



MBL ROYAL

A FINE LIFESTYLE

———— By **MAG**® ————

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Cluster C, JLT - Dubai

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MBL Royal by MAG Properties Development

The Future of High Quality Luxury
Living, Unique Activities and
Incredible Amenities



CLOSENESS IS LUXURY

MBL Royal is located in K Cluster the wonderful and scenic area of Jumeirah Lakes Towers. The apartments of MBL Royal will be having mesmerizing interior and exterior features luxurious ultra-comfortable suites. These apartments will be available with branded white goods, High end fittings & fixtures. Be part of MBL Royal waterfront residence that offers you spacious floor plans with different choices.

- **1, 2 and 3 Bedroom Luxury Apartments**
- **Easy access to Sheikh Zayed and Al Khail Road**
- **Located in the heart of Jumeirah Lakes Towers**



AMENITIES

- Fully-equipped gymnasium
- Jacuzzi
- Adult and family swimming pool
- 24/7 security
- Concierge service
- Children's play area
- Barbecue area
- Steam room



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



300 Restaurants & Cafés



3 Universities



Medical Centres



Spas



Gyms



Supermarkets



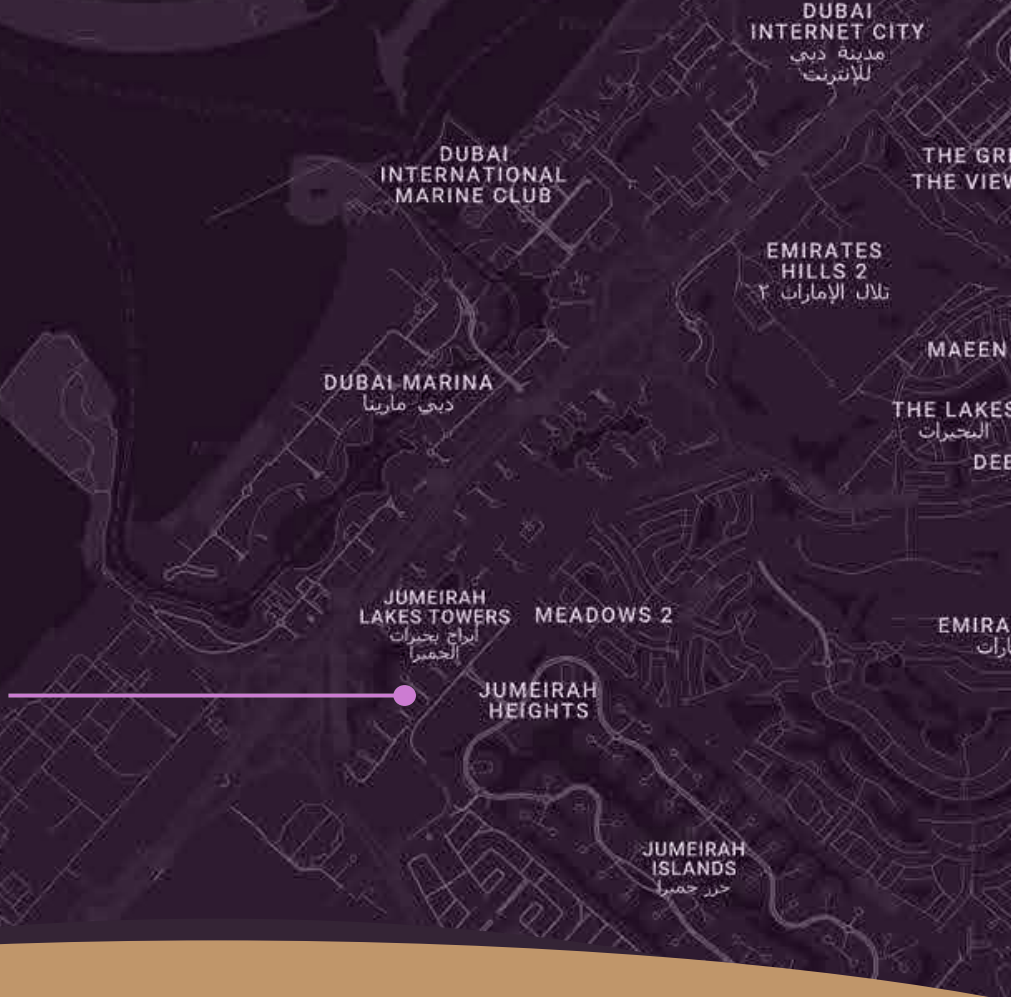
540+ Retail
Outlets



JLT
Park & Running Tracks



80 Commercial &
Residential Towers



LOCATION

- 5 minutes away from Dubai Marina
