

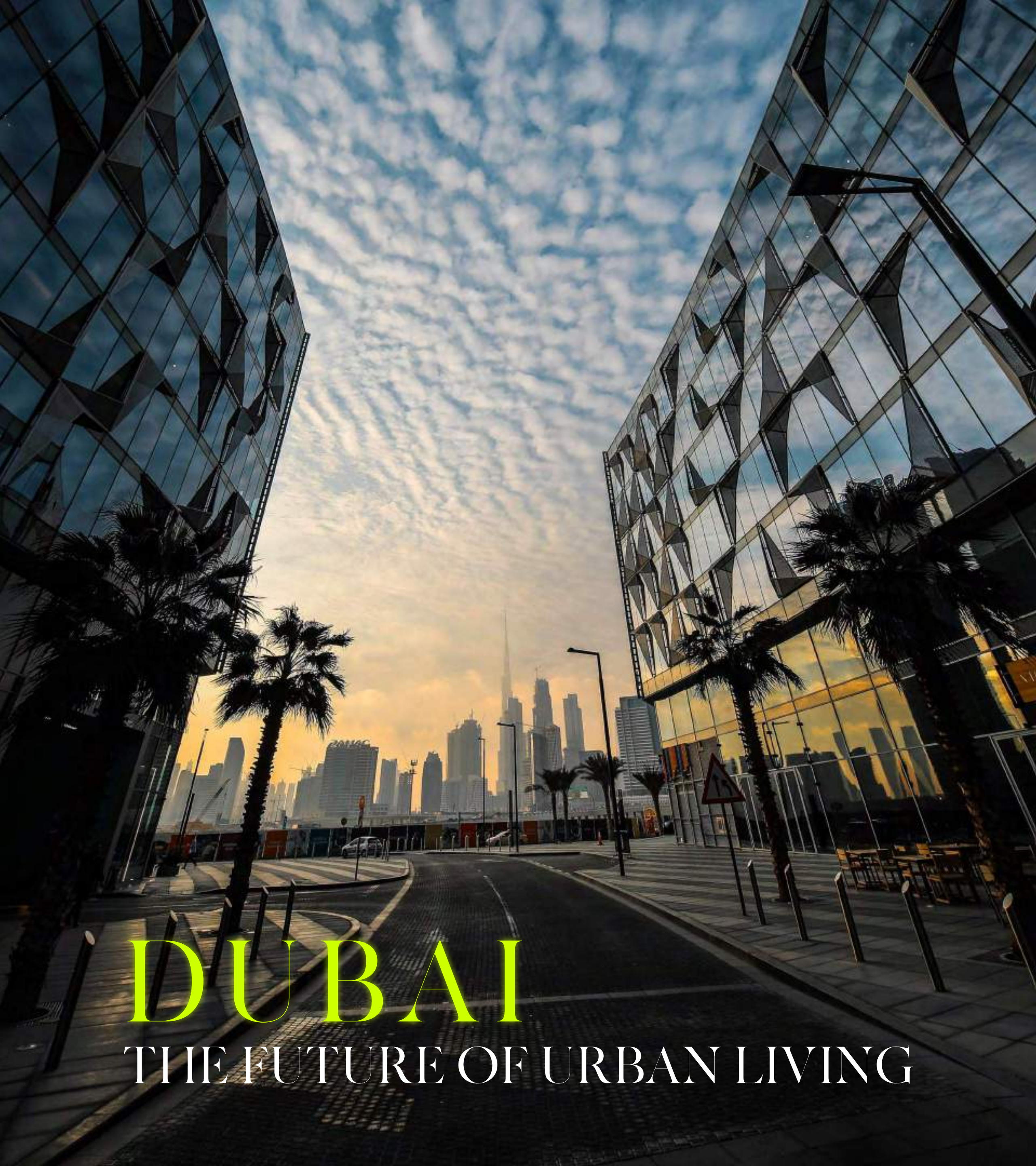
A photograph of a desert landscape at sunset. The sky is a gradient of soft pinks and oranges, with a bright sun partially obscured by a distant ridge. The foreground and middle ground are dominated by dark, undulating sand dunes. The text 'MAG 22' is centered in a white, elegant serif font.

