

MAGCITY

TOWNHOUSES

THE
REINVENTION
OF
LIVING

THE
REINVENTION
OF
LIVING.



I N D E X



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OVERVIEW

An urban district with desirable homes for all



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01.

A
CITY
RISES





OVERVIEW

MAG City

A masterly destination of *pride and place*.

MAG City heralds a *new dawn in urban living*.
A city with *hope and prosperity* at every corner.
A city where *miles of verdant landscape touch
the pathways* and byways of inner-city life.
A blend of elements that cater to the needs of
the people of tomorrow. A meeting place for
family and friends. *A city rises*.



An overall view of the
MAG City development.

OVERVIEW



MAG City is the largest gated development in the heart of Dubai



Occupying an area of 405,750 sq. m., next to Meydan Racecourse in MBR City, this mixed-use residential community is the only townhouse and villa community in close proximity to Downtown Dubai and Dubai International Airport. Its exclusivity is met only by its investment opportunity.

MAG City is truly an exceptional prospect for clientele wishing to broaden their horizons and relish a unique lifestyle. With 5,510 sq. m. of public facilities and 3000 sq. m. of retail spaces within the development, this milestone destination awaits those dreaming of residing within a lavish community that offers a variety of amenities.

The contemporary architecture, breathtaking interiors and overwhelming sense of refined living makes this exceptional-gated community a highly desirable place to live – one with few equals. MAG City features unhindered views of Dubai's skyline and easy access to the city's most popular destinations.

MAG City offers a suburban community lifestyle that allows residents to prosper while also providing valuable investment opportunities.





O V E R V I E W

The Townhouses

An urban district with *desirable homes for all*.

There are *694 luxurious townhouses* in MAG City. Each and every townhouse is part of a fabric that *weaves a unique tapestry* of modern urban life.



A closer look at the MAG City
Townhouses Community.

OVERVIEW



Beautifully crafted, inside and out

MAG City Townhouses are the epitome of quiet residential lifestyle. Nature, community and security have been addressed to quench the needs of today's modern city dwellers. MAG City townhouses offer flawless retreat and relaxation, while also providing excitement outside every door.

MAG City's ethos has never been about embracing the conventional but seeking the extraordinary; it is where design meets excellence and detail meets precision.

Each townhouse has been meticulously created with impeccable aesthetics and high-end finishing to reflect this vision and fulfil MAG City's promise to not only offer you a place to live, but a lifestyle to relish and revel in.

The luxury townhouses follow a 2BR, 3BR and 4BR configurations.



DUBAI

02.

LIVE

IN

GREATNESS



For the greater good

The rapid infrastructure and social growth in Dubai is a *pathway* which enhances the UAE's economic *ambitions*.

Sustainable development forms *an integral part* of Dubai's *2021 vision*. Dubai constantly strives to become one of the *world's happiest cities* after being ranked 20th in the World Happiness index 2018.



DUBAI

Involving the people of Dubai has been one of the remits of its ambitious goal to create a city built on happiness, sustainability and health.

With its strategic vision, iconic statements, architectural magnificence and admirable infrastructure, the positivity reflected in the city is like no other in the world. Dubai will continue to achieve the impossible for its residents and tourists alike.



LOCATION

A

RESPLENDENT

03.

VISION,

REFRESHED





District 7,
Mohammed
Bin Rashid Al
Maktoum City –
Your New Home

Meydan is the product of the vision of *Mohammed bin Rashid Al Maktoum*,
Vice President of the UAE and Prime Minister and Ruler of Dubai.



Dubai Living at its best

Meydan is one of the city's greatest landmarks. Now a globally-renowned centre for events and lifestyle, few locations can boast such thrilling and varied possibilities.

World-famous destinations like Burj Khalifa and Dubai Mall are just minutes away from the integrated city of Meydan.





DIFC

BURJ KHALIFA

MAG CREEK

DUBAI WATER CANAL

DUBAI DESIGN DISTRICT

DUBAI SANCTUARY

MEYDAN ONE

MEYDAN GOLF COURSE

MEYDAN GRANDSTAND

MBR DISTRICT 7



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LOCATION

An unrivalled neighbourhood welcome

Landmark attractions at *your doorstep*.

From the globally-recognised Dubai Mall, Meydan One Mall, and Meydan Grandstand to the awe-inspiring Dubai Design District, and from leisure venues of Ras Al Khor Wildlife Sanctuary to healthcare venues like Saudi German Hospital, the residents are really never too far from anything.

The city's best education like The Kent College Dubai, Repton Academy and The Academic City are in close proximity to MAG City.

