

5  
MAG  
دبي الجنوب  
DUBAI SOUTH

5  
MAG  
BOULEVARD



## Welcome to the MAG Family

It is my pleasure to present to you our new community developments in Dubai South – MAG 5 Dubai South and MAG 5 Boulevard.

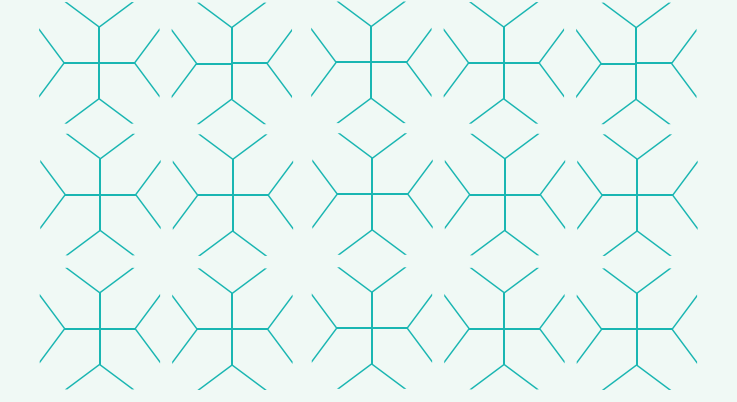
Located next to Al Maktoum International Airport, UAE's Green Belt and adjacent to District 2020 which will hold the World Expo 2020 in Dubai, the communities are located in the heart of the new district of Dubai, set to be a bustling centre of activity and healthy living.

The two projects have in total of 1452 studio, one, two and three bedroom apartments along with an array of amenities, courtyards and leisure centres, to cater to you and your family's wishes to live a better lifestyle in the new heart of Dubai.

I welcome you to browse through the following pages for the details of MAG 5 Dubai South and MAG 5 Boulevard, and the valuable investment opportunities that they present.

Sincerely,

**Talal Moafaq Al Gaddah**  
CEO of MAG Lifestyle Development



## ABOUT MAG LIFESTYLE DEVELOPMENT

MAG Lifestyle Development is part of the Moafaq Al Gaddah (MAG) Group - a multinational conglomerate based in the UAE. MAG Group is one of the largest corporations in the region, maintaining a highly prominent position of leadership among its peers, across the real estate, contracting, engineering, industrial and commercial trading, freight services, and hospitality sectors. Today MAG Lifestyle Development's interests range from pioneering affordable housing initiatives and high-end luxury developments to bringing wellness-focused living to the UAE.

## OUR PHILOSOPHY

Our vision at MAG Lifestyle Development is to be at the forefront of the region's property and lifestyle industry through our dedication to the Group's corporate philosophy of continuous innovation. By employing only the highest of standards and adhering to MAG Group's code of ethics that base its business practices on honesty and integrity, we aim to be the leader in the lifestyle development sector.

As we continue to create offerings that span across every lifestyle segment, we have only one promise that we make to you - whenever you feel that MAG has given you the best for your needs, EXPECT MORE.

A PART OF MAG GROUP - DELIVERING EXCELLENCE SINCE 1978.



BREATHE  
IN LIFE

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## CONTENT

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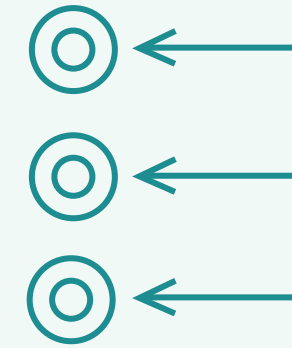
HIGHLIGHTS

