

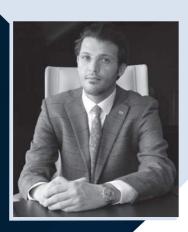
Mohammed bin Rashid City - District 7

APARTMENTS & TOWNHOUSES

MASTER DEVELOPER







Welcome to the MAG family

It is a common corporate venture to build well-located homes that feature every convenience, comfort and amenity. MAG EYE is no exception and through it, I have improved upon that mission by providing for all your needs and wishes without straying from your desired price range.

This vision gave rise to our MAG of Value initiative, which aims to bring you homes built with the highest quality materials and techniques, in the best locations, and at the lowest possible prices.

MAG EYE comprises townhouses and apartments — designed by Parsons with meticulous attention to detail — that provide you with elegant living spaces, both contemporary and timeless in their conception.

The extraordinary architecture, naturally-lit interiors and sense of refined living make this exceptional gated community a highly desirable place to live. Located next to the iconic Meydan Racecourse, MAG EYE features unhindered views of Dubai's skyline and easy access to its leisure destinations.

I welcome you to explore the many facets of MAG EYE — MAG of Value's flagship project — and discover a lifestyle within your own private community that exceeds expectations and provides you with a valuable investment opportunity.

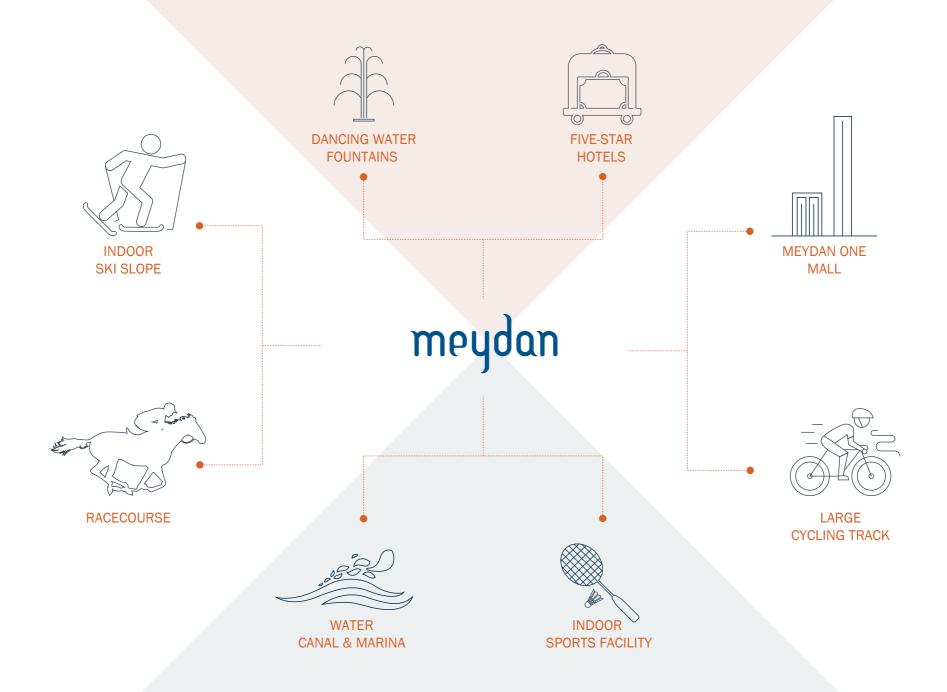
Talal Moafaq Al Gaddah CEO, MAG Lifestyle Development













CONTENTS .