The business centres and commercial hubs like Business Bay, DIFC, and Dubai International Airport make commuting to and from work very easy.





LOCATION

Neighbourhood

HOSPITALITY

- 1. The Meydan Hotel
- 2. Al Habtoor Polo Resort
- 3. Palazzo Versace
- 4. Jumeirah Beach Hotel
- 5. Armani Hotel
- 6. Ritz Carlton DIFC

LEISURE

- 7. Dubai Mall
- 8. Dubai Water Canal
- 9. Meydan Grandstand
- 10. Ain Dubai
- 11. IMG Worlds of Adventure
- 12. Ras Al Khor Wildlife Sanctuary
- 13. Global Village
- 14. Dubai Autodrome
- 15. Kite Beach

HEALTHCARE

- 16. Saudi German Hospital Dubai
- 17. Al Zahra Hospital Dubai
- 18. Dubai Healthcare City
- 19. Mediaclinic Dubai Mall

COMMERCIAL

- 20. Business Bay
- 21. TECOM
- 22. Dubai Silicon Oasis
- 23. Dubai International Financial Centre

EDUCATION

- 24. Knowledge Village
- 25. Dubai International Academic City
- 26. Nord Anglia International School
- 27. Kings School Al Barsha

CONNECTIVITY

- 28. EXPO 2020
- 29. Al Maktoum International Airport
- 30. Dubai International Airport

GOLF COURSES

- 31. Arabian Ranches Golf Club
- 32. ELS Golf Club
- 33. Emirates Golf Club

LOCATION

Connections have never been closer



MAG City is a master plan development that has been designed with particular attention to the finest details. In today's modern life, infrastructure and connectivity play a pivotal role in saving time. With the main thoroughfares of Dubai and the UAE running alongside its contours, MAG City offers seamless access to Al Khail Road and Sheikh Mohammed bin Zayed Road.

Its access is facilitated by the Ras Al Khor Highway to the north and Dubai-Al Ain Road to the west. A projected metro line will further enhance connectivity.



04.

A LUXURIOUS
LIFESTYLE WITH
UNPARALLELED
AMENITIES





L I F E S T Y L E A N D A M E N I T I E S

The destination with exquisite experiences and meaningful moments

The community identity is at the heart of MAG City. This gated enclave offers its own societal and communal backdrop to create a collective of distinguished individuals. A worldly residence for the global people.

