

**MBL  
RESIDENCE**

JUMEIRAH LAKES TOWERS, DUBAI

**إم بي إل  
ريزندنس**

أبراج بحيرات الجميرا، دبي



A PROJECT BY



**ماج  
MAG**

## Welcome to the MAG Family

It is my pleasure to present to you our high-end mixed-use tower, MBL Residence, in the heart of the world's largest free zone - Jumeirah Lakes Towers.



Overlooking the Almas West Lake as well as the Jumeirah Islands, MBL Residence stands 40-storey tall with 472 one, two and three bedroom apartments.

The modern luxury apartments have been designed for maximum comfort and style with impeccable interiors and a grand lobby and entrance. Furthermore, its sought after JLT location comes with easy access to Sheikh Zayed Road, that connects you to major destinations in Dubai, and community advantages such as close proximity to parks, restaurants, hotels, universities, health clinics, fitness centres, and shopping and leisure destinations.

I welcome you to browse through the following pages for the project details and further information regarding the valuable investment opportunity that the MBL Residence presents.

Sincerely,

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



## 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.**

# CONTENT

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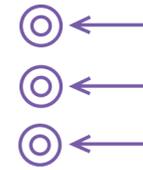
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HOMES

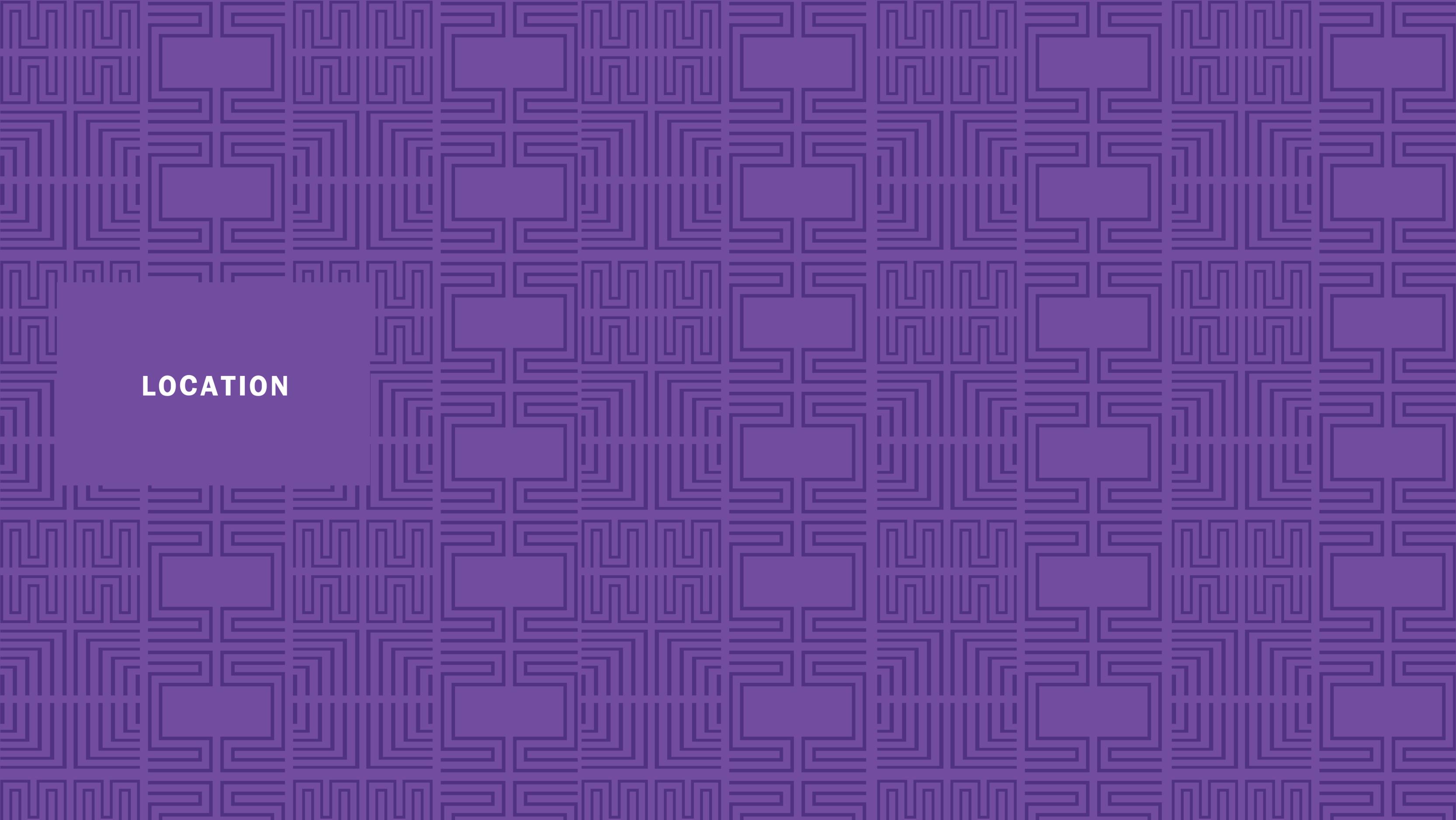


**BEHIND EVERY GREAT CREATION LIES A GREATER INSPIRATION**

# HIGHLIGHTS



FOR THOSE WHO ARE  
INSPIRED BY DESIGN



# LOCATION



**MBL RESIDENCE**  
JUMEIRAH LAKES TOWERS, DUBAI

**ام بي ال ريزيدنس**  
أبراج بحيرات الجميرا، دبي

**ATLANTIS**  
THE PALM, DUBAI

