

# MAGEYE ماج آت

Mohammed bin Rashid City - District 7

APARTMENTS

MASTER DEVELOPER

meydan



MAG  
LIFESTYLE DEVELOPMENT



## Welcome to the MAG family

It is a common corporate venture to build well-located homes that feature every convenience, comfort and amenity. MAG EYE is no exception and through it, I have improved upon that mission by providing for all your needs and wishes without straying from your desired price range.

This vision gave rise to our MAG of Value initiative, which aims to bring you homes built with the highest quality material and techniques, in the best locations, and at the lowest possible prices.

MAG EYE comprises townhouses and apartments — designed by Parsons with meticulous attention to detail — that provide you with elegant living spaces, both contemporary and timeless in their conception.

The extraordinary architecture, naturally-lit interiors and sense of refined living make this exceptional gated community a highly desirable place to live. Located next to the iconic Meydan Racecourse, MAG EYE features unhindered views of Dubai's skyline and easy access to its leisure destinations.

I welcome you to explore the many facets of MAG EYE — MAG of Value's flagship project — and discover a lifestyle within your own private community that exceeds expectations and provides you with a valuable investment opportunity.

**Talal Moafaq Al Gaddah**  
CEO, MAG Lifestyle Development



## ABOUT MAG

LIFESTYLE DEVELOPMENT

MAG Lifestyle Development is the real estate arm of Moafaq Al Gaddah (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 Lifestyle Development's interests range from pioneering affordable housing initiatives and high-end luxury developments, to bringing wellness-focused living to the UAE.

### OUR PHILOSOPHY

Our vision at MAG Lifestyle 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.

As we continue to offer innovative creations that span every lifestyle segment, our promise to you is to always exceed your expectations by presenting you with the ultimate in happiness and comfort, and in return, all you have to do is EXPECT MORE.

A PART OF MAG GROUP HOLDING – DELIVERING EXCELLENCE SINCE 1978





## MAG OF VALUE

A pioneering initiative focused on the development of value homes, MAG of Value is introducing multiple real estate projects in Dubai that prioritise quality.





## BUILT TO BE DIFFERENT

The MAG EYE ethos isn't about embracing the conventional but seeking the extraordinary; it is where design meets excellence and detail meets precision. Each building is meticulously created with impeccable aesthetics and high-end finishing to reflect this vision and fulfil MAG EYE's promise to not only offer you a place to live, but a lifestyle to experience and revel in.

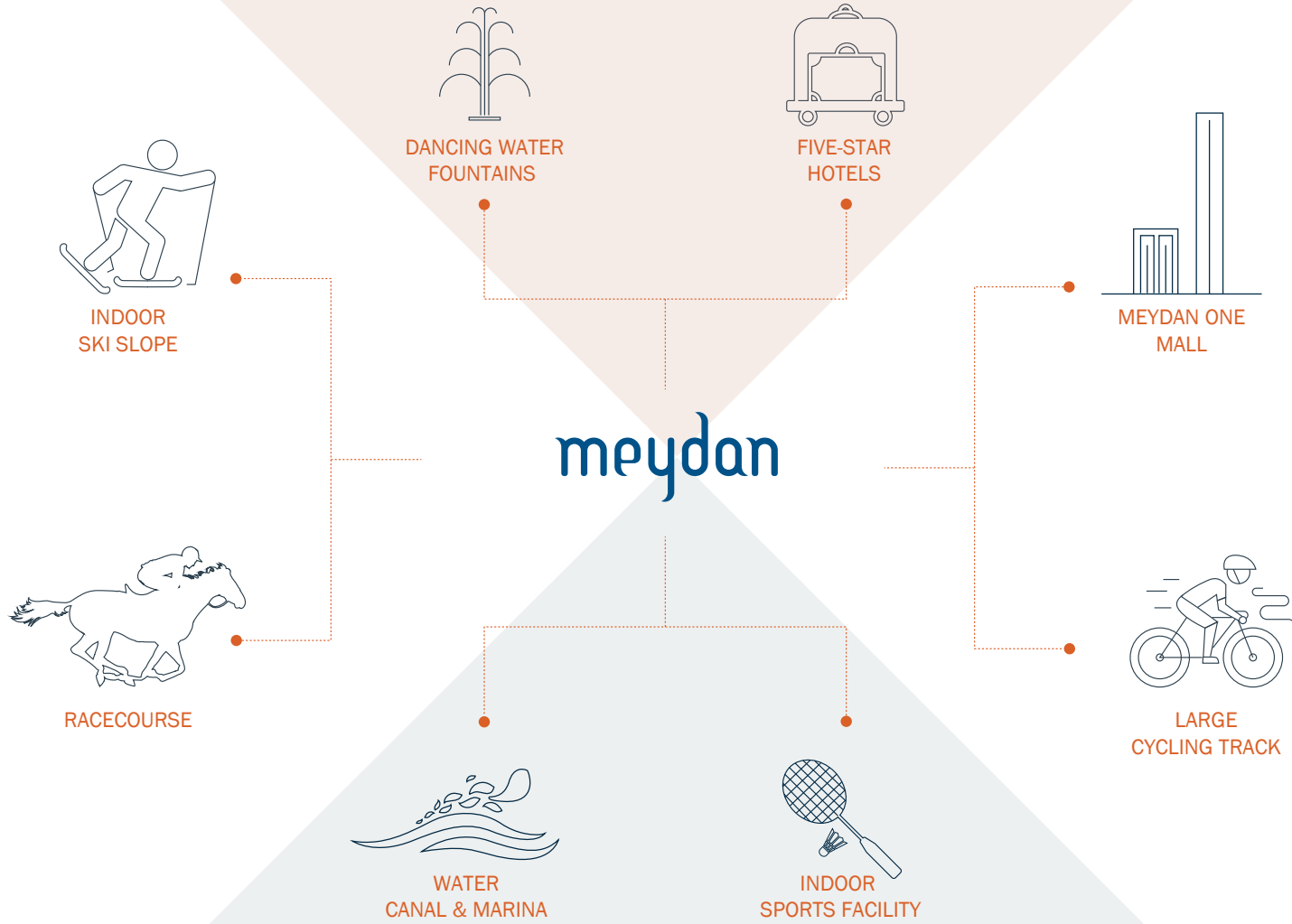


# meydan

Meydan is the visionary concept of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President of the UAE and Prime Minister and Ruler of Dubai. The project is the culmination of his vision to create not only a venue for horse racing, but an integrated city that is sustainable and environmentally responsible.