MAG 22

TOWNHOUSES WITH STYLE & SOPHISTICATION



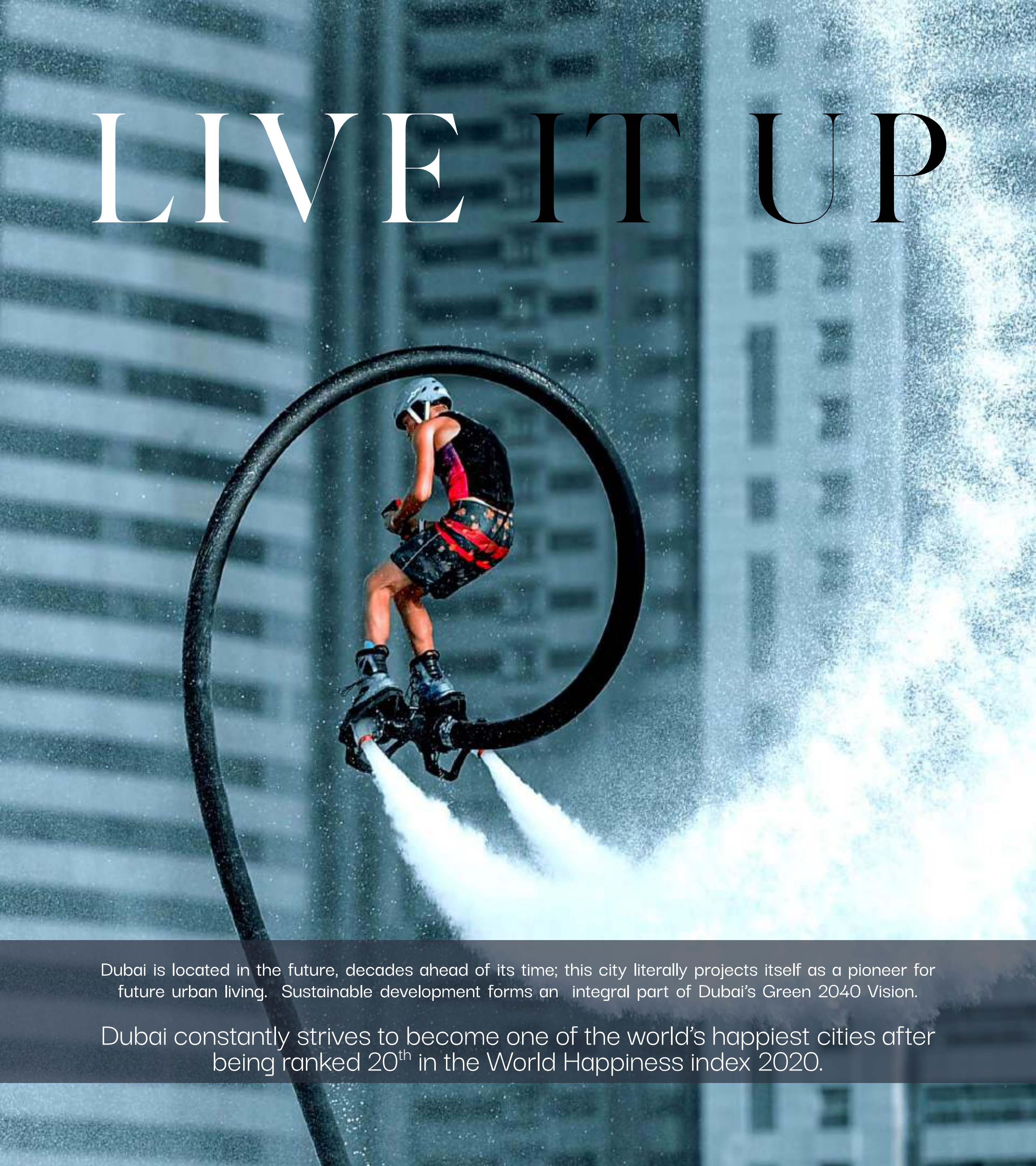
Each MAG project is designed with a unique vision in mind, working in harmony with the environment and natural materials. The design of MAG 22 is timeless and sophisticated, with an emphasis on clean lines and attention to details. The open plan layout gives the space scale and contemporary comfort like shaded rooftop terraces. The outdoor living spaces were designed in such a way to create a visual flow and continuation of colour from outside to indoors.



