

MAG 777

CONTENT

ABOUT	3
AMENITIES	7
ARCHITECTURE	11
AREA	13
LOCATION	16
INTERIOR	17
FLOOR PLANS	22
PAYMENT PLAN	51
DEVELOPER	54

**LUXURIOUS
LIVING
EXPERIENCE
IN **MAG 777****

MAG 777 IS A TESTAMENT TO THE PINNACLE OF URBAN LIVING STANDARDS. THIS EDIFICE, PREDOMINANTLY CRAFTED IN PRISTINE WHITES, SEAMLESSLY INTEGRATES MODERN ARCHITECTURAL DESIGN WITH UNPARALLELED FUNCTIONALITY. WITHIN ITS WALLS, MAG 777 PROVIDES AN ABUNDANCE OF PREMIUM AMENITIES, ENSURING AN OPULENT AND REFINED LIFESTYLE FOR ITS INHABITANTS.

Q4 2025

COMPLETION OF CONSTRUCTION

10%

DOWN PAYMENT (2 BEDROOM)

22

FLOORS OF LUXURY







YOUR GUIDE TO SIGNATURE AMENITIES

MAG 777 features a diverse selection of amenities aimed at enhancing the quality of life. The property includes contemporary fitness facilities, inviting recreational areas, and well-designed leisure spaces, all tailored to offer residents a comfortable and fulfilling living experience.



INFINITY POOL

Offering panoramic views, this pool effortlessly merges with the landscape, creating an unparalleled, luxurious experience.



FITNESS CENTRE

Fully equipped space featuring a variety of exercise machines and free weights, designed to cater to all fitness levels.



BBQ AREA

This outdoor dining space is elegantly designed with premium built-in grills, sophisticated tables, and cozy seating, all surrounded by landscaped gardens.



SAUNA AND STEAM ROOM

Indulge in a lavish wellness retreat with premium materials, advanced heating technology, and a refined design, ensuring a top-tier experience.



COLD PLUNGE ROOM

Experience revitalization in this elegantly designed room with chilled water, superior materials, and precise temperature controls, perfect for enhancing circulation and recovery.



PILATES AND YOGA ROOM

This exquisite space offers a tranquil and adaptable setting, ideal for practicing Pilates, yoga, stretching, and strength training with unparalleled elegance.

ARCHITECTURAL MASTERY OF **MAG 777**

The architectural allure of MAG 777 is expressed through its captivating palette of pristine white tones, which add a touch of refined elegance to the entire residential complex.

With its serene ambiance and understated design, the building stands as a distinctive presence in the urban landscape, exuding both tranquility and grandeur.



MAG 777 is surrounded by a meticulously designed landscape that enhances the building's aesthetic appeal. The carefully chosen greenery seamlessly blends with its refined architecture, offering a peaceful retreat within the vibrant cityscape.



LIVE, PLAY, THRIVE AT DUBAI SPORTS CITY

Spanning a lively area in the heart of Dubai, Dubai Sports City is a dynamic hub of activity and modern living. This vibrant district features world-class sports facilities, a variety of recreational options, and an energetic atmosphere, offering residents the perfect balance between a healthy, active lifestyle and luxury living.



With world-class facilities such as the ICC Academy for cricket, The Els Club designed by the legendary golfer Ernie Els, and professional-grade football and rugby academies, this community is designed to nurture champions and provide residents with unparalleled access to sports. It's not just a home – it's a gateway to excellence.



Dubai Sports City isn't just about sports – it's about building a lifestyle. With thriving retail spaces, gourmet restaurants, and leisure destinations, the community is as lively as it is serene. Spend weekends exploring charming cafes, indulge in world-class dining, or stroll through Canal Promenade, all within the community's bounds.



TRANSPORT ACCESSIBILITY

PROXIMATE LOCATIONS



A COMBINATION OF LUXURY AND FUNCTIONALITY WITH ULTIMATE DESIGN

Stylish accessories, captivating books, and a thoughtfully designed shower area enhance the modern appeal of MAG777 apartments. Modern gray limestone tiles in elegant pastel tones adorn the floors, complemented by carefully chosen indoor plants that bring a lush charm to the contemporary setting.











FLOOR PLANS

MAG 777's floor plans highlight meticulous design and innovation, featuring two basement levels, a ground floor, three podium floors, an office floor, and 20 residential levels.

The residences available in one- and two-bedroom configurations embody a harmony of sophistication and functionality.

TYPICAL FLOOR PLAN

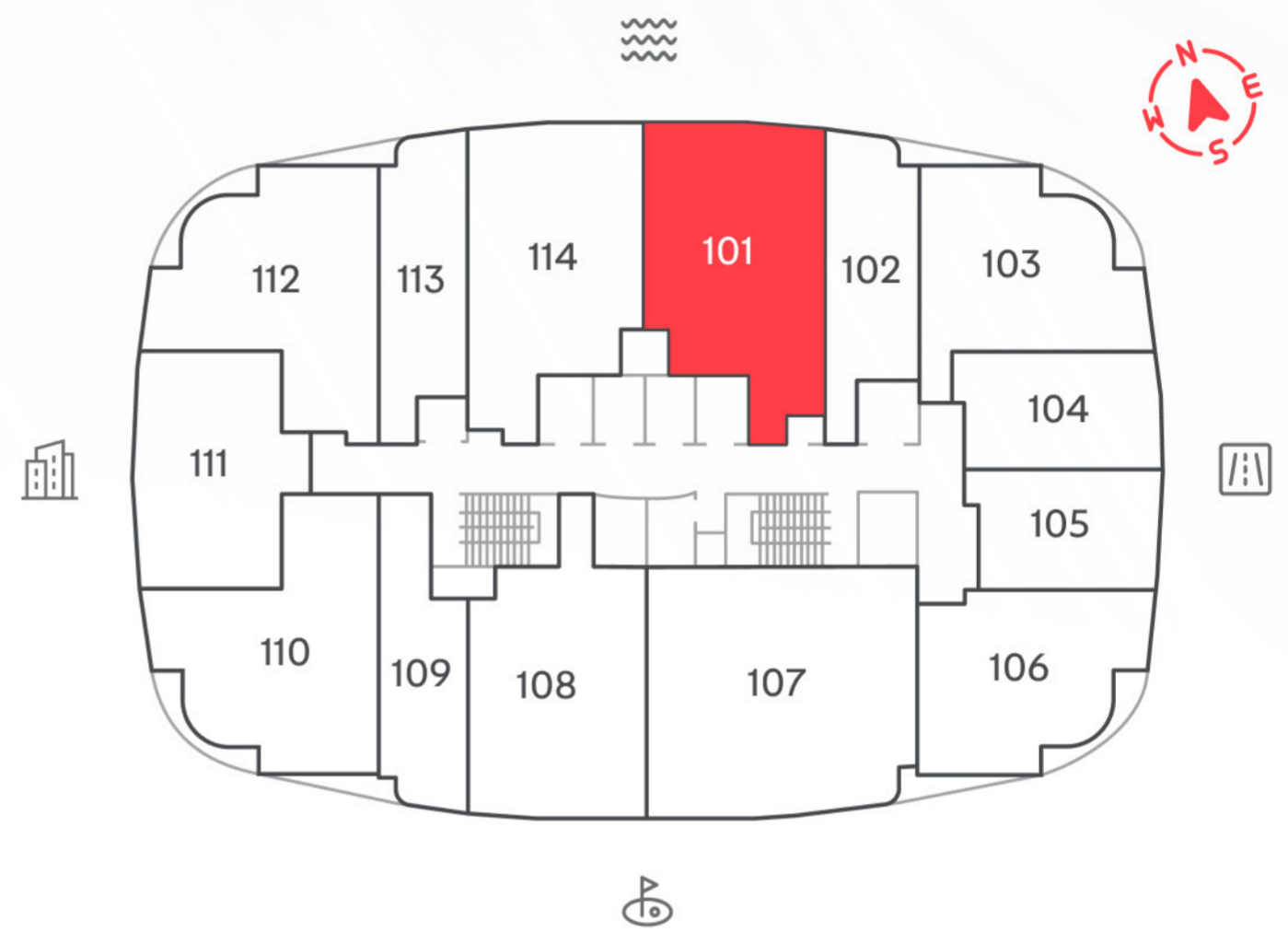
Starting from AED **777 000** Number of units **252** Average area **765 sq. ft.**

1-BEDROOM

Type
101

TOTAL AREA:
965,36 sq. ft.

Balcony area:
141,39 sq. ft.