MAGEYE  ماجان







PLAN YOUR  
FUTURE IN MEYDAN'S  
UPCOMING PRIVATE  
DEVELOPMENT



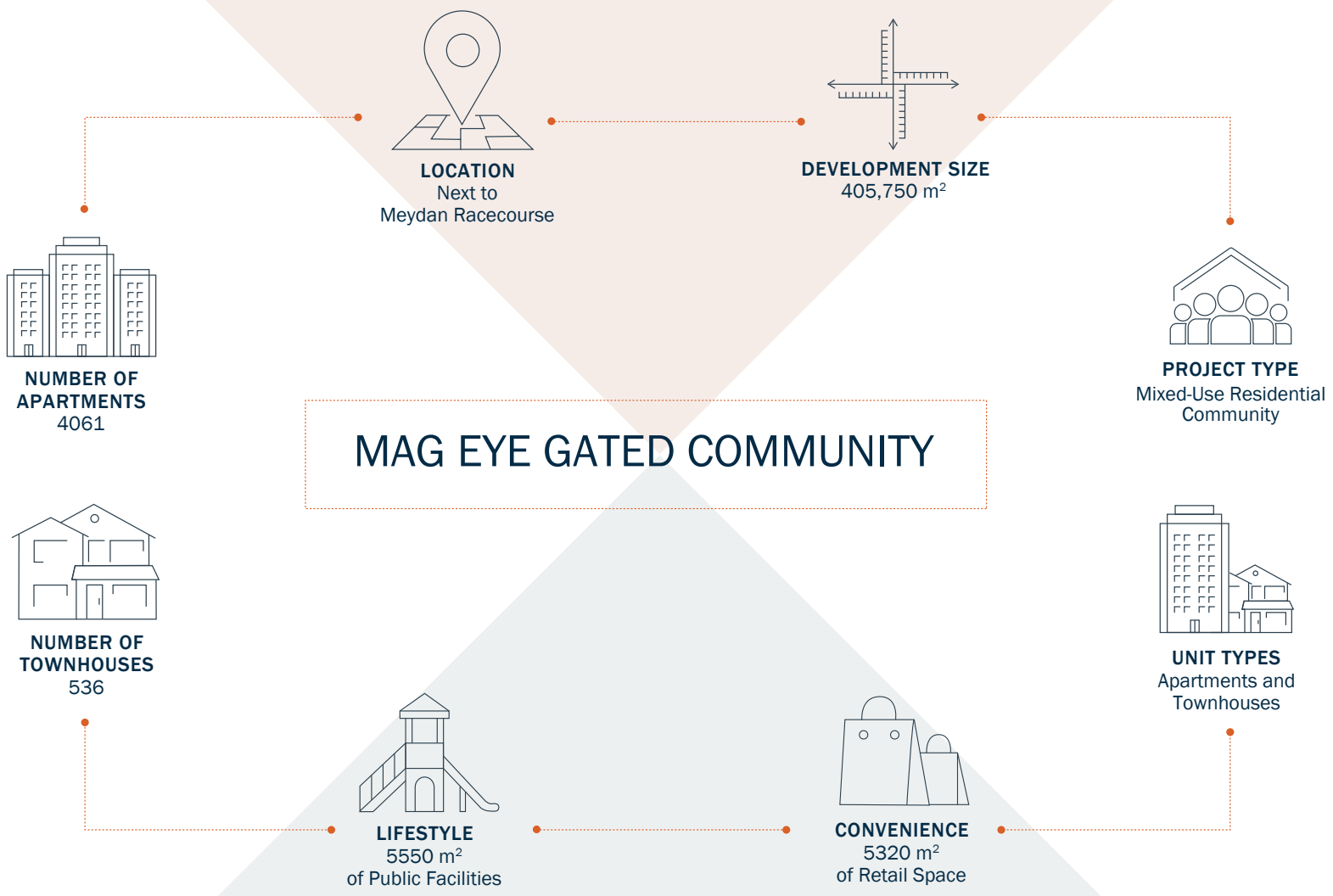






A DREAM HOME  
WELL WITHIN  
YOUR REACH

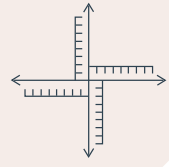




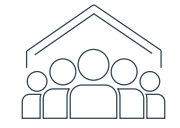
# MAG EYE GATED COMMUNITY



**LOCATION**  
Next to  
Meydan Racecourse



**DEVELOPMENT SIZE**  
405,750 m<sup>2</sup>



**PROJECT TYPE**  
Mixed-Use Residential  
Community



**UNIT TYPES**  
Apartments and  
Townhouses



**CONVENIENCE**  
5320 m<sup>2</sup>  
of Retail Space



**LIFESTYLE**  
5550 m<sup>2</sup>  
of Public Facilities



**NUMBER OF APARTMENTS**  
4061



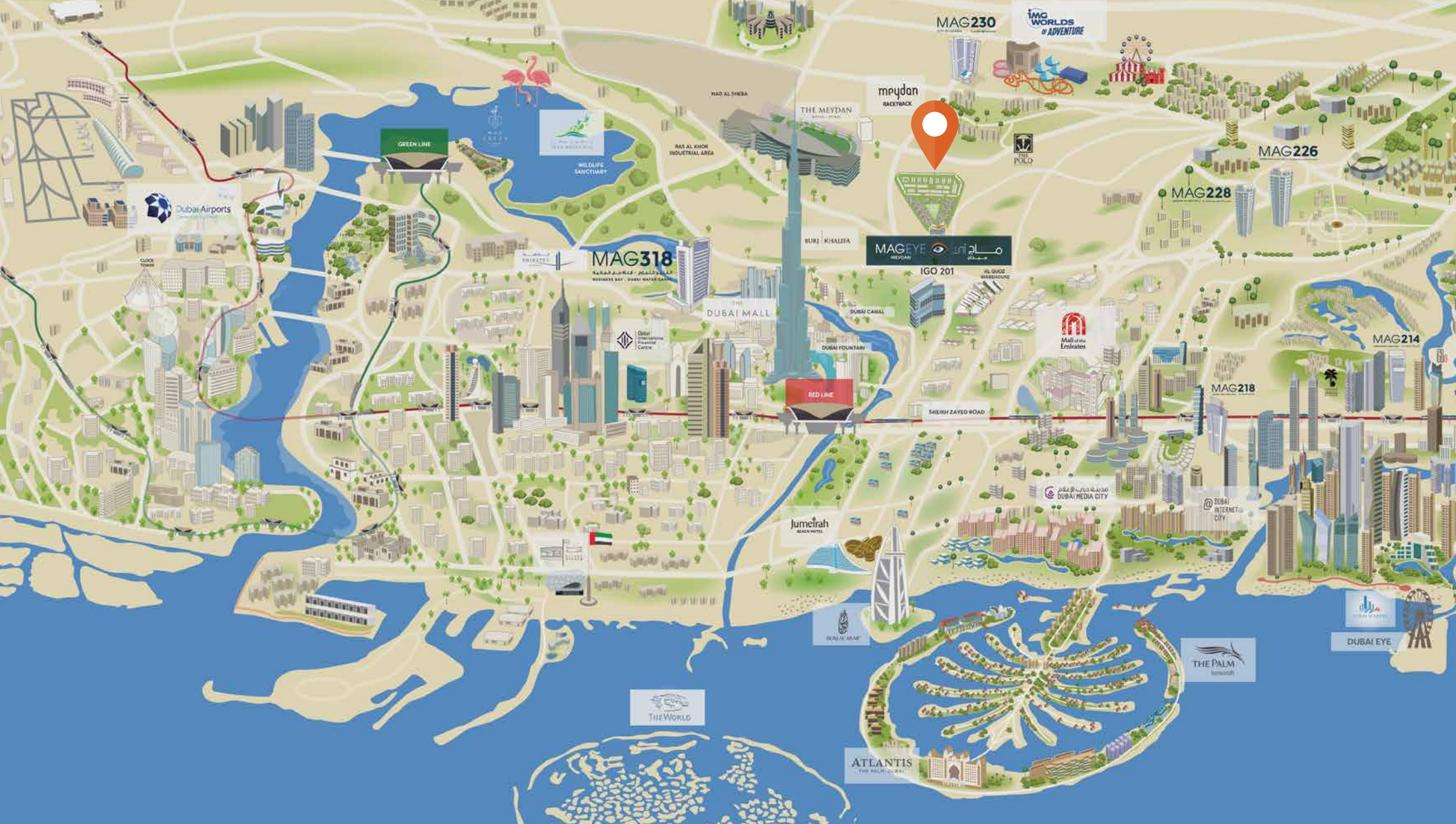
**NUMBER OF TOWNHOUSES**  
536





LOCATION





MAG230

IMG WORLDS OF ADVENTURE



MEYDAN RACETRACK

THE MEYDAN

MAG226

MAG228

MAG318

MAGEYE MEYDAN

IGO 201

MAG214

MAG218

DUBAI MALL

DUBAI CANAL

DUBAI FOUNTAIN



Jumeirah BEACH HOTEL

DUBAI MEDIA CITY

DUBAI INTERNET CITY

BURJ AL ARAB

THE PALM

DUBAI EYE

THE WORLD

ATLANTIS THE PALM

Dubai Airports

MAD AL SHEBA

RAS AL KHOR INDUSTRIAL AREA

GREEN LINE

WILDLIFE SANCTUARY

BUKHAYAT

BURJ KHALEEFA

AL QUOZ WAREHOUSE

CLIOK TOURS

Dubai International Financial Centre

RED LINE

SHEIKH ZAYED ROAD

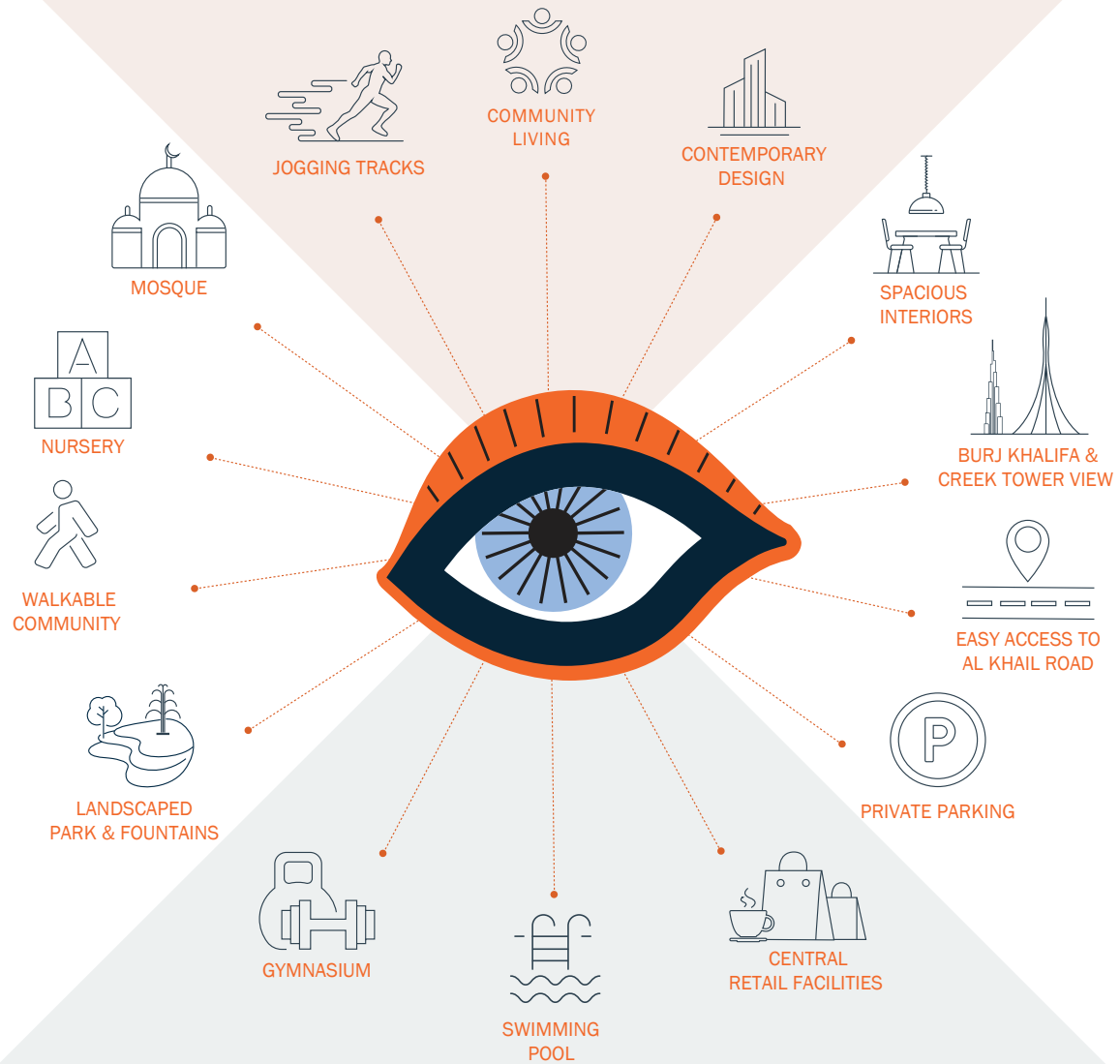
WATER TREATMENT PLANT

IMG WORLDS OF ADVENTURE





