



5
MAG
BOULEVARD



Dubai city of dreams,
planned to perfection

.01



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| Welcome to



A modern, multi-story apartment building at night, illuminated from within. The building features balconies and large windows. In the foreground, there is a swimming pool with blue lighting, surrounded by a lounge area with white furniture and palm trees. The scene is set against a dark blue sky.

why **travel**
the **world** to
see beautiful
places? come
home to one
everyday.



.05

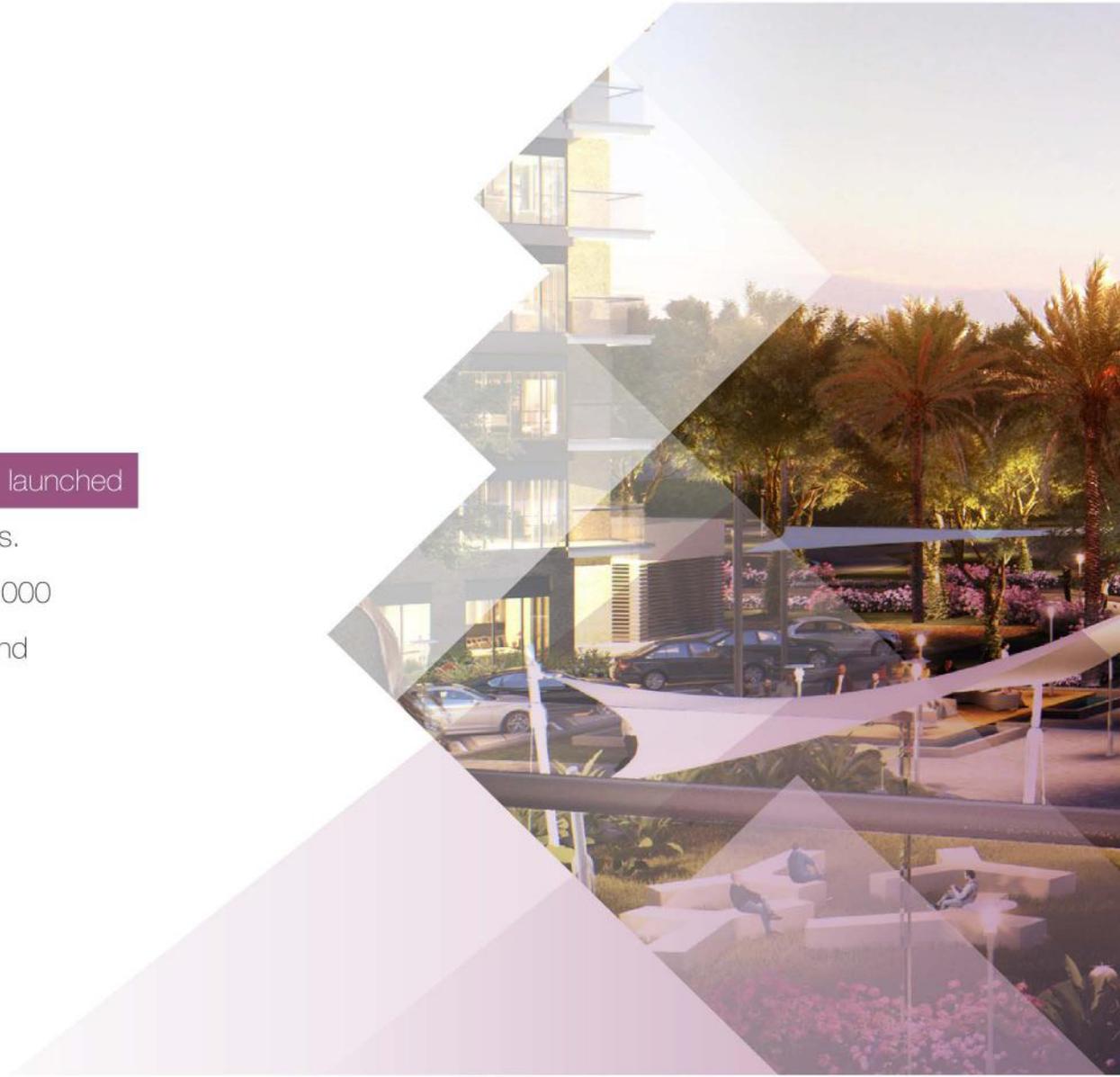


MAG 5 Boulevard at Dubai South

With 1172 residential units in 13 modern G + 6 buildings, Mag 5 Boulevard is your answer to **affordable urban living in Dubai**. Every square inch is designed to build in functionality and create aesthetic appeal. Scheduled to be completed in 2018, Mag 5 Boulevard is destined to become a 24 hour living, walkable community spread over **800,000 Sqft** of land.

