



PARK

01

Overview

WELCOME FROM MAG
OUR STORY
PROJECT OVERVIEW
MAG PARK MULTIDIMENSIONAL HOMES

02

The Location

DUBAI
MEYDAN
DISTRICT 7
EVERYDAY CONNECTIONS

03

The Lifestyle

COMMUNITY LIVING
BECOME A MAG CITIZEN
FACILITIES
AMENITIES

04

The Project

A BREATHE OF FRESH AIR
MAG INSIGHTS
MAG PARK


05

Unit Specifications

FRONT AND BACK FACADES
MATERIALS GALLERY / RENDERS
4 BEDROOM TOWNHOUSE
TECH. LIST
BY THE NUMBERS

CONTENTS

A WARM
WELCOME
FROM MAG

 **PARK**

Since its inception in **1978**, MAG has been growing along with Dubai, always inspired by its drive for excellence. Driven by the energy of innovation, we seek out to create the best solutions for urban living.

SINCE

1978



OUR STORY: A FAMILY PROJECT

“

MY FIRST MEMORIES AS A CHILD AND GROWING UP GO BACK TO THE FRAGRANCE OF OLD OLIVE GROVES. OUR FAMILY BUSINESS WAS THE ABUNDANT HARVESTS OF NATURE. I WANTED TO SHARE AND RECREATE THESE CHILDHOOD MEMORIES IN OUR MAG PARK.

Moafaq A. AlGaddah

WITHIN THE HEART OF DUBAI

MAG Park is one of the largest gated communities within the heart of Dubai. MAG Park is a unique development, made up of:

Residential Apartments

Retail of MAGCity Boulevard

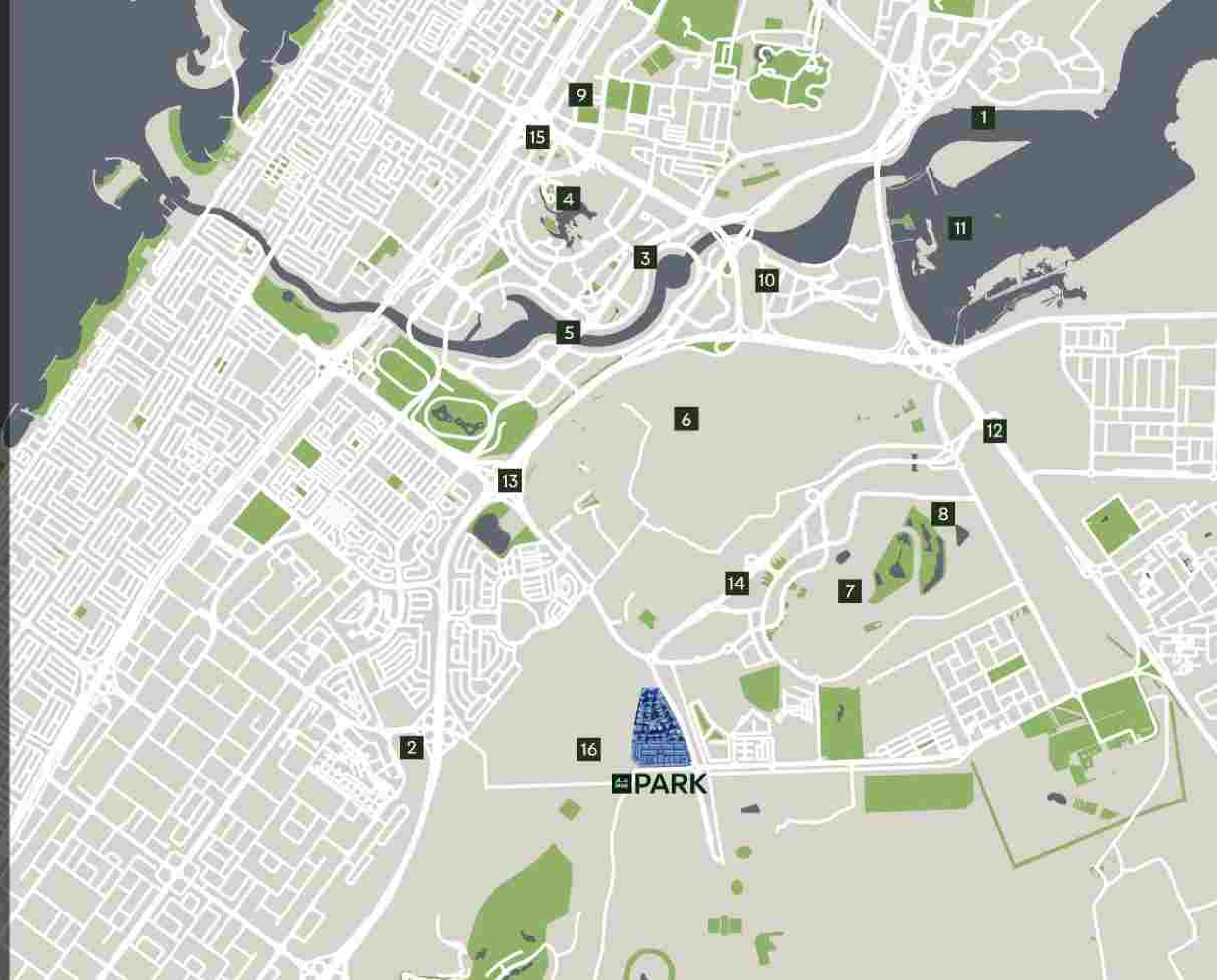
MAG Multidimensional Homes

MAG Park Villas & Multidimensional Homes

With MAG's outstanding history of reliability in the region over the past 50 years, this family-built company prides itself on delivering only the best investment opportunities, and MAG Park is no different.



1. KETURAH RESORT BY MAG
2. MAG LOGISTICS
3. MAG 318
4. BURJ KHALIFA
5. DUBAI WATER CANAL
6. MEYDAN ONE MALL
7. MEYDAN GRANDSTAND
8. MEYDAN GOLF COURSE
9. EMIRATES FINANCIAL TOWERS BY MAG
10. DUBAI DESIGN DISTRICT
11. DUBAI SANCTUARY
12. AL AIN / DUBAI HIGHWAY
13. AL KHAIL HIGHWAY
14. AL MEYDAN ROAD
15. SHEIKH ZAYED ROAD
16. AL ETIHAD RAIL MAIN STATION





02.

01.

03.

04.

MAG RESIDENCES

TOWNHOUSES

MAG PARK SUITES AND RESIDENTS

MAG PARK

210

LUXURIOUS 4 BEDROOM
MULTIDIMENSIONAL HOMES

22

EXTRAVAGANT 5 BEDROOM
MULTIDIMENSIONAL HOMES

29

MODERN MINIMALIST VILLAS

Each and every home is part of a fabric
that weaves a unique tapestry of modern urban life.





THE PRESTIGE OF DUBAI

Sustainable development forms an integral part of Dubai's Green 2040 Vision. Dubai constantly strives to become one of the world's happiest cities after being ranked 20th in the World Happiness index 2020.

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

With its iconic statements, strategic vision, 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.



THE SPLENDOR FUTURE OF MEYDAN

Imagine having the splendor of Meydan right at your doorstep. Meydan, which has been one of Dubai's most sought after locations since its launch in 2010, is home to the iconic Grandstand, which is one of the world's largest integrated racing facilities that also hosts the Dubai World Cup.

Meydan is also the location for some exciting upcoming developments, such as The Meydan One Mall and soon-to-be largest indoor ski slope, all located within minutes reach of MAG PARK.

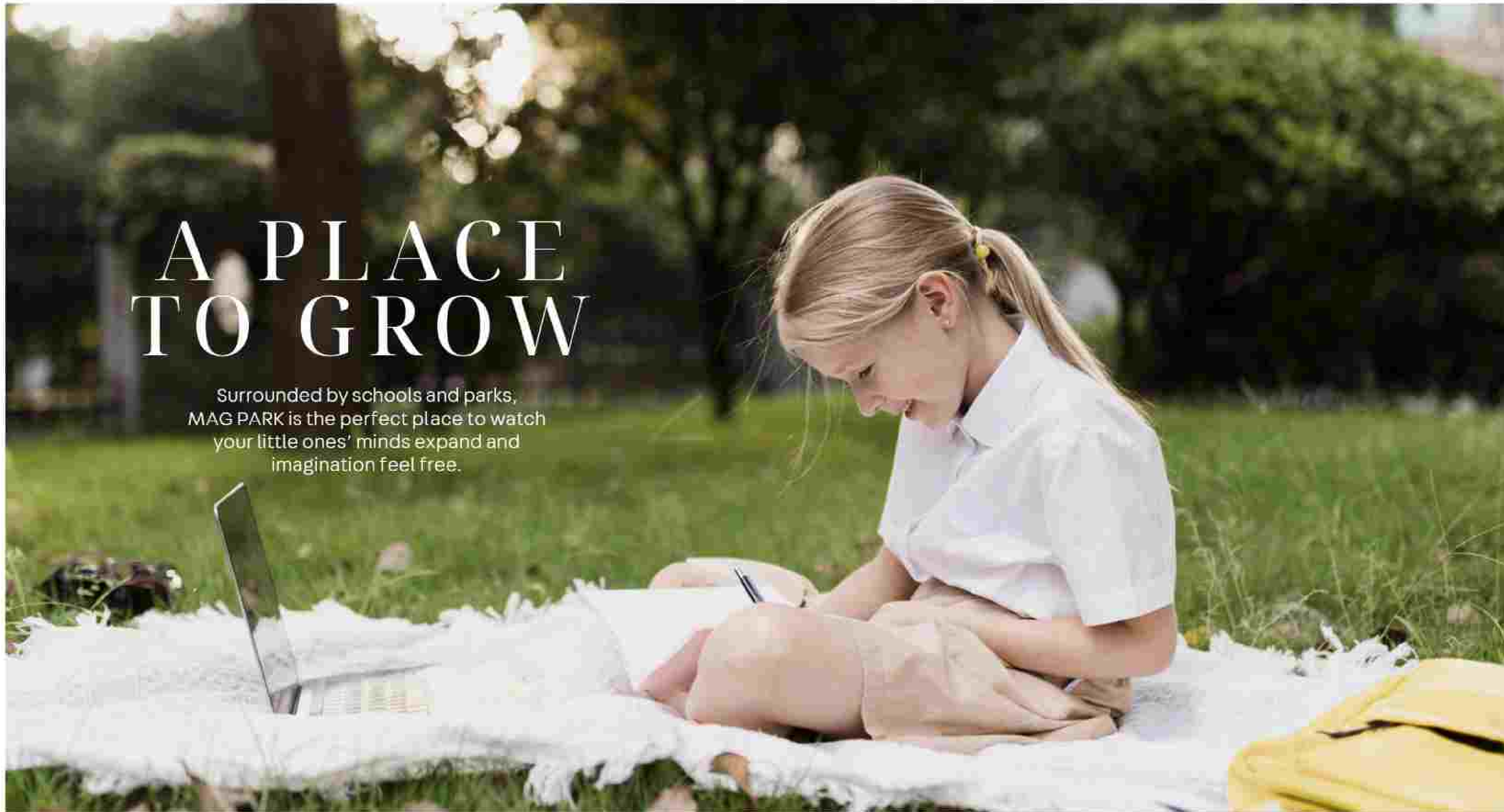


URBAN
DWELLING
HAS NEVER
FELT THIS
GOOD



A PLACE TO GROW

Surrounded by schools and parks,
MAG PARK is the perfect place to watch
your little ones' minds expand and
imagination feel free.



