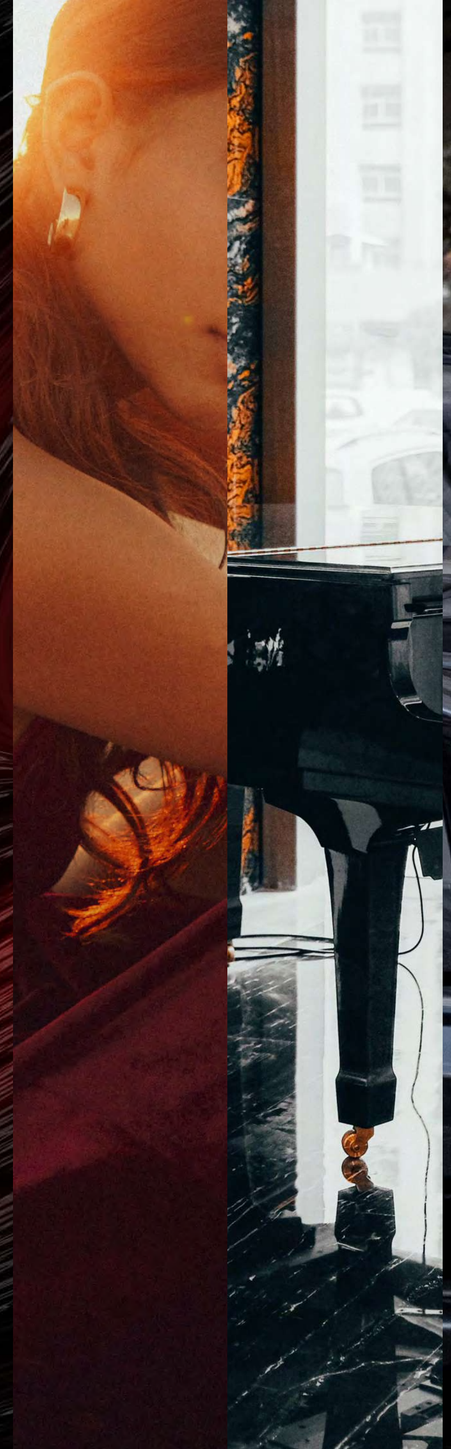
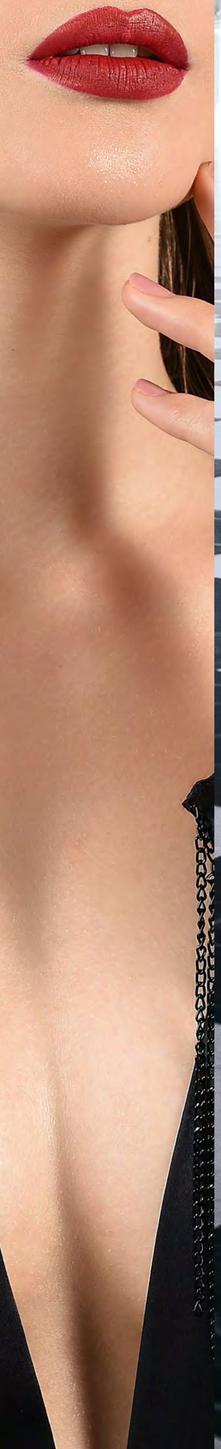
ROYAL