07



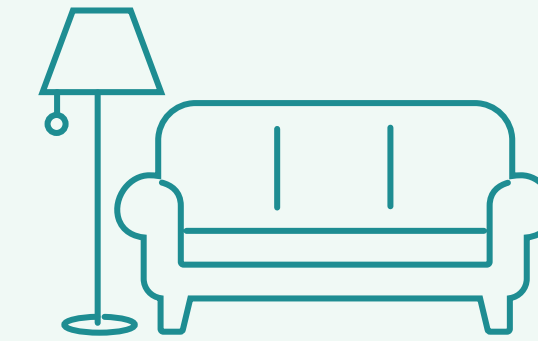
LOCATION

10



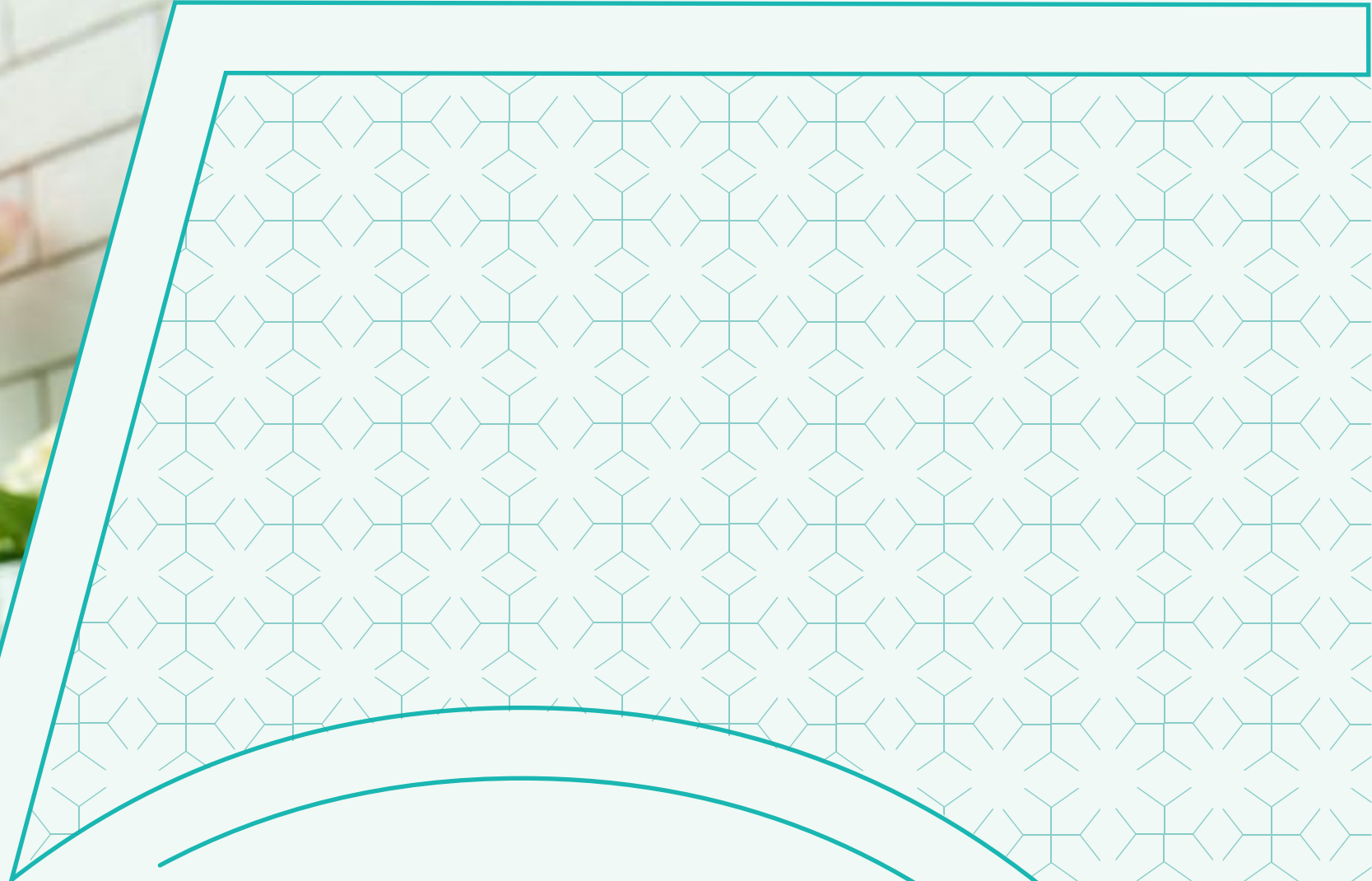
KEY FEATURES

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HOMES

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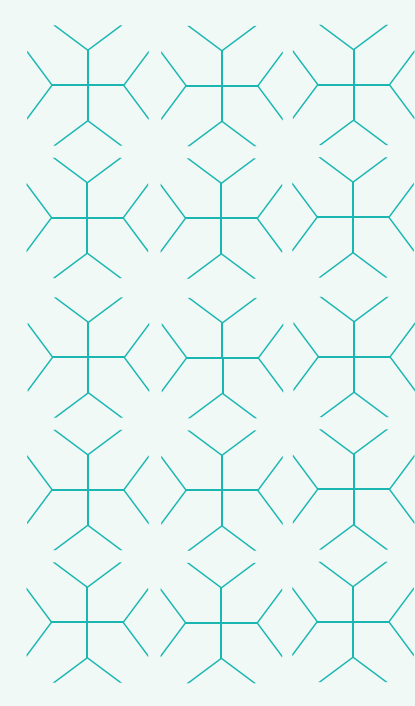
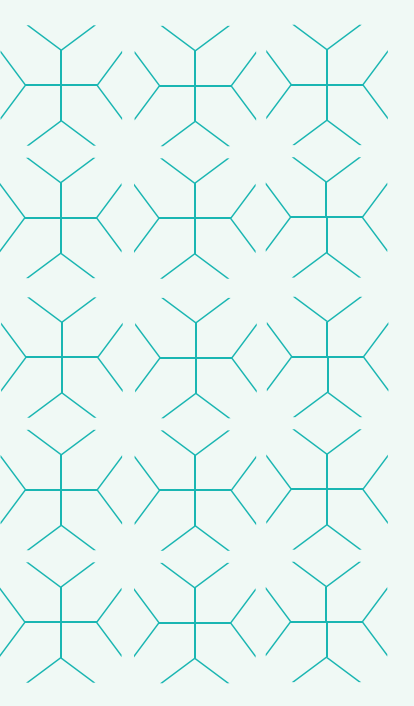
FOR THOSE  
WHO CHERISH  
LIFE





LIVE WITH NATURE  
IN THE CITY







# LOCATION



LIVE  
ALONGSIDE  
NATURE,  
IN THE FUTURE  
OF DUBAI



ATLANTIS  
THE PALM, DUBAI

THE PALM  
Jumeirah

THE WORLD

BURJ AL ARAB™

Jumeirah  
BEACH HOTEL

BURJ KHALIFA

MBL RESIDENCE  
JUMEIRAH LAKES TOWERS, DUBAI

إم بي إل  
ريزيدنس  
أبراج بحيرات الجميرا، دبي

MAG218  
أبراج بحيرات الجميرا، دبي

MAG214  
أبراج بحيرات الجميرا، دبي

THE PALM  
Jebel Ali

AIN DUBAI



JBR BEACH

AL MAS TOWER

MAG 214

ONE TOWER

DUBAI MARIANA

EMIRATES HOTEL

EMIRATES STADIUM

DUBAI MEDIA CITY

DUBAI INTERNET CITY

SHEIKH ZAYED ROAD

SAFA PARK

AL WASL ROAD

AL WASL

BUSINESS BAY

DUBAI MALL

THE GATE DIFC

ZABEEL PARK

MAG318  
المدينة الجديدة - قناة دبي المائية  
BUSINESS BAY - DUBAI WATER CANAL

AL RAFFA

BUR DUBAI

KARAMA

AL RAFFA

DUBAI GOLD SOUK

NAIF

AL BARAHA

ABU HAIL