Amazing Outdoors

MAG 5 Boulevard is **the first community project to be launched** within the Dubai South Residential District; The Villages. The unique development will comprise of more than 1000 residential units, surrounded by retail, dining, leisure and entertainment amenities.









The Community

MAG 5 Boulevard is a new integrated housing community planned for the heart of the Dubai South Residential District; The Villages. With a focus on convenience, value creation and community living, MAG 5 Boulevard is an ideal choice for buyers and investors seeking affordable and well-planned real estate, backed by one of the region's most reputable property developers.

The Best Facilities Within
Walking Distance for You,
and Your Children





great views
fountains
swimming pool
balconies
terraces
playgrounds

The Greenbelt at Your Doorstep

The Greenbelt, where the grass is always greener. The UAE's largest linear park is home to a unique, solar-powered urban farm that grows fresh, organic produce, houses an indoor botanical garden and features its own restaurant, as well as offers cooking classes for children and adults. The Greenbelt is an interconnected network of parks, open spaces and plazas, structured for beauty, convenience and recreation, including a large green loop for jogging and walking.





parks **sunlight** fresh
tennis courts
football fields
running tracks
greenbelt
playgrounds
open areas

Exclusive Materials

Exclusive Finishing

A fresh perspective on interior design. Feel at home.

Enjoy the contemporary style of design, within a comforting ambience.





luxury living
unique
modern & classical
comforting
innovative **future**
contemporary

