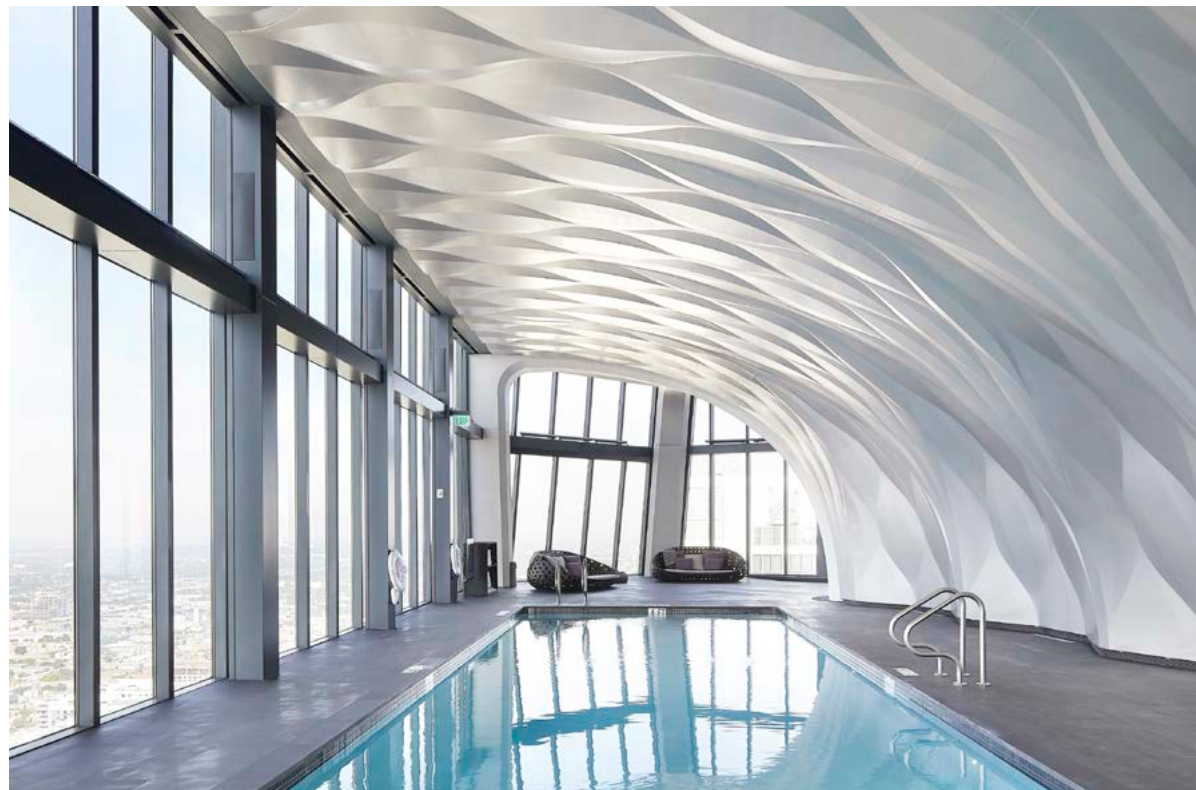
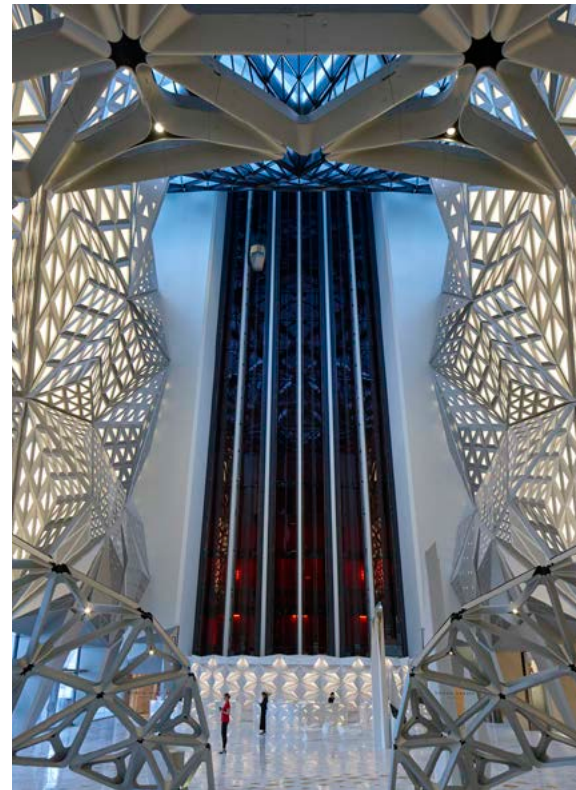
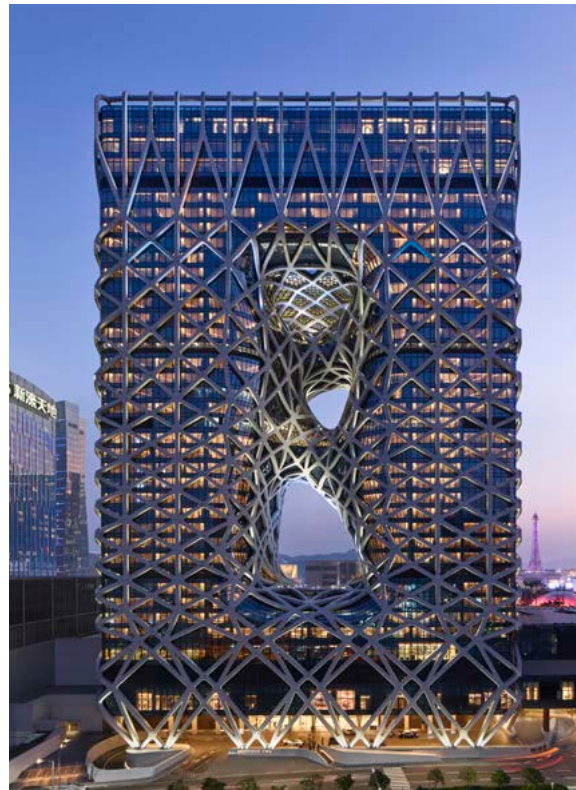
CO-DEVELOPER

