

# MAG318

الخليج التجاري - قناة دبي المائية

BUSINESS BAY - DUBAI WATER CANAL



## Welcome to the MAG Family

It is my pleasure to present to you our luxury residential tower, MAG 318, in the heart of Dubai - Business Bay, Downtown.

Overlooking the sparkling Dubai Water Canal as well as the iconic Burj Khalifa, MAG 318 has 439 studio, one and two bedroom apartments, each having a private balcony and allotted parking.

The upscale residential tower has been designed for maximum comfort and style with impeccable interiors and a host of amenities. Furthermore, its sought after location comes with easy access to Sheikh Zayed as well as Al Khail roads, that connect you to major destinations across Dubai. In addition, the lively neighbourhood has a multitude of facilities for the leisure and comfort of its residents, including hotels, health clinics, fitness centres as well as the Dubai Mall's upscale retail shops and restaurants.

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

Sincerely,

**Talal Al Gaddah**  
CEO of MAG



# 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.



COME  
HOME

TO THE WORLD'S  
MOST AMBITIOUS  
DESTINATION

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◆ CONTENT ◆



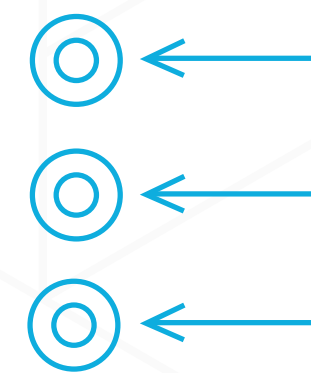
HIGHLIGHTS

07



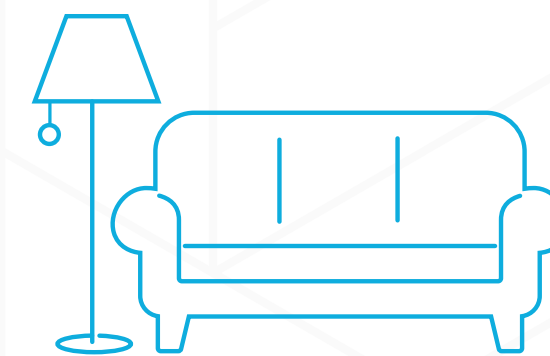
LOCATION

08



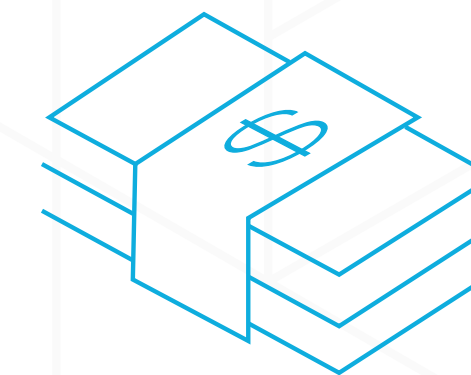
KEY FEATURES

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HOMES

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EXPECT MORE

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CANAL-FRONT  
LIVING  
IN THE HEART OF