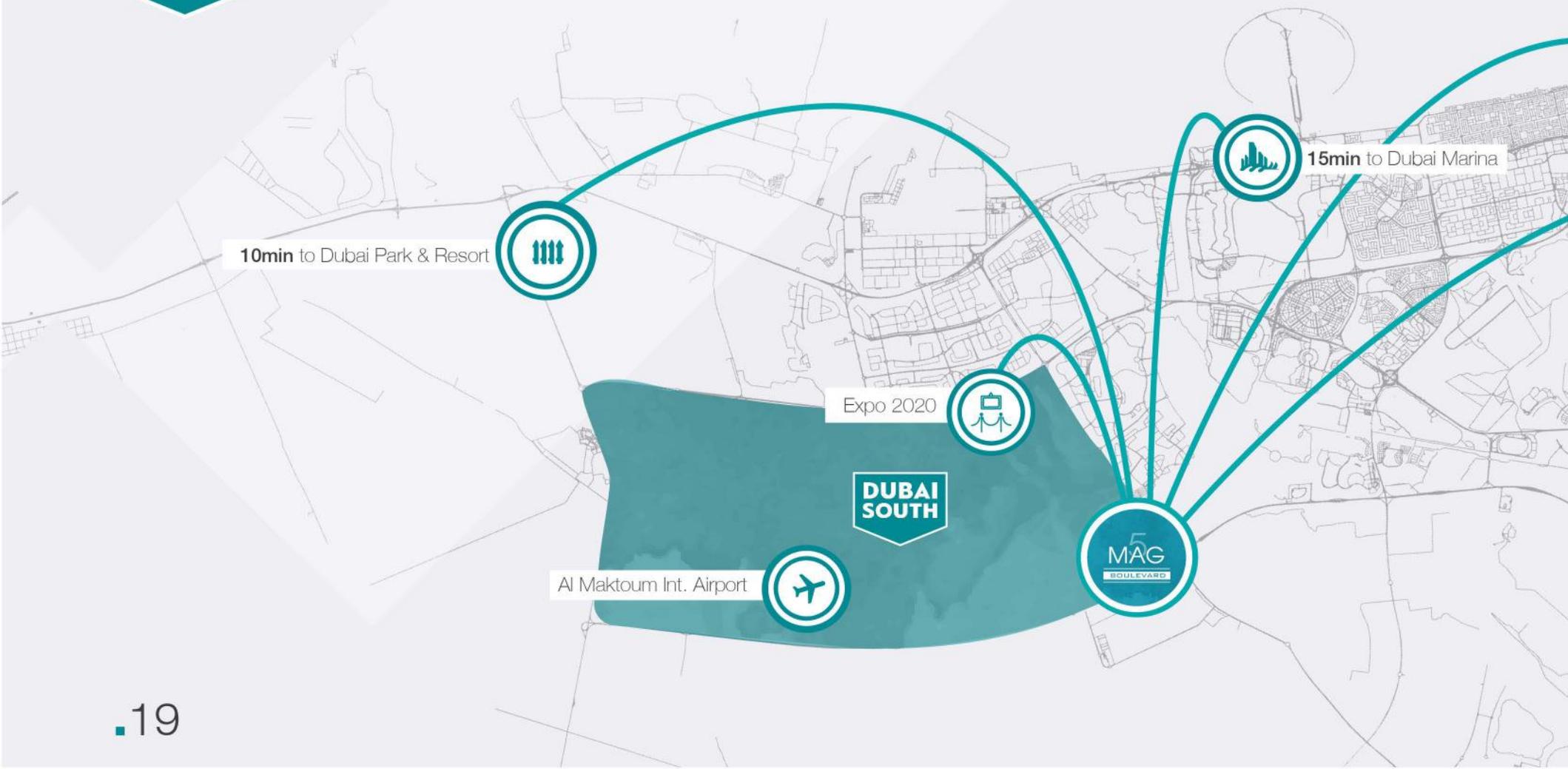
The MAG 5 Boulevard Masterplan

With a total built-up area of 1,538,000 sq. ft., MAG 5 Boulevard is a residential community encompassing 13 six-storey + ground level buildings comprising of studio, one, two and three bedroom apartments.

- studio apartments: 475 sq. ft.
- one-bedroom apartments: 660 sq. ft.
- two-bedroom apartments: 1035 sq. ft.
- three-bedroom apartments (including a private garden): 2511 sq. ft.



DUBAI SOUTH





Future Centre of Dubai

Dubai South is a purpose-built, master planned city around the Al Maktoum International Airport, soon to be the largest airport in the world. **Dubai South is a self-sustained ecosystem** that integrates the global trade, business, logistics and aviation hub within an urban city development. It will also host residential, retail, healthcare, education and hospitality sectors.

To name a few of the key features of Dubai South:

