

DUBAI SOUTH

Invest in Dubai's Future.  
Invest in Your Future.

[www.mag5.ae](http://www.mag5.ae)



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Dubai city of dreams,  
planned to perfection

.01



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| Welcome to



and



A modern apartment complex at night, featuring a swimming pool and lounge area. The building has multiple stories with balconies and large windows, some of which are illuminated from within. The pool area is landscaped with palm trees and other plants, and there are lounge chairs and people in the foreground. The overall atmosphere is warm and inviting.

Why **travel**  
the **world** to  
see beautiful  
places? Come  
**home** to one  
**everyday.**





With 1172 residential units in 13 modern G + 6 buildings, MAG 5 Boulevard and MAG 5 Dubai South are your answer to **affordable urban living in Dubai.**

Every square inch is designed to build in functionality and create aesthetic appeal. Scheduled to be completed in 2018, MAG 5 Boulevard and MAG 5 Dubai South are destined to become a 24 hour living, walkable community spread over **800,000 sq. ft.** of land.

# Amazing Outdoors

MAG 5 Boulevard and MAG 5 Dubai South are the first community projects to be launched within the Dubai South Residential District - The Villages.

The unique developments will comprise of more than 1000 residential units, surrounded by retail, dining, leisure and entertainment amenities.











## The Community

MAG 5 Boulevard and MAG 5 Dubai South are new integrated housing communities planned for the heart of the Dubai South Residential District - The Villages. With a focus on convenience, value creation and community living, MAG 5 Boulevard and MAG 5 Dubai South are ideal choice for buyers and investors seeking affordable and well-planned real estate, backed by one of the region's most reputable property developers.

The Best Facilities Within  
Walking Distance, for You  
and Your Children





Great views  
**fountains**  
swimming pool  
**balconies**  
terraces  
**playgrounds**

## The Green Belt at Your Doorstep

The Green Belt - where the grass is always greener. The UAE's largest linear network of parks is home to a unique, solar-powered urban farm that grows fresh, organic produce, houses an indoor botanical garden and features its own restaurant, as well as offers cooking classes for children and adults. The Green Belt is an interconnected network of parks, open spaces and plazas, structured for beauty, convenience and recreation, including a large green loop for jogging and walking.





Parks **sunlight** fresh  
**tennis courts**  
football fields  
**running tracks**  
green belt  
**playgrounds**  
open areas

# Exclusive Materials

## Exclusive Finishing

A fresh perspective on interior design.

Enjoy the contemporary style of design, within a comforting ambience.







Luxury living  
**unique**  
modern & classical  
**comforting**  
innovative **future**  
contemporary

# The MAG 5 Masterplan

With a total built-up area of 1,538,000 sq. ft., MAG 5 Boulevard and MAG 5 Dubai South are residential communities encompassing 13 six-storey + ground level buildings comprising of studio, one, two and three bedroom apartments.



- Studio apartments: 475 sq. ft.
- One-bedroom apartments: 660 sq. ft.
- Two-bedroom apartments: 1035 sq. ft.
- Three-bedroom apartments (including a private garden): 2511 sq. ft.



- Studio apartments: 347.78 sq.ft – 435.83 sq.ft
- One-bedroom apartments: 477.16 sq.ft - 665.11 sq.ft
- Two-bedroom apartments: 661.11 sq.ft – 915.76 sq.ft