**THE PALM**  
Jumeirah

**BURJ AL ARAB™**

**Jumeirah**  
BEACH HOTEL

**MAG218**  
JUMEIRAH LAKES TOWERS, DUBAI

**MAG214**  
JUMEIRAH LAKES TOWERS, DUBAI

**THE PALM**  
Jebel Ali

**AIN DUBAI**

**NAKHEEL HARBOR**

**JEBEL ALI INDUSTRIAL AREA**

**JEBEL ALI VILLAGE**

**AL MAKTOUM INTERNATIONAL AIRPORT DWC**

**DWC**  
DUBAI WORLD CENTRAL  
مركز دبي العالمي

**MAG**  
دبي الجنوب  
DUBAI SOUTH

**DUBAI MEDIA CITY**

**DUBAI INTERNET CITY**

**EMIRATES**  
MALL OF THE EMIRATES

**Mall of the Emirates**

**AL QUOZ**

**JEBEL ALI RACE COURSE**

**EMIRATES HILLS**

**MAG226**  
JUMEIRAH VILLAGE CIRCLE

**JUMEIRAH VILLAGE CIRCLE**

**AL BARSHA SOUTH**

**DUBAI CRICKET STADIUM**

**DUBAI SPORTS CITY**

**MOTORCITY**  
DUBAI

**GLOBAL VILLAGE**  
العالمية العالمية  
Global Village

**MAGEYE**  
MEYDAN  
ميدان العين

**MEYDAN**  
RACE TRACK

**MAG230**  
CITY OF ARABIA  
مدينة دبي العربية

**CITY OF ARABIA**

**THE VILLA**

**RAS AL KHOR INDUSTRIAL AREA**

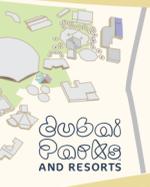
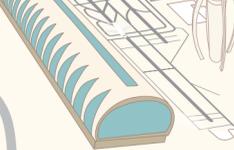
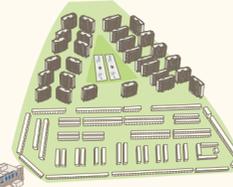
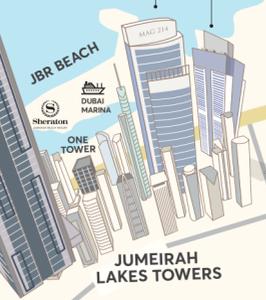
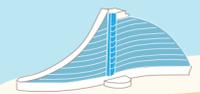
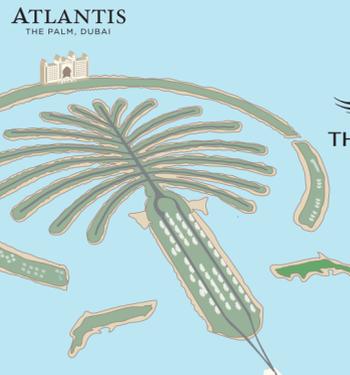
**NAD AL SHEBA**

**MAG228A**  
INTERNATIONAL CITY

**MAG228B**  
INTERNATIONAL CITY

**International City**

**DRAGON MART**



# JUMEIRAH LAKES TOWERS



MBL Residence tower located at the heart of Dubai's waterfront community — Jumeirah Lakes Towers. The development stands in an unparalleled location where business and pleasure come together, and the nearby popular neighbourhoods such as the Jumeirah Beach Residence, Marina Walk, Emirates Golf City, Emirates Hills and Palm Jumeirah.