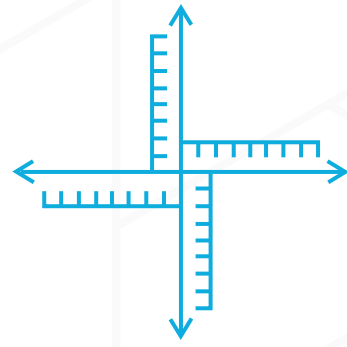
# AMBITION



# LUXURY LIVING IN THE HEART OF DUBAI



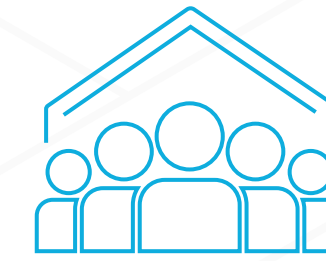
**NUMBER OF  
APARTMENTS - 439**



**BUILT-UP AREA  
616,640.82 sq. ft.**



**COMPLETION DATE  
Q4 2019**



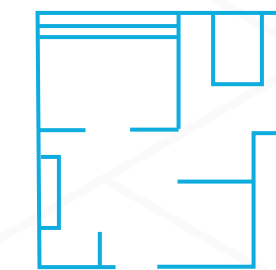
**PROJECT TYPE  
Residential Tower**



**QUALITY  
CLASSIFICATION  
High-End**



**LOCATION  
Business Bay - Downtown**



**UNIT TYPES  
Studio, 1 & 2 Bedroom  
Apartments**



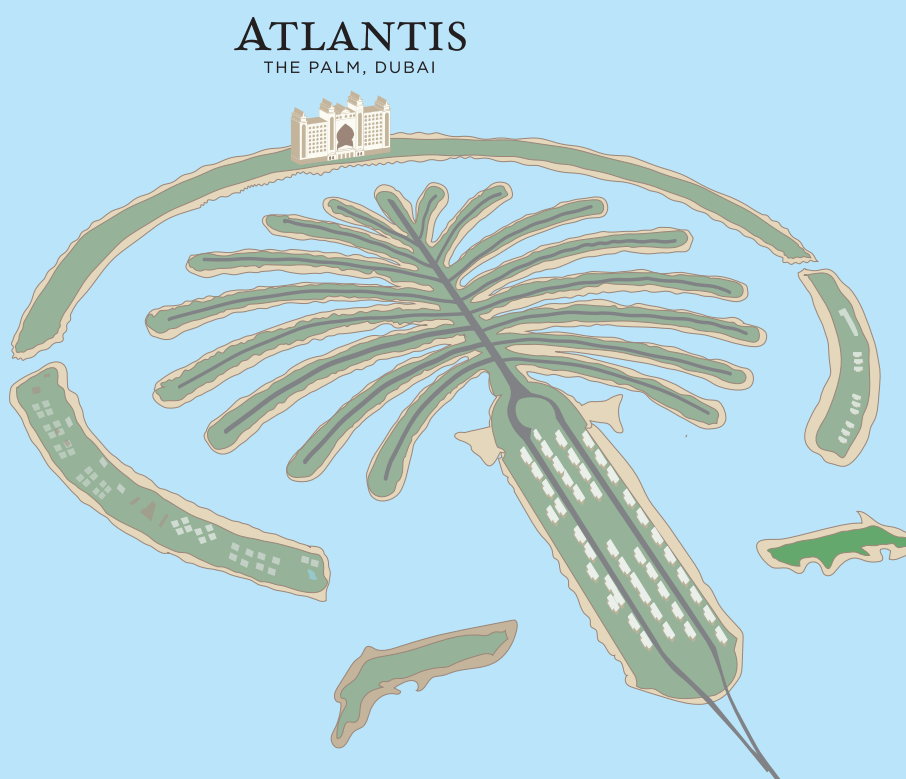
# LOCATION



IN THE  
WORLD'S MOST  
**AMBITIOUS**  
DESTINATION

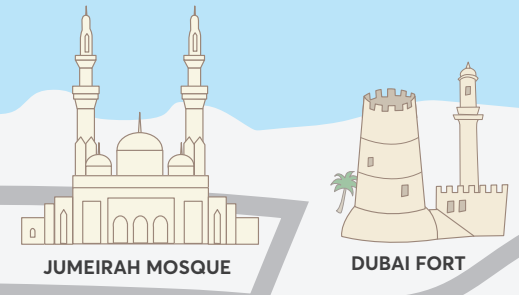
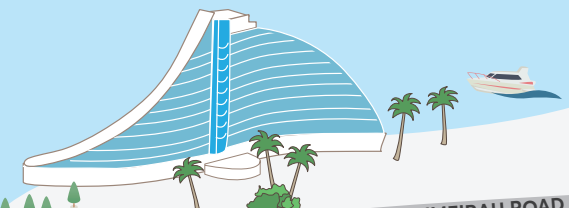


