

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.

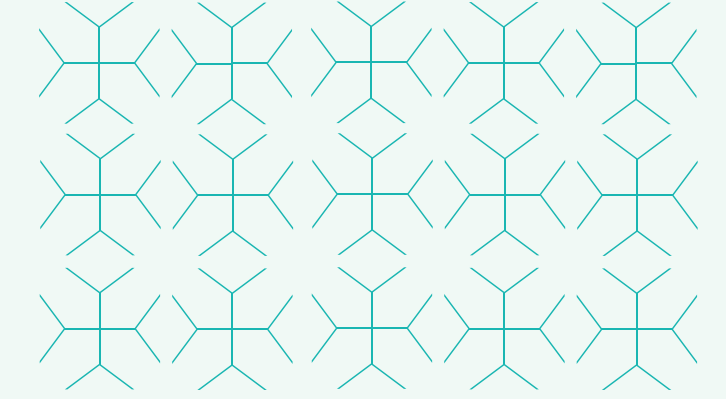
The two projects have in total of 1452 studio, one, two and three bedroom apartments along with an array of amenities, courtyards and leisure centres, to cater to you and your family's wishes to live a better lifestyle in the new heart of Dubai.

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



## CONTENT



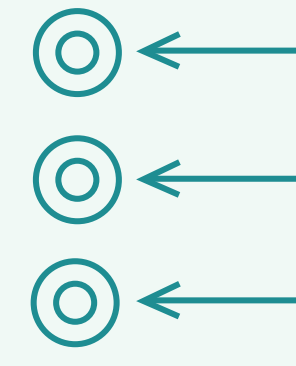
