



MBL ROYAL
A FINE LIFESTYLE
By MAG



MBL ROYAL RESIDENCES

📍 LOCATION: JLT (CLUSETR K)

📅 COMPLETED: Q4 2024

MBL Royal Residences is one of the last off-plan projects in JLT. The residential building in Cluster K will house 1-3BR apartments with spacious floorplans and 'moody' interiors. One of the key features of the building will be a residential Lounge that will include a grey, wood, black marble and steel interior. Each unit will have one balcony and at least 2 bathrooms. The building levels will be split into 3, depending on the number of bedrooms.

FACILITIES



FAMILY POOL



STEAM ROOM



RESIDENTS LOUNGE



KID'S PLAY AREA



JACUZZI



GYM



CHILDREN'S POOL



BBQ AREA



CONCIERGE

SIZES & PRICES

1 BR – FROM 695 SQFT	FROM AED 1,300,000
2 BR – FROM 1,460 SQFT	FROM AED 2,100,000
3 BR – FROM 1,992 SQFT	FROM AED 3,600,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: City Cart Supermarket, Big value Mart, Spinneys, Near Me Minimart DMCC

PUBLIC TRANSPORT: MTERO – DMCC Metro, BUS – JLT Dubai Star Tower, JLT Silver Tower

SCHOOLS/NURSERIES: Kids Kingdom Nurseries, Oakfield Early Learning Center DMCC, Dubai British School Emirates Hills, Emirates International School

MEDICAL FACILITIES: Medcare Medical Center JBR, Dr K Medical Center, Araks Medical Center, Life Medical Center DMCC

RETAIL/F&B: JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

PETROL STATION: Wafco – WIC, ENOC - 1086

LANDMARKS: Dubai Marina, Palm Jumeirah, JBR, Dubai Marina Mall

LOCATION FACTORS

- MAINLY RESIDENTIAL AND OFFICE BUILDINGS
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- CLOSE TO TOURIST DESTINATION OF JBR
- CLOSE TO DUBAI HARBOUR
- EASY ACCESS TO THE SZR
- ONE OF THE BEST INFRASTRUCTURES IN DUBAI
- GREAT VIEWS OF THE MARINA AND SURROUNDING AREAS
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79



Each apartment in MBL Royal Residences has marble features throughout, with dark furniture and finishings to give an opulent feel. All units will have floor-to-ceiling windows and will have at least one balcony. Branded white goods will be installed in all kitchens and high-end fittings and premium fixtures will be used in every room.

PITCH POINTS / WHY BUY?

- JLT IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN THE JLT AREA GENERATE 7.6%
- WIDE VARIETY OF RESIDENTIAL AMENITIES ON-SITE
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- VERY POPULAR RESIDENTIAL DESTINATION WITH SOME HOTELS IN THE AREA AS WELL
- SET AMONGST MANY OTHER RESIDENTIAL TOWERS, RETAIL AND OFFICE BUILDINGS
- 80% OF THE UNITS FACE THE LAKE, SO WILL HAVE LAKE VIEWS
- ONE OF THE LAST OFF-PLAN PROJECTS IN JLT

PAYMENT PLAN: 40/60 upon completion

ROI: 7.6%

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.

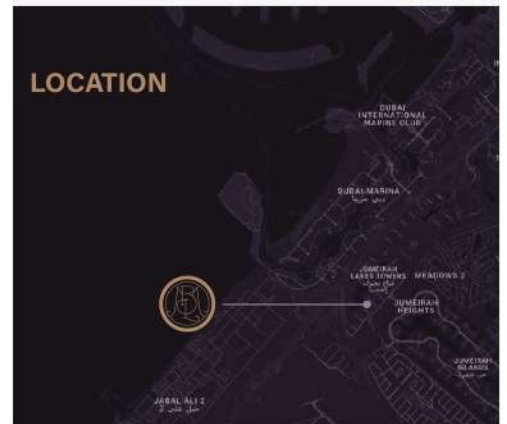
THINGS TO KNOW

SERVICE CHARGE:	AED 15 – 16 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 98m CITY CART SUPERMARKET
- 500m KIDS KINGDOM NURSERIES
- 500m BUS – JLT, DUBAI STAR TOWER
- 850m DR K MEDICAL CENTER
- 1.2km SHEIKH ZAYED RD
- 2.3km WAFCO - PETROL STATION
- 4.3km DUBAI MARINA MALL

LOCATION



KEY FEATURES

- THE BUILDING'S KEY FEATURE WILL BE A RESIDENTIAL LOUNGE
- VERY SPACIOUS LOBBY
- ALL APARTMENTS COME FURNISHED
- 3BR UNITS INCLUDE A MAID'S ROOM AND AN ATTACHED BATHROOM
- ALL RESIDENCES COME WITH A BALCONY
- FLOOR-TO-CEILING WINDOWS USED THROUGHOUT THE APARTMENTS