



**MBL
RESIDENCE**

JUMEIRAH LAKES TOWERS, DUBAI

**إم بي إل
ريزیدنس**

أبراج بحيرات الجميرا، دبي

CLOSENESS IS LUXURY

MBL Waterfront Residence is a new, mixed-use luxurious tower in Dubai's prosperous and thriving community of Jumeirah Lakes Towers. With lounge areas in the lower levels, surrounded by fantastic retail, outstanding restaurants and unparalleled amenities MBL is a waterfront property bar none.

- 1, 2 and 3 Bedroom Luxury Apartments
- Easy access to Sheikh Zayed and Al Khail Road
- Located in the heart of Jumeirah Lakes Towers
- Handover in Dec 2020
- Walkable distance to JLT Metro Stations

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.



EASY ACCESS TO METRO STATION



LOCATION



**MBL
RESIDENCE**

K2, JLT, DUBAI



MBL
RESIDENCE
K2, JLT, DUBAI



KNOWLEDGE
VILLAGE
قرية المعرفة

FLAMINGO
VILLAS

DUBAI
INTERNET CITY
مدينة دبي
للإنترنت

BARSHA HEIGHTS

DUBAI
INTERNATIONAL
MARINE CLUB

THE GREENS
THE VIEWS

EMIRATES
HILLS 2
تلال الإمارات ٢

MAEEN

DUBAI MARINA
دبي مارينا

THE LAKES
البحيرات

DEEMA

JUMEIRAH
LAKES TOWERS
أبراج بحيرات
الخميرا

MEADOWS 2

EMIRATES HILLS