MAG  
دبي الجنوب  
DUBAI SOUTH

MAG 505

MAG  
دبي الجنوب  
DUBAI SOUTH

MAG 510

MAG  
دبي الجنوب  
DUBAI SOUTH

MAG 515

MAG  
دبي الجنوب  
DUBAI SOUTH

MAG 520

MAG  
BOULEVARD

MAG 525

MAG  
BOULEVARD

MAG 530

MAG  
BOULEVARD

MAG 535

MAG  
دبي الجنوب  
DUBAI SOUTH

MAG 565

MAG  
دبي الجنوب  
DUBAI SOUTH

MAG 560

MAG  
دبي الجنوب  
DUBAI SOUTH

MAG 555

MAG  
BOULEVARD

MAG 550

MAG  
BOULEVARD

MAG 540

MAG  
BOULEVARD

MAG 545

MAG  
BOULEVARD

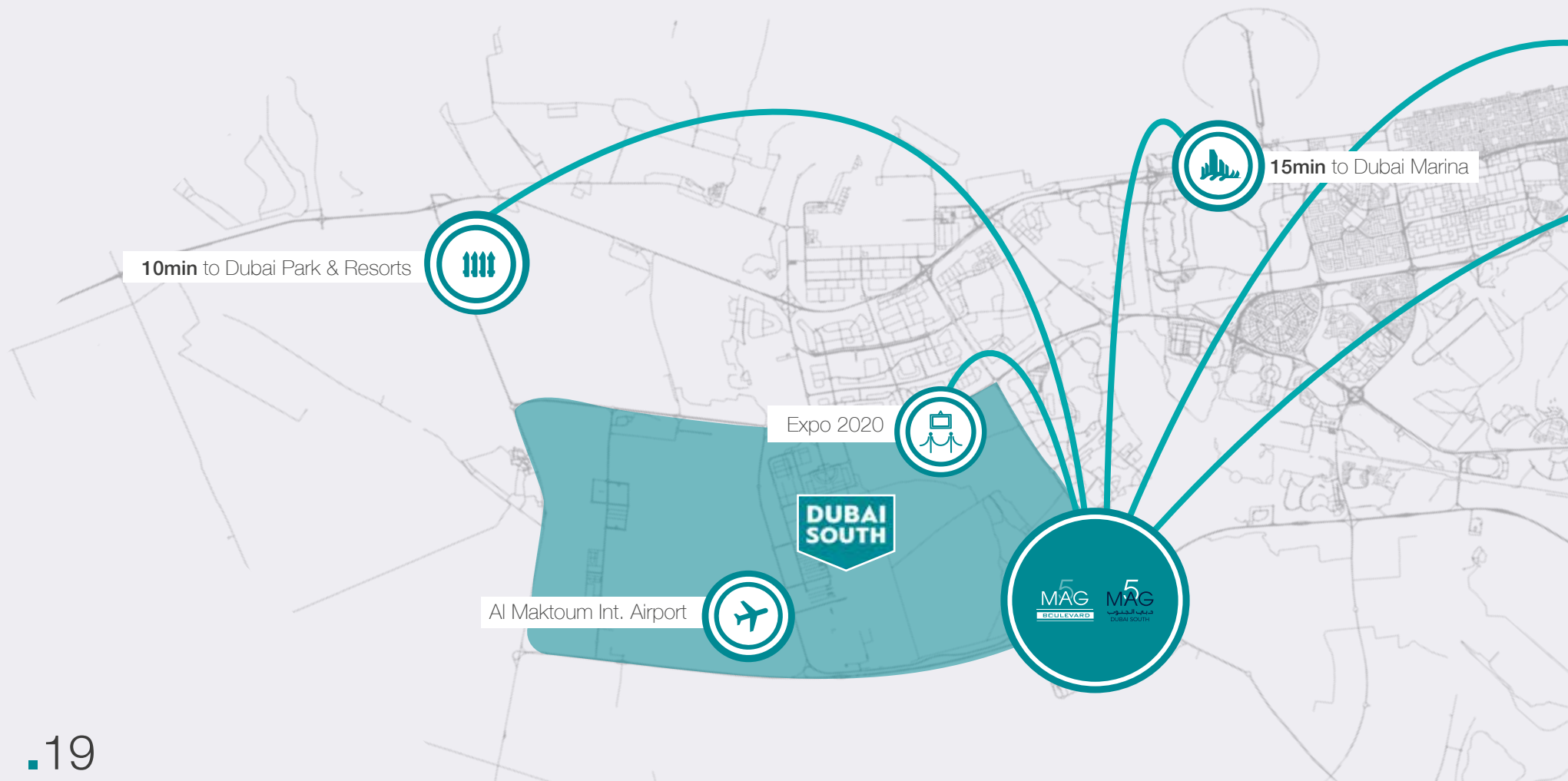
Project Completion

Q3 - 2018

MAG  
دبي الجنوب  
DUBAI SOUTH

Project Completion

Q2 - 2019





# Future Centre of Dubai

**Dubai South** is a purpose-built, master planned city around the Al Maktoum International Airport, soon to be the largest airport in the world. **Dubai South is envisioned to be a self-sustained ecosystem** that integrates the global trade, business, logistics and aviation hub within an urban city development. It will also host residential, retail, healthcare, education and hospitality sectors.

