

5
MAG
دبي الجنوب
DUBAI SOUTH

5
MAG
BOULEVARD



Welcome to the MAG Family

It is my pleasure to present to you our new community developments in Dubai South – MAG 5 Dubai South and MAG 5 Boulevard.

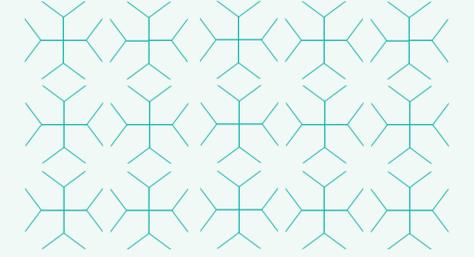
Located next to Al Maktoum International Airport, UAE's Green Belt and adjacent to District 2020 which will hold the World Expo 2020 in Dubai, the communities are located in the heart of the new district of Dubai, set to be a bustling centre of activity and healthy living.

The two projects have in total of 1452 studio, one, two and three bedroom apartments along with an array of amenities, courtyards and leisure centres, to cater to you and your family's wishes to live a better lifestyle in the new heart of Dubai.

I welcome you to browse through the following pages for the details of MAG 5 Dubai South and MAG 5 Boulevard, and the valuable investment opportunities that they present.

Sincerely,

Talal Al Gaddah
CEO of MAG



ABOUT MAG LIFESTYLE DEVELOPMENT

MAG Lifestyle Development is part of the Moafaq Al Gaddah (MAG) Group - a multinational conglomerate based in the UAE. MAG Group is one of the largest corporations in the region, maintaining 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 that base 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 across 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.



