



# MAG 230

CITY OF ARABIA

سیتھ آف اراپیا

# WELCOME TO THE MAG FAMILY



It is my pleasure to present to you our upscale residential tower, MAG 230, in the heart of Dubailand – City of Arabia.

The luxury residences have been designed for maximum comfort and style with impeccable interiors and a host of amenities; including swimming pool, indoor children’s play area, fully equipped gym and a state-of-the-art health club which includes steam, sauna and jacuzzi facilities.

Furthermore, MAG 230’s location alongside Sheikh Mohammed bin Zayed road, connects you to major entertainment, leisure and adventure destinations across Dubai. In addition, the multi-billion dollar upcoming Dubailand neighbourhood is envisioned to become a new hub for commercial and residential communities. Situated away from the city’s bustle, MAG 230 offers comfortable living spaces with all amenities just a few minutes away.

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 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.**



# CONTENT



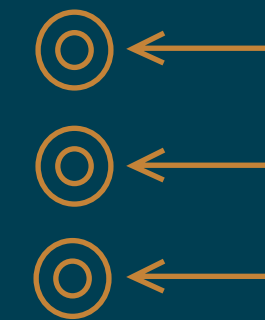
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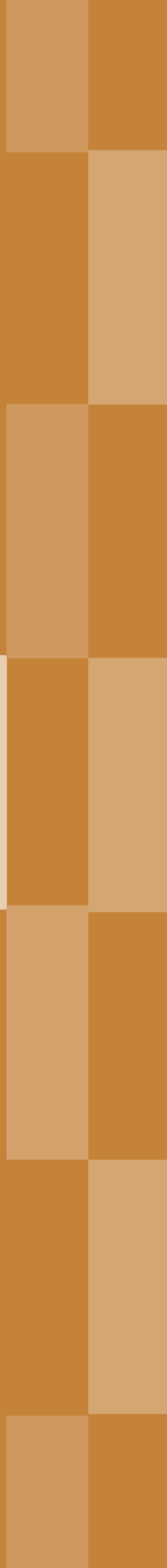
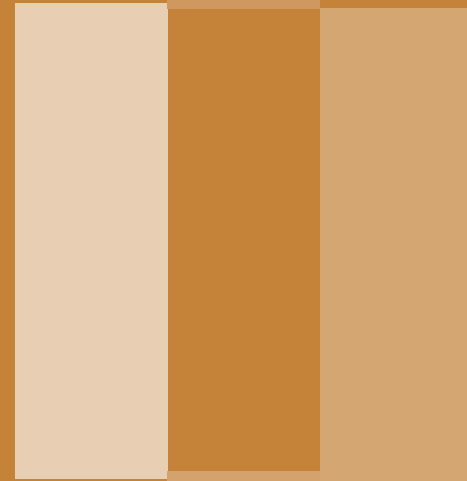
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IMAGINE LIVING  
IN A WORLD  
FULL OF  
ADVENTURE



