

A photograph of a desert landscape at sunset. The sky is a gradient of soft colors from light purple to pale yellow. A bright sun is partially obscured by a distant ridge of sand dunes. The foreground and middle ground are filled with rolling, dark sand dunes that create a sense of depth and texture. The overall mood is serene and quiet.

MAG 22

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# WELCOME A THOUSAND TIMES

Since 1978 MAG has been growing with Dubai and its race for excellence. A pioneer in the region, MAG holds prominent positions of leadership in real estate, contracting, engineering, industrial and commercial trading, freight services and the hospitality sector.



The energy of innovation is what drives us forward, as we seek out the best solutions for urban living. At MAG we understand that creating successful developments requires us to project the future needs of our customers and the kind of communities they will want to belong to. This is what inspires our work, and this is why at MAG we build more than luxury homes, we develop communities that can uplift you. At the heart of everything we do is the art of living well.

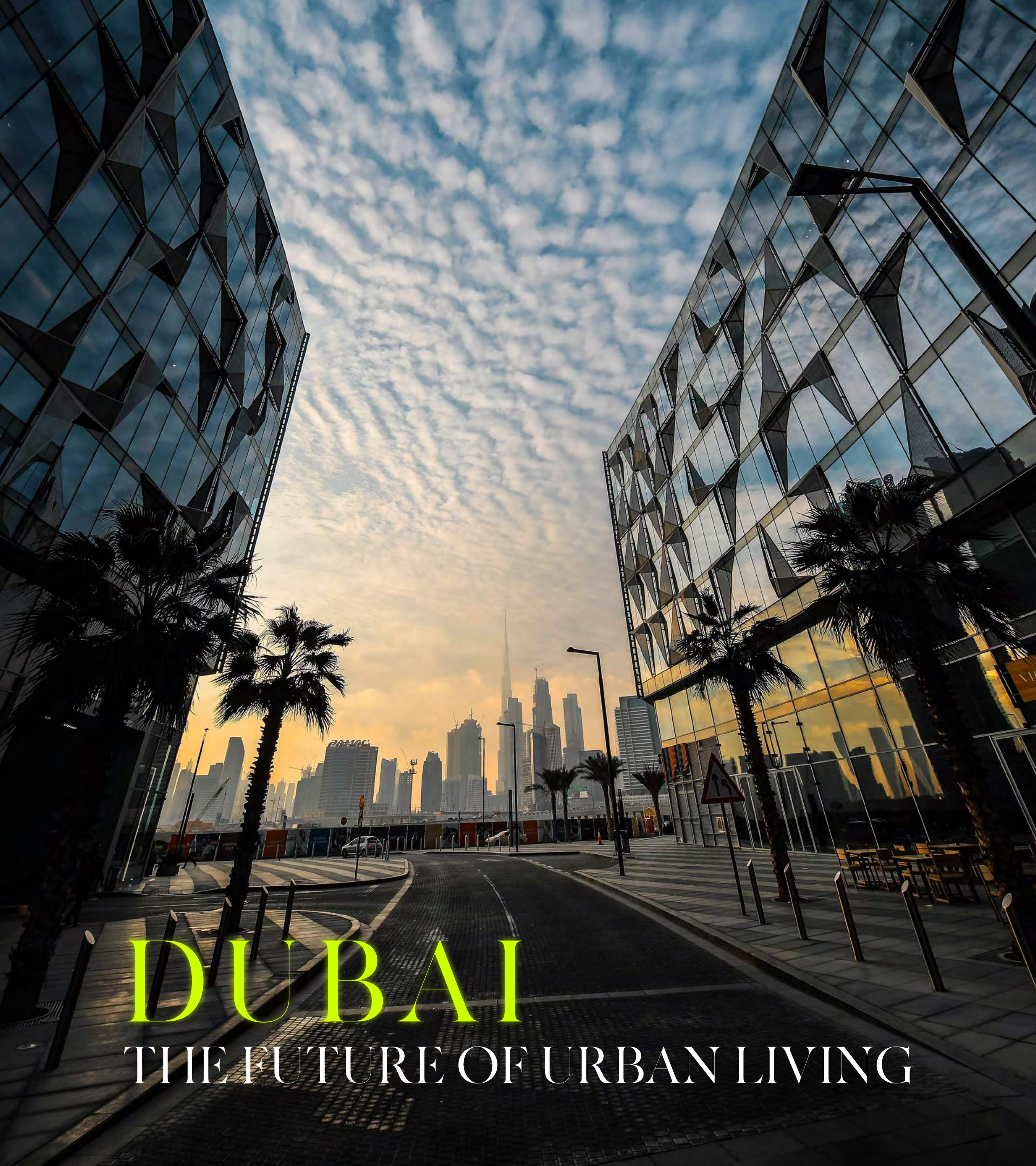


A MASTER  
FIGURES

# TOWNHOUSES WITH STYLE & SOPHISTICATION



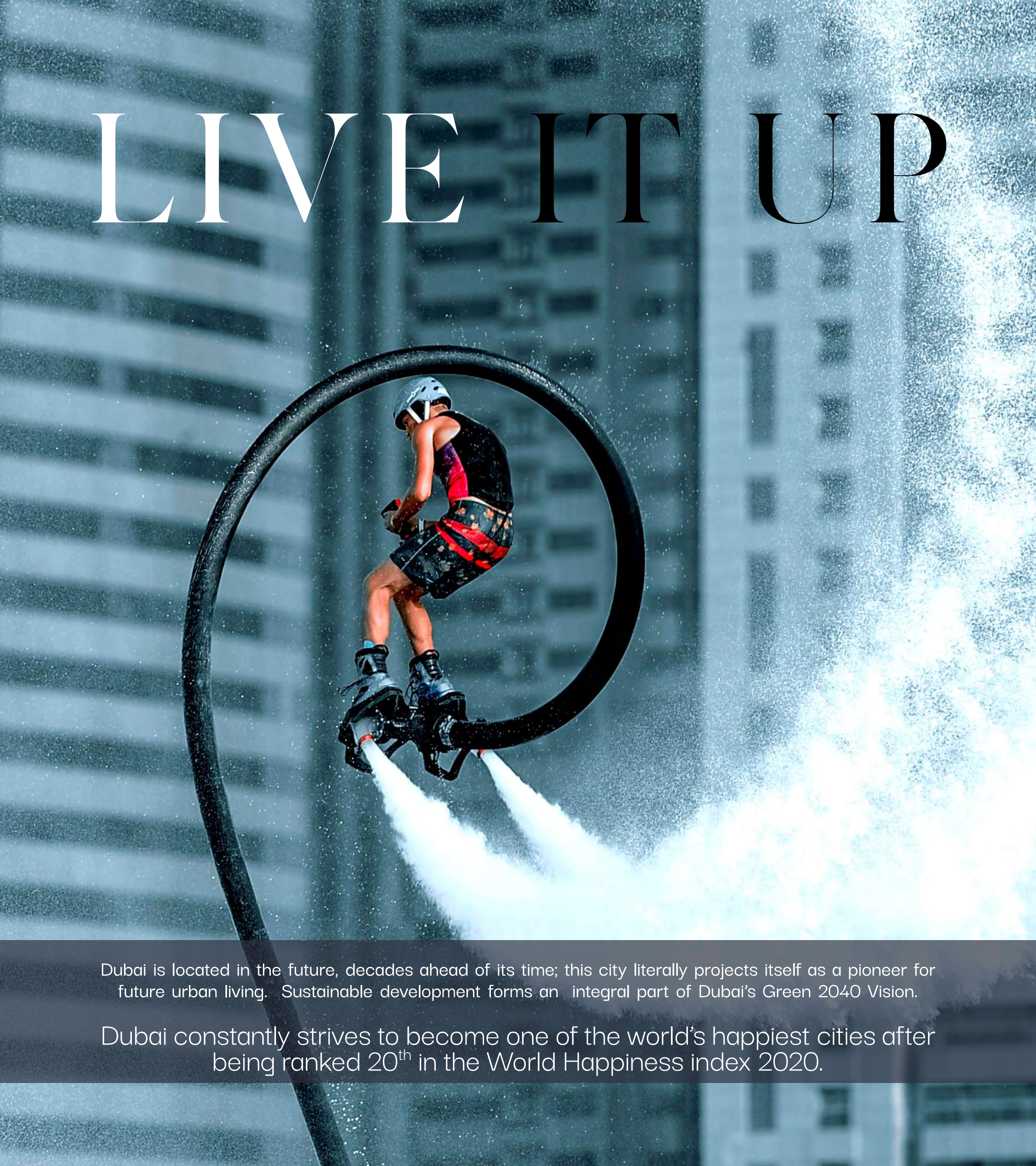
Each MAG project is designed with a unique vision in mind, working in harmony with the environment and natural materials. The design of MAG 22 is timeless and sophisticated, with an emphasis on clean lines and attention to details. The open plan layout gives the space scale and contemporary comfort like shaded rooftop terraces. The outdoor living spaces were designed in such a way to create a visual flow and continuation of colour from outside to indoors.