COMMUNITY LIVING
HAS NEVER FELT THIS
TRANQUIL

WELCOME
HOME



A PLACE TO FLOURISH

MAG PARK will be more than a community, it will be a place where residents can grow and flourish through an exchange of ideas and knowledge.

With limitless dedicated social hubs to bring people together, the residences will have access to a variety of courses, clubs and events, ranging from a focus of health to entertainment, and from learning to grow your own food to trying new recipes. It is a place where individual talents and passions can flourish.

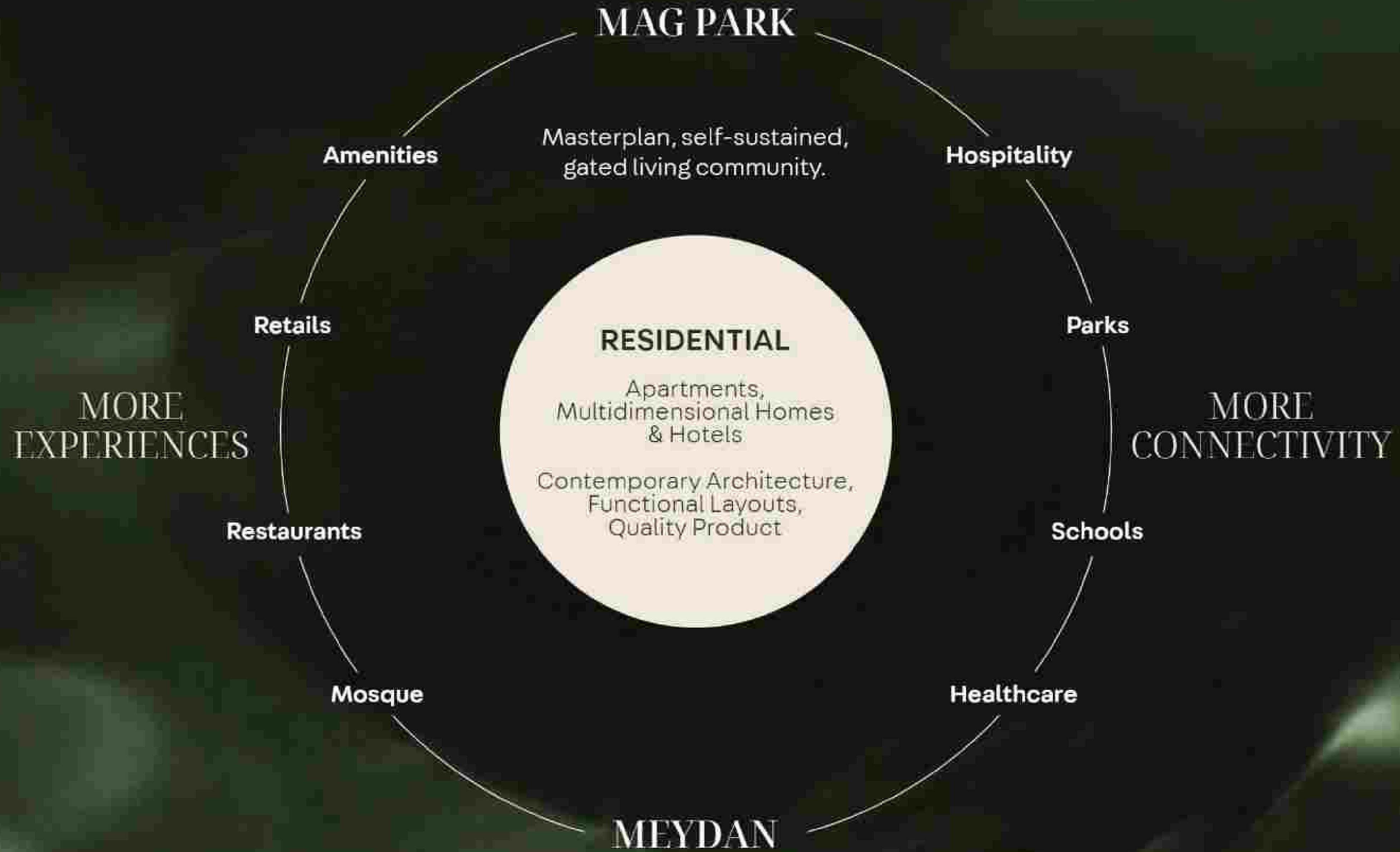
BECOME A **MAG**CITIZEN

Space has become the biggest luxury for those living in busy urban cities such as Dubai, and yet it's green spaces and parks that raise the value not only of the area, but also of our wellbeing. Nature is the best remedy for the intense schedules and lives that we lead.

MAG PARK is launching with more open outdoor spaces and gardens, and each cluster will have its own dedicated park.

Feel the soft grass under your feet, take a deep breath in and soak up the sun, this is home.







A STORY TO WRITE

Our park is full of different kinds of life, each with a story to tell.



A PLACE TO FEEL SAFE

Step into a secure and serene lifestyle in the heart of Dubai.



ABOUT MAG PARK

MAG PARK is a mixed-use residential development providing prospect residents with elegant and contemporary living spaces from a selection of villas, semi-detached villas, Multidimensional Homes and apartments.

9,462 M²

AREA OF CENTRAL PARK (GARDEN)

5,000 M²

OF RETAIL AREAS

3,600 M²

OF PUBLIC FACILITIES SUCH AS
CLINICS, NURSERY, MASJID

AMENITIES

Swimming Pools, Kids Playing Areas and Gym



Jogging Tracks



Tennis Courts



Golf Courses

EVERYDAY CONNECTIONS

Hidden between an abundance of green spaces, walkways and parks, MAG PARK is an urban sanctuary. With magnificently unobstructed views of the Dubai skyline, living in the tranquility of a suburban home that is around the corner to the bustling city, is only one of the project's key advantages. In the heart of Mohammed Bin Rashid City, District 7, you will find your new home.

Hospitality

Burj Al Arab : 21min.
The Meydan Hotel : 10min.
Armani Hotel : 17 min.

Commercial

DIFC : 12 min.
Business Bay : 15 min.
Dubai Design District : 15 min.

Leisure

Dubai Mall : 16 min.
Meydan One Mall : 15 min.
Dubai Opera : 20 min.

Education

Gems-Willington-Pr. School : 17 min.
The English College : 15 min.
Dubai Int. Pvt. School : 17 min.

Healthcare

Emirates Hosp. Clinics : 17 min.
MediClinic City Hospital : 19 min.
American Hospital Dubai : 19 min.

Connectivity

DXB : 21min.
Sheikh Zayed Rd. : 7min.
DWC : 35min.

Golf Courses

Meydan Golf : 10min.
Dubai Hills Golf Club : 19 min.
Emirates Golf Club : 24 min.



A person with long hair, seen from behind, stands in a field of tall, golden grass. Their arms are raised in a 'V' shape, reaching towards a bright, hazy sky at sunset. The sun is low on the horizon, creating a warm, golden glow that silhouettes the person and the grass. The background shows a soft, out-of-focus landscape with rolling hills or mountains under a pale sky.

A BREATH OF FRESH AIR

To a sense of security, a foundation to grow on, a place to build our hopes, dreams and aspirations, we say 'welcome home'.

At MAG, we understand that creating successful developments requires us to predict the future needs of our customers and build the kind of communities they want to belong to. This is what inspires our work, and this is why at MAG we build more than homes, we develop communities that make you feel at home. At the heart of everything we do, is the art of living well.



SOLD OUT
96%

896 UNITS
APARTMENTS
IN BOULEVARD



SOLD OUT
100%

694 UNITS
PHASE I
TOWNHOUSES

PARK

Enjoy spacious open terraces and private gardens with family and friends. The MAG PARK Multidimensional Homes are spacious 4 & 5 bedrooms family homes with a ground floor and two elevations.

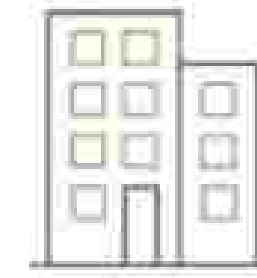
Our fully furnished Multidimensional Homes are G+2 with a private elevator, ample storage space, and two shaded car parks alongside a private swimming pool.

and there is no better way to enjoy the lush green views of the park, than from the master bedroom balcony. Each home will also be equipped with a guest room on the ground floor, and an open-and-closed kitchen.

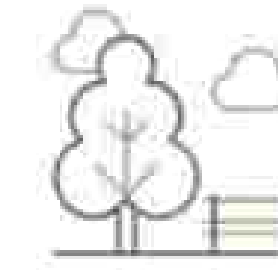


FOR ALL LIFESTYLES. FOR ALL MOODS.

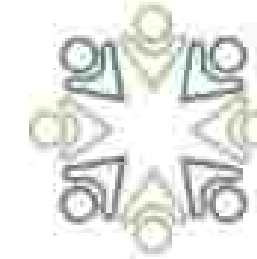
THE PROJECT



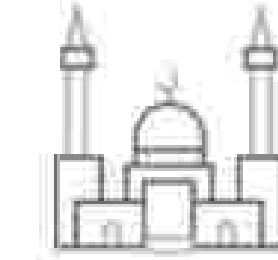
405,750 M²
Mixed-Use Residential
Development



