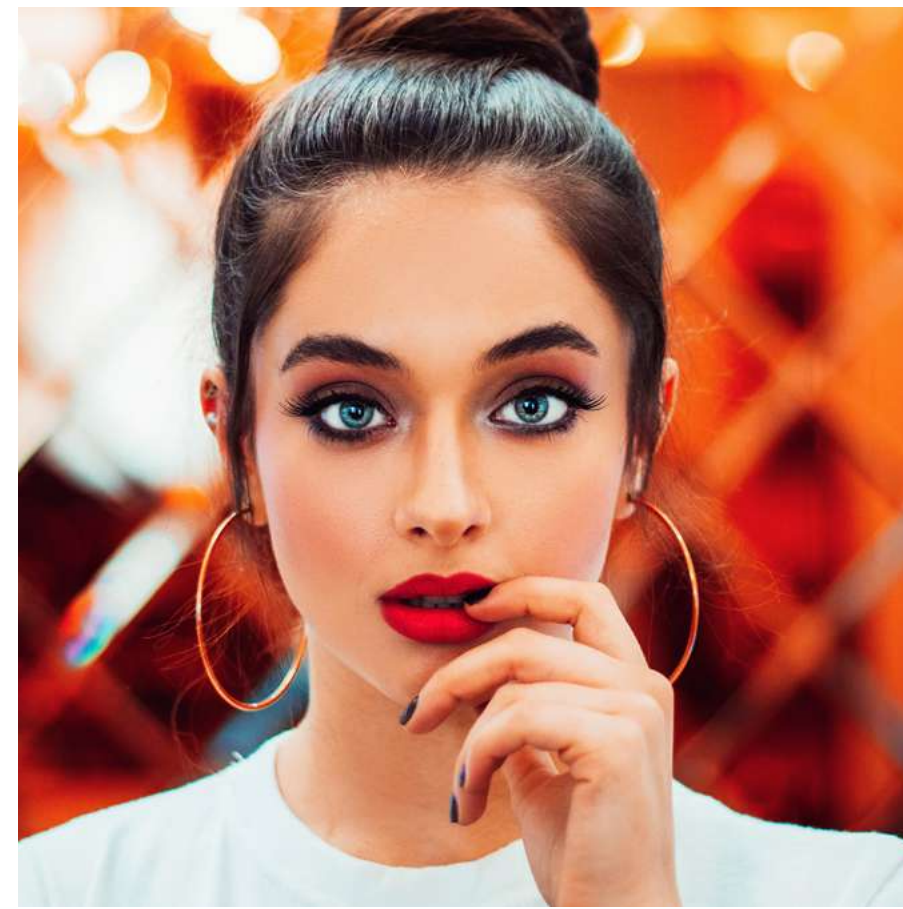






MAKING
MARVELOUS
MEMORIES



MOVE,
MEET AND
BE MERRY

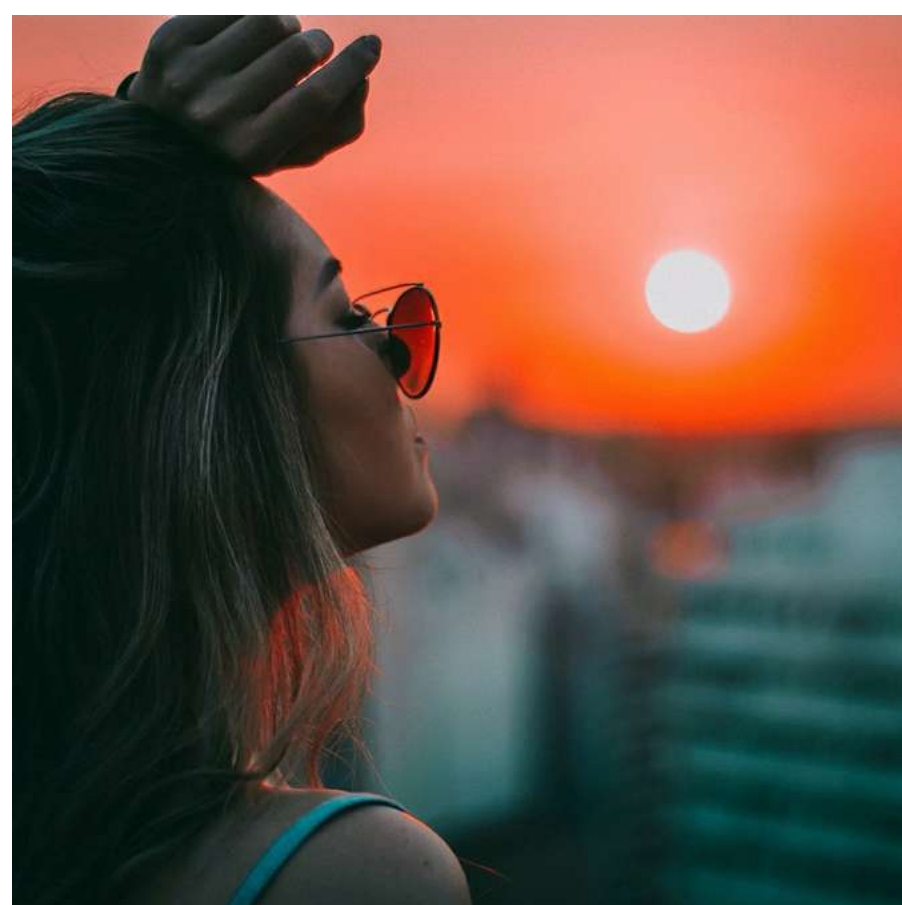
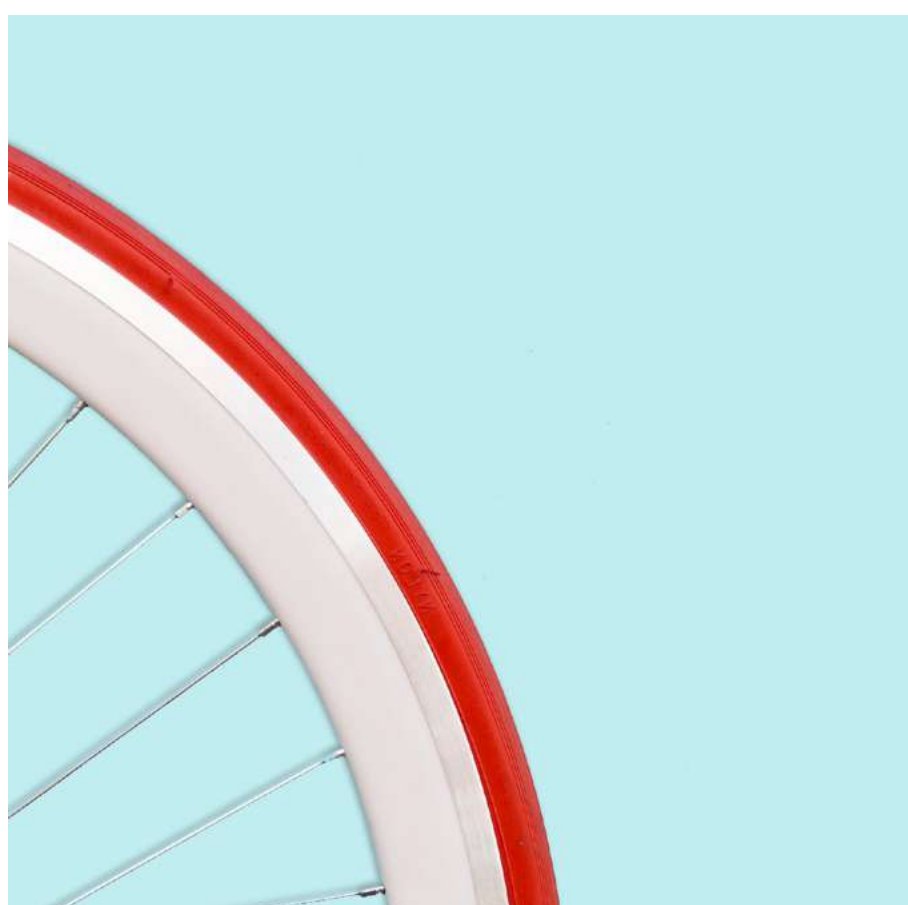


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04 **MAG330**

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OVERVIEW



A WARM WELCOME FROM **MAG**



Since 1978 MAG has been growing with Dubai and its race for excellence. A pioneer in the region, MAG holds prominent positions of leadership in real estate, contracting, engineering, industrial and commercial trading, freight services and the hospitality sector. The energy of innovation is what drives us forward, as we seek out the best solutions for urban living. At MAG we understand that creating successful developments requires us to project the future needs of our customers and the kind of communities they want to belong to. This is what inspires our work, and this is why at MAG we build more than luxury homes, we develop communities that you will want to belong to. At the heart of everything we do is the art of living well.

A HIGH-CLASS HAVEN

Towering above the skyline of the new City of Arabia development, in Dubai, MAG 330 is a stylish arrangement of aesthetics and practicality, ensuring form and function go hand-in-hand. The architecture of the building reflects practicality in its sincerest, most beautiful form. With its distinctive L-shape main structure the project supports high-class living standards. MAG 330 was designed for maximum comfort and style with impeccable interiors, and a host of amenities; including swimming pool and its very own health club. The spacious one, two, and three-bedroom apartments offer high-end living standards complemented with the finest finishes. This ensures that MAG 330's apartments are exactly what they are meant to be: designed for a life well lived.





MAG
330

MASTER-PLAN

AT-A-GLANCE

The master plan for City of Arabia employs a fan-shaped layout. This mixed-use development will occupy more than 185 hectares of land, with the northern midpoint of the site along Emirates Road, giving residents quick access to iconic destinations within Dubai. With only 20 minutes to Dubai Mall, Burj Khalifa and the Museum of the Future, the site is also in close proximity to Dubai Int. Airport which is only 24km away.

City of Arabia was designed as a self-contained urban metropolis that can accommodate 34,000 residents, and will include shopping malls, retail, F&B outlets, as well as commercial and residential towers.