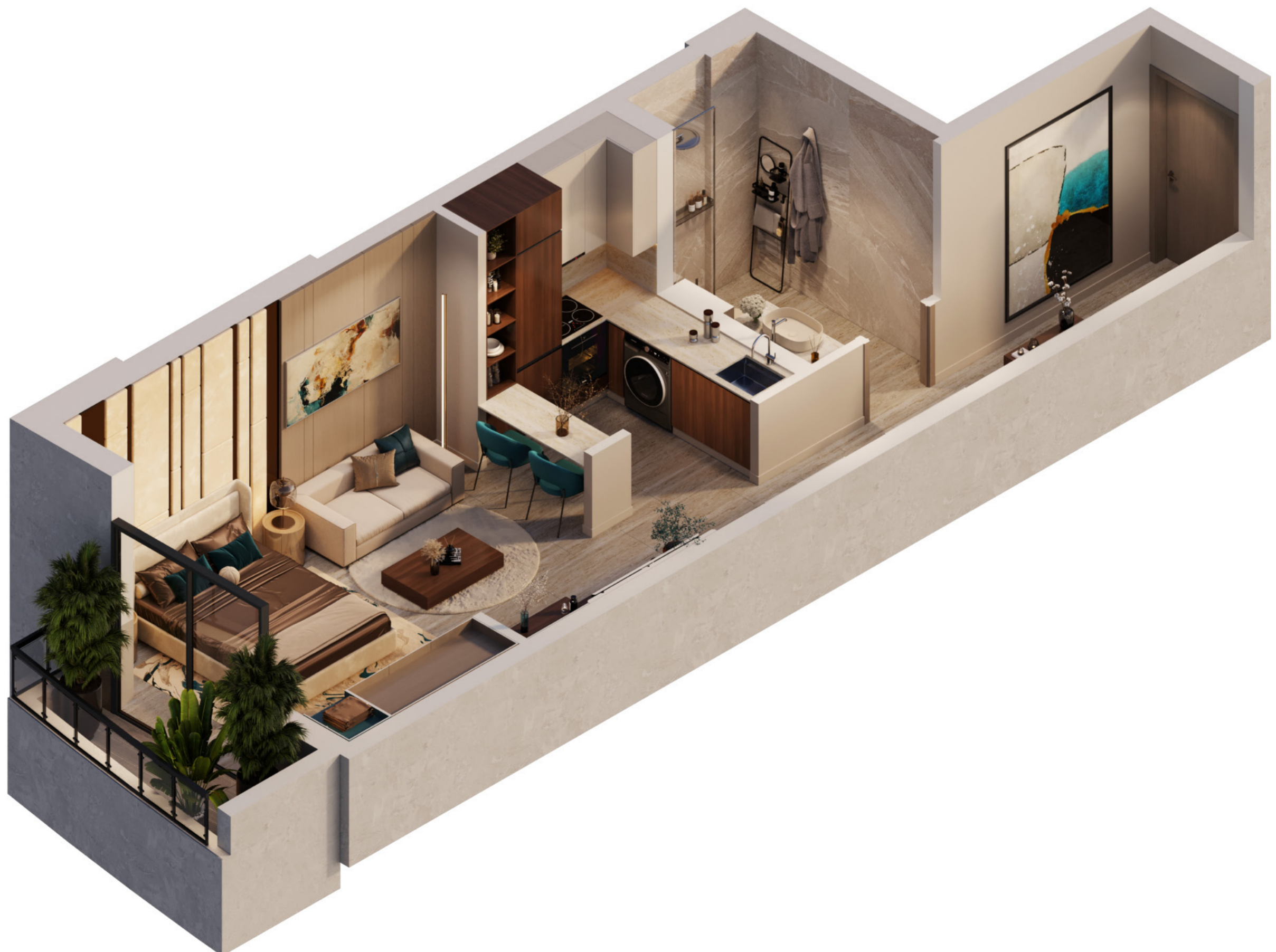
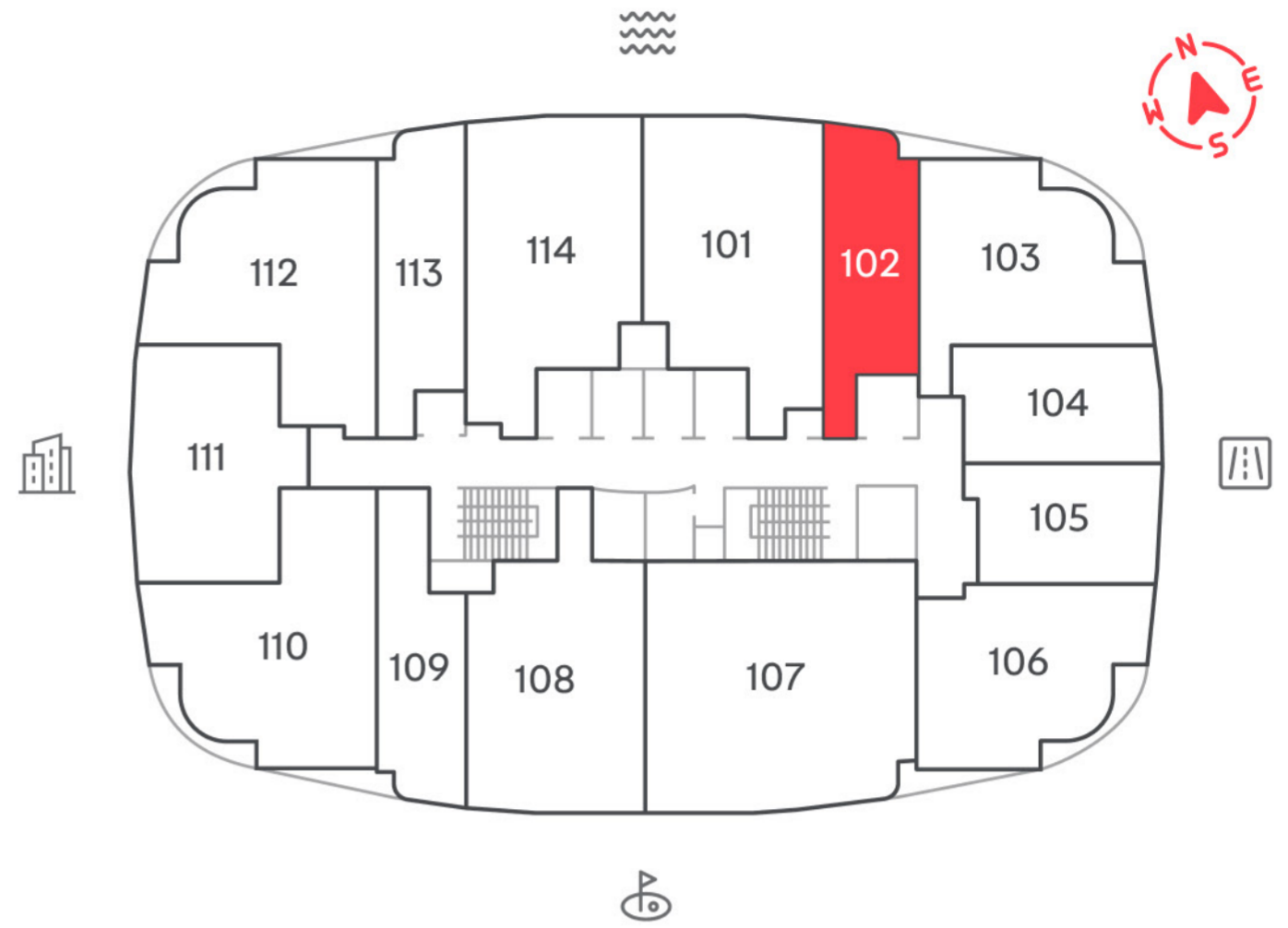


STUDIO

Type
102

TOTAL AREA:
497,2 sq. ft.

Balcony area:
44,25 sq. ft.



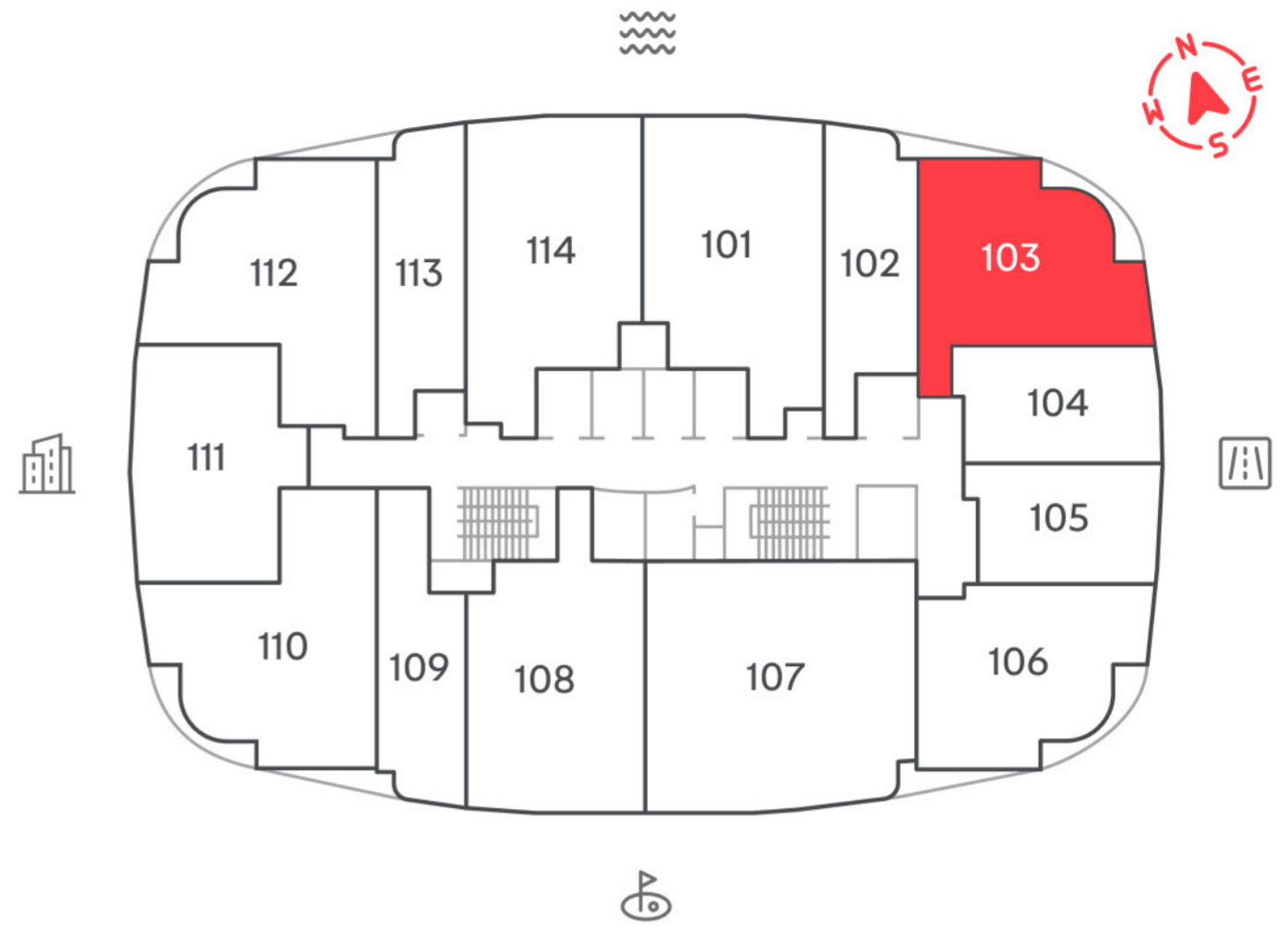


1-BEDROOM

Type
103

TOTAL AREA:
772,22 sq. ft.

Balcony area:
125,94 sq. ft.



