



# PARK





# 01

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OUR STORY  
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MAG PARK MULTIDIMENSIONAL HOMES

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## The Location

DUBAI  
MEYDAN  
DISTRICT 7  
EVERYDAY CONNECTIONS

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## The Lifestyle

COMMUNITY LIVING  
BECOME A MAG CITIZEN  
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AMENITIES

# 04

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MAG INSIGHTS  
MAG PARK

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## Unit Specifications

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

# CONTENTS

# A WARM WELCOME FROM MAG



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*

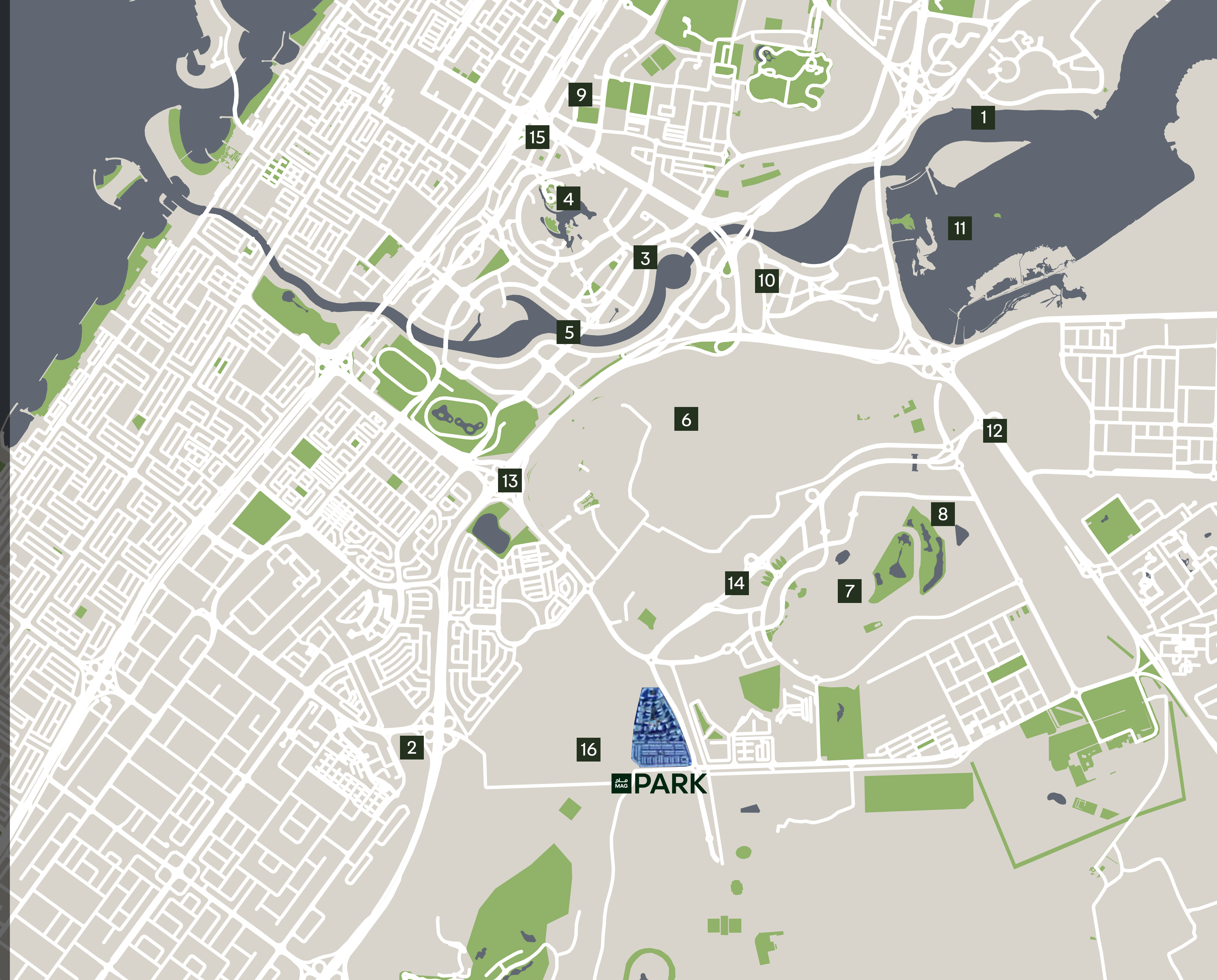
*MAG Park Villas & Multidimensional Homes*

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







MAG RESIDENCES

02.

01

TOWNHOUSES

03

MAG PARK SUITES AND RESIDENTS

04.

MAG PARK



# 210

LUXURIOUS 4 BEDROOM  
MULTIDIMENSIONAL HOMES

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# 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.



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# 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 remits 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

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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 **MAGCITIZEN**

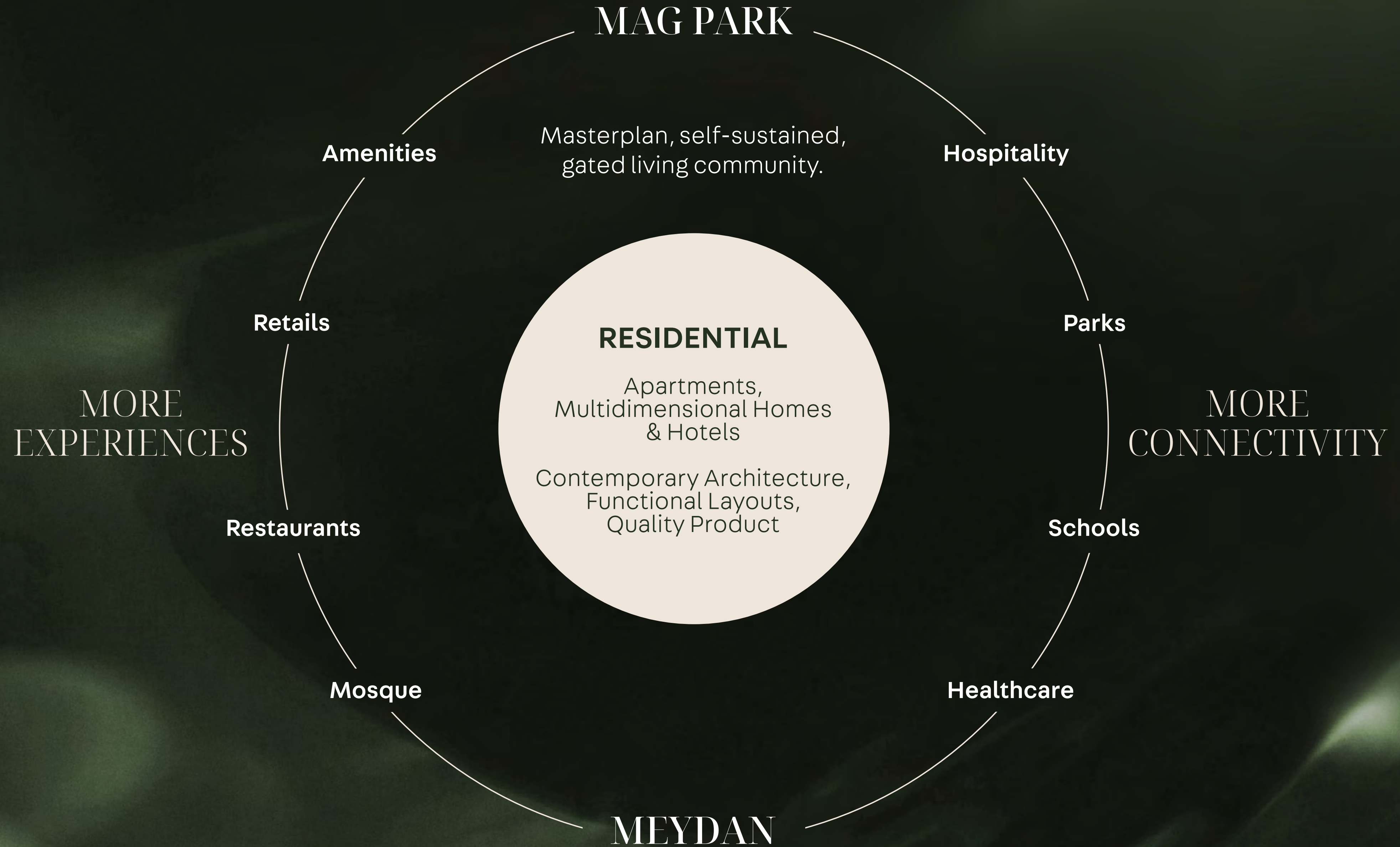
Space has become the biggest luxury for those living in busy urban cities such as Dubai, and yet it's green spaces and parks that raise the value not only of the area, but also of our wellbeing. Nature is the best remedy for the intense schedules and lives that we lead.

