

# 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 contain every convenience, comfort and amenity. My vision behind MAG EYE was slightly different - to provide for all your needs and wishes, and to achieve this within your preferred price range. This vision gave rise to our MAG of Value initiative, bringing you homes built with the highest quality materials 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 and providing you with elegant living spaces that are both contemporary and timeless. 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 is also set away from the bustle of Dubai, with unhindered views of the city'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 while also providing a valuable investment opportunity.

Sincerely,

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

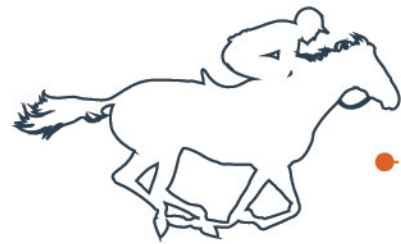
# meydan

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 horseracing, but an integrated city that is sustainable and environmentally responsible as well, while positioning Dubai at the heart of the competitive global business world. Located centrally in Meydan Free Zone, the Meydan One development will take the modern standard of living to new heights - boasting a plethora of amenities including the 711-metre Dubai One Tower, Meydan One Mall, a five-star hotel, a civic plaza with dancing water fountains, an indoor sports facility, a four-kilometre canal and a marina.

MAGEYE  ماج آف

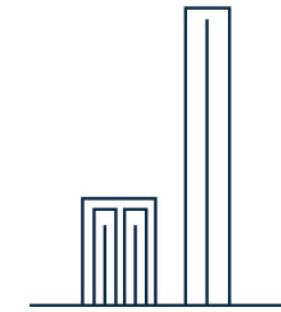


INDOOR  
SKI SLOPE



RACECOURSE

## ENJOY YOURSELF CLOSE TO HOME



MEYDAN ONE  
MALL



LARGE CYCLING TRACK  
IN MEYDAN



## ABOUT MAG

LIFESTYLE DEVELOPMENT

MAG Lifestyle Development is part of the Moafaq Al Gaddah (MAG) Group - a multinational conglomerate based in the UAE. As one of the largest corporations in the region, MAG Group maintains a highly prominent position of leadership 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'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 create offerings that span every lifestyle segment, we have only one promise that we make to you - whenever you feel that MAG has given you the best for your needs, EXPECT MORE.

A PART OF MAG GROUP - 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 that prioritise affordability in the Emirate of Dubai.



## FULLY FURNISHED LUXURY

The MAG EYE lifestyle isn't about embracing the conventional but seeking the extraordinary. Where design meets excellence and detail meets focus. Where dreams are attainable and comfort is affordable. Each tower's lobby is created to reflect this promise. Meticulously designed keeping in mind impeccable aesthetics and high-end finishing, where every walk through the common areas will be an invitation into a lifestyle, not just an apartment.