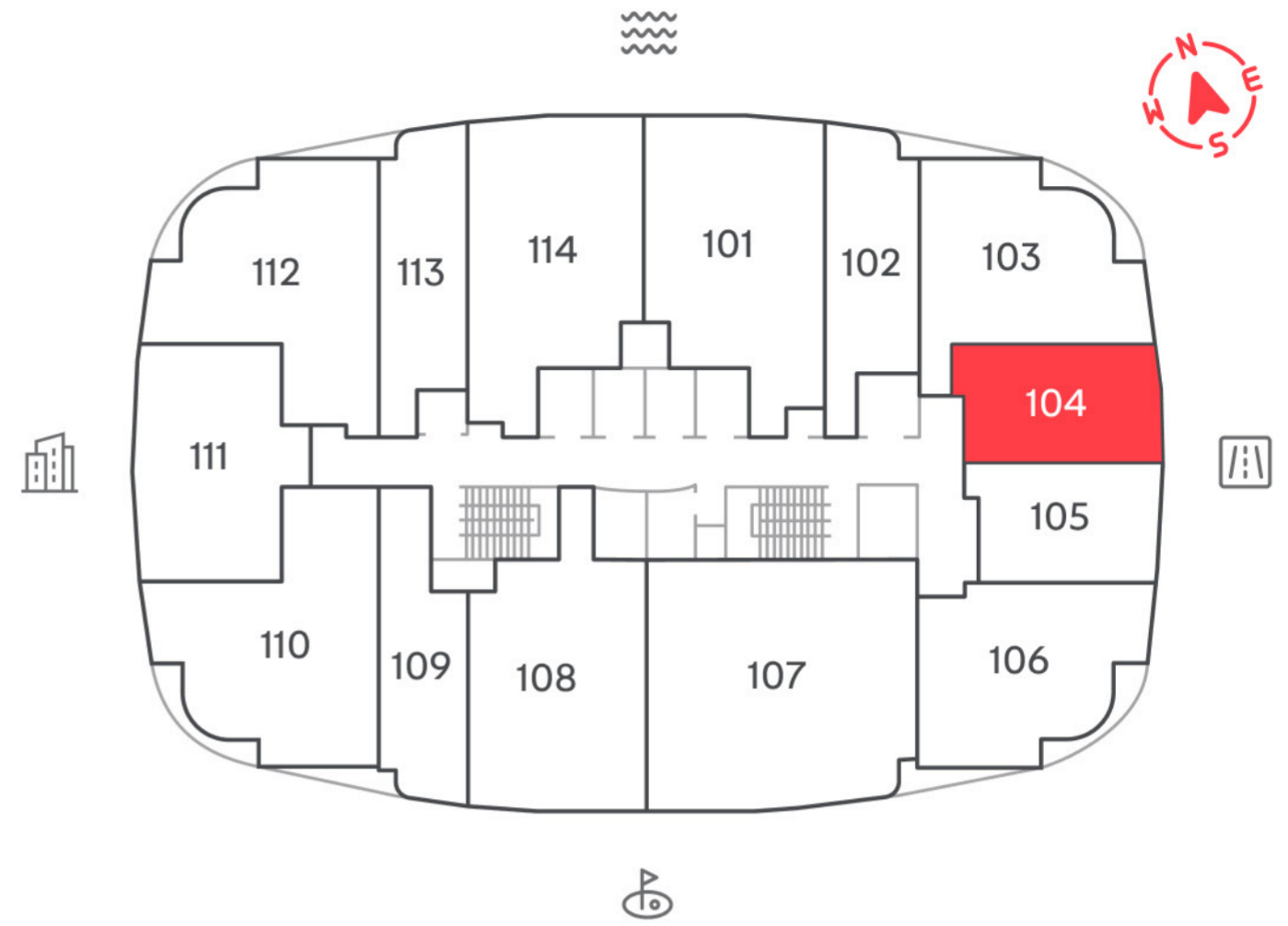


STUDIO

Type
104

TOTAL AREA:
477,55 sq. ft.

Balcony area:
76,39 sq. ft.



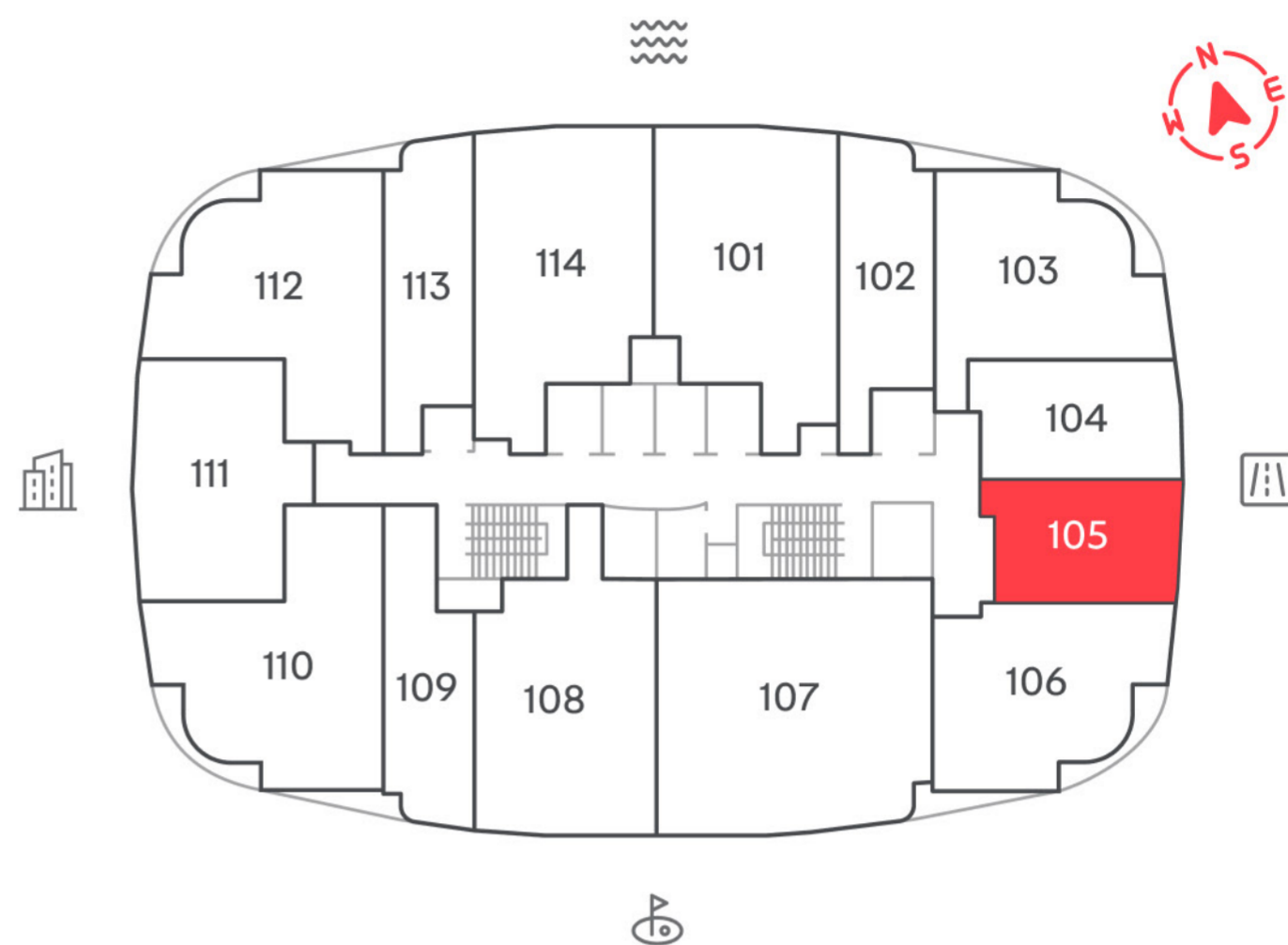


STUDIO

Type
105

TOTAL AREA:
456,33 sq. ft.

Balcony area:
79,5 sq. ft.



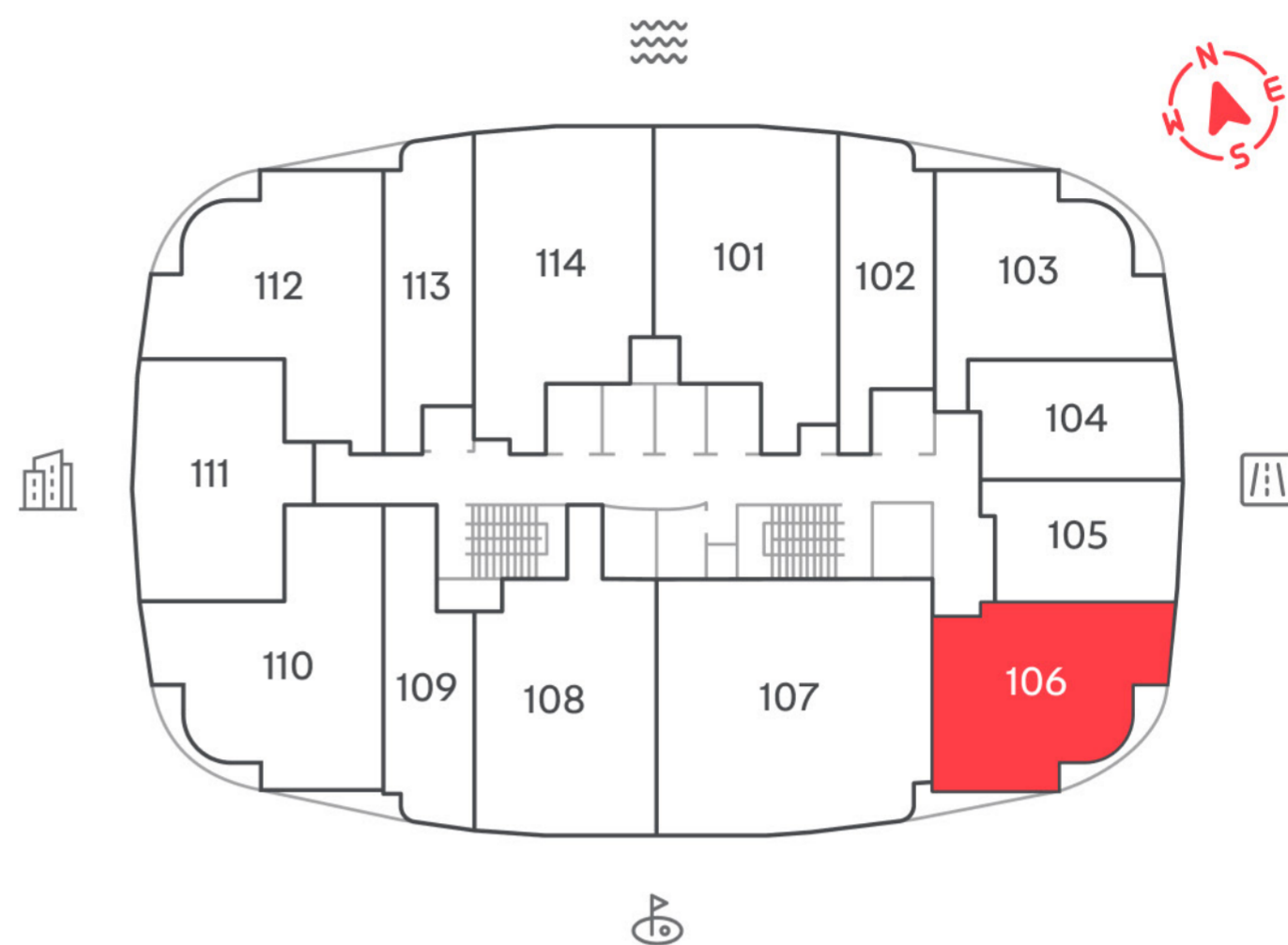


1-BEDROOM

Type
106

TOTAL AREA:
736,18 sq. ft.