- 7 minutes away from Jumeirah Beach Residence
- 15 minutes away from Downtown Dubai
- 20 minutes away from Dubai Creek
- 20 minutes away from Dubai International Airport
- 20 minutes away from Al Maktoum International Airport
- 40 minutes away from Abu Dhabi International Airport



Location Code	Bedrooms	Unit View	Unit Area	Balcony Area	Total Area	Price per SqFt	NET AMOUNT
MBLROYAL-901	1 Bedroom	Lake	695.53	152.65	848.18	1489.999764	AED 1,289,063.76
MBLROYAL-903	1 Bedroom	Jumeriah Island	838.5	72.03	910.53	1569.99989	AED 1,458,122.64
MBLROYAL-904	1 Bedroom	Jumeriah Island	838.5	72.03	910.53	1569.99989	AED 1,458,122.64
MBLROYAL-906	1 Bedroom	Internal JLT VIEW	695.53	152.65	848.18	1434.999646	AED 1,241,480.76
MBLROYAL-907	1 Bedroom	Internal JLT VIEW	695.53	152.65	848.18	1434.999646	AED 1,241,480.76
MBLROYAL-909	1 Bedroom	Lake	838.5	72.03	910.53	1769.99989	AED 1,643,870.76
MBLROYAL-910	1 Bedroom	Lake	838.5	72.03	910.53	1769.99989	AED 1,643,870.76
MBLROYAL-912	1 Bedroom	Lake	695.53	152.65	848.18	1489.999764	AED 1,289,063.76
MBLROYAL-902	2 Bedrooms	Jumeriah Island / Lake	1296.45	163.94	1460.39	1550.000342	AED 2,308,877.10
MBLROYAL-905	2 Bedrooms	Jumeriah Island / JLT	1296.45	163.94	1460.39	1550.000342	AED 2,308,877.10
MBLROYAL-908	2 Bedrooms	Lake / JLT	1296.45	163.94	1460.39	1569.999795	AED 2,338,668.24
MBLROYAL-911	2 Bedrooms	Lake	1296.45	163.94	1460.39	1569.999795	AED 2,338,668.24