Situated in the heart of the new Dubai on Sheikh Zayed Road and between two metro stations, Jumeirah Lakes Towers, is the ideal address to work and live.





5 Hotels



3 Universities



300 Restaurants & Cafés



Spas



Gyms



540 + Retail  
Outlets



Park & Running  
Tracks



Medical Centres

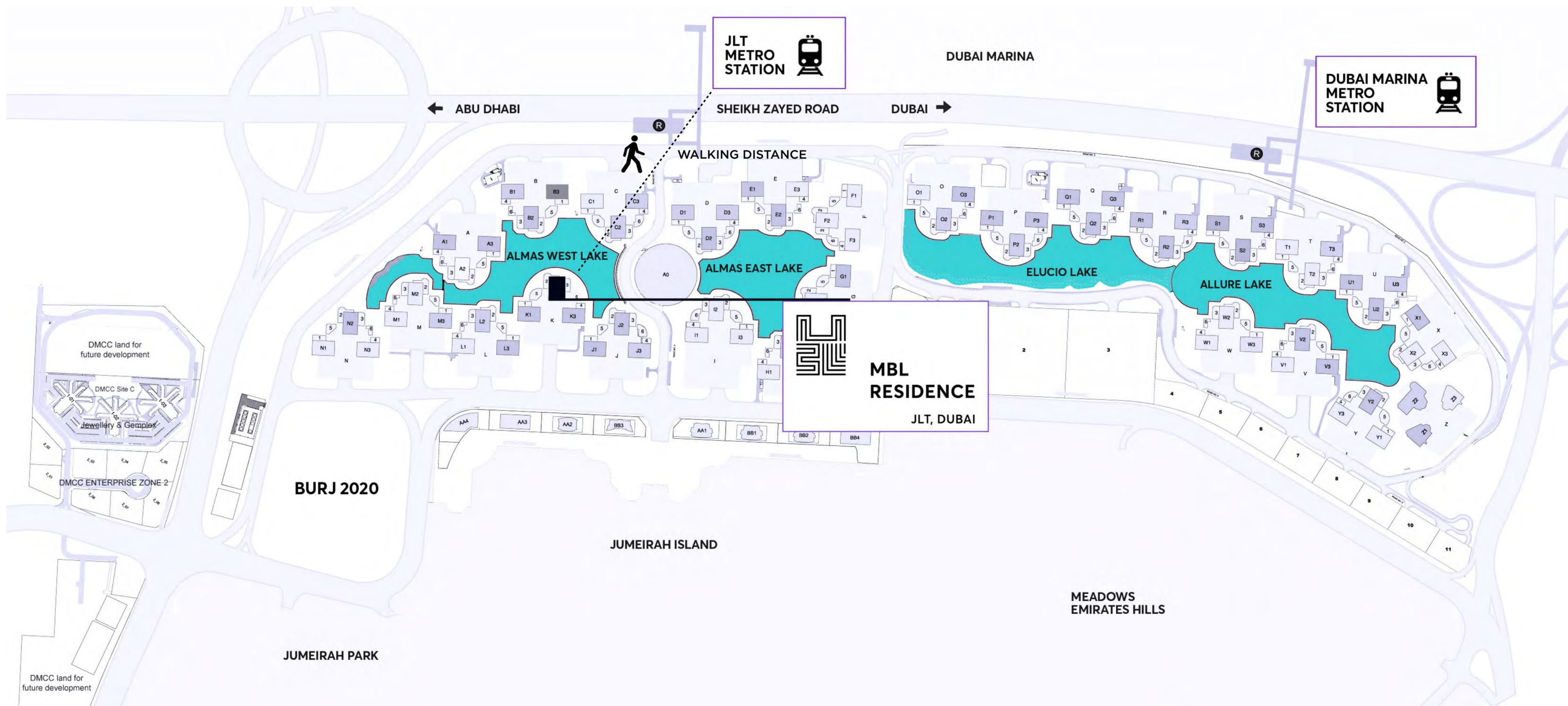


Supermarkets



80 Commercial &  
Residential Tower

# MASTER PLAN



An aerial, black and white photograph of a city skyline, likely Dubai. The image shows a dense cluster of skyscrapers in the center, with a large body of water (Dubai Marina) in the background. The foreground shows a mix of lower-rise buildings and a road network. The text "IN THE HEART OF THE WORLD'S LARGEST FREE ZONE" is overlaid in white, bold, sans-serif font across the middle of the image.