Balcony area:
129,25 sq. ft.



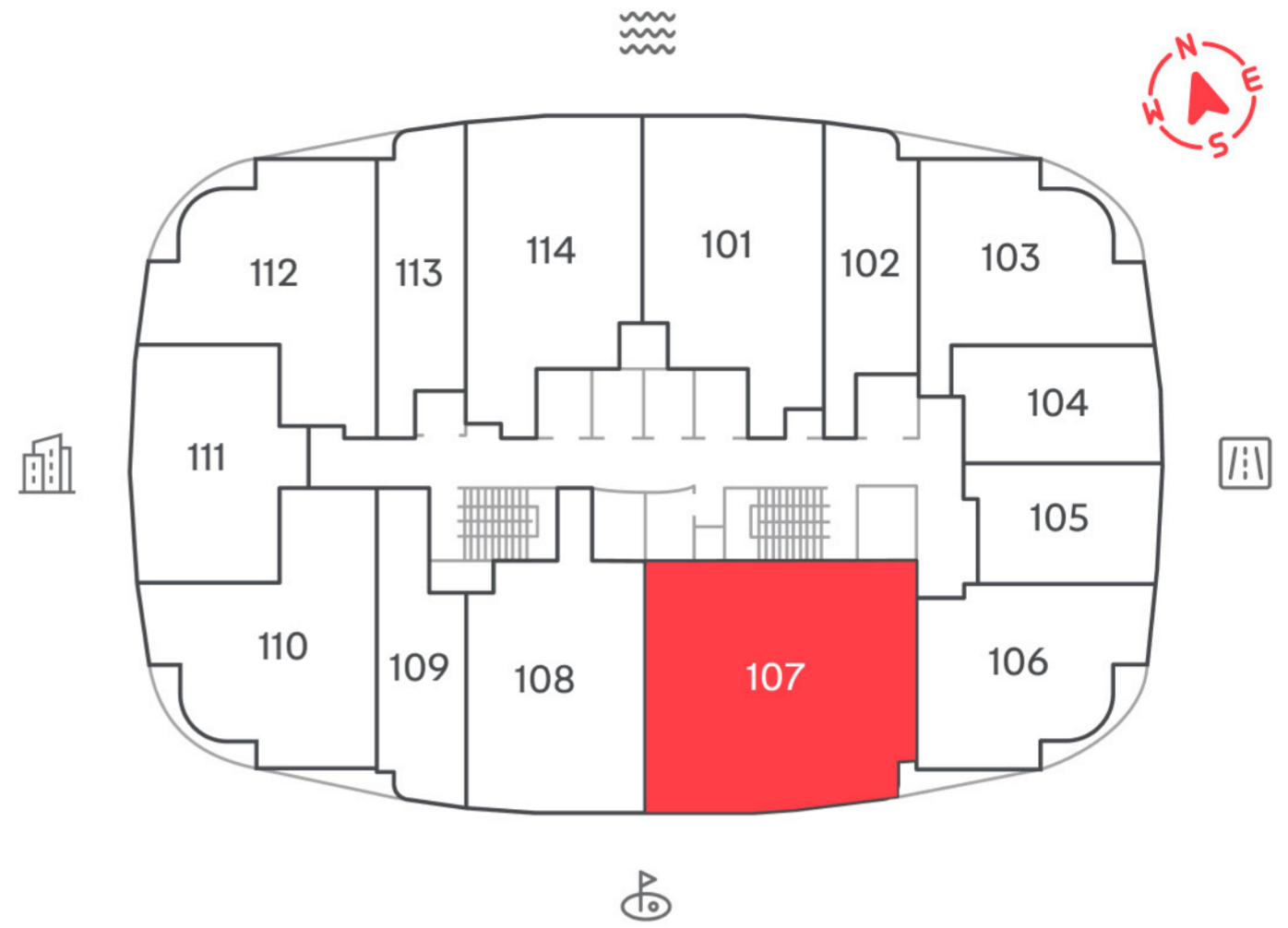


2-BEDROOM

Type
107

TOTAL AREA:
1 383,93 sq. ft.

Balcony area:
183,95 sq. ft.



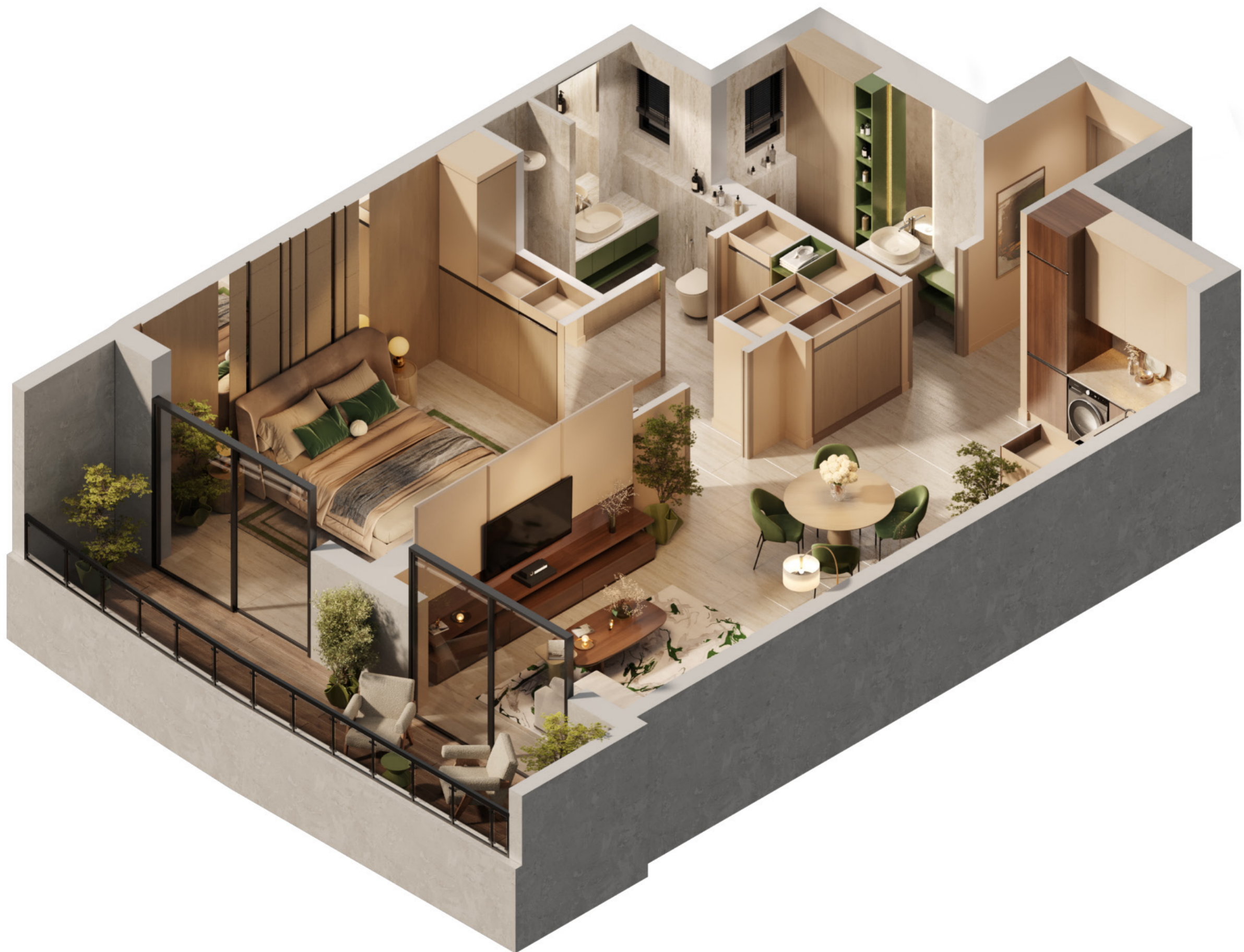
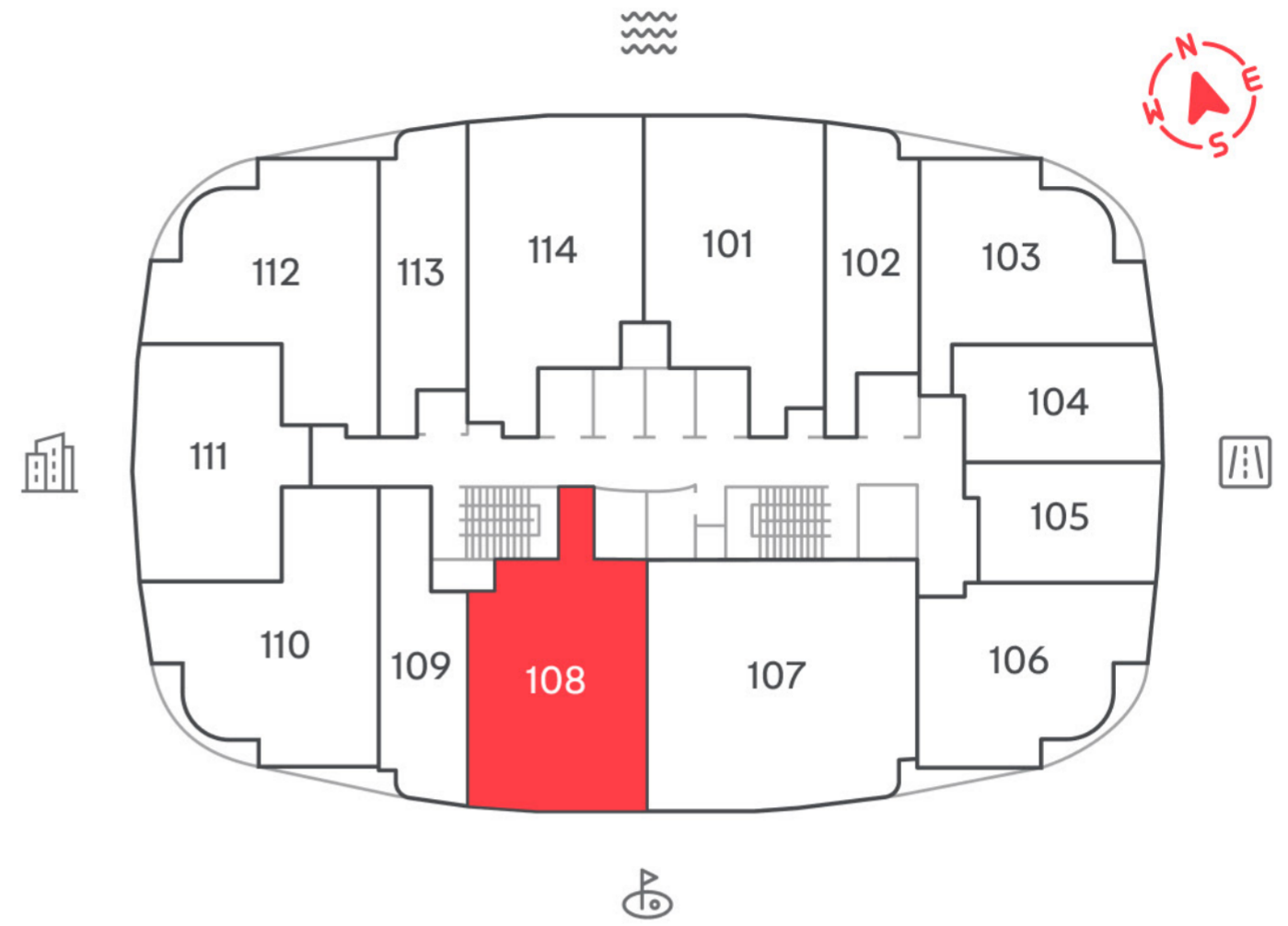