To name a few of the key features of Dubai South:

Approximate area: 145 km<sup>2</sup>  
The official venue of Expo 2020  
Located next to the UAE's largest linear network of parks

# Expo 2020 & Dubai Parks & Resorts

Dubai will be hosting the **World Expo 2020**. Under the theme of 'connecting minds, creating the future', Dubai is the first city in the MENA region to host this highly celebrated international exhibition. The venue for the exhibition will be the Exhibition District in Dubai South. Its location and integration with Dubai South's larger aerotropolis concept enables the Expo to leverage the connectivity to Al Maktoum International Airport and logistics, aviation, residential and commercial facilities.

Taking shape at Jebel Ali, **Dubai Parks and Resorts** will become the Middle East's largest multi-themed leisure and entertainment destination comprising of three separate theme parks: MOTIONGATE™ Dubai, a Hollywood movie inspired theme park concept; LEGOLAND® Dubai, the first LEGOLAND® theme park in the Middle East; and Bollywood Parks™ Dubai, a first-of-its-kind entertainment destination that will showcase the authentic Bollywood movie experience.





**EXPO 2020**  
Dubai parks  
& resorts  
motiongate legoland  
**bollywood parks**  
riverland parks  
**Lapita hotel**



An amazing place  
to live & work.  
shorter **commutes**,  
more 'me' time.





**Schools, parks,  
hospitals &  
shopping.** I feel  
right at home



# Dubai South Masterplan



## Al Maktoum Int. Airport

1

- An international airport designed to handle more than 200 million passengers and 12 million tonnes of cargo annually upon completion
- Passenger terminal now operational with capacity to serve seven million passengers per year
- Passenger operations commenced in October, 2017



## Logistic City

2

- A multimodal logistic platform dedicated to logistics and value added services including light manufacturing and assembly
- Caters to contract logistics, integrators, freight forwarders and agents
- Access to Al Maktoum International Airport for air cargo operations



### Aviation District

3

- The only dedicated aviation and aerospace zone in the region
- Caters to MRDs, FBOs, Light Industries, Educational Institutions and R&D facilities
- Landside and airside plots available
- Permanent new home of the Dubai Airshow



### Commercial City

4

- A mixed development comprising of high-end commercial, residential and leisure offerings
- A mixture of multi-storey buildings
- Subdivided into numerous zones, each with its own distinctive features



### Golf District

5

- A high-end residential development built around a world class golf course in partnership with Emaar
- Mix of villas and townhouses
- Extensive practice facilities, driving ranges, landscaped greens, pro shops and a luxury clubhouse



### Humanitarian District

6

- Dedicated district facilitating regional and global humanitarian aid operations and missions
- Warehouse, buildings, conference and training facilities for UN, international Humanitarian City and other aid agencies



### Residential District

7

- A range of quality residential offerings for middle-income households
- A community of up to 250,000 people, with access to amenities such as schools, community centres, medical facilities and retail outlets



### Expo 2020

8

- 438 hectare district dedicated to the exhibition and MICE sector
- Home to World Expo 2020



Connectivity at Your Doorstep.  
What is Your Favourite Way of  
Travelling?



**Buses** taxis  
**metro** Al Maktoum  
international **airport**  
**uber** careem  
**pedestrian** sidewalks  
**cycling tracks**  
Dubai airport

# | The opportunity to invest like no other



Balcony and parking  
for each unit



Retail, dining and leisure  
outlets and activities



Located next to the  
longest linear network  
of parks in the UAE

## Strategic Location



**15min.** Dubai Marina  
& Burj al Arab

**35min.** Burj Khalifa  
& DIFC



Elegantly designed  
landscaping



10 min drive to Dubai  
Parks & Resorts



Swimming pool &  
jogging tracks



**35min.** Dubai Int. Airport



**50min.** Abu Dhabi

# Dubai

## An Ever Growing Economy

Dubai's strategic geographic location has seen it quickly grow as **a trade and logistics hub** to important markets such as Europe, Africa, India and China. Its proximity to major cities and accessibility to the world's busiest airports and seaports has bolstered its position as a global transport and logistics gateway and a key contributor to the growth of international trading.







Most people  
invest in  
**real estate.**

You will be investing  
in **your** future  
and the **future**  
**centre** of **Dubai.**



The Future of Your Children  
Protected with the Best  
Healthcare & Education in Town



Primary schools  
universities  
children's **hospitals**  
community activities  
**gardens** european  
**great air quality**  
road safety





## Invest in Your Future

With affordable prices and an attractive payment plan, MAG 5 Boulevard and MAG 5 Dubai South by MAG Property Development combines an ideal location and community living with exceptional value for money – in one of Dubai's soon-to-be most strategic locations – Dubai South.

