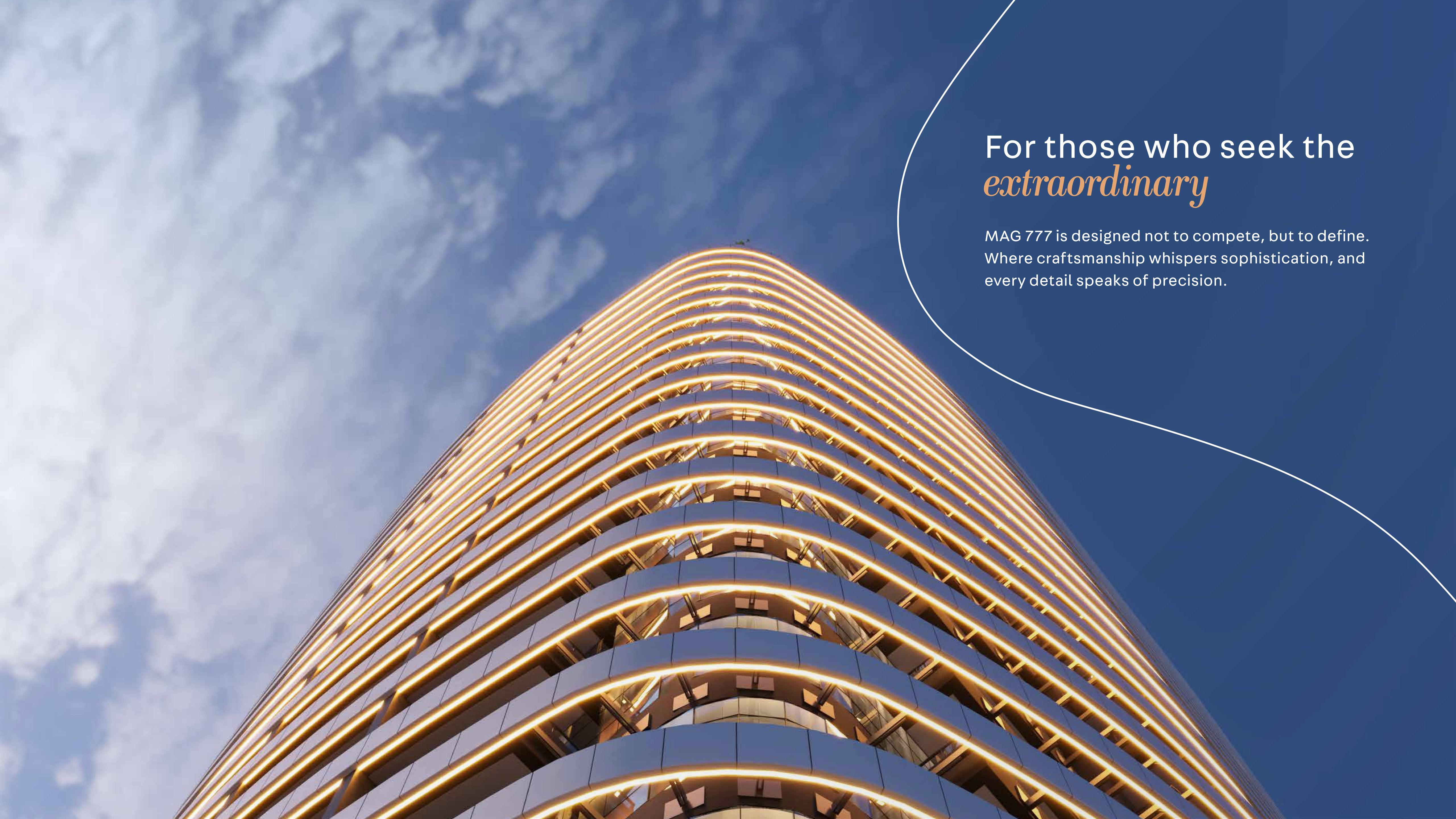


MAG777



MAG777

A journey
WOVEN IN SEVENFOLD
SERENITY



For those who seek the *extraordinary*

MAG 777 is designed not to compete, but to define. Where craftsmanship whispers sophistication, and every detail speaks of precision.