NAKHEEL HARBOR

BURJ 2020

JUMEIRAH LAKES TOWERS

EMIRATES HILLS

Jebel Ali RACE COURSE

MAG226  
المدينة الجديدة - جزيرة الجميرا  
JUMEIRAH VILLAGE CIRCLE

AL BARSHA

AL QUOZ

AL BARSHA SOUTH

AL KHAIL ROAD

MEYDAN RACE TRACK

MAG EYE  
MEYDAN

THE MEYDAN

AL KHAIL ROAD

AL KHAIL ROAD

THE MEYDAN

WILDLIFE SANCTUARY

RAS AL KHOR ROAD

DUBAI CREEK

DUBAI CREEK GOLF CLUB

MAG CREEK  
WELLING RESORT

WAFI

CREEK PARK

MAKTOUM BR.

CLOCK TOWER

AL BARAHA

AL KHABAISI

JEBEL ALI INDUSTRIAL AREA

JEBEL ALI VILLAGE

DISCOVERY GARDENS

IBN BATTUTA MALL

Jumeirah Village Triangle

MAG226

EMIRATES HILLS

Jebel Ali RACE COURSE

MAG226

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AL QUOZ

AL BARSHA SOUTH

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THE MEYDAN

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AL KHABAISI

AL MAKTOUM INTERNATIONAL AIRPORT DWC

MAG 5  
دبي الجنوب  
DUBAI SOUTH



مجمع دبي للاستثمار  
DUBAI INVESTMENTS PARK

DUBAI CRICKET STADIUM

MAG226

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AL QUOZ

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MAG CREEK  
WELLING RESORT

WAFI

CREEK PARK

MAKTOUM BR.