BREATHE IN
LIFE

◆ CONTENT ◆



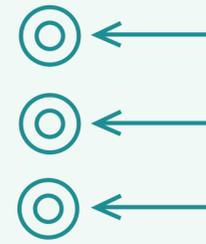
HIGHLIGHTS

07



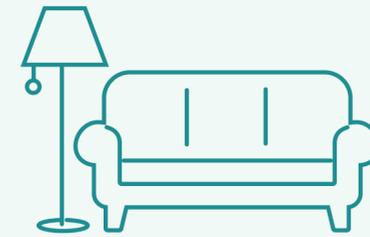
LOCATION

10



KEY FEATURES

14



HOMES

17

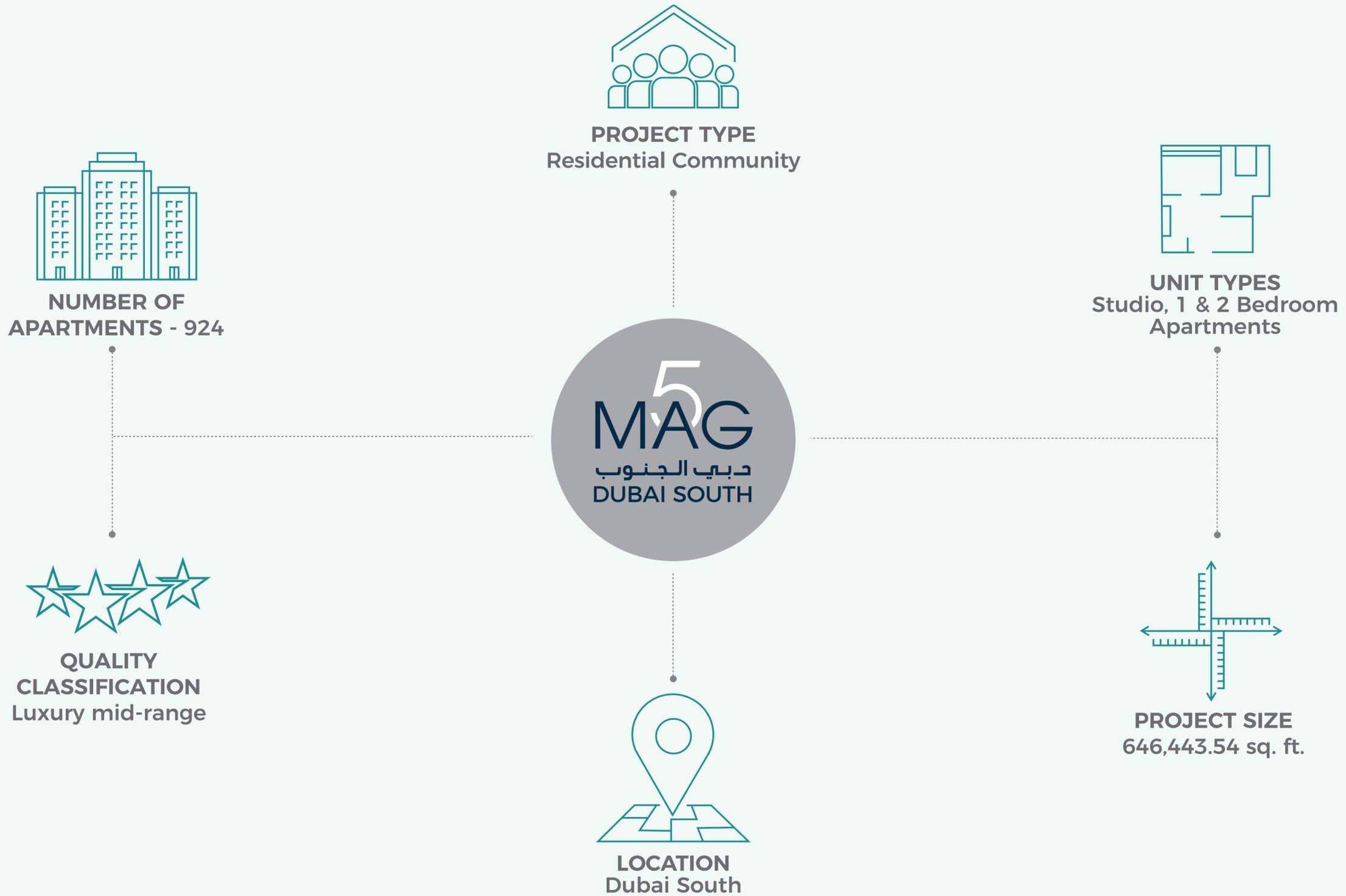


EXPECT MORE

23



FOR THOSE
WHO CHERISH
LIFE





LIVE WITH NATURE
IN THE CITY

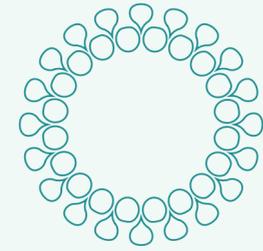




LOCATION



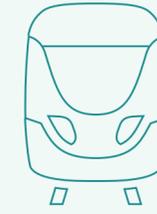
LIVE
ALONGSIDE
NATURE,
IN THE FUTURE
OF DUBAI



ADJACENT TO DISTRICT 2020



NEXT TO AL MAKTOUM INTERNATIONAL AIRPORT



METRO STATION



MULTIPLE ACCESS ROUTES

FEEL THE SPIRIT OF THE CITY OF YOU



SCHOOLS



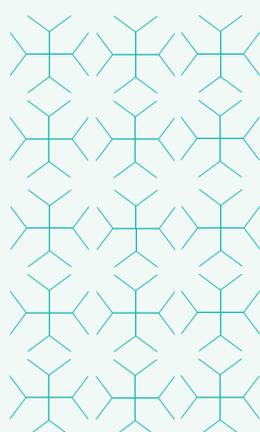
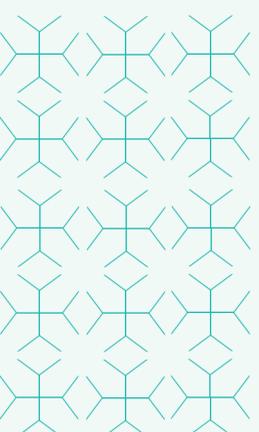
RESTAURANTS



ELEGANT RETAIL SPACES



ALONGSIDE UAE'S GREEN BELT





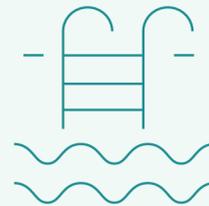
KEY FEATURES



THE COMMUNITY
WHERE
YOUR SPIRIT
FEELS AT HOME



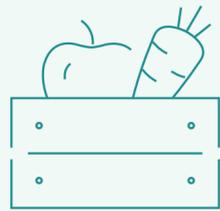
JOGGING TRACK



SWIMMING POOL

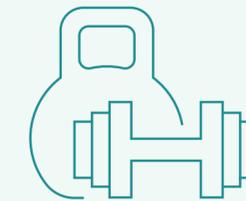


WALKABLE
COMMUNITY

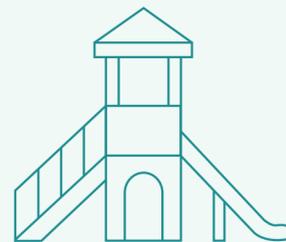


NEXT TO BOTANICAL
GARDENS AND
ORGANIC FARMS

A BETTER LIFESTYLE FOR HEALTHIER LIVING



STATE-OF-THE-ART GYM



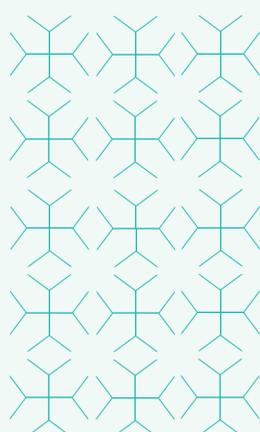
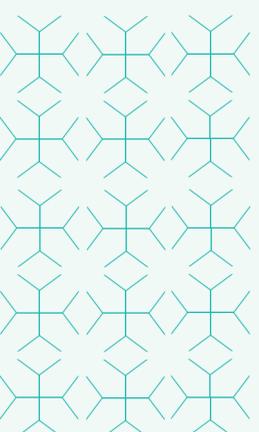
PLAYGROUNDS



LANDSCAPED
SURROUNDINGS



EXCLUSIVE FINISHING





HOMES



YOUR HOME
IN DUBAI SOUTH



**STUDIO
APARTMENT**

347.78 sq. ft. - 435.83 sq. ft.