UNAPOLOGETIC LUXURY











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01

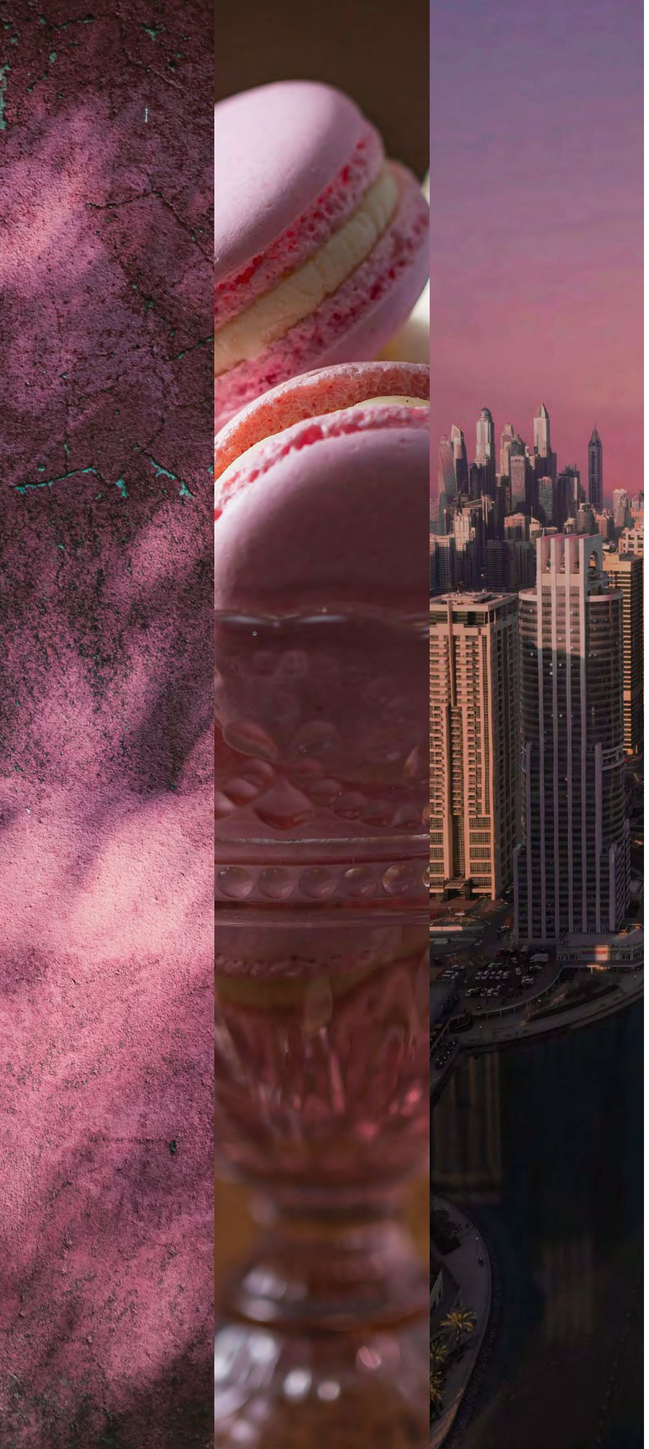
OVERVIEW



A WARM WELCOME FROM MAG

Since 1978 MAG has been growing with Dubai, and its race for excellence. The energy of innovation is what drives us forward, as we seek out the best solutions for urban living. At MAG we understand that creating successful developments requires us to project the future needs of our customers and the kind of communities they want to belong to. This is what inspires our work, and this is why at MAG we build more than luxury homes, we develop communities that you will want to belong to. **At the heart of everything we do is the art of living well.**