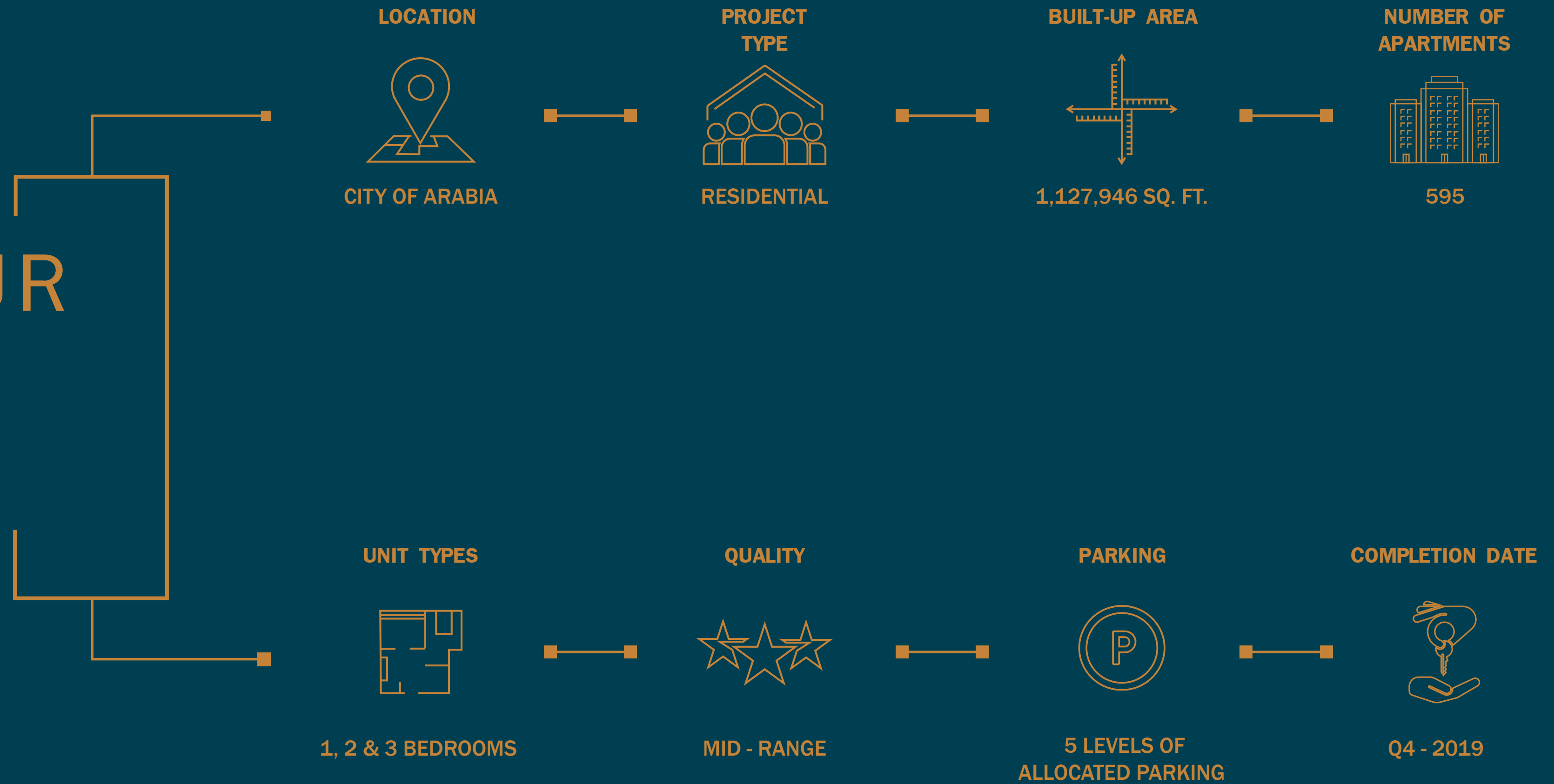
# HIGHLIGHTS



THE  
ADVENTURE  
OF LIVING

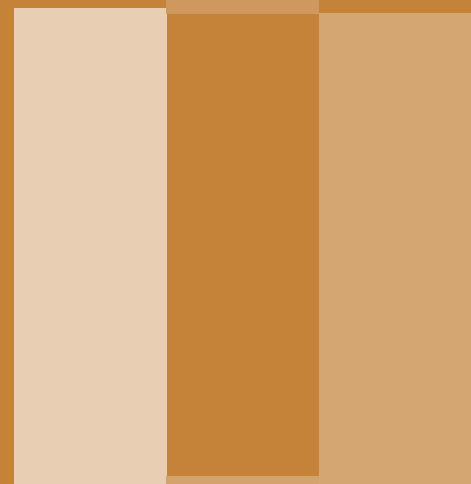


# RAISING YOUR QUALITY OF LIFE





LOCATION





ATLANTIS  
THE PALM, DUBAI

THE PALM  
Jumeirah

BURJ AL ARAB™

Jumeirah  
BEACH HOTEL

MBL RESIDENCE  
JUMEIRAH LAKES TOWERS, DUBAI

إم بي إل  
ريزيدنس  
أبراج لاجات ليمكس، دبي

MAG218  
JUMEIRAH LAKES TOWERS, DUBAI

MAG214  
JUMEIRAH LAKES TOWERS, DUBAI

THE PALM  
Jebel Ali

AIN DUBAI

JBR BEACH

AL MAS TOWER

MAG 214

ONE TOWER

MAG 218

JUMEIRAH LAKES TOWERS

DUBAI MEDIA CITY

DUBAI INTERNET CITY

SAFA PARK

AL WASL

BUSINESS BAY

THE GATE DIFC

AL RAFFA

DUBAI GOLD SOUK

NAIF

AL BARAHA

NAKHEEL HARBOR

IBN BATTUTA MALL

DISCOVERY GARDENS

BURJ 2020

Jumeirah Islands

EMIRATES HILLS

MAG226  
JUMEIRAH VILLAGE CIRCLE

JUMEIRAH VILLAGE CIRCLE

AL BARSHA SOUTH

AL KHAIL ROAD

MAGEYE  
MEYDAN

MEYDAN  
RACETRACK

NAD AL SHEBA 1

DUBAI DESIGN DISTRICT