As co-developers of The Grove, Qetaifan Projects stands at the forefront of Qatar's bold real estate transformation. Their flagship venture, Qetaifan Island North, is an extensive 1.3 million m² waterfront community designed to embody entertainment, luxury, and sustainable living. With visionary infrastructure, including a world-class waterpark, floating hotels, beach villas, cultural hubs, and retail destinations, they aim to create a modern, globally competitive town that honours Qatari culture and nature.

Driven by Qatar's National Vision 2030, they're committed to innovation, sustainability, and creating lifelong experiences. Awarded Best Luxury Mixed-Use Development*, Qetaifan Projects is establishing itself as a leader in crafting intelligent, resilient cities that enrich residents and the nation, positioning Qetaifan as a future regional icon.

*Luxury Lifestyle Awards 2022





ZAHA HADID ARCHITECTS

LEAD ARCHITECT

Zaha Hadid Architects is a world-leading practice defined by fearless innovation, fluid geometry, and a deep commitment to pushing the boundaries of architecture. With a legacy built over four decades, the firm is renowned for designs that are bold yet sensitive to their cultural and urban context – each one a striking fusion of form, function, and futurism.

From London to New York, Beijing to Dubai, their visionary approach transforms skylines and reimagines how people experience space. Inspired by Zaha Hadid's pioneering spirit, the studio continues to craft buildings that are as emotionally resonant as they are technically advanced – icons of tomorrow, built today.



LOCAL EXECUTIVE ARCHITECTS

With a strong track record of delivery in Qatar, FD Consult provides executive architectural services with a deep understanding of local regulations, context, and construction practices, ensuring seamless delivery from concept to completion.



INTERIOR DESIGNER

Design Lab is an award-winning studio known for creating refined interiors that elevate everyday living. Their designs combine aesthetic excellence with spatial intelligence, delivering elegant, immersive environments tailored to modern lifestyles.



LANDSCAPE CONSULTANTS

Cracknell are leading international landscape architects, known for crafting vibrant outdoor spaces that blend natural beauty with function, with a strong sustainability ethos. Their designs enhance liveability and reflect a deep understanding of place and purpose.



FAÇADE AND SUSTAINABILITY CONSULTANT

Renowned for cutting-edge engineering and environmental design, Werner Sobek delivers high-performance façades and sustainability strategies that set new benchmarks in energy efficiency, aesthetics, and structural innovation.





AWARD-WINNING EXCELLENCE

JMJ Group Holding is proud to have been recognised at the prestigious Arabian Property Awards for The Grove, winning in three key categories:

BEST MIXED-USE DEVELOPMENT

BEST RESIDENTIAL DEVELOPMENT (20+ UNITS)

BEST SUSTAINABLE RESIDENTIAL DEVELOPMENT

A testament to quality, innovation,
and sustainable design.

CONTACT

Email: info@jmjgroupholding.com

Phone: 800-3333

Website: www.jmjgroupholding.com



Scan to find out more



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