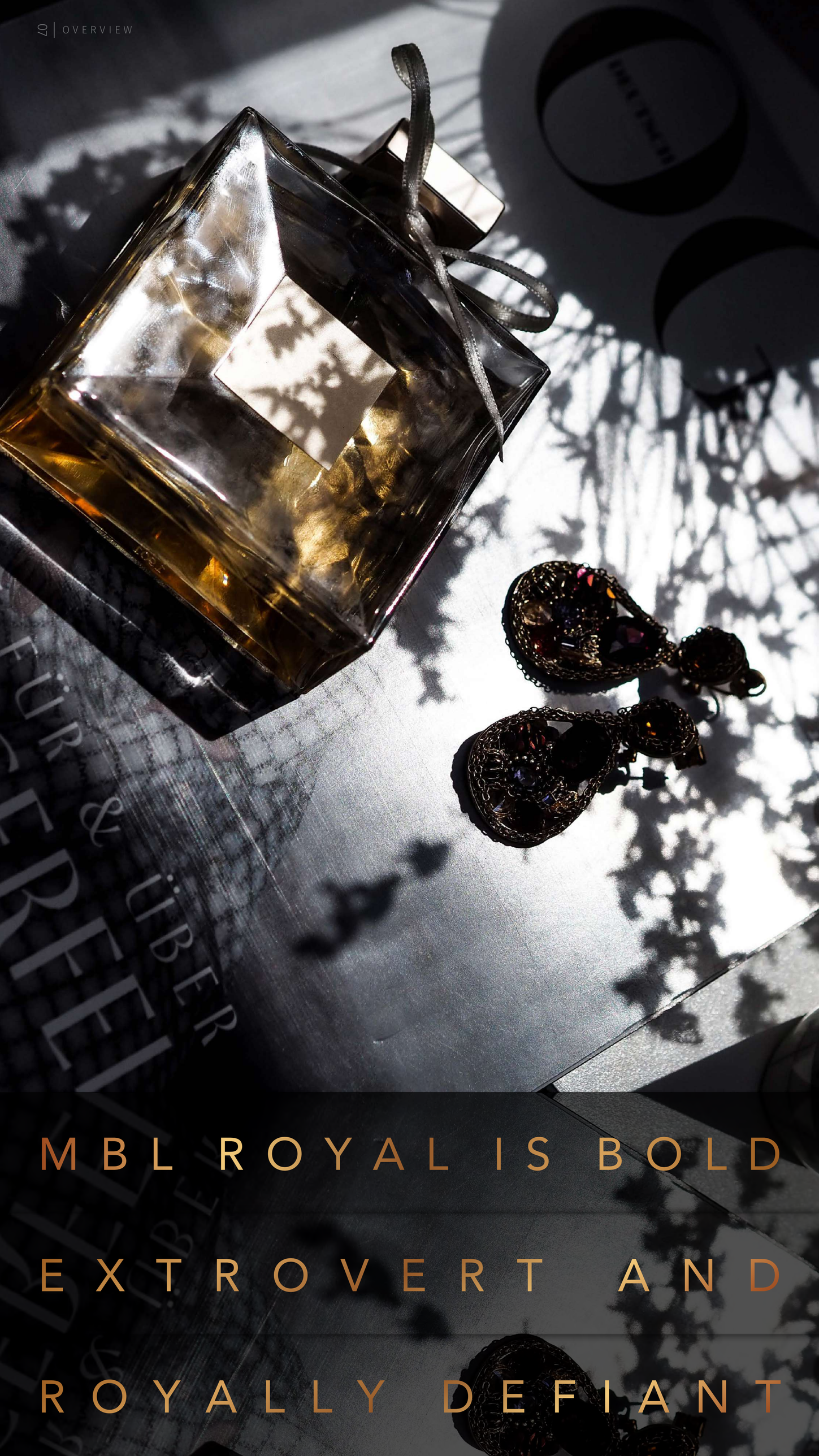






UNAPOLOGETIC LUXURY

Every project within the MAG portfolio in uniquely crafted with a specific audience in mind. MBL Royal was designed with unapologetic luxury, boasting some of the most refined finishes, materials and furnishings. This residence caters for those distinguished individuals, who possess the confidence to express their bold tastes and never feel the need to explain their lavish lifestyle.Rather they are happy to share their intense and fun loving lifestyle.



MBL ROYAL IS BOLD EXTROVERT AND ROYALLY DEFIANT





MAG is equally unapologetic when it comes to its high standards and deliverables. Few developers can equal MAG's uncompromising drive to deliver the most luxurious products that will exceed the expectations of its customers