HIGHLIGHTS



LOCATION

12







KEY FEATURES

74



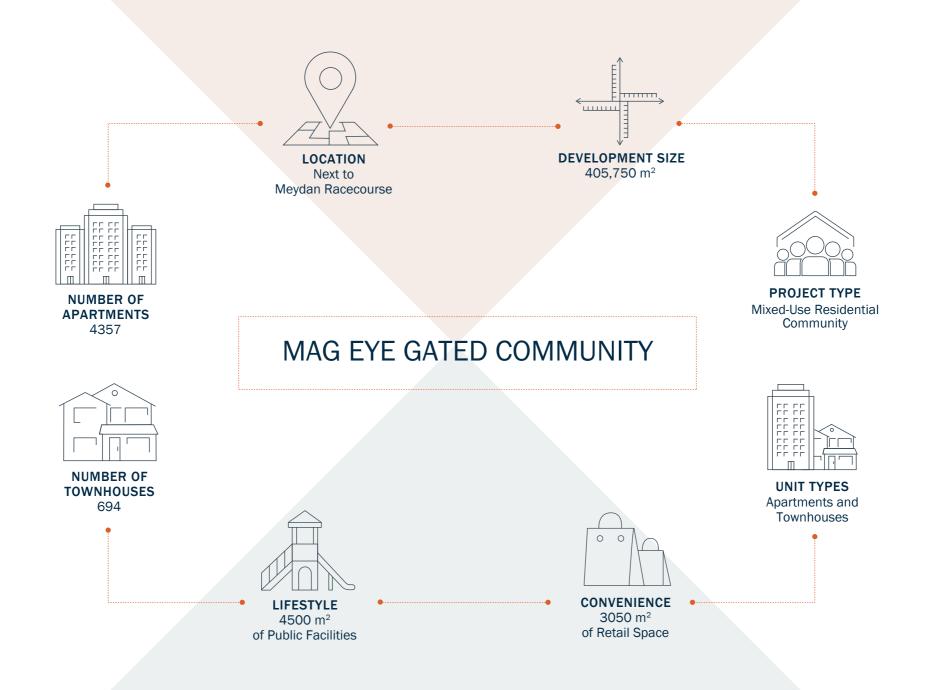
APARTMENTS



TOWNHOUSES

50

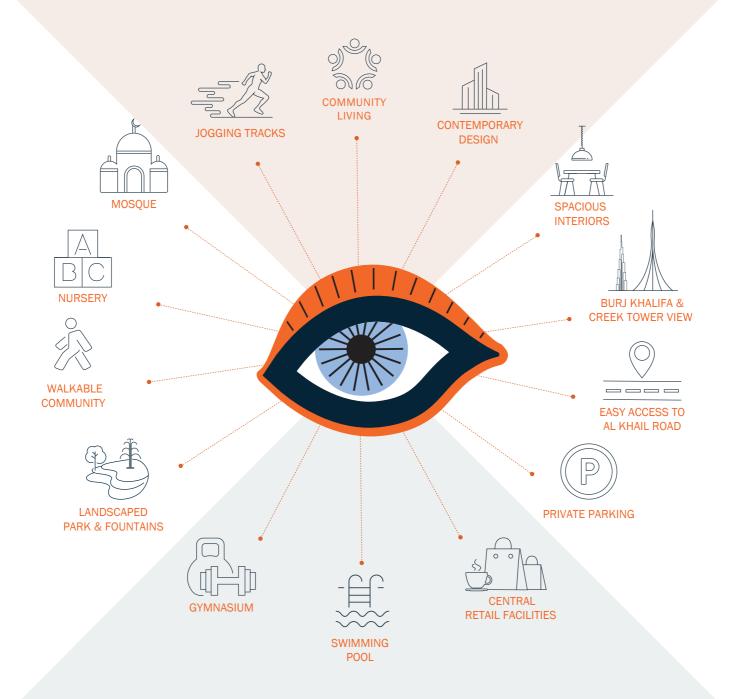






















APARTMENTS STUDIO



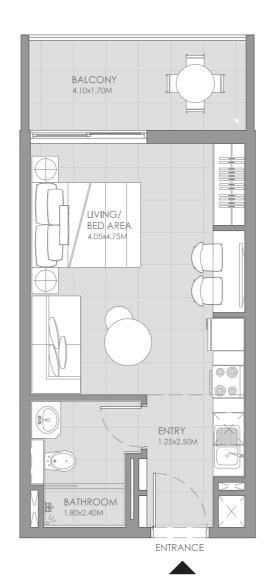






FLOOR PLAN	TYPE
STUDIO WITH BALCONY	ST-1

	sq.ft.	sq.m.
TOTAL AREA:	419.40	38.96
BALCONY AREA:	85.76	7.97
UNIT AREA:	333.64	31.00

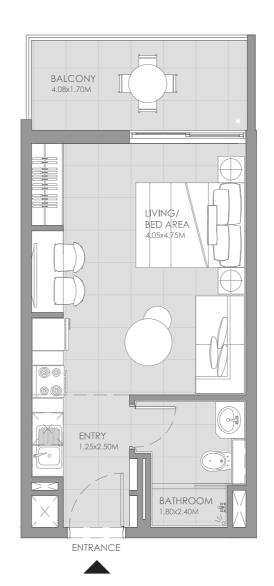




1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances, 2. All materials, dimensions, and drawings are approximate only, 3. Information is subject to change without notice at developer's absolute discretion. A Actual area may vary from the stated area, 5. Drawings not to scale, 6. All langes used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings, 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever 8. Key Plans are approximate and symbolic.

FLOOR PLAN	TYPE
STUDIO WITH BALCONY	ST-2

	sq.ft.	sq.m.
TOTAL AREA:	422.00	39.21
BALCONY AREA:	87.25	8.11
UNIT AREA:	334.75	31.10

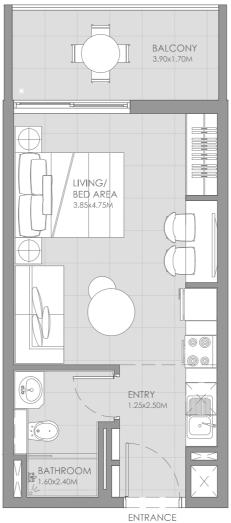






FLOOR PLAN	TYPE
STUDIO WITH BALCONY	ST-3

	sq.ft.	sq.m.
TOTAL AREA:	399.71	37.13
BALCONY AREA:	81.71	7.59
UNIT AREA:	318.00	29.54





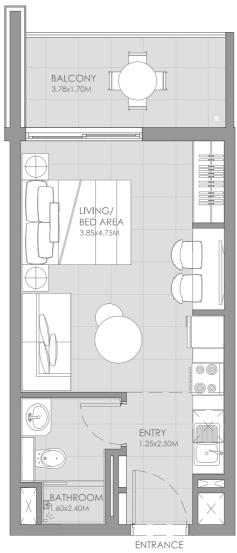




^{1.} All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute; and pullability whatsoever? 8. Key Plans are approximate and symbolic.

FLOOR PLAN	TYPE
STUDIO WITH BALCONY	ST-4

	sq.ft.	sq.m.
TOTAL AREA:	400.00	37.16
BALCONY AREA:	83.00	7.71
UNIT AREA:	317.00	29.45



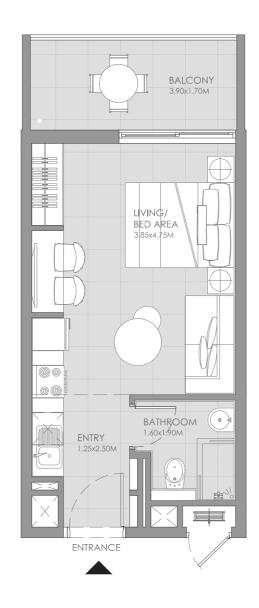




1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Prawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsever 8. Key Piras are approximate and symbolic.