DUBAI

THE FUTURE OF URBAN LIVING

LIVE IT UP

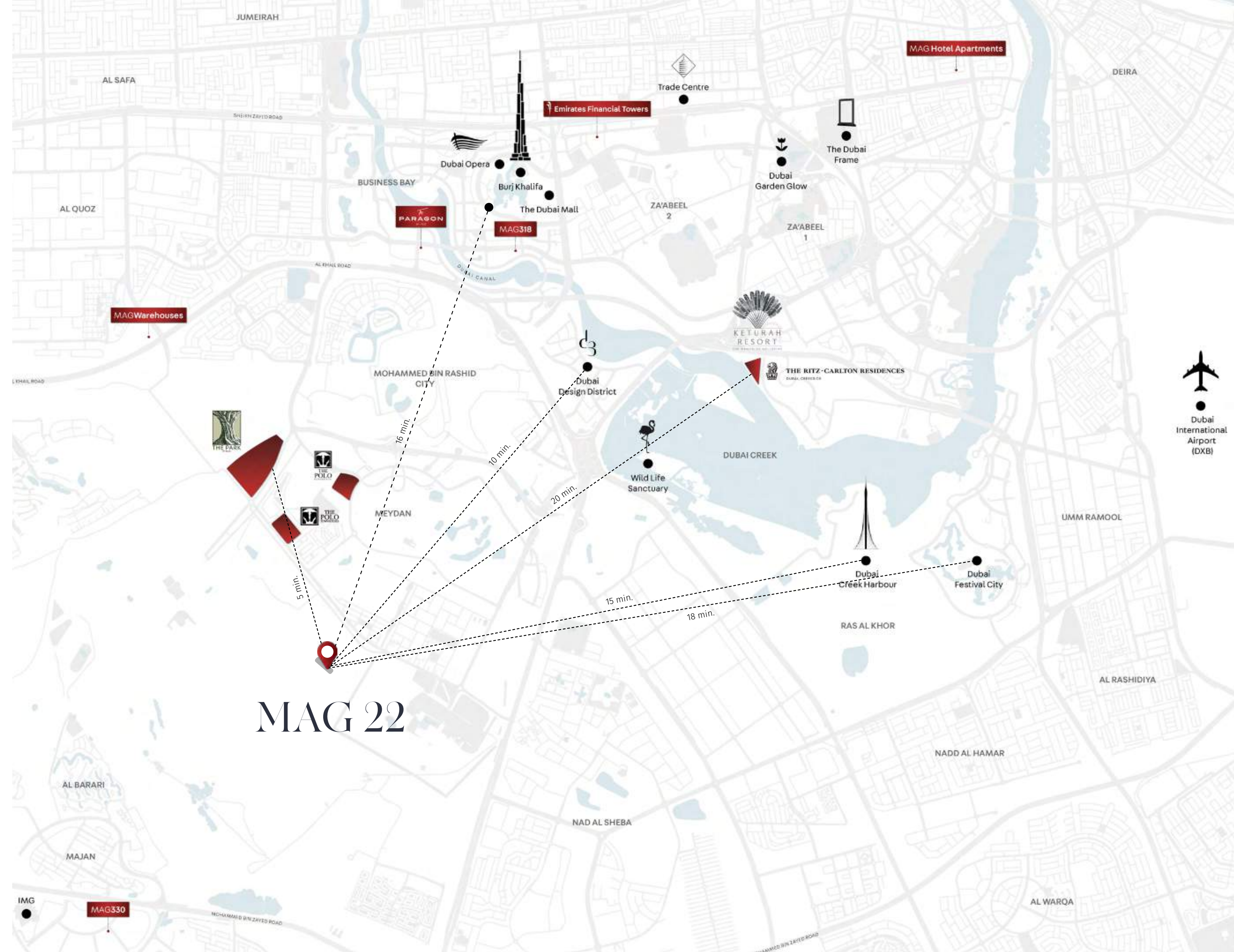


Dubai is located in the future, decades ahead of its time; this city literally projects itself as a pioneer for future urban living. Sustainable development forms an integral part of Dubai's Green 2040 Vision.

Dubai constantly strives to become one of the world's happiest cities after being ranked 20th in the World Happiness index 2020.

YOUR NEIGHBOURHOOD

- Keturah Resort (20 min.)
- Dubai Festival City (18 min.)
- Dubai Creek (15 min.)
- Dubai Design District (10 min.)
- Keturah Reserve (5 min.)
- Dubai Downtown (16 min.)
Burj Khalifa, Dubai Opera and Dubai Mall





THE
WONDERS
of
MASTER
number

22



EQUESTRIAN ENTHUSIASTS

Since the birth of ancient Greece, 11, 22, and 33 have been revered as the master numbers, commanding extra-strength and presence. Within this group, 22 is considered as the most powerful and creative of all, a number of doers, leaders and visionary builders.



RETAIL

Dubai is a shopper's paradise! Many of the best retail destinations are within minutes from Meydan where you can enjoy a family brunch or catch up over coffee with friends. If the tranquil turquoise waters are what you need to unwind, in less than 20 minutes you can feel the soft sand under your feet and enjoy the many hotels and beaches along Jumeirah.