**KEY  
FEATURES**





An architectural rendering of a modern residential complex. The scene features several multi-story apartment buildings with light-colored facades and balconies. The buildings are decorated with large, vibrant murals in blue, orange, and yellow, depicting abstract human figures and floral motifs. The complex is surrounded by lush greenery, including numerous palm trees and manicured lawns. In the foreground, a wide, paved pedestrian walkway is shown with several people walking, including a woman in a grey jacket and a man in a dark jacket. The sky is a clear, bright blue with light, wispy clouds. A dark blue diagonal shape in the bottom-left corner contains the text.

A HOME  
AND A COMMUNITY  
TO CHERISH



## COMMUNITY

1. CYCLING TRACK
2. BOULEVARD
3. MOSQUE
4. PARK
5. SWIMMING POOL AND CLUBHOUSE
6. NURSERY, RETAIL
7. SPORTS COURT
8. MAG 777
9. PLAYGROUND

## APARTMENTS

10 MAG EYE APARTMENTS

	STUDIO	1 BR
700	800	900
710	810	910
720	820	920
730	830	930
740	840	940
750	850	950
760	860	960
770	870	
780	880	
790	890	

## TOWNHOUSES

11 MAG EYE TOWNHOUSES

	3 BR	4 BR
TH01	TH11	TH21
TH02	TH12	TH22
TH03	TH13	TH23
TH04	TH14	TH24
TH05	TH15	TH25
TH06	TH16	TH26
TH07	TH17	TH27
TH08	TH18	TH28
TH09	TH19	TH29
TH10	TH20	TH30
TH31	TH32	TH33
TH34	TH35	TH36
TH37	TH38	TH39
TH41	TH42	TH40