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

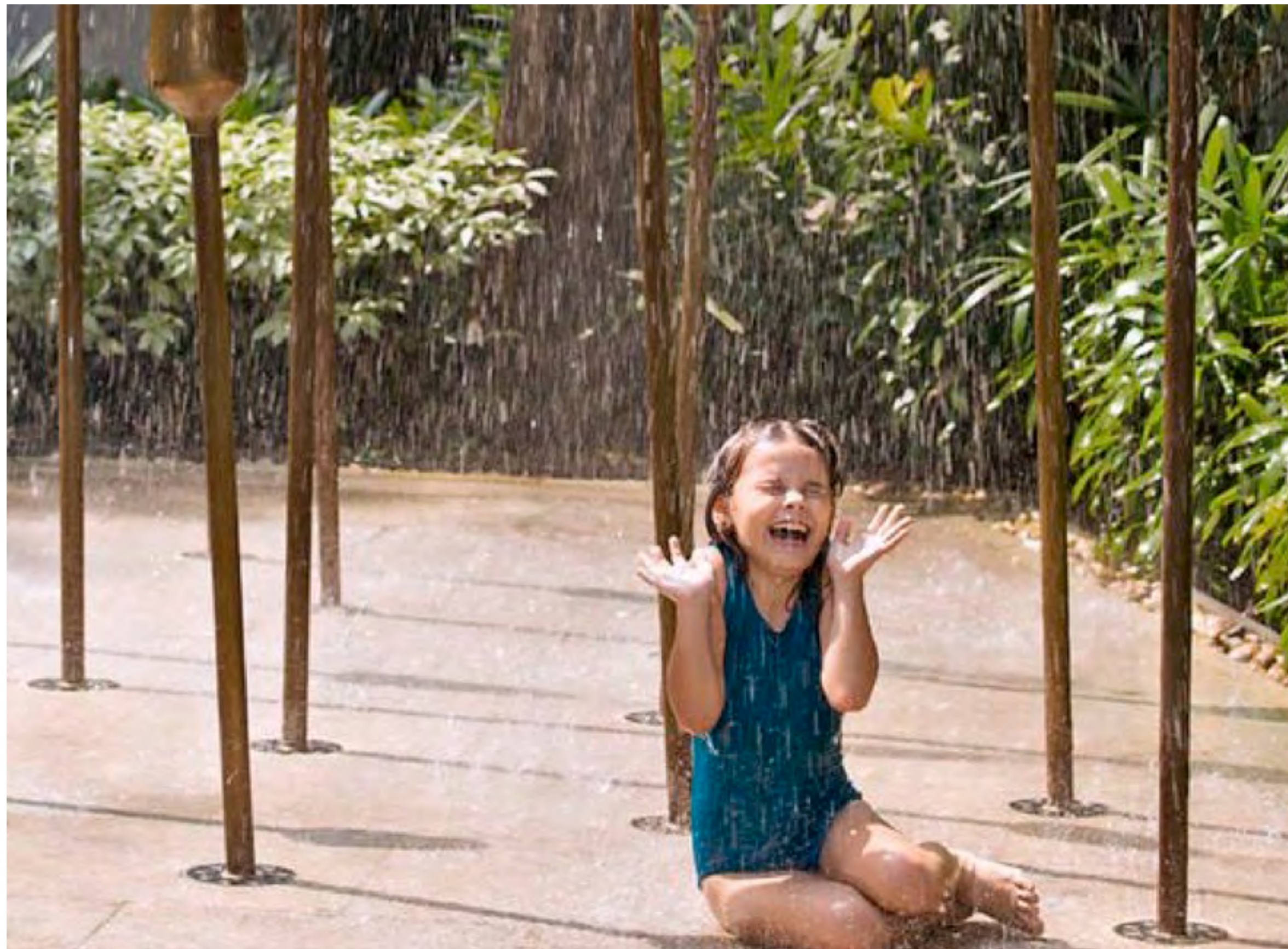
**Feel the soft grass under your feet, take a deep breath in and soak up the sun, this is home.**











# 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 M<sup>2</sup>

AREA OF CENTRAL PARK (GARDEN)

5,000 M<sup>2</sup>

OF RETAIL AREAS

3,600 M<sup>2</sup>

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.

## Commerical

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

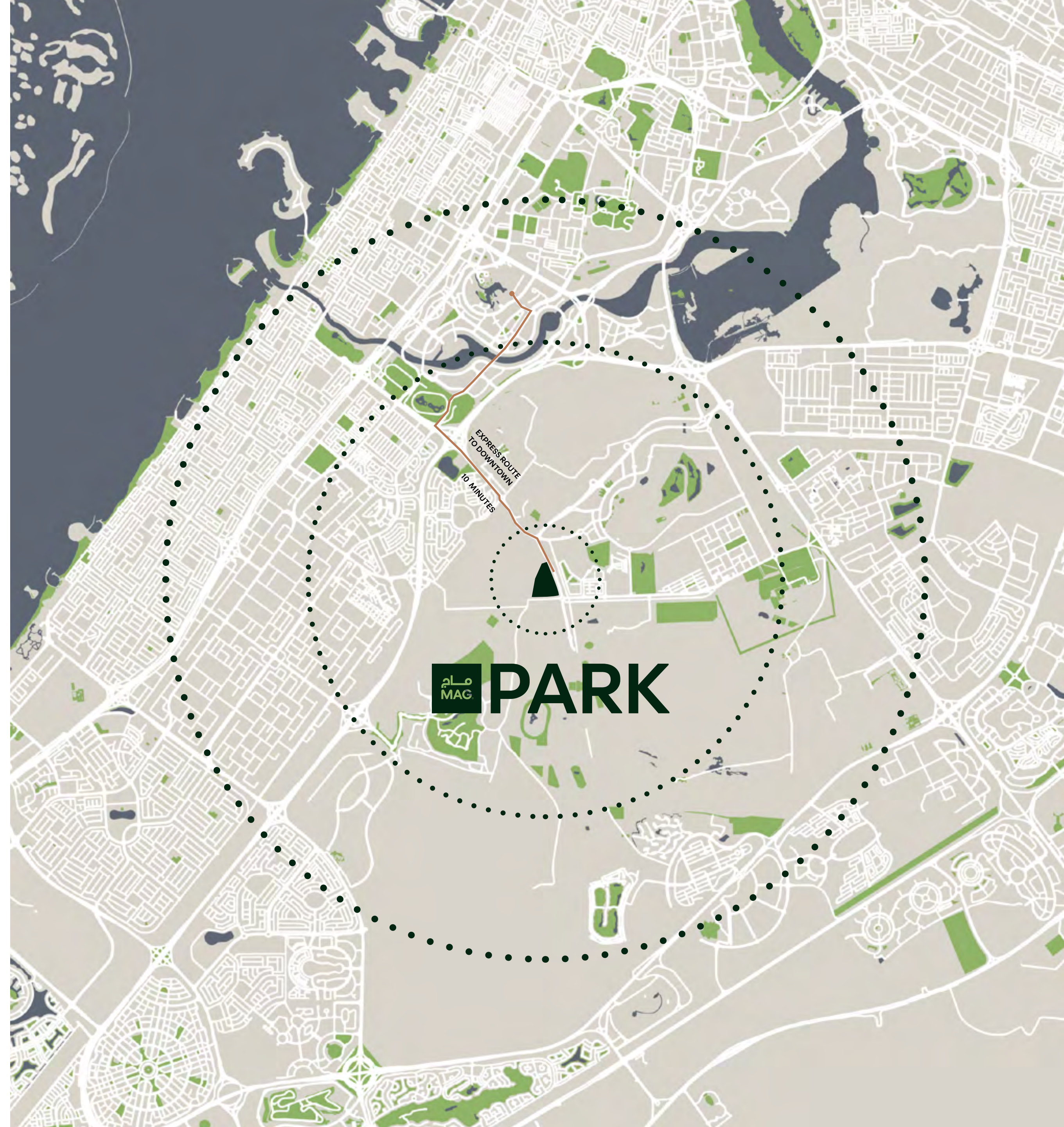
Emirates Hosp. Clinics : 17 min.  
Mediclinic City Hospital : 19 min.  
American Hospital Dubai : 19 min.