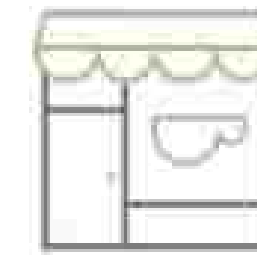
25,000 M²
Parks and
Greenery



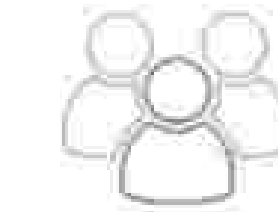
2,360 M²
Social Clubhouse



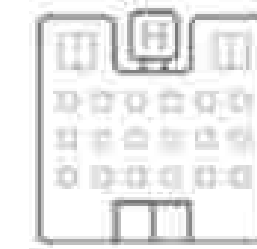
2,200 M²
Juma Mosque



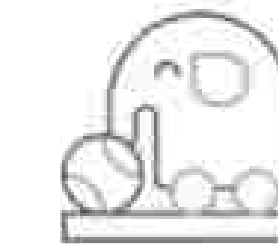
8,000 M²
Retail Space with F&B



18,000 M²
Public Facilities



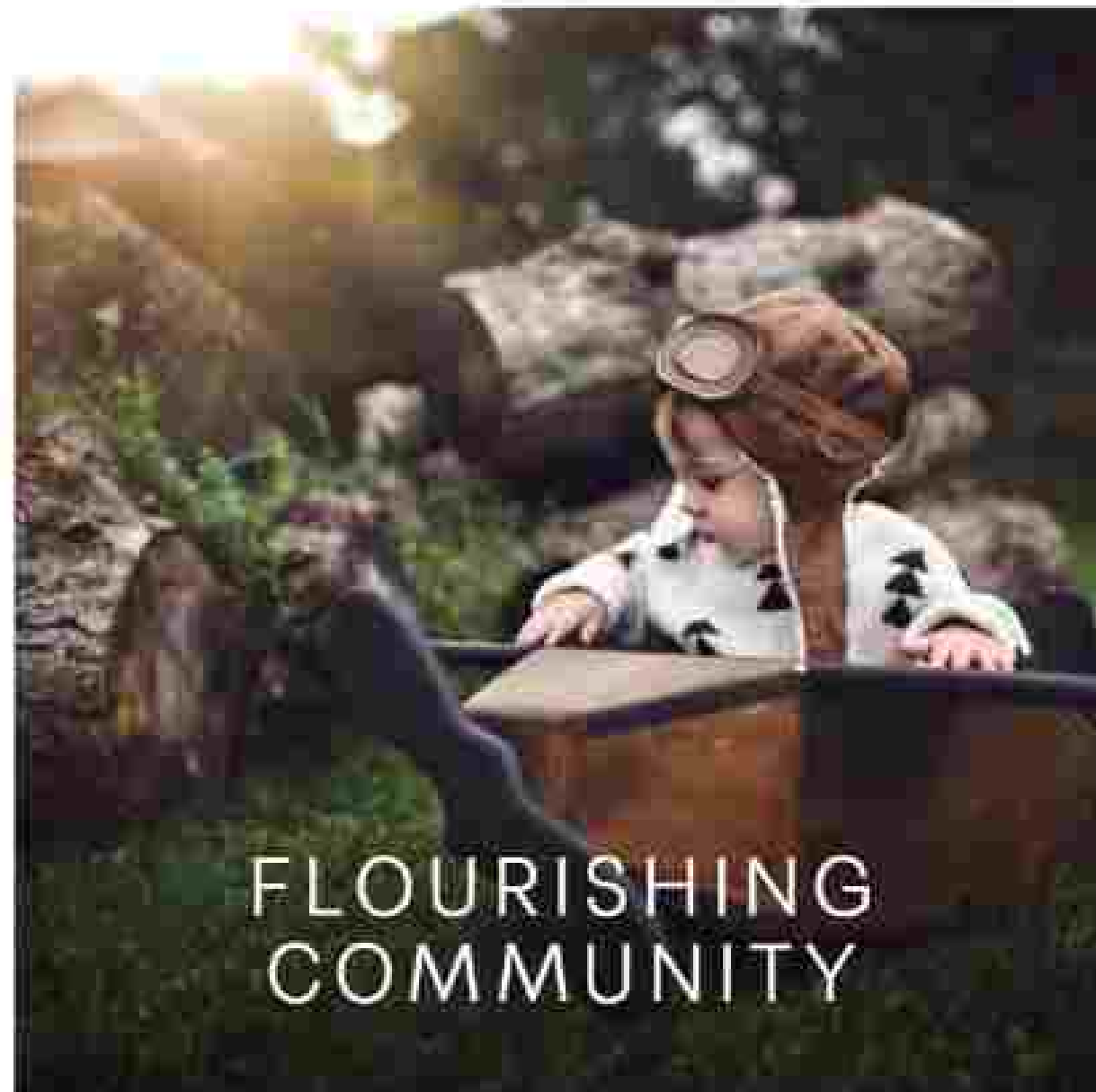
500 M²
Health Clinics



450 M²
Nursery



LOCATION & CONNECTIVITY



FLOURISHING COMMUNITY



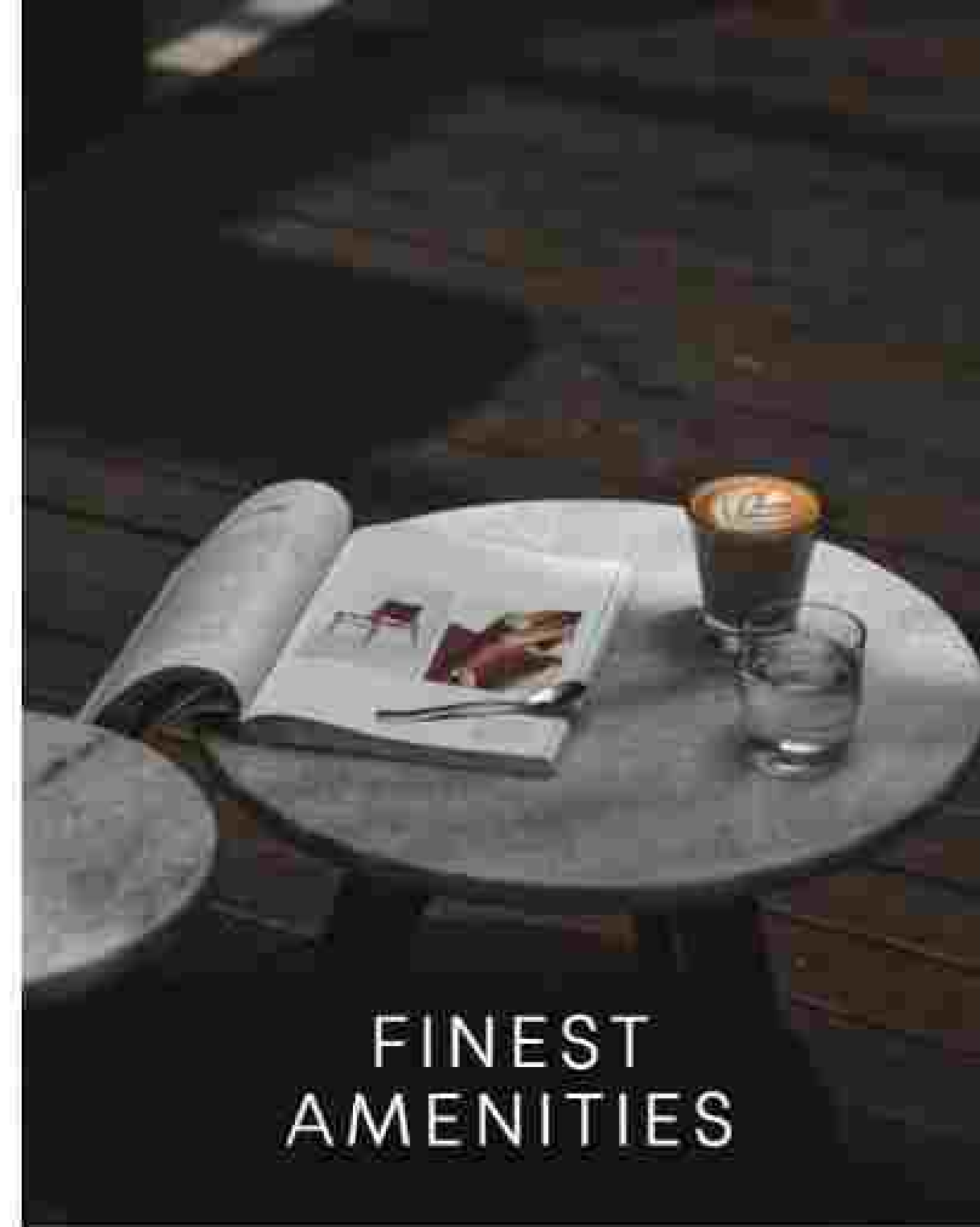
BUSTLING RETAIL



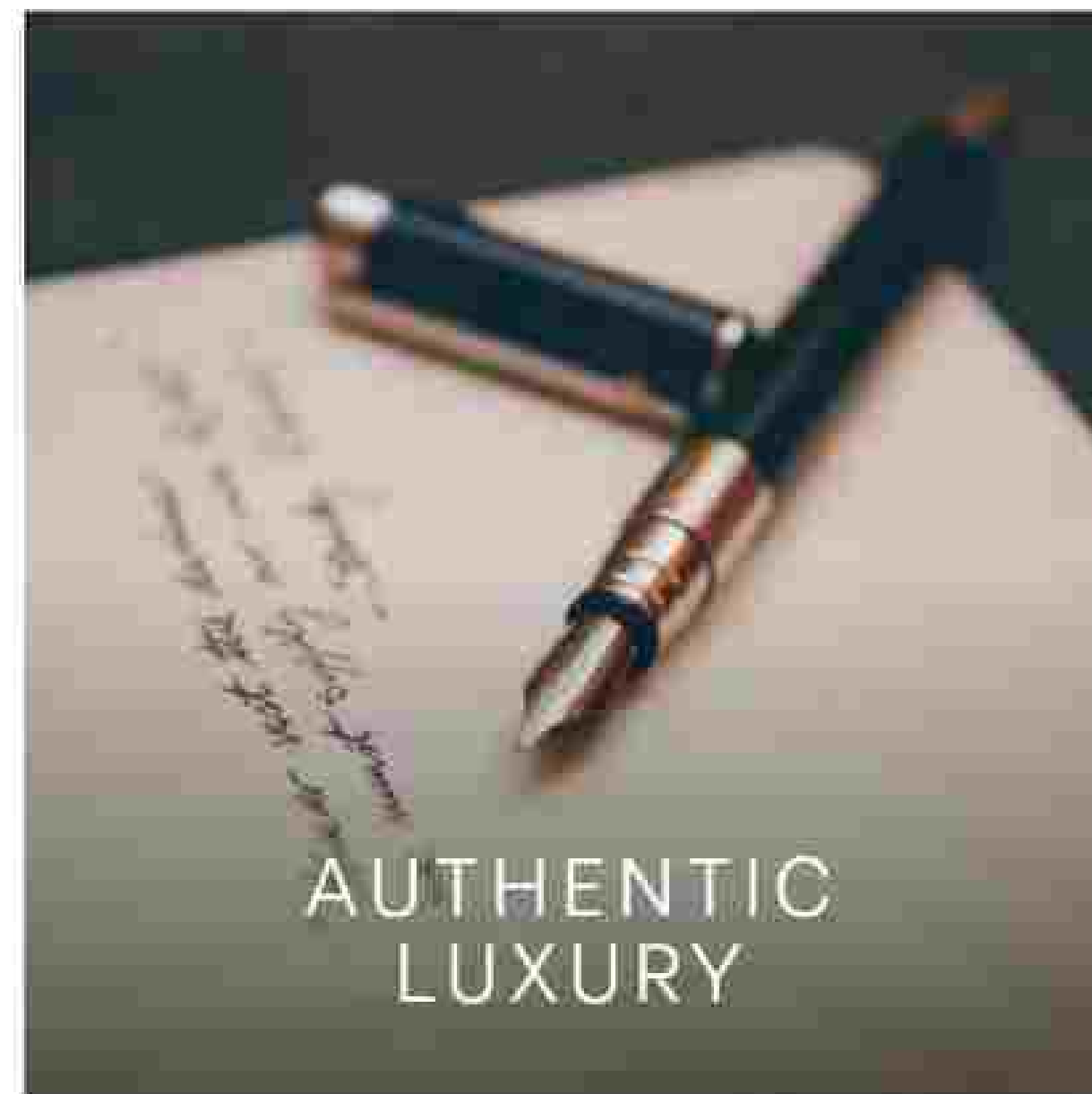
ELEGANT ARCHITECTURE



CONTEMPORARY SMART HOMES

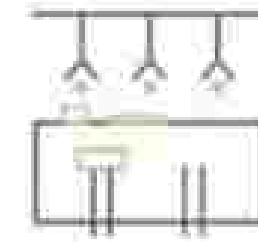


FINEST AMENITIES

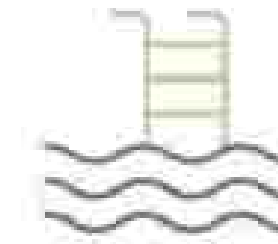


AUTHENTIC LUXURY

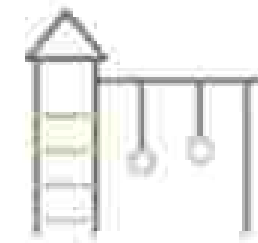
THE FINEST IN SPORTS & WELLNESS



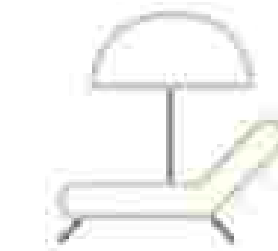
Outdoor
Juice Bar



Swimming Pools
with Cabana



Children
Playground



Crystal Beach