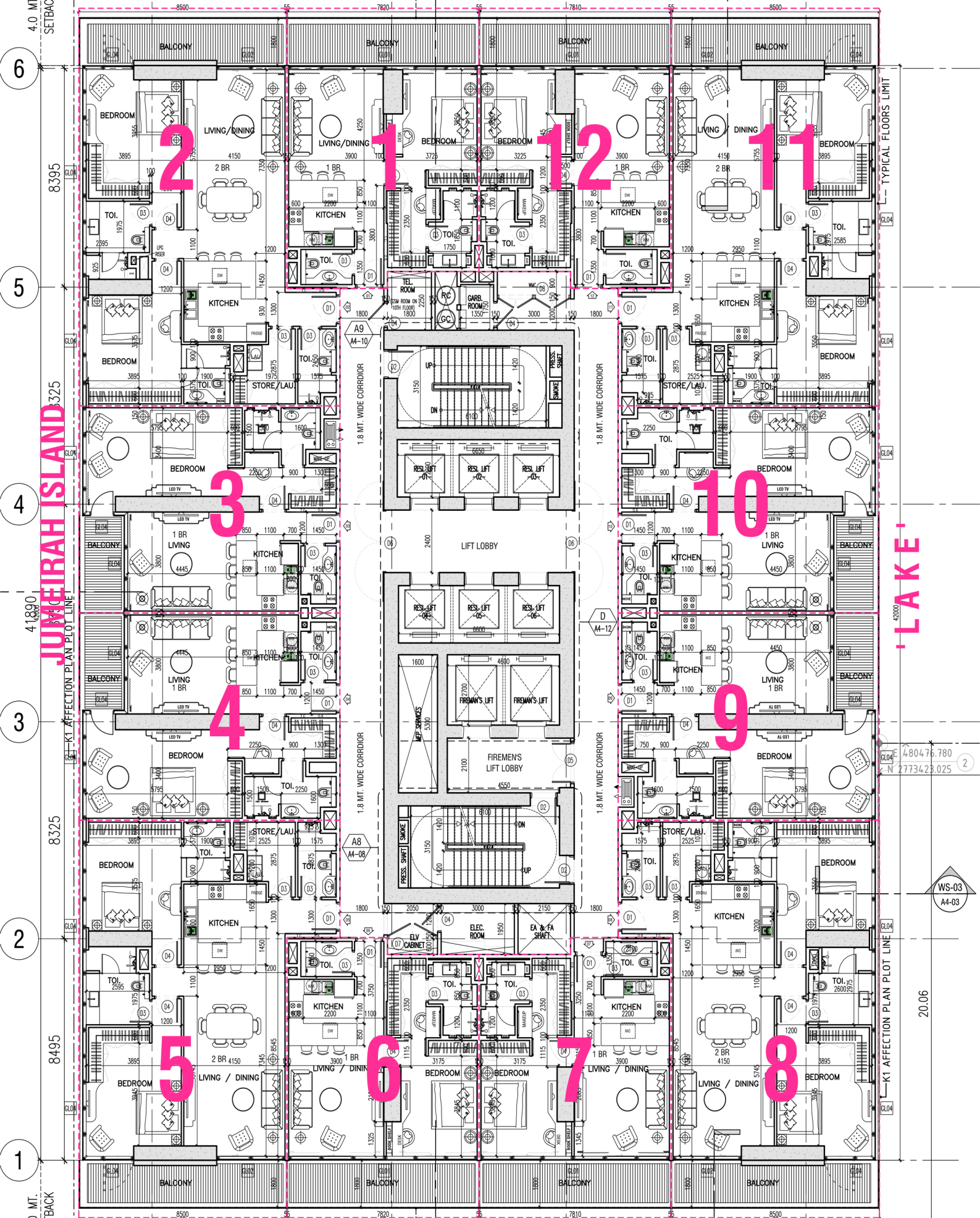
Floor	Bedrooms	UNITS	Sum of Total Area	NET AMOUNT
Floor9	1 Bedroom	8	7,034.84	11,265,075.84
	2 Bedrooms	4	5,841.56	9,295,090.68
		12	12,876.40	20,560,166.52
Grand Total		12	12,876.40	20,560,166.52

Payment Milestone	Payment %	Installment Date	Net Amount
Down Payment	10%	Date of Purchase	2,056,016.65
Admin Fees		Date of Purchase	60,000.00
4% DLD	4.00%	Date of Purchase	822,406.66
Installment 1	10%	After 3 Months from Booking	2,056,016.65
Installment 2	5%	After 6 Months from Booking	1,028,008.33
Installment 3	5%	After 12 Months from Booking	1,028,008.33
Installment 4	5%	After 18 Months from Booking	1,028,008.33
Installment 5	5%	After 24 Months from Booking	1,028,008.33
On Handover	60%	Q4 2024	12,336,099.91
	104.00%		21,442,573.18