# MASTER PLAN







## APARTMENTS





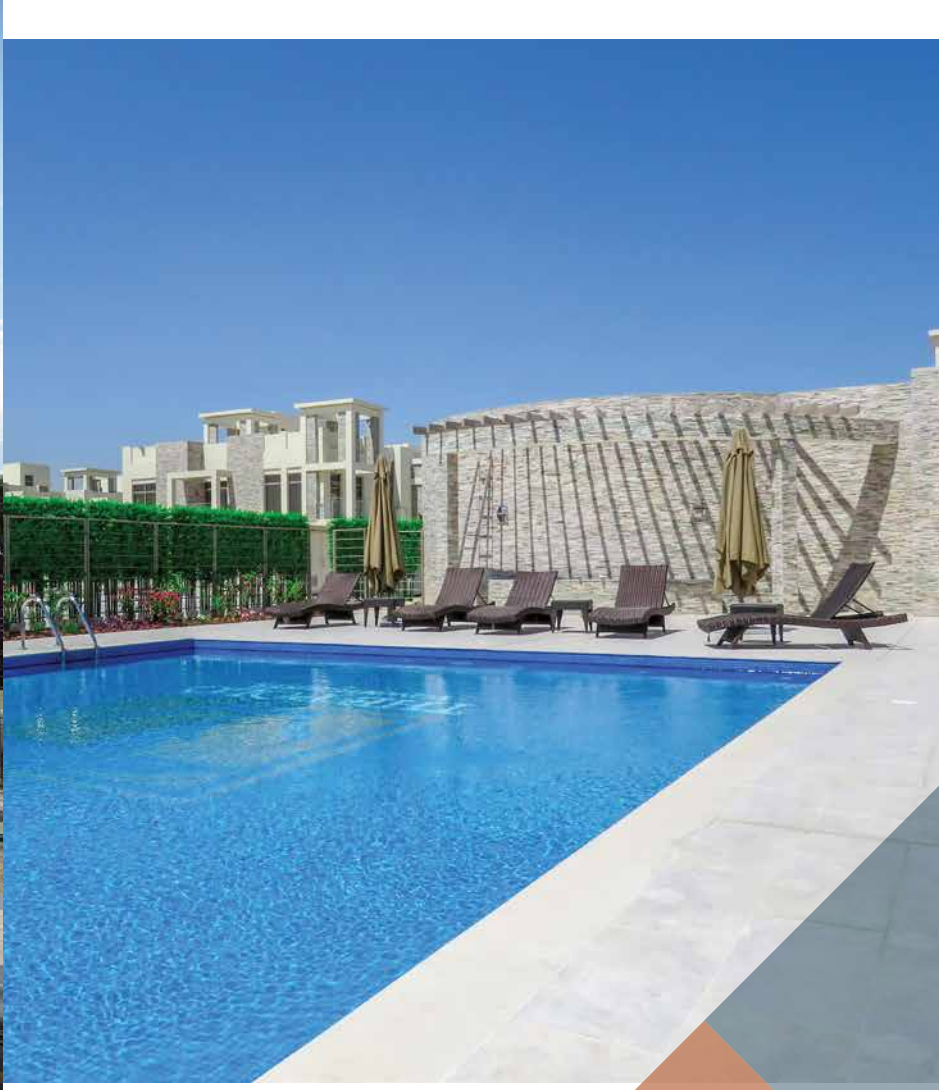




**APARTMENTS**  
STUDIO



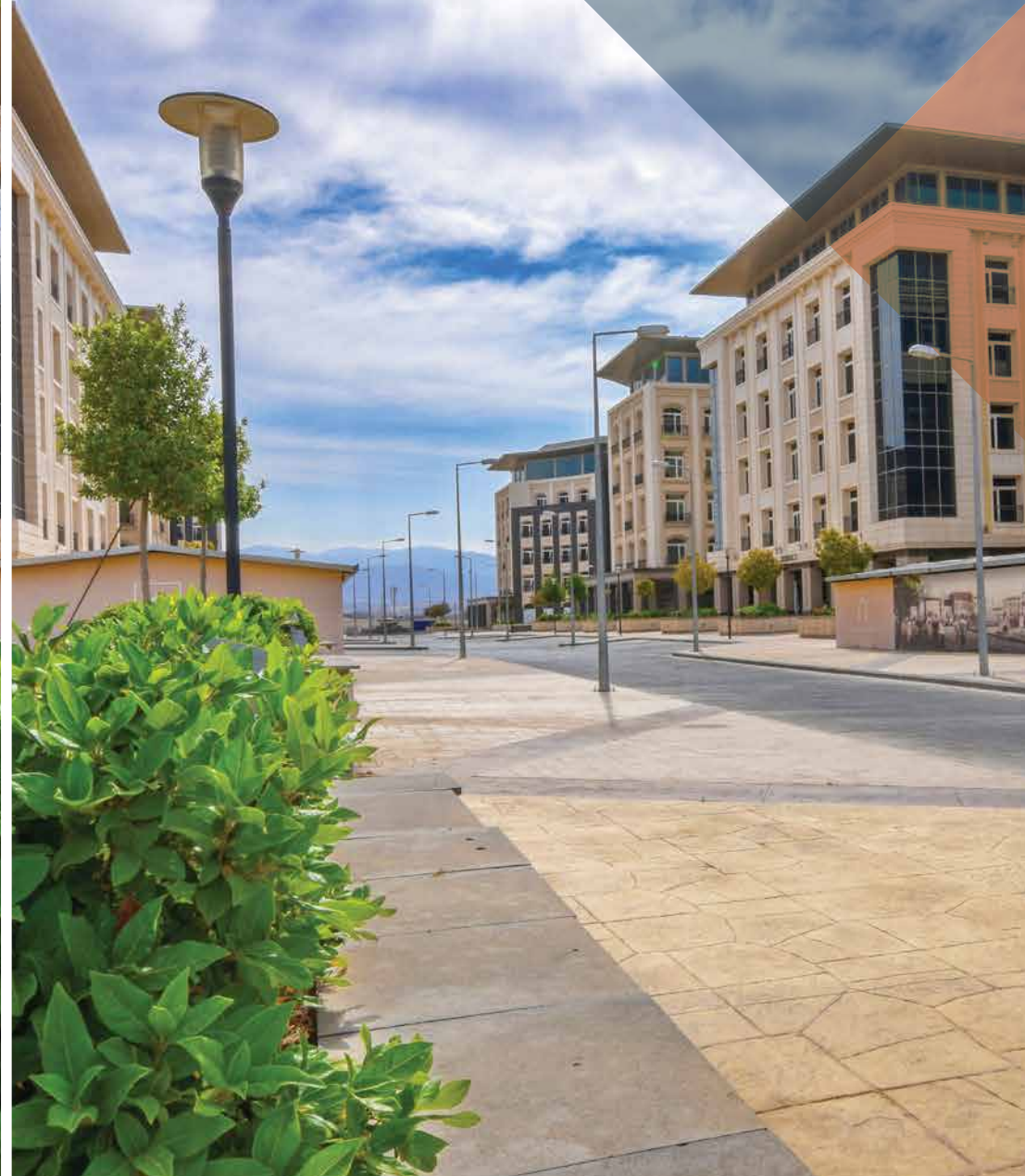














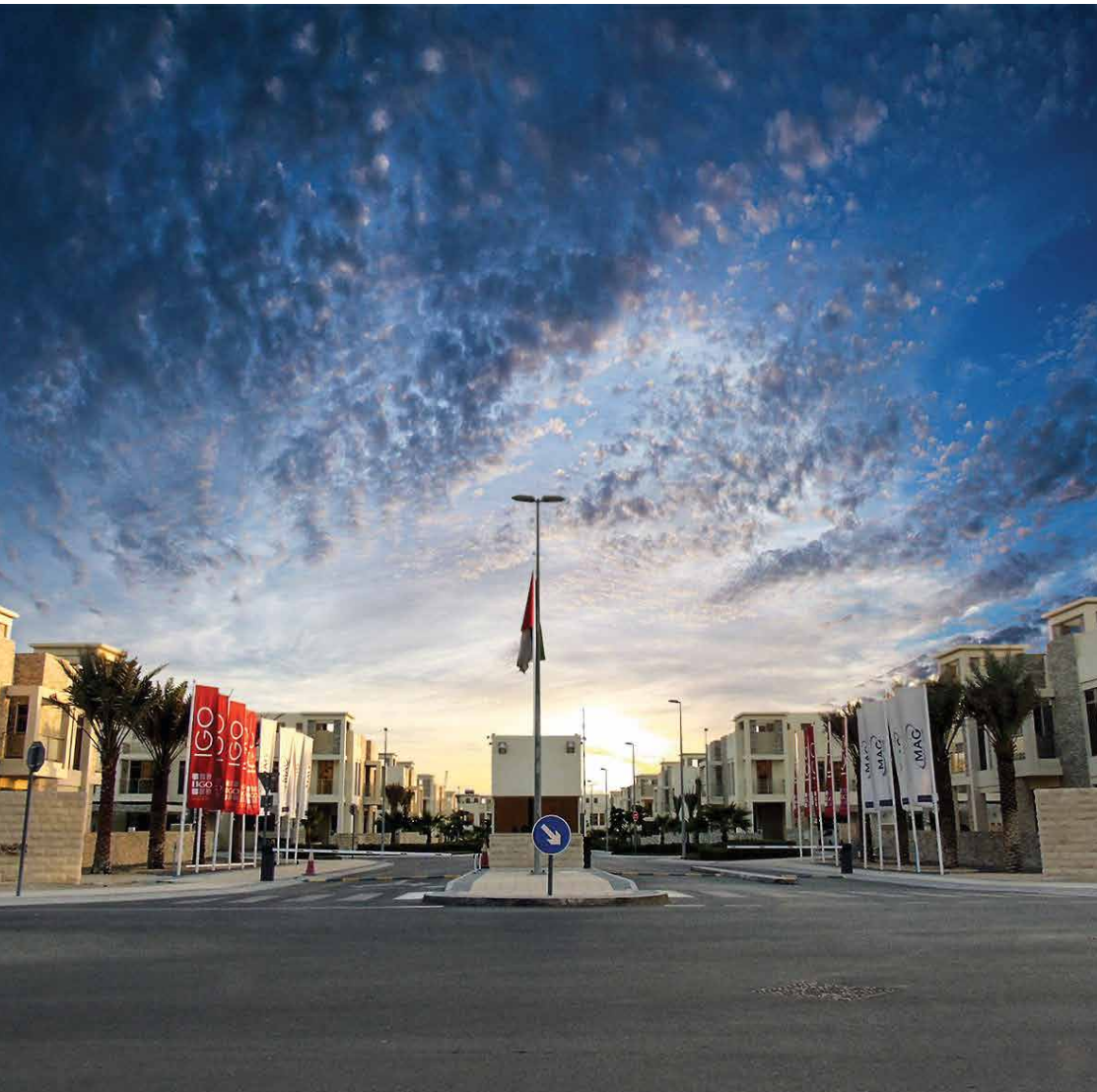
**APARTMENTS**

ONE-BEDROOM

LIVING ROOM











BEDROOM







**KITCHEN &  
DINING AREA**







**BATHROOM**



## SPECIFICATIONS

1. Kitchen, living, and bedroom floor

2. Bathroom wall

3. Bathroom floor

4. Vanity

5. Kitchen worktop

6. Threshold

7. Threshold







## KITCHEN

- ▶ Bespoke fitted cabinetry. 18mm MDF carcass in white melamine, with soft closing doors and drawers, finished in matte open pore lacquer veneer and white high gloss polyurethane coating. Aluminium finger pull handles and recessed grip opening system
- ▶ 20mm thick polished classic white stone worktop with mirrored splash-back
- ▶ Worktop-mounted, 600 x 800 mm stainless steel sink with single bowl and mixer tap
- ▶ 2.7 m floor-to-ceiling height with painted gypsum board and a false ceiling with LED down-lighting

### All kitchen freestanding appliances by LG:

- ▶ Multi-speed extractor hood
- ▶ 600-mm-wide oven and hob. The hob incorporates four gas cook zones with a flame-failure device. The 53 L Oven incorporates five shelf positions, bottom heat, and rotisserie and grill features
- ▶ 600-mm-wide smart, combined 9 kg washing machine and dryer with WiFi connectivity, a direct drive motor, and six motion features
- ▶ 600-mm-wide smart fridge-freezer with linear cooling, multi-air flow and humidity controller features. The freezer incorporates a moving ice maker and LED panel lighting
- ▶ **Studio apartments:** 535-mm-wide, 42 L microwave with grill and convection features with glass touch controls and a swing-door design