LOCATION  N

DUBAI

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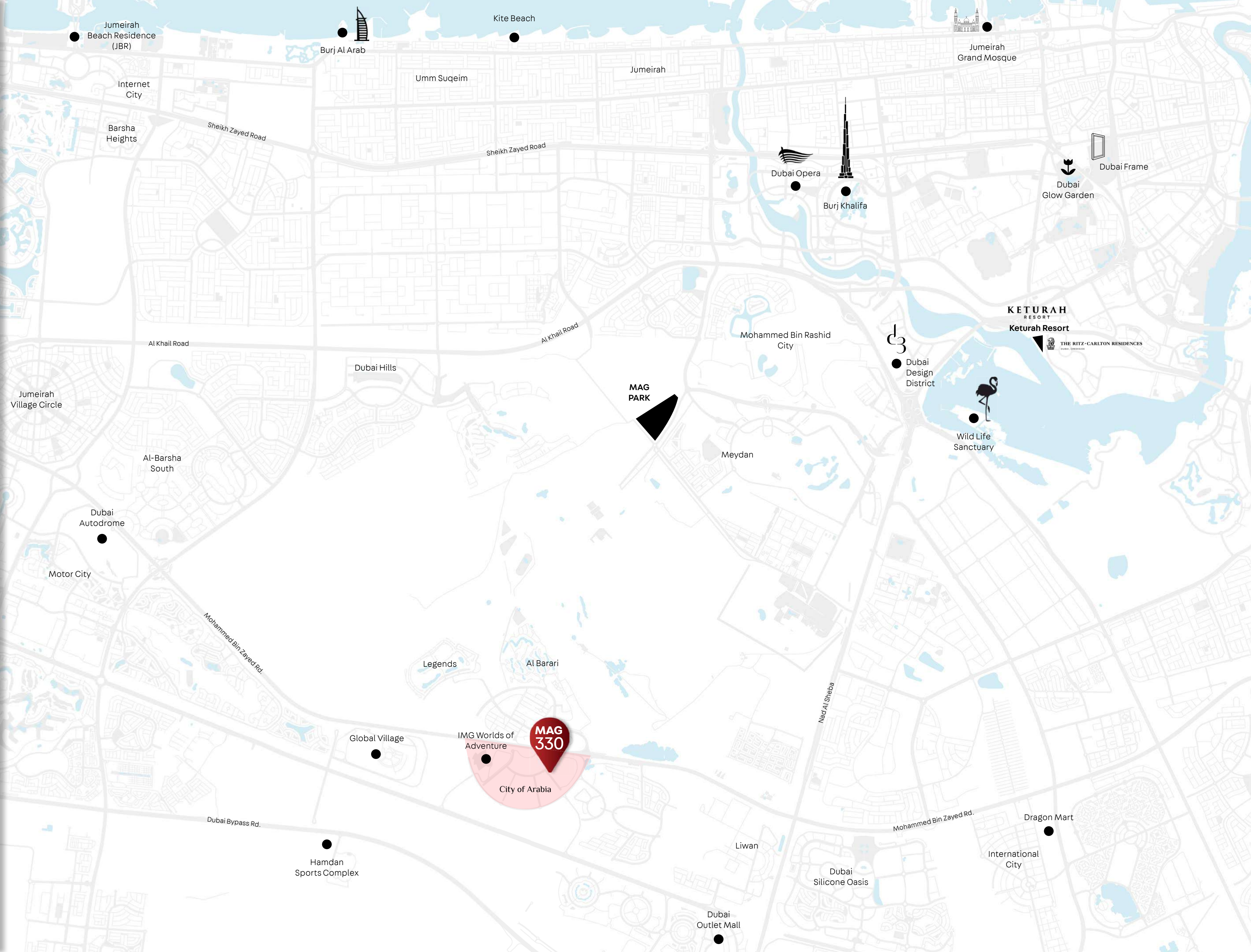
CITY OF ARABIA

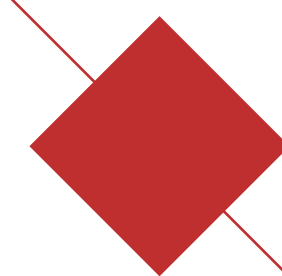
City of Arabia is a US\$20 billion retail, residential, commercial and entertainment destination lying at the gateway to the massive Dubailand development along Sheikh Mohammed Bin Zayed Road. As a prestigious residential landmark in the heart of Dubailand, and with ease of access to the main road, MAG 330 will connect you to all the major entertainment, leisure and adventure destinations across Dubai.



YOUR NEIGHBORHOOD

- IMG: Worlds of Adventure (6 min.)
- Global Village (9 min.)
- Hamdan Sports Complex (12 min.)
- Dubai Outlet Mall (15 min.)
- International City/Dragon Mart (19 min.)
- Dubai Autodrome (8 min.)
- The Park by MAG (10 min.)
- Wildlife Sanctuary (11 min.)
- Keturah Resort (7 min.)
- Dubai Design District (7 min.)
- Dubai Int. Airport - DXB (45 min.)





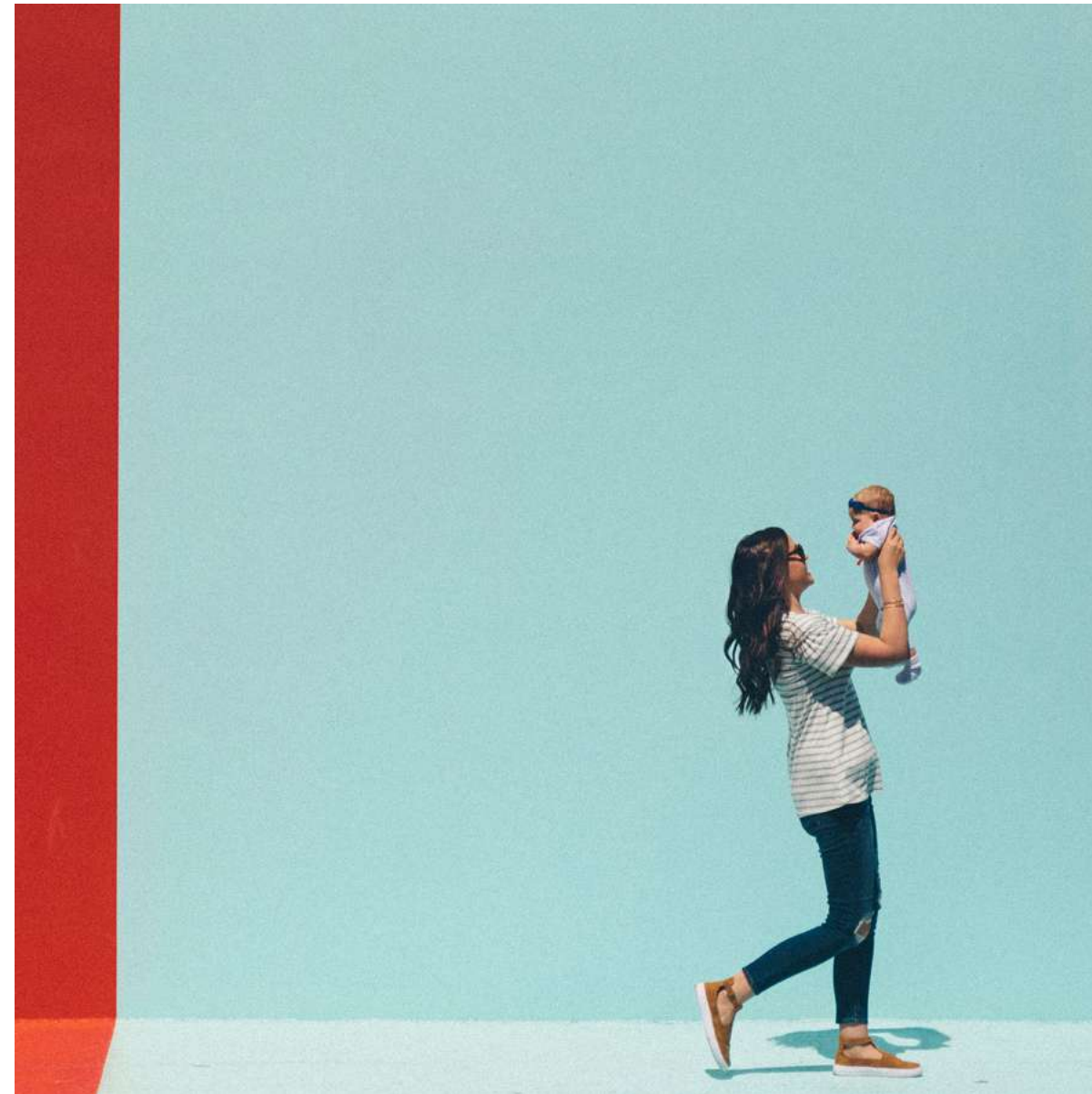
AN URBAN
LIFESTYLE



COMMUNITY LIVING



City of Arabia will become a key destination and urban community within the new Dubai. The project will feature the Mall of Arabia, one of the world's largest shopping malls, IMG Worlds of Adventure theme park; and many other amenities along with its commercial and residential buildings.



MAG 330 offers comfortable living spaces at the heart of this development, with all amenities just a few min. away. The many world-class attractions are supported by a variety of business and administrative offices, schools and clinics, as well as retail and children's recreational areas.





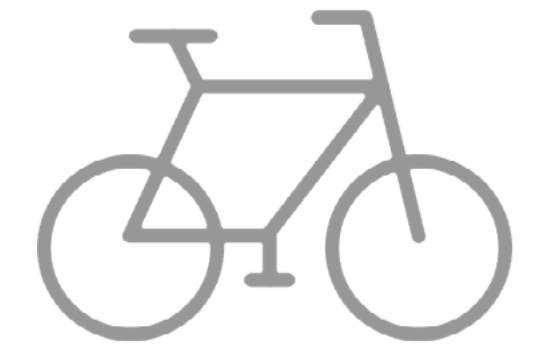
FACILITIES & AMENITIES



Retail Shops
and Resturants



Parks and Children
Playgrounds



Easy access to
DUBAI CYCLING TRACK



Sports' Courts



Hotels

EVERYDAY CONNECTIONS

Education

- » GEMS Winchester School
- » Dunecrest American School

Sports

- » Redline Padel Club Albarari
- » AlBarari Cycling Track
- » Wadi Degla Sports Club
- » Platton Equestrian & Polo Club
- » Hamdan Sport complex

Golf Courses

- » Jumeirah Golf Estate Club House
- » Trump International Golf Club

Hospitality

- » Park Inn by Radisson, Dubai, Motor City
- » Al Habtoor Polo Resort
- » Radisson RED Hotel, Dubai, Silicon Oasis

Healthcare

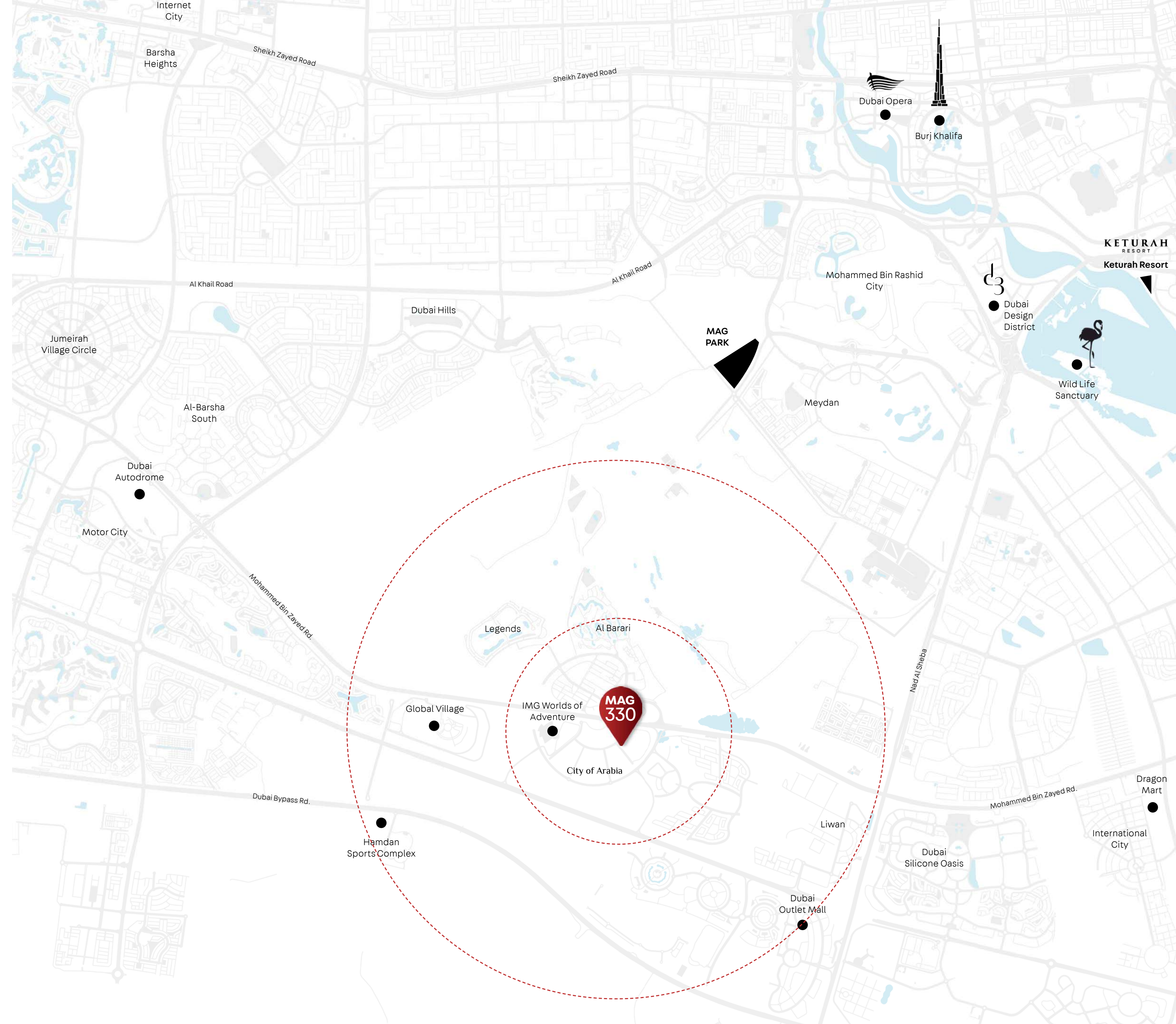
- » Mediclinic Parkview Hospital
- » American Hospital Nad Al Sheba
- » King's College Hospital London