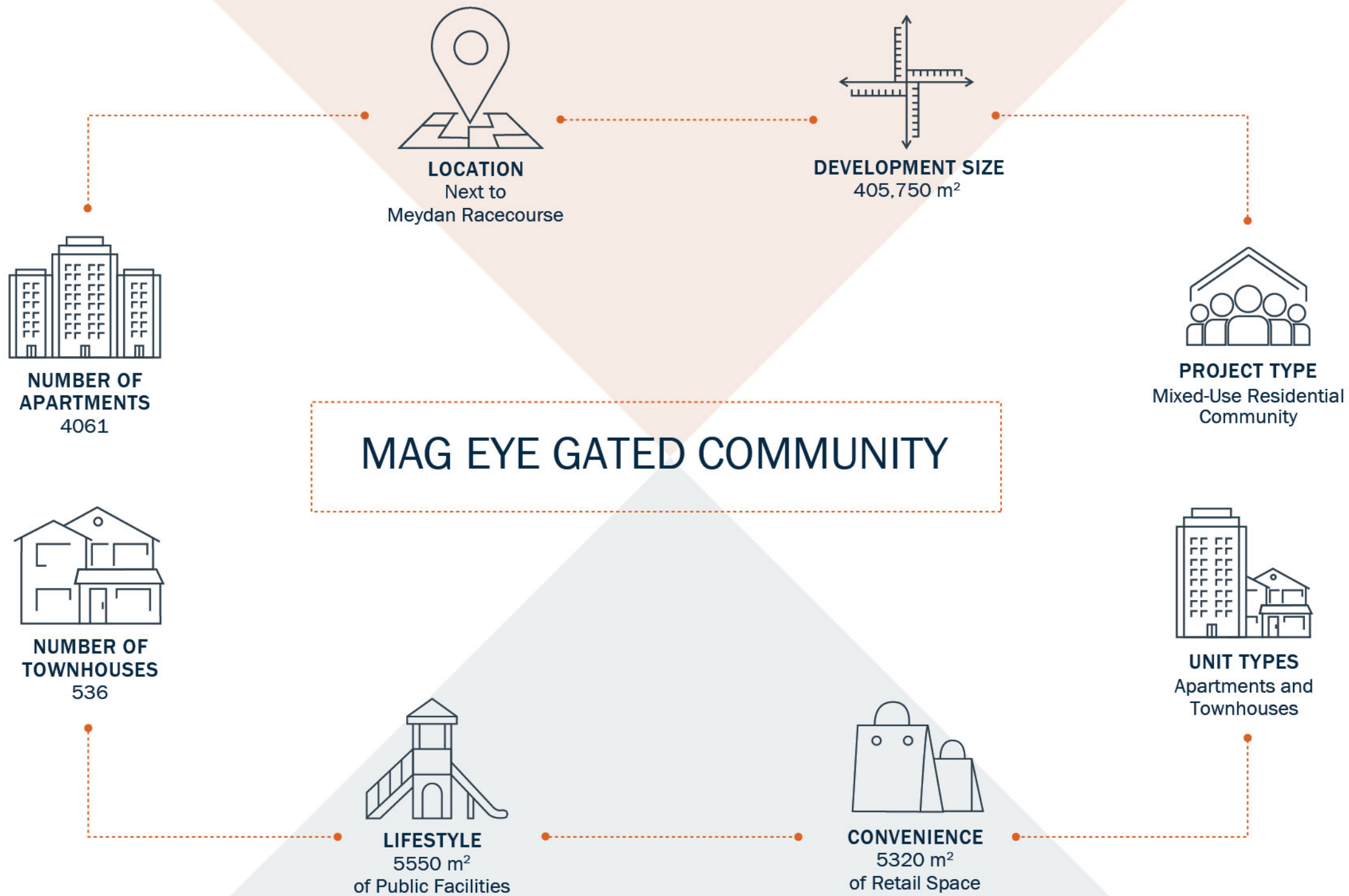








A DREAM HOME  
WELL WITHIN  
YOUR REACH





## LOCATION



MAG230  
CITY OF ARABIA  
مدينة دبي

IMG WORLDS  
OF ADVENTURE

meydan  
RACETRACK

THE MEYDAN  
HOTEL - DUBAI

NAD AL SHEBA

RAS AL KHOR  
INDUSTRIAL AREA

GREEN LINE

MAG CREEK  
WILDLIFE SANCTUARY

WILDLIFE  
SANCTUARY

Dubai Airports  
Connecting the World

CLOCK  
TOWER

MAG318  
الخطوط التجارية - دبي  
BUSINESS BAY - DUBAI WATER CANAL

THE  
DUBAI MALL

MAGEYE  
MEYDAN

IGO 201

AL QUOZ  
WAREHOUSE

DUBAI CANAL

DUBAI FOUNTAIN

RED LINE

SHEIKH ZAYED ROAD

Mall of the  
Emirates

MAG214

MAG218

مدينة دبي للإعلام  
DUBAI MEDIA CITY

@ DUBAI  
INTERNET  
CITY

Jumeirah  
BEACH HOTEL

BURJ AL ARAB

DUBAI GARDENS

DUBAI EYE

THE PALM  
Jumeirah

THE WORLD

ATLANTIS  
THE PALM, DUBAI



AMENITIES THAT  
COMPLEMENT  
YOUR LIFESTYLE



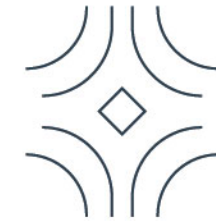
RESTAURANTS  
AND CAFES



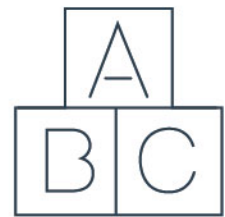
EASY ACCESS TO  
AL KHAIL ROAD



SPACIOUS AND NATURALLY  
WELL-LIT INTERIORS



CENTRAL  
LEISURE SPACES

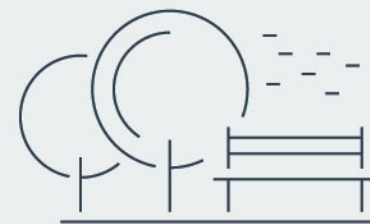


NURSERY

# LIVE A COMFORTABLE LIFE IN A HARMONIOUS COMMUNITY



MOSQUE

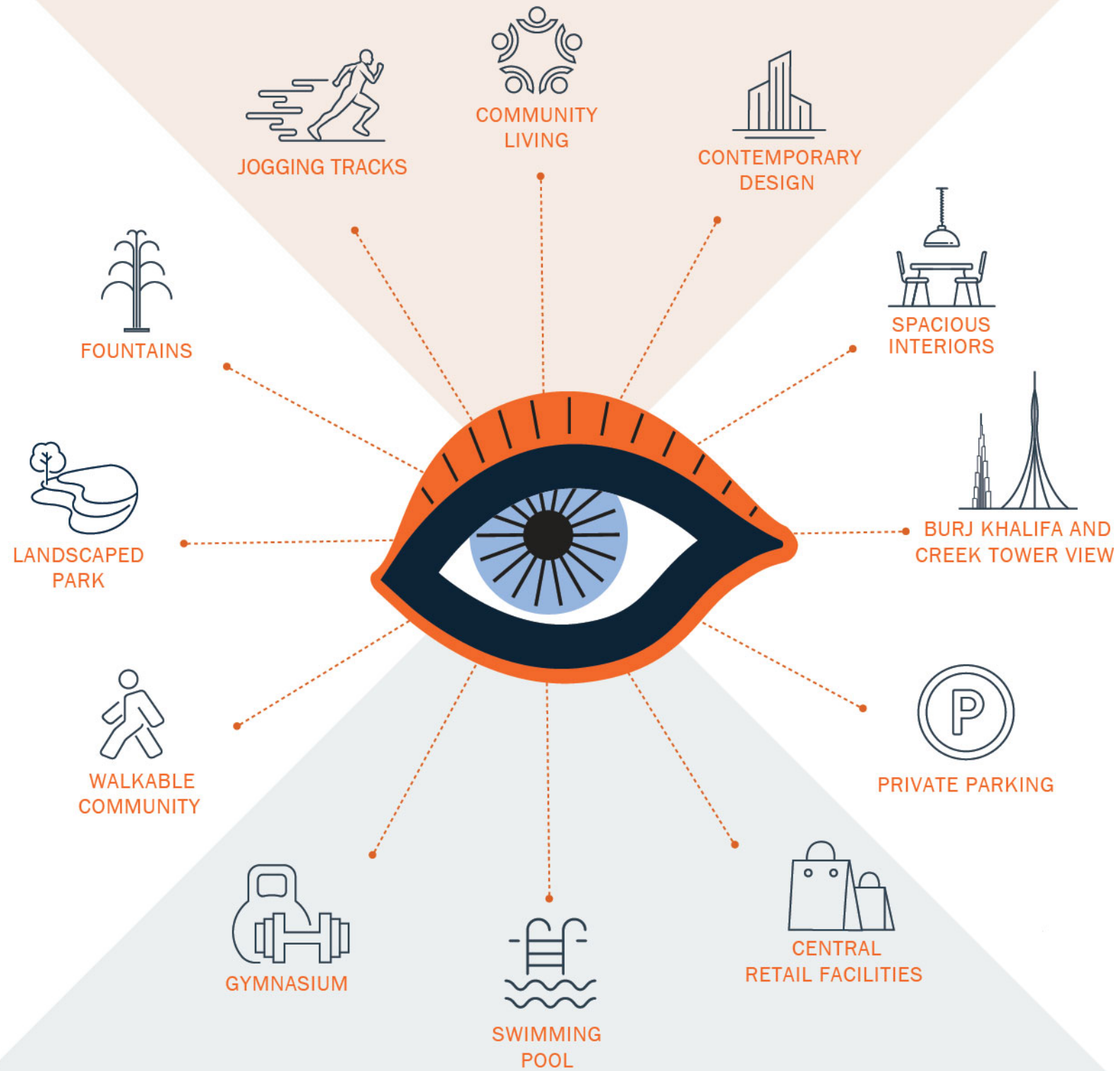


PARKS



**KEY  
FEATURES**