DESTINATION DOWNTOWN

The Downtown area of Dubai is marked with some of the most magnificent architecture, from Burj Khalifa at Dubai Mall, to The Museum of the Future in neighboring DIFC, it's never more than 16 minutes drive away. If experiencing some of the world's most sought after attractions isn't enough, this area is home to world class dining and restaurants.

EVERYDAY CONNECTIONS

MAG 22 offers you a tranquil suburban life that is around the corner to the bustling city, and on the backdrop of the magnificent Dubai skyline. In the heart of Mohammed Bin Rashid City, District 7, you will find your new home.

CONNECTIVITY

- DXB : 21 min.
- Sheikh Zayed Rd.: 7 min.
- DWC : 35 min.

GOLF COURSES

- Meydan Golf : 10 min.
- Dubai Hills Golf Club : 15 min.
- Emirates Golf Club : 24 min.

LEISURE

- Dubai Mall : 16 min.
- Meydan One Mall : 15 min.
- Dubai Opera : 20 min.

COMMERCIAL

- DIFC : 12 min.
- Business Bay : 15 min.
- Dubai Design District : 15 min.

EDUCATION

- Gems-Willington-Pr. School : 17 min.
- The English College : 15 min.
- Dubai Int. Pvt. School : 17 min.

HEALTHCARE

- Emirates Hosp. Clinics : 17 min.
- Mediclinic City Hospital : 19 min.
- American Hospital Dubai : 19 min.

HOSPITALITY

- Burj Al Arab : 21 min.
- The Meydan Hotel : 10 min.
- Armani Hotel : 17 min.