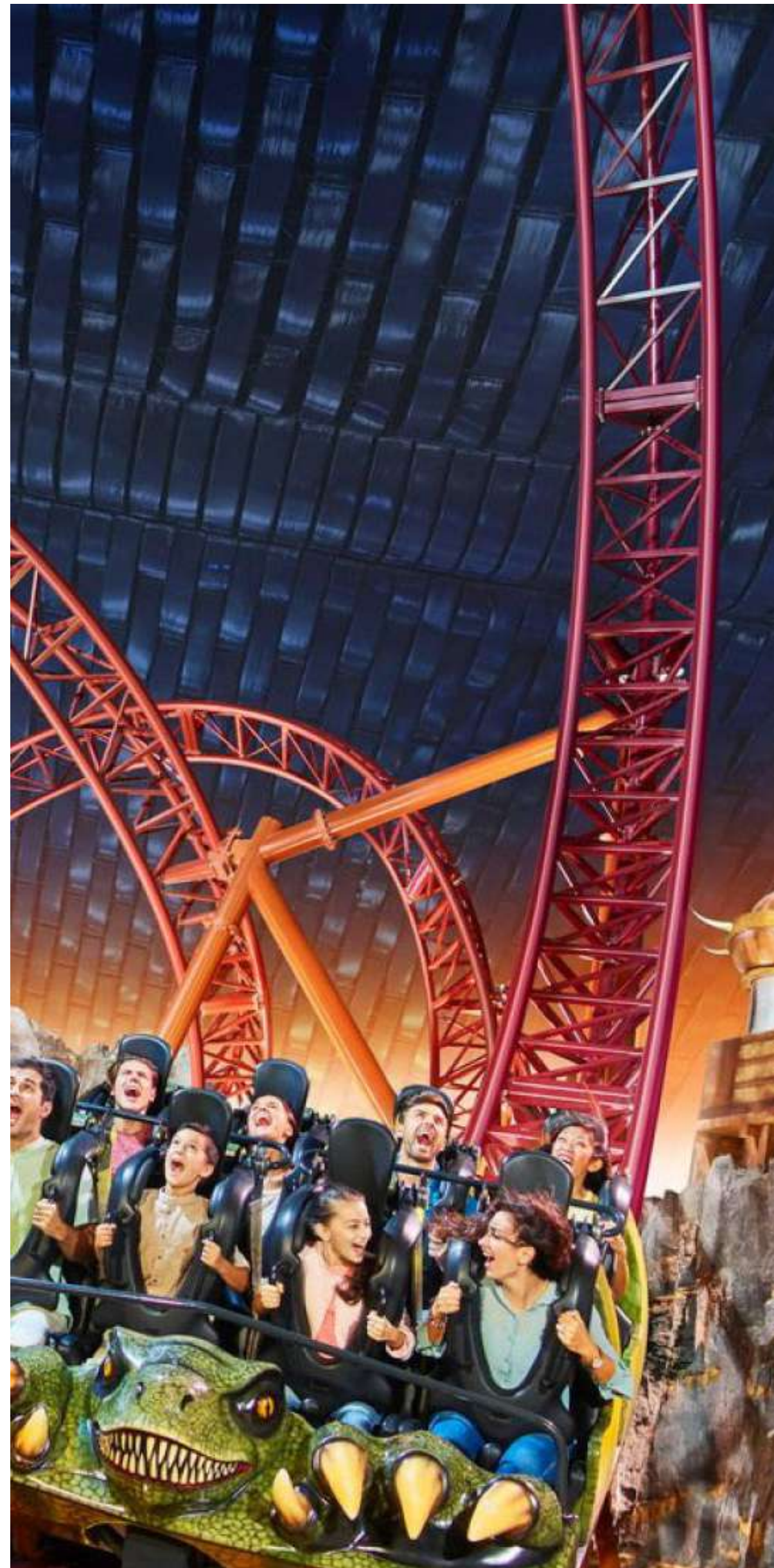
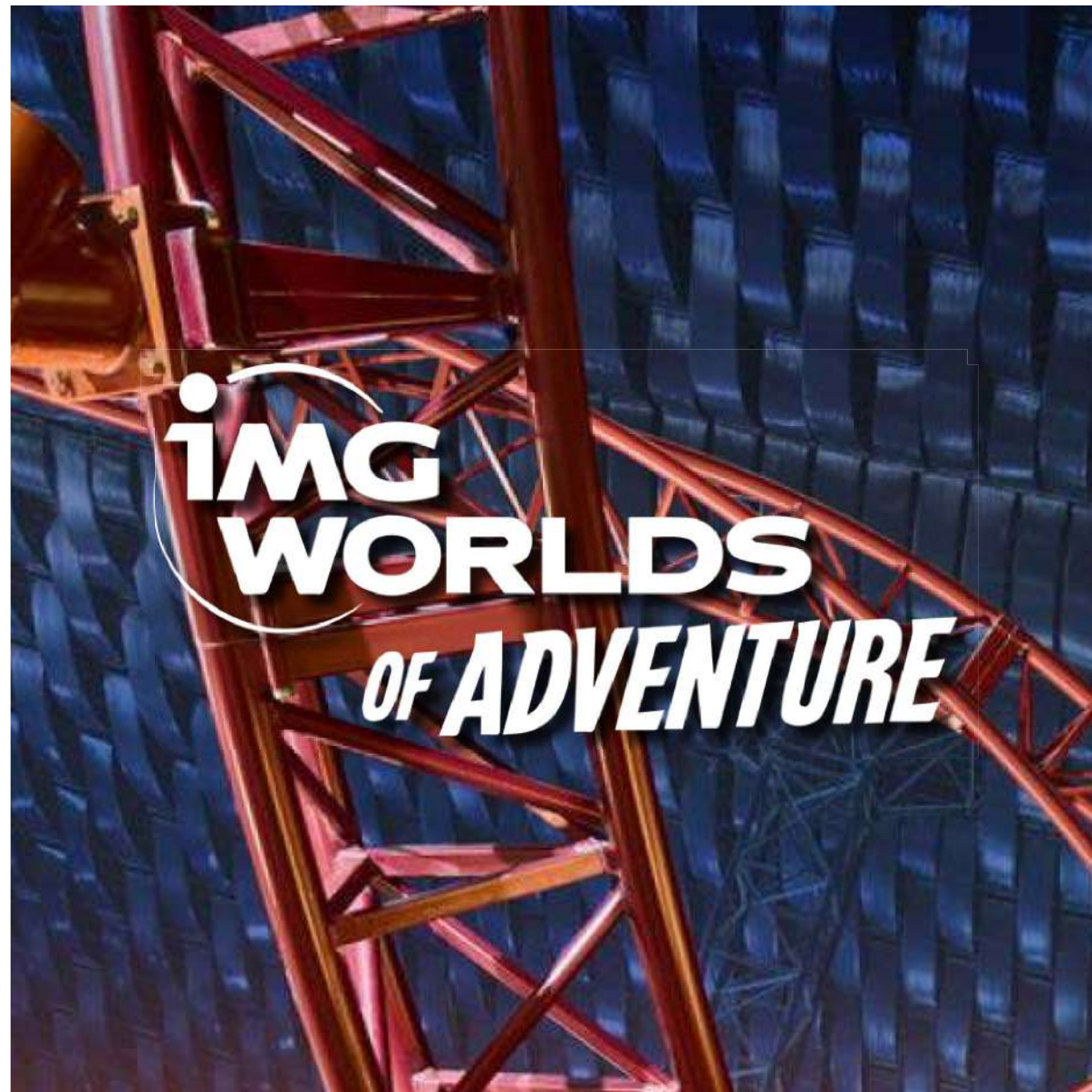
Lisure

- » IMG Worlds of Adventure
- » Lost Valley Theme Park
- » Global Village
- » Dubai Autodrome
- » Dubai Safari Park

Retail

- » Dubai Hills Mall
- » Downtown Dubai





Global Village, a nostalgic destination often considered the first family destination for culture and entertainment in the region, is located adjacent to City of Arabia. Global Village offers some of the world's finest shopping and dining experiences and a wide range of events, shows and activities. Guests will be taken on a journey through a group of pavilions, each representing the richness and culture from different countries accompanied by their unique international cuisine.



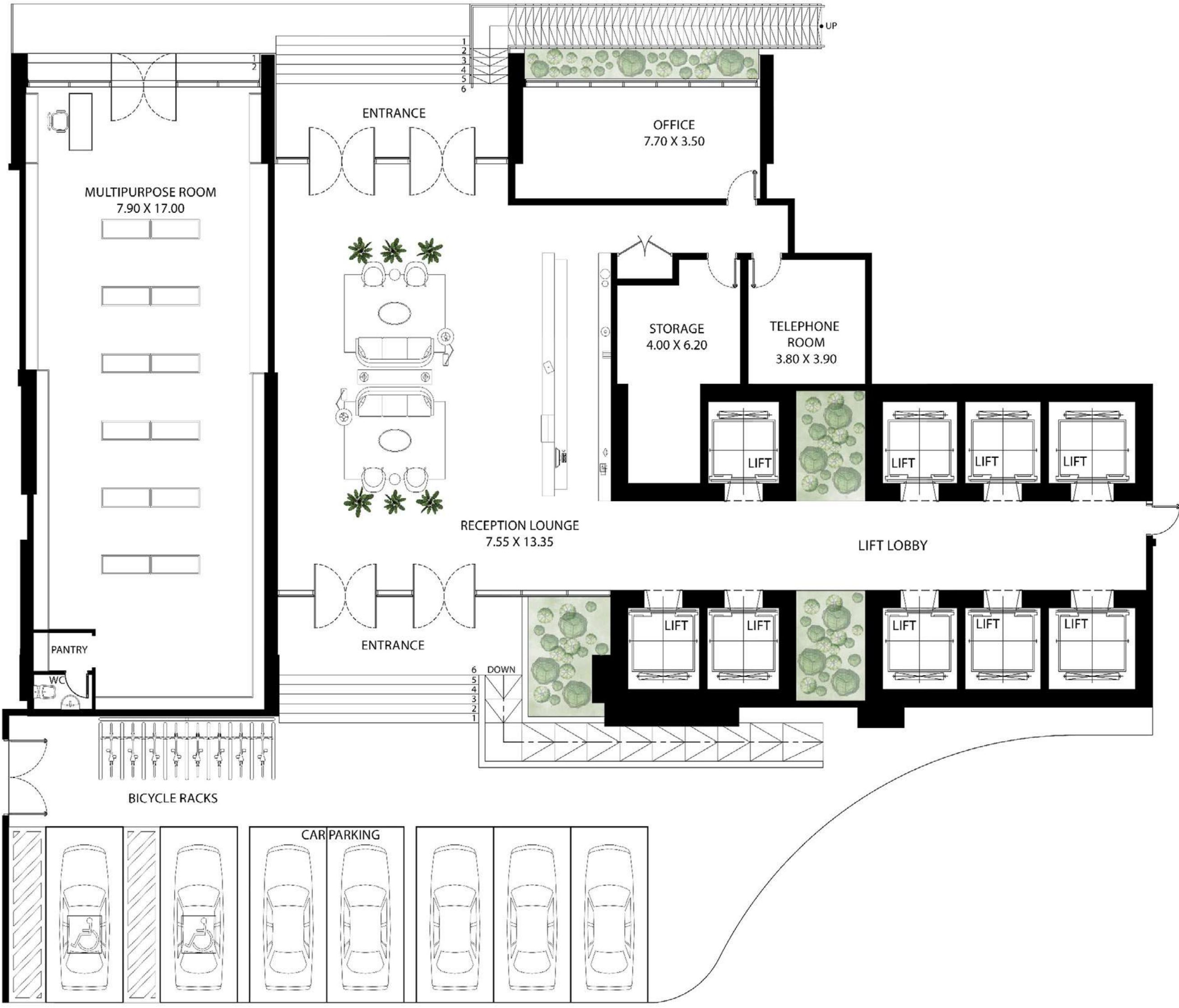
IMG Worlds of Adventure is part of City of Arabia and Dubai's first mega theme park. Featuring adrenaline-pumping rides and attractions based on popular Cartoon Network characters, iconic MARVEL Super Heroes and hair-raising dinosaurs. Open all year round in an indoor, temperature-controlled environment, IMG Worlds of Adventure promises visitors four epic adventure zones full of fun.