FLOOR PLAN	TYPE
STUDIO WITH BALCONY	ST-5

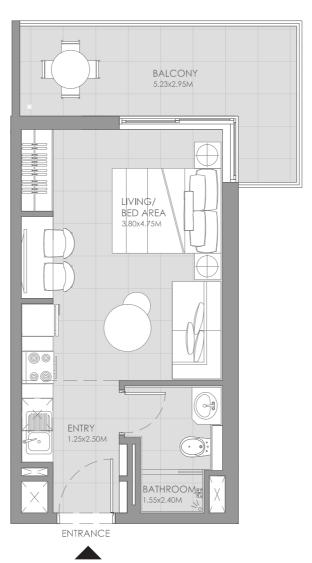
	sq.ft.	sq.m.
TOTAL AREA:	391.00	36.33
BALCONY AREA:	82.00	7.62
UNIT AREA:	309.00	28.71





FLOOR PLAN	TYPE
STUDIO WITH BALCONY	ST-6

	sq.ft.	sq.m.
TOTAL AREA:	442.00	41.06
BALCONY AREA:	124.00	11.52
UNIT AREA:	318.00	29.54

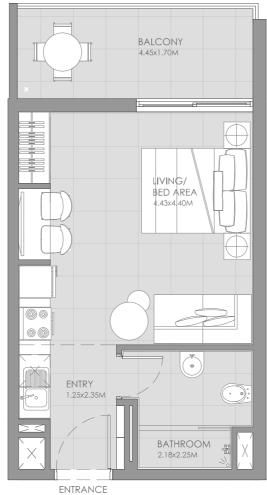




1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scales. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alteractions, at its absolute discretion, without any liability whatsoever 8. Key Plans are approximate and symbolic.

FLOOR PLAN	TYPE
STUDIO WITH BALCONY	ST-7

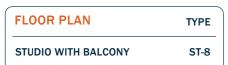
	sq.ft.	sq.m.
TOTAL AREA:	432.00	40.13
BALCONY AREA:	94.00	8.73
UNIT AREA:	338.00	31.40



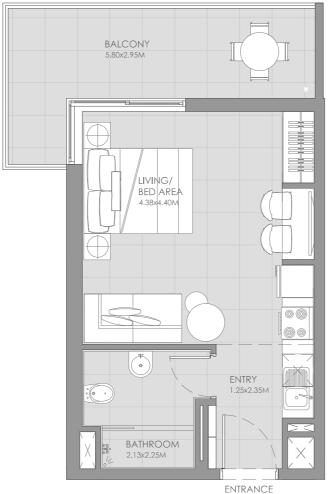








	sq.ft.	sq.m.
TOTAL AREA:	474.00	44.04
BALCONY AREA:	135.00	12.54
UNIT AREA:	339.00	31.49









^{1.} All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or attentions, at its absolute discretion, without any liability whatsever 8. Key Plans are approximate and symbolic.

APARTMENTS

ONE-BEDROOM





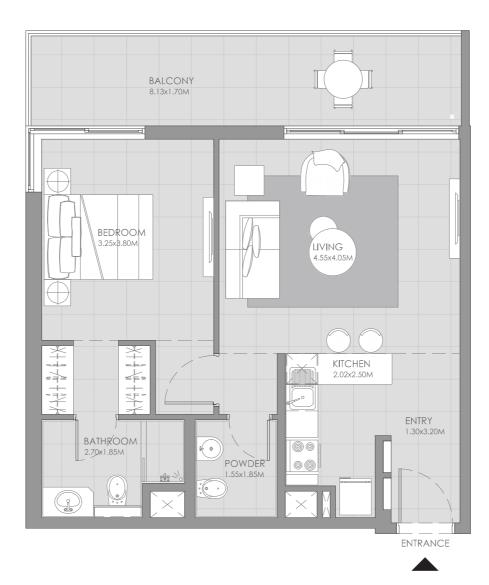










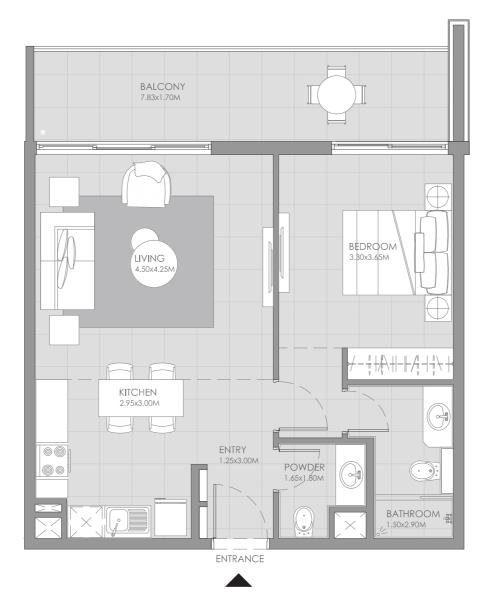


FLOOR PLAN	TYPE
ONE BEDROOM WITH BALCONY	1B-1

	sq.ft.	sq.m.
TOTAL AREA:	805.83	74.86
BALCONY AREA:	165.33	15.36
UNIT AREA:	640.50	59.50
)





