

# 5 MAG

دبي الجنوب  
DUBAI SOUTH





MAG 5 is a newly integrated and affordable residential community at Dubai World Central. MAG 5 offers: Studios, 1- and 2- bed apartments.

# IN THE HEART OF DUBAI SOUTH

This masterplan community development occupies more than 800,000 sq. ft. of land and features 1,452 residential units complemented by a mix of retail, dining, leisure and entertainment amenities.



## MAG 5 DUBAI SOUTH

- Master community in DWC
- 924 residential units
- Each building would comprise of G+6 floors

## LOCATION

MAG 5 is located 7km from the Expo 2020 Dubai site and will be the first residential development to be completed within the vicinity.

- Located at the Intersection of Emirates Road and Jebel Ali - Lehabab Road
- Accessible via major thoroughfares such as Sheikh Zayed Road, Al Khail Road and Emirates Bypass Road

## PROJECT PARTNERS

Consultant : Al Jabal Engineering Consultants

Contractor : Fujairah National Contractors (FNC)

## APARTMENTS

- Studios, 1-, and 2- bedroom apartments
- Balconies and parking spaces for all apartments



## AMENITIES

MAG 5 Dubai South offers extensive landscaping and outdoor leisure spaces. This walkable community is in close proximity to schools, oces and hospitals in the vicinity. Some of the amenities in this master community include:

- Fully-equipped gymnasium
- Adult and family swimming pool
- Children's play area
- Community centre

Tenure: Freehold residential property

Estimated Service Charge:

10 - 11 AED / sq.ft. (per year)

Ground Rent Per Annum:

Studio: AED 25,000

1 Bed: AED 30 - 35,000

2 Bed: AED 50,000

Local Authority: Dubai South

Payment Terms:

Reservation fee

4% DLD fee

AED 5,000 Registration fee