with Lounge Area



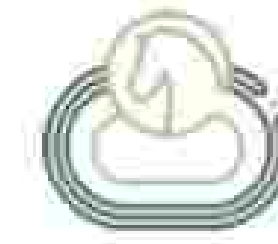
Jogging
Tracks



Outdoor
Sports' Courts



Cycling
Tracks



Horse
Racing Track





4 BEDROOM MULTIDIMENSIONAL HOMES

4 BEDROOM MULTIDIMENSIONAL HOMES



PROJECT SPECIFICATIONS

TOWNHOUSE	BUA
Ground Floor	191.20 SQ.M - 2,058.20 SQ.FT
First Floor	98.50 SQ.M - 1,059.70 SQ.FT
Second Floor	134.30 SQ.M - 1,445.30 SQ.FT
Roof Deck	73.40 SQ.M - 790.50 SQ.FT
Total	497.40 SQ.M / 5,353.60 SQ.FT

PLOT

Plot Area	240.00 SQ.M - 2,578.00 SQ.FT
Plot No.	42 43 44 45
No. Of Units	210
No. Of Levels	Ground + 2 Floors and Roof
Height	14.60 m Roof Slab

All room sizes and floor plan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, coffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.

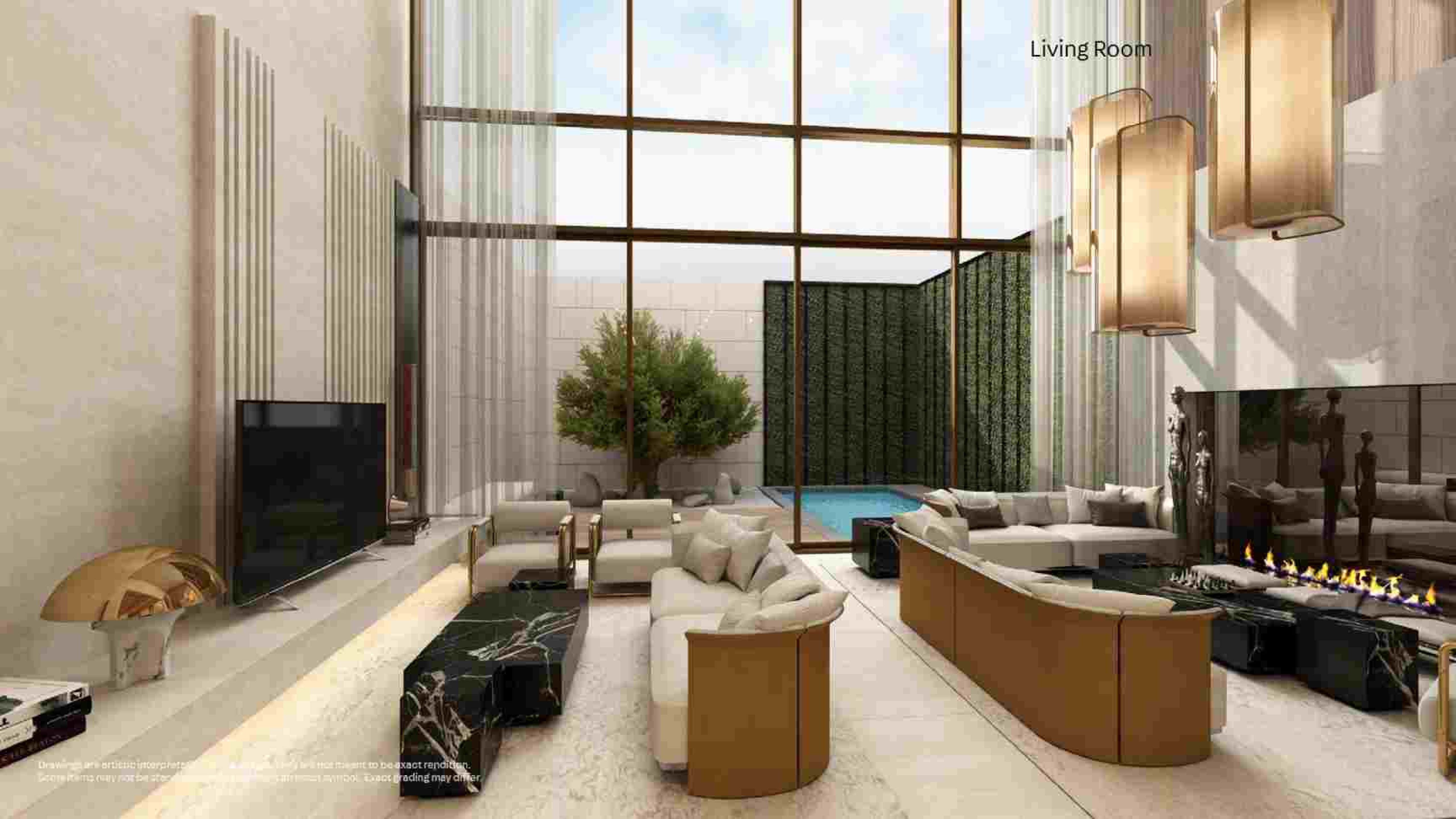
4 BEDROOM MULTIDIMENSIONAL HOMES



GROUND FLOOR

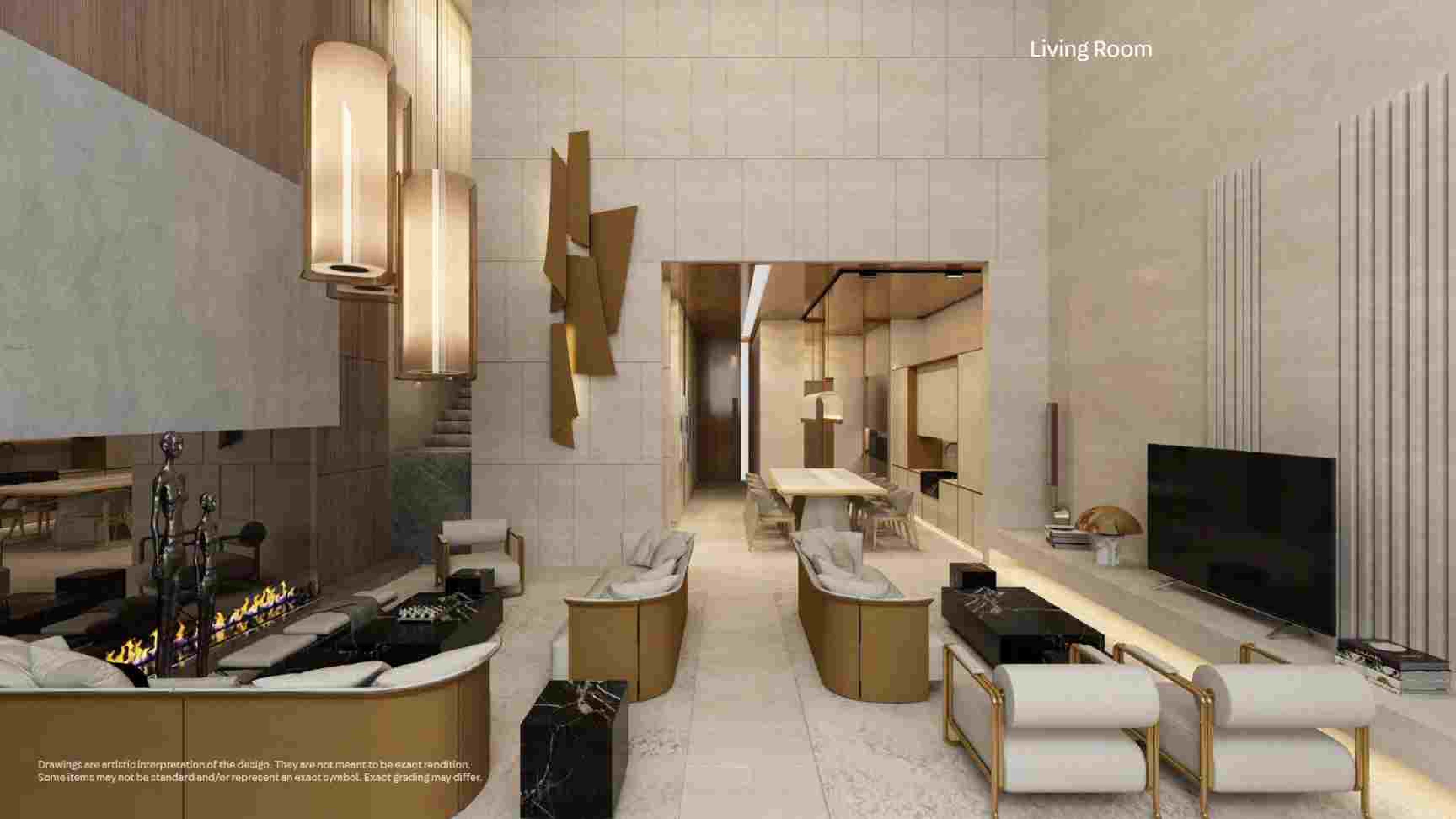
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Living Room