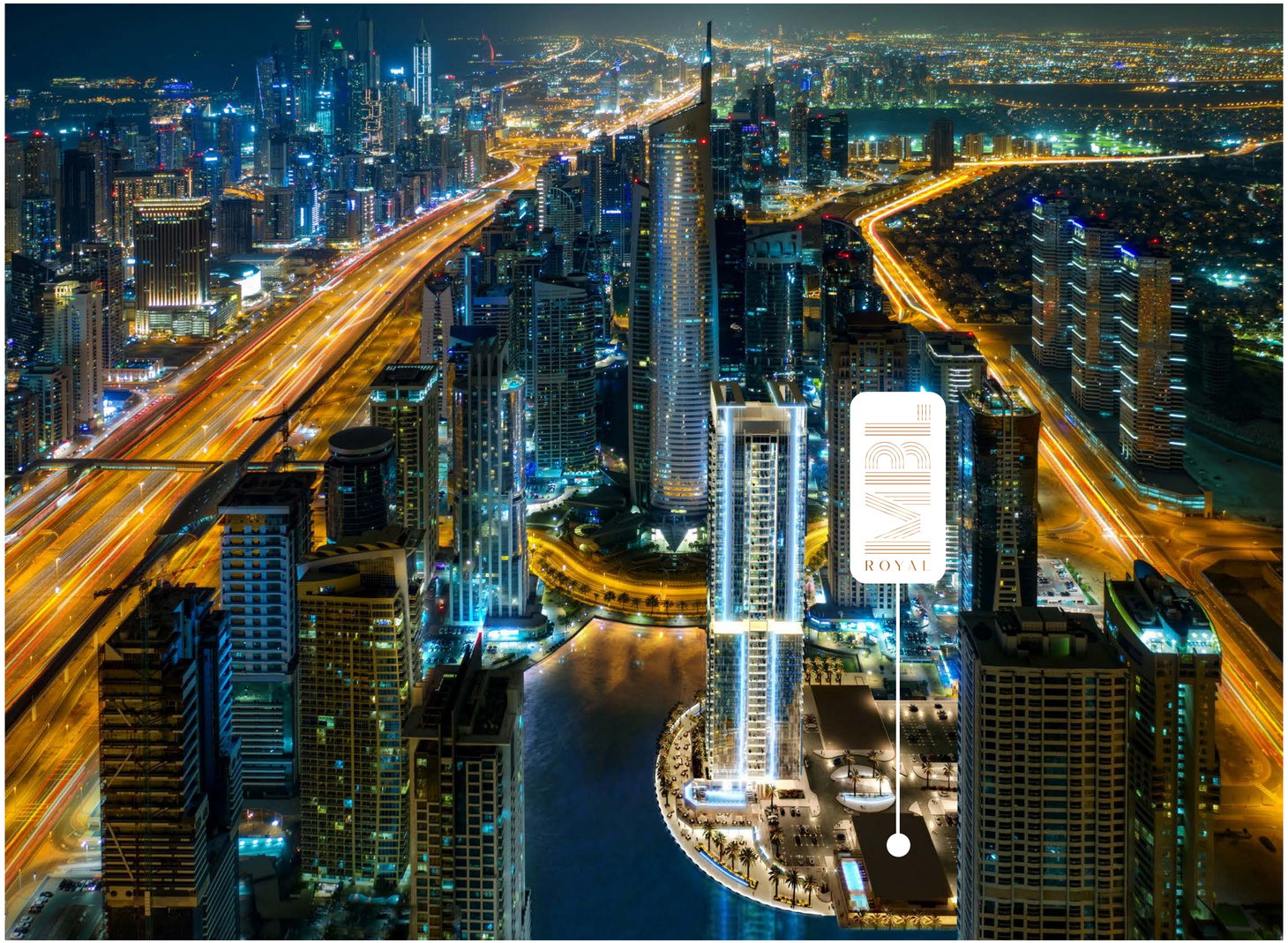

ROYAL



PROJECT OVERVIEW

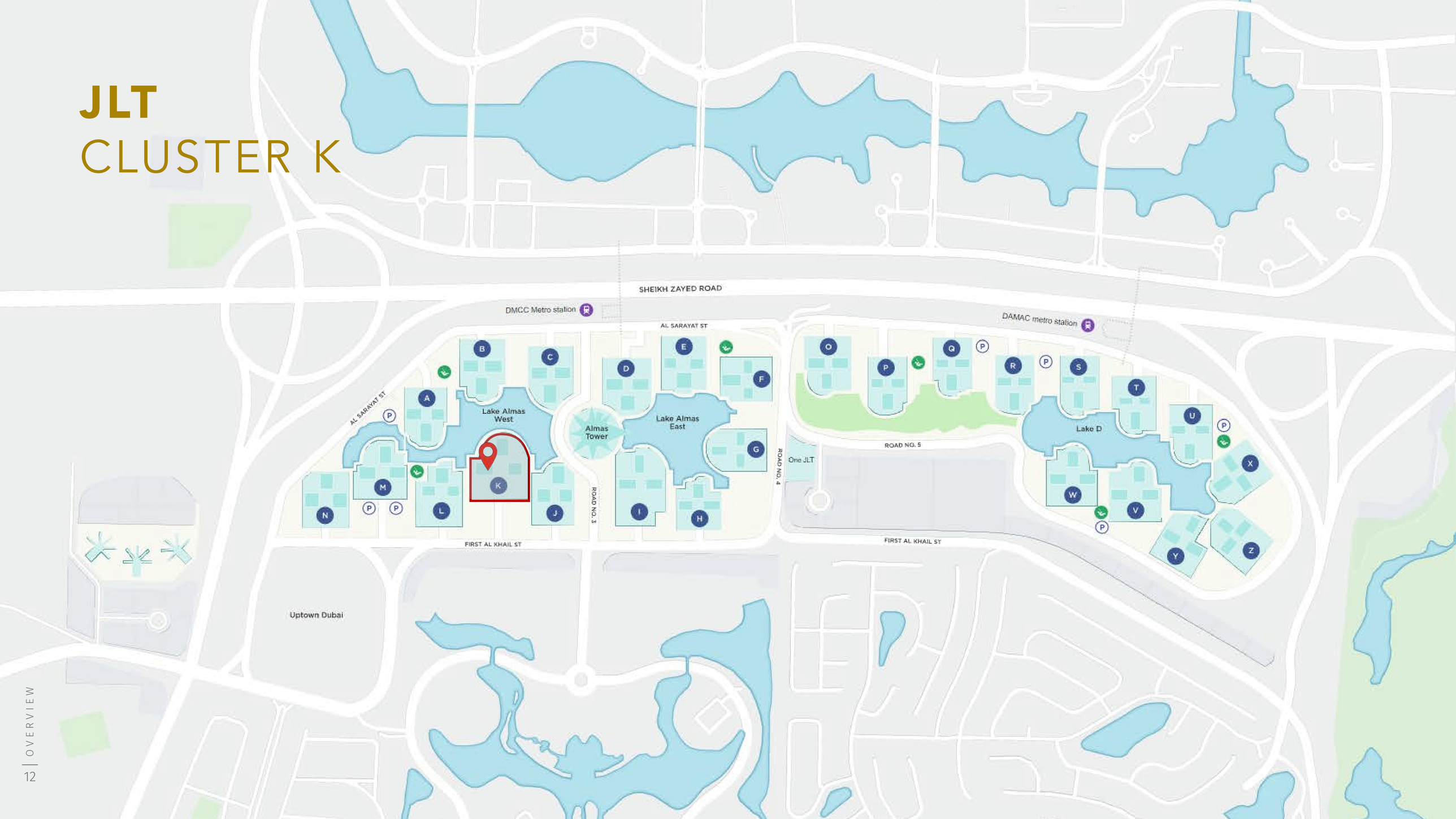
MBL Royal offers its residents waterfront living at its most luxurious. With 330 apartments ranging from penthouses, three and two bedroom apartments to one-bedroom homes with scenic views in one of Dubai's most desirable destinations, and minutes away from Dubai Marina and some of Dubai's best-known beaches. MBL Royal makes its regal appearance in DMCC's most awarded global trading hub, crowned seven times as "Global Free Zone of the Year" by the Financial Times.