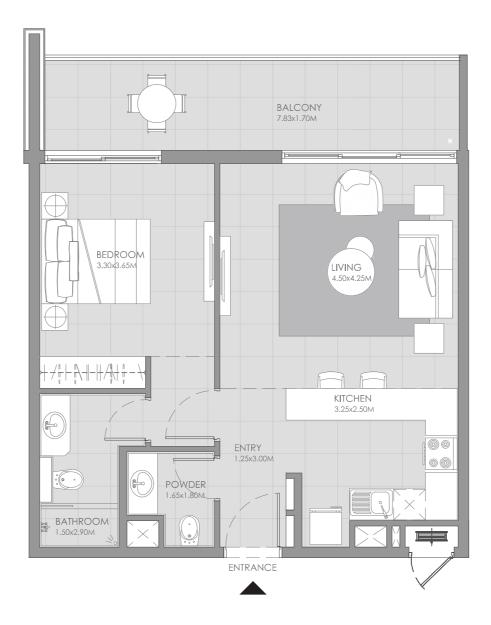


FLOOR PLAN	TYPE
ONE BEDROOM WITH BALCONY	1B-2

	sq.ft.	sq.m.
TOTAL AREA:	805.33	74.82
BALCONY AREA:	162.33	15.08
UNIT AREA:	643.00	59.74
)





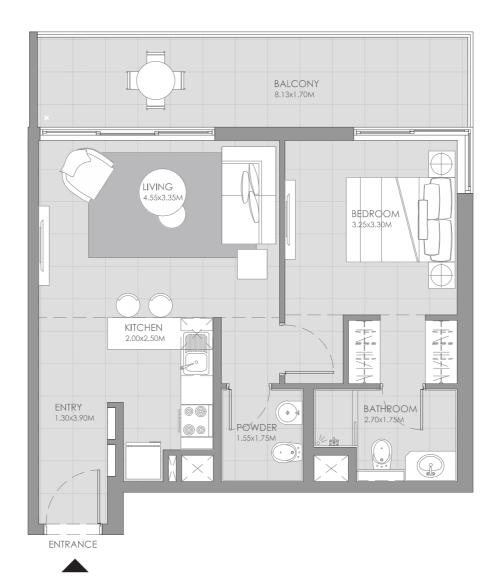


FLOOR PLAN	TYPE
ONE BEDROOM WITH BALCON	/ 1B-3

	sq.ft.	sq.m.
TOTAL AREA:	798.80	74.21
BALCONY AREA:	162.80	15.12
UNIT AREA:	636.00	59.09

1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, littings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever 8. Key Plans are approximate and symbolic.



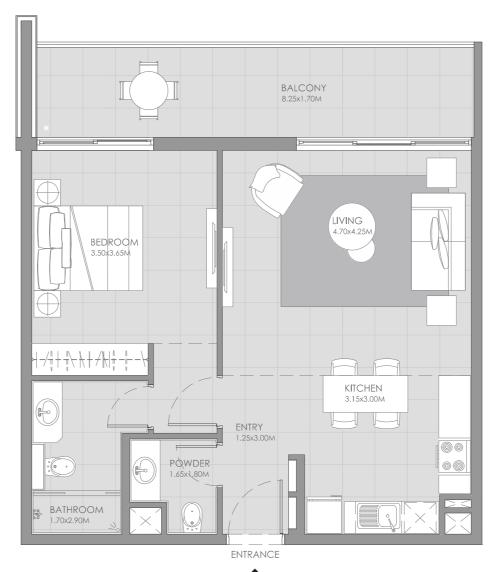


FLOOR PLAN	TYPE	
ONE BEDROOM WITH BALCONY	1B-4	

	sq.ft.	sq.m.
TOTAL AREA:	756.00	70.23
BALCONY AREA:	165.33	15.36
UNIT AREA:	590.97	54.87
(

1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever 8. Key Plans are approximate and symbolic.



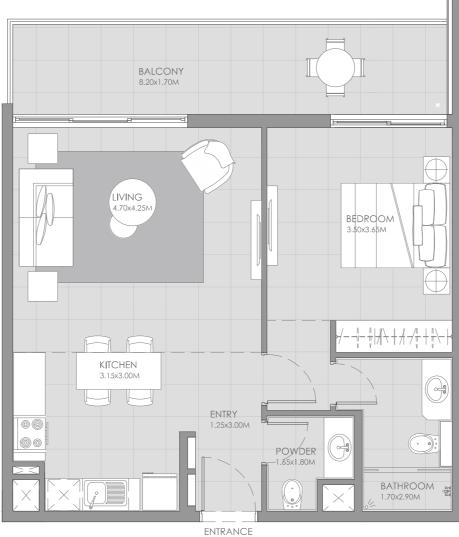


FLOOR PLAN	TYPE
ONE BEDROOM WITH BALCONY	1B-5

	sq.ft.	sq.m.
TOTAL AREA:	847.00	78.69
BALCONY AREA:	171.00	15.89
UNIT AREA:	676.00	62.80







FLOOR PLAN	TYPE
ONE BEDROOM WITH BALCONY	1B-6

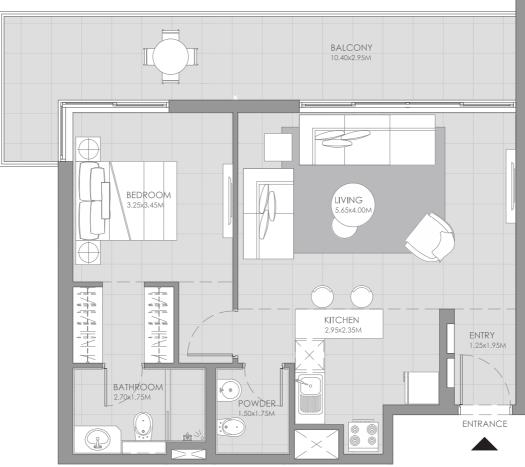
	sq.ft.	sq.m.
TOTAL AREA:	846.00	78.60
BALCONY AREA:	170.00	15.79
UNIT AREA:	676.00	62.80





1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever 8. Key Plans are approximate and symbolic.