MAG330

GROUND FLOOR



-  RETAIL
-  RECEPTION
-  LOUNGE
-  ELEVATORS
-  BICYCLE RACK
-  PARKING

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A DESIGN FOR LIFE

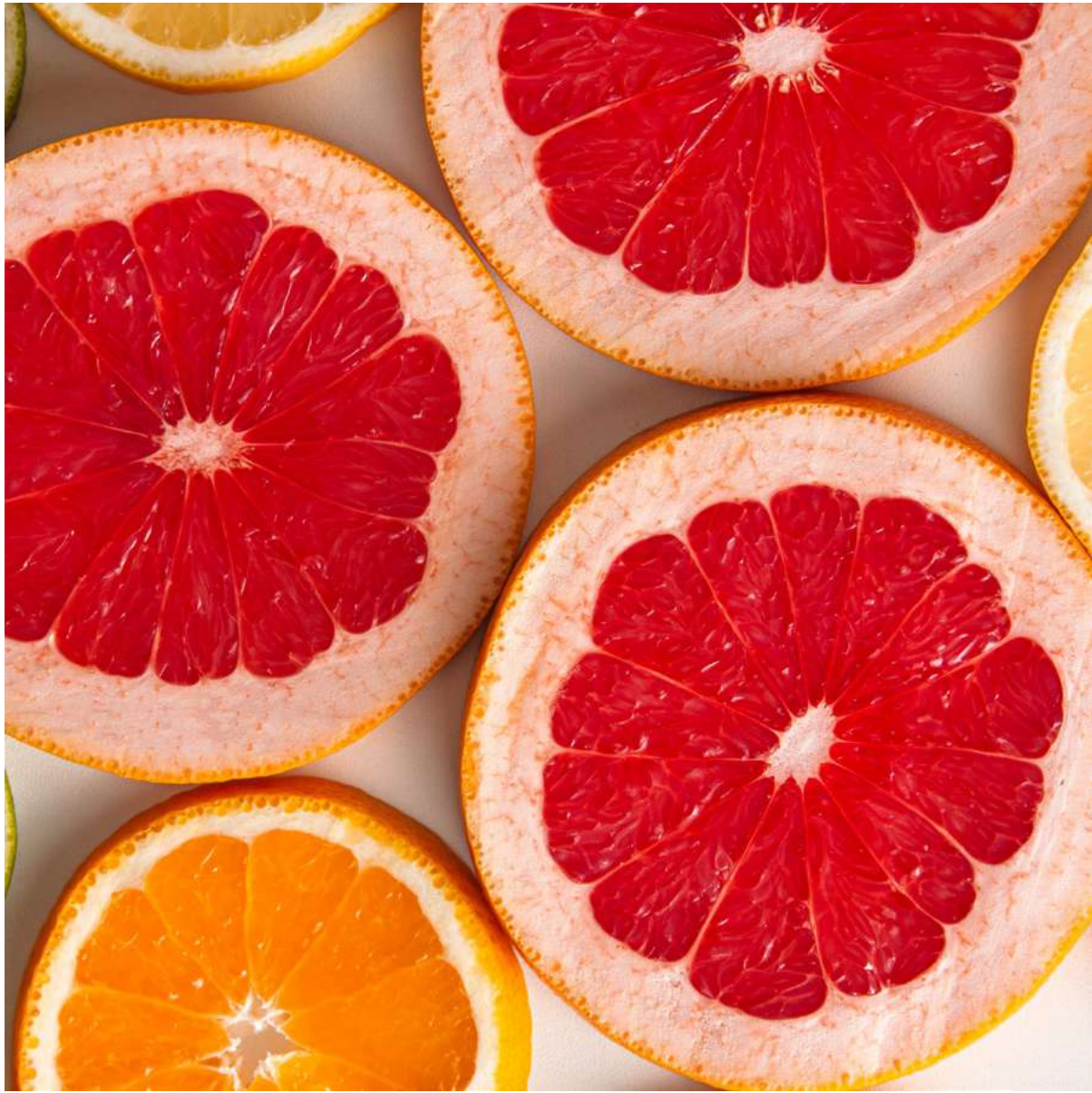


MAG330's interior architecture and design boasts savvy and dynamic living spaces with modern and upscale interiors. The lobby welcomes residents with a spacious entrance area. Distributed as Ground Floor + 5 Podium levels, a full floor health club on the 6th floor and 23 Typical Floors.

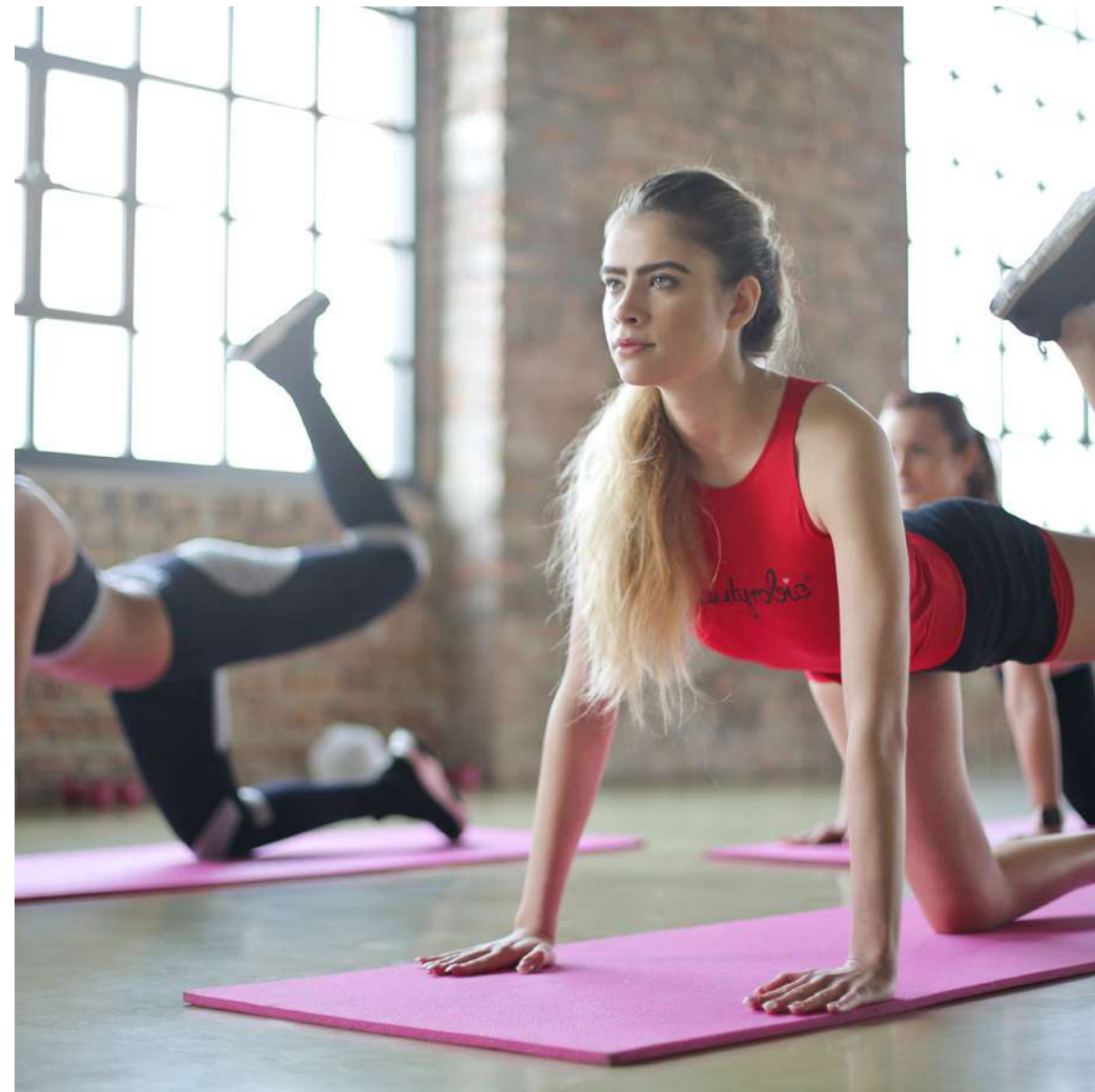
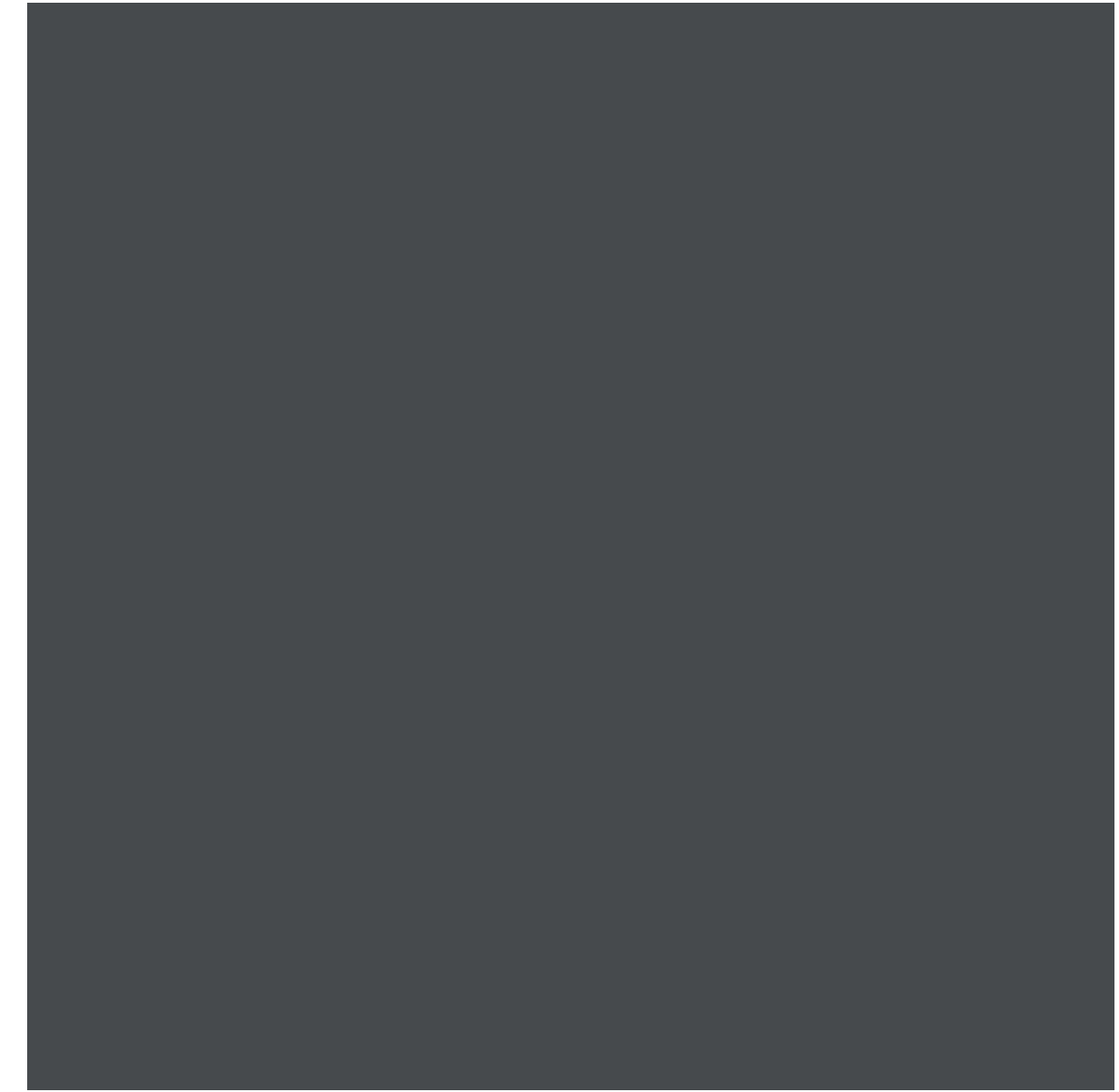
The spacious studio, one and two bedroom apartments offer high-end living standards complemented with the finest finishes in all rooms as well as the kitchens and bathrooms. This ensures that MAG 330's apartments are exactly what they are meant to be: designed for life.