Located in cluster K, and in the heart of JLT's vibrant and bustling community, the location offers an abundance of luxury and leisure activities, with a wide range of elegant dining options and cafés. The best cup of coffee is never more than a stroll away. The apartments are fully furnished with the most luxurious accessories and designer furniture, that has been individually sourced, but more than that, the living spaces boast exceptional attention to detail, with interiors that support a lavish lifestyle.

JLT
CLUSTER K



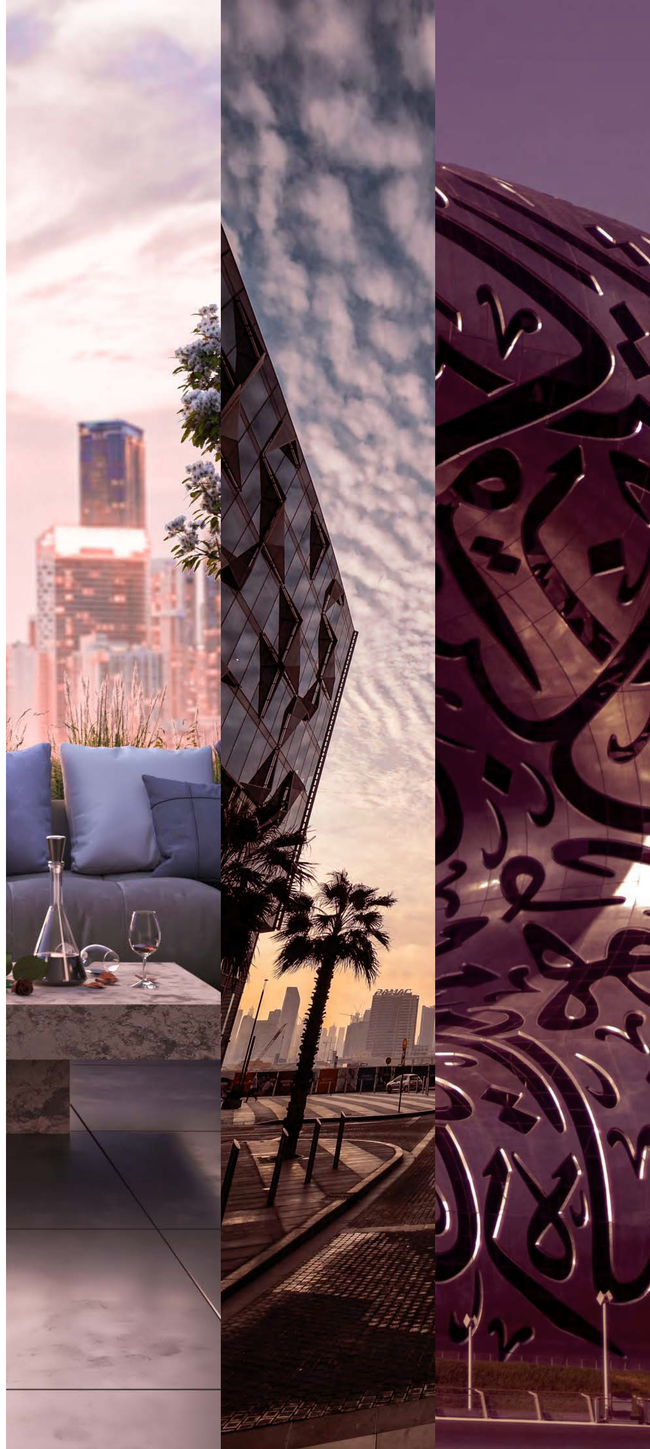
LOCATION

02



DUBAI – THE FUTURE OF URBAN LIVING

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.







With its iconic statements, strategic vision, architectural magnificence and admirable infrastructure, the positivity reflected in the city is like no other in the world. Dubai will continue to achieve the impossible for its residents and tourists alike.



JLT - A GATEWAY TO GLOBAL TRADE

DMCC is the world's most interconnected Free Zone, and the gateway to global trade with its innovative infrastructure and world-class services. It hosts more than 20 000 businesses from all sectors of industry, and is home to a vibrant community of over 100 000 residents, living in a stunning choice of properties.

- Businesses are empowered through the DMCC ecosystems, which include:
- Global trade options and the import and export of a broad range of food products
- The world's third largest diamond trading centre, with safe access to producing and consuming markets
- Business-friendly environments with dedicated co-working spaces, and both online and physical platforms.
- Crypto currency
- Digital innovation and the region's only Google-partnered tech centre



A SMART DISTRICT

DMCC in partnership with Etisalat Digital will roll out smart solutions that will make JLT the first smart and sustainable district of its kind in the region, powered by 5G network.

The initiative aims to enrich the quality of life in JLT, offering seamless and safe daily experiences to residents and visitors. The solutions planned will accelerate the sustainability drive and increase safety, reduce health risks, lower pollution and boost social connectedness




JLT
ATM
5G
Sustainability
& Environmental Benefits
Cost Saving
JLT Lifestyle

BURJ 2020



At an estimated 700 meters high, the Burj 2020 is an award winning architectural wonder that will be a new addition to the iconic Dubai skyline. Rising above the JLT skyline, the 580-meter observation deck will give viewers a superb panorama of Burj Khalifa, Dubai Marina and Dubai Eye.

