



MAG PARK

LOCATION: MBR CITY COMPLETED: Q4 2024



PARK

LOCATION FACTORS

- LOCATED BETWEEN MEYDAN AND DUBAI HILLS DEVELOPMENTS
- AWAY FROM THE BUSY CITY CENTER BUT CLOSE TO GOOD ROAD NETWORKS
- BIG SPINNEYS SUPERMARKET IN MEYDAN HEIGHTS, AS WELL AS A HAIRDRESSERS, PHARMACY AND A FOREIGN EXCHANGE
- 15 MINUTES TO DOWNTOWN DUBAI AND BUSINESS BAY
- CYCLING AND RUNNING TRACK RUNS THROUGH THE WHOLE OF THE MEYDAN AREA
- CLOSE TO MEYDAN HEIGHTS WHICH HAS PLENTY OF AMENITIES
- 20 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DXB AIRPORT
- 10 MINUTES FROM AL KHAIL ROAD AND SHEIKH ZAYED ROAD
- CLOSE TO RAS AL KHOR ROAD, AL WASL ROAD AND JUMEIRAH STREET

Developed by MAG Group, MAG City Park in MBR City Meydan features spacious multidimensional townhouses with a contemporary architectural design, with premium community amenities and facilities, away from the city noise. These gorgeous 4 & 5 BR homes come fully furnished and all have 4 floors, including a rooftop terrace, as well as balconies and a garage for 2 cars and a smaller covered space.

FACILITIES

- COMUNAL SWIMMING POOLS
- CHILDREN'S PLAYGROUNDS
- MEDICAL CLINIC
- COMMUNITY GYM
- CLUBHOUSE
- PUBLIC PARKS
- MOSQUE
- NURSERY
- F&B
- RETAIL

SIZES & PRICES

4 BR FROM 5,354 SQFT	FROM AED 8,588,000
5 BR FROM 8,650 SQFT	FROM AED 13,888,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Spinneys Nad Al Sheba, Allday Market, SpinneysHQ Meydan

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Kido International Nursery D1, Rashid School for Boys, Latifa School for Girls, ICE School IB

PETROL STATION: ENOC Link - Meydan

MEDICAL FACILITIES: Nad Al Sheba Health Center, Multi Care Medical Center, Clemenceau Medical Center DHCC

RETAIL/F&B: Meydan Heights Clubhouse, Meydan Heights

LANDMARKS: Meydan Hotel, Meydan Heights Clubhouse



+7 969 179 97 79



These beautiful MAG CITY PARK townhouses will be filled with black marble, wood and accents of gold to give homeowners a real feel of opulence. The colours used throughout the homes will be warm, neutral and earthy tones and will make the most of its natural features. The floor-to-ceiling windows in every room allow floods of natural light into each room, complementing the dark marble.

PITCH POINTS / WHY BUY?

- MAG CITY IS LOCATED IN A WELL-DEVELOPED AREA, SURROUNDED BY DISTRICT ONE, NAD AL SHEBA AND THE MEYDAN DISTRICTS.
- EXCELLENT ROAD CONNECTIVITY TO THE REST OF THE CITY
- GOOD ROI POTENTIAL
- MORE TRADITIONAL AREA OF DUBAI BUT BIG EXPAT COMMUNITY IN MEYDAN AND DUBAI HILLS
- LOCAL AMENITIES AVAILABLE IN LESS THAN 5 MINUTES BY CAR
- ONCE THE ENTIRE MAG CITY DEVELOPMENT IS COMPLETED IN 2026, ALL AMENITIES WILL BE AVAILABLE WITHIN THE COMMUNITY
- THERE ARE 4 SEPARATE COMMUNITIES WITH THE MAG CITY AREA

PROMOTION: Limited time offer price* Always check

PAYMENT PLAN: 60/40

ROI: Nearby areas at 5.3%

DEVELOPER OVERVIEW

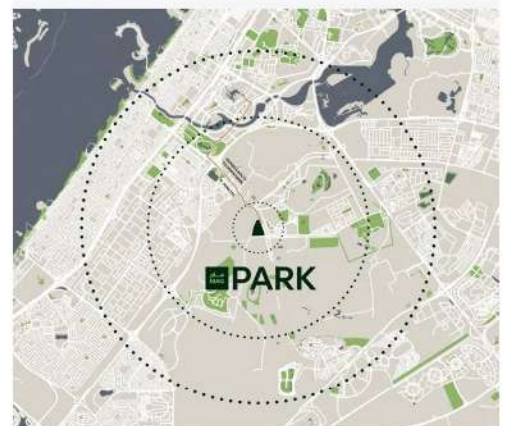
Since 1978 MAG Development is the real estate arm of MAG Group Holding — a multinational conglomerate based in the UAE. As one of the largest corporations in the region, MAG Group Holding maintains a highly prominent position among real estate, contracting, engineering, industrial and commercial trading, freight services and hospitality sectors. Today, MAG Development's interests range from pioneering affordable housing initiatives and high-end luxury developments, to bringing wellness-focused living to the UAE.

THINGS TO KNOW

SERVICE CHARGE:	AED 3 PER SQFT
ALLOCATED PARKING:	YES (CARPORT)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 3.5km PETROL STATION
- 3.5km NAD AL SHEBA MARKET
- 3.5km MEYDAN HEIGHTS CLUBHOUSE
- 3.6km RASHID SCHOOL FOR BOYS
- 4.8km NAD AL SHEBA HEALTH CENTER
- 4.8km BUS STATION
- 15.4km THE DUBAI MALL



KEY FEATURES

- ALL UNITS COME WITH A MASTER LIVING AREA IN THE MASTER BEDROOM
- OPEN AND CLOSED KITCHENS
- ALL UNITS HAVE BALCONIES
- 5 BR HOMES COME WITH A SWIMMING POOL
- ALL HOMES COME WITH WALK-IN WARDROBES, A MAID'S ROOM AND EN-SUITE BATHROOM
- All ROOFTOP TERRACES INCLUDE AN ENTERTAINMENT AREA, OUTDOOR KITCHEN AND EITHER AN EXTRA BEDROOM AND BATHROOM OR A LAUNDRY ROOM