- ▶ **One-bedroom apartments:** 544-mm-wide, 39 L microwave with grill, convection and combi features. It also includes touch and dial controls, and a pull-down-door design



## BATHROOM

- ▶ 40 mm Blue-Pearl-polished marble vanity top with a built-in washing basin and a chrome-plated mixer tap, as well as an integrated vanity unit with an under shelf
- ▶ 300 x 300 mm Rimal Black matte porcelain floor tiles
- ▶ 300 x 300 mm Rimal Black and Blanco White-contrasting polished porcelain wall tiles
- ▶ Rain shower with wall-mounted, chrome-plated mixer tap and a separate hand shower head mounted on a sliding rail, enclosed within a glass shower screen
- ▶ Wall mounted WC with a dual-flush-concealed tank
- ▶ Individual water heaters for every apartment unit



## INTERIOR DETAILS

- ▶ 600 x 600 mm Blanco White-polished porcelain floor tiles throughout the apartment, with Botticino Classico and Drama-White-polished marble thresholds
- ▶ 54-mm-thick, semi-solid, panelled front door finished in beech veneer. Its frame and architrave are finished in beech wood
- ▶ 44-mm-thick, semi-solid internal doors that are finished in beech veneer. Its frame and architrave are finished in beech wood
- ▶ Bespoke, built-in wardrobes – 18 mm MDF carcass in white melamine with soft closing doors, laminated with a high-gloss, ultraviolet coating, and features chrome-plated handles
- ▶ Generous 3.4 m floor-to-ceiling height in principal rooms
- ▶ Ceilings in principal rooms are finished in washable emulsion paint with chandelier provisions available in living spaces
- ▶ Walls are finished in Fenomastic Rich Matt washable paint