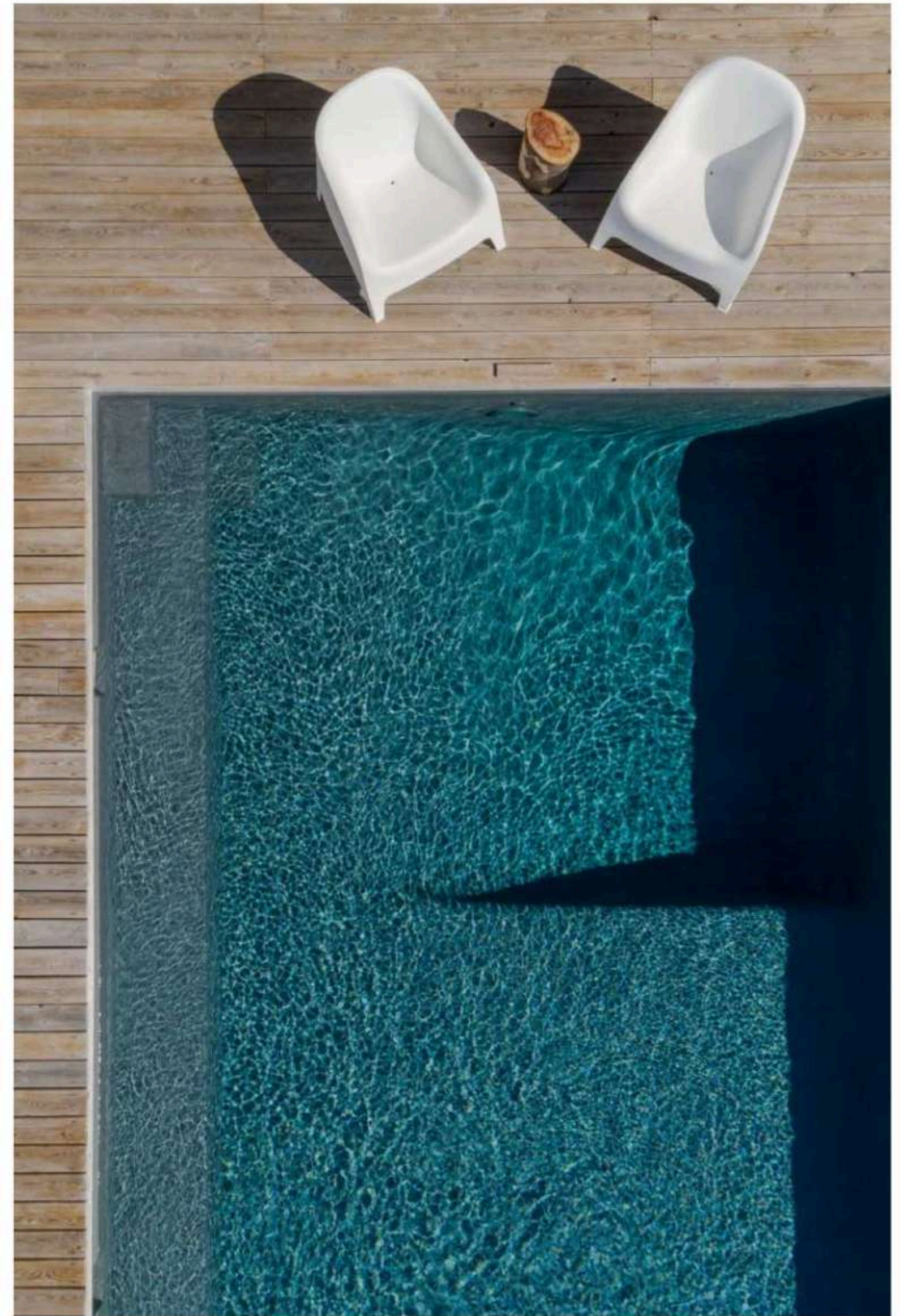


When wellbeing is all around

Services come easy to the residents of MAG City. From the day-to-day basics to the more bespoke, there is a plethora of facilities on offer. Each one comes with the aim to make your life easier and less stressful. From the Club House to retail and leisure destinations, the community hosts a fine selection of modern amenities and features that make it a joy every time you return home.

The 2,360 sq. m. Club House comprises of a massive swimming pool and children's pool.

Access the sports club, indoors and outdoor bar area for community parties, ladies lounge area, coffee shop, and indoor children's play area. Residents can enjoy the 3,150 sq. m. of public facilities including a private clinic, nursery, and mosque, as well as approximately 3,000 sq. m. of retail space. Public parks and green areas that extend over 35,000 sq. m. of area as well as a jogging and cycling track.



LIFESTYLE AND AMENITIES

View from the
Children's play area





L I F E S T Y L E A N D A M E N I T I E S

Enjoy modern
pleasures in intimate
surroundings

46
—
47



UNMATCHED

05.

LIVING

SPACES





Contemporary facades and timeless designs

Taking advantage of its prime location, MAG City doesn't just offer residents sensational views of Downtown Dubai and Burj Khalifa, it continues in the same architectural vein as its illustrious neighbours.

From the townhouses to the public spaces, and from the retail to the pedestrian-friendly streets, MAG City's design philosophy can be seen throughout. A sparkling night skyline is blessed by a city alive with colour and nature by day.



Architectural Grandeur

KITCHEN

- Bespoke fitted cabinetry. 18mm MDF carcass in white melamine, with soft closing doors and drawers, finished in matte open pore Xilo Flamed Sand crown-cut veneer with Hesse Lignal coating. Soft closing doors and drawers with powder coated aluminium handles and touch-latch opening system.
- 40mm thick polished Virgo stone worktop with rounded edges and mirrored splash-back.
- Worktop mounted, stainless steel sink with single bowl and mixer tap.
- 2.85m floor-to-ceiling height. Gypsum board false ceiling finished in washable emulsion paint with LED down-lighting.

SECURITY

- The guard houses that are located at the two entrances of the gated townhouse community are attended by security guards 24/7 who serve as a point of contact for residents and visitors. CCTV in operation.
- Sprinklers, heat detectors, gas detectors and intelligent optical smoke detectors with sounders in all units.
- Audio and video intercom security systems with handsets on both ground and first floors.