HIGHLIGHTS

07



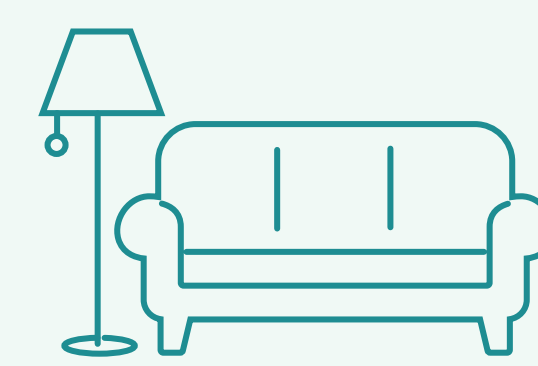
LOCATION

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KEY FEATURES

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HOMES

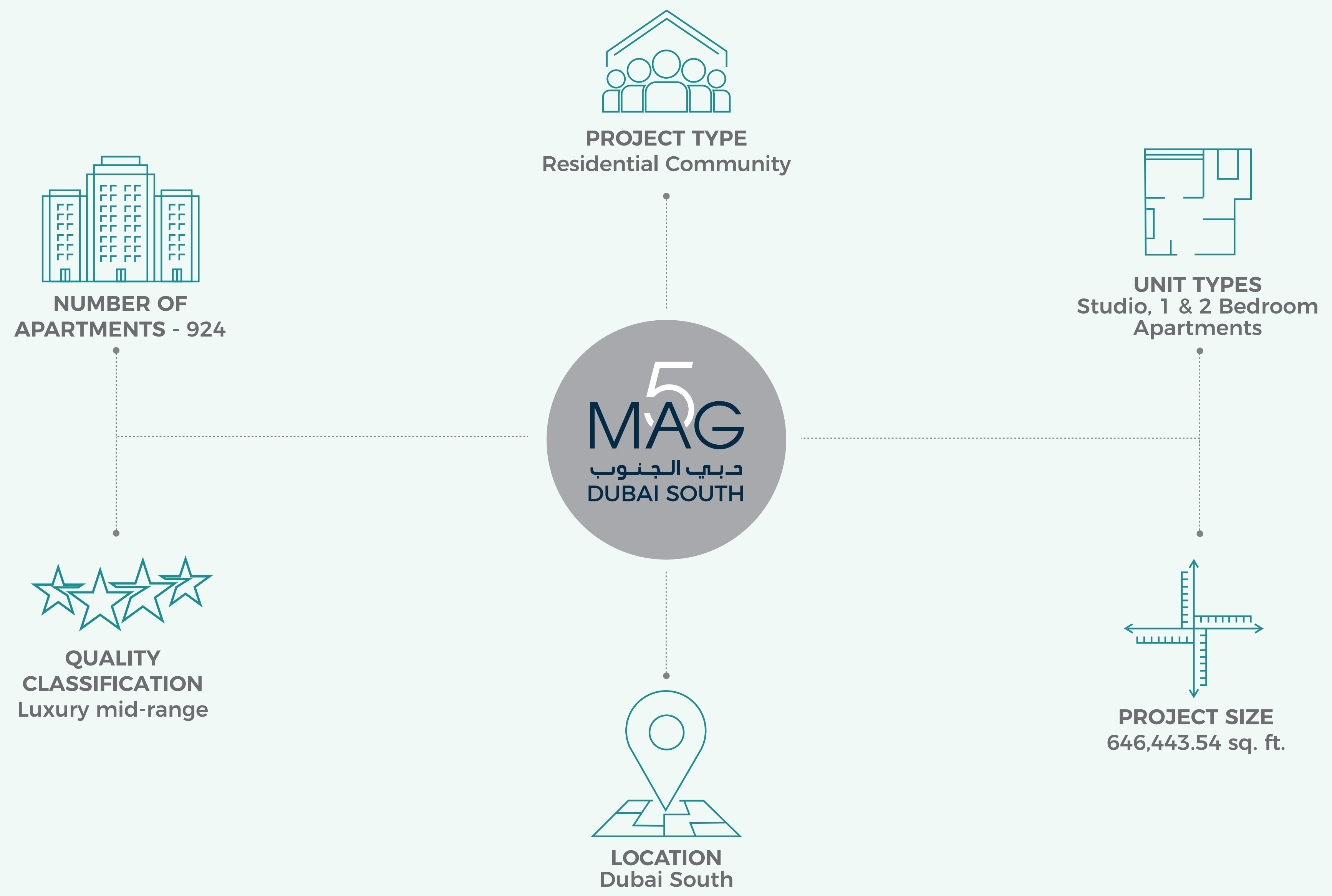
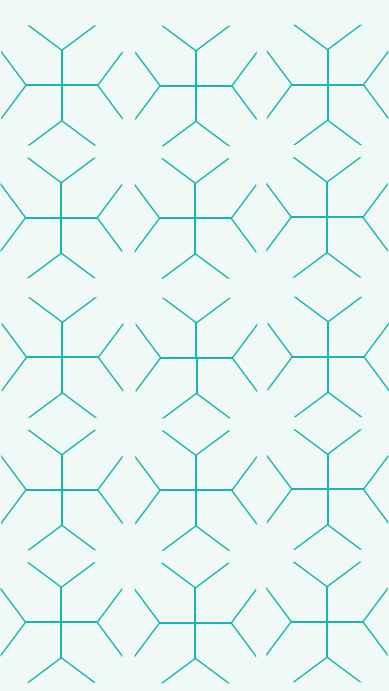
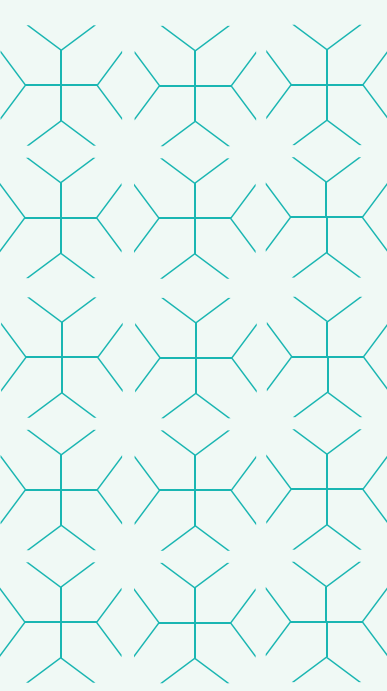
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FOR THOSE  
WHO CHERISH  
LIFE



