

# MAGEYE ماج آت

Mohammed bin Rashid City - District 7

APARTMENTS & TOWNHOUSES

MASTER DEVELOPER

meydan



MAG  
LIFESTYLE DEVELOPMENT



## Welcome to the MAG family

It is a common corporate venture to build well-located homes that feature every convenience, comfort and amenity. MAG EYE is no exception and through it, I have improved upon that mission by providing for all your needs and wishes without straying from your desired price range.

This vision gave rise to our MAG of Value initiative, which aims to bring you homes built with the highest quality materials and techniques, in the best locations, and at the lowest possible prices.

MAG EYE comprises townhouses and apartments — designed by Parsons with meticulous attention to detail — that provide you with elegant living spaces, both contemporary and timeless in their conception.

The extraordinary architecture, naturally-lit interiors and sense of refined living make this exceptional gated community a highly desirable place to live. Located next to the iconic Meydan Racecourse, MAG EYE features unhindered views of Dubai's skyline and easy access to its leisure destinations.

I welcome you to explore the many facets of MAG EYE — MAG of Value's flagship project — and discover a lifestyle within your own private community that exceeds expectations and provides you with a valuable investment opportunity.

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





## A PART OF MAG GROUP HOLDING DELIVERING EXCELLENCE SINCE 1978

MAG Lifestyle Development is the real estate arm of Mosfaq Al Gaddah (MAG) Group Holding — a multinational conglomerate based in the UAE. As one of the largest corporations in the region, MAG Group Holding maintains a highly prominent position 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.

## ABOUT MAG

LIFESTYLE DEVELOPMENT

### 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 Holding's code of ethics, which bases its business practices on honesty and integrity, we aim to be the leader in the lifestyle development sector.

As we continue to offer innovative creations that span every lifestyle segment, our promise to you is to always exceed your expectations by presenting you with the ultimate in happiness and comfort, and in return, all you have to do is EXPECT MORE.





## MAG OF VALUE

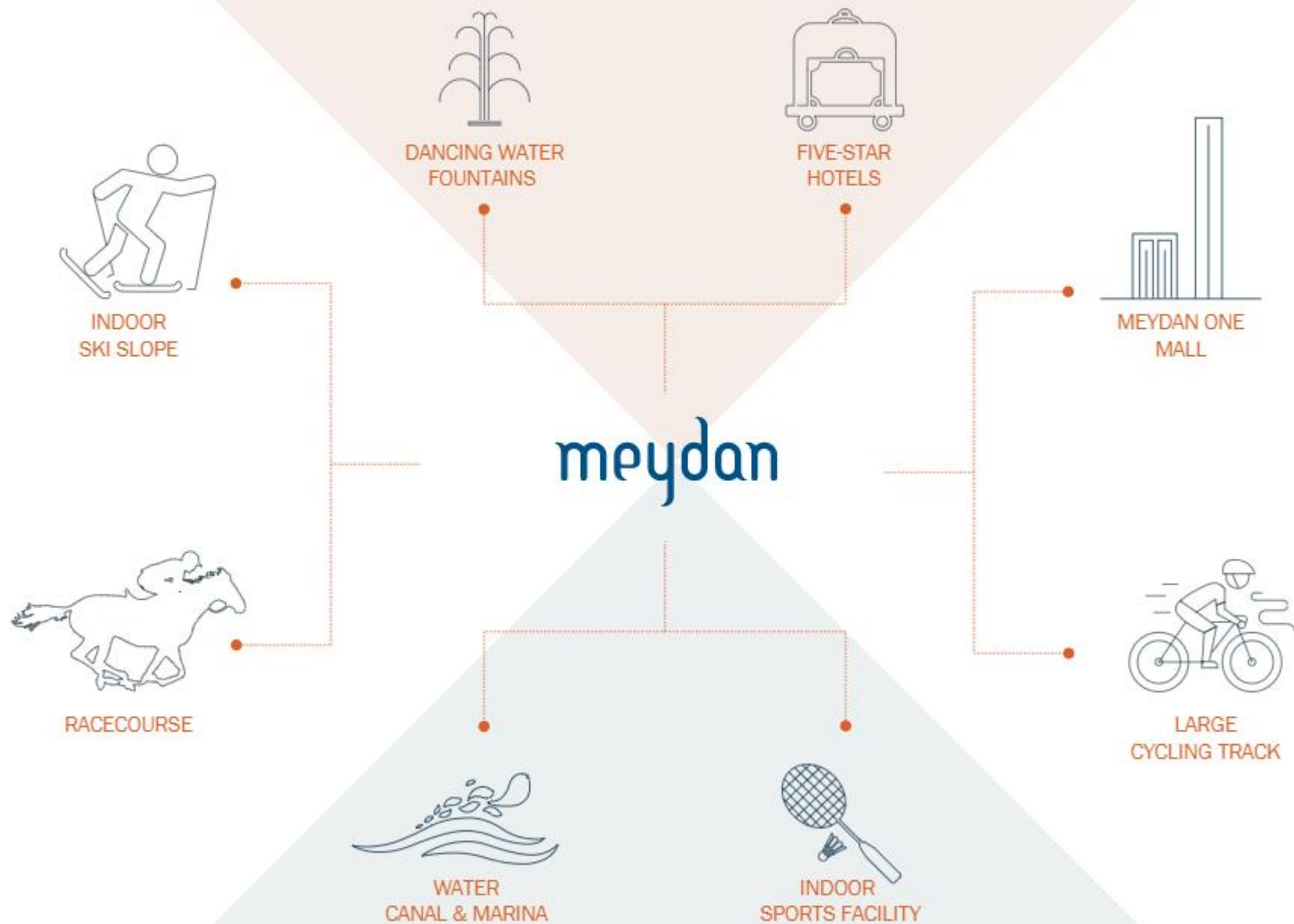
A pioneering initiative focused on the development of value homes, MAG of Value is introducing multiple real estate projects in Dubai that prioritise quality.