## HOME AUTOMATION

- ▶ Smart home automation lighting with dimming and day-mode features, controlled via portable lighting switches and a smartphone application
- ▶ Smart home automation air conditioning that covers all main areas, and that is controlled thermostatically and via a smartphone application. Each apartment building is served by independent chillers



## BALCONIES

- ▶ All apartments benefit from private balconies that overlook beautiful views
- ▶ Balconies are accessible from the apartments via sliding glazed doors and feature glass balustrades and external lighting



## COMMON AREAS

- ▶ The bespoke reception desk located in the lobby of the ground level of each apartment building is attended by a security guard who serves as a point of contact for residents and visitors
- ▶ The main point of entrance to the lobby is from the street side which features street parking for visitors, whereas the secondary entrance is accessible from the dedicated solar-panel-shaded parking area that is exclusive for residents
- ▶ The lobby features Satin Champagne Stainless Steel and polished Armani Grey marble elements that reflect the contemporary design of the apartments above. A seating lounge will provide a comfortable waiting area for residents and visitors
- ▶ 600 x 600 mm Grey Serpegiante-polished porcelain floor tiles in the lobby and corridors



## SECURITY

- ▶ CCTV surveillance cameras in all common areas
- ▶ Sprinklers, multi-sensor detectors, gas detectors and intelligent, optical smoke detectors with sounders to all apartments
- ▶ Audio intercom security systems in all apartments



MAG  
EYE

MAG  
EYE

PARTNERS





# PARSONS

Founded in 1944, Parsons is one of the world's largest, full-service design, engineering and project management organisations.

