



**MBL
RESIDENCE**

JUMEIRAH LAKES TOWERS, DUBAI

**إم بي إل
ريزندنس**

أبراج بحيرات الجميرا، دبي



A PROJECT BY



**ماج
MAG**

Welcome to the MAG Family

It is my pleasure to present to you our high-end mixed-use tower, MBL Residence, in the heart of the world's largest free zone - Jumeirah Lakes Towers.



Overlooking the Almas West Lake as well as the Jumeirah Islands, MBL Residence stands 40-storey tall with 472 one, two and three bedroom apartments.

The modern luxury apartments have been designed for maximum comfort and style with impeccable interiors and a grand lobby and entrance. Furthermore, its sought after JLT location comes with easy access to Sheikh Zayed Road, that connects you to major destinations in Dubai, and community advantages such as close proximity to parks, restaurants, hotels, universities, health clinics, fitness centres, and shopping and leisure destinations.

I welcome you to browse through the following pages for the project details and further information regarding the valuable investment opportunity that the MBL Residence presents.

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.

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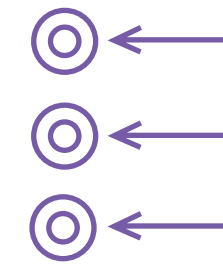
HIGHLIGHTS

08



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KEY FEATURES

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HOMES



BEHIND EVERY GREAT CREATION LIES A GREATER INSPIRATION

HIGHLIGHTS



**FOR THOSE WHO ARE
INSPIRED BY DESIGN**

LOCATION



MBL RESIDENCE
JUMEIRAH LAKES TOWERS, DUBAI

ام بي ال ريزيدنس
أبراج بحيرات الجميرا، دبي

ATLANTIS
THE PALM, DUBAI

THE PALM
Jumeirah

BURJ AL ARAB™

Jumeirah
BEACH HOTEL

MAG218
JUMEIRAH LAKES TOWERS, DUBAI

MAG214
JUMEIRAH LAKES TOWERS, DUBAI

JBR BEACH

JUMEIRAH LAKES TOWERS

BURJ 2020

EMIRATES HILLS

MAG226
JUMEIRAH VILLAGE CIRCLE

MAGEYE
MEYDAN

MAG230
CITY OF ARABIA

MAG318
BUSINESS BAY - DUBAI WATER CANAL

MAG228A
INTERNATIONAL CITY

MAG228B
INTERNATIONAL CITY

AL MAKTOUM INTERNATIONAL AIRPORT DWC

DWC
DUBAI WORLD CENTRAL

MAG
دبي الجنوب
DUBAI SOUTH

THE PALM
Jebel Ali

دولفين ريزورتس
AND RESORTS

Dubai Airports

International City

DRAGON MART

Global Village

IMAG WORLDS OF ADVENTURE

CITY OF ARABIA

THE VILLA

MAG228A

MAG228B

WARQAA

MIRDIF

MUHAISSNAH

RASHIDIYA

NAD AL HAMAR

NAD AL SHEBA

RAS AL KHOR INDUSTRIAL AREA

NAD AL SHEBA 1

MEYDAN

AL BARSHA SOUTH

EMIRATES HILLS

Jumeirah Islands

IBN BATTUTA MALL

JEBEL ALI VILLAGE

JEBEL ALI INDUSTRIAL AREA

AL KHASBI

AL BARAHA

AL RAFFA

BUR DUBAI

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JUMEIRAH LAKES TOWERS



MBL Residence tower located at the heart of Dubai's waterfront community — Jumeirah Lakes Towers. The development stands in an unparalleled location where business and pleasure come together, and the nearby popular neighbourhoods such as the Jumeirah Beach Residence, Marina Walk, Emirates Golf City, Emirates Hills and Palm Jumeirah.



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.





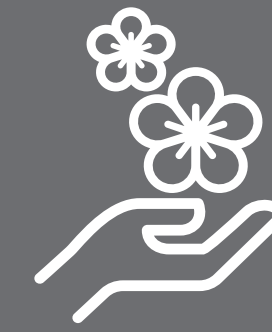
5 Hotels



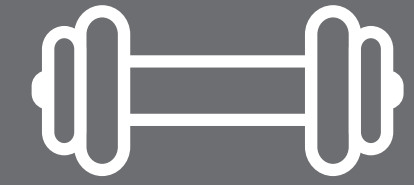
3 Universities



300 Restaurants & Cafés



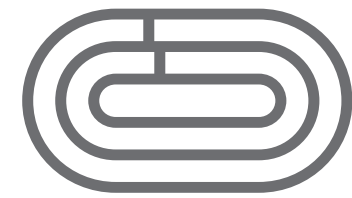
Spas



Gyms



540 + Retail
Outlets



Park & Running
Tracks



Medical Centres



Supermarkets



80 Commercial &
Residential Tower

An aerial, black and white photograph of a dense urban skyline, likely Dubai. The image shows a vast number of skyscrapers of varying heights and architectural styles, packed closely together. In the background, a large body of water is visible, with several artificial islands extending into it. The foreground shows a mix of lower-rise buildings, roads, and some greenery. The overall scene conveys a sense of a highly developed, modern city.