# DUBAI

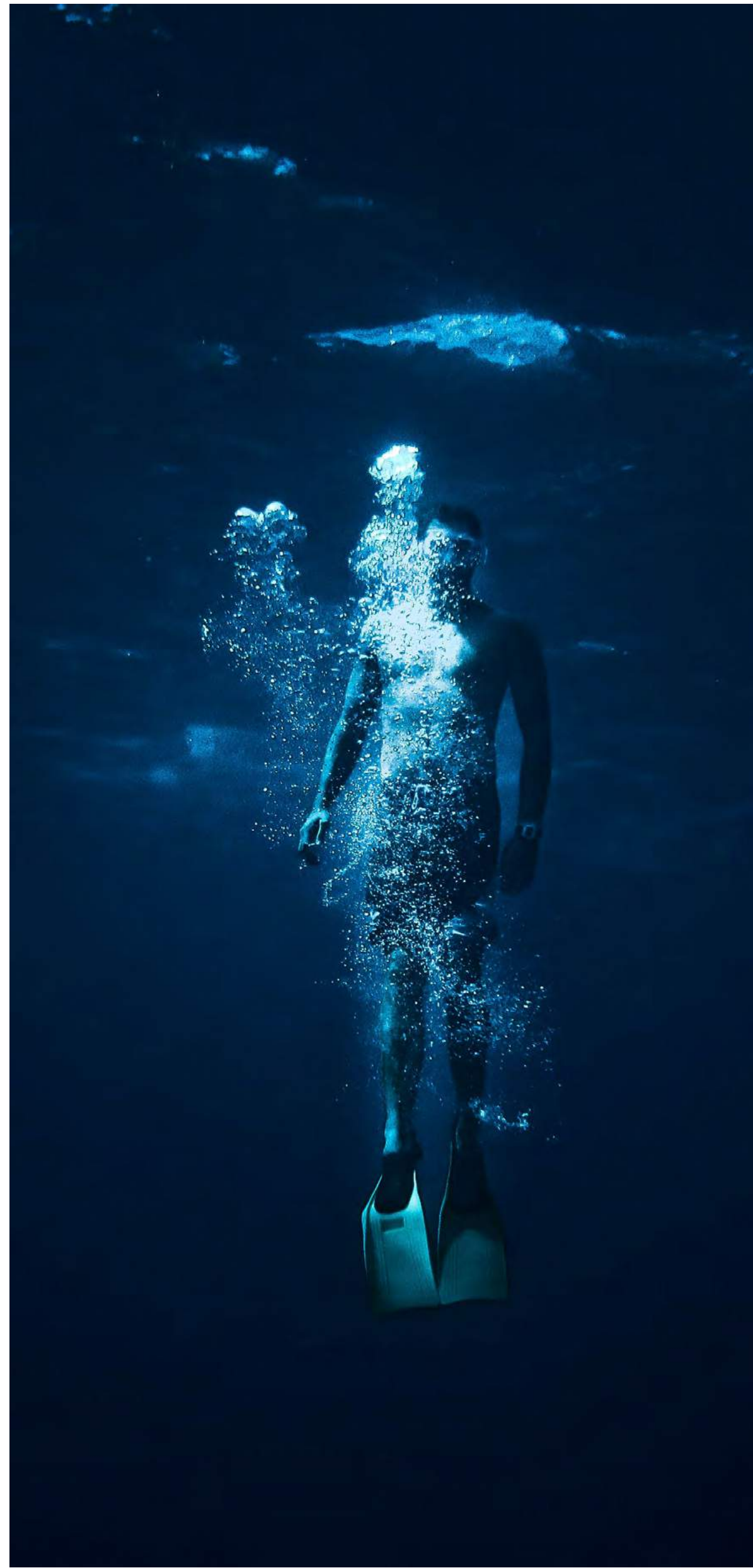
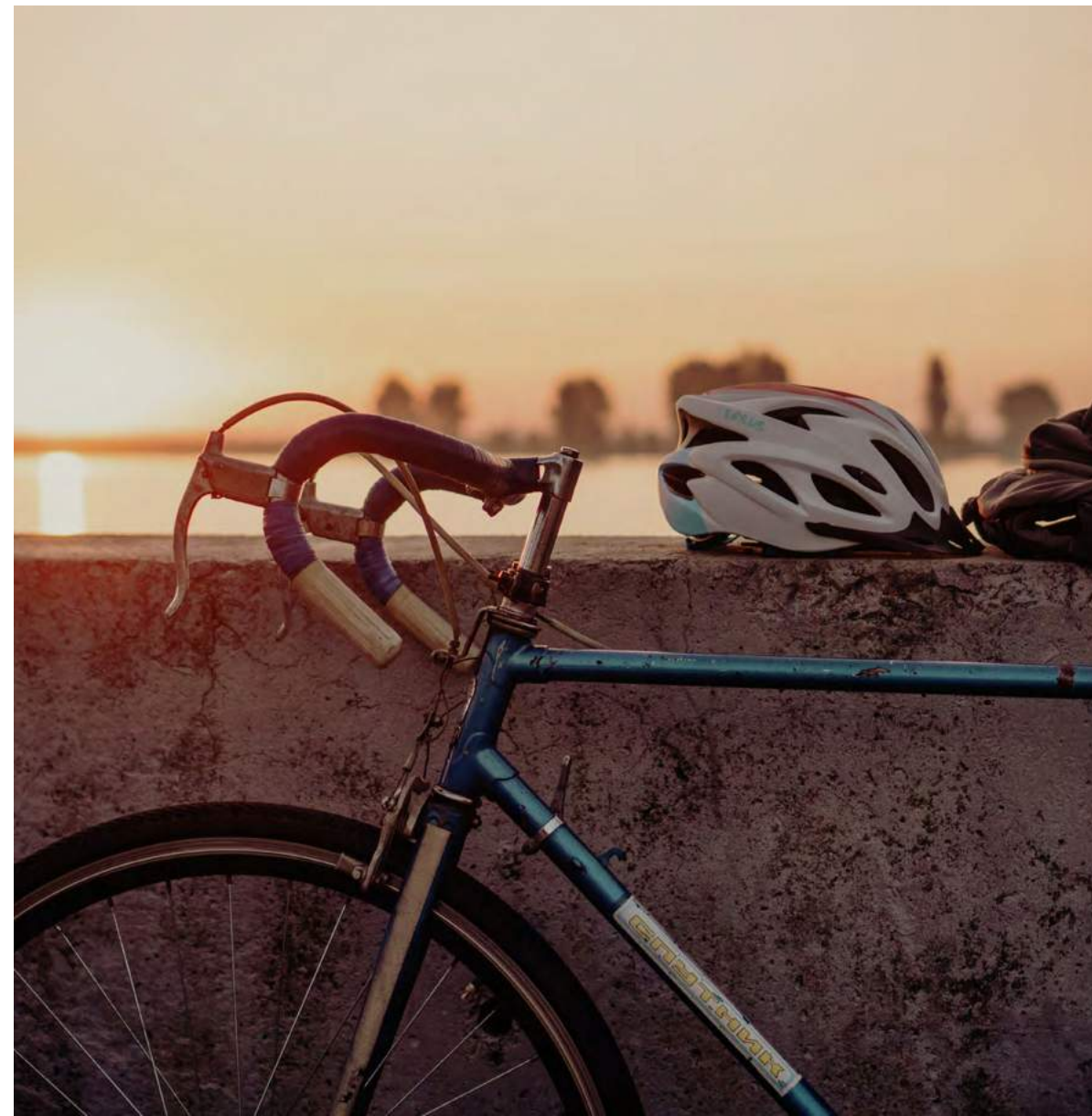
THE FUTURE OF URBAN LIVING