IN THE HEART OF THE WORLD'S LARGEST FREE ZONE

**5 MINUTES AWAY FROM DUBAI MARINA**  
**7 MINUTES AWAY FROM JUMEIRAH BEACH RESIDENCE**



**10 MINUTES AWAY FROM DUBAI EYE**  
**20 MINUTES FROM DUBAI PARKS AND RESORTS**



**15 MINUTES AWAY FROM DOWNTOWN DUBAI & DUBAI WATER CANAL**

**20 MINUTES AWAY FROM DUBAI CREEK TOWER**



MINUTES AWAY FROM THE UPCOMING BURJ2020





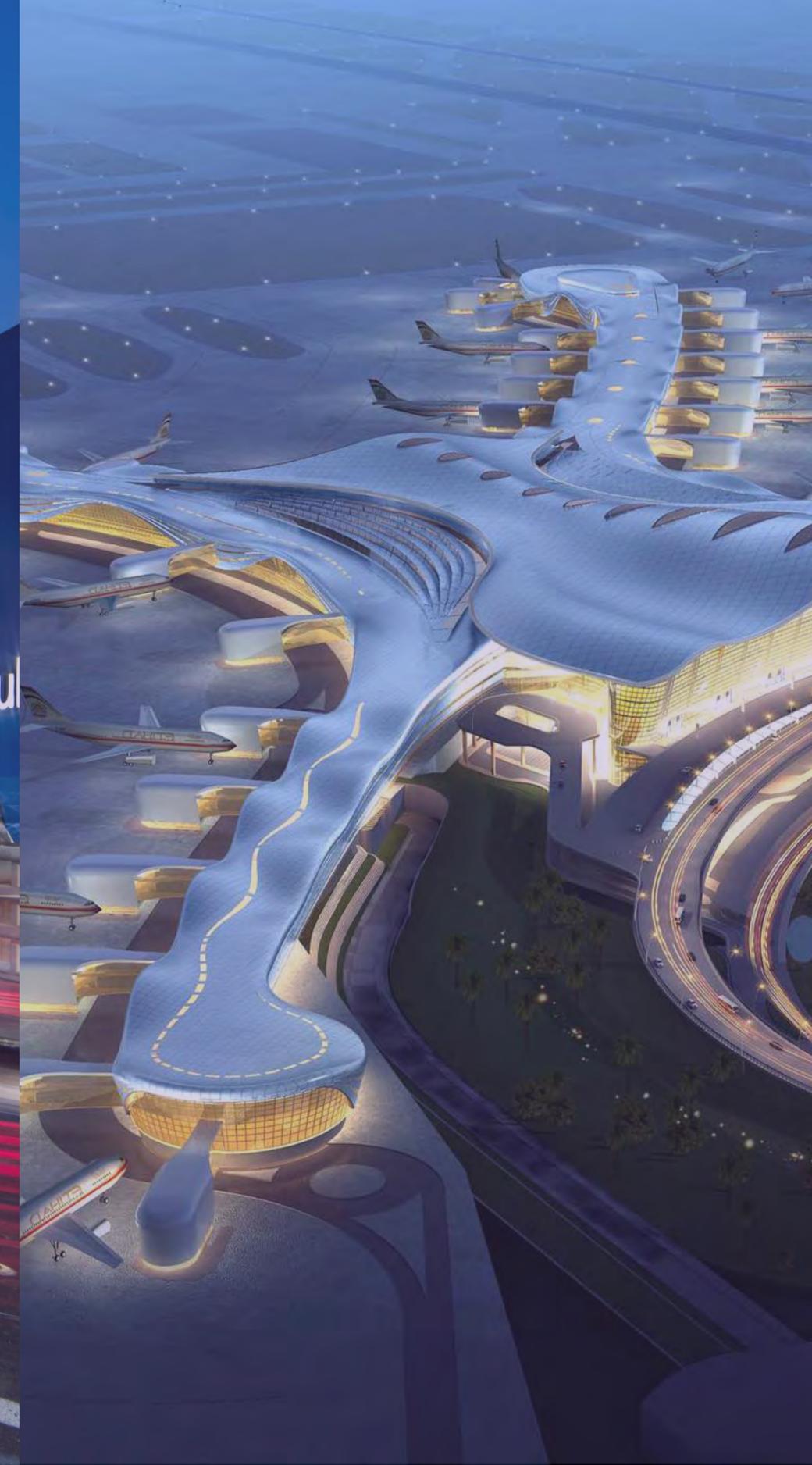
**20 دقيقة من مطار دبي الدولي**  
20 minutes away from Dubai  
International Airport