تلال الإمارات

JUMEIRAH
HEIGHTS

SPRINGS

JUMEIRAH
ISLANDS
جزر خميرا

SPRINGS 9

SPRINGS 10

SPRINGS 11

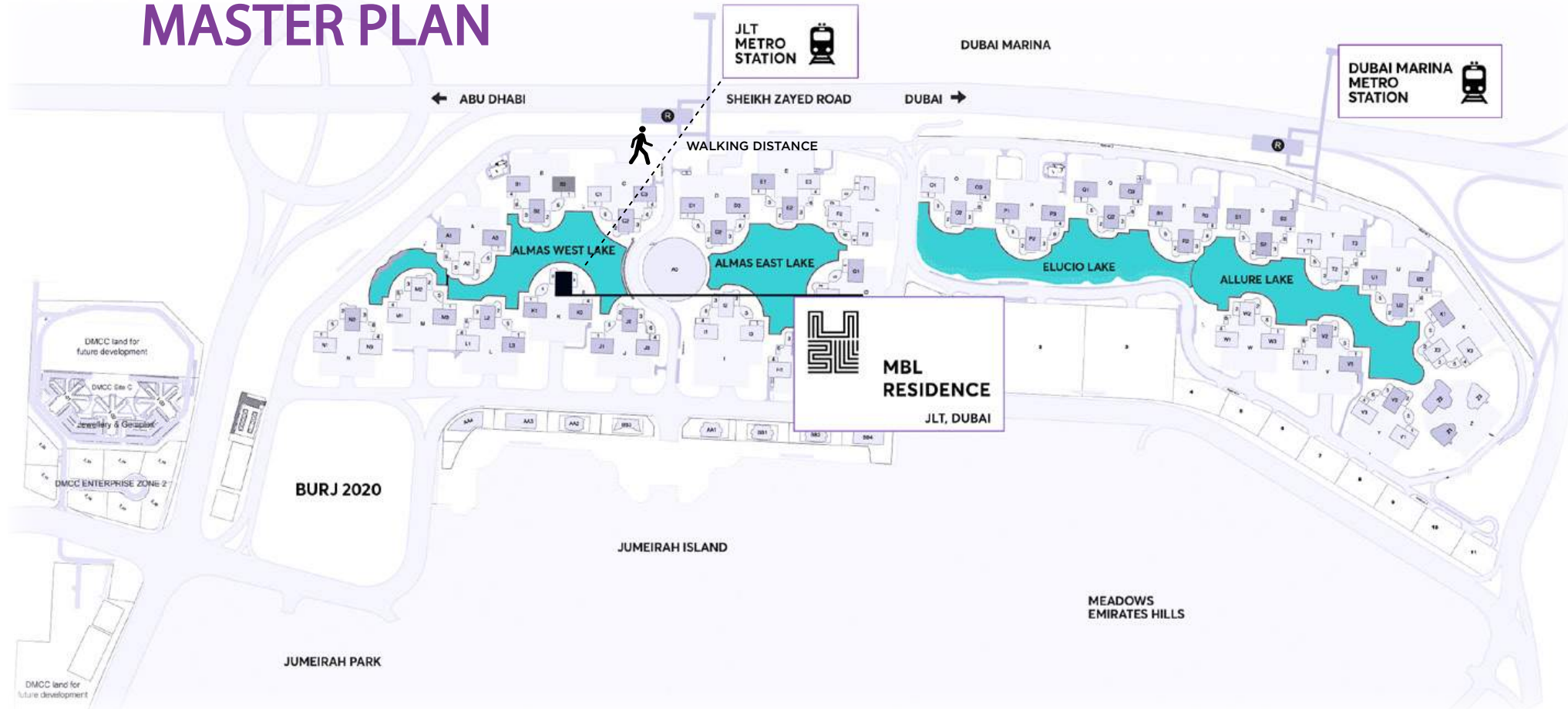
JABAL ALI 2
جبل علي 2

SPRINGS 15

ACCESSIBILITY

- 5 minutes away from Dubai Marina
- 7 minutes away from Jumeirah Beach Residence
- 15 minutes away from Downtown Dubai
- 20 minutes away from Dubai Creek
- 20 minutes away from Dubai International Airport
- 20 minutes away from Al Maktoum International Airport
- 40 minutes away from Abu Dhabi International Airport

MASTER PLAN



JLT METRO STATION

DUBAI MARINA

DUBAI MARINA METRO STATION

← ABU DHABI

SHEIKH ZAYED ROAD

DUBAI →

WALKING DISTANCE

ALMAS WEST LAKE

ALMAS EAST LAKE

ELUCIO LAKE

ALLURE LAKE



MBL RESIDENCE

JLT, DUBAI

DMCC land for future development

DMCC Site C

Jewellery & Gaszart

DMCC ENTERPRISE ZONE 2

BURJ 2020

JUMEIRAH ISLAND

MEADOWS EMIRATES HILLS

JUMEIRAH PARK

DMCC land for future development

AMENITIES

- Fully-equipped gymnasium
- Adult and family swimming pool
- Concierge service
- Barbecue area
- Outdoor Jacuzzi
- 24/7 security
- Children's play area