1-BEDROOM

Type
108

TOTAL AREA:
910,01 sq. ft.

Balcony area:
135,73 sq. ft.



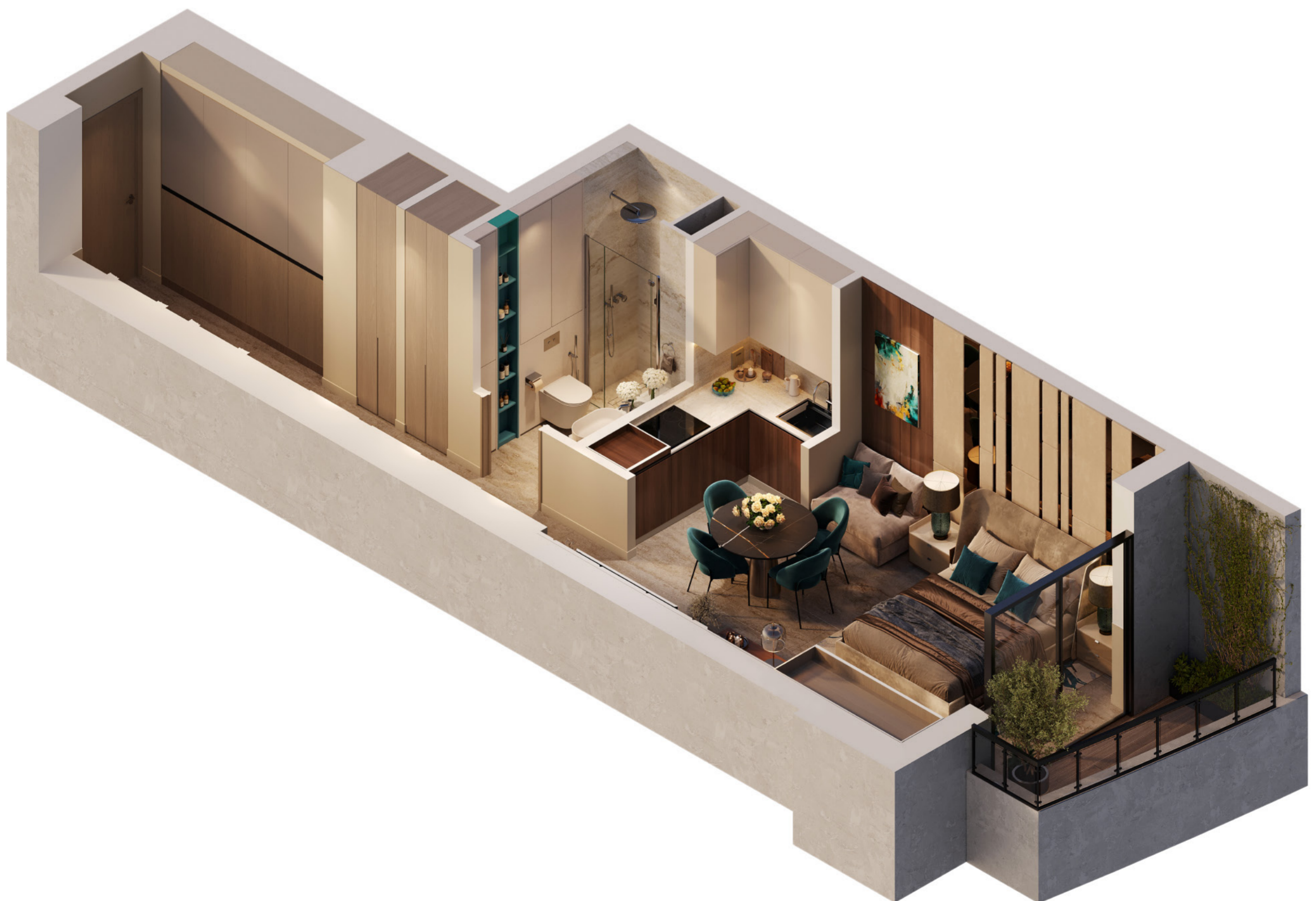
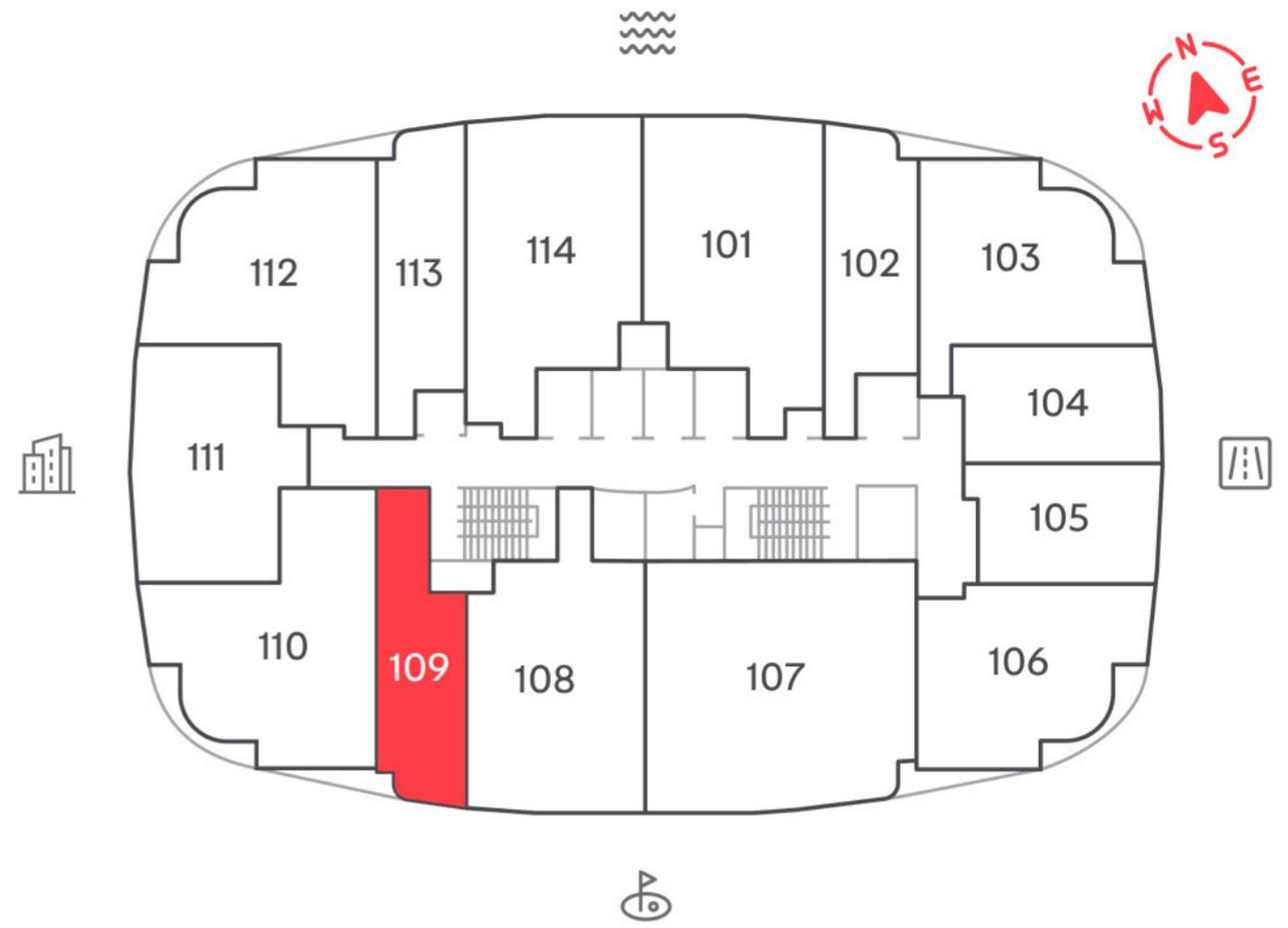