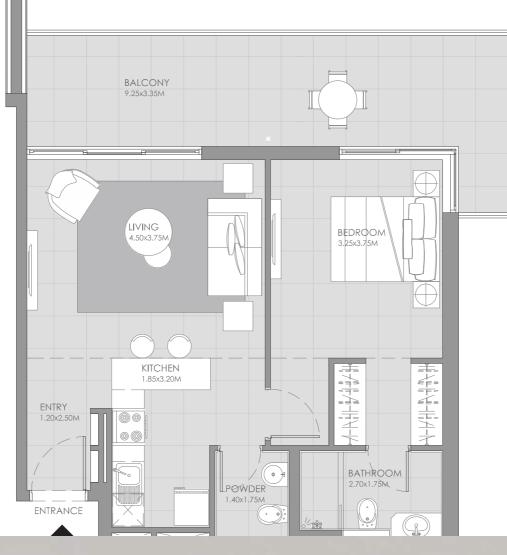


FLOOR PLAN	TYPE
ONE BEDROOM WITH BALCONY	1B-7

	sq.ft.	sq.m.
TOTAL AREA:	908.00	84.36
BALCONY AREA:	228.00	21.18
UNIT AREA:	680.00	63.17

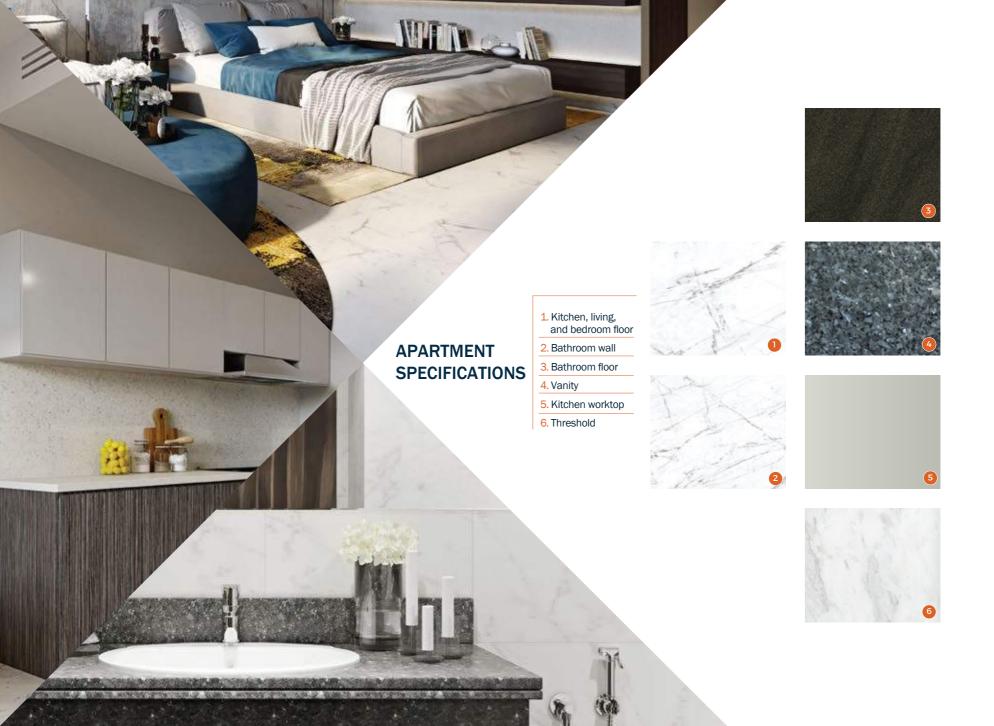
1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever 8. Key Plans are approximate and symbolic.





FLOOR PLAN	TYPE
ONE BEDROOM WITH BALCONY	1B-8

	sq.ft.	sq.m.
TOTAL AREA:	873.80	81.18
BALCONY AREA:	245.60	22.82
UNIT AREA:	628.20	58.36





KITCHEN

- Bespoke fitted cabinetry. 18mm MDF carcass in white melamine, with soft closing doors and drawers, finished in matte open pore lacquer veneer and white high gloss polyurethane coating. Aluminium finger-pull handles and recessed grip opening system
- 20mm thick polished classic white stone worktop with mirrored splash-back
- Worktop-mounted, 600 x 800 mm stainless steel sink with single bowl and mixer tap
- 2.7 m floor-to-ceiling height with painted gypsum board and a false ceiling with LED down-lighting



- All apartments benefit from private balconies that overlook beautiful views
- Balconies are accessible from the apartments via sliding glazed doors and feature glass balustrades and external lighting



BATHROOM

- 40 mm Blue-Pearl-polished marble vanity top with a built-in washing basin and a chrome-plated mixer tap, as well as an integrated vanity unit with an under shelf
- > 300 x 600 mm Rimal Black matte porcelain floor tiles
- 300 x 600 mm Rimal Black and Blanco White-contrasting polished porcelain wall tiles
- Rain shower with wall-mounted, chrome-plated mixer tap and a separate hand shower head mounted on a sliding rail, enclosed within a glass shower screen
- Wall mounted WC with a dual-flush-concealed tank
- Individual water heaters for every apartment unit