# | The opportunity to invest like no other

**10** %  
Down  
Payment

**40** %  
During  
Construction

**50** %  
On  
Completion

Project  
Completion  
Q2 **2019**

## Why invest in dubai south?

- Adjacent to EXPO 2020 venue
- Located next to the largest linear network of parks in the UAE: "The Green Belt"
- Within easy reach of Al Maktoum International Airport
- Fully walkable community
- Expected High rental demand
- Minutes away from the proposed new metro stations
- Expansive landscaping
- Multiple entry and exit routes



Value creation

By **2020**

Dubai South set to become the future centre of Dubai

High rental demand and desirable ROI expected from Dubai South project



Key features

- Balcony and parking spots for each unit
- Elegantly designed landscaping
- Swimming pool, jogging tracks and gardens
- Convenience stores
- Retail, dining and leisure outlets and activities





# MAG Property Development

MAG Property Development is the real estate development arm of the **MAG Group**, one of the region's largest corporate entities. MAG Group encompasses more than 50 companies with activities spanning numerous sectors, including commercial, real estate, service, industrial and pharmaceutical.

MAG Property Development focuses on projects that deliver long-term benefits to investors and customers, and has a current real estate project portfolio in excess of US \$3 Billion. The division is spearheading MAG Group's ambition to be at the forefront of the region's real estate industry through its dedication to the group's corporate philosophy of innovation and continuous improvement.

## The Developer

# MAG Property Development

MAG Property Development is a dedicated real estate development company. It was formed jointly by **MAG Group and MBM Holding** with a vision to be a leader in the affordable housing sector by employing the highest standards, with a particular focus on projects that deliver long-term benefits to medium-income investors and end users.

Through sensitive and intelligent design, MAG Property Development will set new standards for environmental and lifestyle sustainability, without compromising the high standards of living that characterise Dubai as a destination. The company is committed to MAG Group's code of ethics that base its business practices on honesty and integrity - uncompromising principles that are reflected at every level of its operations.





5  
**MAG**  
property development  
The Developer



MAG 5 Boulevard  
Floorplans



## Typical Studio Apartment

475.65 sq. ft.  
6<sup>th</sup> Floor

### Disclaimer

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Type A  
1 Bedroom  
Apartment

635.28 sq. ft.  
6<sup>th</sup> Floor



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Type B  
1 Bedroom  
Apartment

660.47 sq. ft.  
6<sup>th</sup> Floor

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Type C  
1 Bedroom  
Apartment

638.08 sq. ft.

6<sup>th</sup> Floor



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Type A  
2 Bedroom  
Apartment

997.71 sq.ft.  
6<sup>th</sup> Floor

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Type B  
2 Bedroom  
Apartment

1035.05 sq.ft.

6<sup>th</sup> Floor



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## Typical 3 Bedroom Apartment

2511.33 sq. ft.  
Ground Floor

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MAG 5 DUBAI SOUTH  
Floorplans

Type 1

## Apartment

355.209 sq. ft.  
TERRACE 35.52 sq. ft.



## Typical Studio

Type 2

## Apartment

409.03 sq. ft.  
TERRACE 57.05 sq. ft.



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Type 3

## Apartment

398.27 sq. ft.  
TERRACE 46.28 sq. ft.



## Typical Studio

Type 4

## Apartment

430.56 sq. ft.



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Type 5

## Apartment

387.50 sq. ft.  
TERRACE 39.83 sq. ft.



## Typical Studio

Type 6

## Apartment

376.74 sq. ft.



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Type 1

## Apartment

495.14 sq. ft.  
TERRACE 46.28 sq. ft.



## Typical 1 Bedroom

Type 2

## Apartment

592.01 sq. ft.  
TERRACE 103.33 sq. ft.



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Type 3

## Apartment

592.01 sq. ft.  
TERRACE 103.33 sq. ft.



## Typical 1 Bedroom

Type 4

## Apartment

602.78 sq. ft.  
TERRACE 64.58 sq. ft.



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Type 5

## Apartment

613.54 sq. ft.  
TERRACE 79.65 sq. ft.



## Typical 1 Bedroom

Type 6

## Apartment

484.38 sq. ft.



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Type 7  
1 Bedroom  
Apartment

570.49 sq. ft.  
TERRACE 48.44 sq. ft.

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