COMMUNITY



5 Hotels



3 Universities



540+ Retail Outlets



Restaurants & Cafés



Supermarkets



Medical Centres



80+ Towers



Park & Running Tracks

LAYOUTS

ONE BEDROOM LAYOUT

TYPE A

NET AREA

691.8

+

BALCONY AREA

78.15

769.95

SQ.FT



1BED ROOM
TYPE A / 775.43 SQ.FT

NORTH-WEST ENTRANCE

ONE BEDROOM LAYOUT

TYPE B

NET AREA

724.84

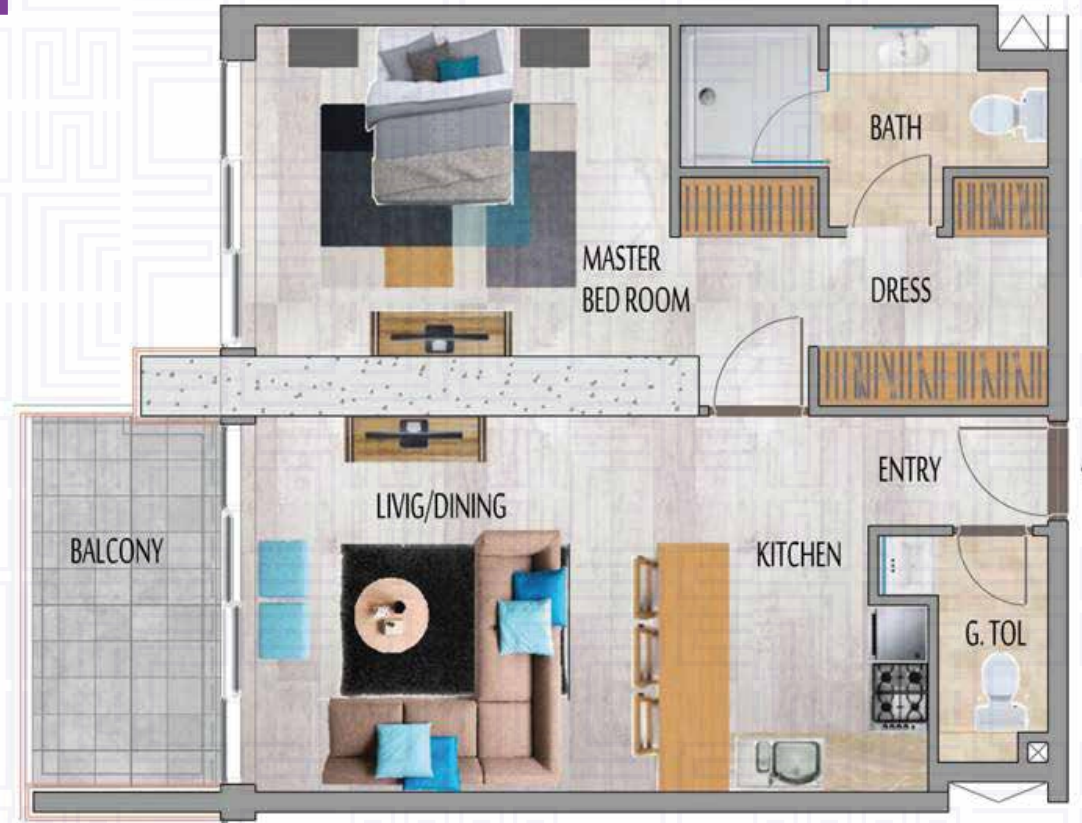


BALCONY AREA