RAS AL KHOR INDUSTRIAL AREA

DUBAI CREEK

WAFI  
WELLNESS RESORT

CREEK PARK

DUBAI CREEK GOLF CLUB

GARHOUD

UMM RAMOOL

JEBEL ALI INDUSTRIAL AREA

JEBEL ALI VILLAGE

SHAIKH MOHAMMED BIN ZAYED ROAD

AL MAKTOUM INTERNATIONAL AIRPORT DWC

DWC  
DUBAI WORLD CENTRAL  
دبي ورلد سنترال

MAG  
ديب الجنوب  
DUBAI SOUTH

DUBAI CRICKET STADIUM

DUBAI SPORTS CITY

MOTORCITY  
DUBAI

Dubai Miracle Garden

SHAIKH MOHAMMED BIN ZAYED ROAD

MEYDAN PANDS

القرية العالمية  
Global Village

THE VILLA

THE WORLD OF ADVENTURE

MAG230  
CITY OF ARABIA  
سيتي أوف ارابيا

CITY OF ARABIA

THE VILLA

International City

RAS AL KHOR INDUSTRIAL AREA

NAD AL SHEBA

SHAIKH MOHAMMED BIN ZAYED ROAD

International City

MAG228A  
INTERNATIONAL CITY

MAG228B  
INTERNATIONAL CITY

NAD AL HAMAR

RAS AL KHOR ROAD

International City

DRAGON MART

MAG228A  
INTERNATIONAL CITY

MAG228B  
INTERNATIONAL CITY

WARQAA

RAS AL KHOR ROAD

International City

DRAGON MART

MAG228A  
INTERNATIONAL CITY