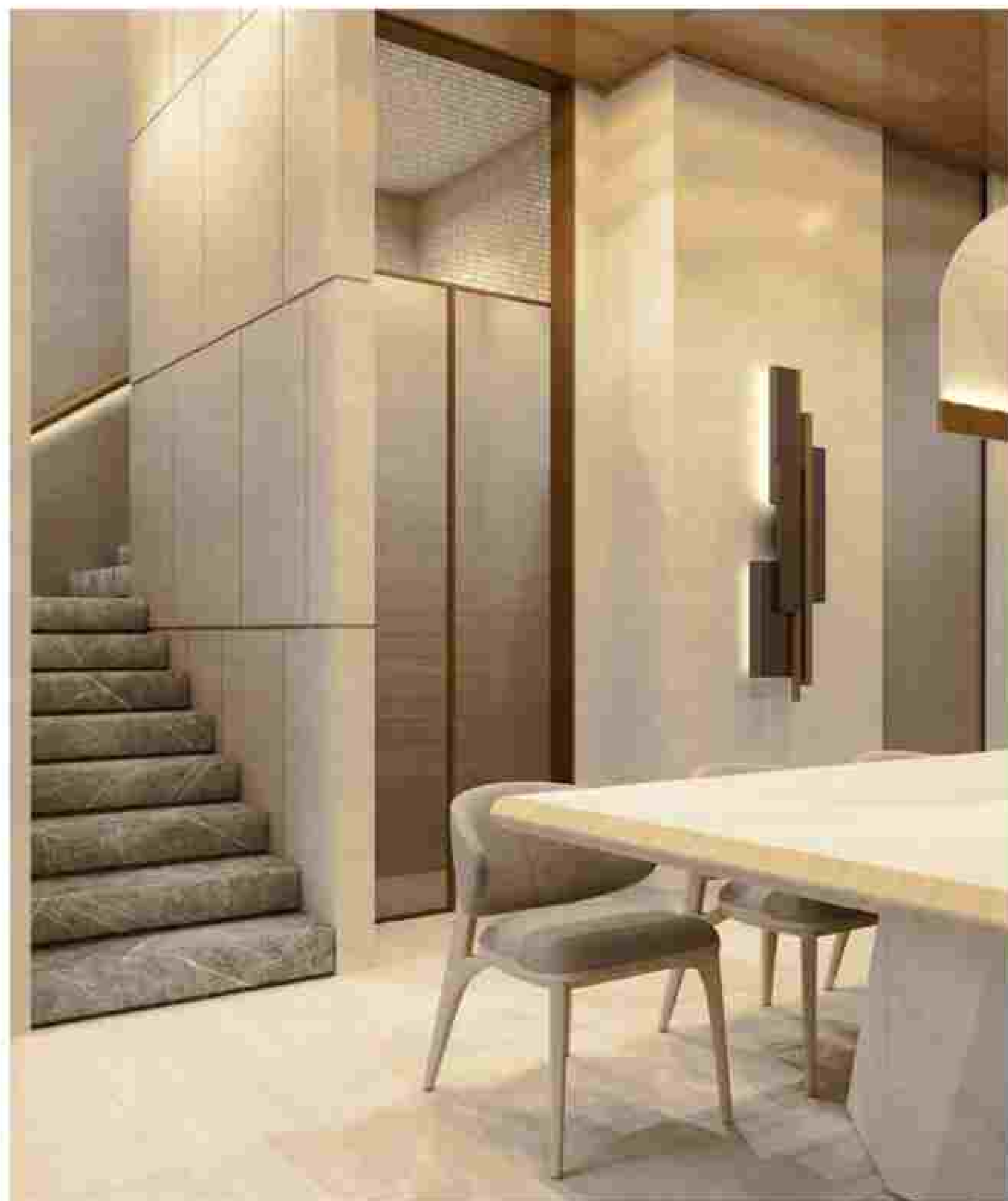
Drawings are artistic interpretations and are not meant to be exact renderings. Some items may not be shown to scale or may be omitted. Exact grading may differ.

Living Room



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Lift

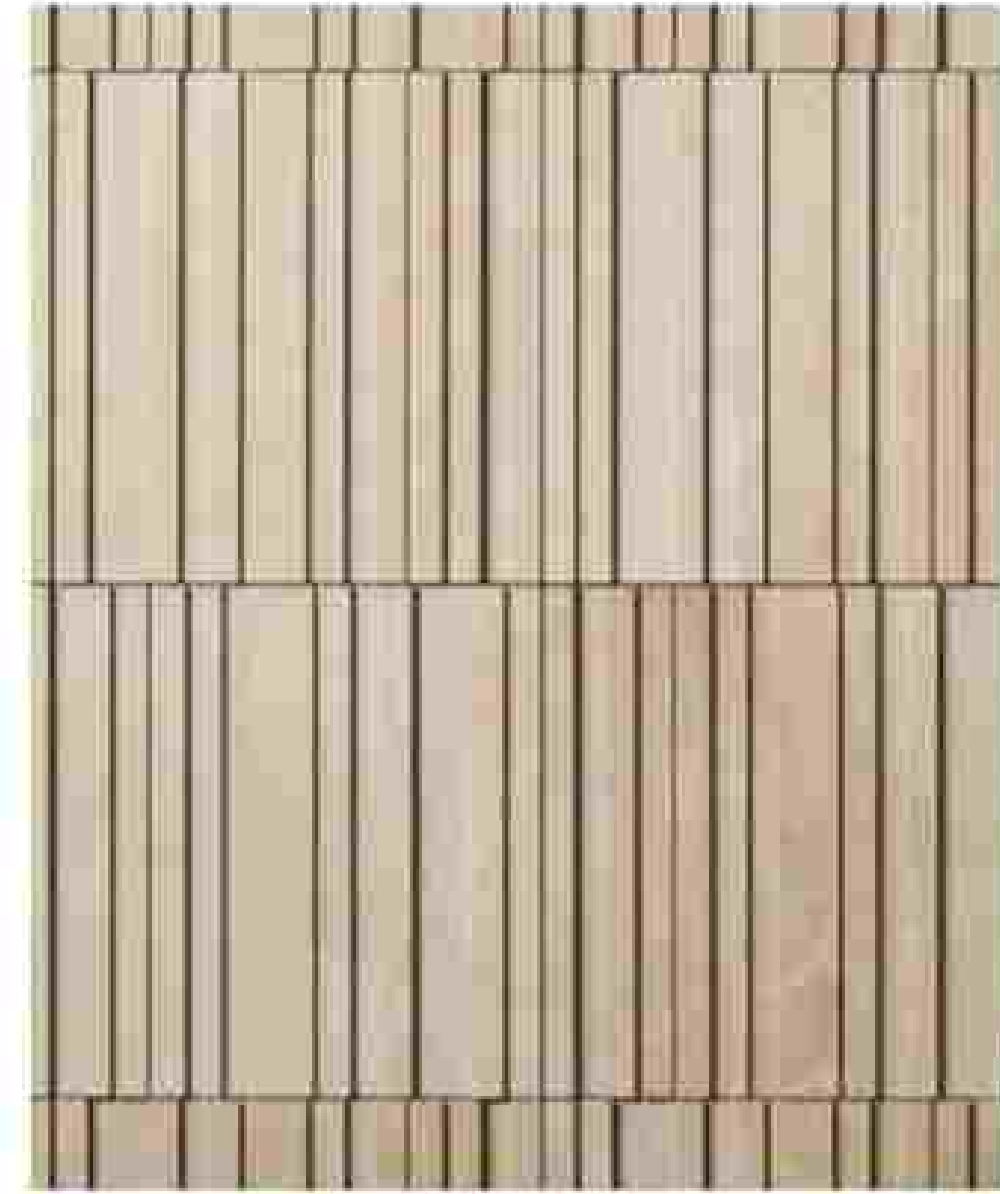


Living Room



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MATERIAL GALLERY



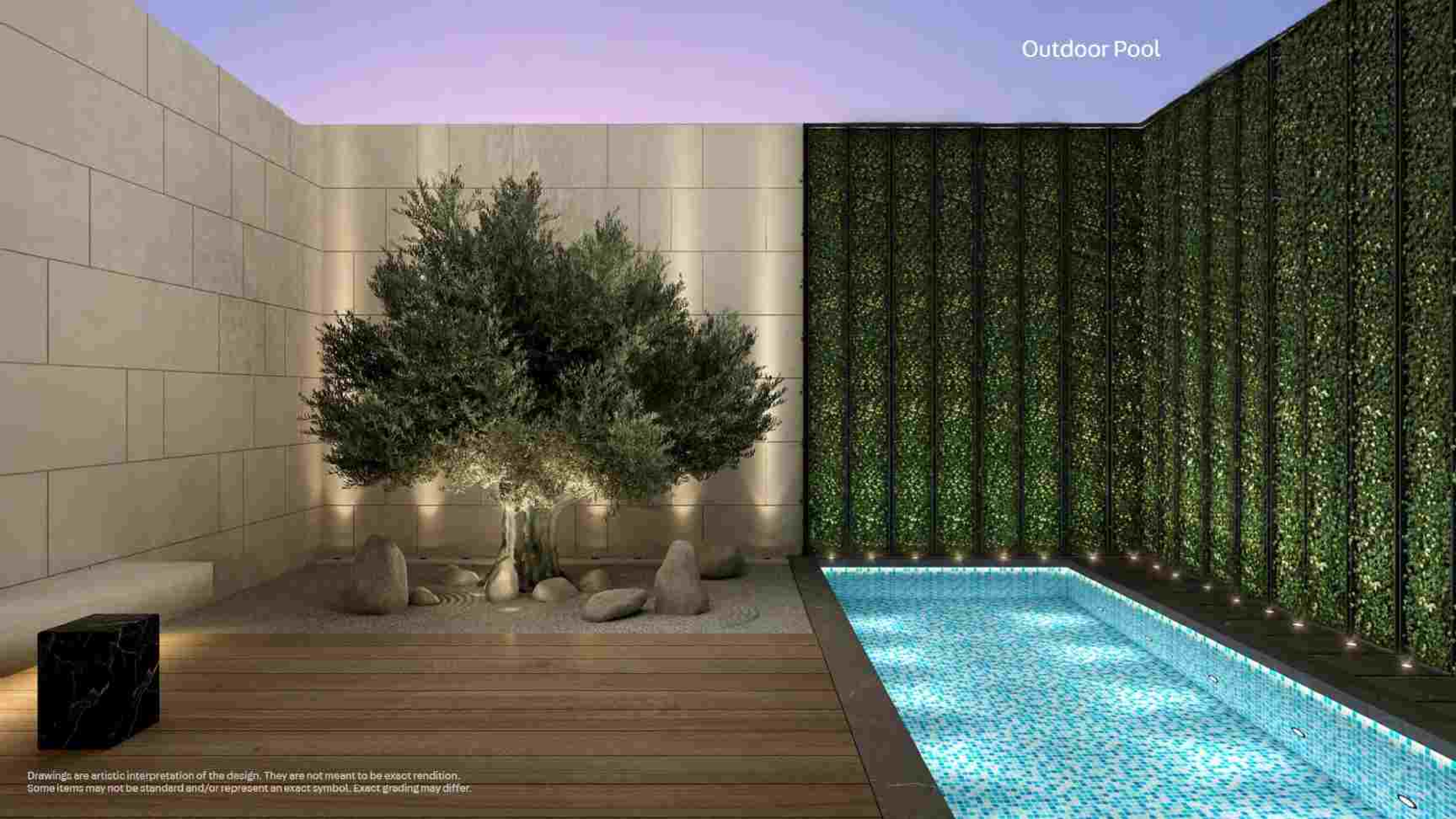
Kitchen

MATERIAL GALLERY



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Outdoor Pool



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MATERIAL GALLERY



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4 BEDROOM MULTIDIMENSIONAL HOMES