## Connectivity

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

## Golf Courses

Meydan Golf : 10min.  
Dubai Hills Golf Club : 15 min.  
Emirates Golf Club : 24 min.





# 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**  
 APPARTMENTS  
 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.



**405,750 M<sup>2</sup>**

Mixed-Use Residential  
Development



**25,000 M<sup>2</sup>**

Parks and  
Greenery



**2,360 M<sup>2</sup>**

Social Clubhouse



**2,200 M<sup>2</sup>**

Juma Mosque



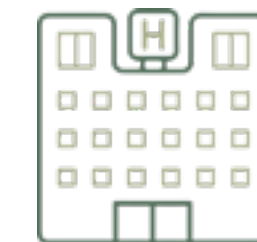
**8,000 M<sup>2</sup>**

Retail Space with F&B



**18,000 M<sup>2</sup>**

Public Facilities



**500 M<sup>2</sup>**

Health Clinics



**450 M<sup>2</sup>**

Nursery





LOCATION & CONNECTIVITY



FLOURISHING COMMUNITY



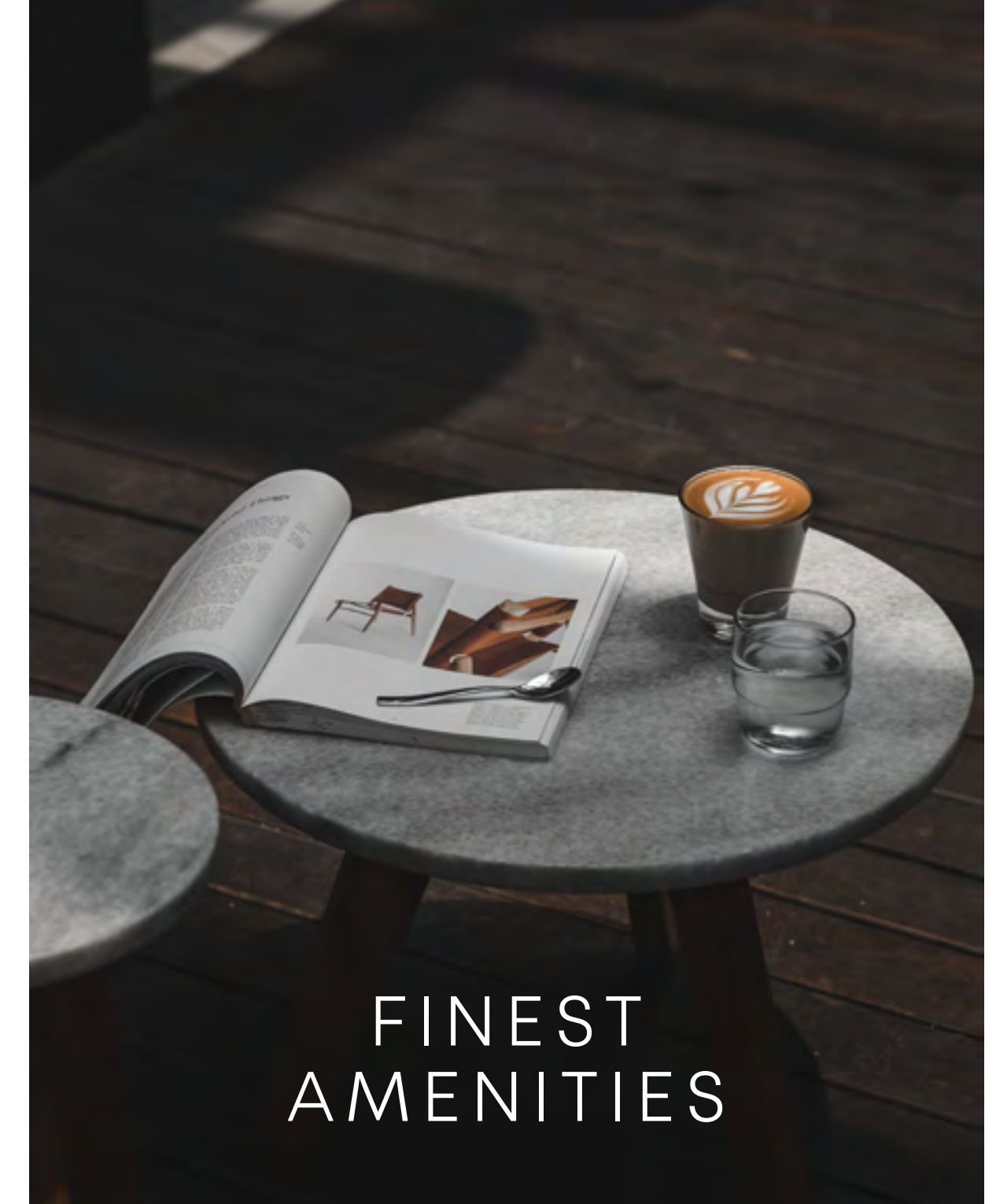
BUSTLING RETAIL



ELEGANT ARCHITECTURE



CONTEMPORARY SMART HOMES



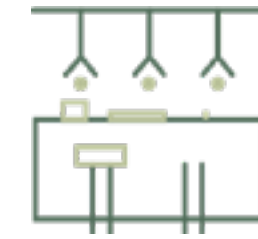
FINEST AMENITIES



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



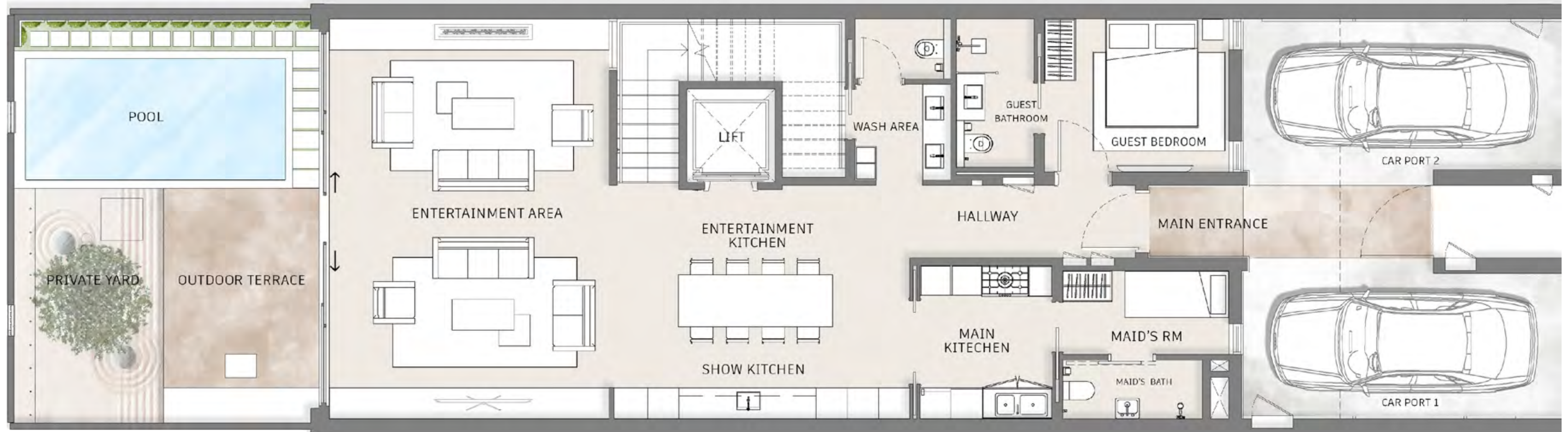
TOWNHOUSE	BUA
Ground Floor	191.20 SQ.M - 2,058.20 SQ.FT
First Floor	98.50 SQ.M - 1,059.70 SQ.FT
Second Floor	134.30 SQ.M - 1,445.30 SQ.FT
Roof Deck	73.40 SQ.M - 790.50 SQ.FT
<b>Total</b>	<b>497.40 SQ.M / 5,353.60 SQ.FT</b>