INTERIOR DETAILS

- 600 x 600 mm Blanco White-polished porcelain floor tiles throughout the apartment, with Bottocino Classico and Drama-White-polished marble thresholds
- 54-mm-thick, semi-solid, panelled front door finished in beech veneer. Its frame and architrave are finished in beech wood
- 44-mm-thick, semi-solid internal doors that are finished in beech veneer. Its frame and architrave are finished in beech wood
- Bespoke, built-in wardrobes 18 mm MDF carcass in white melamine with soft closing doors, laminated with a high-gloss, ultraviolet coating, and features chrome-plated handles
- ▶ Generous 3.4 m floor-to-ceiling height in principal rooms
- Ceilings in principal rooms are finished in washable emulsion paint with chandelier provisions available in living spaces
- > Walls are finished in Fenomastic Rich Matt washable paint



HOME AUTOMATION

- Smart home automation lighting with dimming and day-mode features, controlled via portable lighting switches and a smartphone application
- Smart home automation air conditioning, that covers all main areas, that is controlled thermostatically and via a smartphone application. Each apartment building is served by independent chillers

COMMON AREAS

- The bespoke reception desk located in the lobby on the ground level of each apartment building is attended by a concierge 24/7 who serves as a point of contact for residents and visitors
- The main point of entrance to the lobby is from the street side which features street parking for visitors, whereas the secondary entrance is accessible from the dedicated solar-panel-shaded parking area that is exclusive for residents
- The lobby features Satin Champagne Stainless Steel and polished Armani Grey marble elements that reflect the contemporary design of the apartments above. A seating lounge will provide a comfortable waiting area for residents and visitors
- ▶ 600 x 600 mm Grey Serpegiante-polished porcelain floor tiles in the lobby and corridors



- CCTV surveillance cameras in all common areas
- Sprinklers, multi-sensor detectors, gas detectors and intelligent, optical smoke detectors with sounders to all apartments
- Audio intercom security systems in all apartments





TOWNHOUSE MASTERPLAN

Townhouse - 4B 59 units
Townhouse - 3A 80 units
Townhouse - 3B 208 units

Townhouse - 2A
Townhouse - 2B

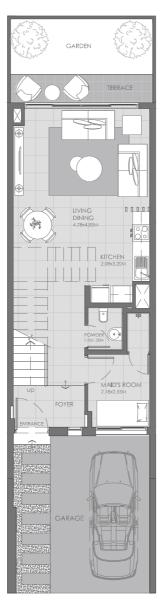
148 units 199 units Parks
Landscape

TWO BEDROOM TOWNHOUSES



2A TOWNHOUSES

TOTAL AREA: 1638.23 sq.ft. 152.20 sq.m.







FIRST FLOOR PLAN



1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever 6. Key Plans are approximate and symbolic.

2B TOWNHOUSES

TOTAL AREA: 1674.02 sq.ft. 155.53 sq.m.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



THREE BEDROOM TOWNHOUSES



3A TOWNHOUSES

TOTAL AREA: 2031.50 sq.ft. 188.73 sq.m.





GROUND FLOOR PLAN

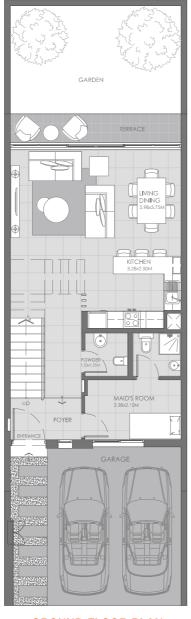
FIRST FLOOR PLAN

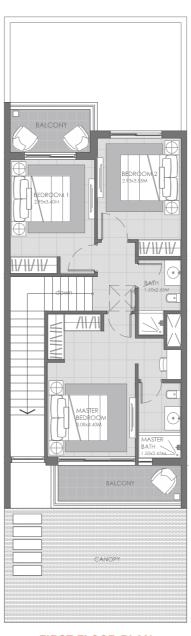
1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever 8. Key Plans are approximate and symbolic.



3B TOWNHOUSES

TOTAL AREA: 2066.48 sq.ft. 191.98 sq.m.







FIRST FLOOR PLAN



1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions or alterations, at its absolute discretion, without any liability whatsoever B. Key Plans are approximate and symbolic.















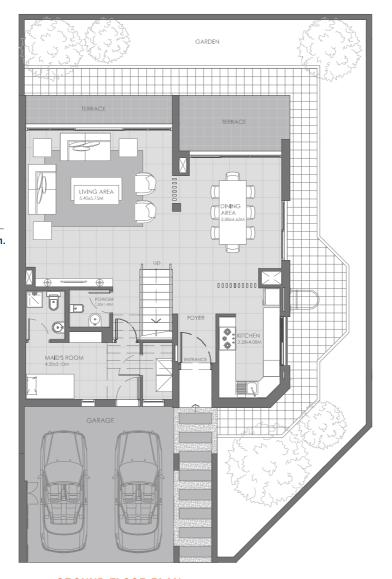


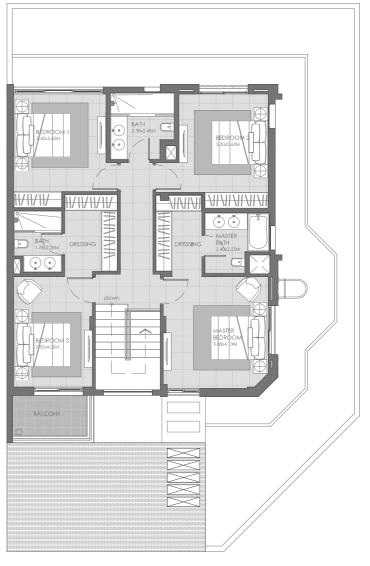
FOUR BEDROOM TOWNHOUSES



4B TOWNHOUSES

TOTAL AREA: 2866.44 sq.ft. 266.30 sq.m.