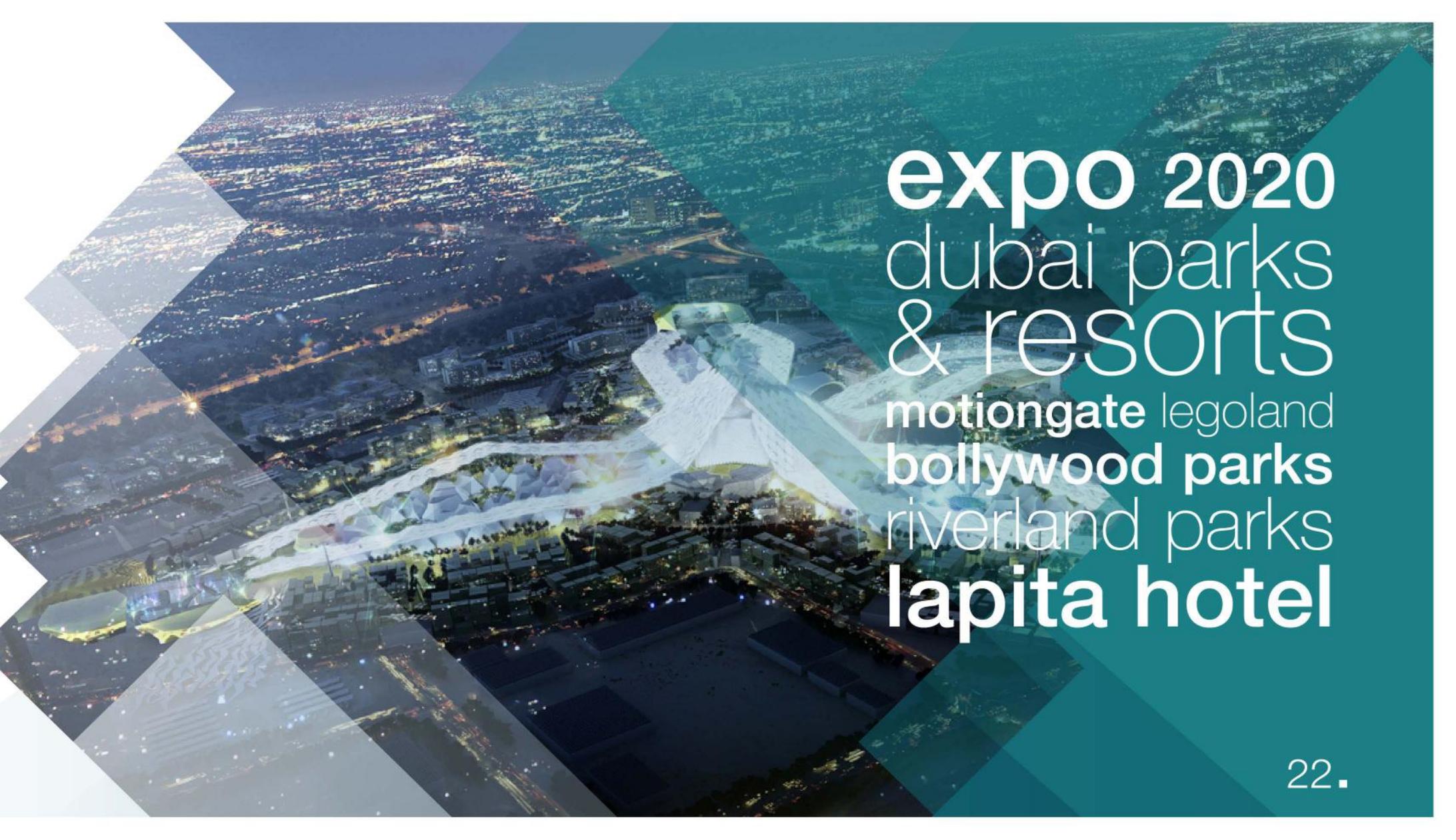
- Approximate area: 145 km²
- The official venue of Expo 2020
- Located next to the UAE's largest privately built park

Expo 2020 & Dubai Parks & Resorts

Dubai will be hosting the **World Expo 2020**. Under the theme of 'connecting minds, creating the future', Dubai is the first city in the MENA region to host this highly celebrated international exhibition. The venue for the exhibition will be the Exhibition District at Dubai South. Its location and integration with Dubai South's larger aerotropolis concept enables the Expo to leverage the connectivity to Al Maktoum International Airport, logistics, aviation, residential and commercial facilities.

Taking shape at Jebel Ali, **Dubai Parks and Resorts** will become the Middle East's largest multi-themed leisure and entertainment destination comprising three separate theme parks: motiongate™ Dubai, a Hollywood movie inspired theme park concept; LEGOLAND® Dubai, the first LEGOLAND® theme park in the Middle East; and Bollywood Parks™ Dubai, a first-of-its-kind entertainment destination that will showcase the authentic Bollywood movie experience.



An aerial night view of the Expo 2020 Dubai site, showing the illuminated, futuristic architecture of the main pavilions and surrounding urban development. The image is overlaid with large, semi-transparent geometric shapes in shades of teal and grey, creating a modern, architectural aesthetic.

expo 2020
dubai parks
& resorts
motiongate legoland
bollywood parks
riverland parks
lapita hotel



an amazing place
to live & work.
shorter **commutes.**
more 'me' time.