MAG228B  
INTERNATIONAL CITY

RASHIDIYA

NAD AL HAMAR ROAD

Warqaa

DRAGON MART

MAG228A  
INTERNATIONAL CITY

MAG228B  
INTERNATIONAL CITY

AL QUSAIS

EMIRATES ROAD

Muhaisnah

DRAGON MART

MAG228A  
INTERNATIONAL CITY

MAG228B  
INTERNATIONAL CITY

MIRDIR

EMIRATES ROAD

Muhaisnah

MAG228A  
INTERNATIONAL CITY

MAG228B  
INTERNATIONAL CITY

# CITY OF ARABIA



LIVE IN THE  
HEART OF  
ADVENTURE



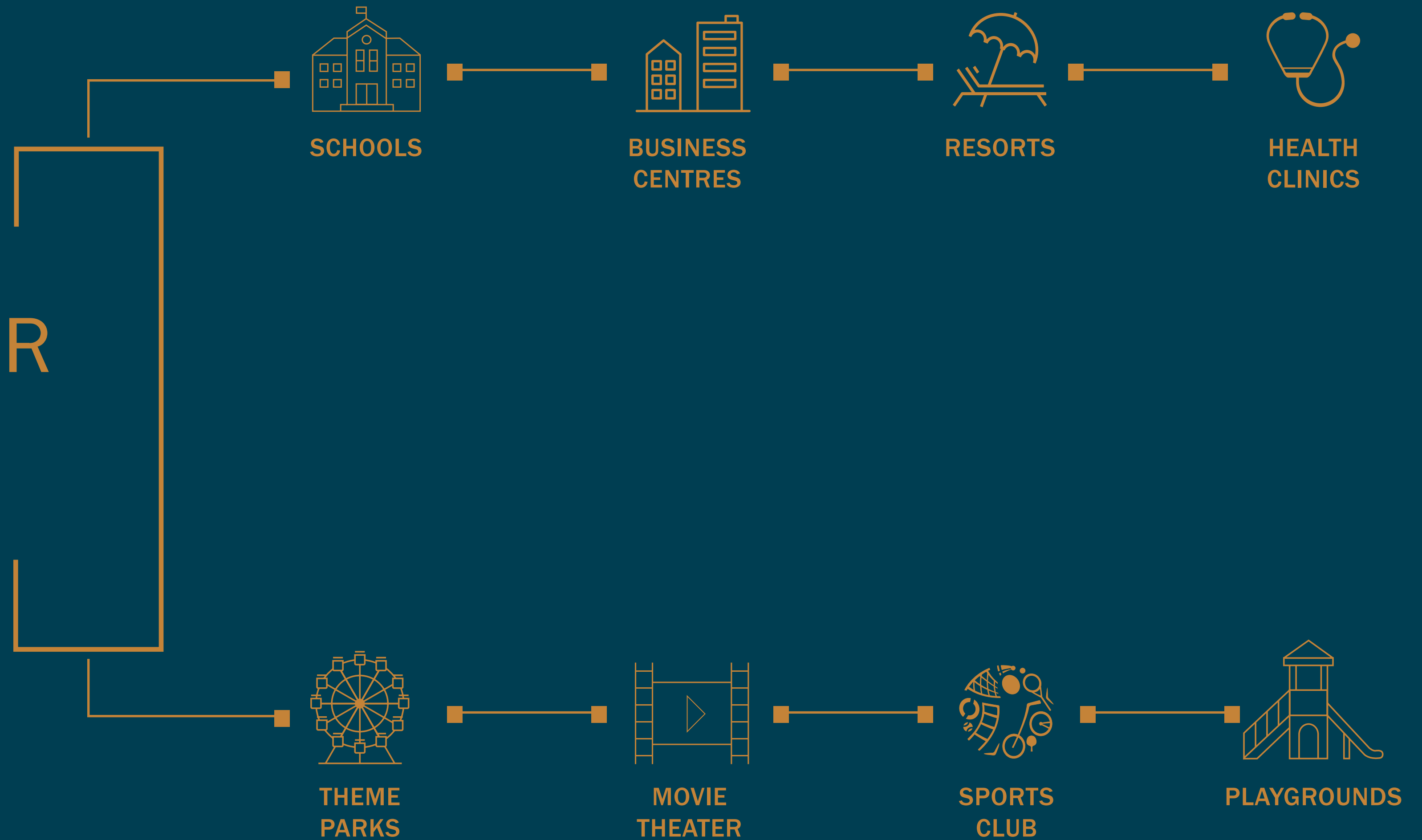
MAG 230 is a prestigious residential landmark in the heart of Dubailand, along Sheikh Mohammed bin Zayed road. The development is located opposite Al Barari Villas, a 15-minute drive from Dubai International Airport and only 10 minutes away from the iconic Downtown Dubai neighborhood.



Situated in the heart of City of Arabia, the development gives easy access to Sheikh Mohammed bin Zayed road, which connects you to all the major leisure, entertainment and business centres across Dubai and the UAE.