**ONE
BEDROOM
APARTMENT**

477.16 sq. ft. - 665.11 sq. ft.

**TWO
BEDROOM
APARTMENT**

661.11 sq. ft. - 915.76 sq. ft.



**STUDIO
APARTMENT**

475 sq. ft.

**ONE
BEDROOM
APARTMENT**

660 sq. ft.

**TWO
BEDROOM
APARTMENT**

1035 sq. ft.

**THREE
BEDROOM
APARTMENT**

2511 sq. ft.



freedom is a state of mind.



5
STUDIO

KITCHEN &
DINING



LIVING ROOM

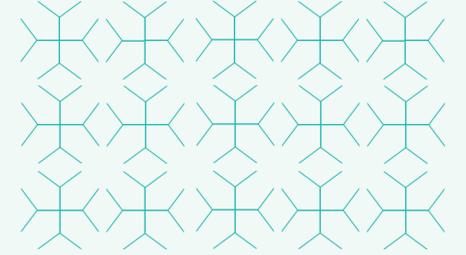


BEDROOM

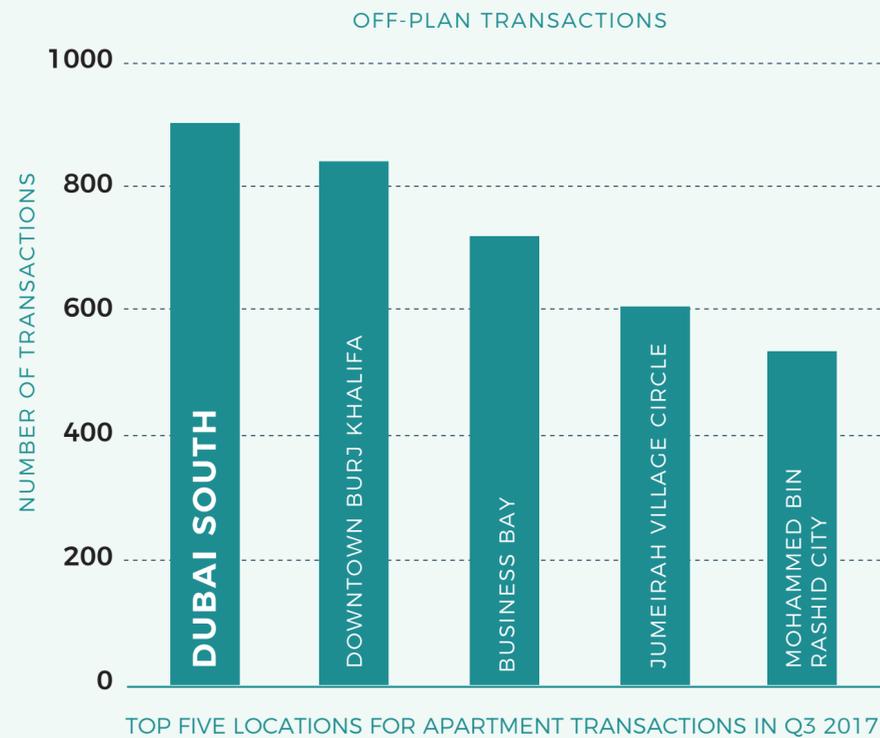




EXPECT MORE



WHY INVEST IN



- Located in Dubai South - which will be an economic zone supporting a number of activities including logistics, aviation, commercial, exhibition, humanitarian, residential and other related businesses.
- Next to Al Maktoum International Airport which has a planned annual capacity of 12 million tonnes of cargo and 160 million passengers.
- The construction area is 140 sq. km., almost two times the size of Hong Kong Island. Dubai South is an emerging city built to support 1 million residents and create 500,000 jobs.
- Ranked as the no. 1 location destination for both, villa/townhouse as well as apartment sale transactions, indicating high popularity in the market.
- MAG 5 offers exceptional residential community living with 13 buildings at affordable prices.
- Adjacent to Expo 2020, close to Dubai Parks and Resorts, minutes away from proposed metro station, and next to the green belt, UAE's largest linear network of parks.
- Surrounded by a variety of facilities like jogging and cycling tracks, playgrounds for children, community and retail centers.
- MAG 5 Boulevard is a walkable development that is set to redefine quality of life, functionality, simplicity of design and efficient use of space.
- Balcony and parking spots for each unit.
- Elegantly designed landscaping.
- Swimming pool.
- Dining and leisure outlets and activities.

Source: Cavendish Maxwell



800 MAG (624) | www.mag.global