IN THE HEART OF THE WORLD'S LARGEST FREE ZONE

5 MINUTES AWAY FROM DUBAI MARINA
7 MINUTES AWAY FROM JUMEIRAH BEACH RESIDENCE



10 MINUTES AWAY FROM DUBAI EYE
20 MINUTES FROM DUBAI PARKS AND RESORTS



15 MINUTES AWAY FROM DOWNTOWN DUBAI & DUBAI WATER CANAL

20 MINUTES AWAY FROM DUBAI CREEK TOWER



MINUTES AWAY FROM THE UPCOMING BURJ2020





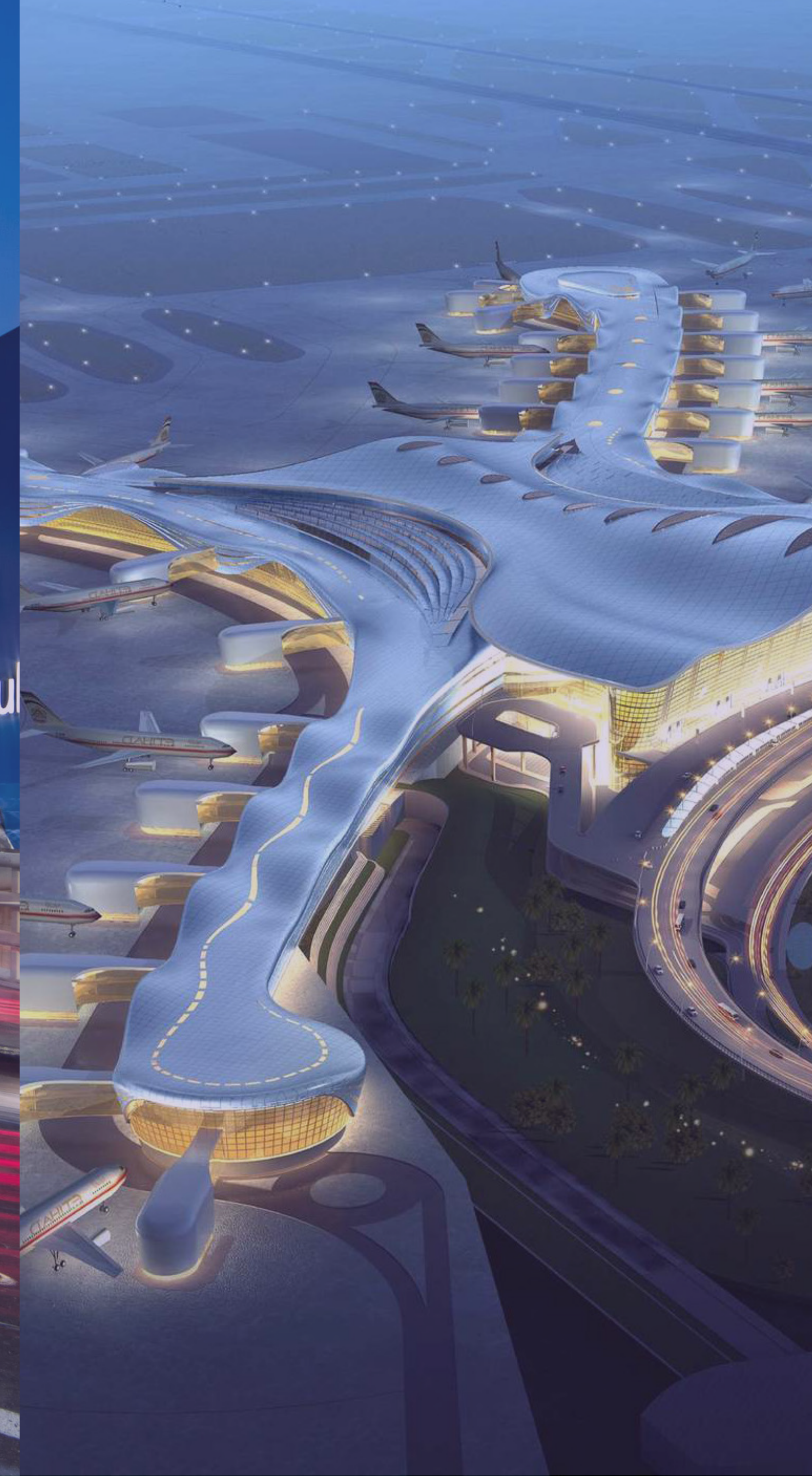
20 دقيقة من مطار دبي الدولي
20 minutes away from Dubai
International Airport



**20 دقيقة من مطار
آل مكتوم الدولي**
20 minutes away from
Al Maktoum International Airport



40 دقيقة من مطار أبوظبي الدولي
40 minutes away from
Abu Dhabi International Airport



KEY FEATURES



GRAND ENTRANCE



MODERN LOBBY



LUXURY CORRIDOR



POOL



BARBECUE AREA





HOMES

ONE BEDROOM + LIVING ROOM

LIVING ROOM



BEDROOM



TWO BEDROOM + LIVING ROOM

LIVING ROOM



EXPECT MORE





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