GROUND FLOOR PLAN

FIRST FLOOR PLAN





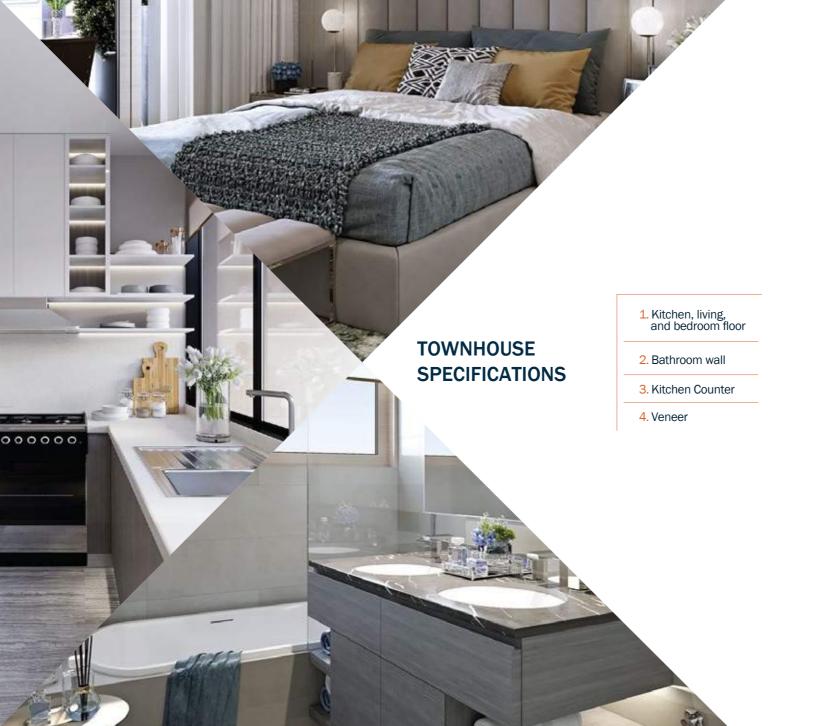






















- Bespoke fitted cabinetry. 18mm MDF carcass in white melamine, with soft closing doors and drawers, finished in matte open pore Xilo Flamed Sand crown-cut veneer with Hesse Lignal coating. Soft closing doors and drawers with powder coated aluminium handles and touch-latch opening system
- ▶ 40mm thick polished Virgo stone worktop with rounded edges and mirrored splash-back
- Worktop mounted, stainless steel sink with single bowl and mixer tap
- > 2.85m floor-to-ceiling height. Gypsum board false ceiling finished in washable emulsion paint with LED down-lighting



HOME AUTOMATION

- > Smart home automation lighting with dimming and day-mode features controlled via portable lighting switches and a smartphone application
- > Smart home automation air conditioning, that covers all main areas, that is controlled thermostatically and via a smartphone application



- ▶ 40mm thick Armani Grey polished marble vanity top with built-in wash basin and chrome plated mixer tap, as well as integrated vanity unit with side shelves
- ▶ 300x300mm Marfil matt porcelain floor tiles
- ▶ 300x600mm Marfil polished porcelain wall tiles
- ▶ Wall-mounted, chrome-plated mixer tap and a hand shower head mounted on a sliding rail, enclosed with a glass shower screen
- Wall mounted WC with dual-flush-concealed tank



- ▶ 600x600mm Silk Georgette matt and polished porcelain tiles
- ▶ 55mm thick front door finished in matt open pore Xilo Flamed Sand crown cut veneer with Hesse Lignal coating
- ▶ 44mm thick internal doors finished in matt open pore Xilo Flamed Sand crown cut veneer with Hesse Lignal coating
- ▶ Bespoke, built-in wardrobes. 18mm MDF carcass in white melamine, finished in matte open pore Xilo Flamed Sand crown cut veneer with Hesse Lignal coating. Soft closing doors and drawers with powder coated aluminium handles.
- ▶ Generous 3.65m floor-to-ceiling height in principal rooms on ground floor
- > 3.4m floor-to-ceiling height in principal rooms on first floor
- ▶ Walls in principal rooms are finished in Fenomastic Rich Matt washable paint
- ▶ Ceilings in principal rooms finished in Fenomastic Rich Matt washable emulsion paint and/or gypsum board finished in washable emulsion paint with 15mm shadow gap



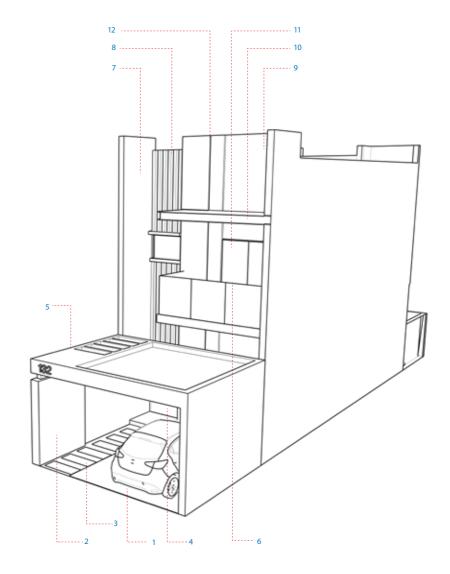
- All townhouses benefit from a private balcony on both the front and back of the house
- ▶ Balconies are accessible from the townhouse via sliding glazed doors and feature glass balustrades and external lighting
- ▶ Tiled terrace on the ground floor overlooks the private garden
- Private covered garage for each individual townhouse
- Garden wall provides privacy for individuals in the garden
- > Solar panels located on the roof of every townhouse are dedicated for the electrical consumption of each individual unit and provide for the power required by the solar water heater
- > Stone cladding provides a modern contemporary façade