FORUM

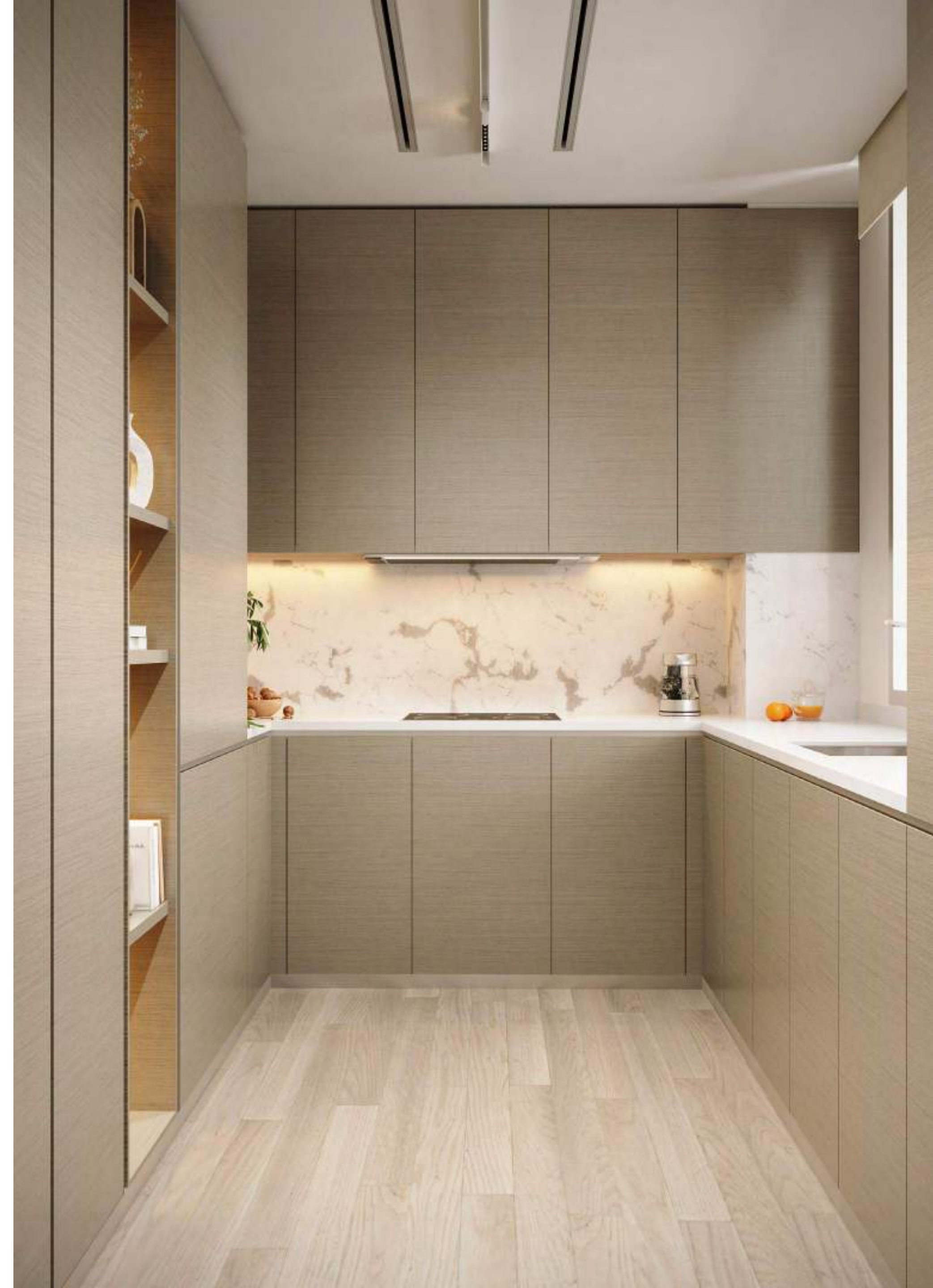
FUNCTION

beauty

&



All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.



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CRAFTED WITH CARE

MAG22 draws its inspiration from perfect numbers and figures. Architecture like nature has always followed mathematical precision to create harmony and balance. The golden ratio or Fibonacci sequence can be seen within the beautiful proportions of the natural world.

DESIGN & DETAIL



A signature indoor courtyard with an olive tree allows the master bedroom to have multiple natural light sources. A view from the shower onto the tree extends the natural light into the bathroom, enhancing the interiors with green spaces and creating a soothing environment. The finest finishes have been integrated with a colour palette that is calming and reflects the natural surroundings.