YOUR NEIGHBORHOOD

- Dubai Marina (6 min.)
- Ain Dubai (9 min.)
- Skydive Dubai (10 min.)
- Palm Jumeirah (11 min.)
- JBR (7 min.)
- Jumeirah Islands (7 min.)
- Internet City (8 min.)
- Jebel Ali Racecourse (12 min.)
- Burj Al-Arab (15 min.)
- Jebel Ali (19 min.)
- Abu Dhabi (45 min.)



LIFESTYLE

03



COMMUNITY LIVING

One of the biggest advantages of living and working in the Jumeirah Lakes Towers community is its ideal location and the wealth of indoor and outdoor activities. From leisure and recreation, retail, hospitality, dining and outdoor sports options, everything is within close proximity. Minutes away from the airport, the Dubai Marina, shopping malls, public and private beaches and two metro stations, you will find all you need in JLT.



FACILITIES

460

Cafes & Restaurants

297

Retail Shops
& Convenience Stores

324

Fitness & Beauty

179

Education & Childcare

80

Commercial
& Residential Towers

5

Hotels





AMENITIES

DOG PARK

- Gated off-leash area
- Wide open green spaces
- Safe setting to run, train & play
- Shaded area to relax

SPORTS HUB

- Corporate Football Tournament
- Community Fitness Club
- Junior Legends Football League
- Basket Ball Courts

COMMUNITY EVENTS

- Cinema under the stars
- Halloween Fest
- Dubai Fitness Challenge
- JLT Festive Market

MEDICAL CENTERS

RUNNING TRACKS

EVERYDAY CONNECTIONS

Education

- Knowledge Village
- The Kent College Dubai
- Emirates Int. School
- Dubai British School
- Regent Int.School

Healthcare

- Medcare Medical Centre
- Saudi-German Hospital
- Al-Zahra Hospital, Dubai
- Emirates Hospital Clinics
- Mediclinic Parkview Hopistal

Commercial

- DMCC Freezone
- Dubai Internet City
- Dubai TECOM
- Dubai Media City

Retail

- Mall of The Emirates
- Dubai Marina Mall
- Souk Madinat Jumeirah
- Ibn Battuta Mall

Lisure

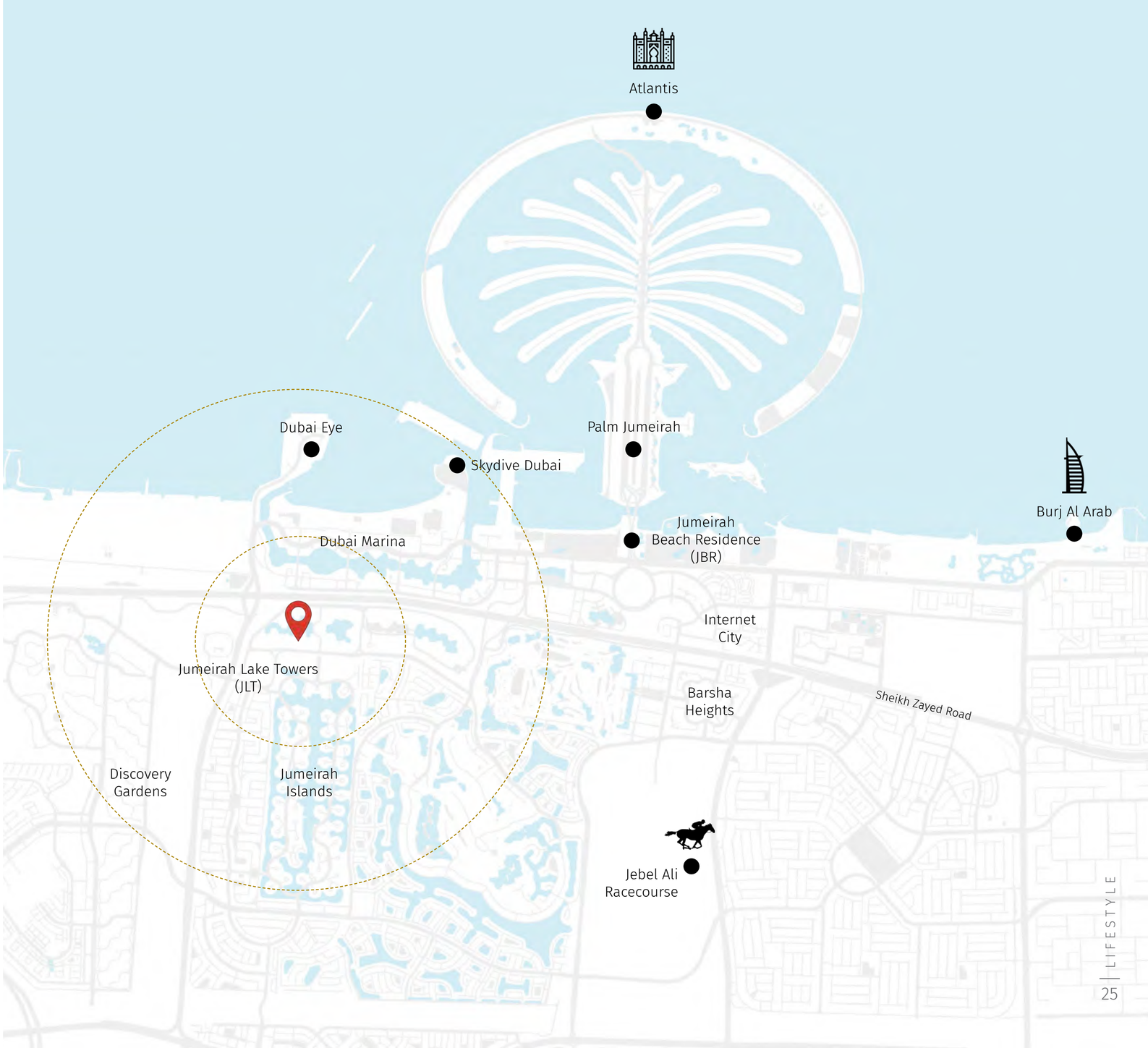
- Aquaventure Waterpark
- IMG Worlds of Adventure
- Dubai Miracle Garden
- Skydive Dubai