CLOCK TOWER

AL BARAHA

DWC  
DUBAI WORLD CENTRAL  
مدينة ورلد سنترال

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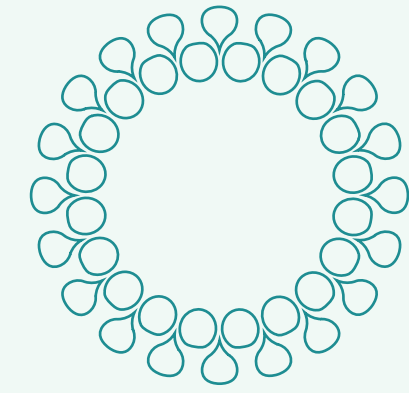
AL KHAIL ROAD

THE MEYDAN

WILDLIFE SANCTUARY

RAS AL KHOR ROAD

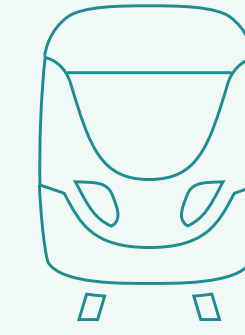
DUBAI CREEK



ADJACENT TO DISTRICT 2020



NEXT TO AL MAKTOUM INTERNATIONAL AIRPORT



METRO STATION

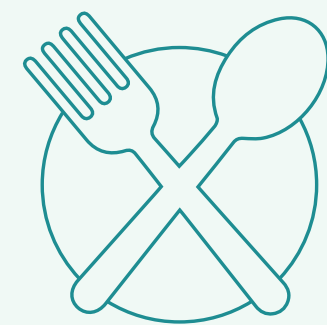


MULTIPLE ACCESS ROUTES

# FEEL THE SPIRIT OF THE CITY OF YOU



SCHOOLS



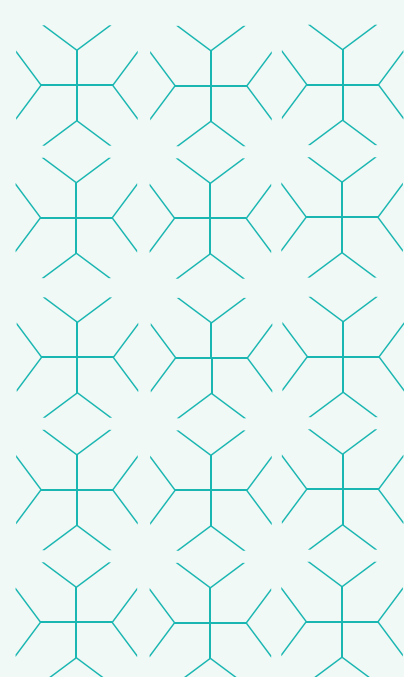
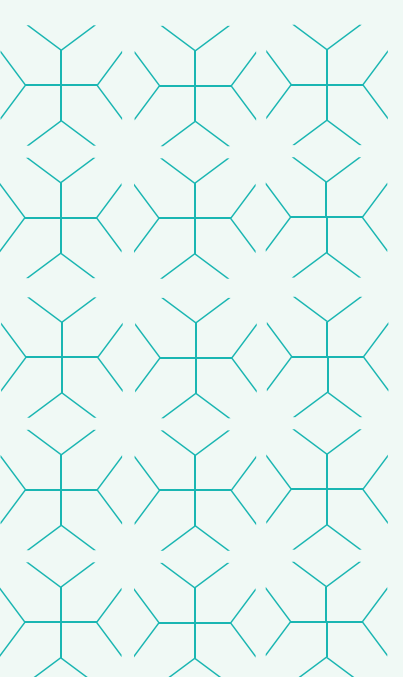
RESTAURANTS