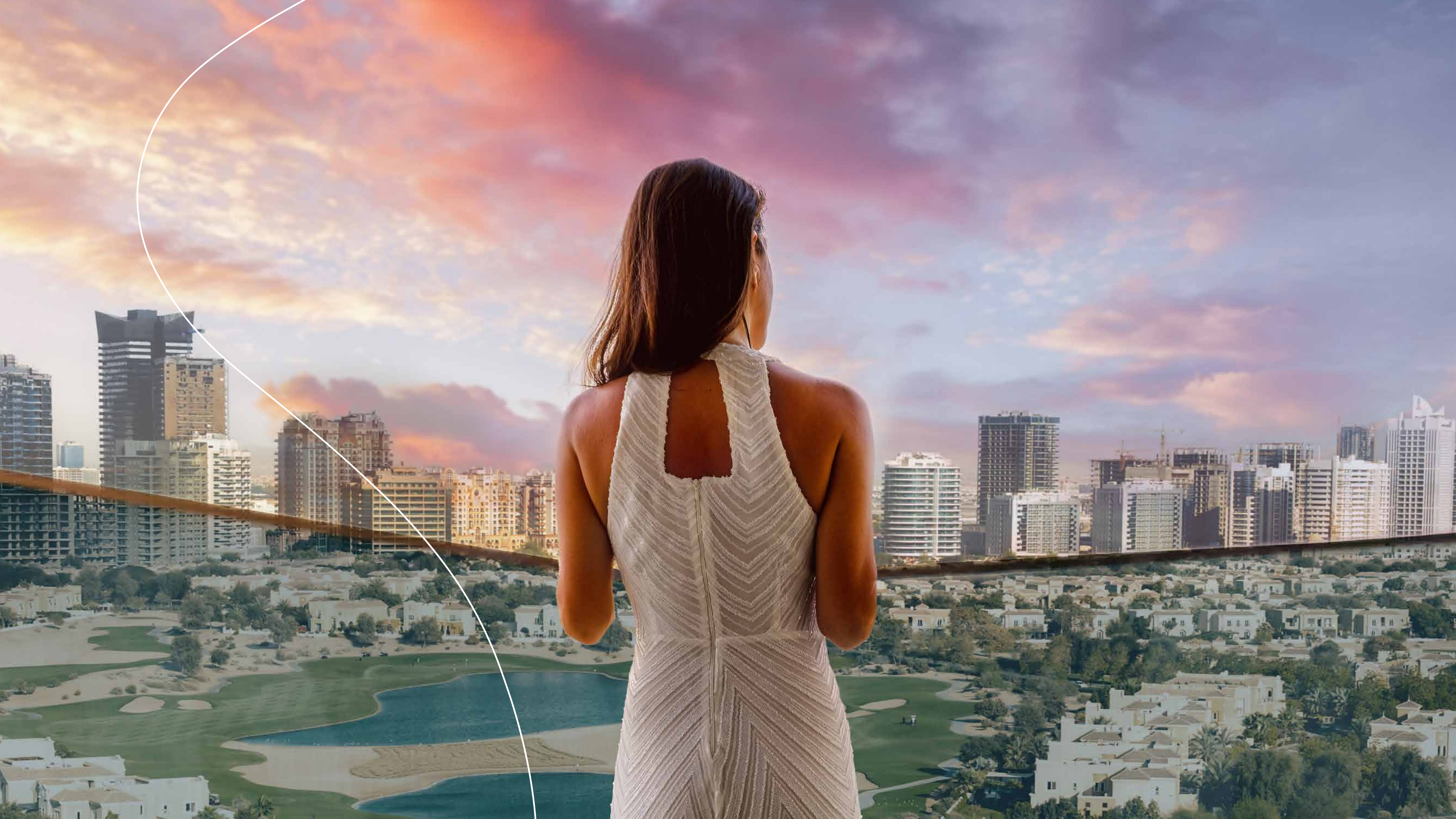
A *landmark* of aspiration

Built for visionaries, dreamers, where seven
dimensions of living craft an intentional existence.