# LIVE IT UP



Dubai is located in the future, decades ahead of its time; this city literally projects itself as a pioneer for future urban living. 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 20<sup>th</sup> in the World Happiness index 2020.



# MEYDAN

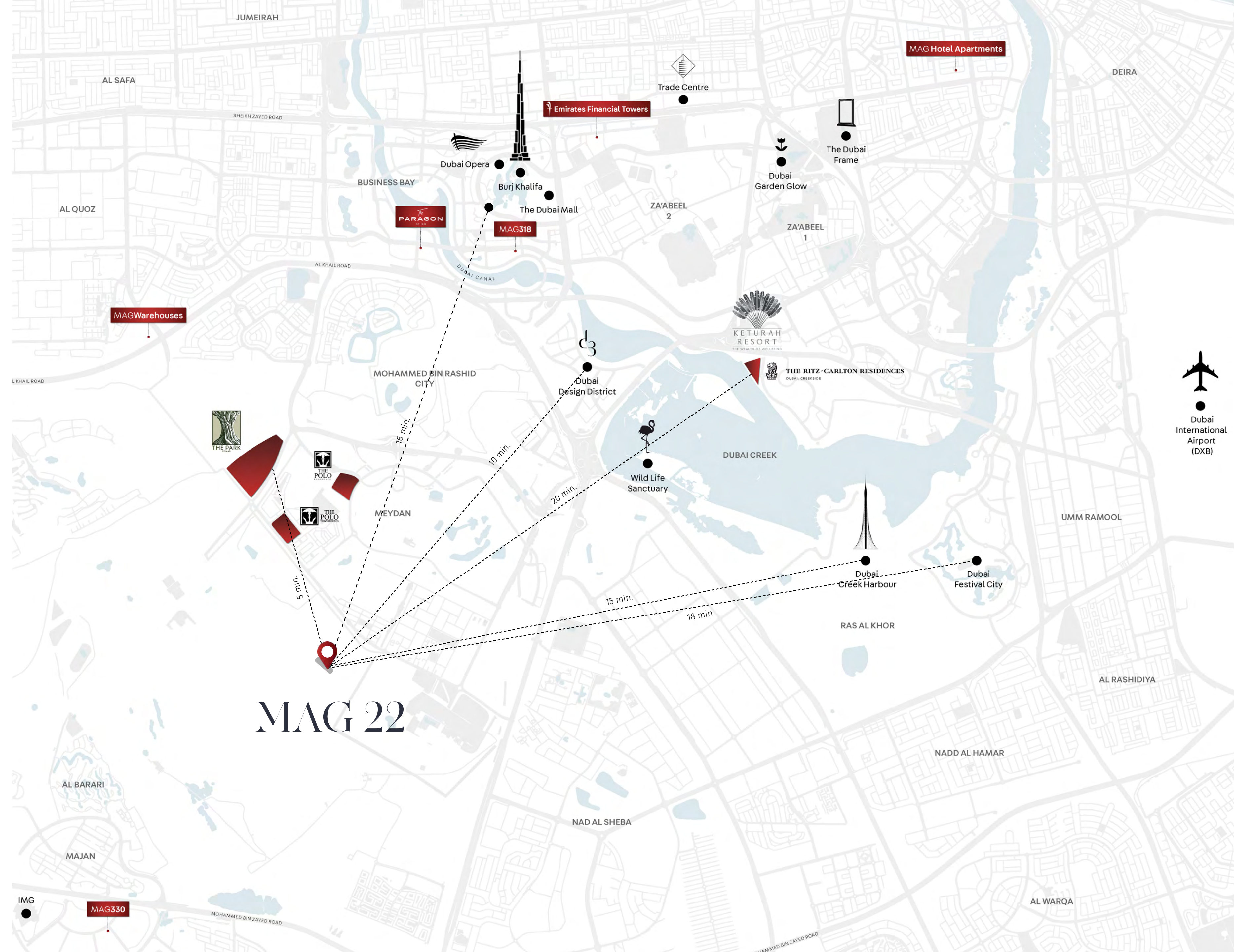
Imagine having the splendor of Meydan right at your doorstep. Meydan, which has been one of Dubai's most sought after locations since its launch in 2010, is home to the iconic Grandstand, which is one of the world's largest integrated racing facilities that also hosts the Dubai World Cup. Meydan is also 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 22.





# YOUR NEIGHBOURHOOD

- Keturah Resort (20 min.)
- Dubai Festival City (18 min.)
- Dubai Creek (15 min.)
- Dubai Design District (10 min.)
- Keturah Reserve (5 min.)
- Dubai Downtown (16 min.)  
Burj Khalifa, Dubai Opera and Dubai Mall






THE  
WONDERS  
*of*  
MASTER  
*number*

22



# EQUESTRIAN ENTHUSIASTS

Since the birth of ancient Greece, 11, 22, and 33 have been revered as the master numbers, commanding extra-strength and presence. Within this group, 22 is considered as the most powerful and creative of all, a number of doers, leaders and visionary builders.



With 18 world-class courses across the UAE, all within easy reach, and 13 within Dubai itself, golfers are spoiled for choice. In addition to the 18-hole courses, there are nine-hole options, including floodlit courses at The Track Meydan Golf. You don't have to be a professional to enjoy Dubai's golf courses. Outside of tournaments, courses are open to all players.

# GOLF COURSES



# SUPER CYCLING TRACK

Cycling is a growing sport in Dubai with 463 km of cycling tracks already built, that number will almost double in the coming years as new infrastructure projects plan to expand the distance to 759 km by 2026. The Meydan cycling track is a scenic 13 km route that is part of the District One Community and has a special track connection to the Nad Al Sheba track, where you can enjoy riding on old camel tracks converted into biking paths.



# RETAIL

Dubai is a shopper's paradise! Many of the best retail destinations are within minutes from Meydan where you can enjoy a family brunch or catch up over coffee with friends. If the tranquil turquoise waters are what you need to unwind, in less than 20 minutes you can feel the soft sand under your feet and enjoy the many hotels and beaches along Jumeirah.



## DESTINATION DOWNTOWN

The Downtown area of Dubai is marked with some of the most magnificent architecture, from Burj Khalifa at Dubai Mall, to The Museum of the Future in neighboring DIFC, it's never more than 16 minutes drive away. If experiencing some of the world's most sought after attractions isn't enough, this area is home to world class dining and restaurants.