ARCHITECTURE & DESIGN

BATHROOM

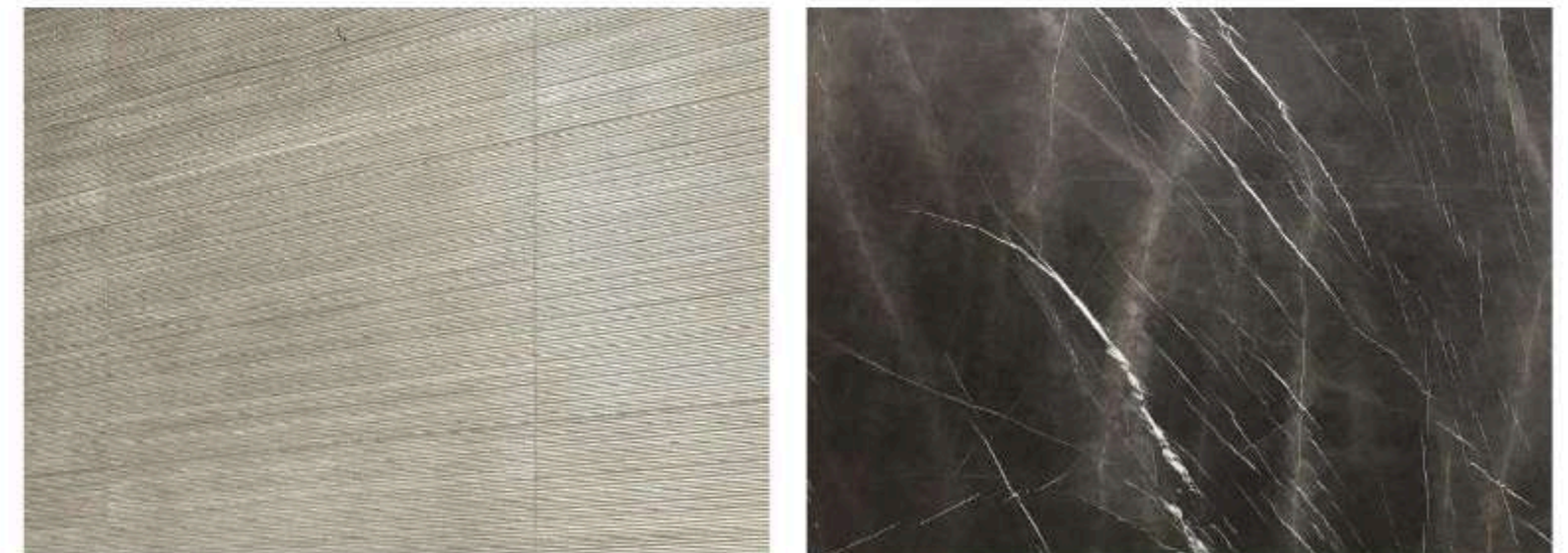
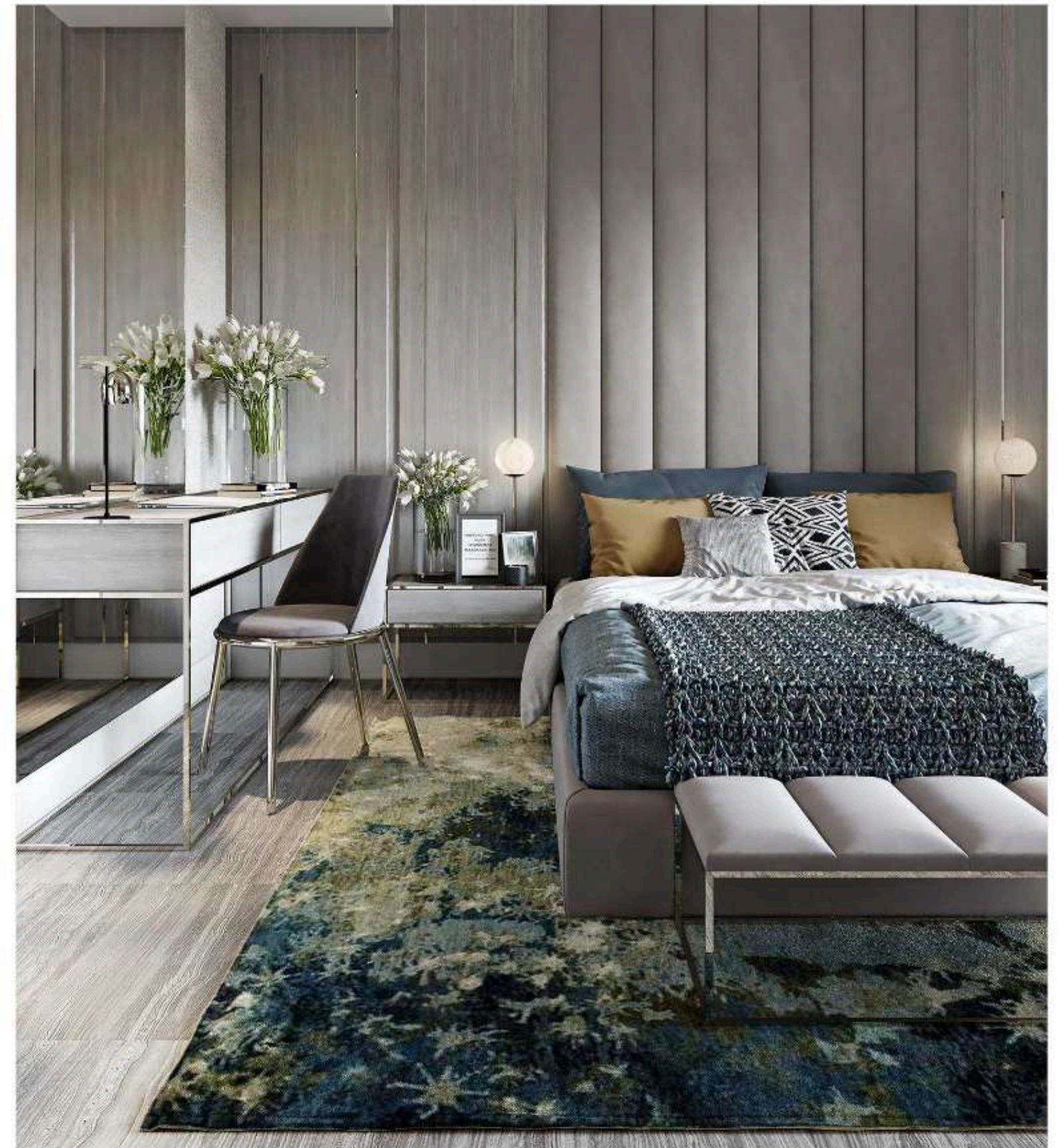
- 40mm thick Armani Grey polished marble vanity top with built-in wash basin and chrome plated mixer tap, as well as integrated vanity unit with side shelves.
- 300x300mm Marfil matt porcelain floor tiles.
- 300x600mm Marfil polished porcelain wall tiles.
- Wall-mounted, chrome-plated mixer tap and a hand shower head mounted on a sliding rail, enclosed with a glass shower screen.
- Wall mounted WC with dual-flush-concealed tank.