ELEGANT RETAIL SPACES



ALONGSIDE UAE'S GREEN BELT





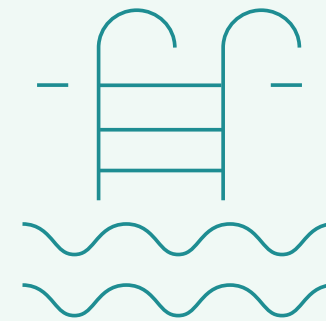
# KEY FEATURES



THE COMMUNITY  
WHERE  
YOUR SPIRIT  
FEELS AT HOME



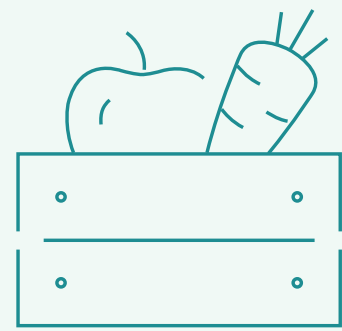
JOGGING TRACK



SWIMMING POOL

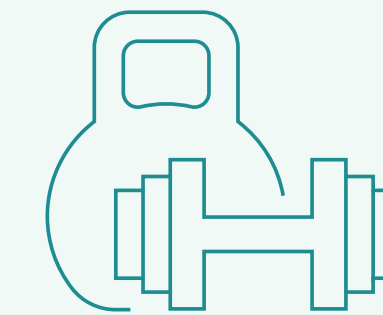


WALKABLE  
COMMUNITY

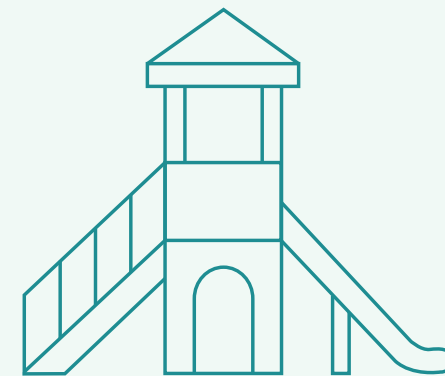


NEXT TO BOTANICAL  
GARDENS AND  
ORGANIC FARMS

# A BETTER LIFESTYLE FOR HEALTHIER LIVING



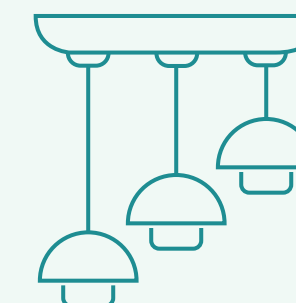
STATE-OF-THE-ART GYM



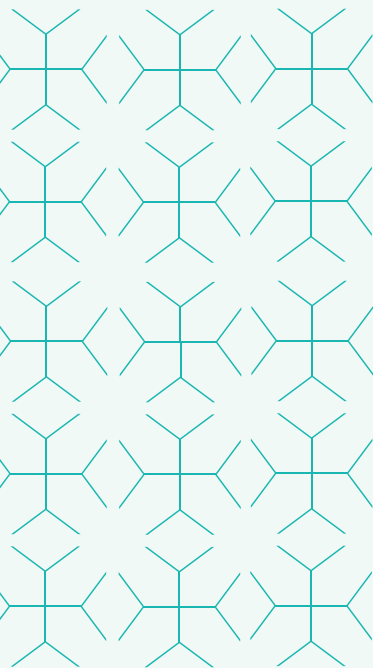
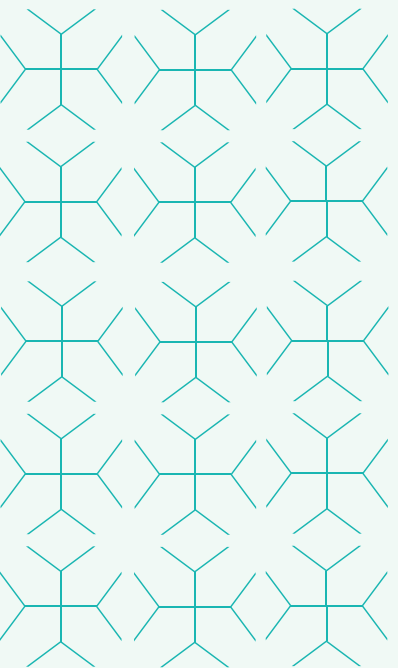
PLAYGROUNDS



LANDSCAPED  
SURROUNDINGS



EXCLUSIVE FINISHING







# HOMES



YOUR HOME  
IN DUBAI SOUTH



**STUDIO  
APARTMENT**

347.78 sq. ft. - 435.83 sq. ft.

**ONE  
BEDROOM  
APARTMENT**

477.16 sq. ft. - 665.11 sq. ft.

**TWO  
BEDROOM  
APARTMENT**

661.11 sq. ft. - 915.76 sq. ft.



**STUDIO  
APARTMENT**

475 sq. ft.

**ONE  
BEDROOM  
APARTMENT**

660 sq. ft.

**TWO  
BEDROOM  
APARTMENT**

1035 sq. ft.

**THREE  
BEDROOM  
APARTMENT**

2511 sq. ft.



freedom is a state of mind.

STUDIO

LIVING ROOM





BEDROOM

KITCHEN & DINING





**EXPECT MORE**





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