# EVERYDAY CONNECTIONS

MAG 22 offers you a tranquil suburban life that is around the corner to the bustling city, and on the backdrop of the magnificent Dubai skyline. In the heart of Mohammed Bin Rashid City, District 7, you will find your new home.

## CONNECTIVITY

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

## GOLF COURSES

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

## LEISURE

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

## COMMERICAL

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

## EDUCATION

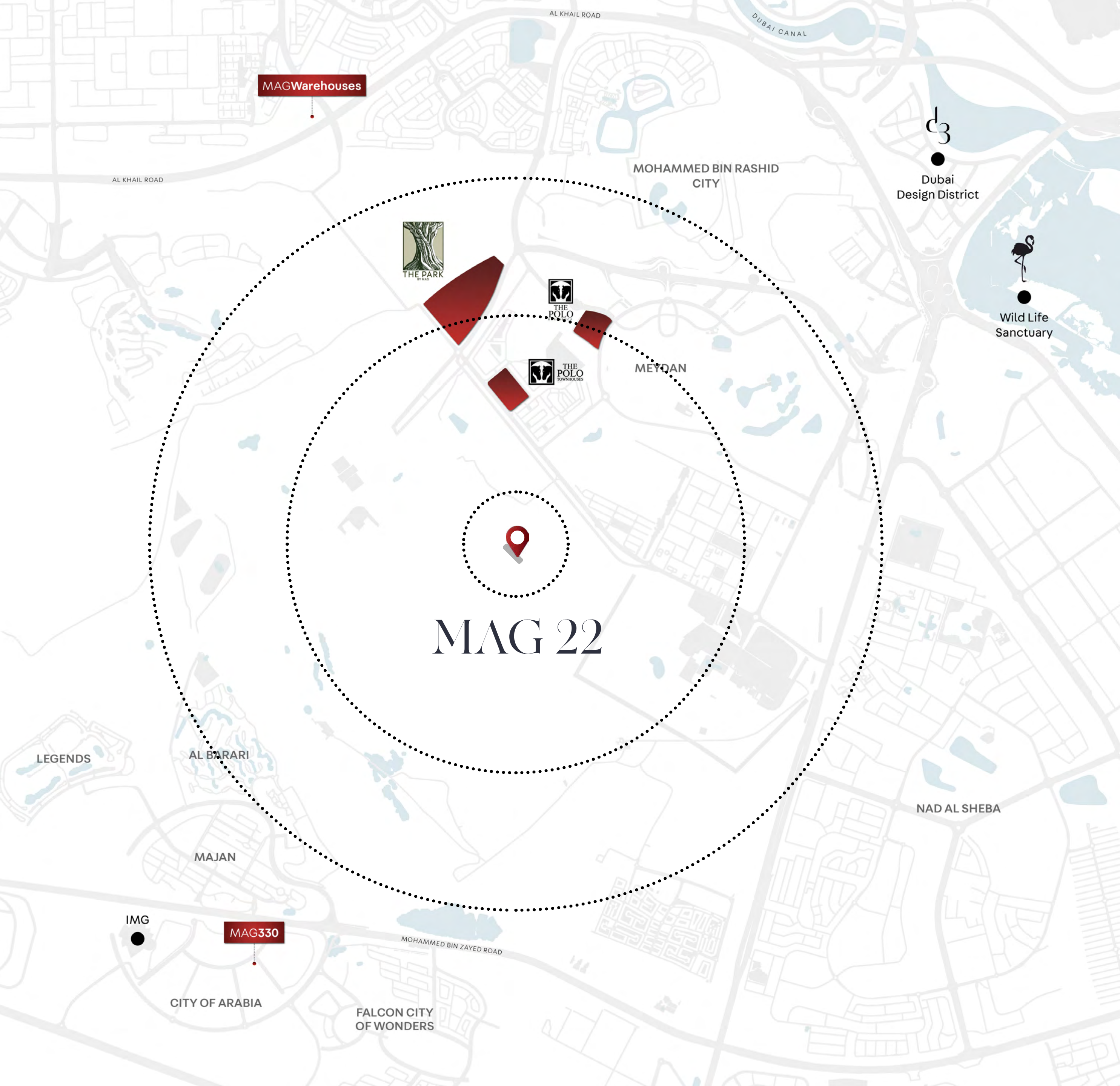
- Gems-Willington-Pr. School : 17 min.
- The English College : 15 min.
- Dubai Int. Pvt. School : 17 min.

## HEALTHCARE

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

## HOSPITALITY

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





# FORM

# FUNCTION

*beauty*

&



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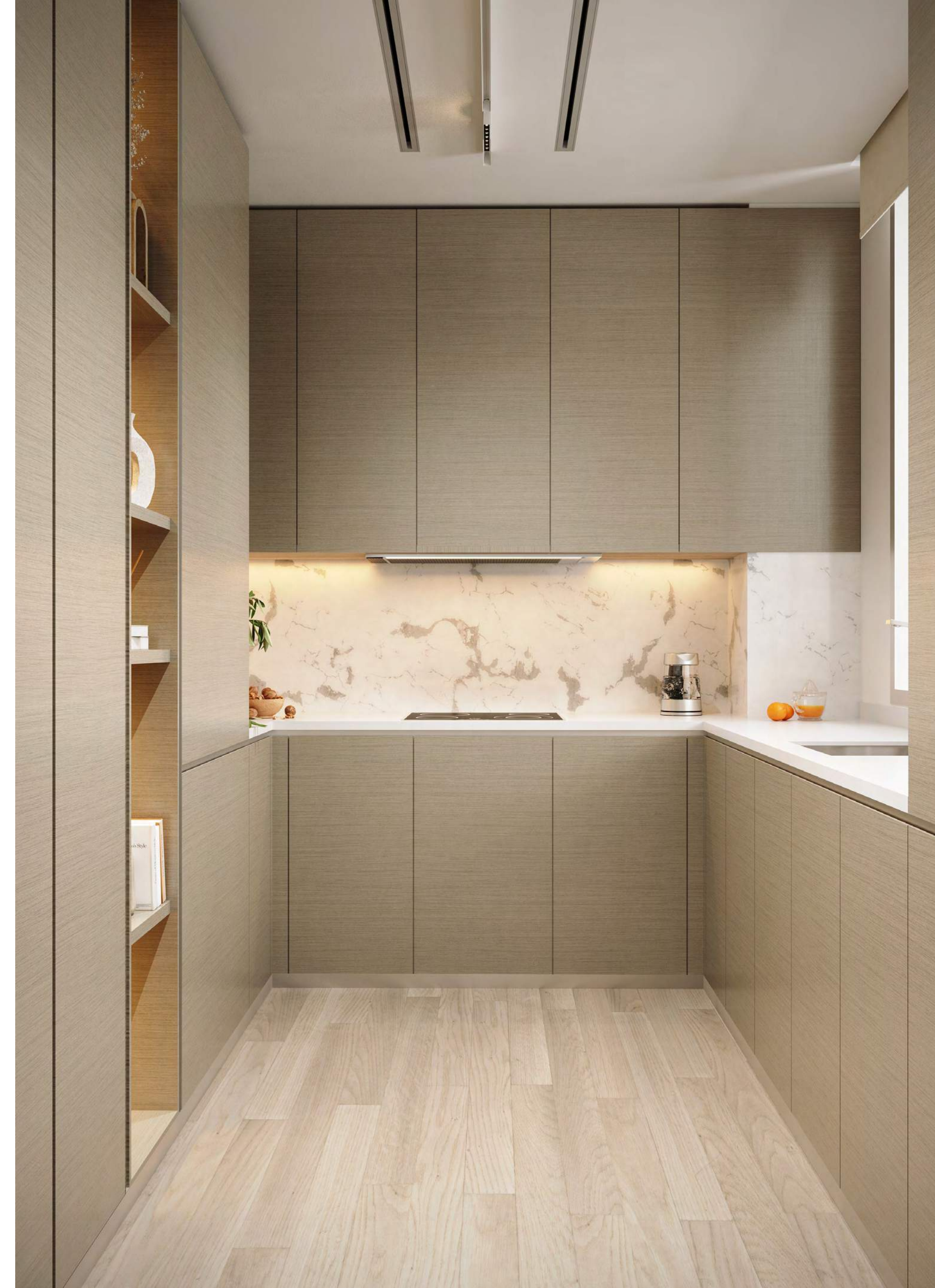