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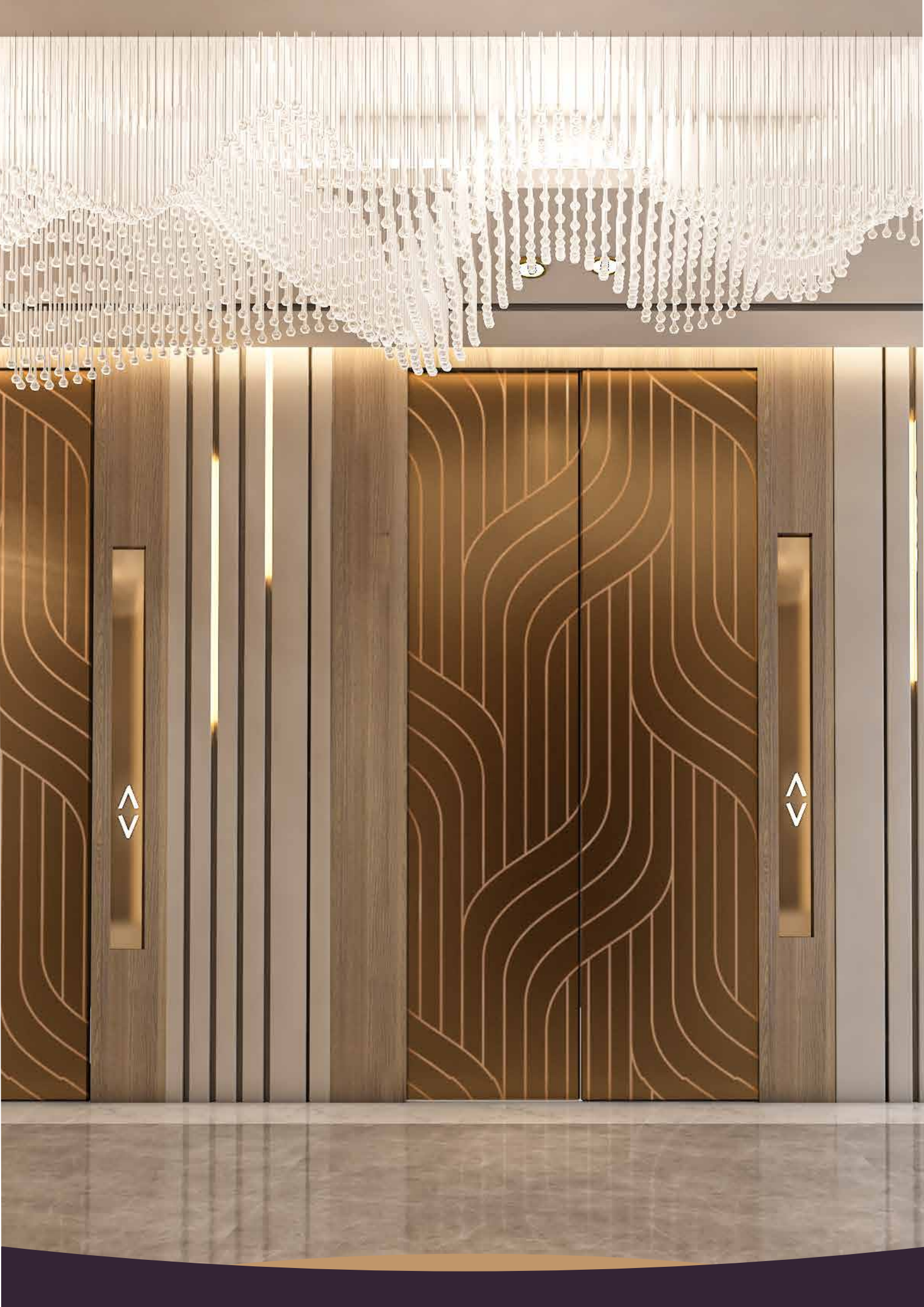
CLUSTER 'L'



ROUNDABOUT

TYPICAL FLOOR PLAN (2ND TO 17TH)











