



## MAG CENTRAL PARKS

AED 8 688 000

### PARAMETERS

City	Dubai
Type	Development
To sea	10900 m
To city center	10600 m
Completion date	IV quarter, 2024



### MAG CENTRAL PARK IN MBR CITY, DUBAI

MAG Central Park is a new residential complex, located in the prestigious residential area of Mohammed Bin Rashid City (MBR City) and includes large-area townhouses with various layout options. These luxurious residences, belonging to the category of upmarket real estate in Dubai, are still under construction. The property commissioning is scheduled for the last quarter of 2024.

### TOWNHOUSES IN MAG CENTRAL PARK

Houses in this new complex have 4 levels. On the roof is an open viewing terrace where you can arrange a BBQ area, furniture for relaxation, or a workspace.

There are two layout options:

- 4-bedroom residence with a total area of 497 square meters and 2 covered parking lots
- 5-bedroom residence with a total area of 803 square meters and 3 parking lots

Features of townhouse layouts:

- Different kitchen options: open, closed, semi-closed
- Maids rooms on the 1st floor with their own bathroom
- Relaxation areas on the 2nd and 3rd floors
- Guest bathroom on the 1st floor
- A bathroom near each bedroom
- Several large glassed-in balconies
- Floor-to-ceiling windows
- Access to spacious fenced terrace with personal swimming pool and manicured green area
- Closets, elevator, laundry room with a washing machine and dryer

- Full furnishing in all rooms
- Lighting by European brands
- Fully equipped kitchen with cabinetry, hob, oven, extractor hood, microwave, dishwasher, refrigerator, and wine cabinet.

### KEY AMENITIES IN MAG CENTRAL PARK

The complex is located in a quiet family area of Dubai's MBR City. The infrastructure is well developed here, there are many parks and landscaped areas for walking, jogging, and cycling.

Active construction of infrastructure facilities is currently underway on the territory of the community. According to the plan, the following amenities will appear here in 2025:

- Healthcare center
- Kindergarten;
- Cafes
- Sports playgrounds
- Recreational area with children's playground
- Swimming pools for children and adults
- Stores and shops
- Nearly 25,000 square meters of greenery

### TRANSPORT ACCESSIBILITY OF MAG CENTRAL PARK

The complex is located at the intersection of the major roads, Muscat Street and Al Meydan Road, which provide it with good transport links with the rest of Dubai.

The good location allows you to quickly access the city center, major business districts, and the coast of the Persian Gulf with snow-white well-manicured beaches.

Downtown Dubai and Business Bay are just 15 minutes away, which is the same time it will take you to drive to Kite Beach, a perfect place for kite surfing and kayaking. Ten minutes away from the residential complex is the Dubai Hills Golf Club.

The Dubai International Airport (DXB) is just 22 minutes away from the complex.

Currently, public transport is not yet developed in the area, but you can travel by car.

#### Malls and Supermarkets Nearby

Not far from the residential complex, which is currently under construction, there is a popular Spinneys chain supermarket.

Within 8-11 minutes there are several retail outlets:

- Nad Al Sheba market
- Grand Fresh Meydan supermarket
- Al Khail Mall
- Ola Al Madina supermarket

Shopping enthusiasts will appreciate the world-famous Dubai Mall, situated 15 minutes away. There are shops of major world brands, numerous cafes, restaurants, cinemas, an ice rink, and entertainment attractions for children and adults.

#### Schools Nearby

MAG Central Park will be a great place to live with kids because there are several top-listed schools within easy access (9-17 minutes drive), most of which provide education based on the English educational program:

- Springdales School
- GEMS Wellington Academy in the Al Khail area
- GEMS International School
- Hartland International School
- Nord Anglia International School
- GEMS Founders Schools in the Al Barsha area
- Repton School

### INVESTING IN MAG CENTRAL PARK, DUBAI

These luxurious 3-story townhouses are perfect for those who appreciate luxury and privacy.

The spacious layouts of the houses, the good infrastructure of the area, and the proximity to the city center make this place a great option for living with a family.

Currently, investing in MAG Central Park real estate will be highly profitable, because while the complex is under construction, the buyer can take advantage of a flexible payment system and purchase a property at the best price. The MBR City area in Dubai occupies one of the top positions in terms of the number of purchase and sale transactions. Properties here are sought-after, and prices are gradually rising. This means that you can always sell the purchased townhouse, earning on the difference in value.

## PROPERTY FEATURES

### LOCATION

- Close to schools
- Close to the kindergarten
- Prestigious district
- Near the golf course
- Great location
- Beautiful view

### FEATURES

- Terrace
- Finished
- Good quality
- Luxury real estate
- New project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

### INDOOR FACILITIES

- Child-friendly
- Kindergarten
- Healthcare facilities
- Recreation area
- Fitness room
- Elevator

### OUTDOOR FEATURES

- Children's playground
- Landscaped garden
- Landscaped green area
- Social and commercial facilities
- Backyard
- Car park
- Garden
- Footpaths
- Swimming pool
- Running track
- Shop

## PHOTO GALLERY