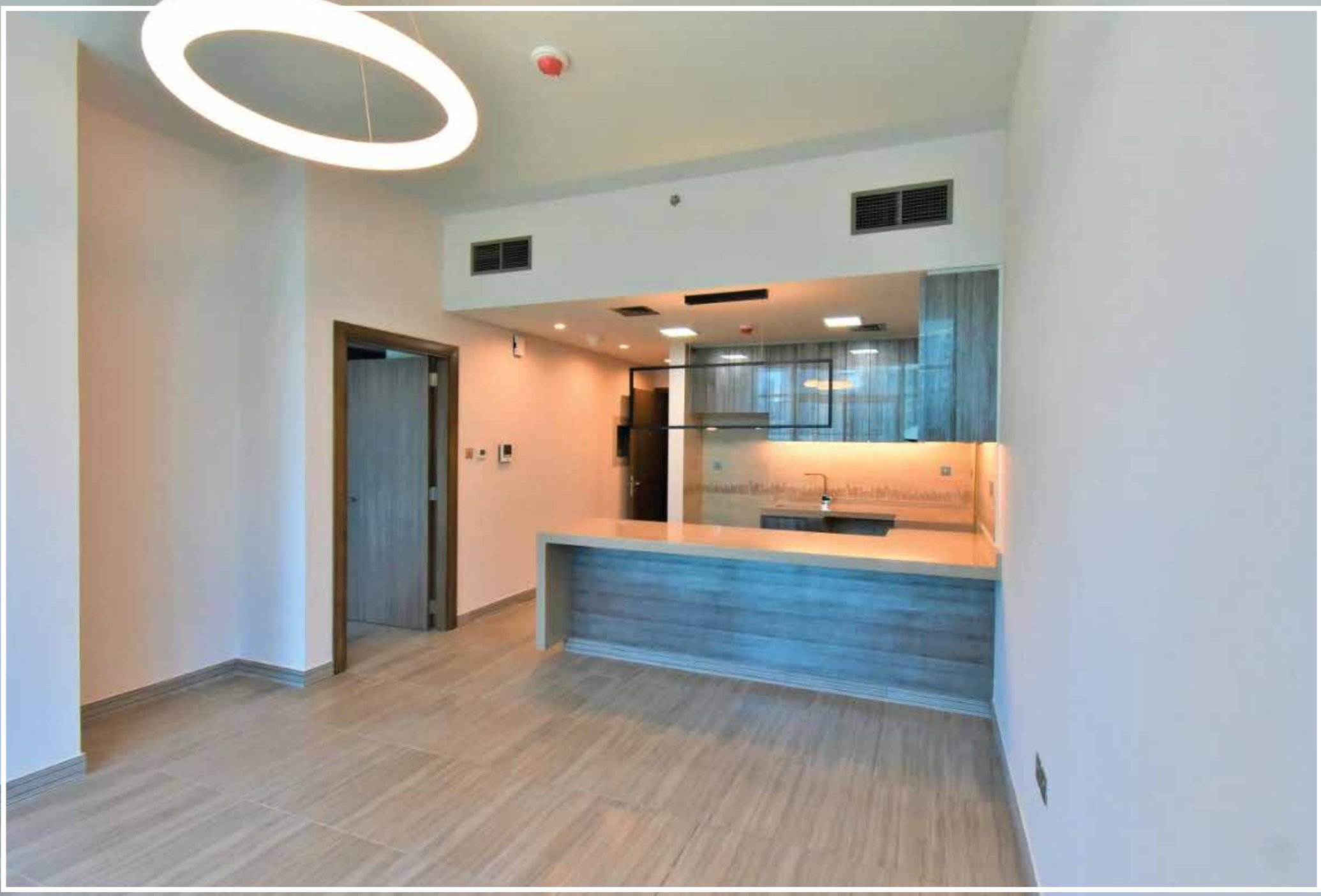
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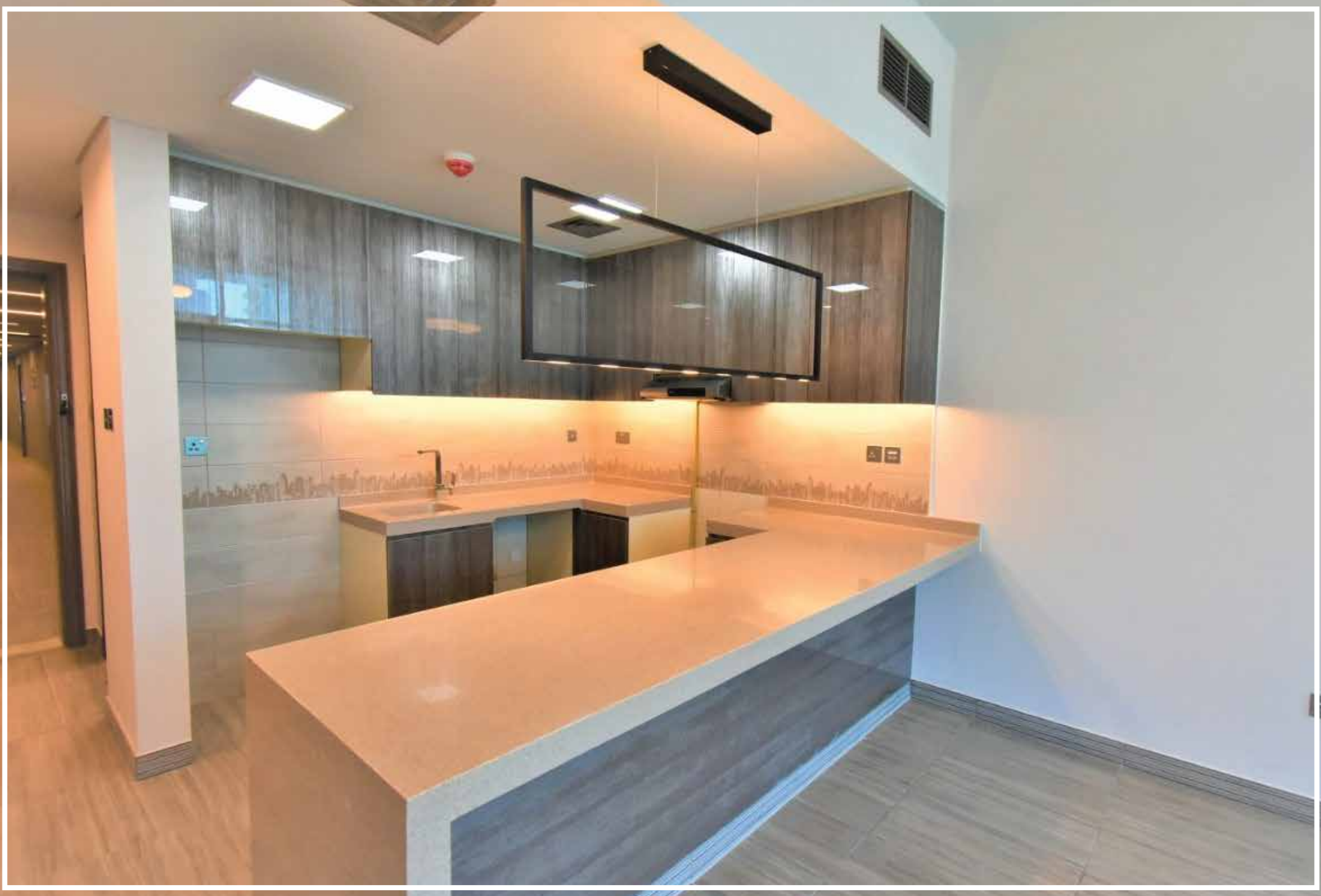
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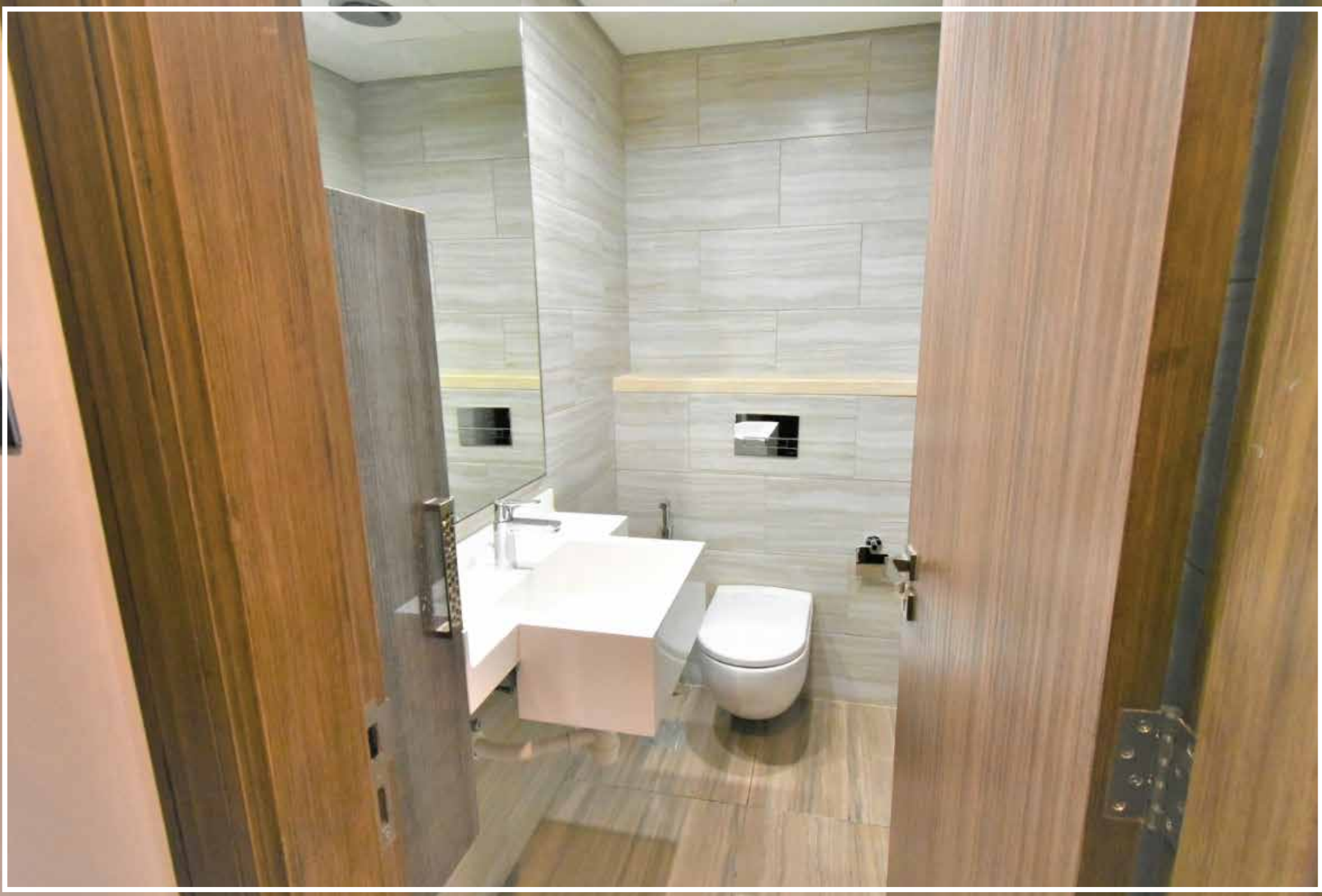