**schools, parks,
hospitals &
shopping.** i feel
right at home

Dubai South Masterplan



Al Maktoum Int. Airport

1

- An international airport designed to handle more than 200 million passengers and 12 million tonnes of cargo annually upon completion
- Passenger terminal now operational with capacity to serve seven million passengers per year
- Passenger operations commenced in October 2013



Logistic City

2

- A multimodal logistic platform dedicated to logistics and value added services including light manufacturing and assembly
- Caters to contract logistics, integrators, freight forwarders and agents
- Access to Al Maktoum International Airport for air cargo operations



Aviation District

3

- The only dedicated aviation and aerospace zone in the region
- Caters to MRDs, FBOs, Light Industries, Educational Institutions and R&D facilities
- Landside and airside plots available
- Permanent new home of the Dubai Airshow



Commercial City

4

- A mixed development comprising high-end commercial, residential and leisure offerings
- A mixture of multi-storey buildings
- Subdivided into numerous zones, each with its own distinctive features



Golf District

5

- A high-end residential development built around a world class golf course in partnership with Emaar
- Mix of villas and townhouses
- Extensive practice facilities, driving ranges, putting greens, pro shops and a luxury clubhouse



Humanitarian District

6

- Dedicated district facilitating regional and global humanitarian aid operations and missions
- Warehouse, buildings, conference and training facilities for UN, international Humanitarian City and other aid agencies



Residential District

7

- A range of quality residential offerings for middle-income households
- A community of up to 250,000 people, with access to amenities such as schools, community centres, medical facilities and retail outlets



Expo 2020

8

- 438 hectare district dedicated to the exhibition and MICE sector
- Home to World Expo 2020

Connectivity at Your Doorstep.

What is your favorite way of travelling?





buses taxis
metro al maktoum
international **airport**
uber careem
pedestrian sidewalks
cycling tracks
dubai airport

| The opportunity to invest like no other



Balcony and parking
for each unit



Retail, dining and leisure
outlets and activities



Located next to the
largest park in the UAE

strategic location

15min. Dubai Marina
& Burj al Arab

35min. Burj Khalifa
& DIFC



Elegantly designed
landscaping



10 min drive to Dubai
Parks & Resorts



Swimming pool &
jogging tracks



35min. Dubai Int. Airport



50min. Abu Dhabi

Dubai

An Ever Growing Economy

Dubai's strategic geographic location has seen it quickly grow as **a trade and logistics hub** to important markets such as Europe, Africa, India and China. Its proximity to major cities and accessibility to the world's busiest airports and seaports has bolstered its position as a global transport and logistics gateway and a key contributor to the growth of international trading.





most people
invest in
real estate.
you will be investing
in **your** future
and the **future**
centre of dubai.

The Future of Your Children
Protected with the Best
Healthcare & Education in Town





primary schools
universities
children's **hospitals**
community activities
gardens european
great air quality
road safety





Invest in Your Future

With affordable prices and an attractive payment plan,

MAG 5 Boulevard by MAG 5 Property Development

combines an ideal location and community living with

exceptional value for money – in one of Dubai's soon-to-be

most strategic locations – Dubai South.

| The opportunity to invest like no other

20 %
down
payment

10 %
every
6 months

30 %
on
handover

project
completion Q4
2018

why invest in dubai south?

- Adjacent to EXPO 2020 venue
- Located next to the largest park in the UAE "The Green Belt"
- Within easy reach of Al Maktoum International Airport
- Fully walkable community
- Expected High rental demand
- Minutes away from the proposed new metro stations
- Expansive landscaping
- Multiple entry and exit routes

value creation

by **2020** Dubai South set
to become the
future centre of Dubai
high rental demand and desirable ROI expected from Dubai South project



key features

- Balcony and parking spots for each unit
- Elegantly designed landscaping
- Swimming pool, jogging tracks and gardens
- Convenience stores
- Retail, dining and leisure outlets and activities



property development

Development
Manager

MAG Property Development

MAG Property Development is the real estate development arm of **MAG Group**, one of the region's largest corporate entities. MAG Group encompasses more than 50 companies with activities spanning numerous sectors, including commercial, real estate, service, industrial and pharmaceutical.

MAG Property Development focuses on projects that deliver long-term benefits to investors and customers and has a current real estate project portfolio in excess of US\$ 3 Billion. The division is spearheading MAG Group's ambition to be at the forefront of the region's real estate industry through its dedication to the group's corporate philosophy of innovation and continuous improvement.