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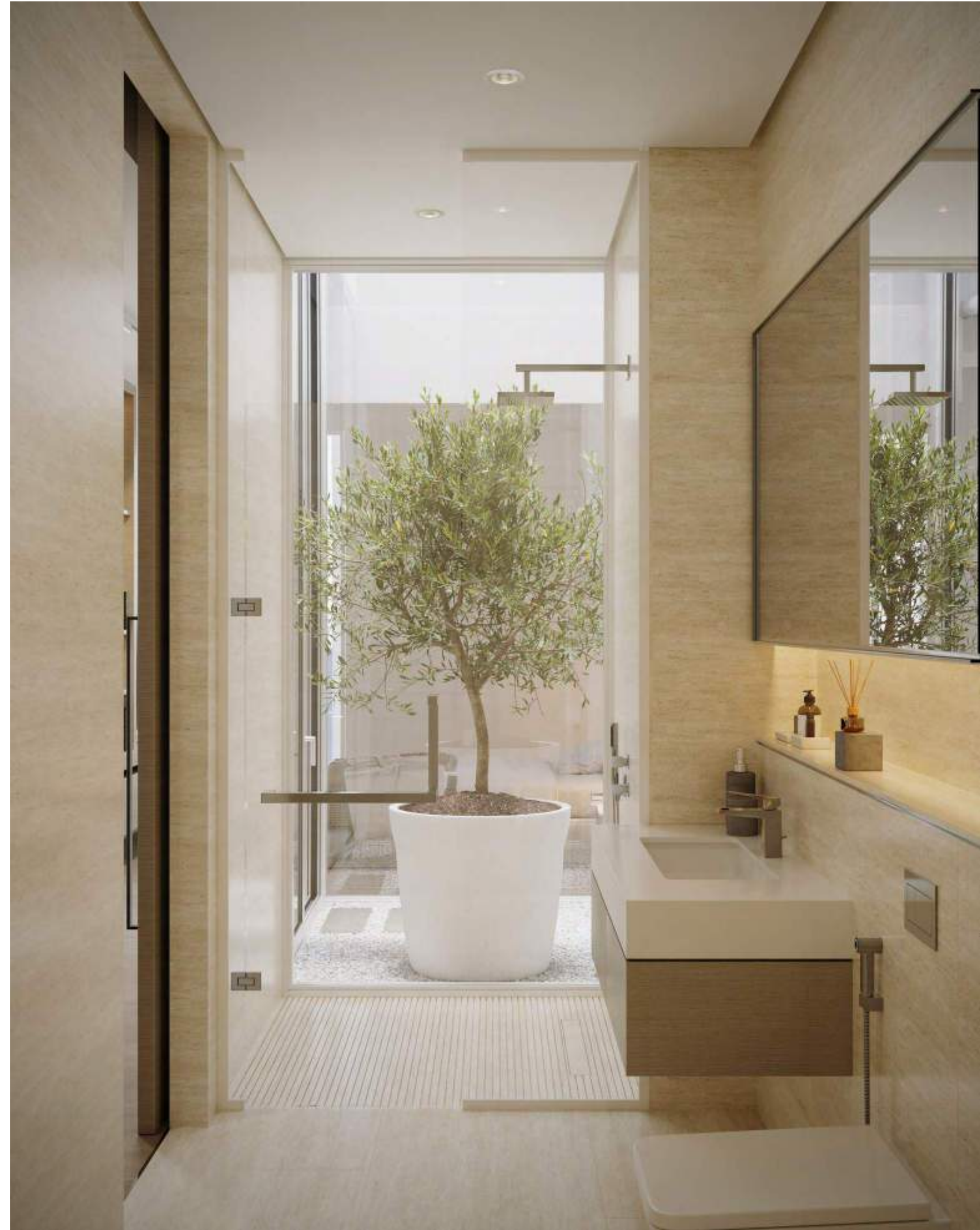