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

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# 4 BEDROOM MULTIDIMENSIONAL HOMES



# GROUND FLOOR

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# Living Room



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Living Room



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Lift



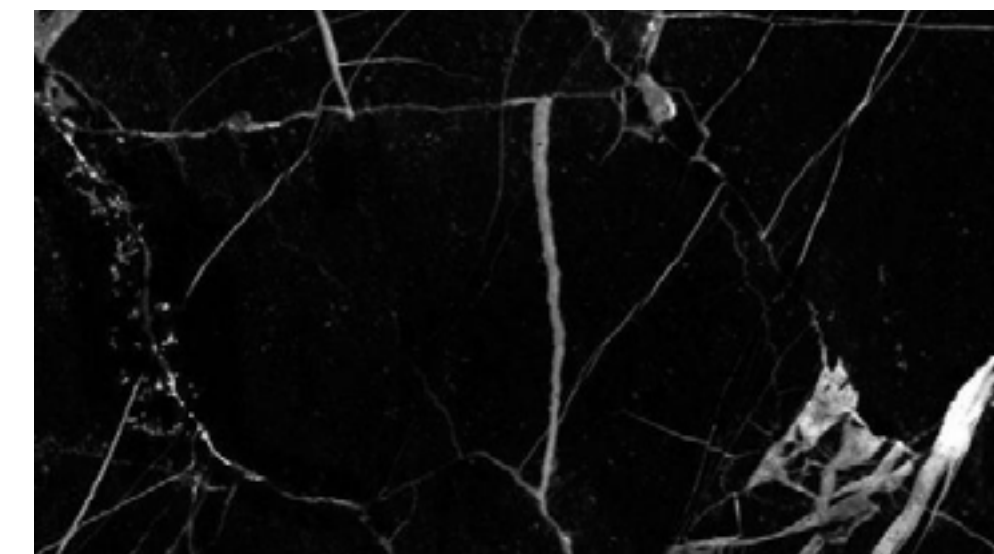
Living Room



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# MATERIAL GALLERY



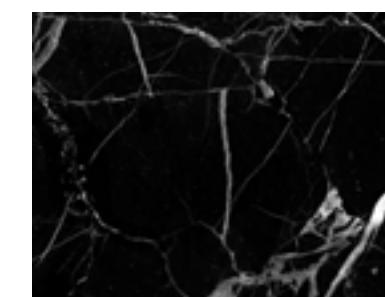
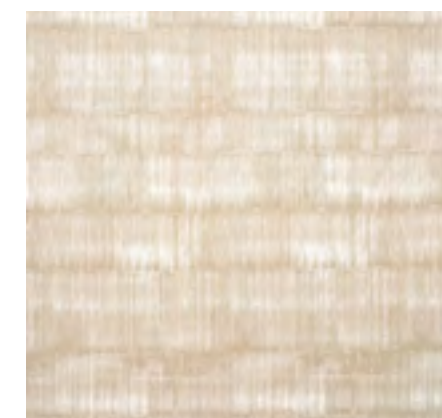
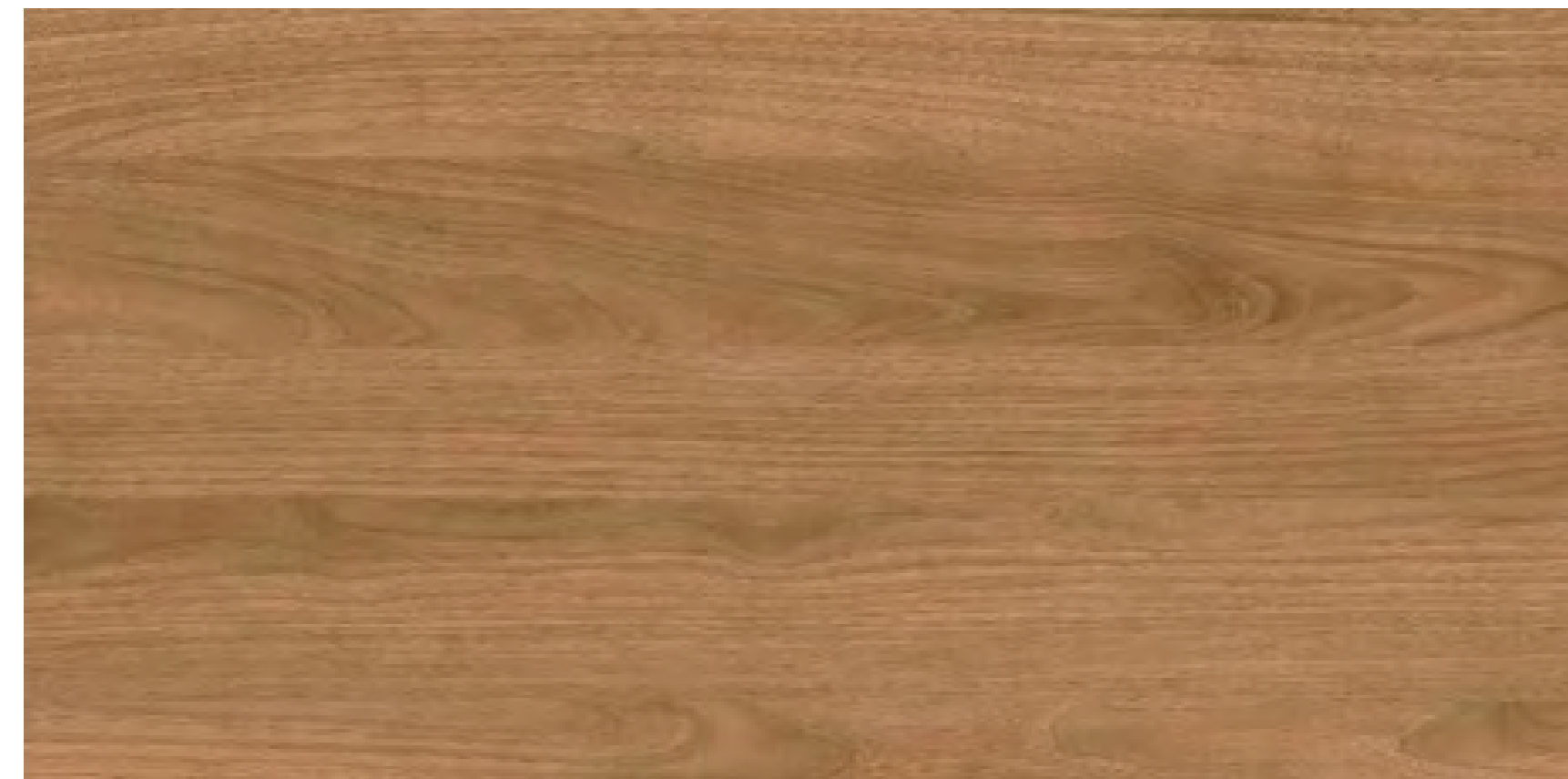


