



MBL ROYAL

A FINE LIFESTYLE

————— By **MAG** —————

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MBL Royal by MAG Properties Development

The Future of High Quality Luxury
Living, Unique Activities and
Incredible Amenities



CLOSENESS IS LUXURY

MBL Royal is located in K Cluster the wonderful and scenic area of Jumeirah Lakes Towers. The apartments of MBL Royal will be having mesmerizing interior and exterior features luxurious ultra-comfortable suites. These apartments will be available with branded white goods, High end fittings & fixtures. Be part of MBL Royal waterfront residence that offers you spacious floor plans with different choices.

- **1, 2 and 3 Bedroom Luxury Apartments**
- **Easy access to Sheikh Zayed and Al Khail Road**
- **Located in the heart of Jumeirah Lakes Towers**



AMENITIES

- Fully-equipped gymnasium
- Jacuzzi
- Adult and family swimming pool
- 24/7 security
- Concierge service
- Children's play area
- Barbecue area
- Steam room



Situated in the heart of the new Dubai on Sheikh Zayed Road and between two metro stations, Jumeirah Lakes Towers, is the ideal address to work and live.



5 Hotels



300 Restaurants & Cafés



3 Universities



Medical Centres



Spas



Gyms



Supermarkets



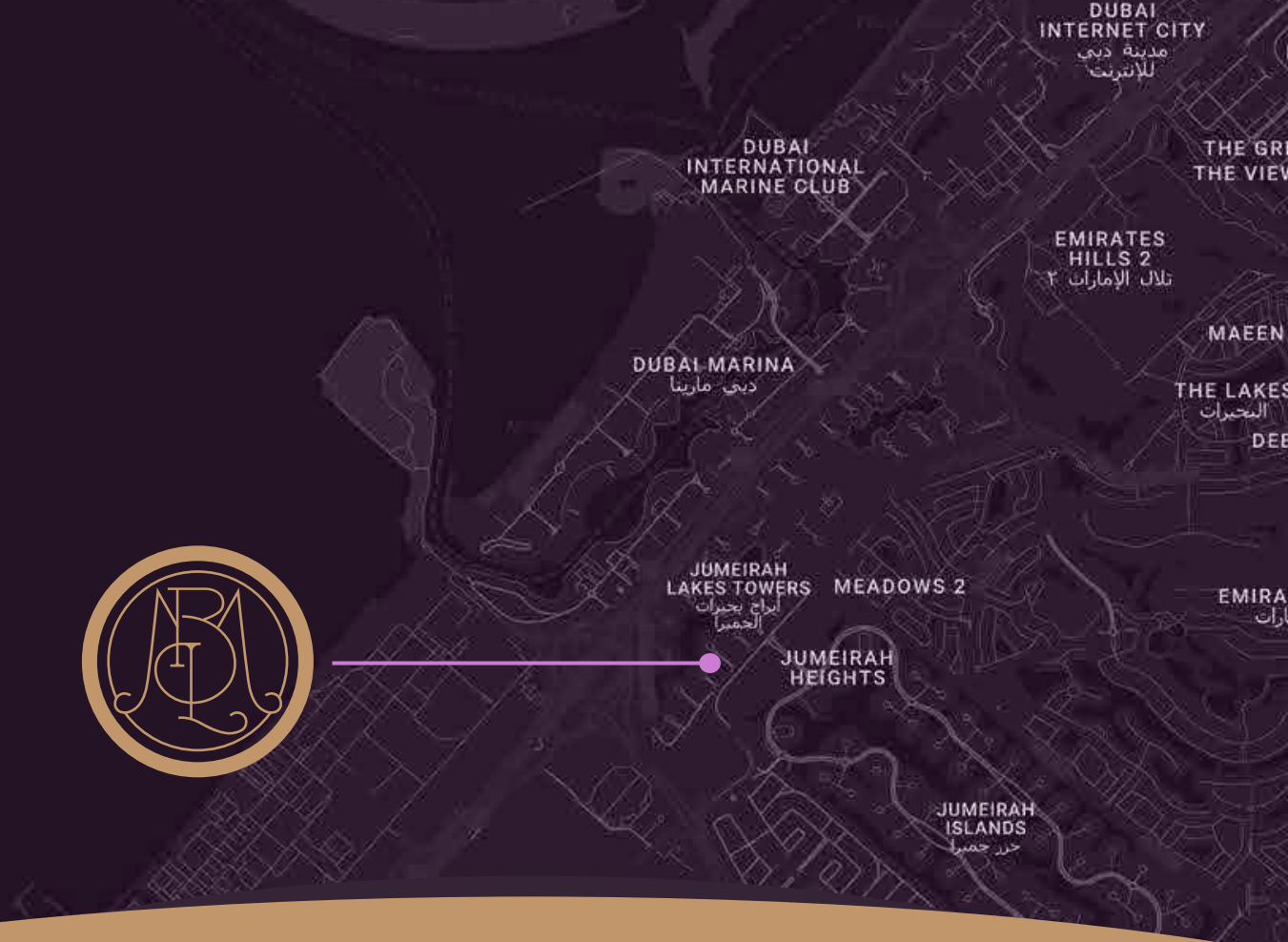
540+ Retail
Outlets



JLT
Park & Running Tracks



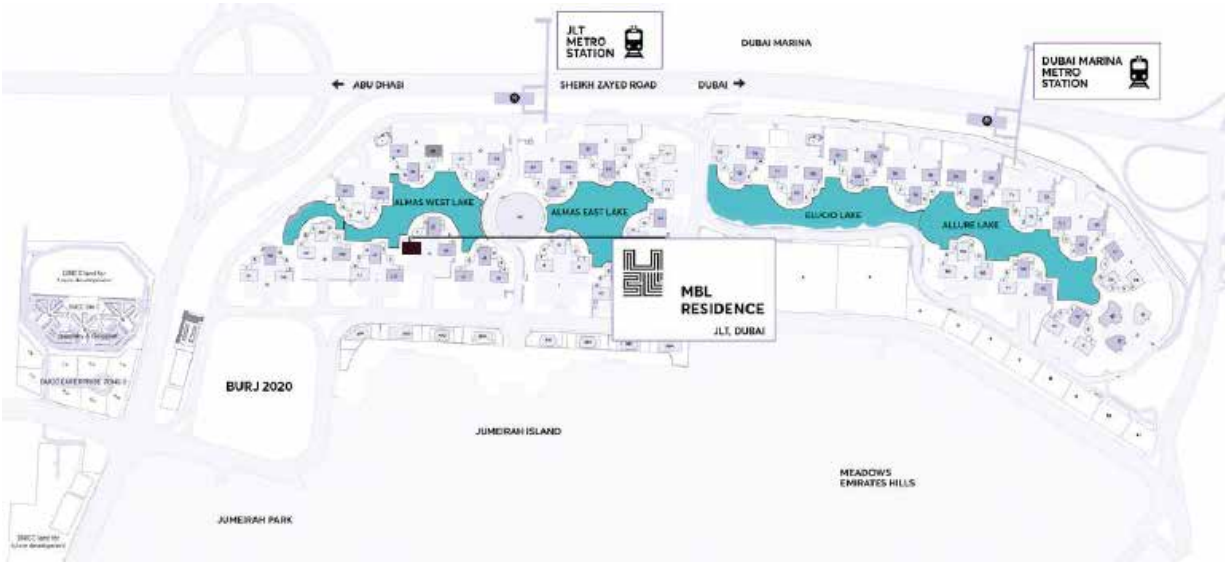
80 Commercial &
Residential Towers



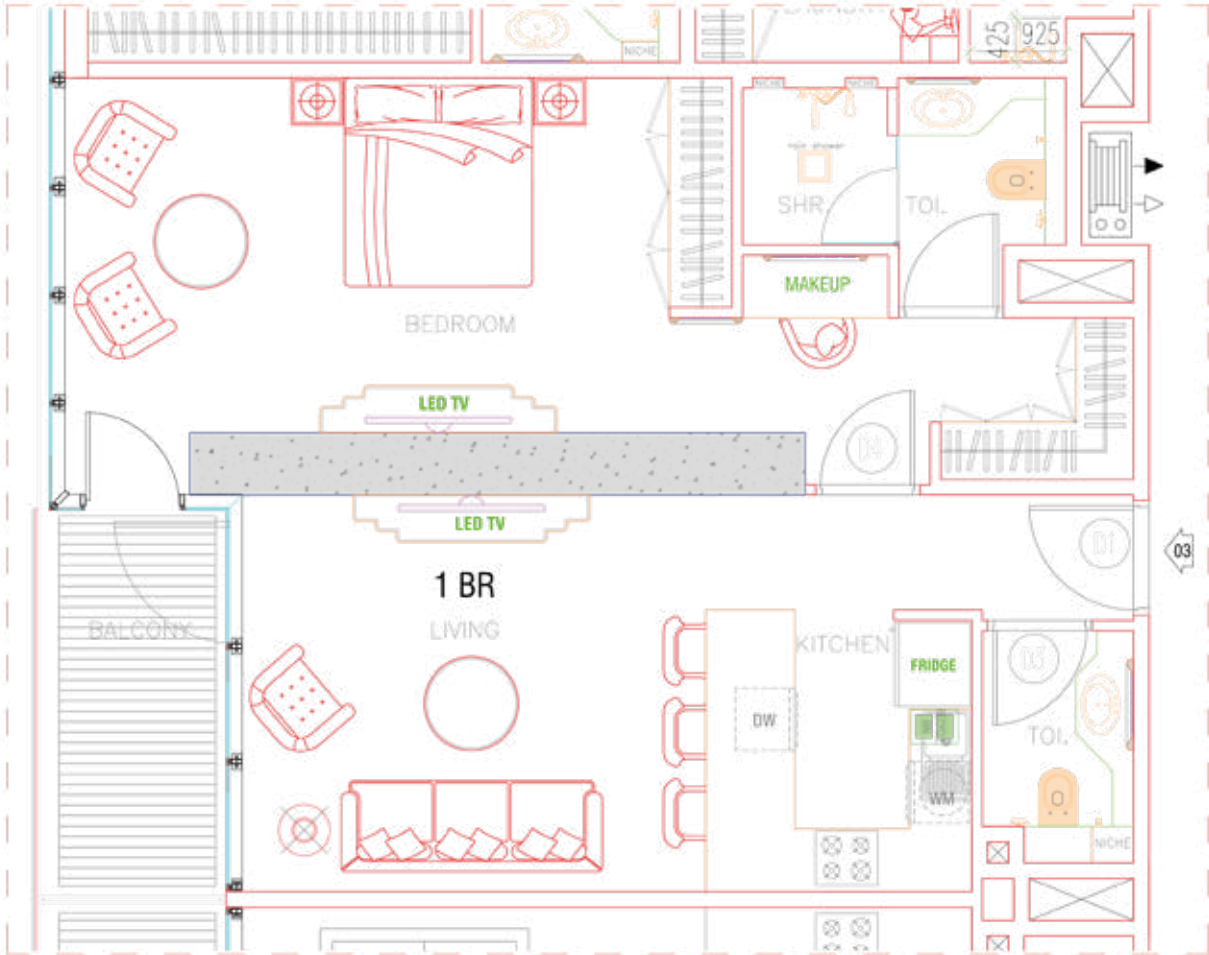
LOCATION

- 5 minutes away from Dubai Marina
- 7 minutes away from Jumeirah Beach Residence
- 15 minutes away from Downtown Dubai
- 20 minutes away from Dubai Creek
- 20 minutes away from Dubai International Airport
- 20 minutes away from Al Maktoum International Airport
- 40 minutes away from Abu Dhabi International Airport