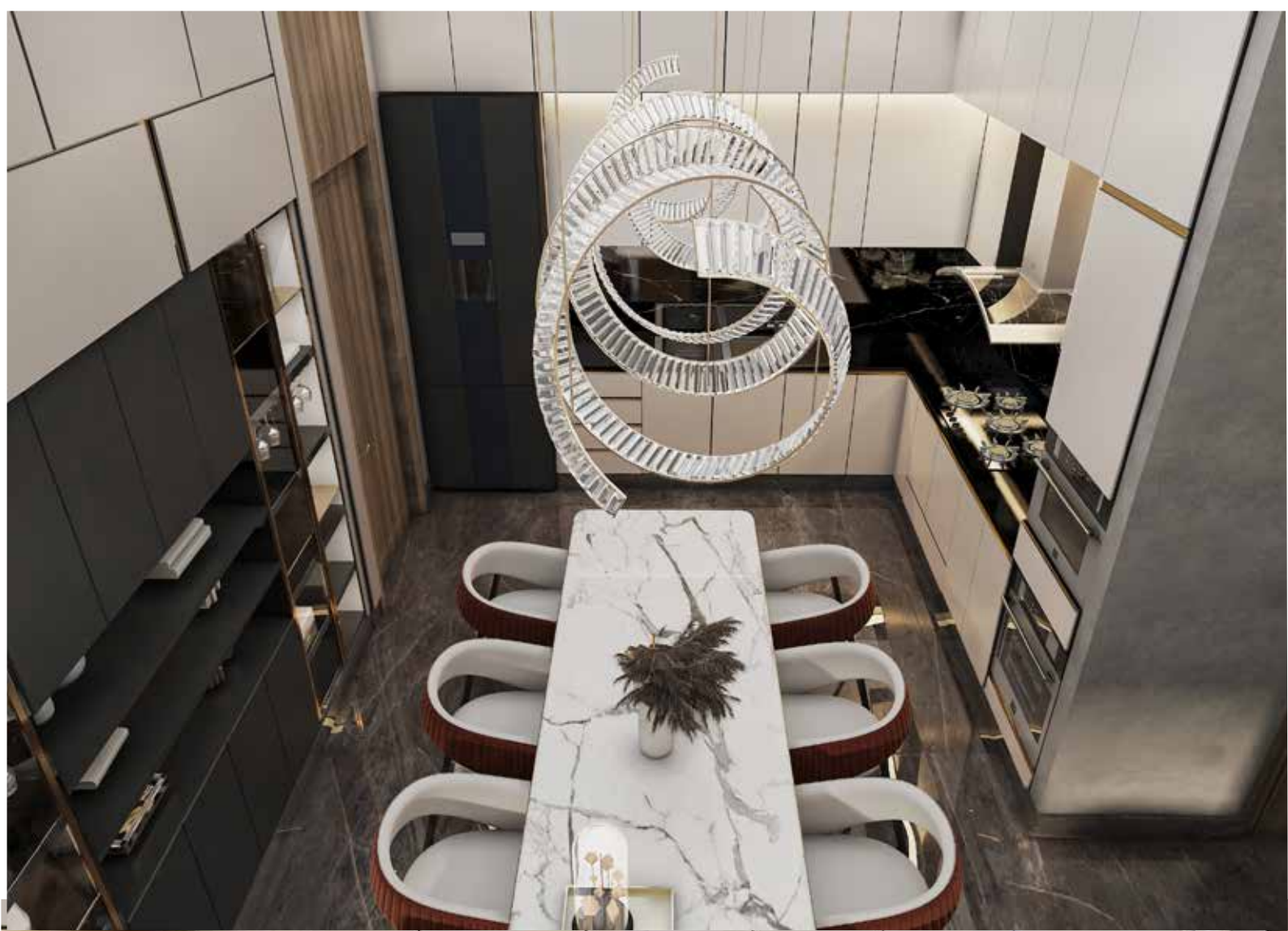




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500 m²

WORLD CLASS
FITNESS CENTER



Personal Trainers

A row of stationary bikes in a gym with large windows and a city view. The bikes are arranged in a line, receding into the distance. The windows are large and let in bright sunlight, creating a warm, golden glow. A cityscape is visible through the windows. There are decorative curved lines in the top right corner and a large circular overlay in the bottom left containing the text.

Professional Training Equipment



SPA Facilities



WHY INVEST AT MBL ROYAL?

MBL Royal waterfront residence offers balance of work and leisure and comfortable living spaces as well.

MBL Royal waterfront residence Location

- From MBL Royal waterfront residence it takes roughly 19 minutes to drive to Dubai Mall, 11 minutes to Palm Jumeirah, 16 minutes to Burj Al Arab and 11 minutes to The Walk JBR.
- Dubai International Airport (DXB) is roughly 27 minutes' drive and the new Al Maktoum International Airport is roughly 31 minutes' drive. All durations are calculated by Google Maps and assume the fastest route in typical traffic conditions.
- Amenities include a gym with a steam room and sauna, a podium-level outdoor swimming pool and leisure deck, car parking and retail shops plus restaurants and cafes.