Kitchen

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# Outdoor Pool

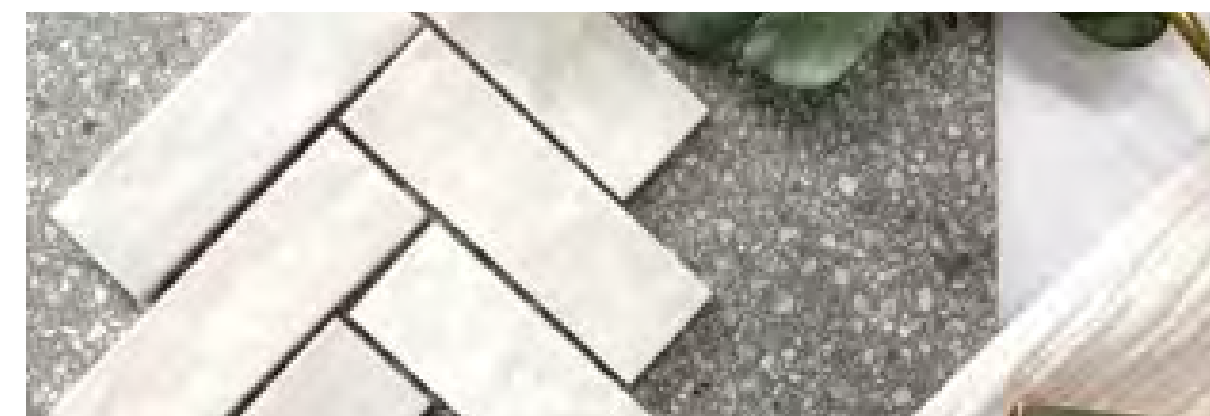


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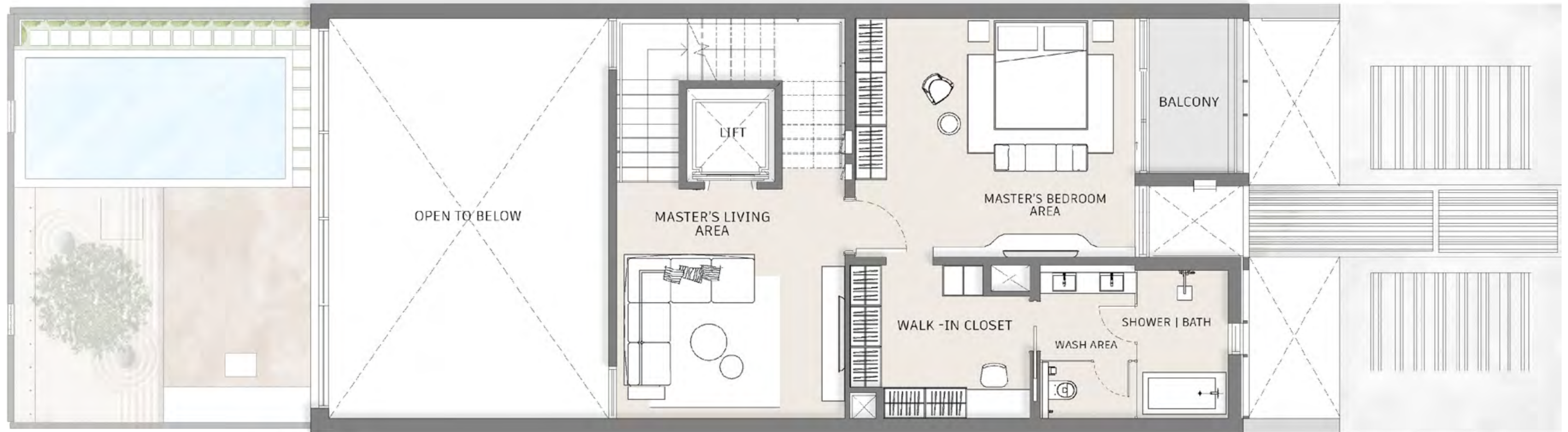
# MATERIAL GALLERY



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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