SOUTH WEST









TWO BEDROOM LAYOUT

TYPE A

NET AREA

1277.57 +

BALCONY AREA

100.97

1378.54

SQ.FT



SOUTH WEST
ENTRANCE

TWO BEDROOM LAYOUT

TYPE B

NET AREA

1279.94

+

BALCONY AREA

98.81

1378.75

SQ.FT



SOUTH WEST
ENTRANCE





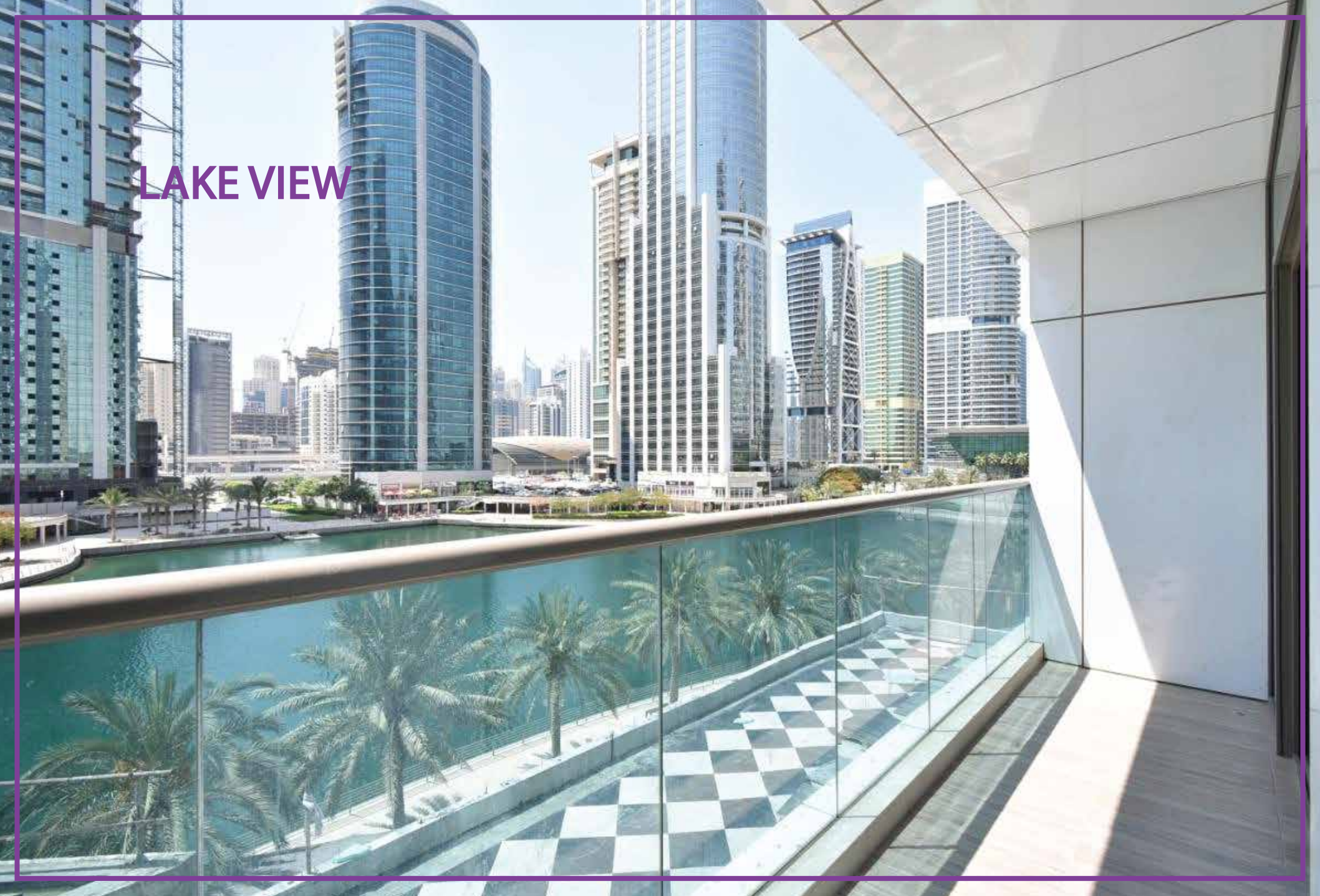




JUMEIRAH ISLAND VIEW



LAKE VIEW



PAYMENT PLAN

Option 1

- Handover payment plan
- 15% down payment and 85% on handover

Option 2

- Lease to own payment Plan
- 10% down payment and 90% over 3 or 5 years

CONSTRUCTION UPDATE



CONSTRUCTION UPDATE