MAG 777

The *Luxury*
That Stands Apart



THE 777 STORY

A name woven from the
essence of good fortune and
vitality, where wellness is not
an afterthought, but the very
foundation.

A sanctuary for those who
seek balance.





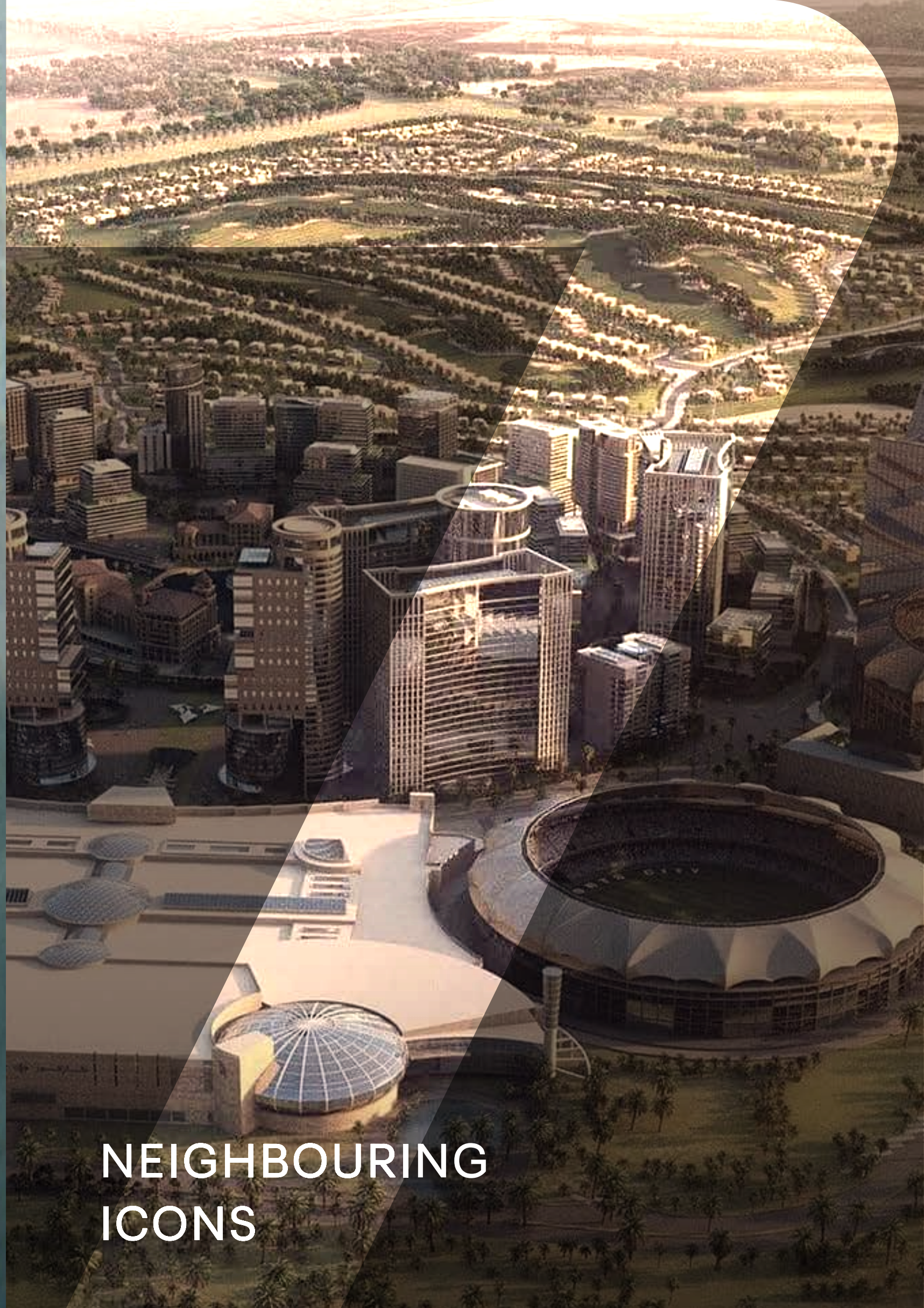
MATERIAL EXPRESSIONS

Materials are more than aesthetic choices,
they are expressions of intent.