- The guard houses that are located at the two entrances of the gated townhouse community are attended by security guards 24/7 who serve as a point of contact for residents and visitors. CCTV in operation
- > Sprinklers, heat detectors, gas detectors and intelligent optical smoke detectors with sounders in all units
- ▶ Audio and video intercom security systems with handsets on both ground and first floors

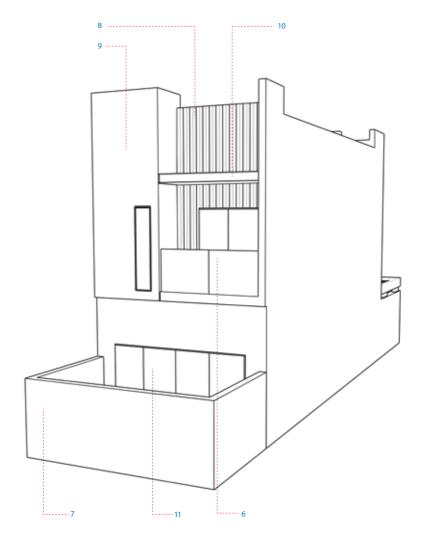
TYPE 2A FRONT FACADE FINISH

- 1. Driveway floor finish concrete floor with a smooth "power float" finish
- 2. Solid blockwork with plaster and paint finish in white
- 3. Entrance area floor finish stone in rectangular panels
- 4. Main Entrance Door-1200mm-wide external grade timber door with stainless steel ironmongery
- 5. Parking canopy concrete canopy plaster and paint finish with openings.
- 6. Balustrade clear toughened glass with metal handrail with clamped plate base fixing with mild steel finished in grey.
- 7. External boundry wall finish external quality beige natural stone finish
- 8. External wall finish external medium smooth render finish with 10mm recessed in plaster
- External wall finish external medium smooth render finish in beige (actual shade to be specified)
- 10. Balcony canopy concrete canopy plaster and paint finish
- 11. Window double glazed toughened units with powder coated aluminium frame
- 12.20mm vertical/horizontal groove in the plaster finish to be painted with same color of facade



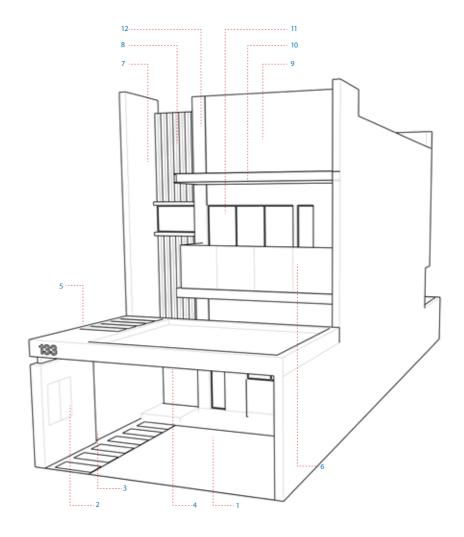
TYPE 2A REAR FACADE FINISH

- 1. Driveway floor finish concrete floor with a smooth "power float" finish
- 2. Solid blockwork with plaster and paint finish in white
- 3. Entrance area floor finish stone in rectangular panels
- 4. Main Entrance Door 1200mm wide external grade timber door with stainless steel ironmongery
- 5. Parking canopy concrete canopy plaster and paint finish with openings.
- 6. Balustrade clear toughened glass with metal handrail with clamped plate base fixing with mild steel finished in grey.
- 7. External boundry wall finish external quality beige natural stone finish
- 8. External wall finish external medium smooth render finish with 10mm recessed in plaster
- External wall finish external medium smooth render finish in beige (actual shade to be specified)
- 10. Balcony canopy concrete canopy plaster and paint finish
- 11. Window double glazed toughened units with powder coated aluminium frame
- 12.20mm vertical/horizontal groove in the plaster finish to be painted with same color of facade



TYPE 3A FRONT FACADE FINISH

- 1. Driveway floor finish concrete floor with a smooth "power float" finish
- 2. Solid blockwork with plaster and paint finish in white
- 3. Entrance area floor finish stone in rectangular panels
- 4. Main Entrance Door 1200mm wide external grade timber door with stainless steel ironmongery
- 5. Parking canopy concrete canopy plaster and paint finish with openings.
- 6. Balustrade clear toughened glass with metal handrail with clamped plate base fixing with mild steel finished in grey.
- 7. External boundry wall finish external quality beige natural stone finish
- 8. External wall finish external medium smooth render finish with 10mm recessed in plaster
- External wall finish external medium smooth render finish in beige (actual shade to be specified)
- 10. Balcony canopy concrete canopy plaster and paint finish
- 11. Window double glazed toughened units with powder coated aluminium frame
- 12.20mm vertical/horizontal groove in the plaster finish to be painted with same color of facade



TYPE 3A REAR FACADE FINISH

- 1. Driveway floor finish concrete floor with a smooth "power float" finish
- 2. Solid blockwork with plaster and paint finish in white
- 3. Entrance area floor finish stone in rectangular panels
- 4. Main Entrance Door 1200mm wide external grade timber door with stainless steel ironmongery
- 5. Parking canopy concrete canopy plaster and paint finish with openings.
- 6. Balustrade clear toughened glass with metal handrail with clamped plate base fixing with mild steel finished in grey.
- 7. External boundry wall finish external quality beige natural stone finish
- 8. External wall finish external medium smooth render finish with 10mm recessed in plaster
- External wall finish external medium smooth render finish in beige (actual shade to be specified)
- 10. Balcony canopy concrete canopy plaster and paint finish
- 11. Window double glazed toughened units with powder coated aluminium frame
- 12.20mm vertical/horizontal groove in the plaster finish to be painted with same color of facade