## BUILT TO BE DIFFERENT

The MAG EYE ethos isn't about embracing the conventional but seeking the extraordinary; it is where design meets excellence and detail meets precision. Each building is meticulously created with impeccable aesthetics and high-end finishing to reflect this vision and fulfil MAG EYE's promise to not only offer you a place to live, but a lifestyle to experience and revel in.







PLAN YOUR  
FUTURE IN MEYDAN'S  
UPCOMING PRIVATE  
DEVELOPMENT







A DREAM HOME  
WELL WITHIN  
YOUR REACH



**NUMBER OF  
APARTMENTS**  
4357



**NUMBER OF  
TOWNHOUSES**  
694



**LOCATION**  
Next to  
Meydan Racecourse



**DEVELOPMENT SIZE**  
405,750 m<sup>2</sup>



**PROJECT TYPE**  
Mixed-Use Residential  
Community



**UNIT TYPES**  
Apartments and  
Townhouses



**LIFESTYLE**  
4500 m<sup>2</sup>  
of Public Facilities



**CONVENIENCE**  
3050 m<sup>2</sup>  
of Retail Space

## MAG EYE GATED COMMUNITY





LOCATION





MAG 230

WORLD'S  
ADVENTURE

MEYDAN  
RACECOURSE



MAG 226

MAG 228

MAG 318

DUBAI MALL

MAGEYE

IGO 201



MAG 216

THE WORLD

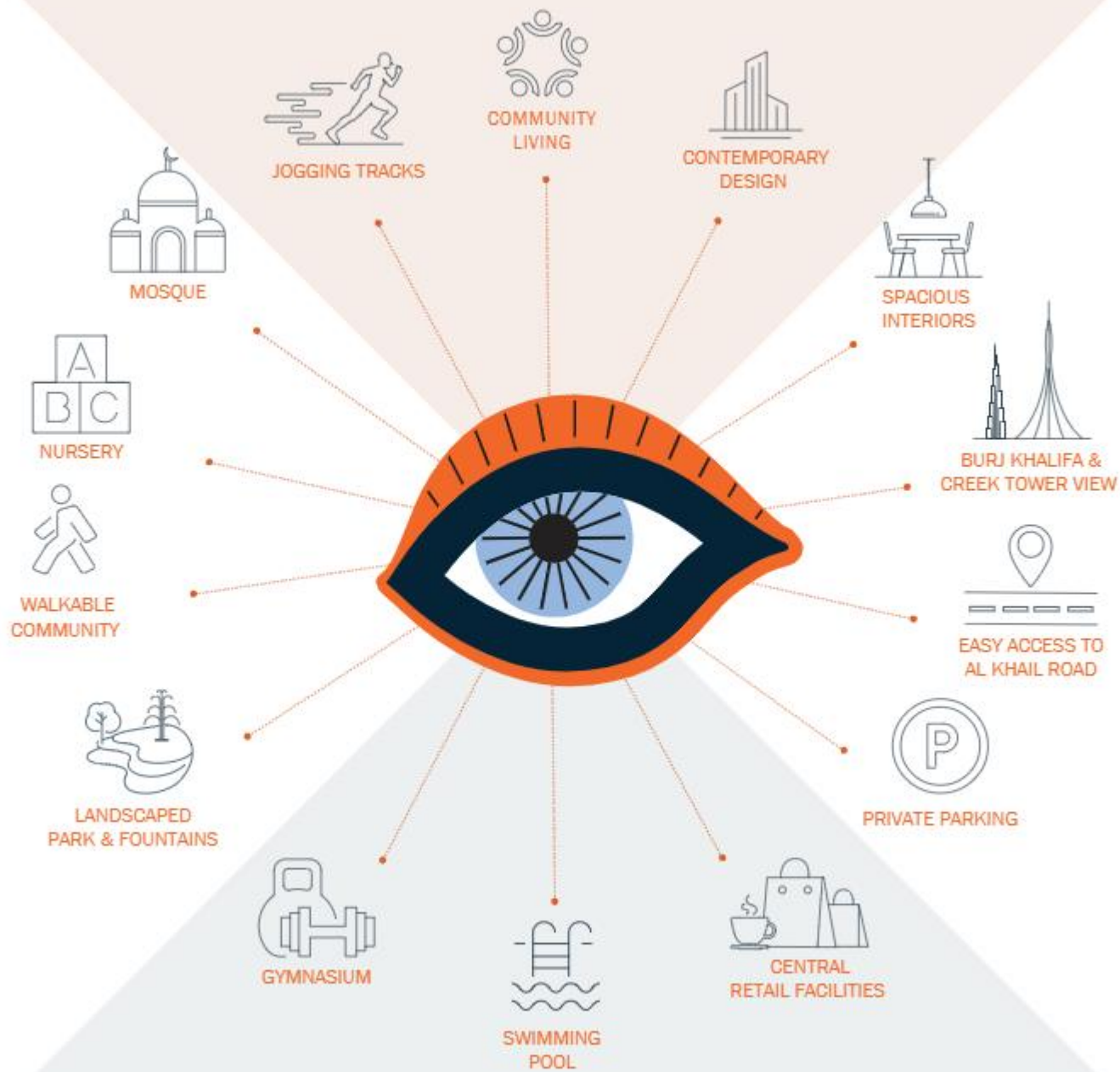
ATLANTIS

THE PALM





## KEY FEATURES





An aerial photograph of a large, modern residential development at sunset. The development features numerous multi-story apartment buildings with flat roofs and large windows, arranged in a grid-like pattern. The buildings are interspersed with lush greenery, including palm trees and other tropical plants. In the foreground, a multi-lane road with several cars is visible. The background shows a vast, flat landscape under a sky with soft, colorful clouds in shades of orange, pink, and blue. A dark blue diagonal banner is overlaid on the left side of the image, containing the text.