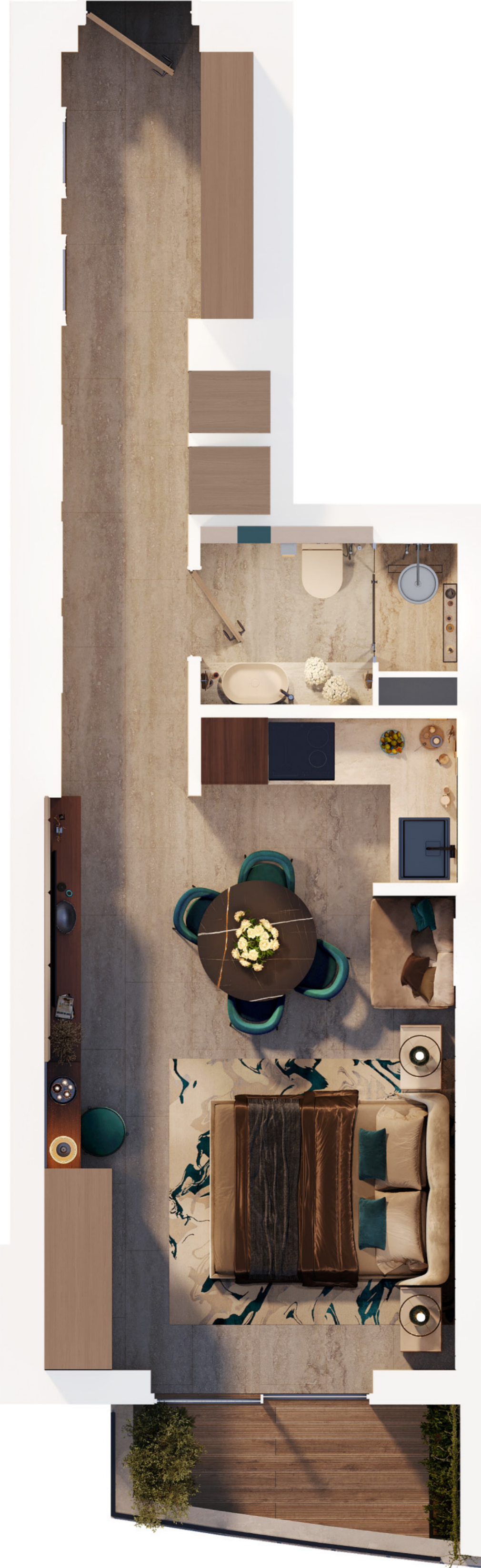
STUDIO

Type
109

TOTAL AREA:
484,18 sq. ft.

Balcony area:
40,18 sq. ft.





1-BEDROOM

Type

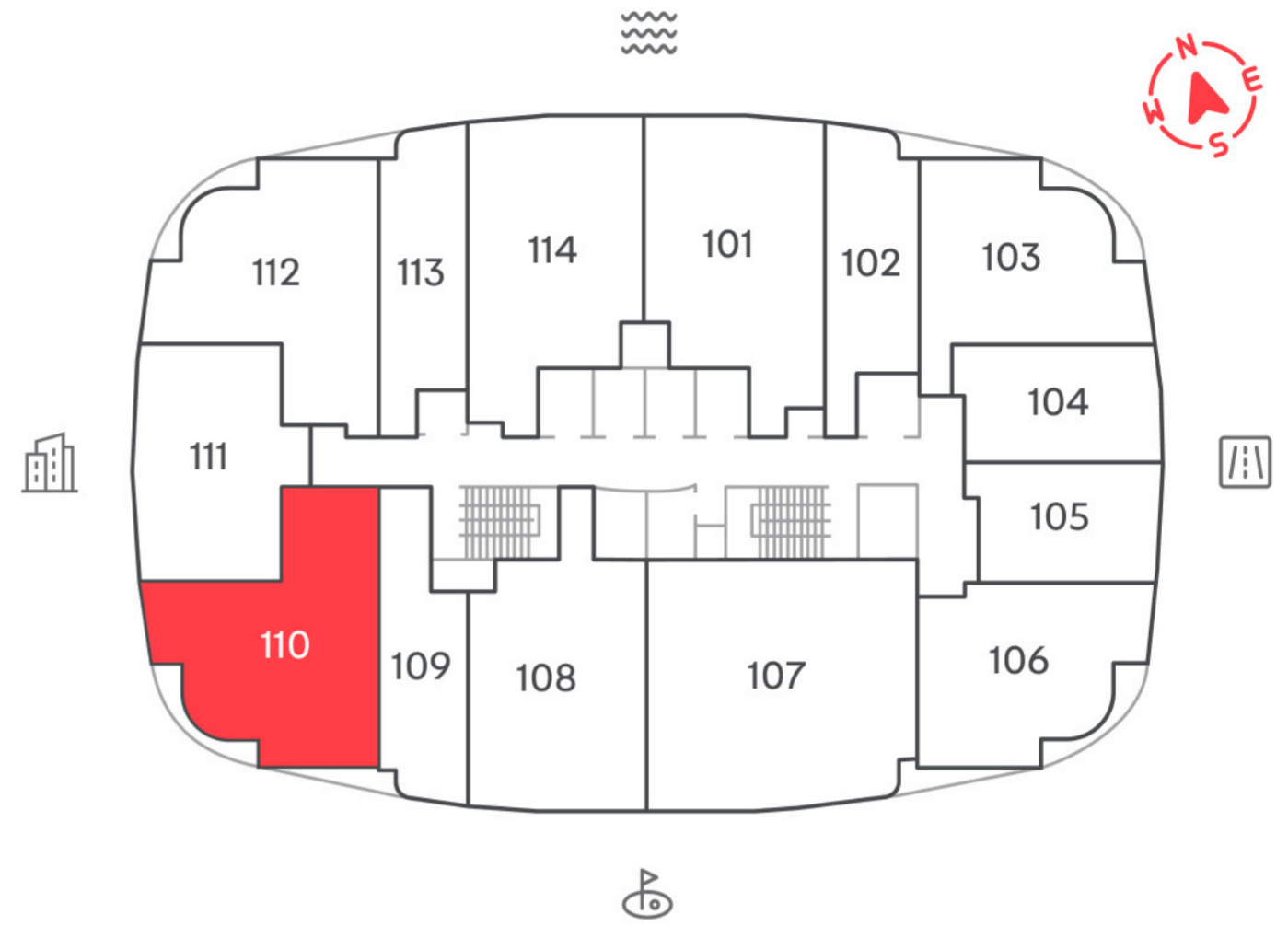
110

TOTAL AREA:

924,63 sq. ft.

Balcony area:

127,3 sq. ft.





STUDIO

Type

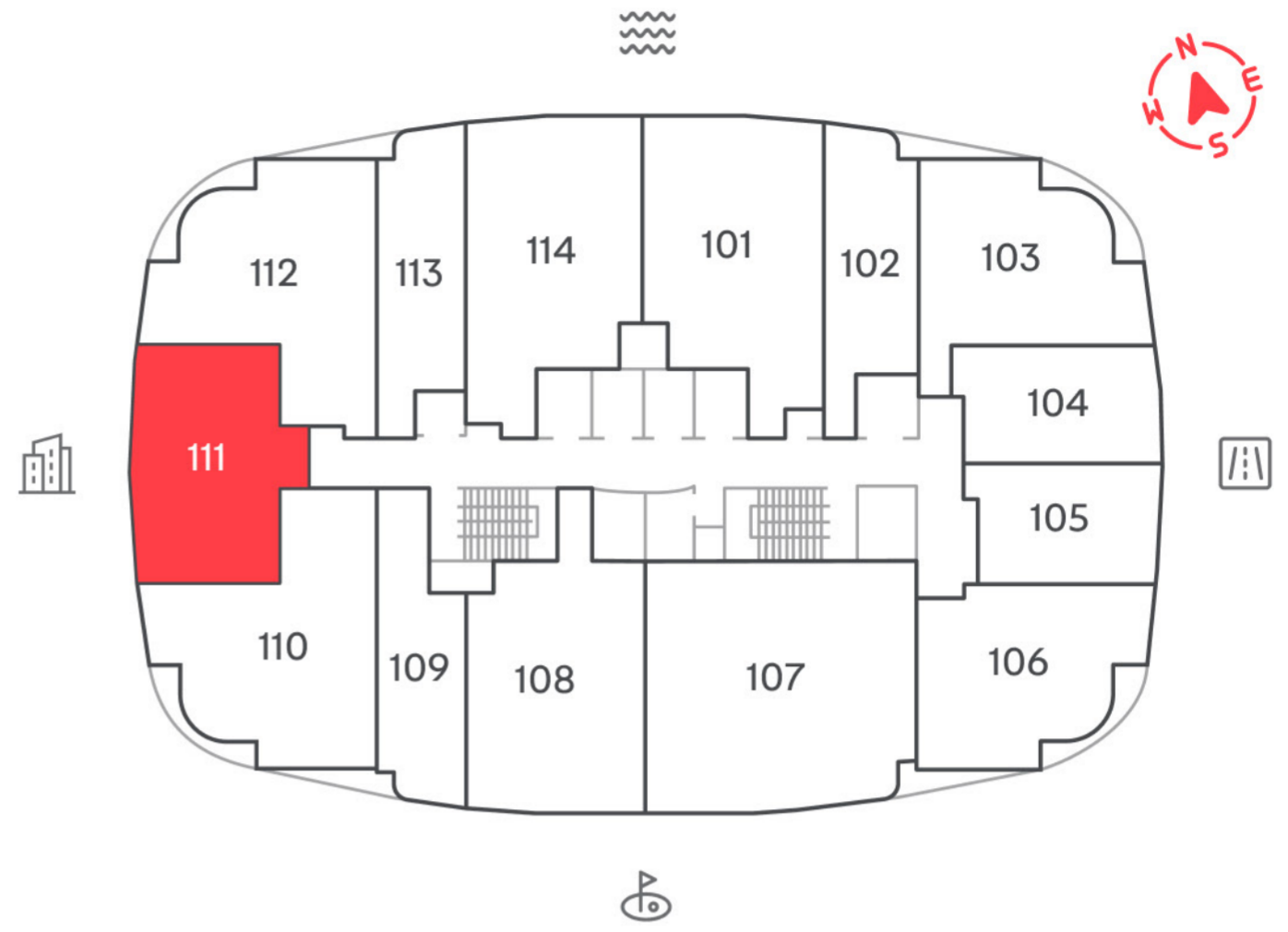
111

TOTAL AREA:

742,77 sq. ft.