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THE LEISURE LIFE

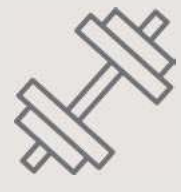


One of the most important elements of any project is its ability to sustain both the living and the leisure requirements of its residents. At MAG 330 the podium terrace has been designed with some of the most interesting and unique recreational features. These include a 162 sq. m. kids play area, a 570 sq. m. health club with sauna, steam and jacuzzi facilities, and a 355 sq. m. swimming pool.



HEALTH CLUB

A full dedicated floor on the 6th story



GYM



SWIMMING POOL



KIDS AREA



SKY LOUNGE



YOGA ROOM



RELAXATION ROOM



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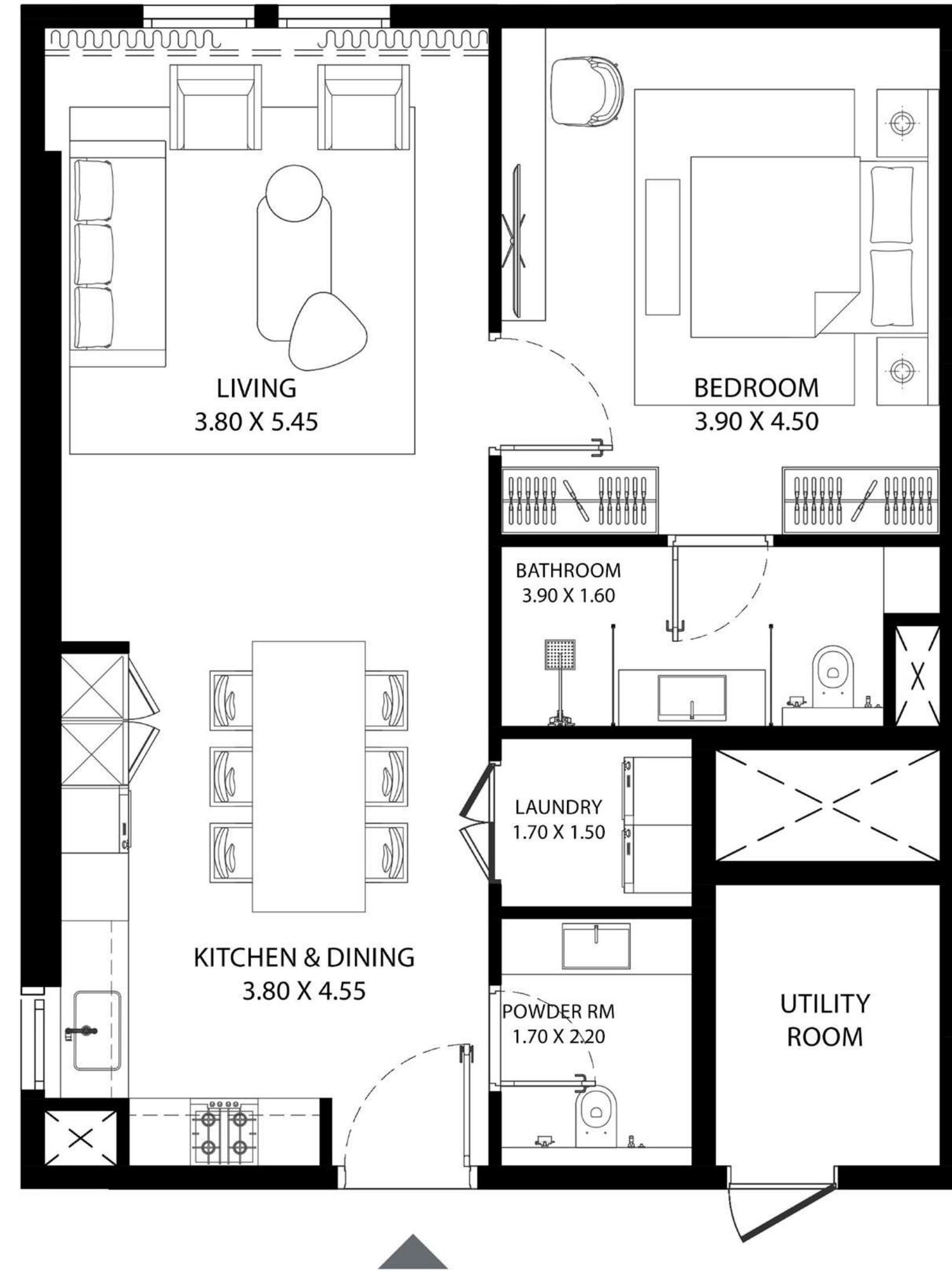