DIMENSIONS OF LIVING

A home is not defined by walls, it is
shaped by the experiences within.



NEIGHBOURING ICONS

More than just an address, a vantage point
to the extraordinary.



777

MATERIAL
EXPRESSIONS

Architecture is more than structure *It is feeling, intention, and meaning*

At MAG 777, every material tells a story. A narrative woven from textures that speak of refinement, resilience, and artistry. Each surface, each finish, chosen not just for its elegance, but for the virtue it embodies. Strength in stone. Serenity in wood. Lightness in glass.



Materials curated to *inspire*, not just impress

Because luxury is not about excess. It is about precision, craftsmanship, and the silent power of true quality.

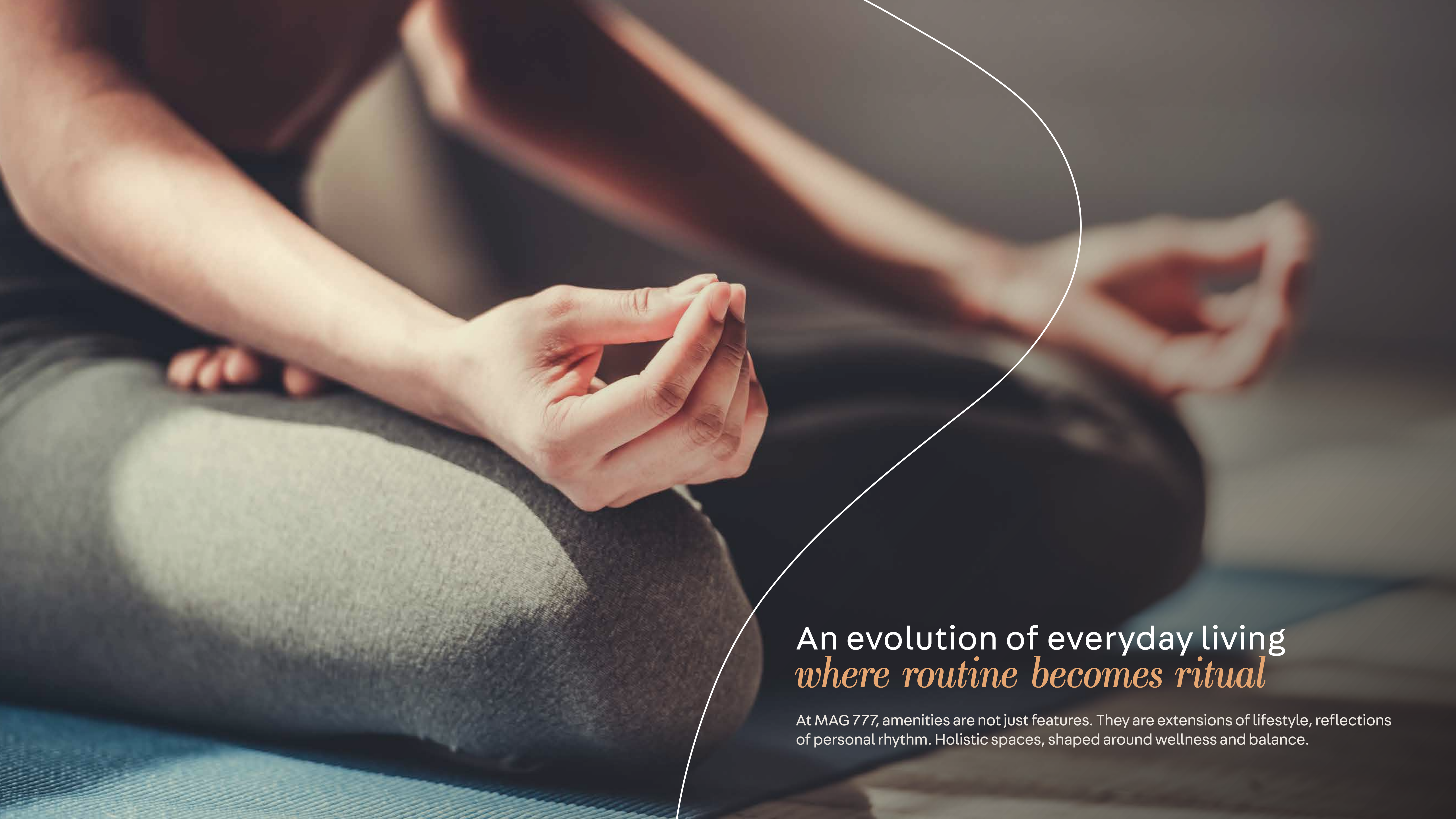
1. Travertine - Grace
2. Limestone - Purity
3. Wood - Nature
4. Glass - Clarity
5. Onyx - Prestige
6. Gold - Opulence
7. Bronze - Heritage