PERFECT  
HARMONY  
*design*



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# CRAFTED WITH CARE

MAG22 draws its inspiration from perfect numbers and figures. Architecture like nature has always followed mathematical precision to create harmony and balance. The golden ratio or Fibonacci sequence can be seen within the beautiful proportions of the natural world.



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# DESIGN & DETAIL



A signature indoor courtyard with an olive tree allows the master bedroom to have multiple natural light sources. A view from the shower onto the tree extends the natural light into the bathroom, enhancing the interiors with green spaces and creating a soothing environment. The finest finishes have been integrated with a colour palette that is calming and reflects the natural surroundings.



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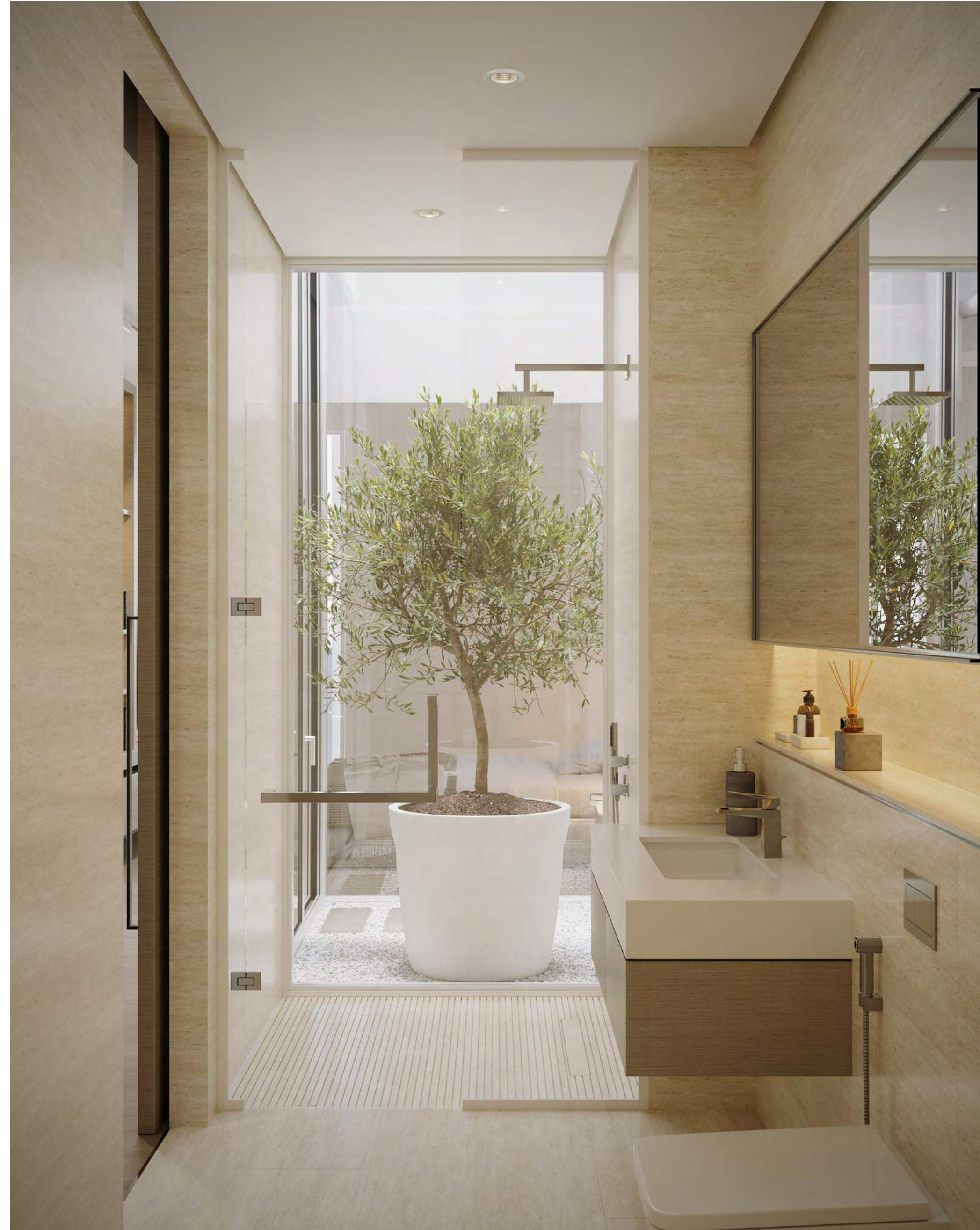
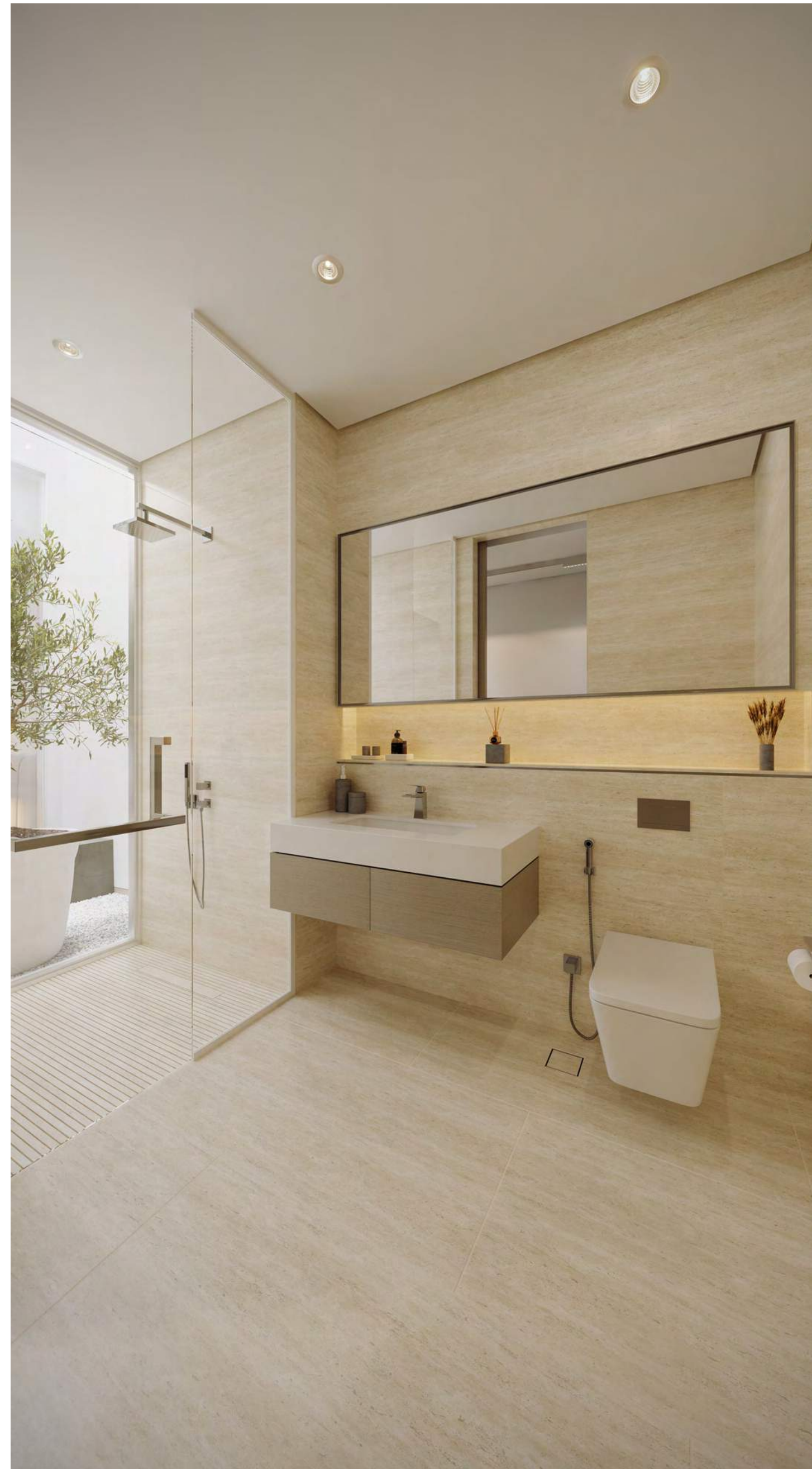
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# FLOOR PLANS