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STUDIO

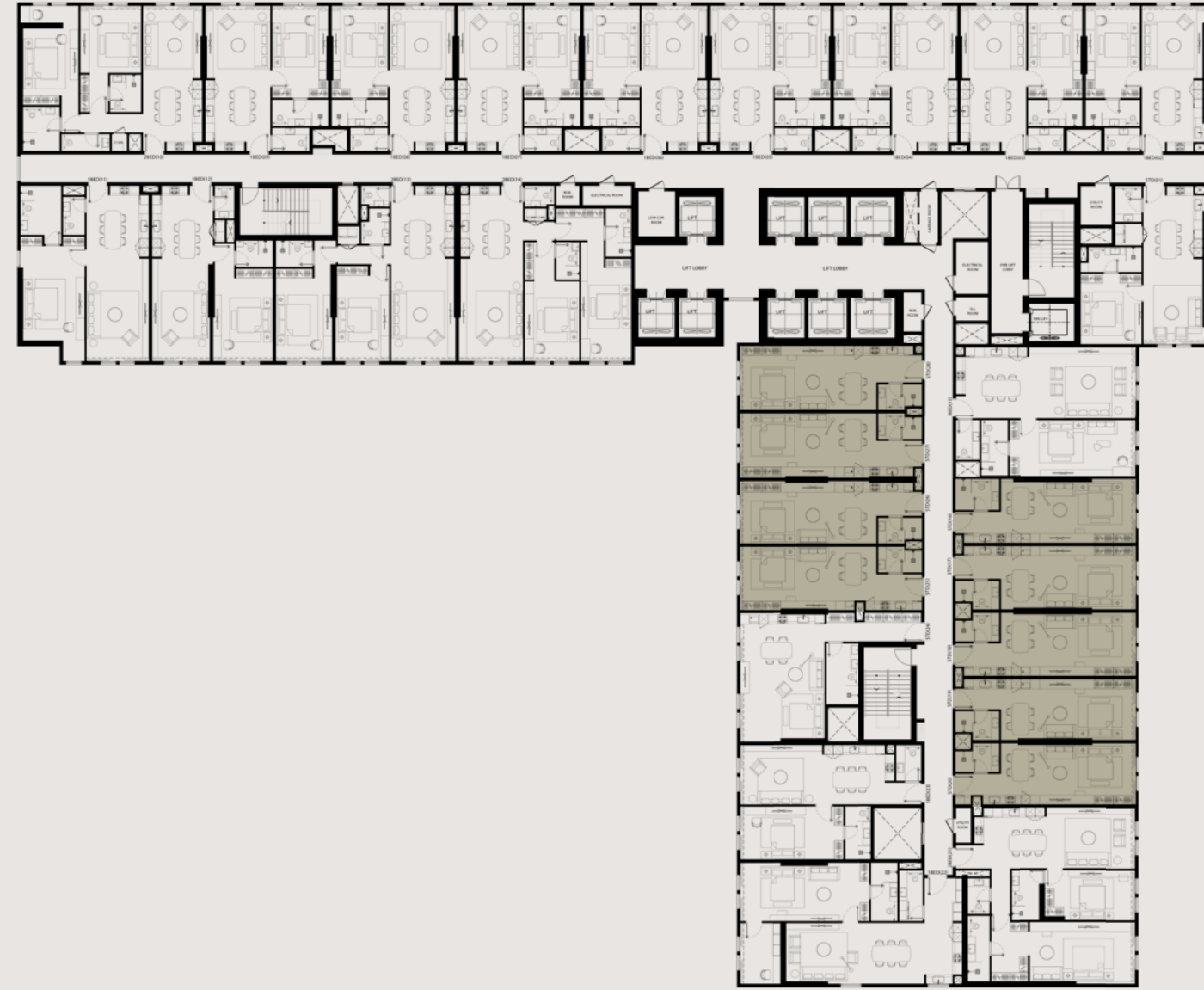


UNIT AREA (SQ.FT)	880.55 SQ.FT.
UNIT AREA (SQ.M)	81.80 SQ.M.
TYPE	TYPE-1
UNIT(S) NO.	01

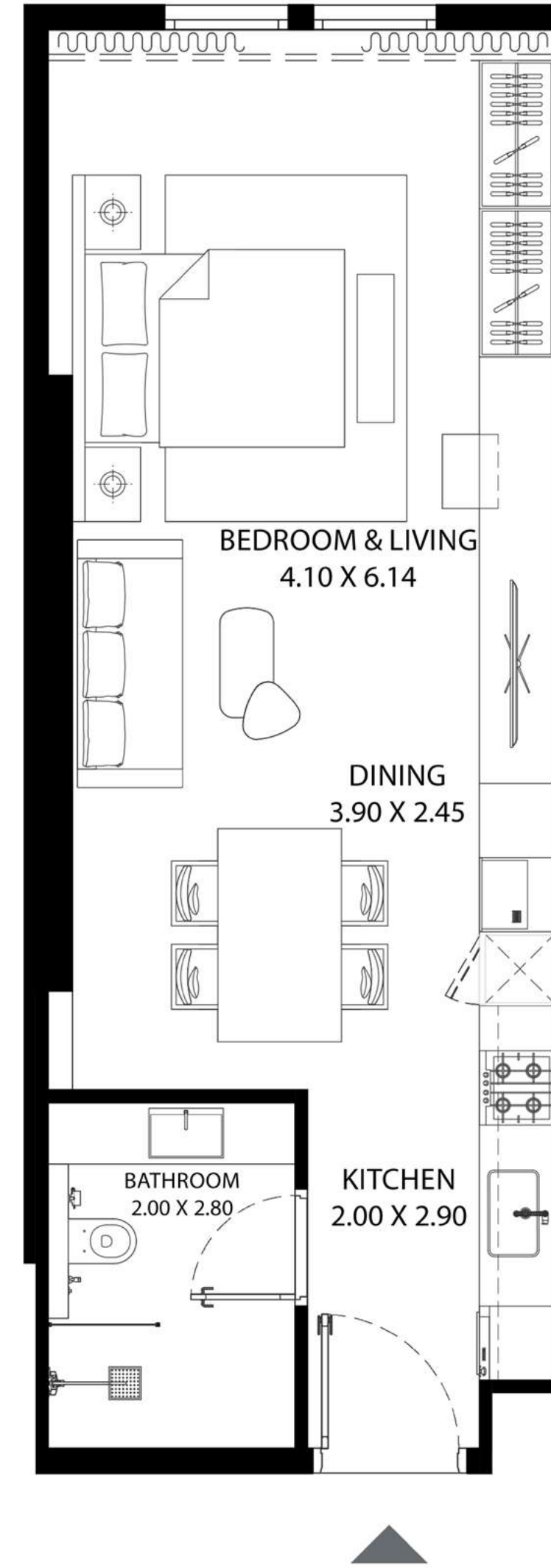


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STUDIO



UNIT AREA (SQ.FT)	510.95 - 568.64 SQ.FT.
UNIT AREA (SQ.M)	47.46 - 52.83 SQ.M.
TYPE	TYPE-2
UNIT(S) NO.	16, 17, 18, 19, 20, 25, 26, 27 and 28

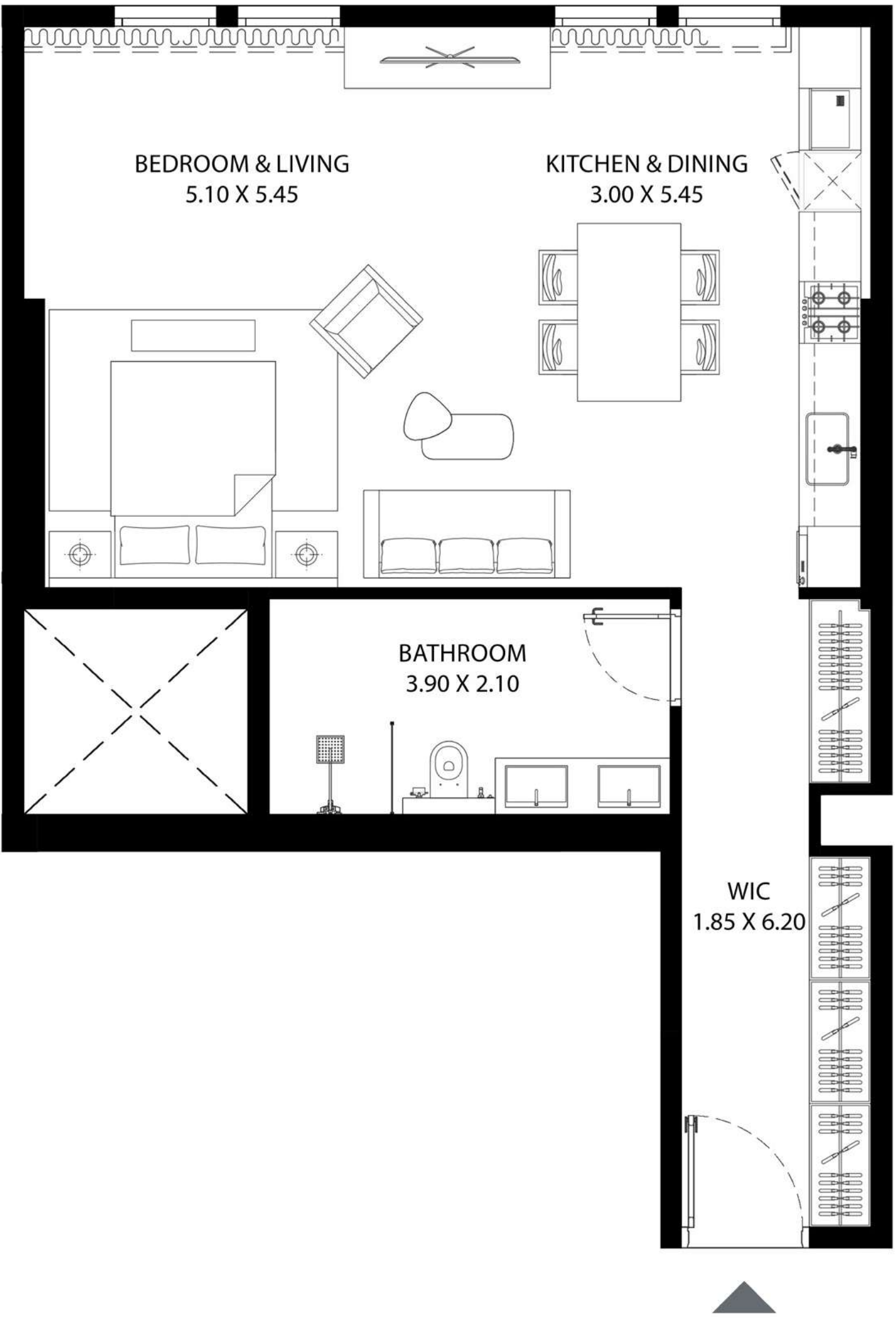


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STUDIO



UNIT AREA (SQ.FT)	758.40 SQ.FT.
UNIT AREA (SQ.M)	70.46 SQ.M.
TYPE	TYPE-3
UNIT(S) NO.	24



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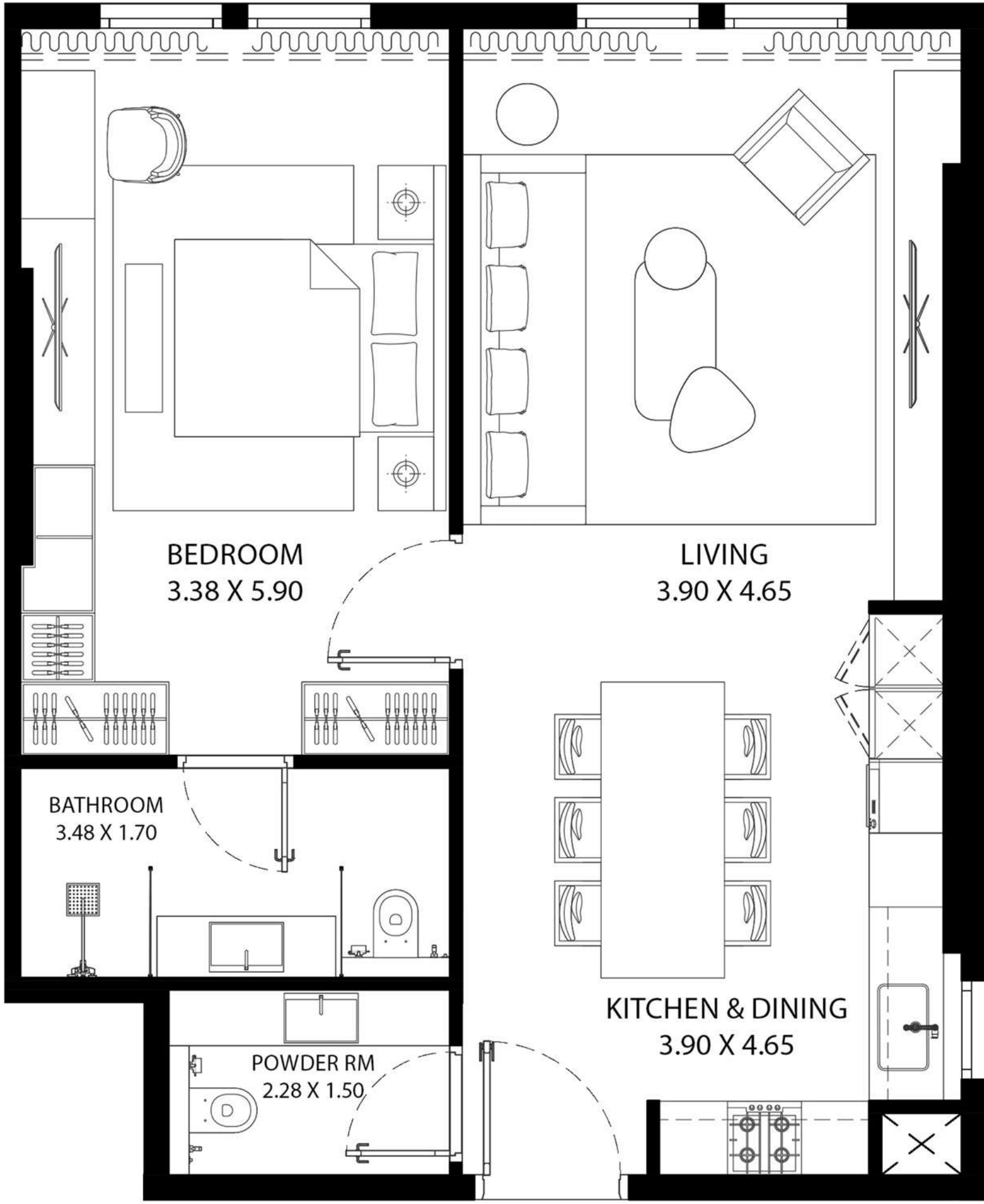