Parsons recently established its Dubai-based Urban Design Studio, comprising more than 120 international architects, masterplanners, urban designers and landscape architects. Offering comprehensive end-to-end design and supervision solutions, Parsons combines local knowledge with international expertise, and is backed by the stability of a large organisation with a proven track record for project delivery. As a result of this unique offering, MAG Lifestyle Development selected Parsons as its design and construction supervision partner for its MAG EYE development.

Parsons' approach to the architecture and planning of MAG EYE forges emotional relationships between the buildings, the open spaces and the residents. By carefully balancing MAG Lifestyle Development's budgetary, technical and aesthetic goals through planning and design, Parsons' Urban Design Studio has produced a sophisticated urban lifestyle development that offers fashionable, budget-friendly and unique living spaces. MAG EYE's distinct identity is further enhanced by the landscape design, which unifies the buildings, open spaces and walkable environment.

While the primary goal for any development project is to fulfill its intended function, at Parsons' Urban Design Studio, they consider it their obligation to provide beauty and efficiency while exceeding their clients' expectations.

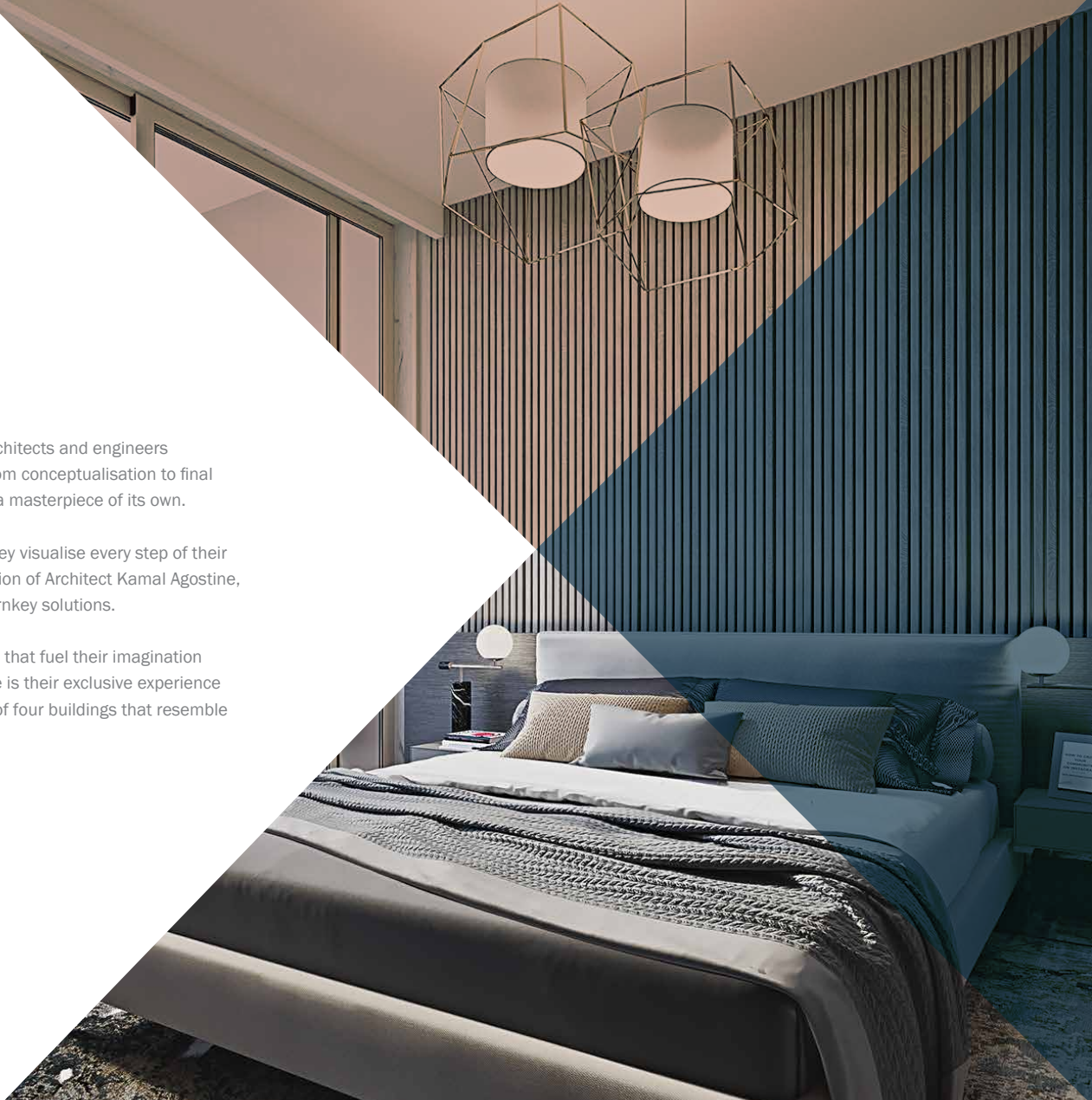


**AGOSTINE & RAPHAEL**  
ARCHITECTS AND ENGINEERS  
INTERNATIONAL CONSULTANTS SINCE 1957

Agostine and Raphael, Agostine and Raphael — a group of international architects and engineers established in 1957 — unconditionally put their hearts into their work. From conceptualisation to final rendering, every project is reverently handled, making every development a masterpiece of its own.

They treat their clients as they would their partners, and make sure that they visualise every step of their clients' dreams in unison. The group's ability, under the leadership and vision of Architect Kamal Agostine, delivers integrated architectural, engineering, design, construction, and turnkey solutions.

Agostine and Raphael always seek the most challenging projects, the ones that fuel their imagination towards the creation of time-defying innovative aesthetics. A good example is their exclusive experience with the MAG EYE project whose, iconic design was conceived as a series of four buildings that resemble the letter 'M' when viewed from each angle of the project.







# ōpaal

space reimagined

Ōpaal Interiors – MAG EYE’s interior design consultants – understands the essentials of translating every client’s needs and visions from paper to reality; their mission is to establish the balance between the ambitions of the residents, the physical space that surrounds them, and the needs of the industry.

By keeping a keen eye for spatial awareness, having an intimate understanding of aesthetic aspects, and possessing an aptitude for making the most of an available space that is both practical and beautiful, Ōpaal Interiors pride themselves on being pioneers in the regional design field.