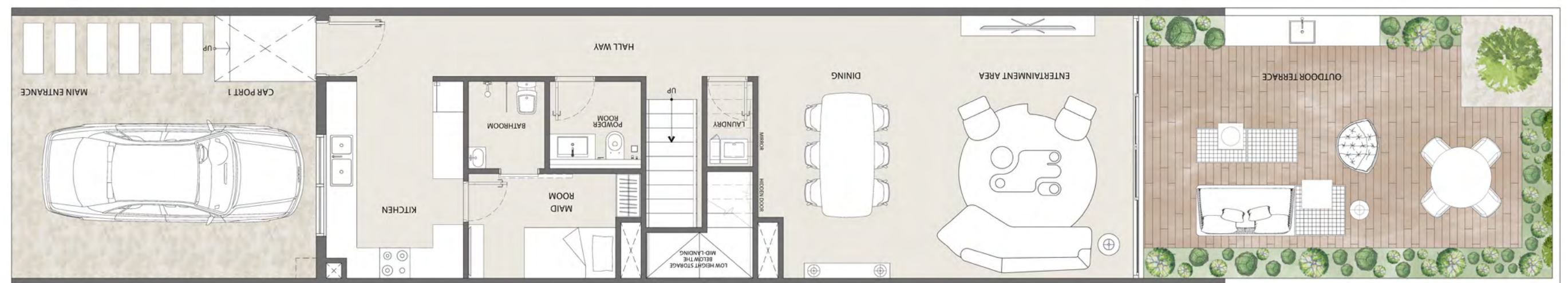
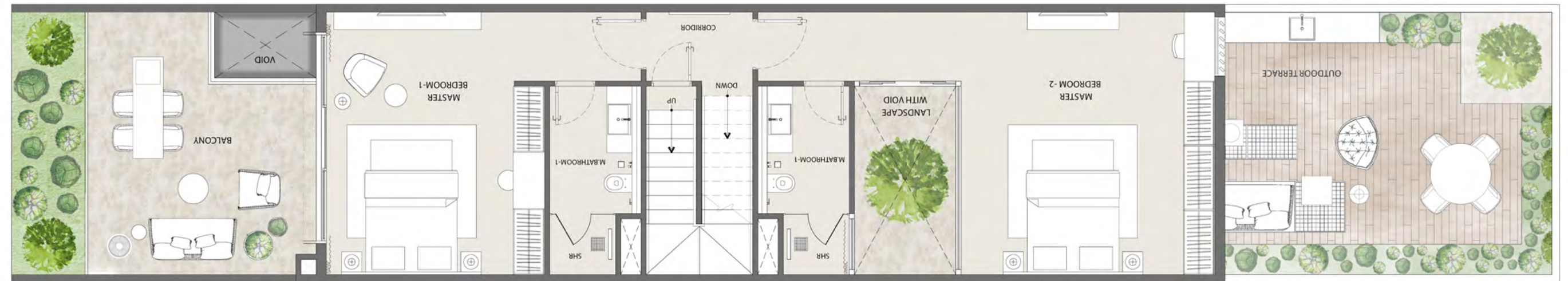
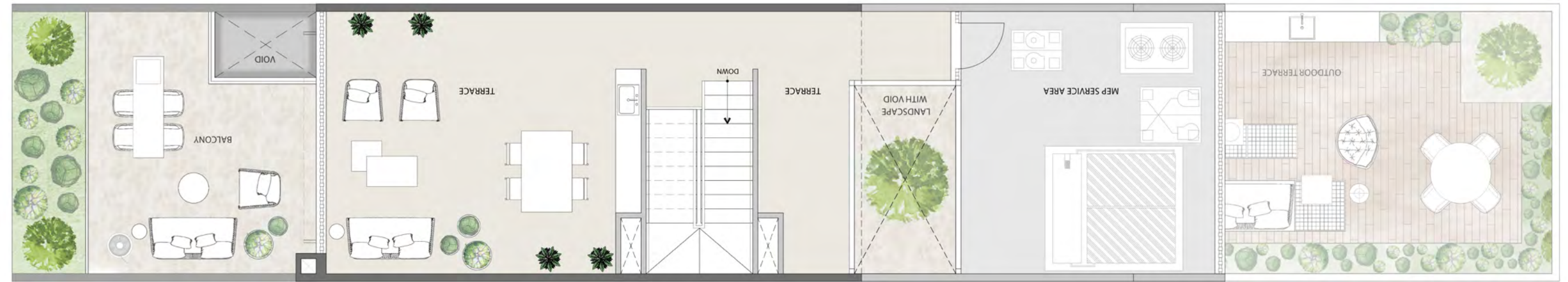


# MAG 22

## 2 BEDROOM TOWNHOUSE

|             |                 |              |          |
|-------------|-----------------|--------------|----------|
| Row Unit    | 2,902.17 SQ.Ft. | 269.62 SQ.M. | 8 Units  |
| Corner Unit | 2,944.67 SQ.Ft. | 273.57 SQ.M. | 2 Units. |

Key Plan

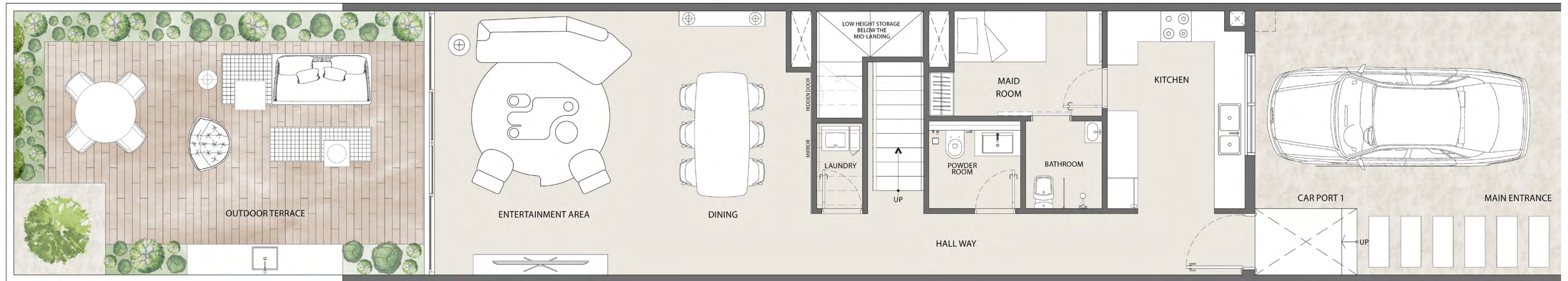


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2 BEDROOM TOWNHOUSE

# GROUND FLOOR

|             |                 |              |
|-------------|-----------------|--------------|
| Row Unit    | 1,341.18 SQ.Ft. | 124.60 SQ.M. |
| Corner Unit | 1,360.67 SQ.Ft. | 126.41 SQ.M. |