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ONE BEDROOM



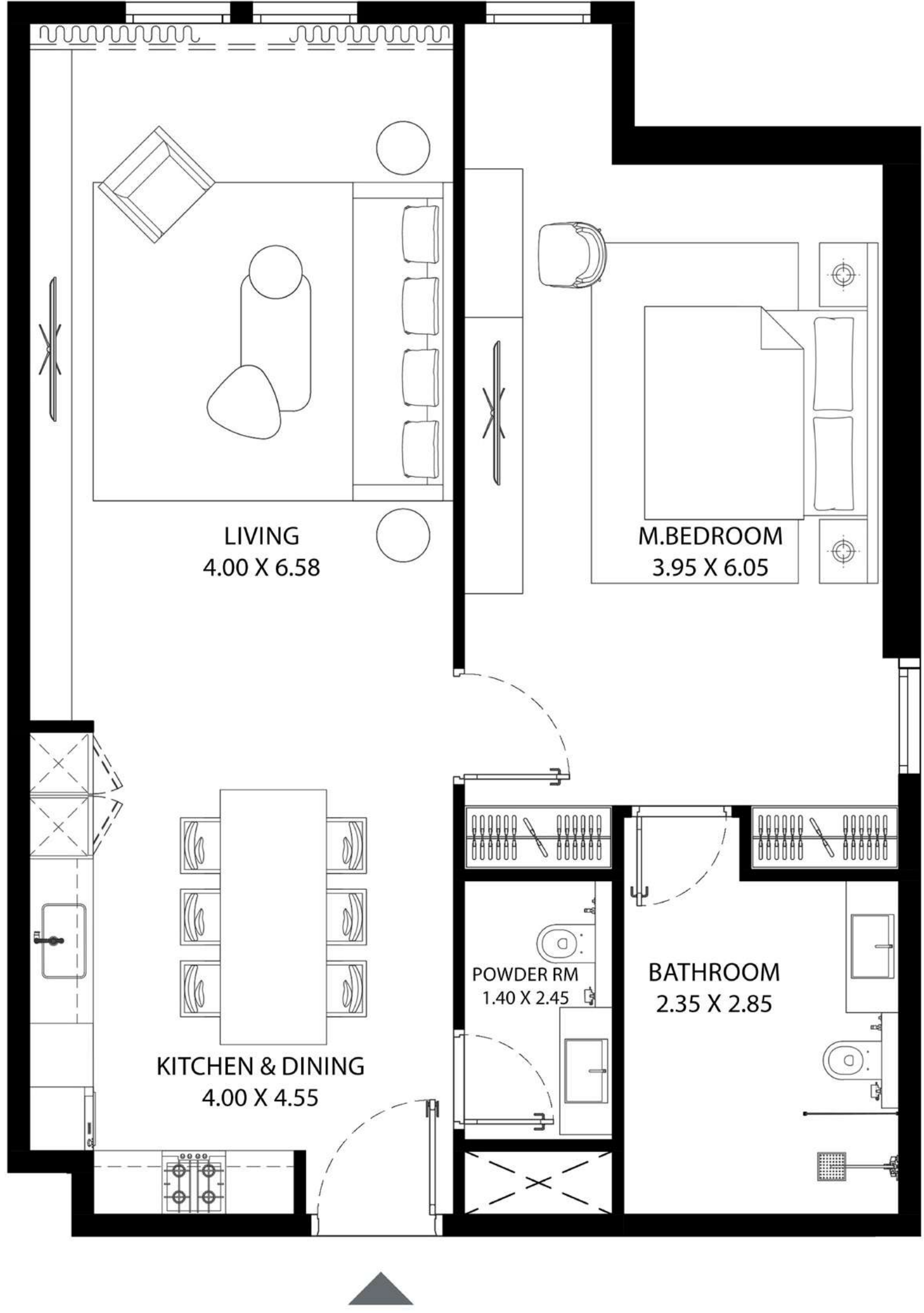
UNIT AREA (SQ.FT)	781.46 - 817.18 SQ.FT.
UNIT AREA (SQ.M)	72.60 - 75.92 SQ.M.
TYPE	TYPE-1
UNIT(S) NO.	02, 03, 04, 05, 06, 07 and 08