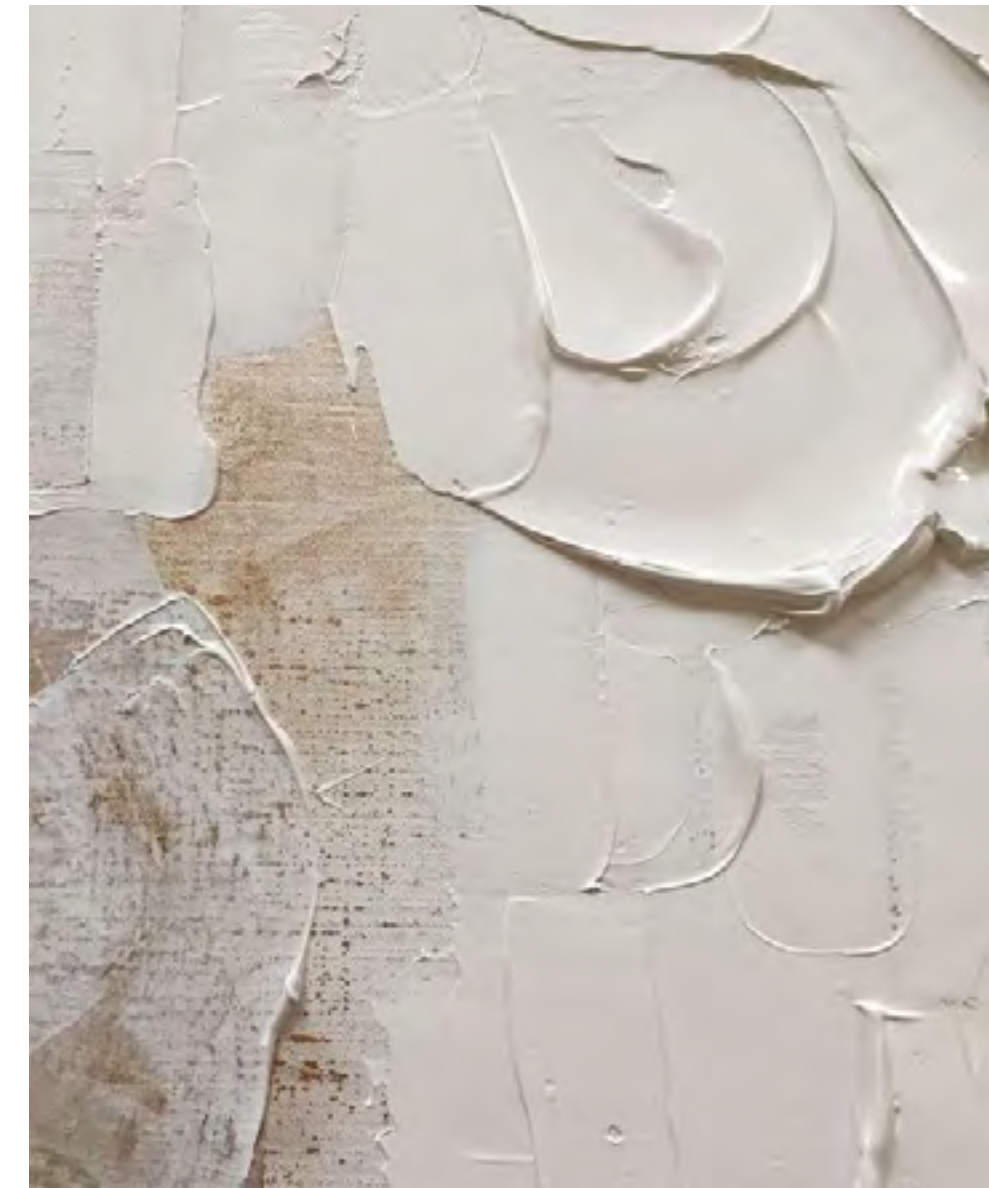
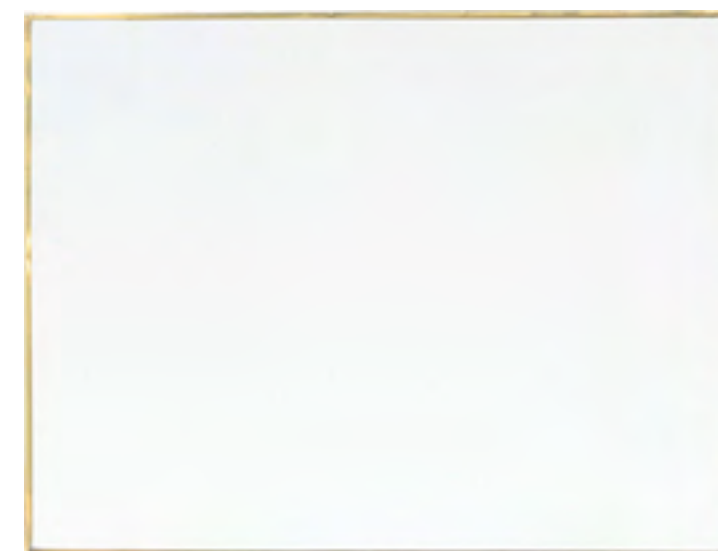
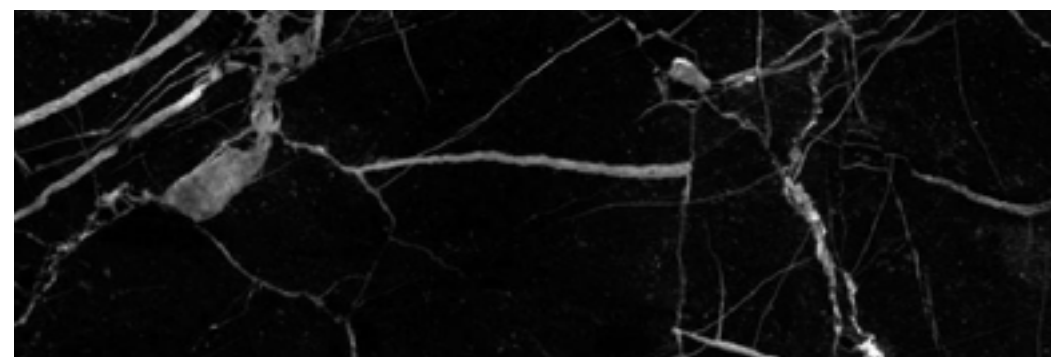
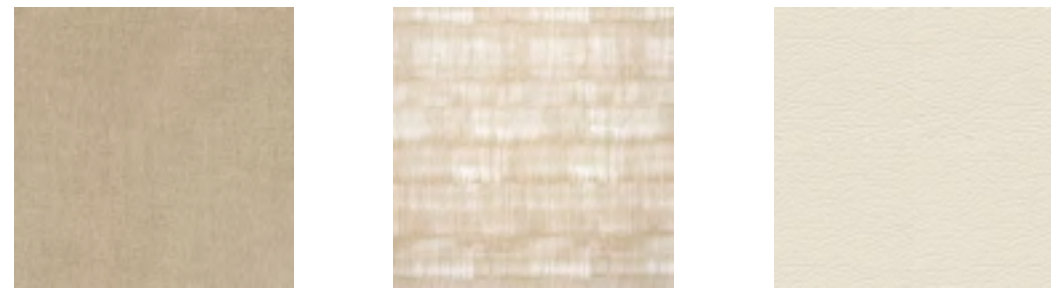
Master Closet



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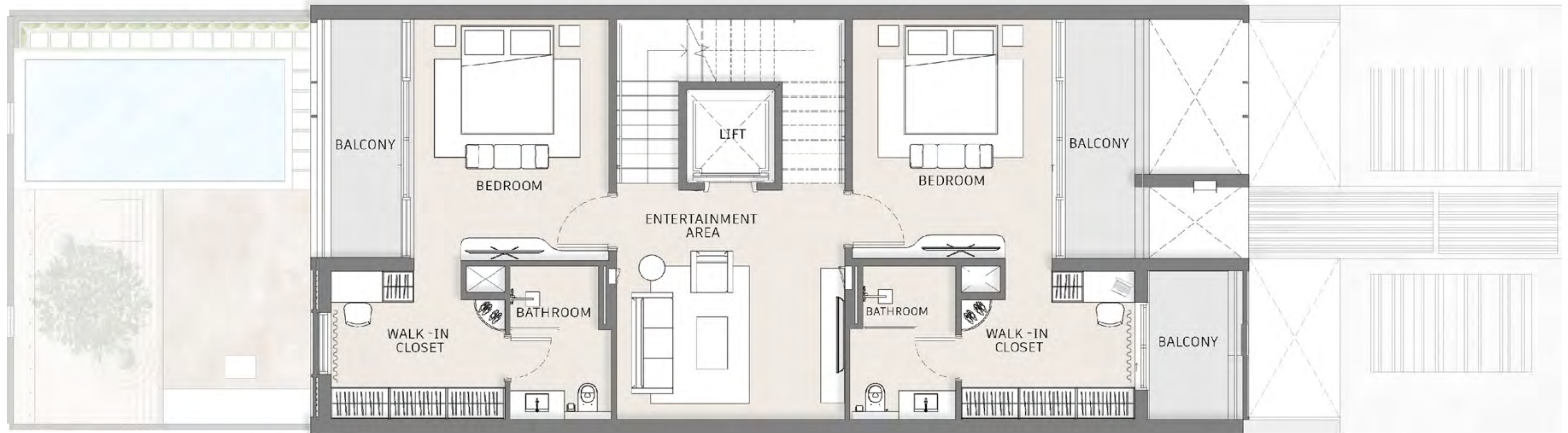


# MATERIAL GALLERY





## 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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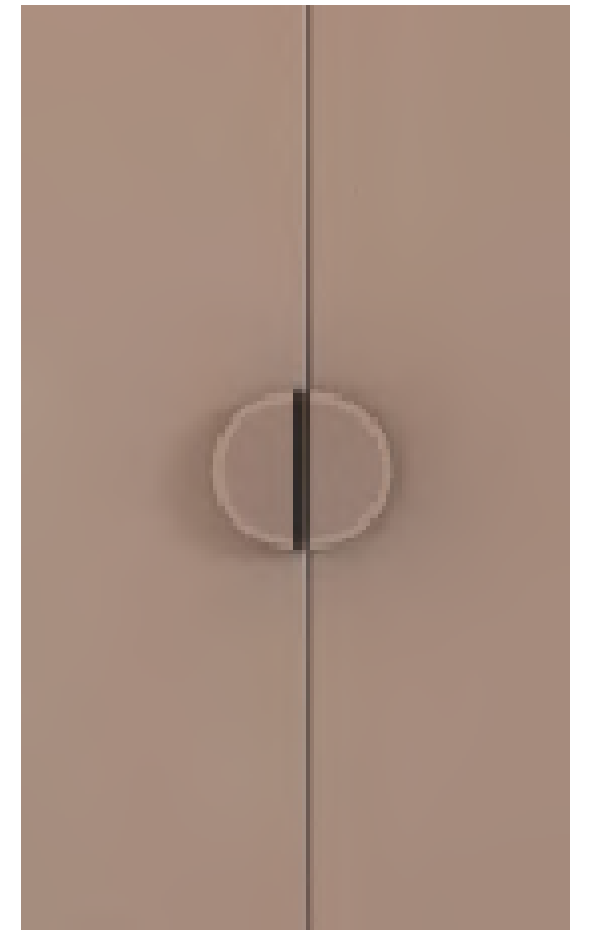
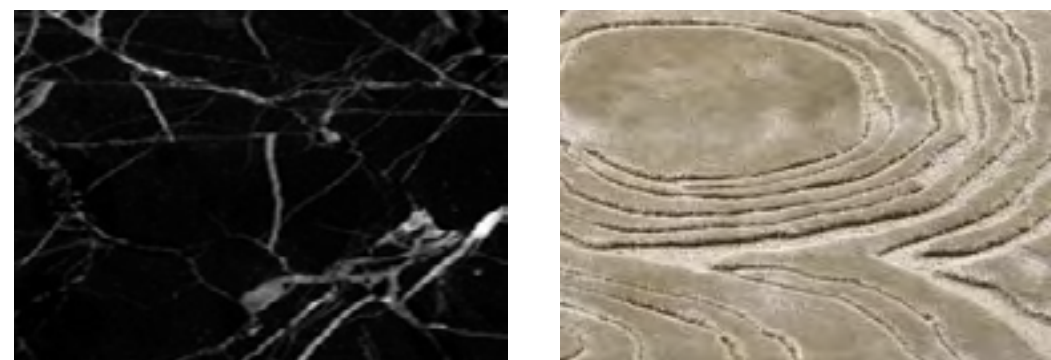
## Kids Bathrooms