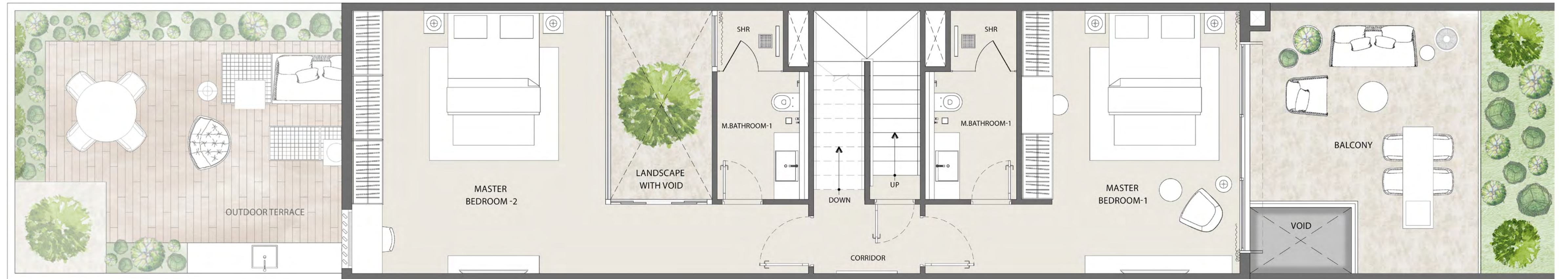
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## 2 BEDROOM TOWNHOUSE

# FIRST FLOOR

|             |               |             |
|-------------|---------------|-------------|
| Row Unit    | 945.62 SQ.Ft. | 87.85 SQ.M. |
| Corner Unit | 960.00 SQ.Ft. | 89.19 SQ.M. |

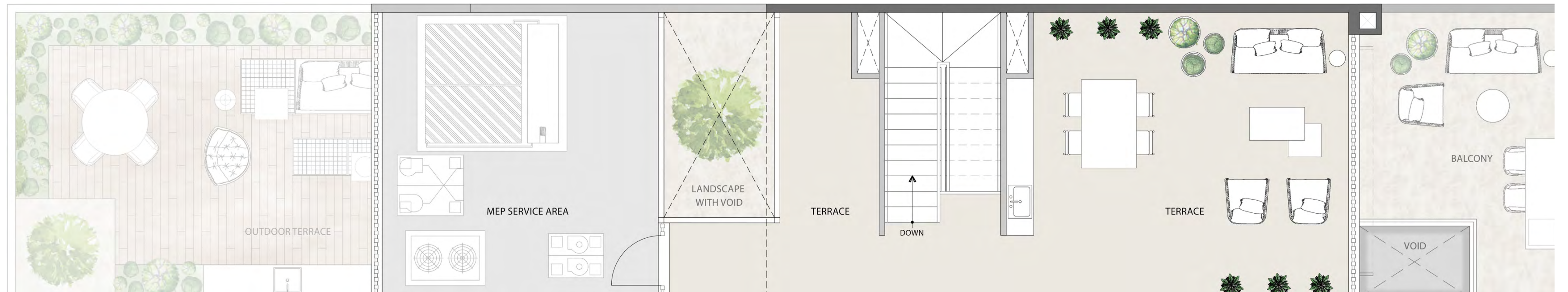


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## 2 BEDROOM TOWNHOUSE

# ROOF TOP

|             |               |             |
|-------------|---------------|-------------|
| Row Unit    | 615.37 SQ.Ft. | 57.17 SQ.M. |
| Corner Unit | 624.00 SQ.Ft. | 57.97 SQ.M. |



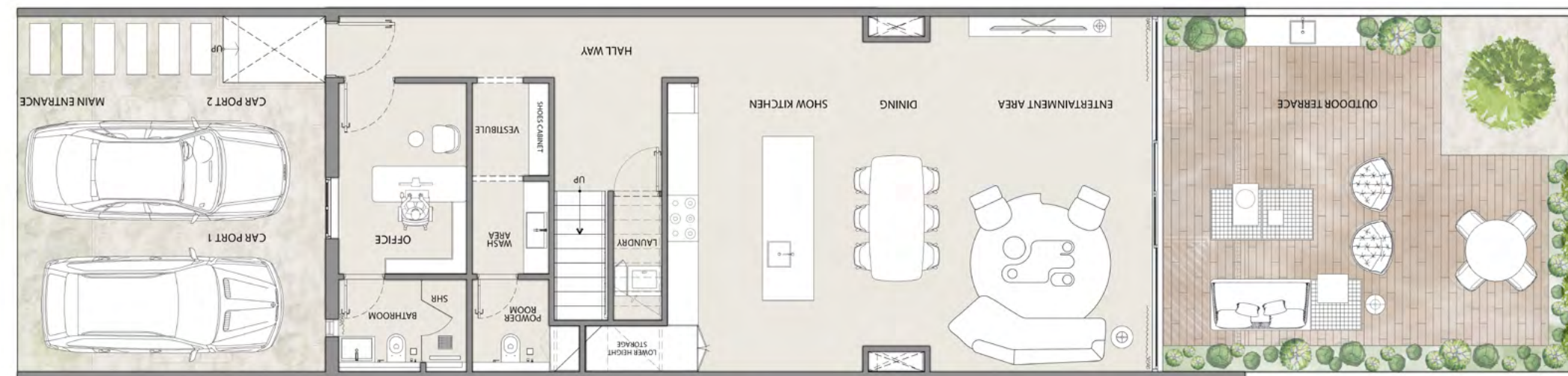
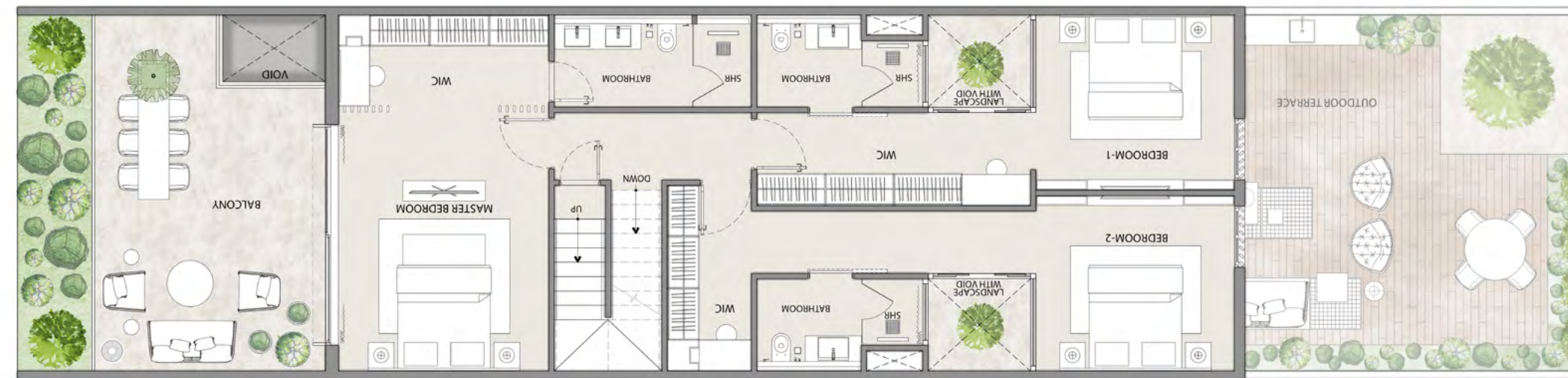
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# MAG 22