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ONE BEDROOM



UNIT AREA (SQ.FT)	993.66 SQ.FT.
UNIT AREA (SQ.M)	92.31 SQ.M.
TYPE	TYPE-2
UNIT(S) NO.	11

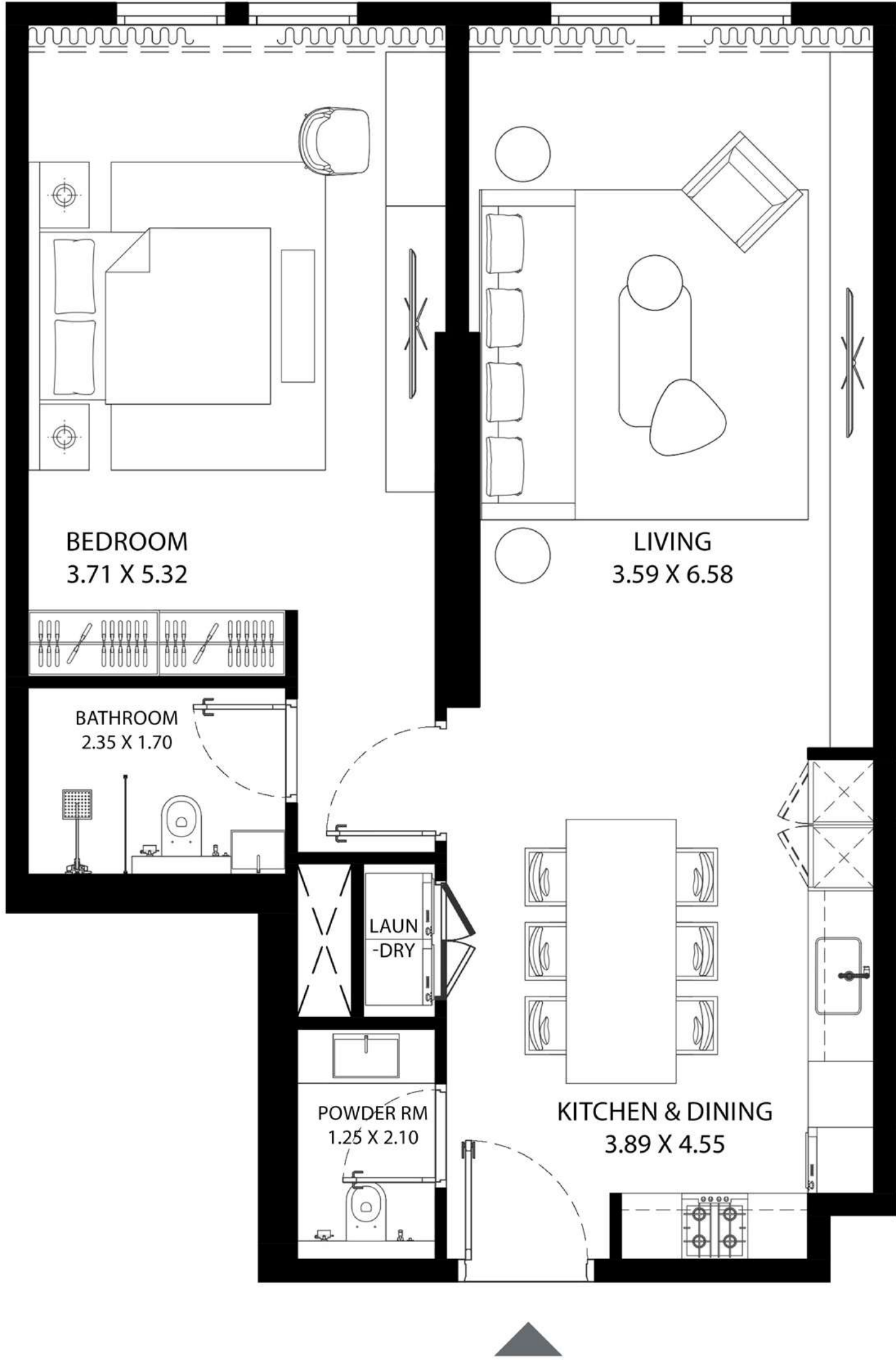


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ONE BEDROOM



UNIT AREA (SQ.FT)	883.53 SQ.FT.
UNIT AREA (SQ.M)	82.08 SQ.M.
TYPE	TYPE-3
UNIT(S) NO.	12

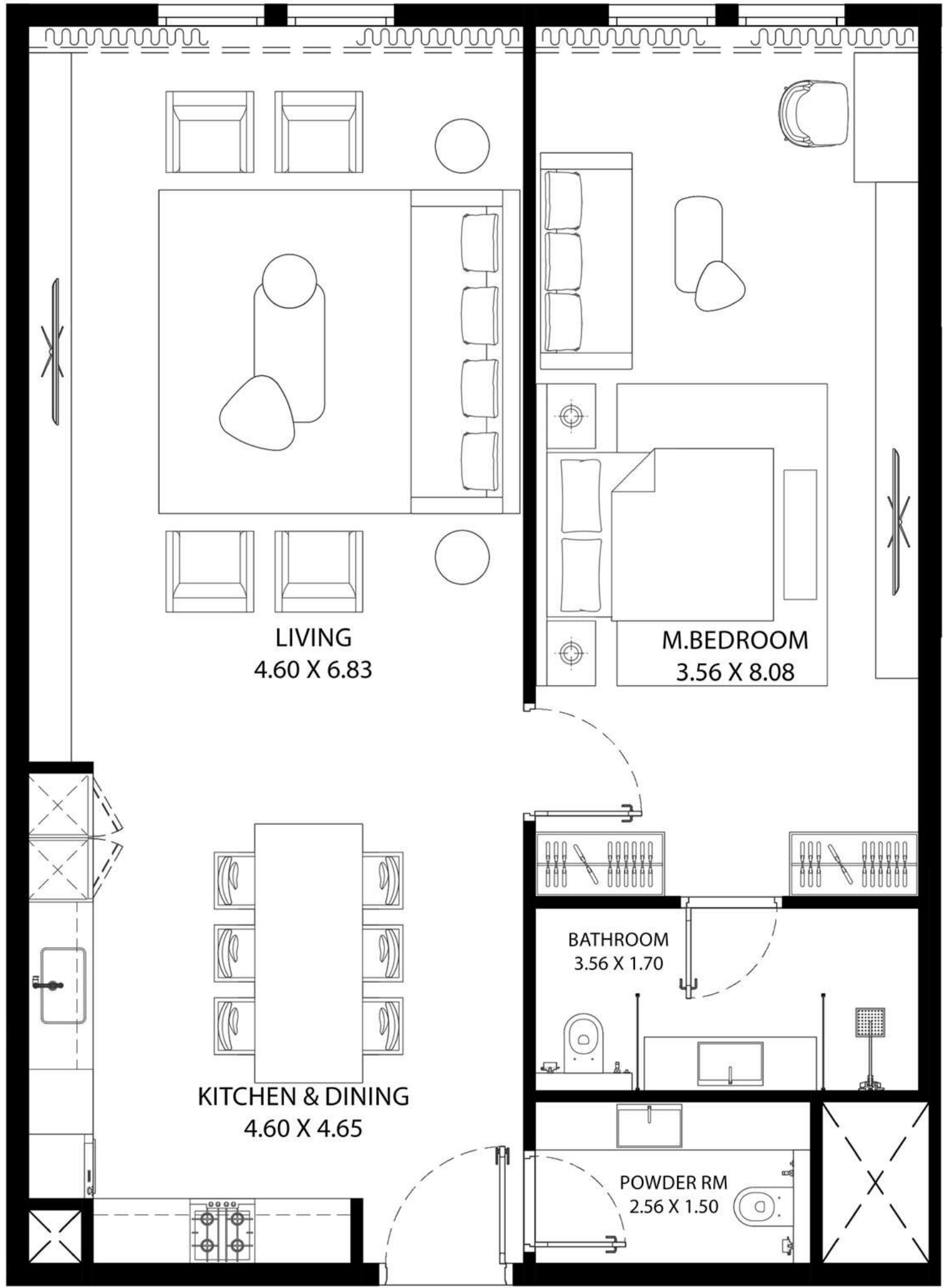


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ONE BEDROOM



UNIT AREA (SQ.FT)	1,067.92 SQ.FT.
UNIT AREA (SQ.M)	99.21 SQ.M.
TYPE	TYPE-4
UNIT(S) NO.	15



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ONE BEDROOM



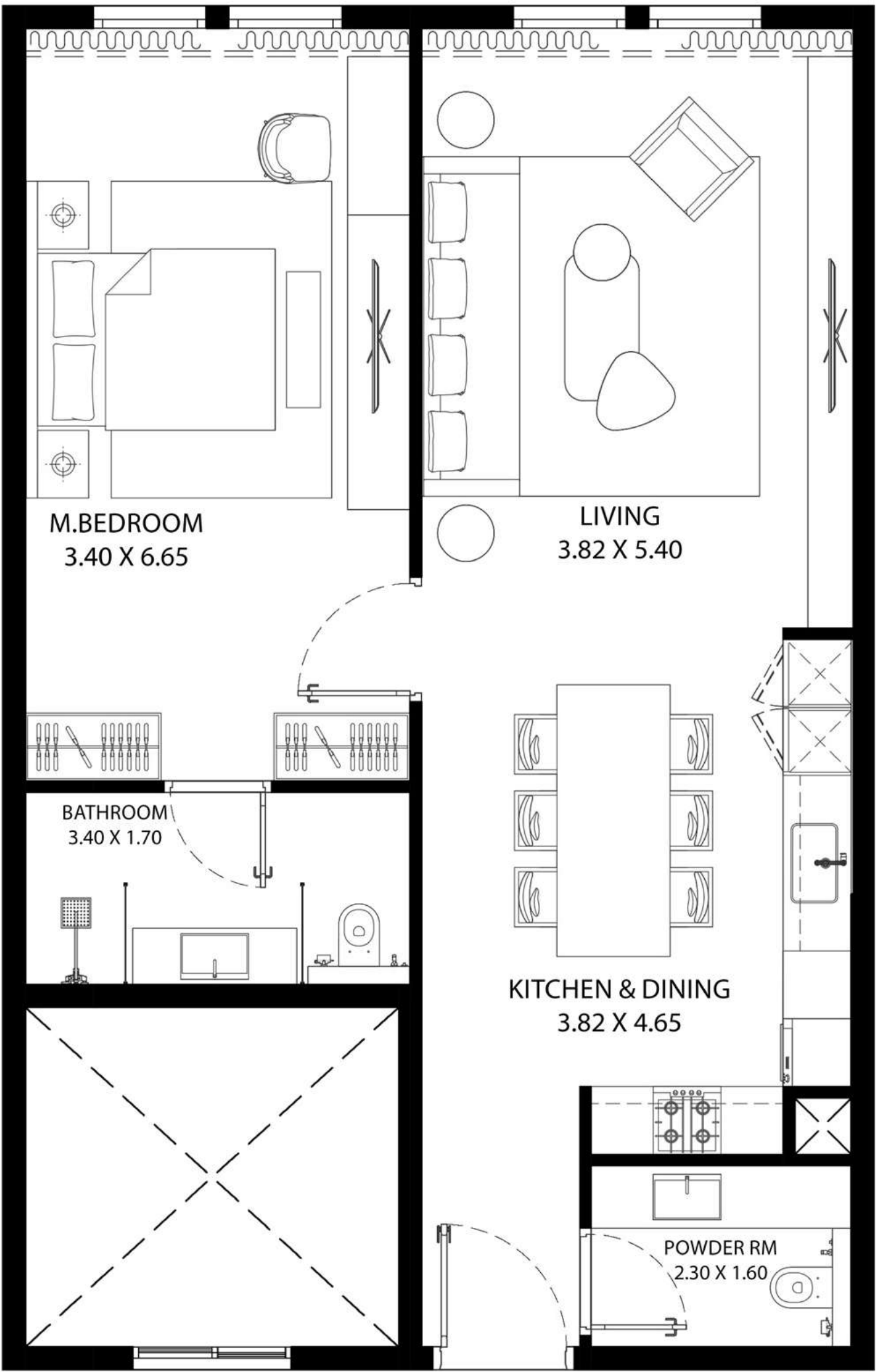
UNIT AREA (SQ.FT)	1,221.05 SQ.FT.
UNIT AREA (SQ.M)	113.44 SQ.M.
TYPE	TYPE-5
UNIT(S) NO.	22

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ONE BEDROOM



UNIT AREA (SQ.FT)	883.53 SQ.FT.
UNIT AREA (SQ.M)	82.08 SQ.M
TYPE	TYPE-6
UNIT(S) NO.	23



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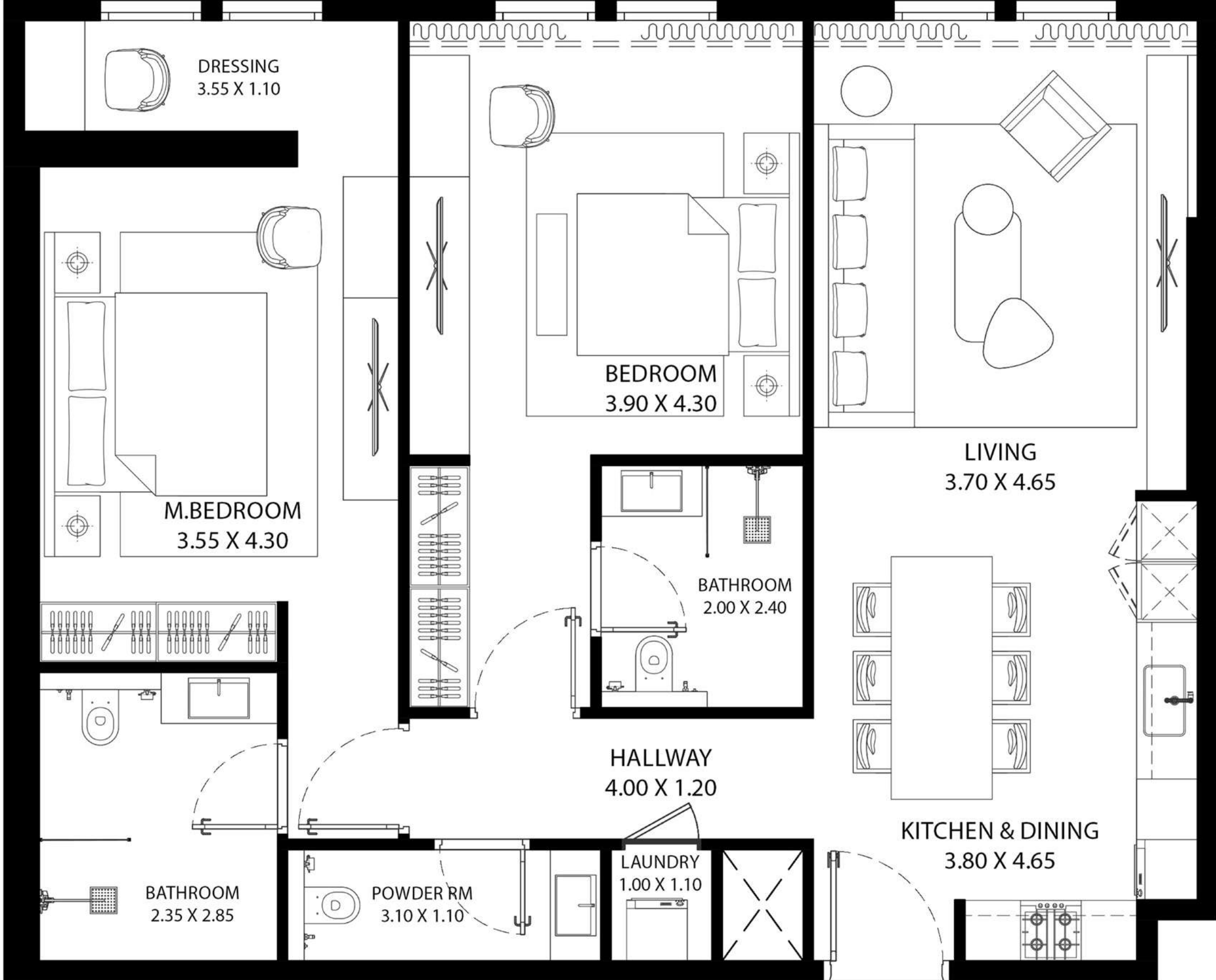


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TWO BEDROOM



UNIT AREA (SQ.FT)	1,204.15 SQ.FT.
UNIT AREA (SQ.M)	111.87 SQ.M
TYPE	TYPE-1
UNIT(S) NO.	10

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TWO BEDROOM



UNIT AREA (SQ.FT)	1,260.03 SQ.FT.
UNIT AREA (SQ.M)	117.06 SQ.M
TYPE	TYPE-2
UNIT(S) NO.	13

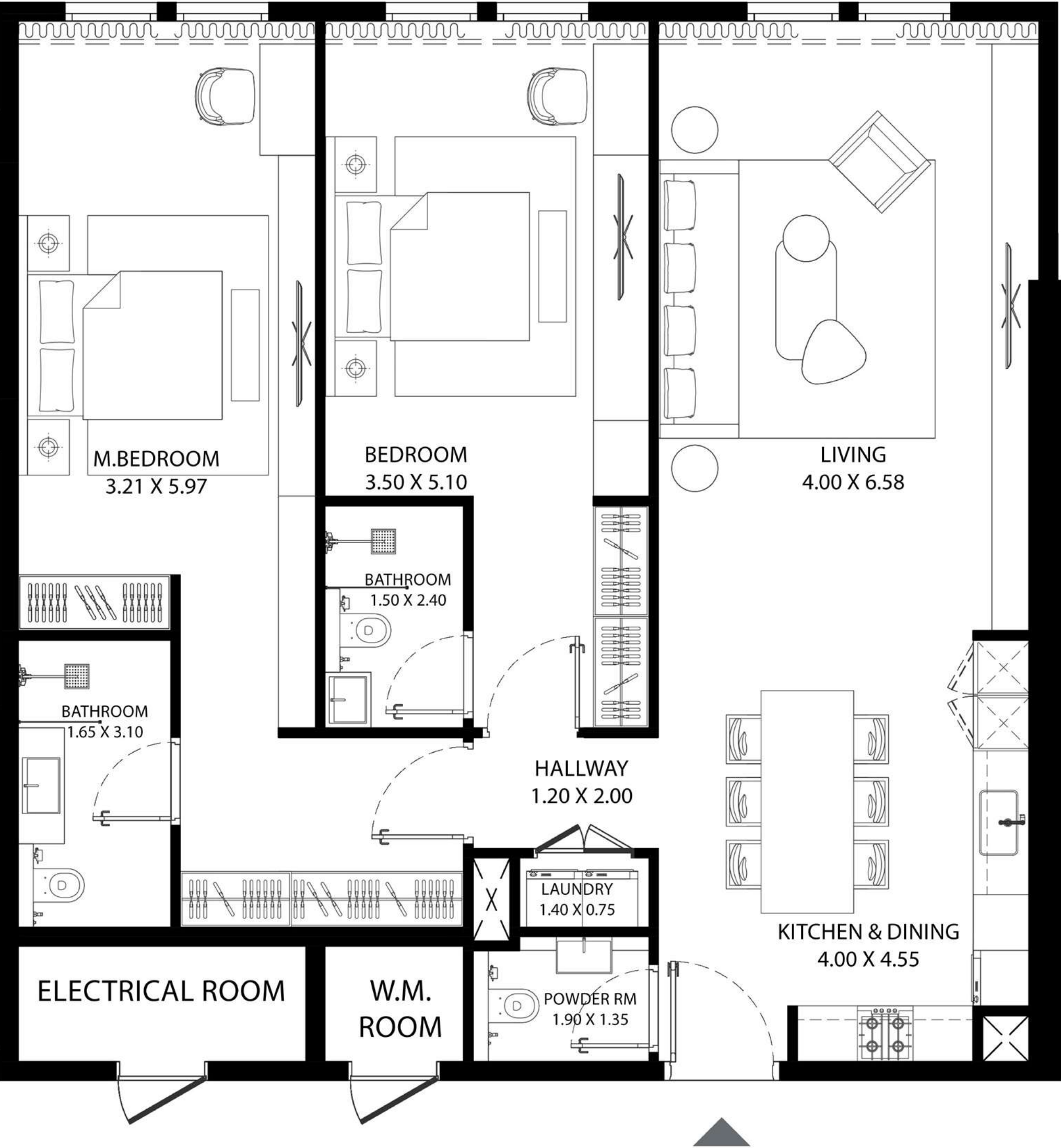


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TWO BEDROOM



UNIT AREA (SQ.FT)	1,321.08 SQ.FT.
UNIT AREA (SQ.M)	122.73 SQ.M
TYPE	TYPE-3
UNIT(S) NO.	14



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TWO BEDROOM



UNIT AREA (SQ.FT)	1,389.97 SQ.FT.
UNIT AREA (SQ.M)	129.13 SQ.M
TYPE	TYPE-4
UNIT(S) NO.	21



All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.



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