# KEY HIGHLIGHTS OF THE MAG EYE GATED COMMUNITY





An architectural rendering of a modern residential development. 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 stylized human figures and floral motifs. The ground is paved with light-colored tiles, and there are lush green lawns with numerous palm trees. People are shown walking and standing in the foreground, adding a sense of life and community to the scene. The sky is a clear, bright blue with light clouds. In the top left corner, there are green palm fronds. A dark blue triangular graphic is overlaid on the left side of the image, containing the text.

A HOME  
AND A COMMUNITY  
TO CHERISH



PLAN YOUR  
FUTURE IN MEYDAN'S  
UPCOMING PRIVATE  
DEVELOPMENT

## 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				
TH-01	TH-11	TH-21	TH-31	TH-41
TH-02	TH-12	TH-22	TH-32	TH-42
TH-03	TH-13	TH-23	TH-33	
TH-04	TH-14	TH-24	TH-34	
TH-05	TH-15	TH-25	TH-35	
TH-06	TH-16	TH-26	TH-36	
TH-07	TH-17	TH-27	TH-37	
TH-08	TH-18	TH-28	TH-38	
TH-09	TH-19	TH-29	TH-39	
TH-10	TH-20	TH-30	TH-40	





# APARTMENTS

**APARTMENTS**  
STUDIO











**APARTMENTS**  
ONE-BEDROOM

LIVING ROOM







BEDROOM





**KITCHEN &  
DINING**





BATHROOM





**EXPECT  
MORE**

MAG  
EYE

مركز العين  
الذكية

PARTNERS

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

**PARSONS**

**VX**

**ōpaal**  
space reimagined

**WME**





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