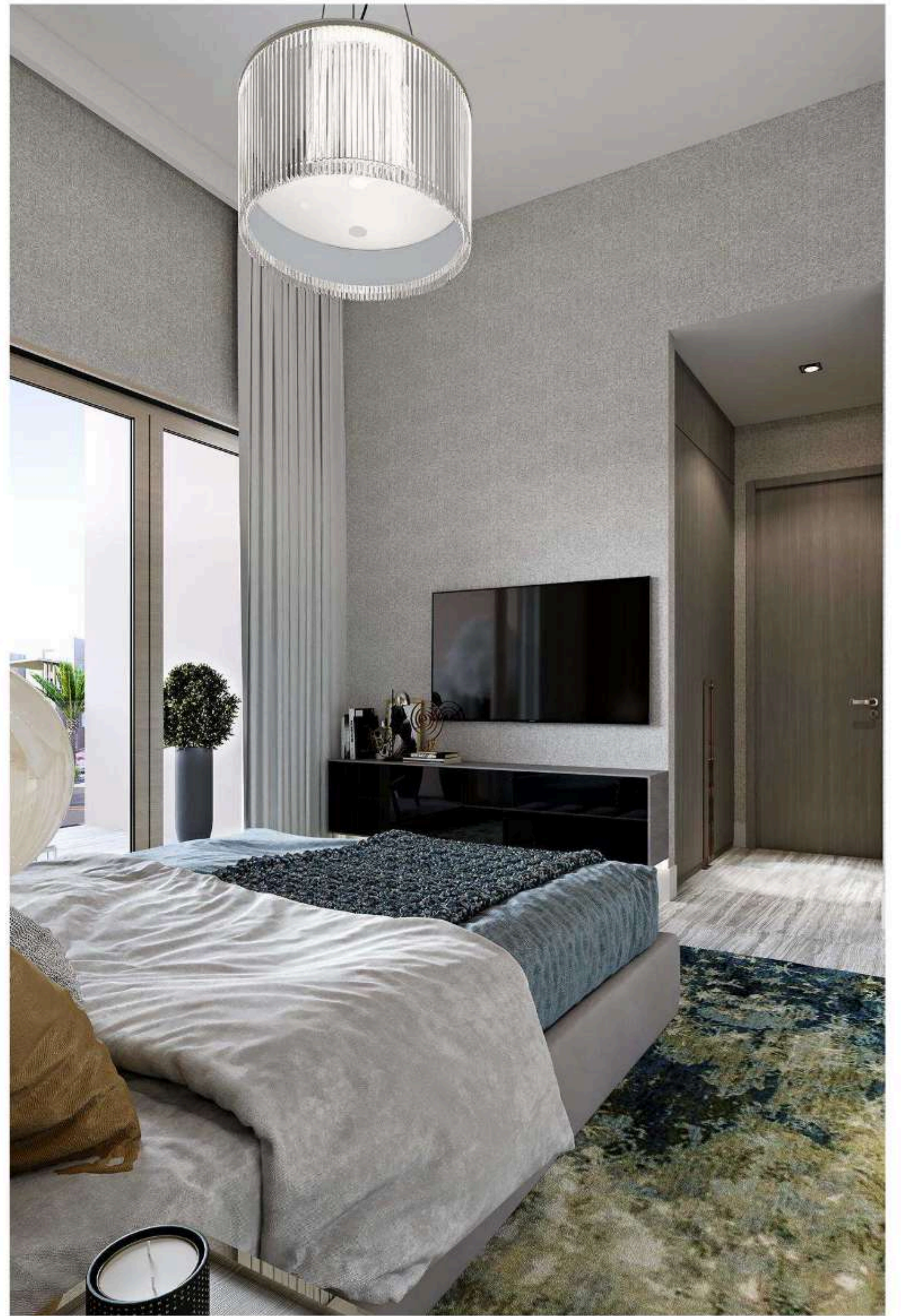
EXTERNAL SPACES

- All townhouses benefit from a private balcony on both the front and back of the house.
- Balconies are accessible from the townhouse via sliding glazed doors and feature glass balustrades and external lighting.
- Tiled terrace on the ground floor overlooks the private garden private covered garage for each individual townhouse.
- Garden wall provides privacy for individuals in the garden.
- Solar panels located on the roof of every townhouse are dedicated for the electrical consumption of each individual unit and provide for the power required by the solar water heater.
- Stone cladding provides a modern contemporary facade.

INTERIOR DETAILS

- 600x600mm Silk Georgette matt and polished porcelain tiles.
- 55mm thick front door finished in matt open pore Xilo Flamed Sand crown cut veneer with Hesse Lignal coating.
- 44mm thick internal doors finished in matt open pore Xilo Flamed Sand crown cut veneer with Hesse Lignal coating.
- Bespoke, built-in wardrobes. 18mm MDF carcass in white melamine, finished in matte open pore Xilo Flamed Sand crown cut veneer with Hesse Lignal coating. Soft closing doors and drawers with powder coated aluminium handles.
- Generous 3.65m floor-to-ceiling height in principal rooms on ground floor.
- 3.4m floor-to-ceiling height in principal rooms on first floor.
- Walls in principal rooms are finished in Fenomastic Rich Matt washable paint.
- Ceilings in principal rooms finished in Fenomastic Rich Matt washable emulsion paint and/or gypsum board finished in washable emulsion paint with 15mm shadow gap.