The Developer

MAG 5 Property Development

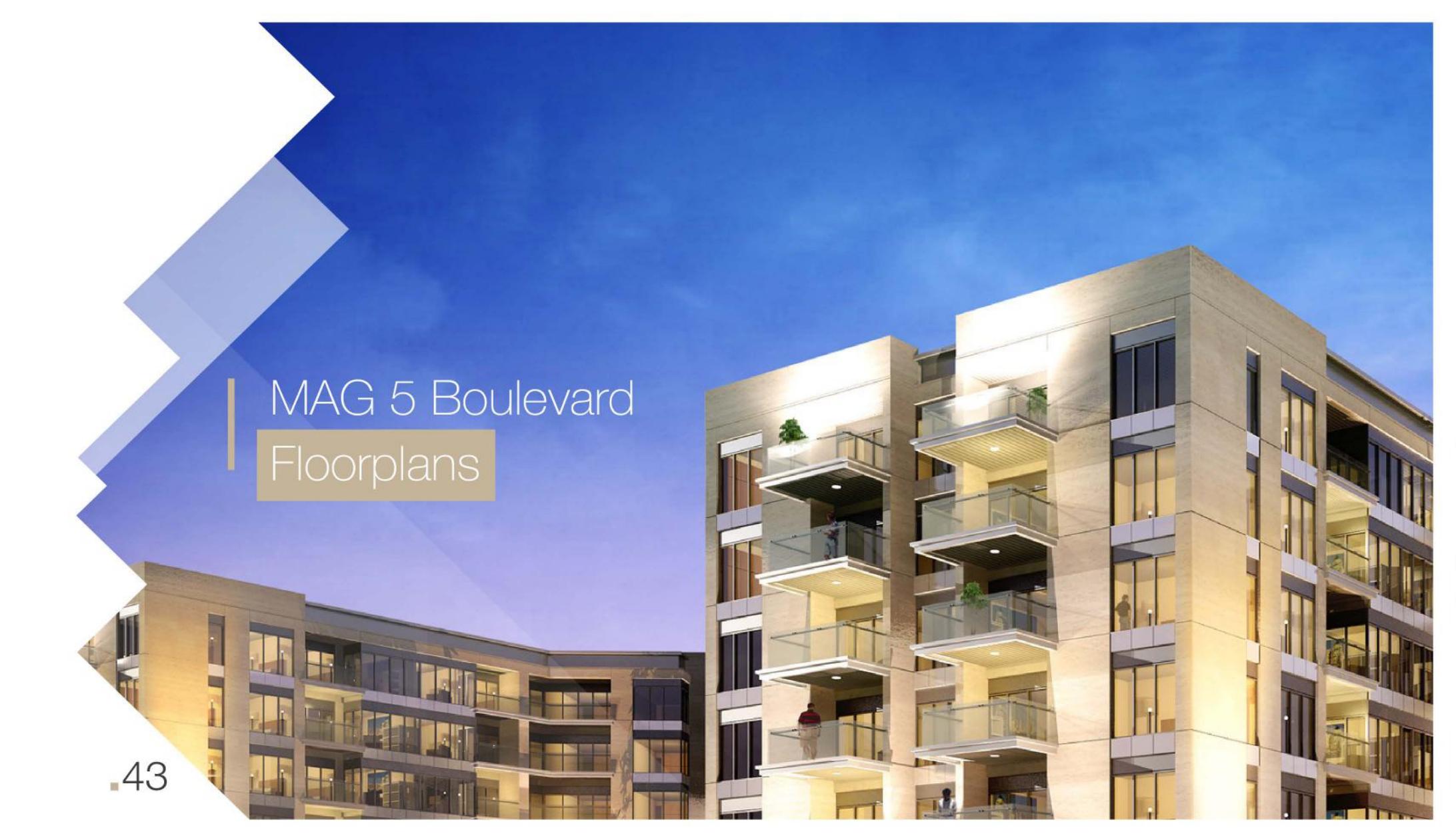
MAG 5 Property Development is a dedicated real estate development company. It was formed jointly by **MAG Group and MBM Holding** with a vision to be a leader in the affordable housing sector by employing the highest standards, with a particular focus on projects that deliver long-term benefits to medium-income investors and end users.

Through sensitive and intelligent design, MAG 5 Property Development will set new standards for environmental and lifestyle sustainability, without compromising the high standards of living that characterise Dubai as a destination. The company is committed to MAG Group's code of ethics that base its business practices on honesty and integrity - uncompromising principles that are reflected at every level of its operations.





5
MAG
property development
The Developer



MAG 5 Boulevard
Floorplans



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