To achieve the harmony of the modern luxury of MAG EYE within a calm and natural landscape, Ōpaal Interiors incorporated warm neutral tones and finishes, decorated with a minimal approach to the detailing, that helped convey the harmony of a natural setting in a modern living space.

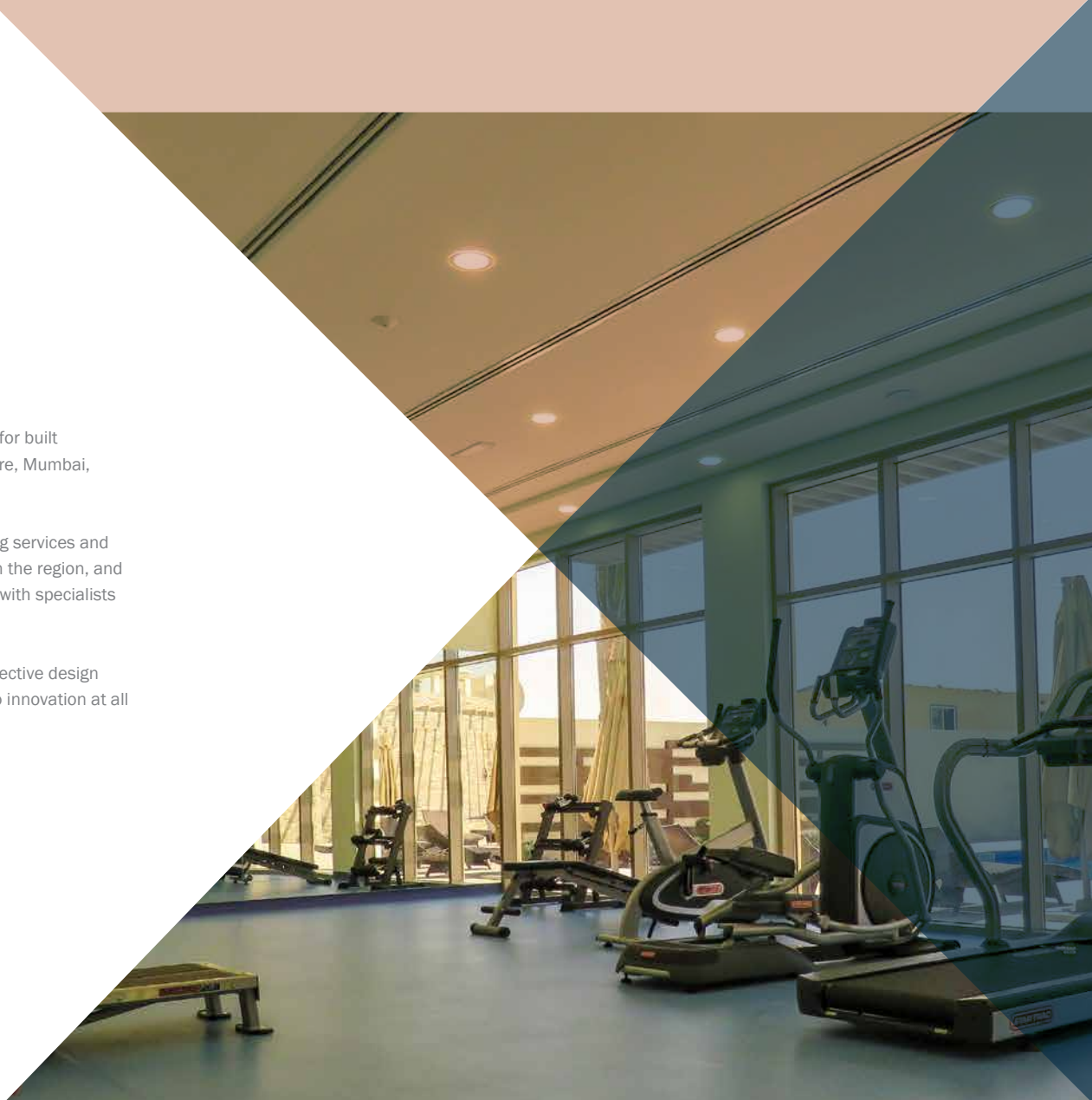
Ōpaal Interiors, with its team of exceptional designers, is shaping interior spaces in the region. One of the leading interior design companies in Dubai and the UAE, they have fashioned hospitality sectors, model homes, commercial and sales centres, and a string of luxury interiors for homeowners and up-and-coming retailers.

# WME

WME is an independent, multidisciplinary consultancy that provides engineering solutions for built environments around the world. They are based in the Middle East, with offices in Bangalore, Mumbai, Singapore and London.

WME is committed to providing client-focused, integrated services. Their structural, building services and infrastructure engineers possess an excellent understanding of conditions and practices in the region, and a wealth of experience in international construction industries. WME works collaboratively with specialists in facade, fire, building physics, environmental and sustainability engineering.

WME's engineers are passionate about creative buildability. They deliver practical, cost-effective design solutions, developed through an in-depth knowledge of best practices, and an openness to innovation at all stages of a project's development, and often in the most demanding of climates.







VX Studio's award-winning ethos is to create what it calls 'Developer Led Design' solutions that cover all aspects from the feasibility study to the completion of the development project construction. This ethos ensures that the studio delivers the highest commercial awareness coupled with maximum returns for its clients through utilising its multidisciplinary design process that delivers innovation based on value-engineered design solutions.

The founders of VX Studio have delivered some of the region's most successful developments by offering their clients a robust, proven development design program that ensures successful project and design management from conception to completion.

VX Studio's team of industry-leading development and design professionals delivers world-class projects across the studio's \$5 Billion portfolio using the most modern design and construction techniques. This is done to ensure that all the studio's projects exceed its clients' visions, and that its high-profile, real estate developer clients, regionally and internationally, are achieving the highest profits possible.

VX Studio's core disciplines are:

- Master Planning
- Retail & Mixed-use
- Education
- Building and development value repositioning for developers
- Project Development Feasibility Planning
- Residential High Rise
- Healthcare
- Hospitality
- Residential low rise
- Cultural Projects

VX Studio is a leader in the market for bringing its clients innovative design solutions that repeatedly generate the highest yields. Additionally, its knowledge of the value engineering process as an integral element of design has ensured that VX Studio continues its growth as one of the leading international consultant firms.



**EXPECT  
MORE**