An architecture to marvel at



**T Y P E 2 A
F R O N T & B A C K
F A C A D E F I N I S H**

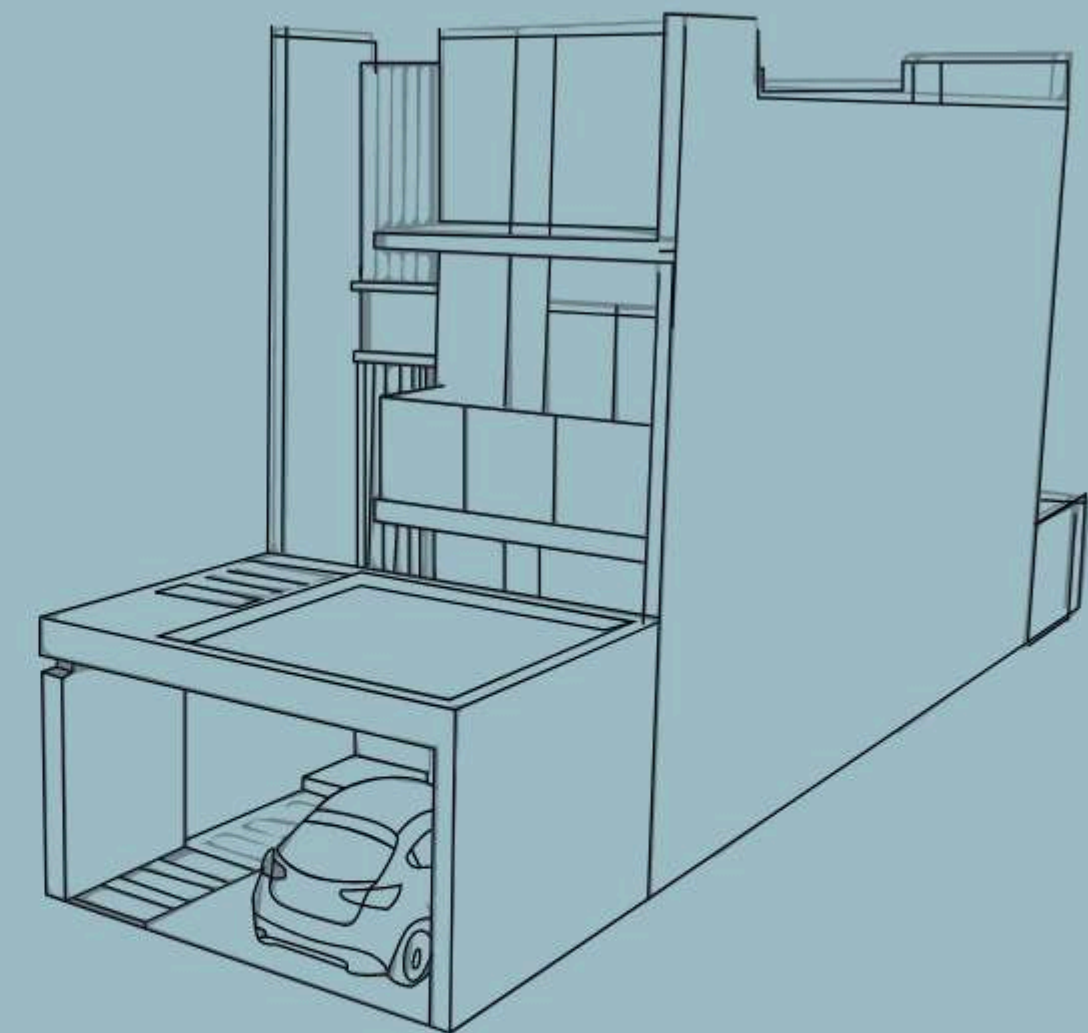
1. Driveway floor finish - concrete floor with a smooth "power float" finish
2. Solid blockwork with plaster and paint finish in white
3. Entrance area floor finish - stone in rectangular panels
4. Main Entrance Door - 1200mm - wide external grade timber door with stainless steel ironmongery
5. Parking canopy - concrete canopy plaster and paint finish with openings
6. Balustrade - clear toughened glass with metal handrail with clamped plate base fixing with mild steel finished in grey.
7. External boundary wall finish - external quality beige natural stone finish
8. External wall finish - external medium smooth render finish with 10mm recessed in plaster
9. External wall finish - external medium smooth render finish in beige (actual shade to be specified)
10. Balcony canopy - concrete canopy plaster and paint finish
11. Window - double glazed toughened units with powder coated aluminium frame
12. 20mm vertical/horizontal groove in the plaster finish to be painted with same colour of facade



2

Bedrooms

An inviting interior enriched by naturally *warm and luxurious* materials.