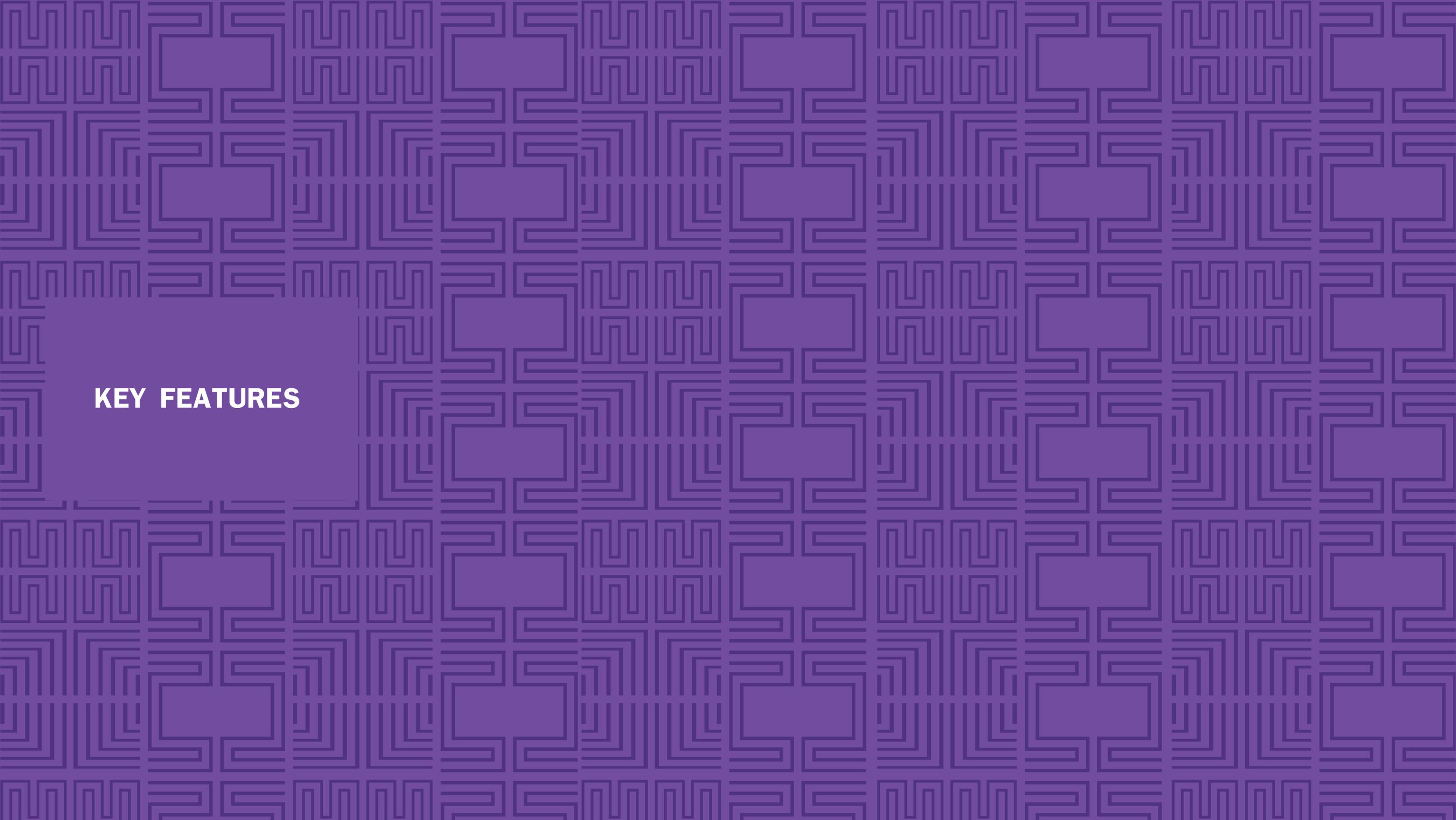


**20 دقيقة من مطار  
آل مكتوم الدولي**  
20 minutes away from  
Al Maktoum International Airport



**40 دقيقة من مطار أبوظبي الدولي**  
40 minutes away from  
Abu Dhabi International Airport





**KEY FEATURES**



GRAND ENTRANCE



MODERN LOBBY



# LUXURY CORRIDOR



POOL



BARBECUE AREA



**HOMES**

**ONE BEDROOM + LIVING ROOM**

LIVING ROOM



# BEDROOM



**TWO BEDROOM + LIVING ROOM**

# LIVING ROOM



**EXPECT MORE**





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