MAG318



BURJ KHALIFA

Jumeirah BEACH HOTEL



JUMEIRAH ROAD

JUMEIRAH ROAD

JU

DUBAI MEDIA CITY

@ DUBAI INTERNET CITY

AL WASL ROAD

AL WASL

AL RAFFA

BUR DUBAI

DUBAI GOLD SOUK

NAIF

AL BARAHA

ABU HAIL

SHEIKH ZAYED ROAD

SHEIKH ZAYED ROAD

Emirates Financial Towers

SATWA

JAFFLIYA

KARAMA

DUBAI HEALTHCARE CITY

CLOCK TOWER

AL KHABAISI

AL ITIHAD ROAD



AL BARSHA

AL QUOZ

BUSINESS BAY

THE DUBAI MALL

MAG318  
الخليج التجاري - قلة دبي الصالنية  
BUSINESS BAY - DUBAI WATER CANAL

WAFI

CREEK PARK

CITY CENTRE

DUBAI AIRPORTS

AL QUSAIS

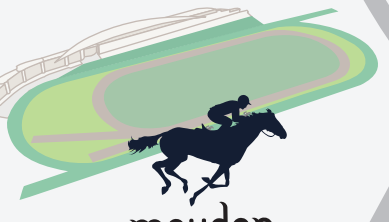
EMIRATES HILLS

JEBEL ALI RACE COURSE

AL BARSHA

AL QUOZ

THE POLO RESIDENCE



DUBAI DESIGN DISTRICT

WILDLIFE SANCTUARY



RAFFLES

DUBAI CREEK

GARHOUD

UMM RAMOOL

AL QUSAIS

MAGEYE ماج آي

DUBAI CRICKET STADIUM

JUMEIRAH VILLAGE CIRCLE

AL BARSHA SOUTH



MEYDAN RACETRACK

RAS AL KHOR INDUSTRIAL AREA

DUBAI CREEK

UMM RAMOOL

RASHIDIYA

AL QUSAIS

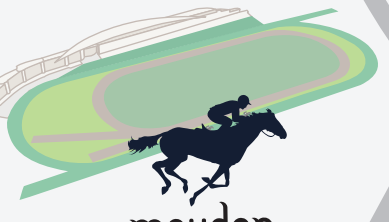
DUBAI SPORTS CITY



AL BARSHA SOUTH

MAG230  
CITY OF ARABIA  
مدينة اوف ارايبيا

THE POLO TOWNHOUSES



RAS AL KHOR INDUSTRIAL AREA

DUBAI CREEK

UMM RAMOOL

RASHIDIYA

AL QUSAIS

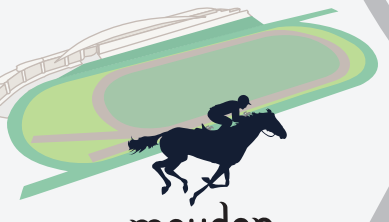
MOTORCITY DUBAI



AL BARSHA SOUTH

THE POLO TOWNHOUSES

MAG230  
CITY OF ARABIA  
مدينة اوف ارايبيا



RAS AL KHOR INDUSTRIAL AREA

DUBAI CREEK

UMM RAMOOL

RASHIDIYA

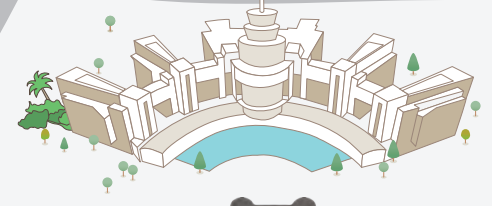
AL QUSAIS

ARABIAN RANCHES

Global Village



CITY OF ARABIA



NAD AL SHEBA

International City

DRAGONMART

WARQAA

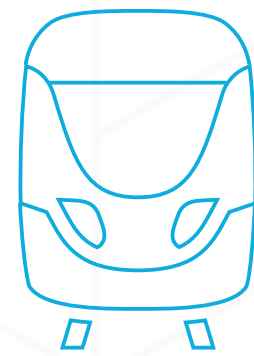
MIRDIF

MUHAINAH

# WELL LOCATED WELL CONNECTED



DOWNTOWN DUBAI



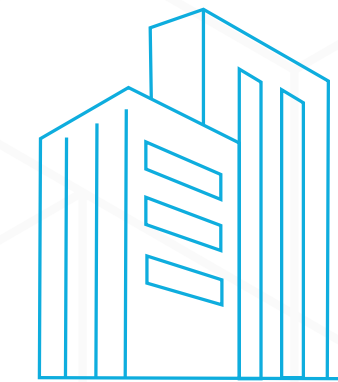
METRO STATION