A HOME  
AND A COMMUNITY  
TO CHERISH



## COMMUNITY

1. CYCLING TRACK
2. BOULEVARD
3. MOSQUE
4. PARK
5. SWIMMING POOL AND CLUBHOUSE
6. NURSERY, RETAIL
7. SPORTS COURT
8. MAG 777
9. PLAYGROUND

## APARTMENTS

- 10 MAG EYE APARTMENTS  
- STUDIO  
- 1 BR

700	800	900
710	810	910
720	820	920
730	830	930
740	840	940
750	850	950
760	860	960
770	870	970
780	880	980
790	890	

## TOWNHOUSES

- 11 MAG EYETOWNHOUSES  
- 2 BR  
- 3 BR  
- 4 BR

TH-01	TH-11	TH-21	TH-31	TH-41
TH-02	TH-12	TH-22	TH-32	
TH-03	TH-13	TH-23	TH-33	
TH-04	TH-14	TH-24	TH-34	
TH-05	TH-15	TH-25	TH-35	
TH-06	TH-16	TH-26	TH-36	
TH-07	TH-17	TH-27	TH-37	
TH-08	TH-18	TH-28	TH-38	
TH-09	TH-19	TH-29	TH-39	
TH-10	TH-20	TH-30	TH-40	

MASTER  
PLAN





A woman with long blonde hair, seen from behind, stands on a balcony with a glass railing. She is wearing a dark sleeveless top and a patterned skirt. The balcony has a small table with a drink. In the background, there are modern apartment buildings with many lit windows. The buildings have large, colorful murals of stylized figures and eyes. There are palm trees and a landscaped area with pink flowers. A swimming pool and a basketball court are visible in the foreground. The sky is a mix of orange, pink, and blue, indicating sunset or sunrise.

# APARTMENTS









CORRIDOR





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MAG

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LIFESTYLE DEVELOPMENT