## 3 BEDROOM TOWNHOUSE

|             |                 |              |          |
|-------------|-----------------|--------------|----------|
| Row Unit    | 3,901.17 SQ.Ft. | 362.44 SQ.M. | 10 Units |
| Corner Unit | 3,943.55 SQ.Ft. | 366.36 SQ.M. | 2 Units  |

Key Plan

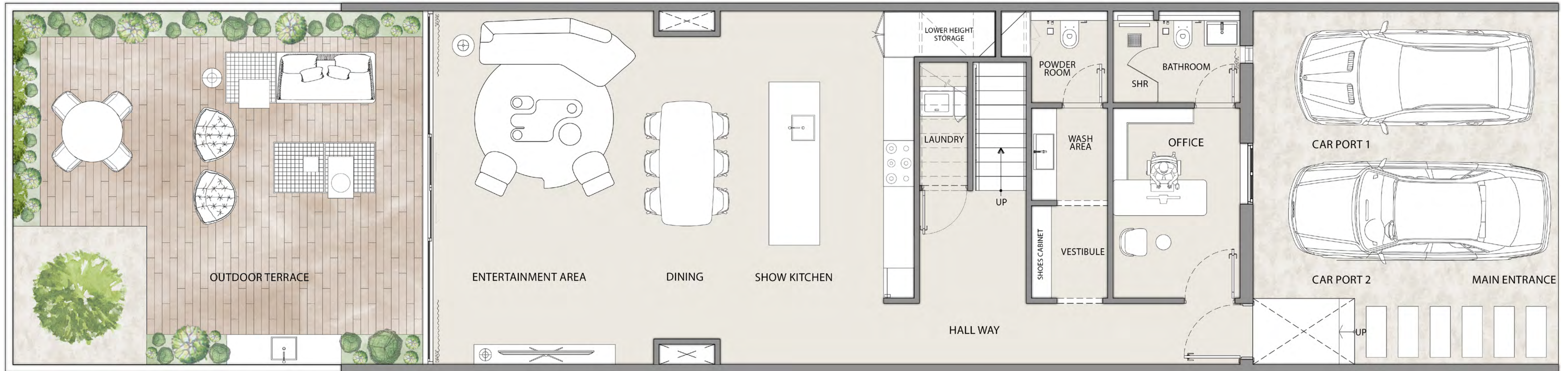


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3 BEDROOM TOWNHOUSE

# GROUND FLOOR

|             |                 |              |
|-------------|-----------------|--------------|
| Row Unit    | 1,794.60 SQ.Ft. | 166.73 SQ.M. |
| Corner Unit | 1,813.86 SQ.Ft. | 168.51 SQ.M. |

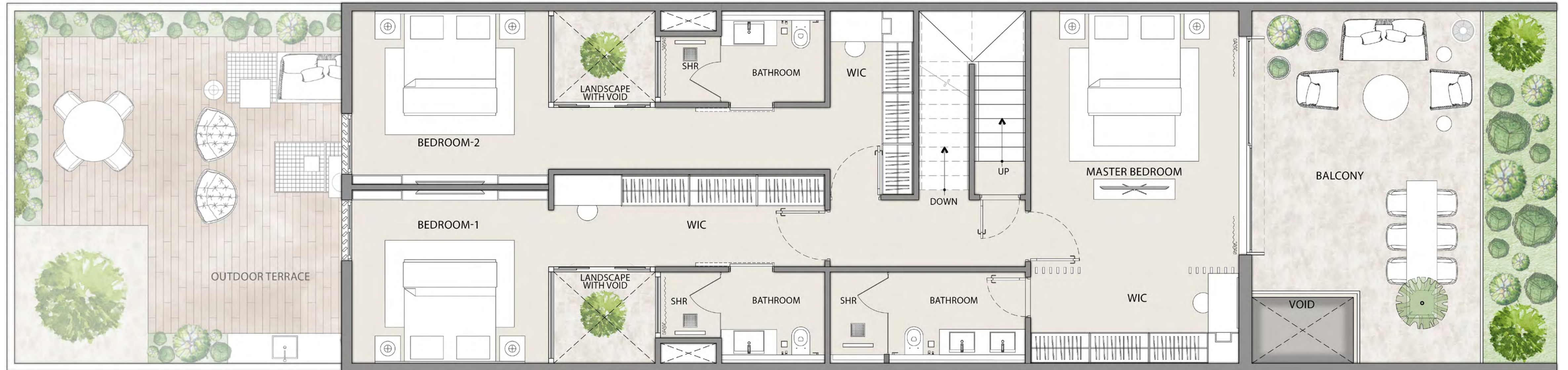


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3 BEDROOM TOWNHOUSE

# FIRST FLOOR

|             |                 |              |
|-------------|-----------------|--------------|
| Row Unit    | 1,287.55 SQ.Ft. | 119.62 SQ.M. |
| Corner Unit | 1,302.00 SQ.Ft. | 120.96 SQ.M. |

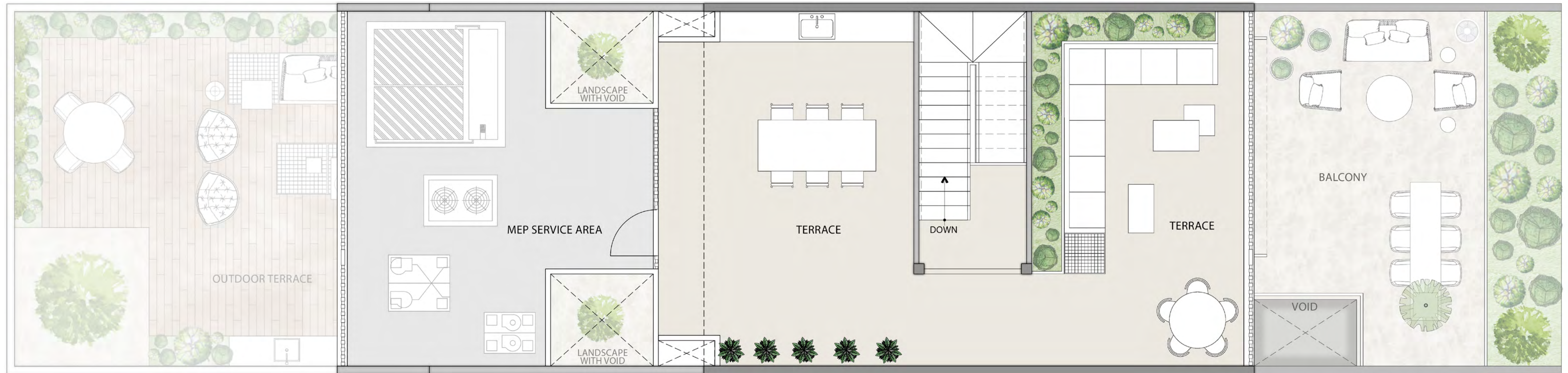


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# 3 BEDROOM TOWNHOUSE

# ROOF TOP

|             |               |             |
|-------------|---------------|-------------|
| Row Unit    | 819.02 SQ.Ft. | 76.09 SQ.M. |
| Corner Unit | 827.69 SQ.Ft. | 76.89 SQ.M. |



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