Balcony area:

155,03 sq. ft.





1-BEDROOM

Type

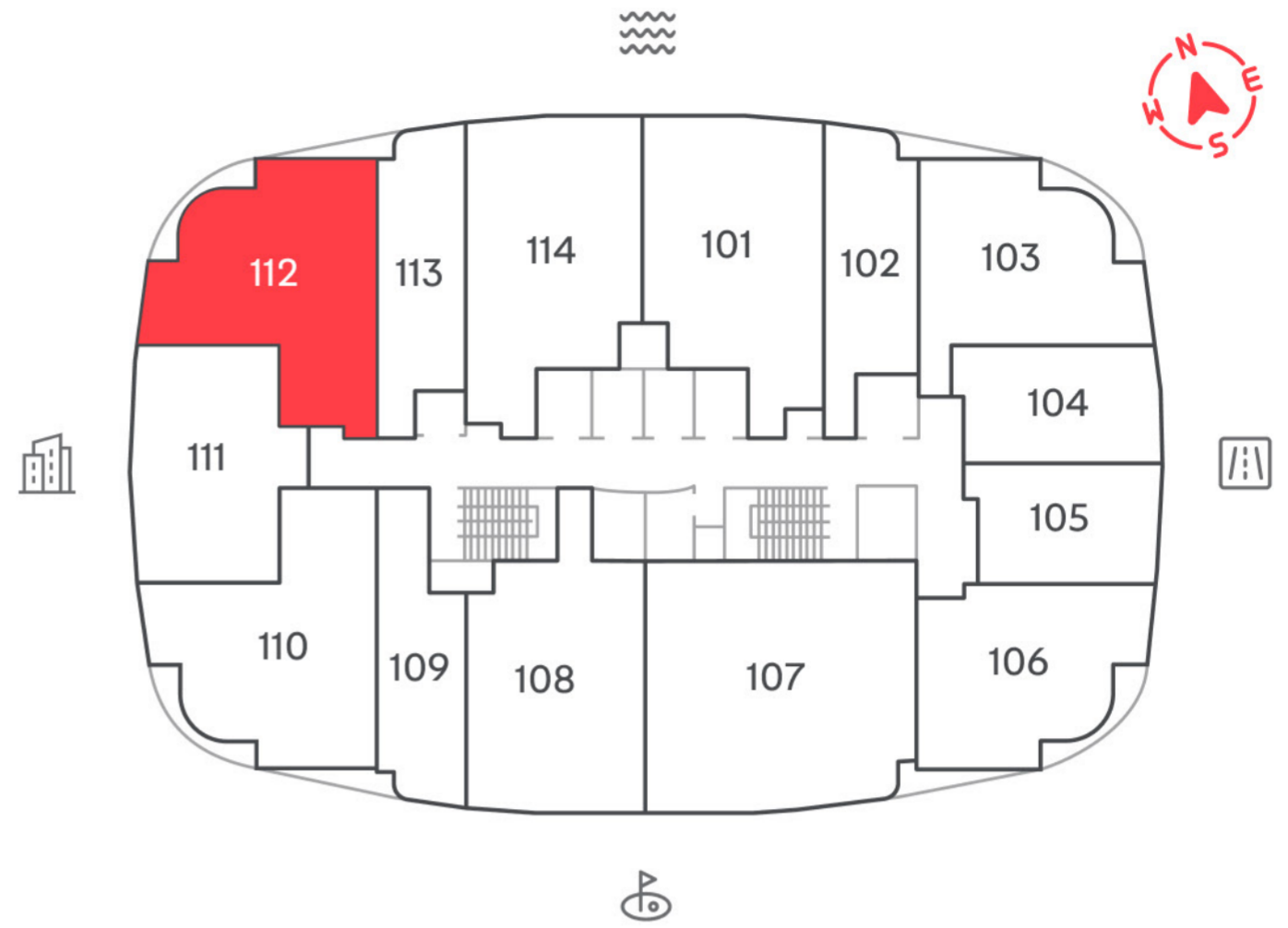
112

TOTAL AREA:

903,2 sq. ft.

Balcony area:

126,06 sq. ft.





STUDIO

Type

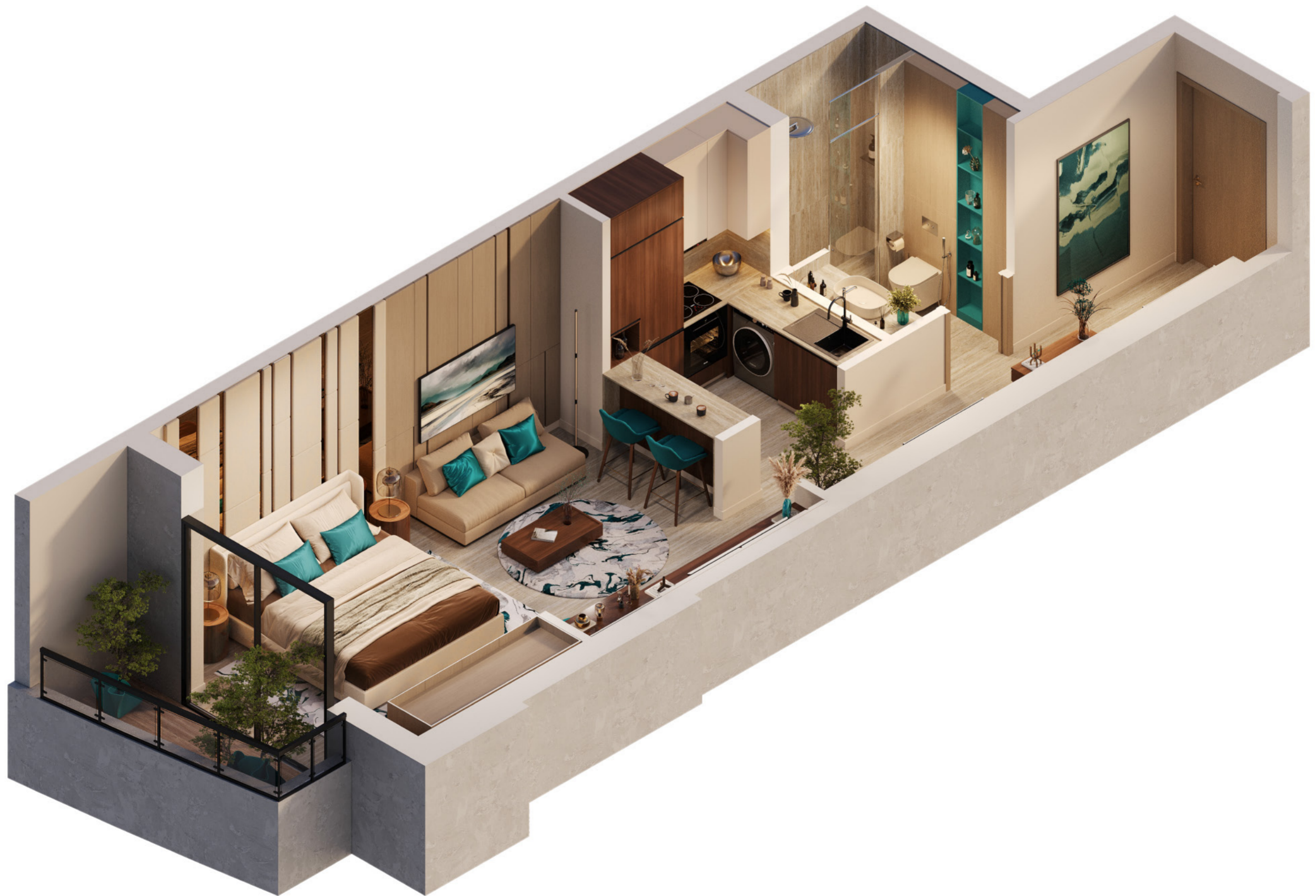
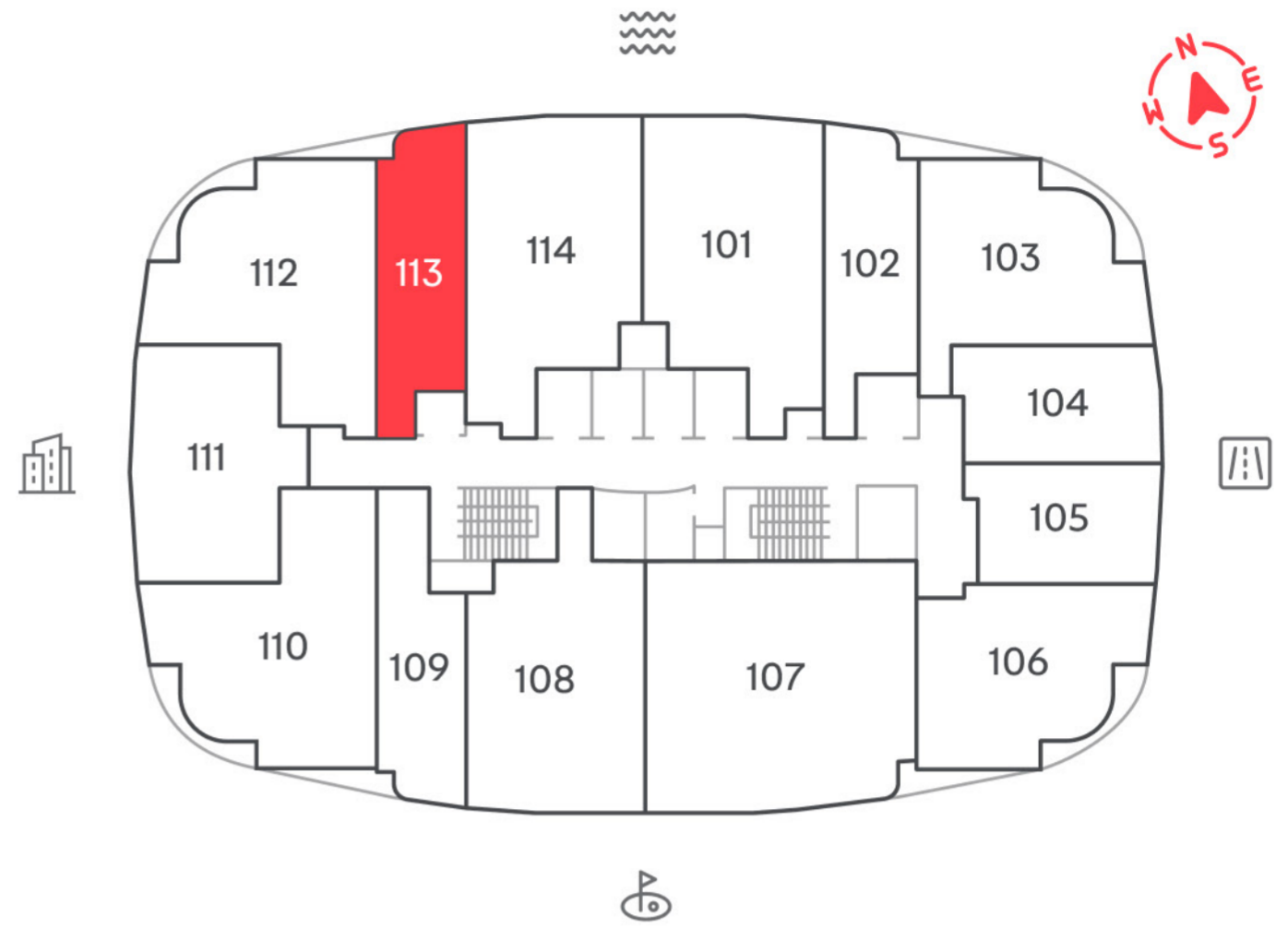
113