# REDEFINE YOUR SENSE OF ADVENTURE



A roller coaster car with a green dinosaur head and passengers is shown on a red track. The track is part of a large indoor roller coaster system. The background features a large, dark, textured ceiling and rocky structures. The text "IMG WORLDS OF ADVENTURE" is overlaid in the center, and "IN THE HEART OF THE WORLD'S LARGEST INDOOR THEME PARK" is overlaid below it.

**img**  
**WORLDS**  
*OF ADVENTURE*

**IN THE HEART OF THE WORLD'S LARGEST INDOOR THEME PARK**





القريّة العالمية  
Global Village

5 MINUTES AWAY FROM DUBAI'S ULTIMATE LEISURE DESTINATION

An aerial night view of the Dubai skyline, featuring the Burj Khalifa as the central focus. The city is illuminated with warm lights, and a complex network of highways with light trails is visible in the foreground. The text "12 MINUTES AWAY FROM THE CENTRE OF NOW — DOWNTOWN DUBAI" is overlaid in white, bold, sans-serif font across the middle of the image.

**12 MINUTES AWAY FROM THE CENTRE OF NOW — DOWNTOWN DUBAI**



20 MINUTES AWAY FROM MALL OF THE EMIRATES

KEMDINCHI

WEST END

WEST END

West End  
کھدینچی

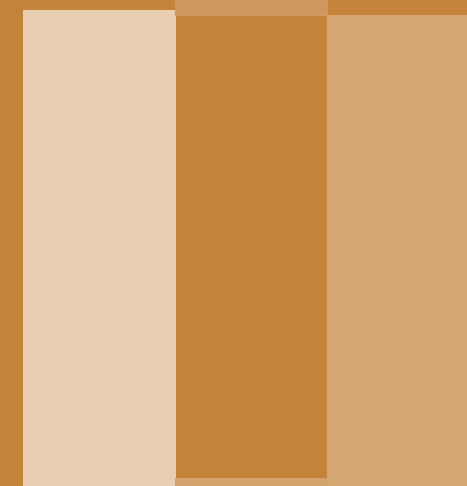


20 MINUTES AWAY FROM DUBAI INTERNATIONAL AIRPORT



20 MINUTES AWAY FROM AL MAKTOUM INTERNATIONAL AIRPORT

# KEY FEATURES



**MAG230**  
CITY OF ASSEER  
مدينة العاصميا

**GRAND ENTRANCE**



**MAG230**  
CITY OF ARABIA  
مدينة الامارات العربية

**MODERN LOBBY**

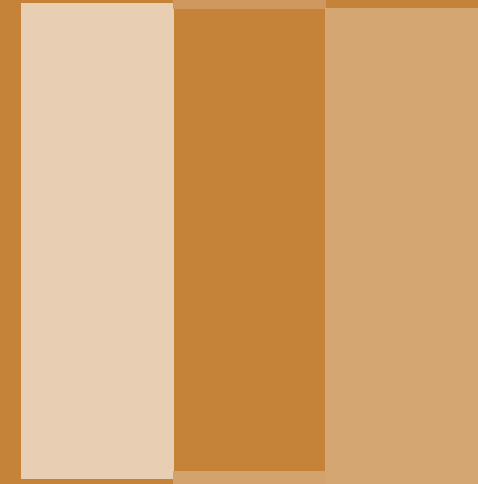




# EXPERIENCE THE WORLD AT YOUR DOORSTEP



HOMES





EXPERIENCE  
THE ADVENTURE  
OF LIVING

ONE BEDROOM +  
LIVING ROOM



LIVING ROOM



BEDROOM



TWO BEDROOM +  
LIVING ROOM



LIVING ROOM





BEDROOM



THREE BEDROOM +  
LIVING ROOM



LIVING ROOM



BEDROOM



EXPECT  
MORE







+971 4 248 3400

+971 55 162 3236

info@tanamiproperties.ae

[www.tanamiproperties.com/Projects/MAG-230-Apartments](http://www.tanamiproperties.com/Projects/MAG-230-Apartments)