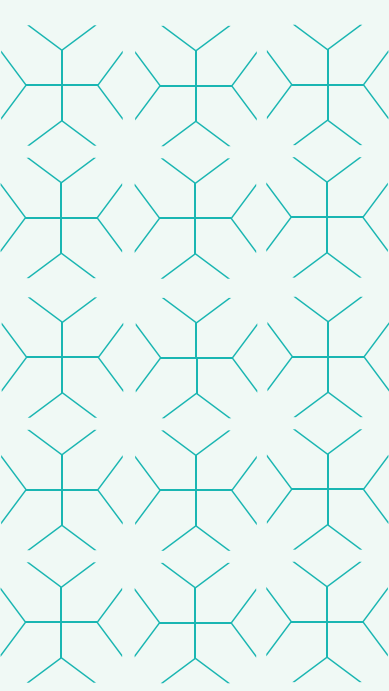
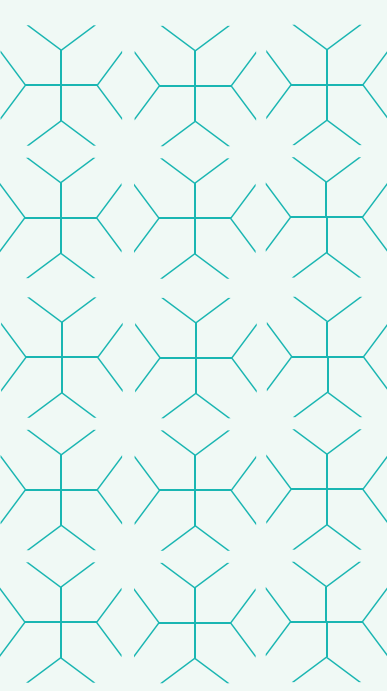






LIVE WITH NATURE  
IN THE CITY









# LOCATION





LIVE  
ALONGSIDE  
NATURE,  
IN THE FUTURE  
OF DUBAI





ATLANTIS  
THE PALM, DUBAI

THE PALM  
Jumeirah

BURJ AL ARAB™

Jumeirah  
BEACH HOTEL

BURJ KHALIFA

MBL  
RESIDENCE  
JUMEIRAH LAKES TOWERS, DUBAI

ام بي إل  
رزيدنس  
أبراج بحيرات الجميرا، دبي

MAG218  
أبراج بحيرات الجميرا، دبي

MAG214  
أبراج بحيرات الجميرا، دبي

THE PALM  
Jebel Ali

AIN DUBAI

NAKHEEL HARBOR

JBR BEACH

JUMEIRAH LAKES TOWERS

BURJ 2020

EMIRATES HILLS

MAG226  
أبراج بحيرات الجميرا، دبي

AL BARSHA

AL QUOZ

SHEIKH ZAYED ROAD

AL WASL

BUSINESS BAY

DUBAI MALL

MAG318  
المشروع الجديد - قناة المياه الصناعية  
BUSINESS BAY - DUBAI WATER CANAL