FIRST FLOOR

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Office Room

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Master Bedroom



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Master Bedroom



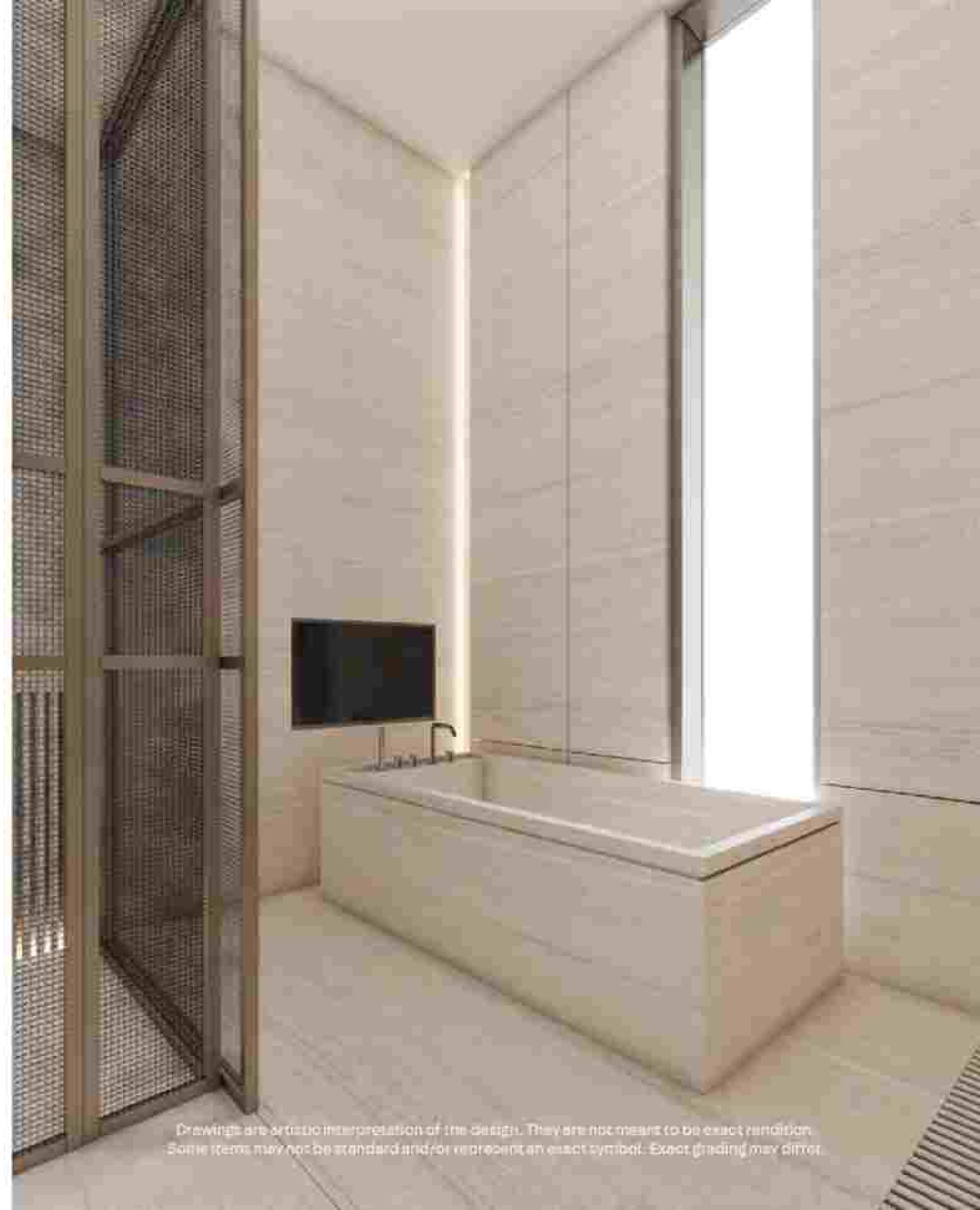
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Master Bathroom



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Master Bathroom

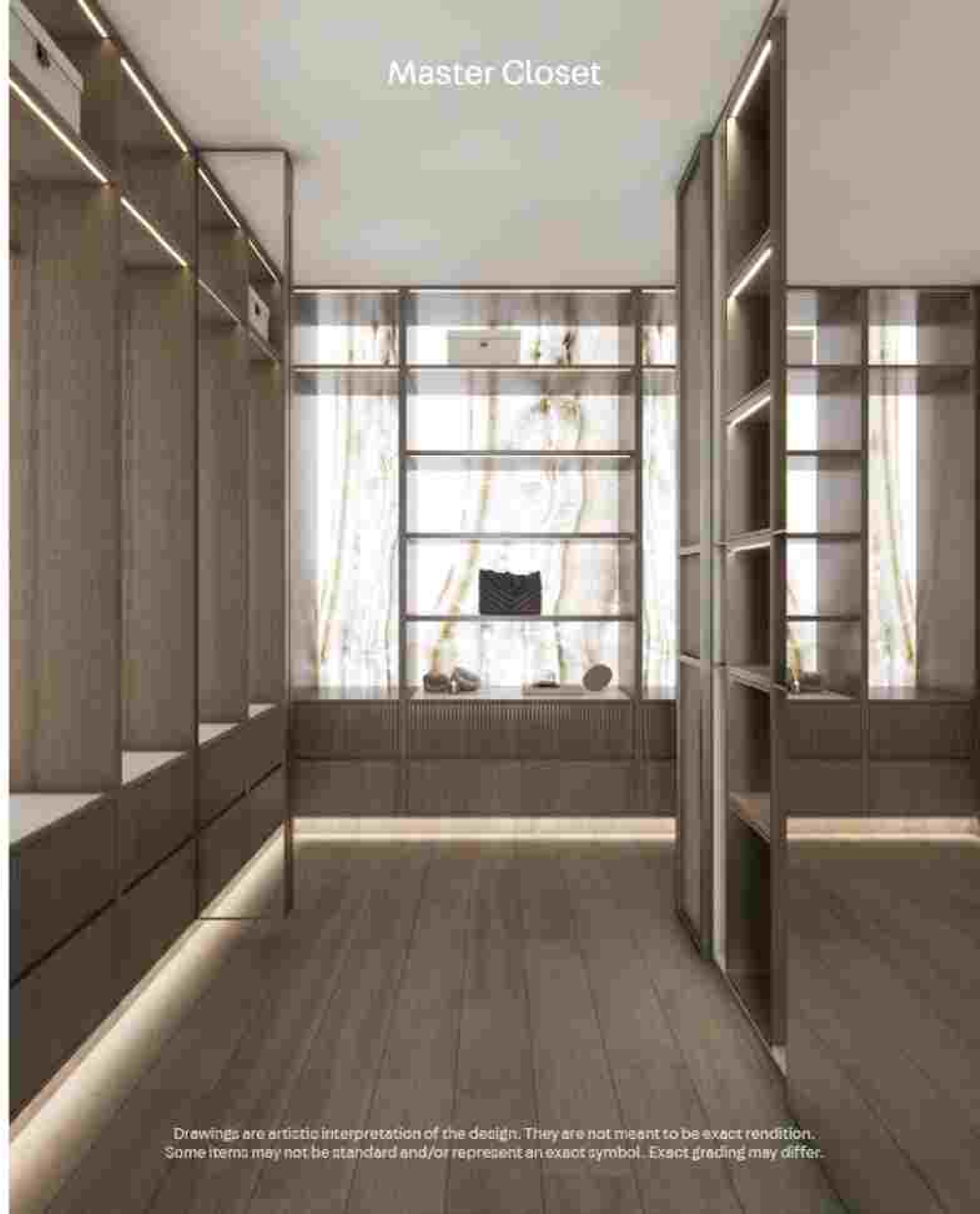


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Master Closet

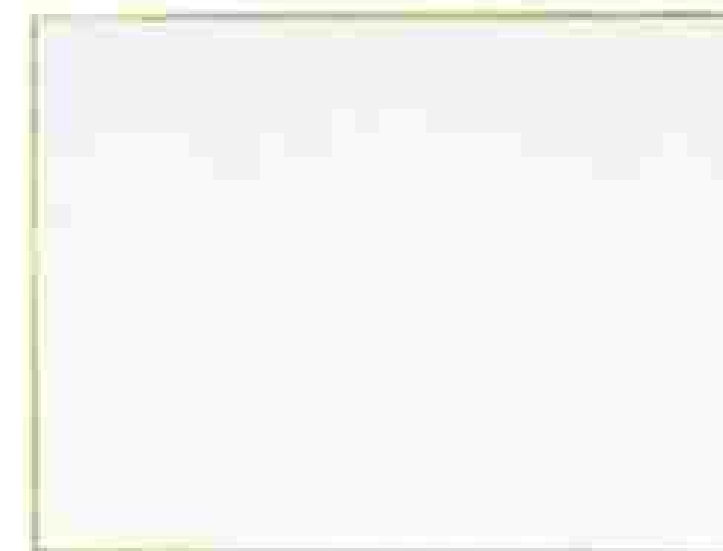
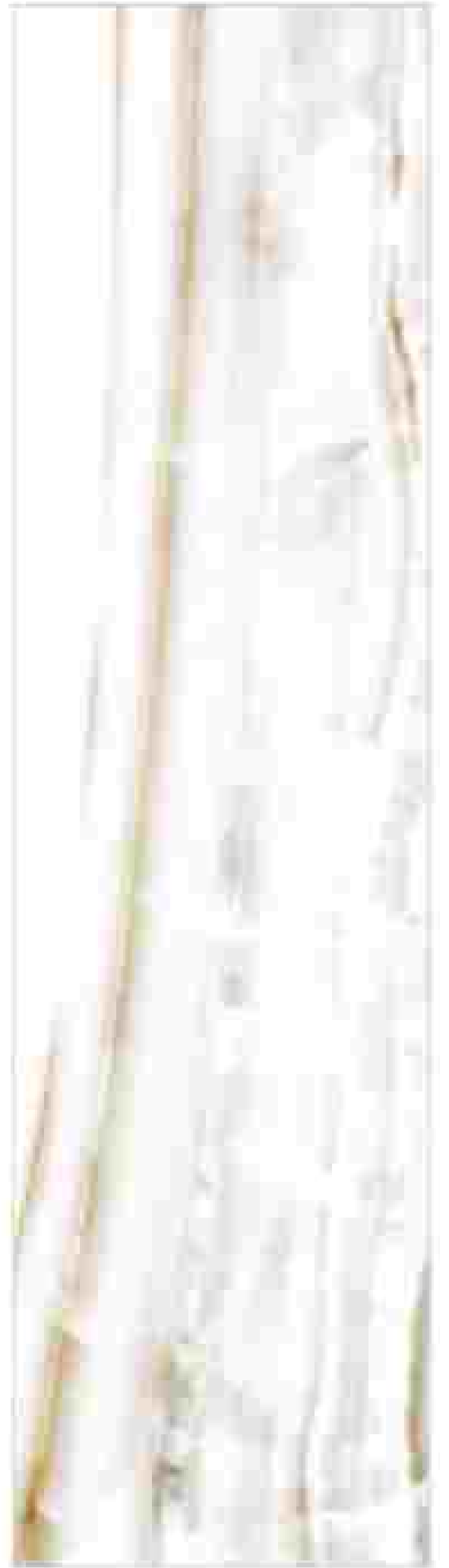
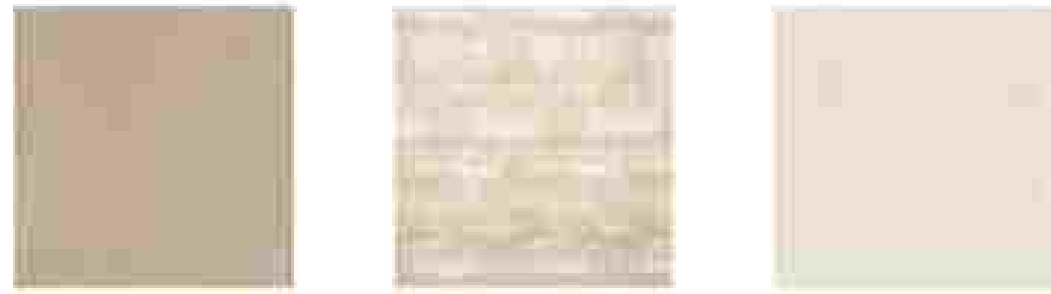