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# MATERIAL GALLERY





## 4 BEDROOM MULTIDIMENSIONAL HOMES



# ROOF DECK

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# Roof Deck



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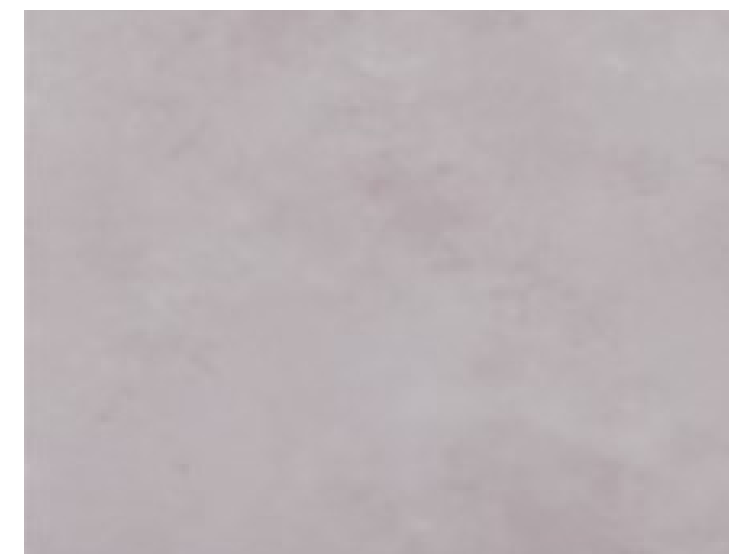
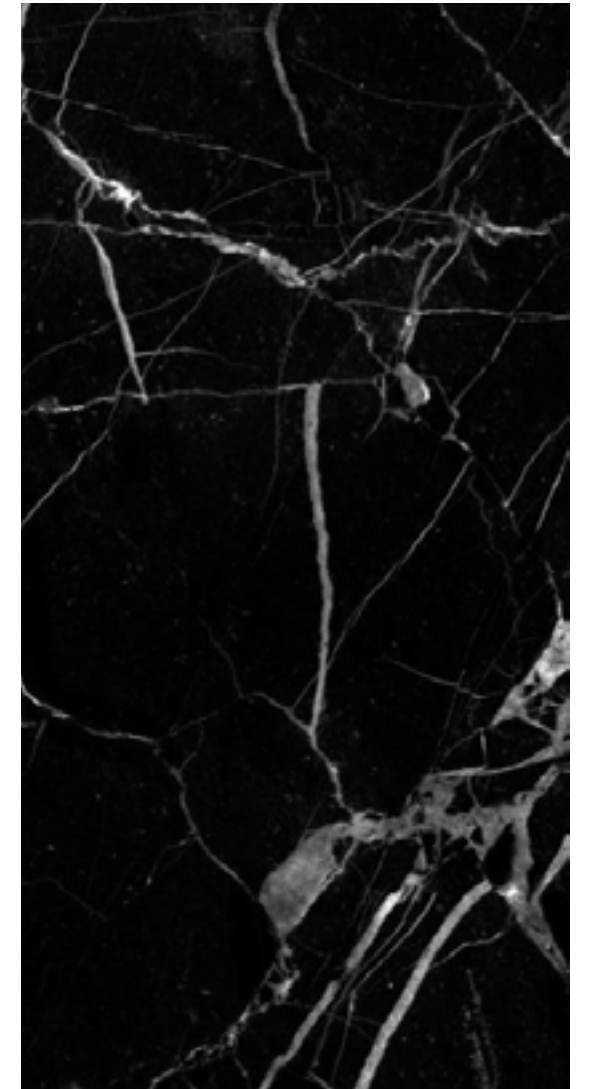
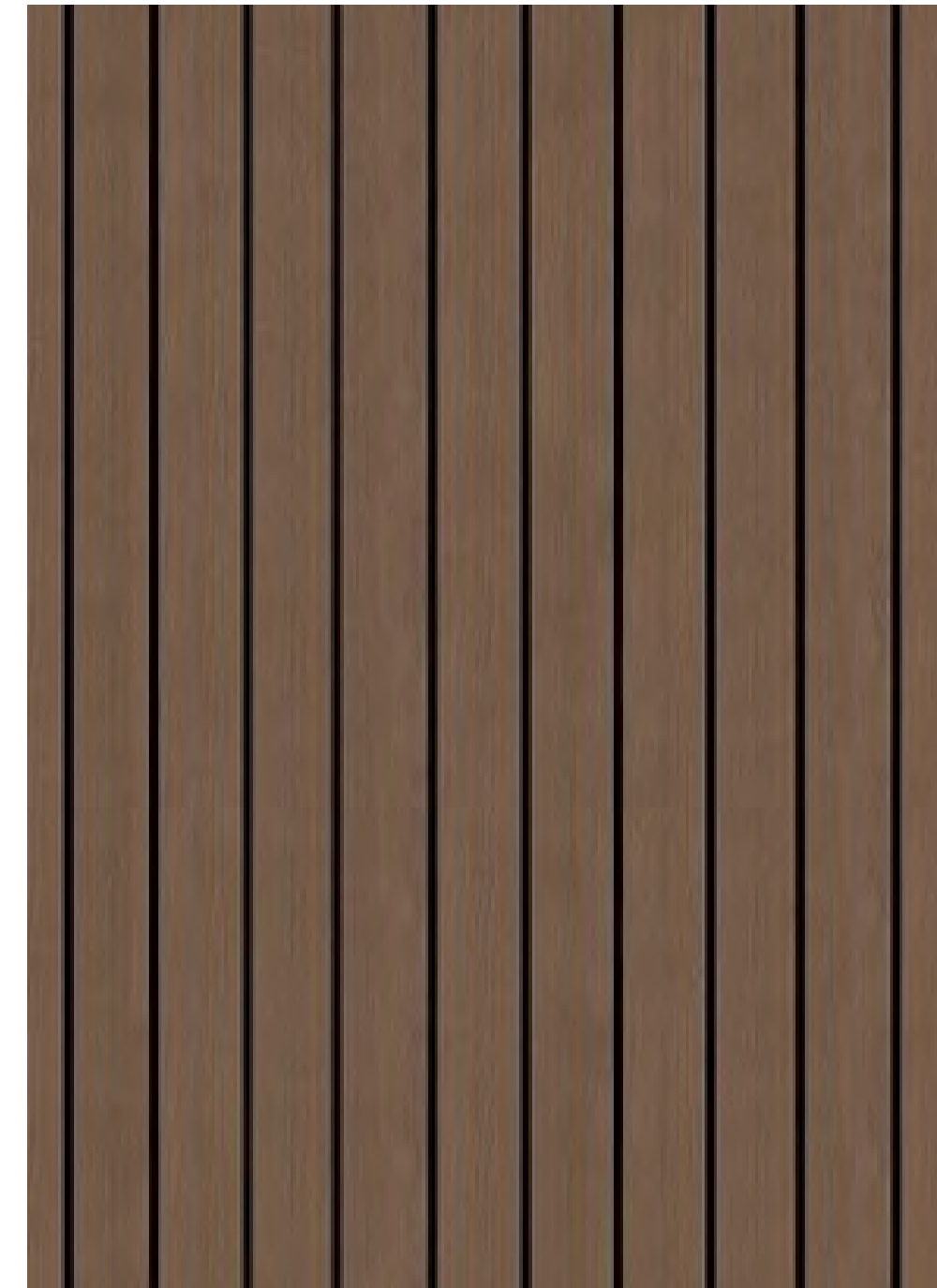
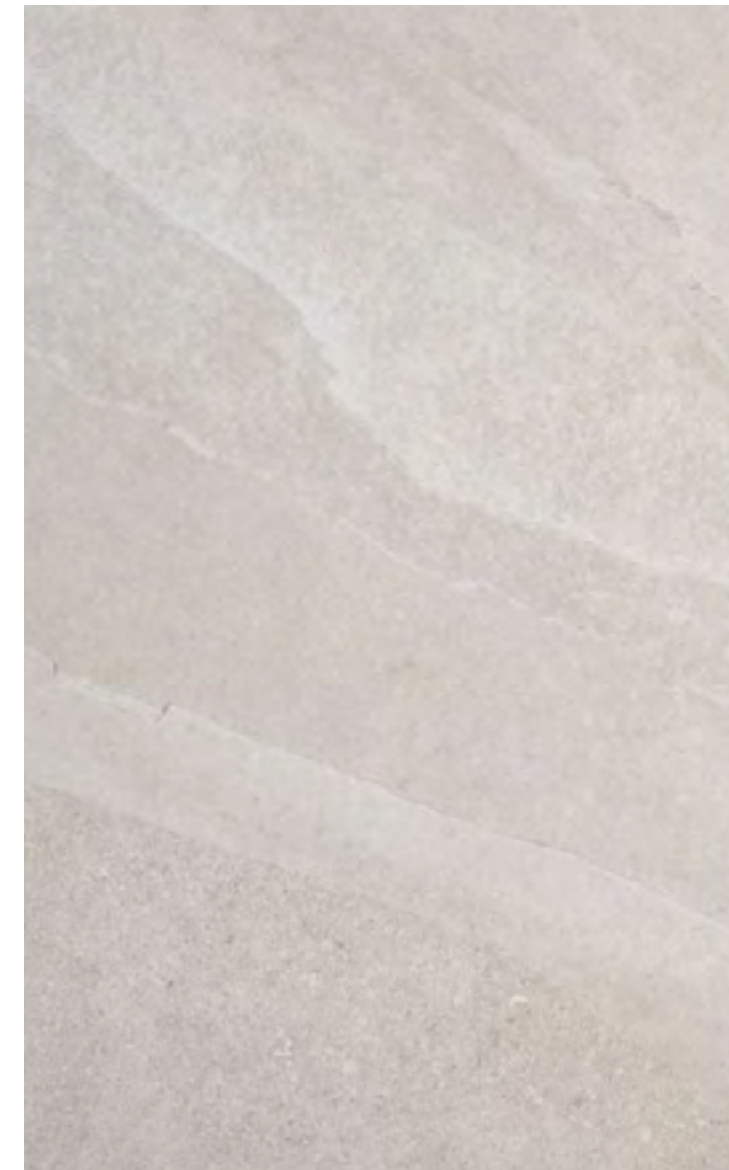
# Roof Deck