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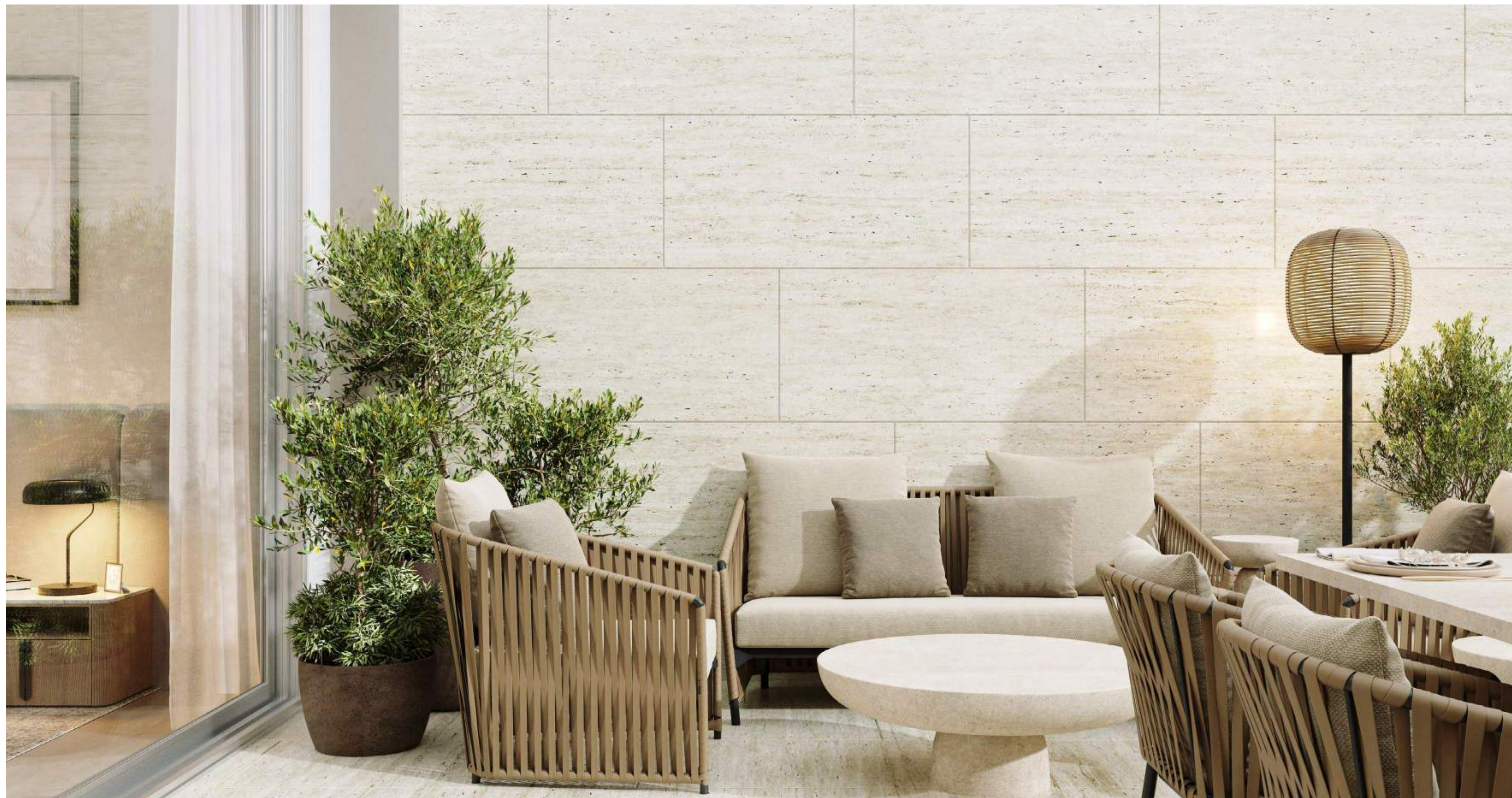
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