Master Closet

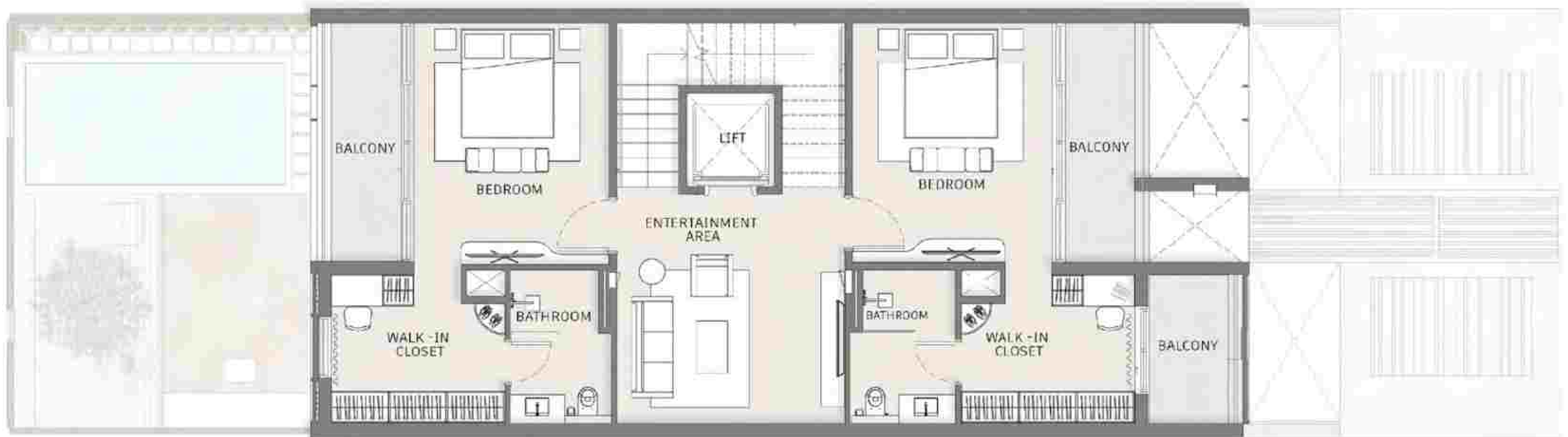


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MATERIAL GALLERY



4 BEDROOM MULTIDIMENSIONAL HOMES



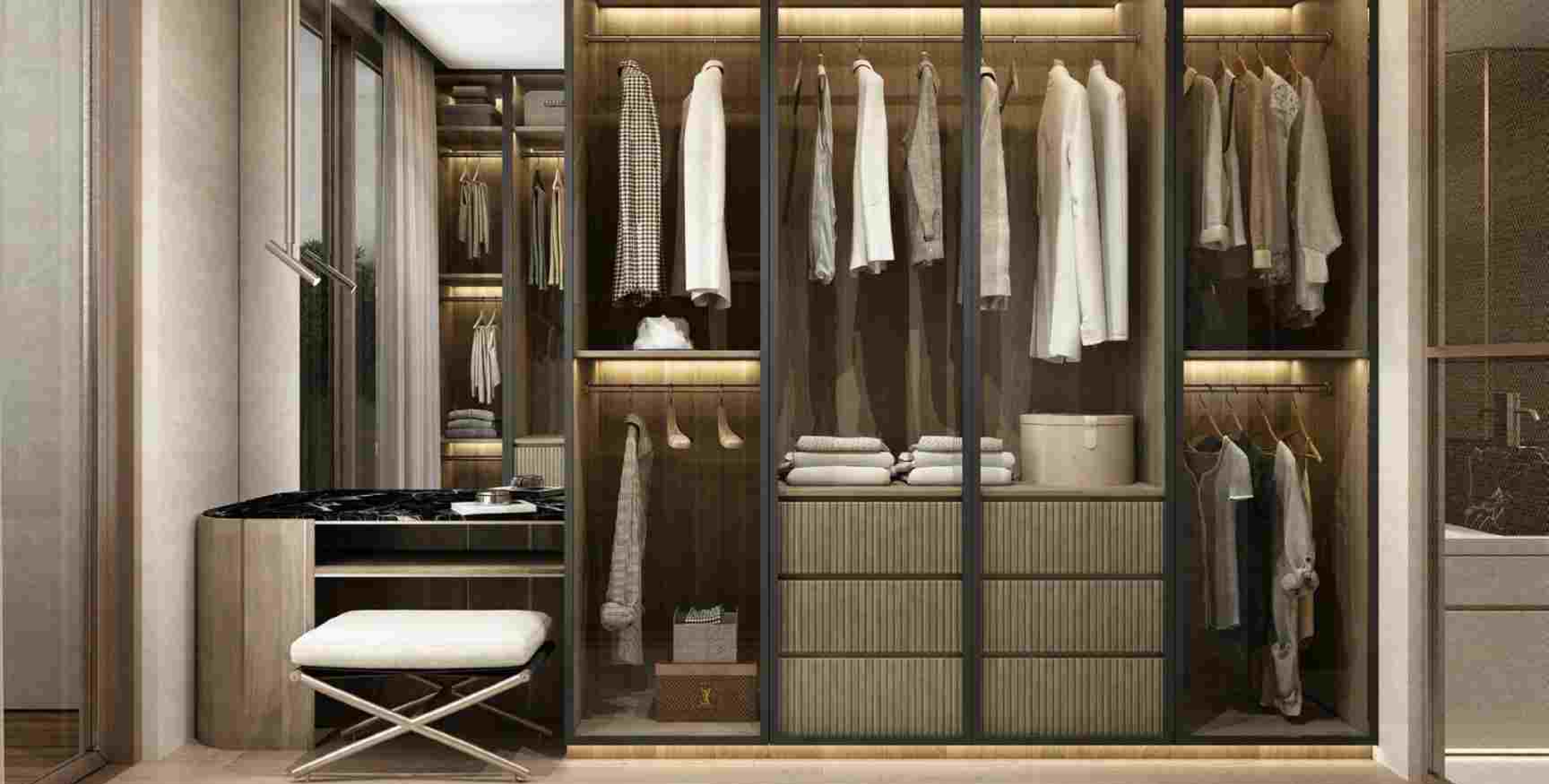
SECOND FLOOR

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Optional Kids Room / Office Space

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Walk-In Closet

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Walk-In Closet



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Kids Bathrooms



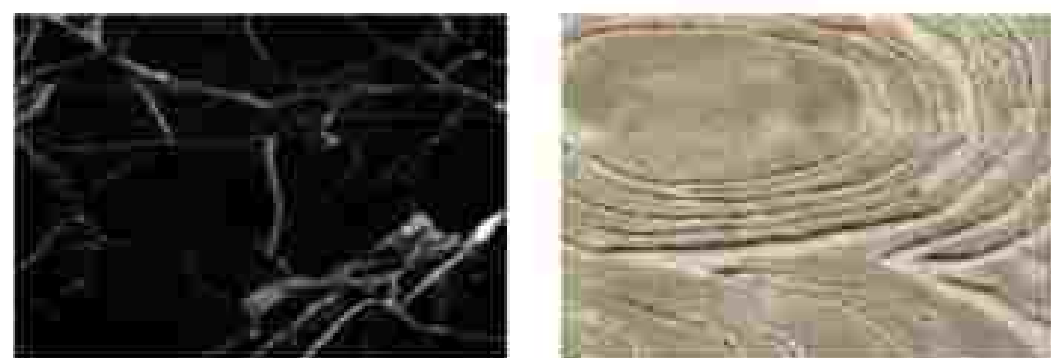
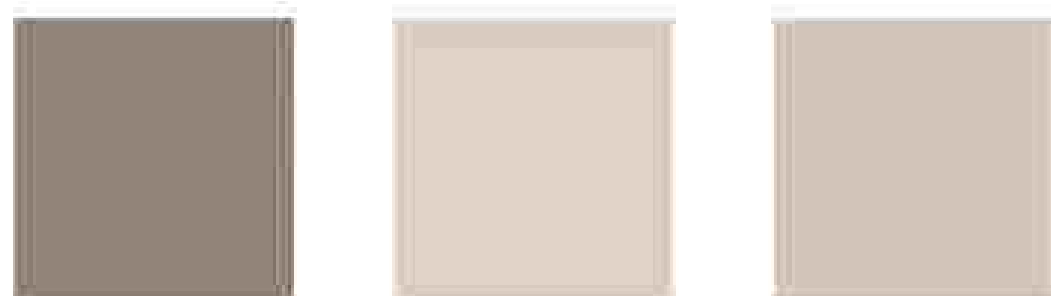
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Kids Bathrooms