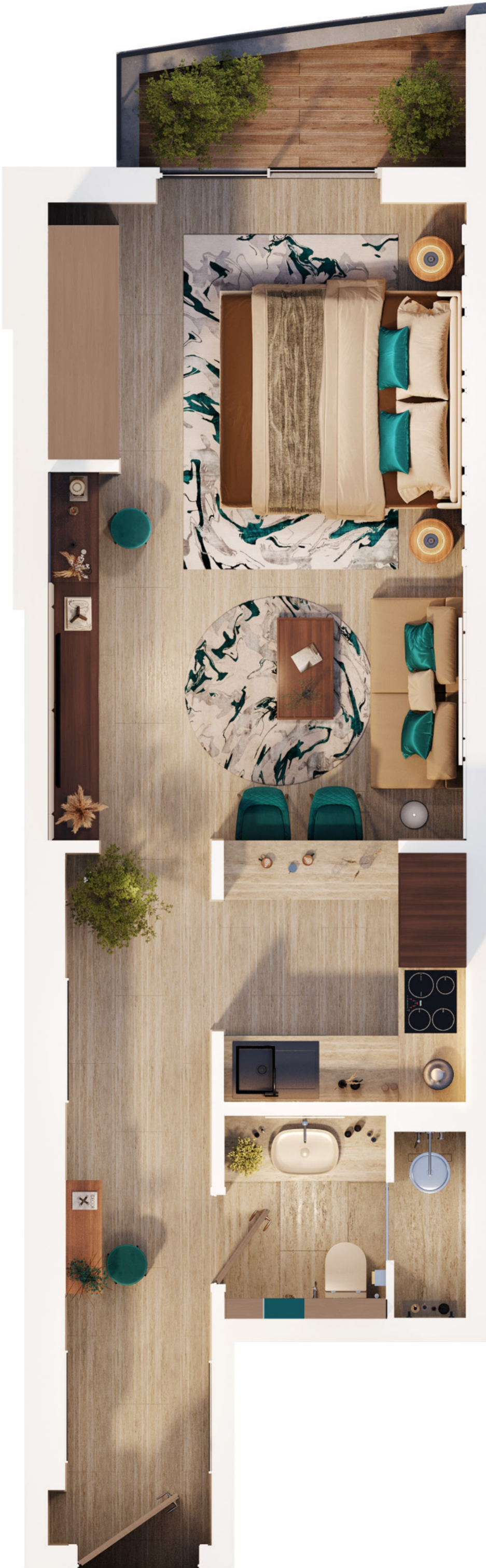
TOTAL AREA:

502,16 sq. ft.

Balcony area:

42,15 sq. ft.





1-BEDROOM

Type

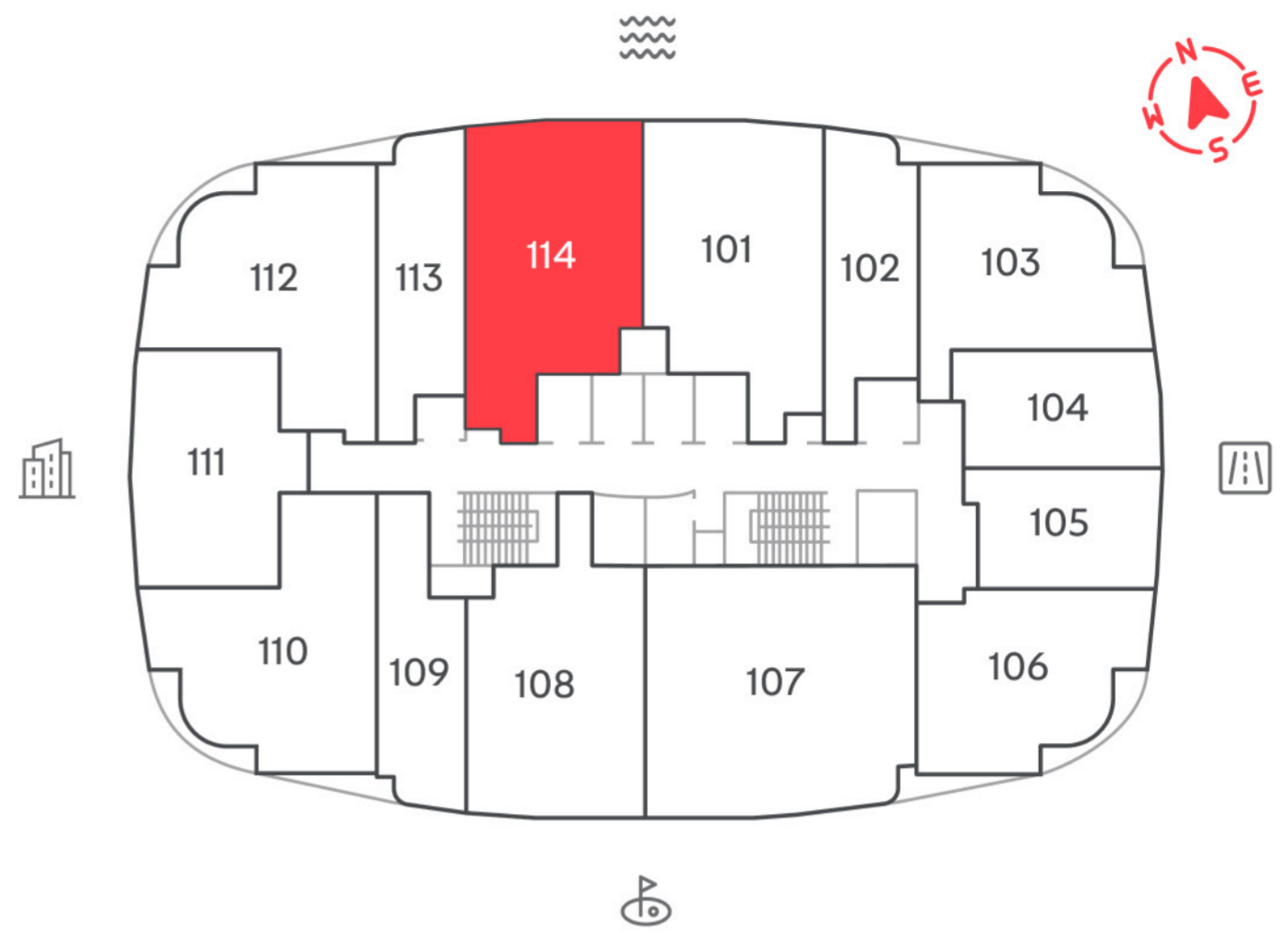
114

TOTAL AREA:

953,32 sq. ft.

Balcony area:

137,12 sq. ft.





PAYMENT PLAN

FOR STUDIO

20

DOWN PAYMENT %

TIME OF PAYMENT	PERCENTAGE
DOWN PAYMENT	20%
AFTER 3 MONTHS	10%
AFTER 6 MONTHS	10%
AFTER 9 MONTHS	10%
ON HANDOVER	50%

PAYMENT PLAN

FOR 1 BEDROOMS

20

DOWN PAYMENT %

TIME OF PAYMENT	PERCENTAGE
DOWN PAYMENT	20%
AFTER 3 MONTHS	10%
AFTER 6 MONTHS	10%
ON HANDOVER	60%

PAYMENT PLAN

FOR 2 BEDROOMS

10
DOWN PAYMENT %

TIME OF PAYMENT	PERCENTAGE
DOWN PAYMENT	10%
AFTER 4 MONTHS	10%
AFTER 8 MONTHS	10%
ON HANDOVER	70%



DEVELOPER

MAG Property Development is a division of Moafaq Ahmad Al Gaddah Group, a leading multinational conglomerate based in UAE.

With 40 years of experience, the MAG Group has become one of the largest and most influential corporations in the region, excelling in real estate, contracting, engineering, industrial and commercial trading, freight services and hospitality. MAG Property Development focuses on diverse portfolio, including affordable housing and luxury developments, as well as promoting wellness-oriented living in UAE.