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# MATERIAL GALLERY







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# 5 BEDROOM MULTIDIMENSIONAL HOMES



# 5 BEDROOM MULTIDIMENSIONAL HOMES

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF DECK



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
<b>Total</b>	<b>803.47 SQ.M / 8,649.30 SQ.FT</b>

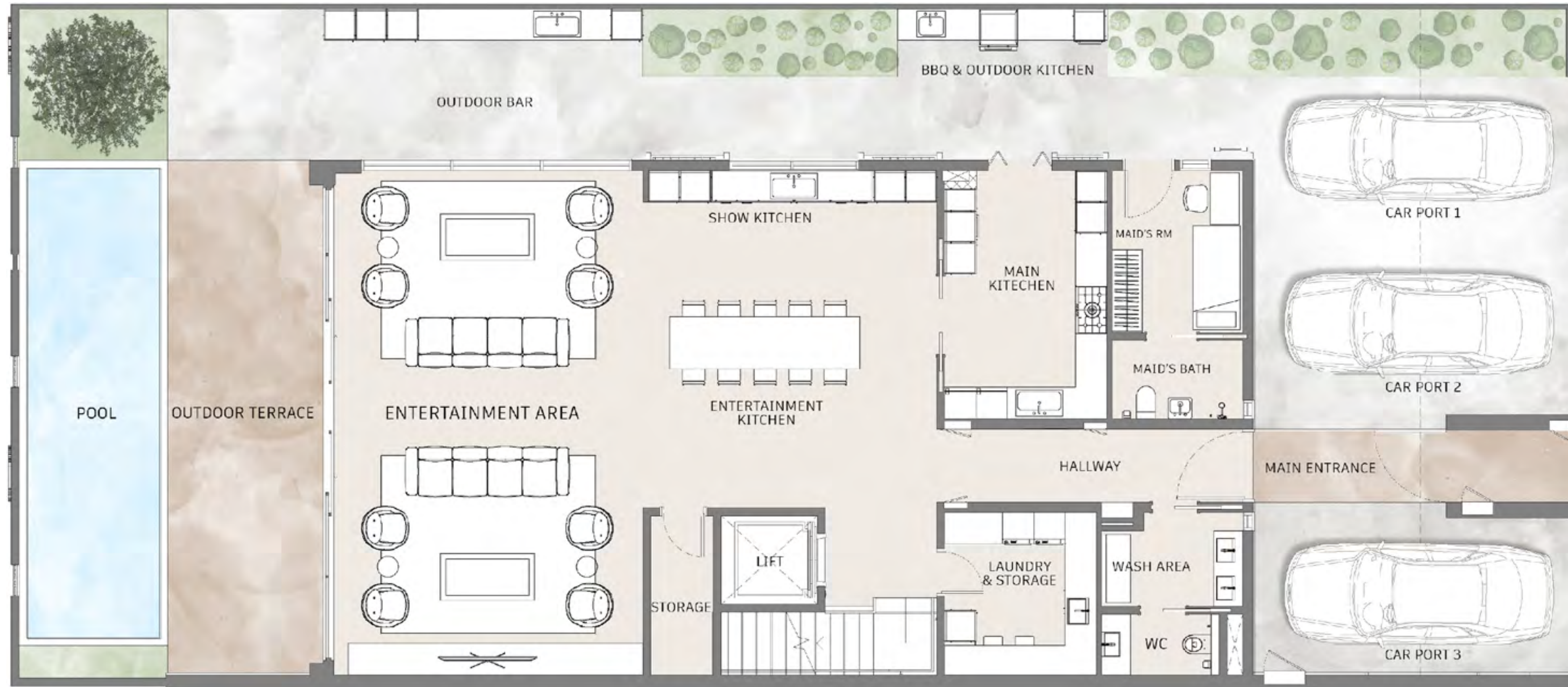
PLOT

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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# 4 & 5 BEDROOM PAYMENT PLAN

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10%

DOWN PAYMENT

---

10%

AFTER 6 MONTHS

---

10%

AFTER 12 MONTHS

---

10%

AFTER 18 MONTHS

---

60%

ON HANDOVER





## CONTACT US

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For More Info...

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