MAG CREEK  
WELLING RESORT

DUBAI GOLD SOUK

NAIF

AL BARAHA

ABU HAIL

AL KHAIBASI

AL ITIHAD ROAD

DUBAI AIRPORT

AL BARAHA

AL KHAIBASI

AL ITIHAD ROAD

AL BARAHA

AL KHAIBASI

AL ITIHAD ROAD

AL BARAHA

AL KHAIBASI

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AL BARAHA

AL KHAIBASI

AL ITIHAD ROAD

AL MAKTOUM  
INTERNATIONAL AIRPORT DWC

MAG5  
دبي الجنوب  
DUBAI SOUTH

DWC  
DUBAI WORLD CENTRAL  
دبي العالمية

DUBAI INVESTMENTS PARK

DUBAI CRICKET STADIUM

DUBAI SPORTS CITY

MOTORCITY  
DUBAI

JUMEIRAH VILLAGE CIRCLE

AL BARSHA SOUTH

MAGEYE  
MEYDAN

THE MEYDAN  
RACETRACK

NAD AL SHEBA 1

RAS AL KHOR INDUSTRIAL AREA

DUBAI CREEK

UMM RAMOOL

RASHIDIYA

AL QUSAIS

MUHAINSAH

MIRDIF

WARQAA

MAG228A  
INTERNATIONAL CITY

MAG228B  
INTERNATIONAL CITY

International City

DRAGON MART

MAG230  
CITY OF ARABIA

CITY OF ARABIA

THE VILLA

Global Village

IMG WORLDS  
OF ADVENTURE

ARABIAN ISLANDS

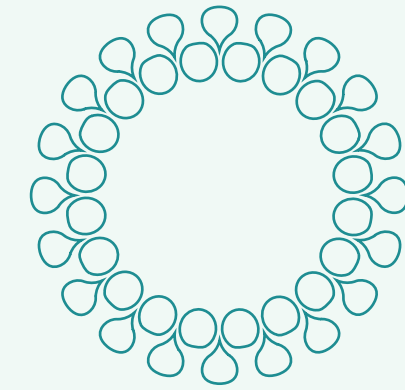
EMIRATES ROAD

EMIRATES ROAD

EMIRATES ROAD

dxboffplan.com

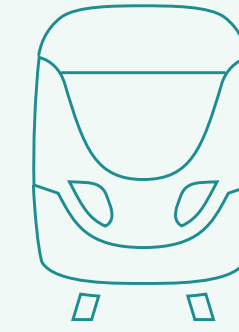




ADJACENT TO  
DISTRICT 2020



NEXT TO AL MAKTOUM  
INTERNATIONAL AIRPORT



METRO STATION



MULTIPLE  
ACCESS ROUTES

## FEEL THE SPIRIT OF THE CITY OF YOU



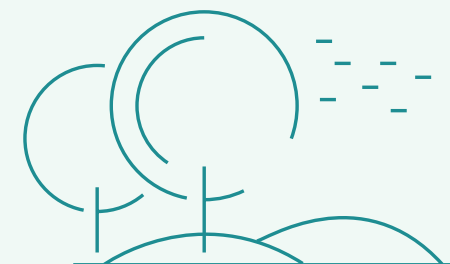
SCHOOLS



RESTAURANTS



ELEGANT  
RETAIL SPACES



ALONGSIDE UAE'S  
GREEN BELT





## KEY FEATURES



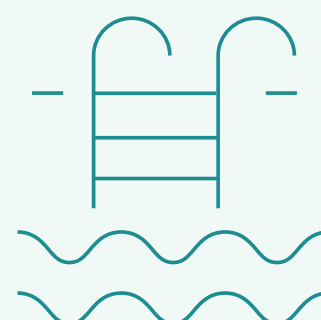


THE COMMUNITY  
WHERE  
YOUR SPIRIT  
FEELS AT HOME





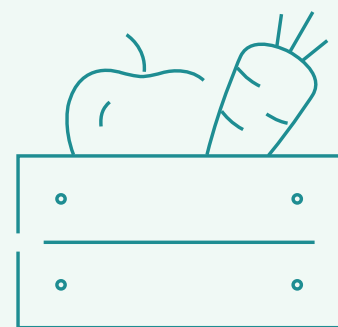
JOGGING TRACK



SWIMMING POOL

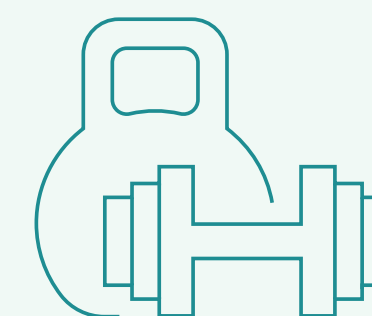


WALKABLE  
COMMUNITY

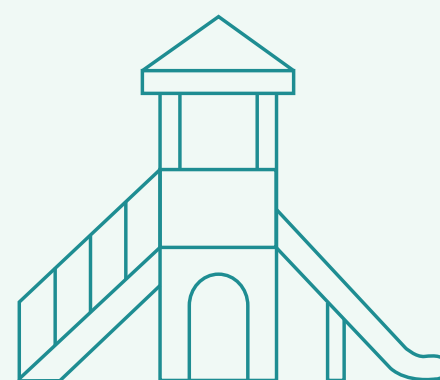


NEXT TO BOTANICAL  
GARDENS AND  
ORGANIC FARMS

## A BETTER LIFESTYLE FOR HEALTHIER LIVING



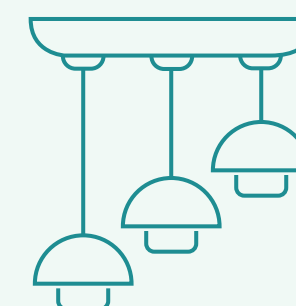
STATE-OF-THE-ART GYM



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.





STUDIO



LIVING  
ROOM





BEDROOM







KITCHEN &  
DINING





EXPECT MORE





**800 MAG (624) | [www.mag.global](http://www.mag.global)**