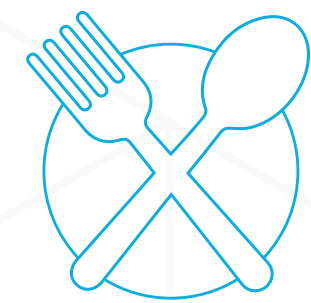
CYCLING TRACK



MULTIPLE  
ACCESS ROUTES



COMMERCIAL  
TOWERS



RESTAURANTS &  
HOTELS



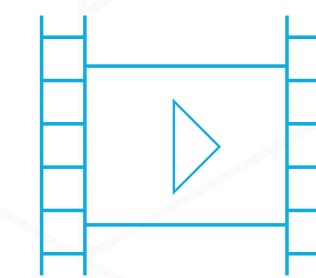
LUXURIOUS  
SPAS



DUBAI  
WATER CANAL



THE  
DUBAI MALL



LEISURE & ENTERTAINMENT  
DESTINATIONS



# KEY FEATURES

EVERYTHING  
YOUR HEART

DESIRES







# HOMES

DESIGNED  
IN THE LAP OF

LUXURY







STUDIO  
APARTMENT

STUDIO



STUDIO



ONE /  
BEDROOM  
APARTMENT

LIVING ROOM



BEDROOM



TWO /  
BEDROOM  
APARTMENT

LIVING ROOM





KITCHEN  
& DINING



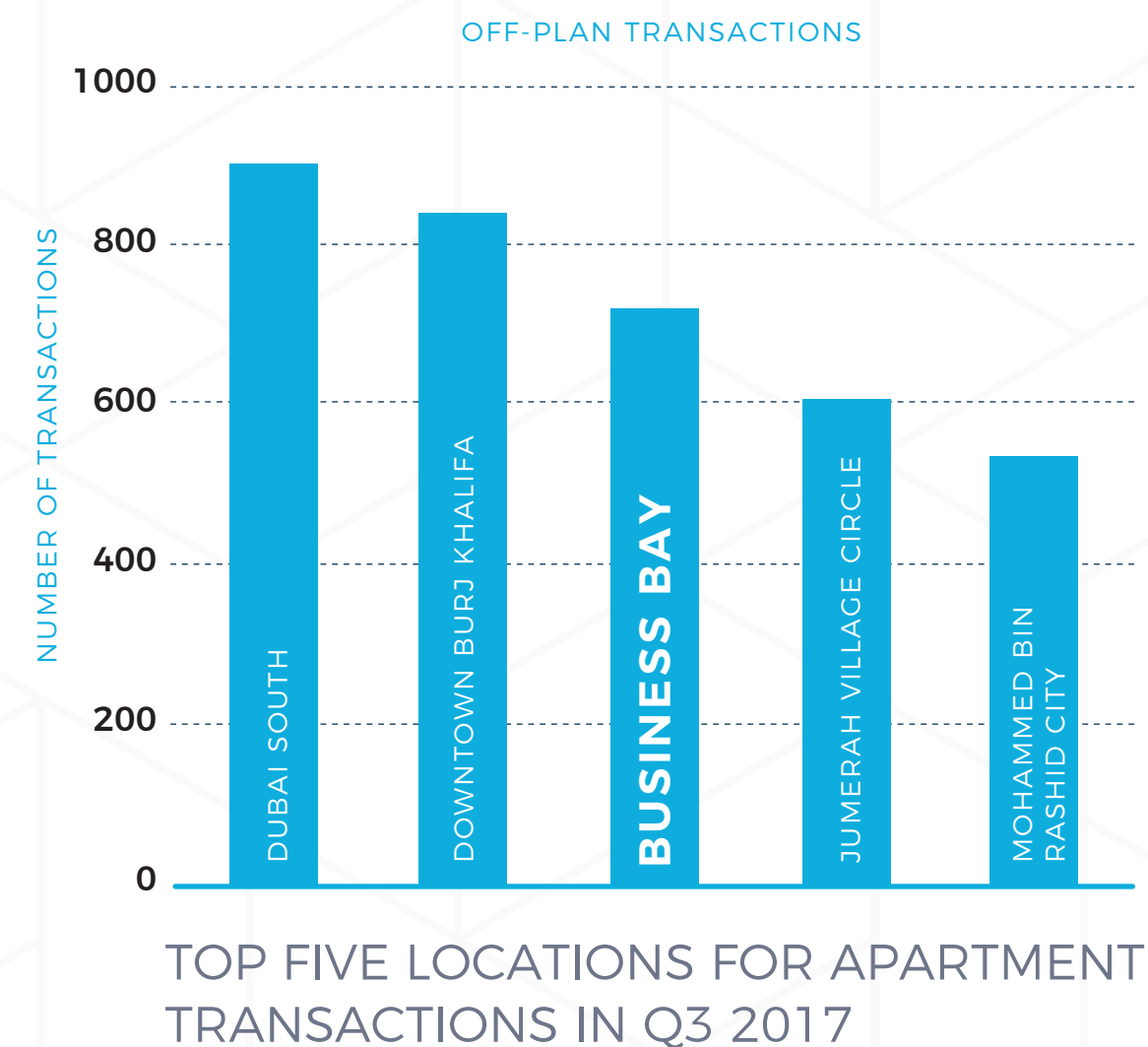
BEDROOM





EXPECT  
MORE

# WHY INVEST IN MAG318



- Closer proximity to Downtown neighbourhood and the perks and lifestyle that come with it.
- Downtown and Business Bay are ranked 2<sup>nd</sup> and 3<sup>rd</sup> respectively among the off-plan apartment transactions, indicating popularity in the market.
- Business Bay is the central business district comprising of commercial (19%), mixed-use (59%) and residential (22%) developments along the Dubai Water Canal.
- Downtown is home to some of the city's largest landmarks including Burj Khalifa, Dubai Mall and Dubai Fountain. The location is also known for Souq Al Bahar and Emaar Boulevard.
- **Rent performance:** Both Downtown and Business Bay were among the top 5 highest-annual-rent locations. Downtown was 2<sup>nd</sup> and Business Bay was 5<sup>th</sup>.
- **Price performance:** Downtown and Business Bay are among the top 10 most expensive destinations in Dubai. Downtown is most expensive and Business Bay ranks 7<sup>th</sup>. The proximity to Downtown therefore increases the market value of MAG 318.

Source: Cavendish Maxwell



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