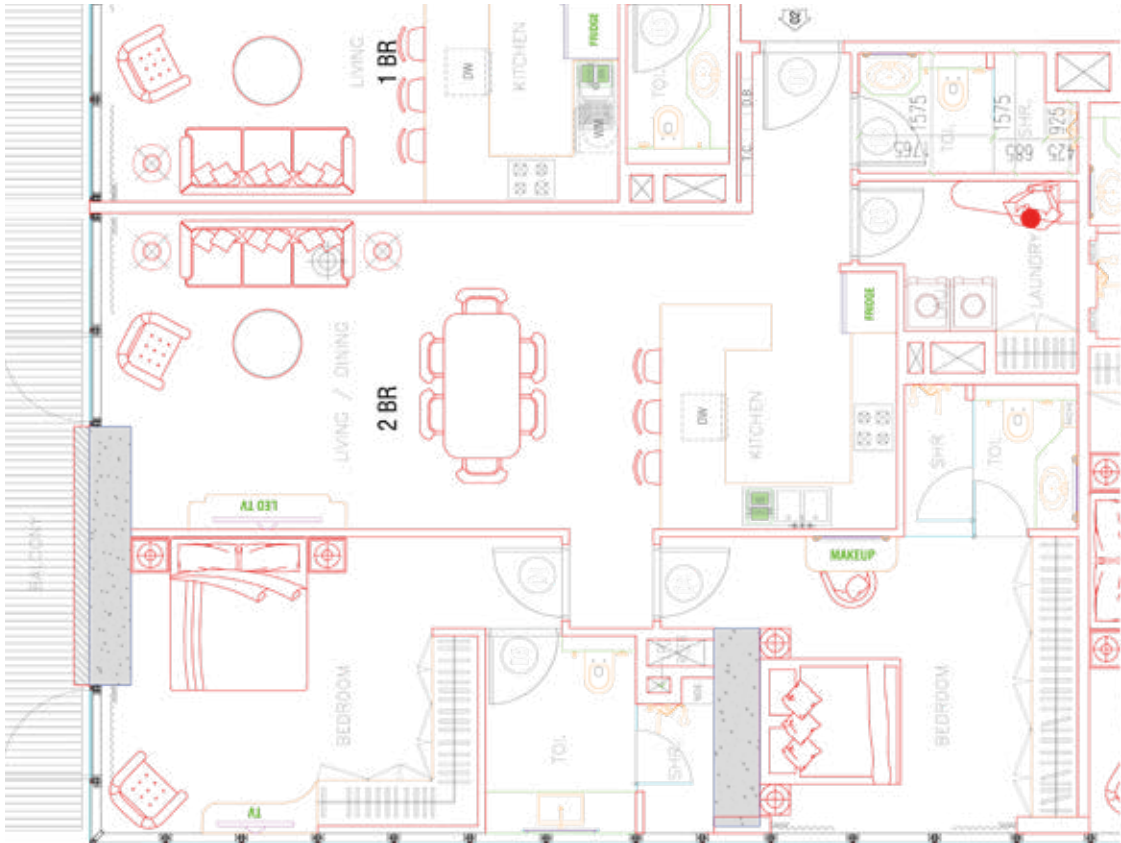
MASTER PLAN



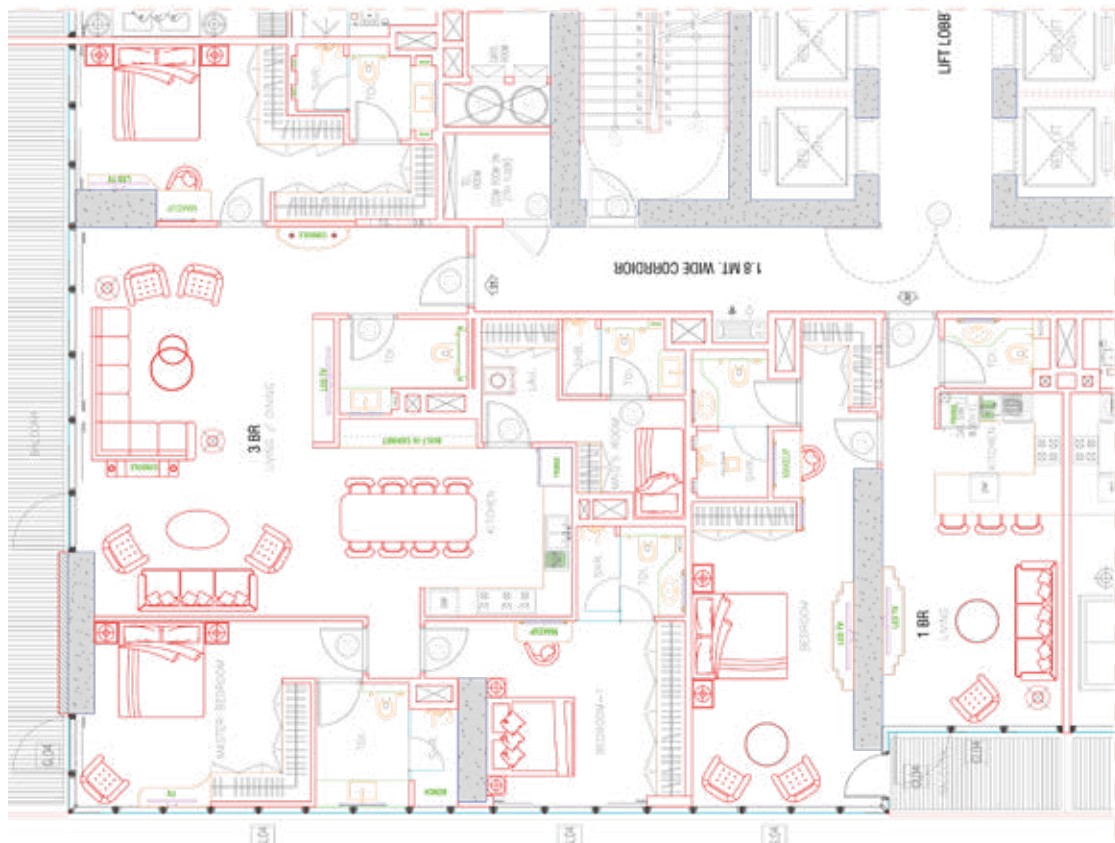
ONE BEDROOM LAYOUT



TWO BEDROOM LAYOUT

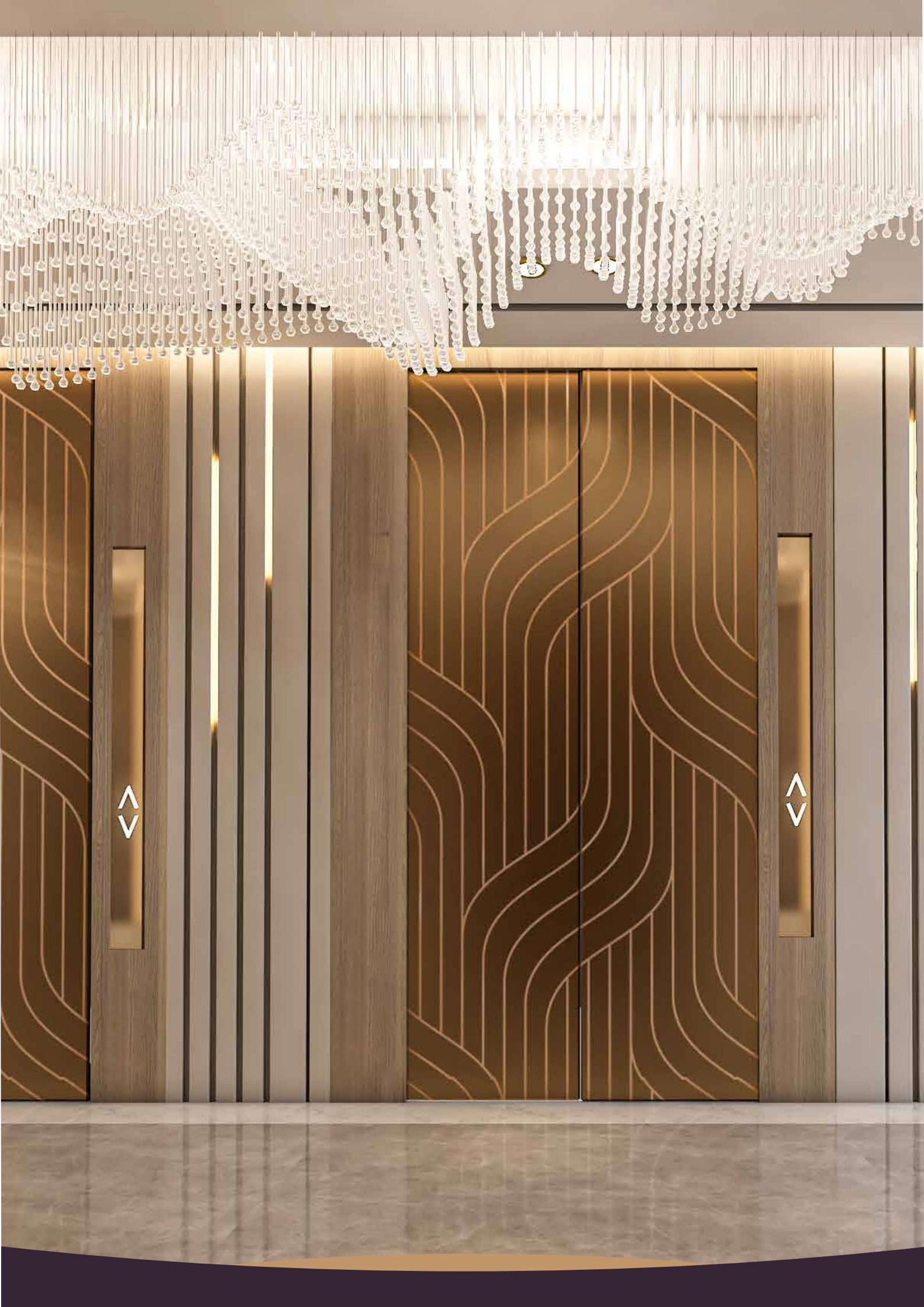


THREE BEDROOM LAYOUT





175









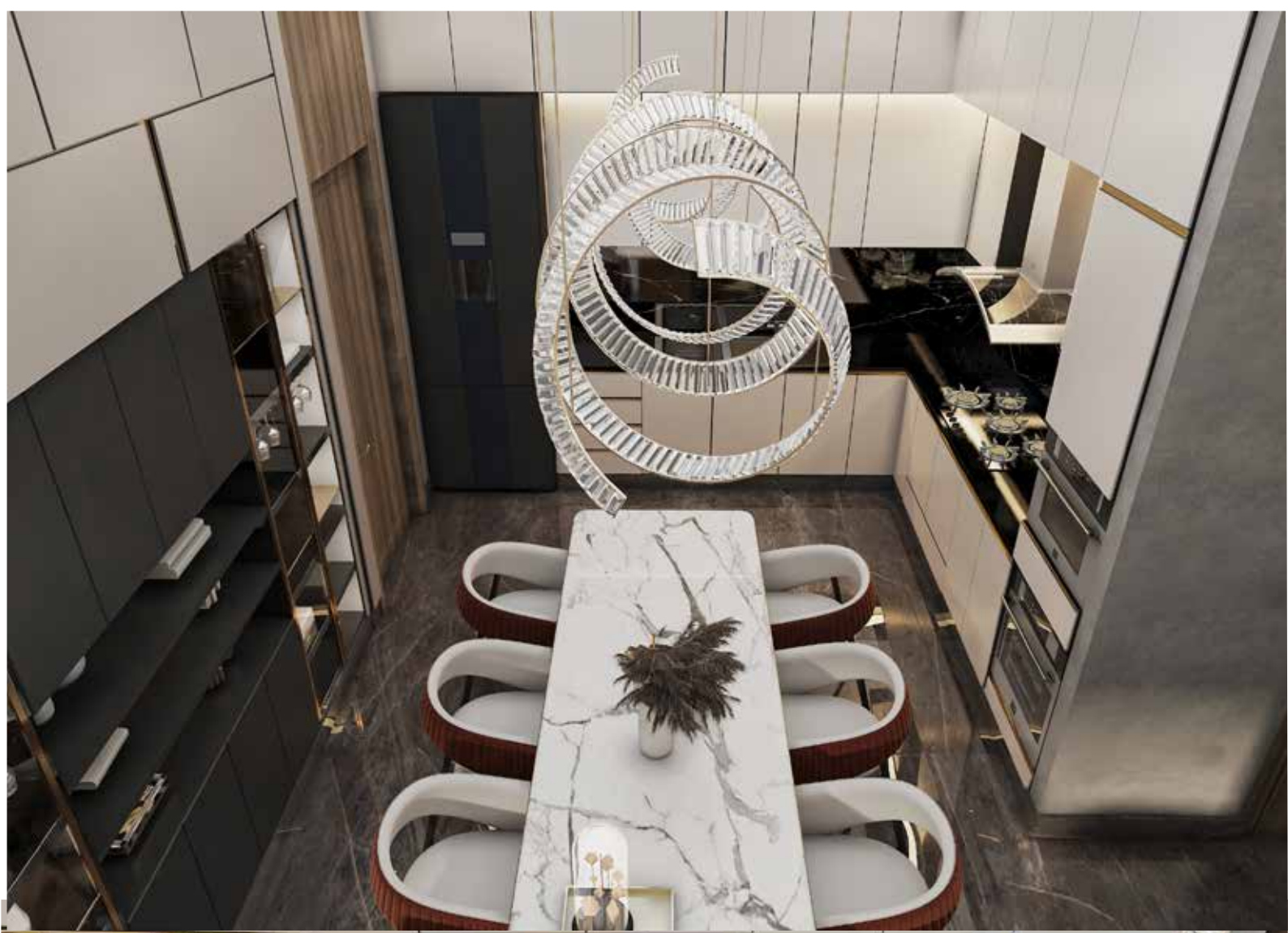




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500^{m2}

WORLD CLASS
FITNESS CENTER

- Personal Trainers
- Professional Training Equipment
- SPA Facilities



WHY INVEST AT MBL ROYAL?

MBL Royal waterfront residence offers balance of work and leisure and comfortable living spaces as well.

MBL Royal waterfront residence Location

- From MBL Royal waterfront residence it takes roughly 19 minutes to drive to Dubai Mall, 11 minutes to Palm Jumeirah, 16 minutes to Burj Al Arab and 11 minutes to The Walk JBR.
- Dubai International Airport (DXB) is roughly 27 minutes' drive and the new Al Maktoum International Airport is roughly 31 minutes' drive. All durations are calculated by Google Maps and assume the fastest route in typical traffic conditions.
- Amenities include a gym with a steam room and sauna, a podium-level outdoor swimming pool and leisure deck, car parking and retail shops plus restaurants and cafes.