**T Y P E 3 A
F R O N T & B A C K
F A C A D E F I N I S H**

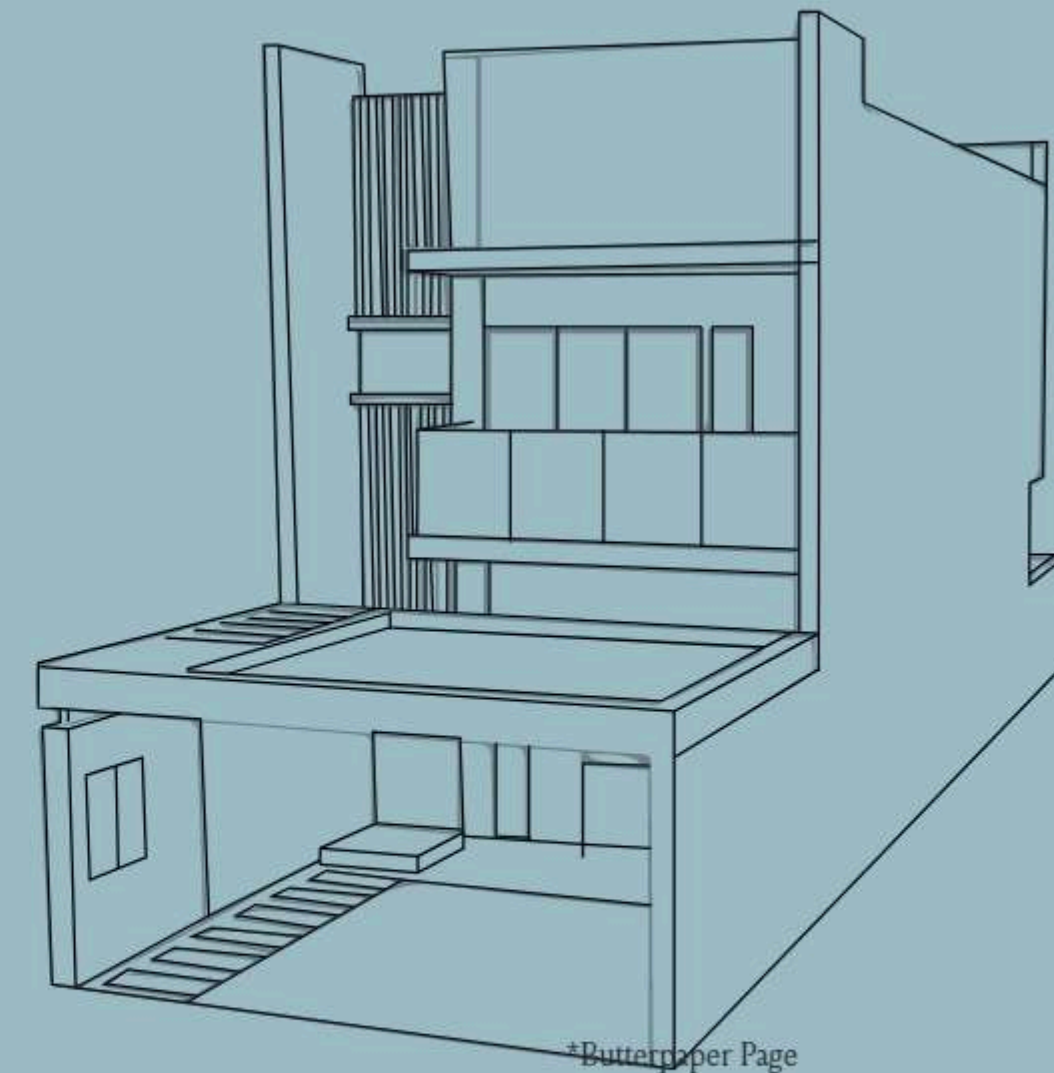
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3

Bedrooms

An inviting interior enriched by naturally *warm and luxurious* materials.



*Butter Paper Page

06.

HIGHEST
LEVEL OF
ATTENTION
TO DETAIL





2A

TOWNHOUSES

TOTAL AREA:

1638.23 sq. ft.

152.20 sq.m.



1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever. 8. Key Plans are approximate and symbolic.

FLOOR PLANS

2B

TOWNHOUSES

TOTAL AREA:

1674.02 sq. ft.

155.53 sq.m.



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3A

TOWNHOUSES

TOTAL AREA:

2031.50 sq. ft.

188.73 sq.m.



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FLOOR PLANS

3B

TOWNHOUSES

TOTAL AREA:
 2066.48 sq. ft.
 191.98 sq.m.



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FLOOR PLANS

4B



TOWNHOUSES

TOTAL AREA:

2866.44 sq. ft.

266.30 sq.m.



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T E A M

07.

THE
CREATORS
BEHIND THE
SCENES



As we continue to offer innovative creations that span across every lifestyle segment, our promise to you is to always exceed your expectations to present you with the ultimate experiences, and in return all you have to do is *Expect More.*

T E A M



Since 1978 MAG Development is the real estate arm of MAG Group Holding — a multinational conglomerate based in the UAE. As one of the largest corporations in the region, MAG Group Holding maintains a highly prominent position among its peers across the real estate, contracting, engineering, industrial and commercial trading, freight services and hospitality sectors.

Today, MAG Development's interests range from pioneering affordable housing initiatives and high-end luxury developments, to bringing wellness-focused living to the UAE.

Our vision at MAG Development is to be at the forefront of the region's property and lifestyle industry through our dedication to the Group's corporate philosophy of continuous innovation. By employing only the highest of standards and adhering to MAG Group Holding's code of ethics, which bases its business practices on honesty and integrity, we aim to be the leader in the lifestyle development sector.



YOUR NEW
HOME IS
RIGHT WITHIN
YOUR REACH

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84
—
85

3405, Marina Plaza,
Al Marsa Street, Dubai
Marina, UAE





OWN MORE