Golf Courses

- Arabian Ranches Golf Club
- Polo Club
- The ELS Club
- Emirates Golf Club

Hospitality

- Mövenpick Hotel JLT
- FIVE Palm Jumeirah Hotel
- Kempinski Hotel MOE



04

THE TOWER





FACILITIES AND AMENITIES

The 330 exclusively furnished residential units, are intended for the modern professional, whose affluent taste and bold lifestyle can match the dynamic spirit of JLT's community life and business hub. Throughout the project the emphasis is on the richness of design and textures, from lavish fabric wall paneling, designer ceramic tiles to rich suede leather.

196	64	68	2
ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	PENTHOUSES

SWIMMING POOL

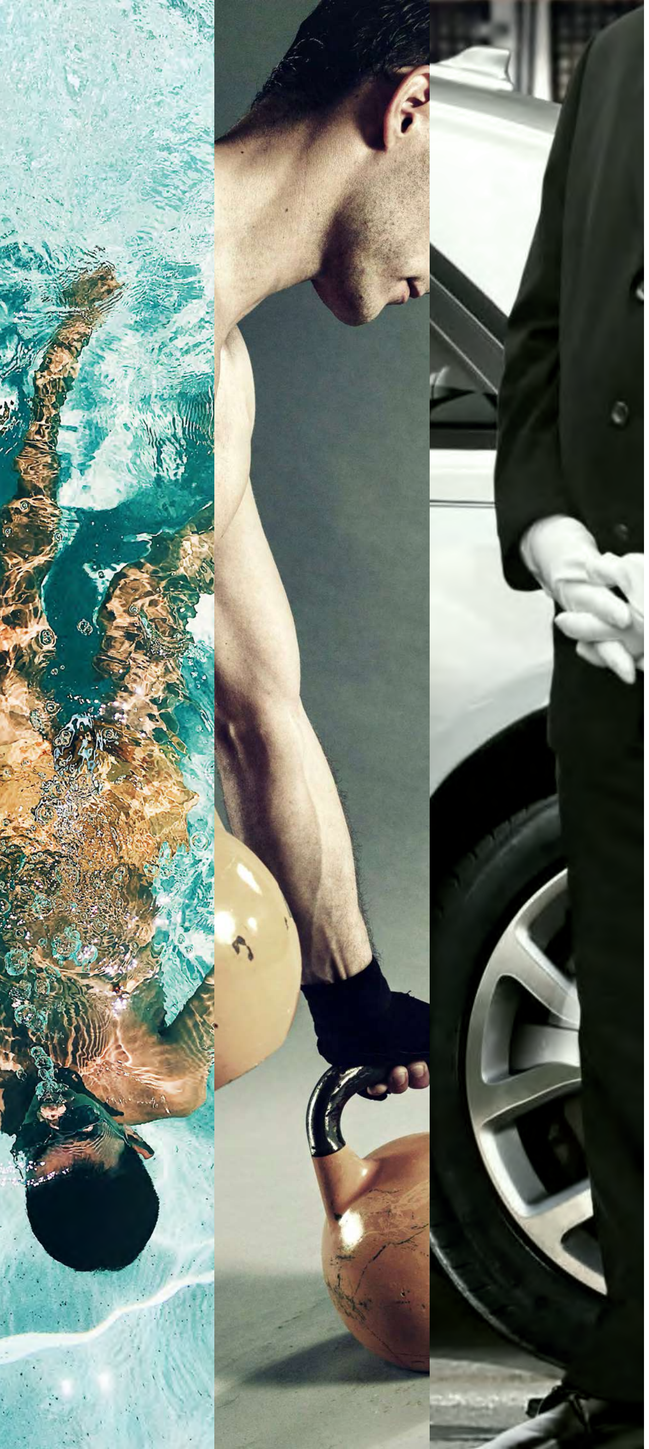
KIDS PLAY AREA

BBQ AREA

JACUZZI

HEALTH CLUB & GYM







The luxurious features of MBL Royal put it in a league of its own with a fully equipped state of the art gym including sauna and steam room, or relax and unwind in the Jacuzzi after your workout. The recreational areas are intended to bring the community together, whether you are enjoying the quiet adult swimming pool, BBQ area, or children's play area and family swimming pool, the spaces have been designed for your individual pleasure. With 24-hour security, world-class safety features, and a concierge at your disposal, you can enjoy the luxury of feeling truly cared for.

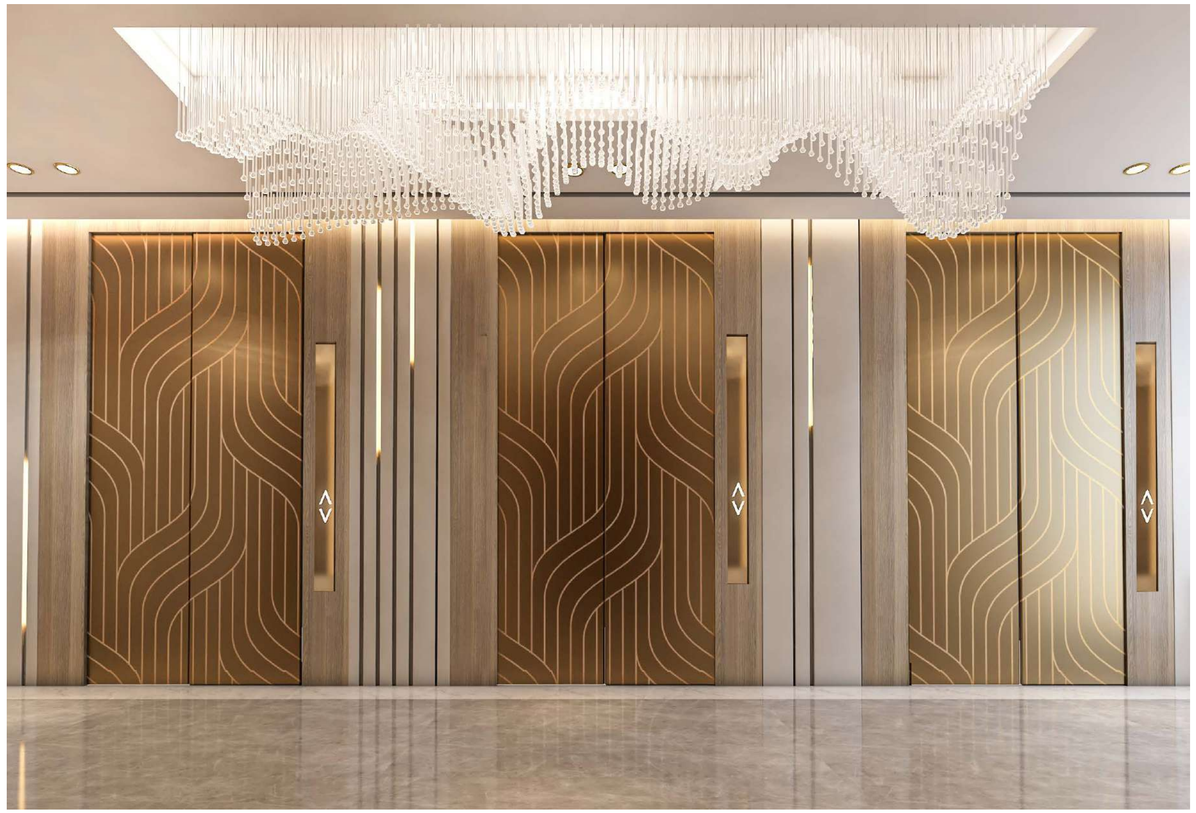

MBL
ROYAL





RECEPTION & LOBBY

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.



ELEVATORS

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LAKE VIEW



JUMERIAH ISLANDS VIEW



JLT VIEW



KITCHEN

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LIVING ROOM



LIVING ROOM



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BEDROOM



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CLOSET



BATHROOM



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KITCHEN



LIVING ROOM

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DINNING TABLE





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LIVING ROOM



BEDROOM ONE

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BEDROOM TWO

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.



BEDROOM THREE

All floor plans, specifications, renderings, materials, and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of the foregoing at any time and from time to time in its sole discretion without notice or liability to any purchaser. Actual unit may vary from those shown in floor plans, renderings, samples, models or sketches, including without limitation, square footage, layout, finishes and appliances. Any buyer should not rely on any of the foregoing in entering into, or refusing to enter into, a purchase and sale agreement for a unit, and should refer only to the applicable prospectus for items included with your unit.

ONE TFE TOWER