



## MAG 22

AED 3 999 000 - 6 208 000

### PARAMETERS

City	Dubai
Type	Development
To sea	12000 m
To city center	12000 m
Completion date	IV quarter, 2024



### MAG 22 IN MEYDAN, DUBAI

MAG 22 in Meydan is an upcoming under-construction luxury townhouse community in Mohammed Bin Rashid City (MBR City). Townhouses in MAG 22 are luxury residences developed with all the quality standards and offering a unique lifestyle. The design and layout of these premises will meet the most demanding ideas of comfort.

Two- and three-storey houses are on offer. All properties feature stunning views of the surroundings. The key advantages of MAG 22 are living among lush greenery, a safe environment for the family and proximity to all infrastructure facilities.

### ABOUT MAG 22

MAG 22 are ready-for-occupation family-friendly residences in the heart of the Mohammed Bin Rashid City area where you can enjoy private and secure living near all the important hubs of busy Dubai. The combination of countryside tranquillity and good transport accessibility will allow you to combine peace, quietness, and family comfort, with various entertainment. Residents can easily drive to the bustling areas of Dubai (with all its entertainment and amusements) in just 15-20 mins. You can currently get to Downtown Dubai, where the famous high-rise Burj Khalifa and the Dubai Mall, the largest shopping centre in the UAE, are located.

### APARTMENTS IN MAG 22

Neutral beige hues were chosen for the interior decor of the houses, creating the utmost peace of mind. The spacious functional rooms, well-thought-out furniture arrangement, and the high-quality materials used in the construction and decor ensure maximum comfortable living. The artistically designed furniture and interior decor will ensure daily aesthetic pleasure.

Two- and three-bedroom residences are available for purchase from 269 to 363 square metres. The townhouse prices start at AED 3,990,000 (\$1,080,000).

### AMENITIES IN MAG 22

MAG 22 residents will have access to all the benefits of city life in the heart of Meydan. The area offers numerous unique services aimed at quality time and leisure for residents. There are recreational areas, a state-of-the-art health club,

shopping arcades, restaurants, and plenty of open green space. For utmost comfort and convenience, there's also:

- A pool
- A gym
- A children's playground
- Walking and jogging paths
- Landscaped parks
- A spacious parking

## LOCATION OF MAG 22

Due to the community's convenient location, residents can reach the city's main thoroughfares i.e., Sheikh Mohammed bin Zayed, Emirates Road, and Al Khail Road in just a few mins.

You can drive to the attractions and key areas of Dubai:

- Meydan One Mall - 10 mins.
- Business Bay - 10 mins.
- Downtown Dubai - 15 mins.
- Jumeirah Beach - 20 mins.
- The DXB International Airport - 20 mins.
- Palm Jumeirah, the artificial island - 25 mins.

## INVESTMENTS IN MAG 22

Buying real estate in MAG 22 is a winning investment decision, as the property is being constructed in the Meydan area, highly popular among families. On average, investments in Meydan real estate yield 5 to 8% per annum when rented out. The most successful investment in MAG 22 will be the three-bedroom townhouse properties as they yield the highest profitability, 6.2% per annum - an exceptional figure for Dubai.

Buyers usually choose investment property in Dubai, paying great attention to the developer's reliability. MAG Property Development is a prominent player in the real estate market, the engineering, industrial and commercial trade, trucking, and hospitality. The developer is a great supporter of everything innovative and always successfully finds the best solutions for urban life. The company designs real estate with the residents' future needs in mind.

Buying townhouses in MAG 22 is possible in instalments. The developer offers a 50/50 payment plan whereby 50% is paid in small instalments during construction and the remaining 50% is paid after the facility is completed.

## START CHOOSING YOUR INVESTMENT PROPERTY IN DUBAI RIGHT NOW!

High-end apartments and villas in Dubai are waiting for their buyers. Please feel free to contact our UAE experts for free advice on buying property in Dubai.

## PROPERTY FEATURES

### LOCATION

- Close to schools
- Close to the kindergarten
- Great location
- Beautiful view

### FEATURES

- Panoramic windows
- Balcony
- Terrace
- Furnished
- Finished
- Good quality
- New project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

### INDOOR FACILITIES

- Child-friendly

## OUTDOOR FEATURES

- Landscaped garden
- Landscaped green area
- No industry facilities
- Car park
- Well-developed facilities

## PHOTO GALLERY