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MATERIAL GALLERY



4 BEDROOM MULTIDIMENSIONAL HOMES



ROOF DECK

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Roof Deck



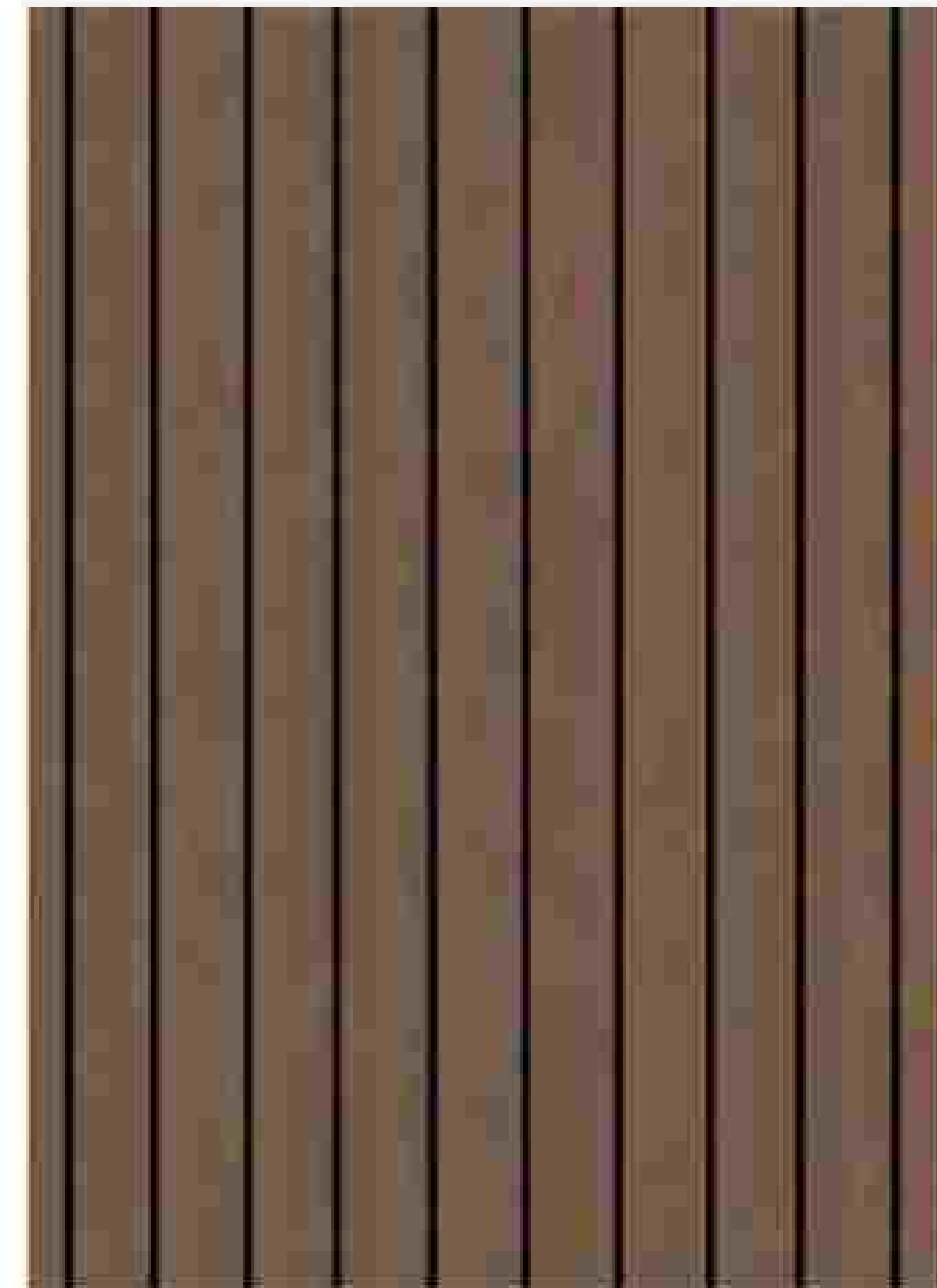
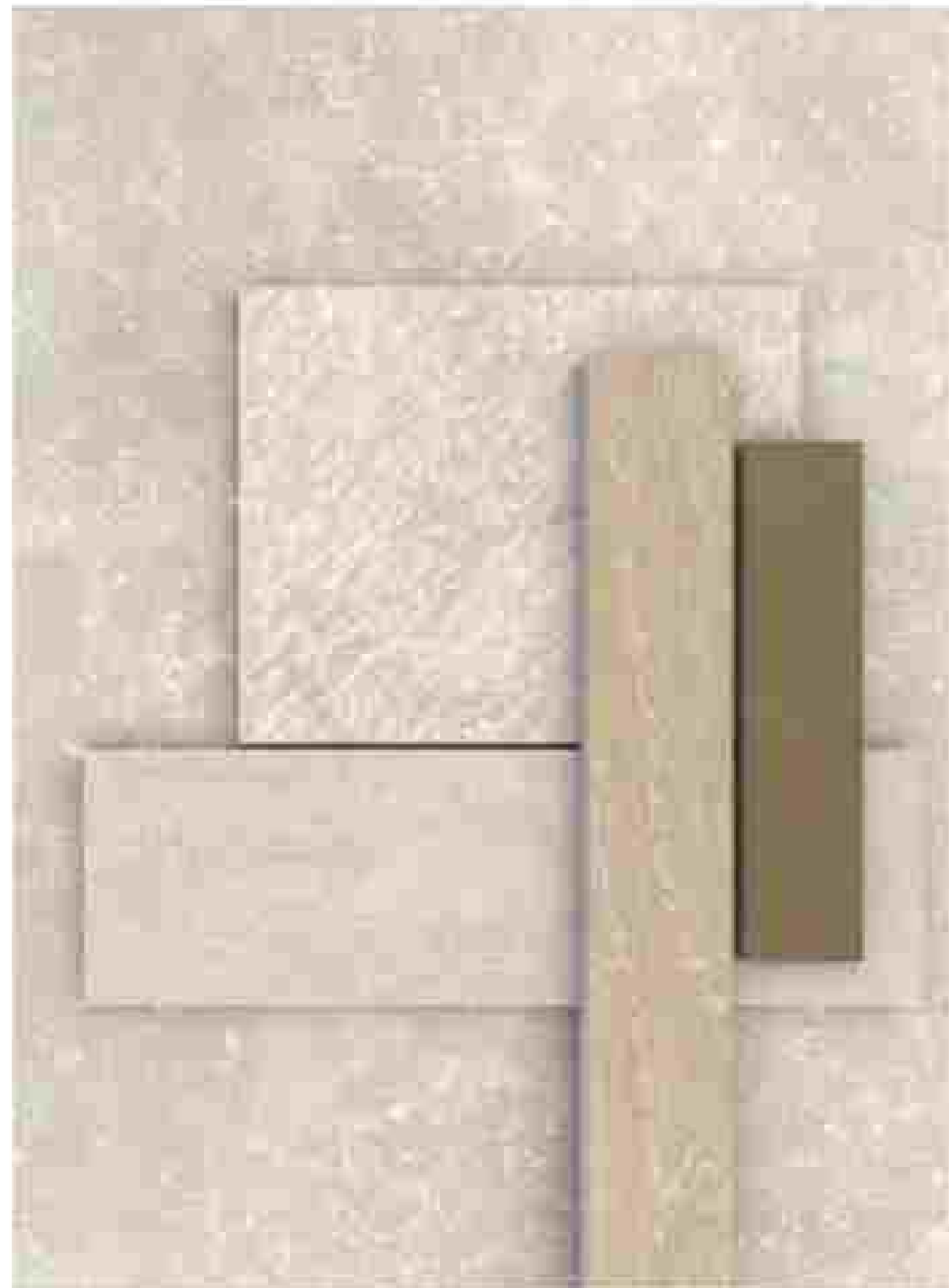
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Roof Deck



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MATERIAL GALLERY



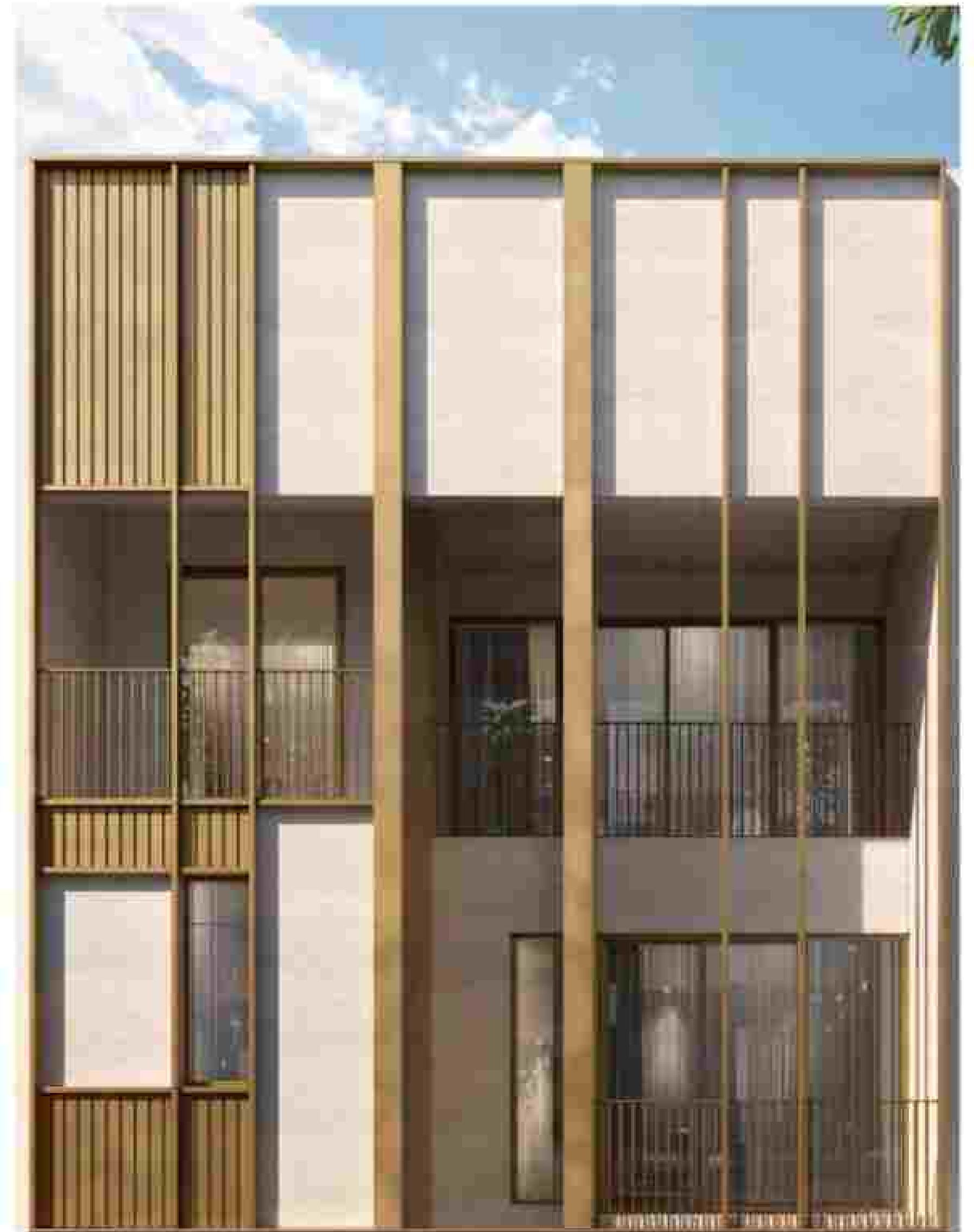


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5 BEDROOM MULTIDIMENSIONAL HOMES

5 BEDROOM MULTIDIMENSIONAL HOMES



PROJECT SPECIFICATIONS

TOWNHOUSE	BUA
Ground Floor	259.00 Sq.m - 2,788.60 Sq.ft
First Floor	154.00 Sq.m - 1,657.70 Sq.ft
Second Floor	240.70 Sq.m - 2,590.90 Sq.ft
Roof Deck	149.77 Sq.m - 1,612.10 Sq.ft
Total	803.47 SQ.M / 8,649.30 SQ.FT

PLOT

Plot Area	384.00 - 459.00 Sq.m / 4,132.00-4,937.00 Sq.ft
Plot No.	42 43 44 45
No. Of Units	11
No. Of Levels	Ground + 2 Floors and Roof
Height	14.60 m Roof Slab

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5 BEDROOM MULTIDIMENSIONAL HOMES



GROUND FLOOR

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5 BEDROOM MULTIDIMENSIONAL HOMES



FIRST FLOOR

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.

5 BEDROOM MULTIDIMENSIONAL HOMES



SECOND FLOOR

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5 BEDROOM MULTIDIMENSIONAL HOMES



ROOF DECK

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Drawings are artistic interpretation of the design. They are not meant to be exact rendition. Some items may not be standard and/or represent an exact symbol. Exact pricing may differ.



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4 & 5 BEDROOM PAYMENT PLAN

10%

DOWN PAYMENT

10%

AFTER 6 MONTHS

10%

AFTER 12 MONTHS

10%

AFTER 18 MONTHS

60%

ON HANDOVER