777

DIMENSIONS
OF LIVING

A person is shown in a meditative pose, lying on their back with knees bent and feet flat on the floor. Their hands are resting on their thighs, with fingers interlaced in a mudra. The person is wearing a dark, long-sleeved top and grey leggings. The background is a soft, out-of-focus grey. A thin white curved line separates the image from the text on the right.

An evolution of everyday living *where routine becomes ritual*

At MAG 777, amenities are not just features. They are extensions of lifestyle, reflections of personal rhythm. Holistic spaces, shaped around wellness and balance.

Two entire levels *devoted* to well-being

- | | |
|------------------------|--------------------|
| 1. Leisure | Infinity Pool |
| 2. Mindfulness | Wellness Hub |
| 3. Dynamism | Barbecue Pavilions |
| 4. Strength | Fitness Zone |
| 5. Vitality | Steam & Sauna |
| 6. Recovery | Cold Therapy |
| 7. Connectivity | Social Lounge |





Elevating
Moments
of Calm

INFINITY POOL

The Infinity Pool's glass-edge design merges Dubai's skyline with serene waters, creating an oasis for unhurried lounging or meditative swims.

Wellness Benefits:

- Low-impact full-body workouts enhance cardiovascular health
- Sunlight exposure boosts Vitamin D synthesis and circadian regulation
- Social cabanas foster meaningful connections with neighbours



WELLNESS HUB

Silk ropes and Pilates reformers create a sanctuary for aerial yoga, mindfulness, and breathwork sessions.

Wellness Benefits:

- Reduces cortisol levels and improves emotional regulation
- Enhances flexibility and core stability
- Guided sessions foster mental clarity and creative flow

The Art of
Presence



BARBECUE PAVILIONS

Fire pits and outdoor seating areas transform rooftop gatherings into vibrant exchanges under Dubai's starry skies.

Wellness Benefits:

- Grilled foods enhance natural flavours, making conscious eating more enjoyable
- As excess fats drip off during grilling, it's widely considered a healthier way to cook
- Shorter cooking times mean vegetables retain more nutrients during the process

Where
Connections
Ignite





The Foundation
of *Resilience*

FITNESS CENTRE

A revolutionary multi-discipline gym with a comprehensive array of equipment encompassing the complete fitness spectrum, from circuit training to calisthenics.

Wellness Benefits:

- Resistance training improves bone density and metabolic health
- Group challenges spark camaraderie and accountability
- Post-workout smoothie bar fuels recovery with organic blends



SAUNA AND STEAM ROOM

The tranquil sauna and steam therapy areas detoxify the body while intricately crafted walls cocoon the senses.

Wellness Benefits:

- Detoxifies skin and improves respiratory health
- Heat therapy accelerates muscle recovery
- Post-sauna ice plunges sharpen mental focus



Rejuvenation
Redefined

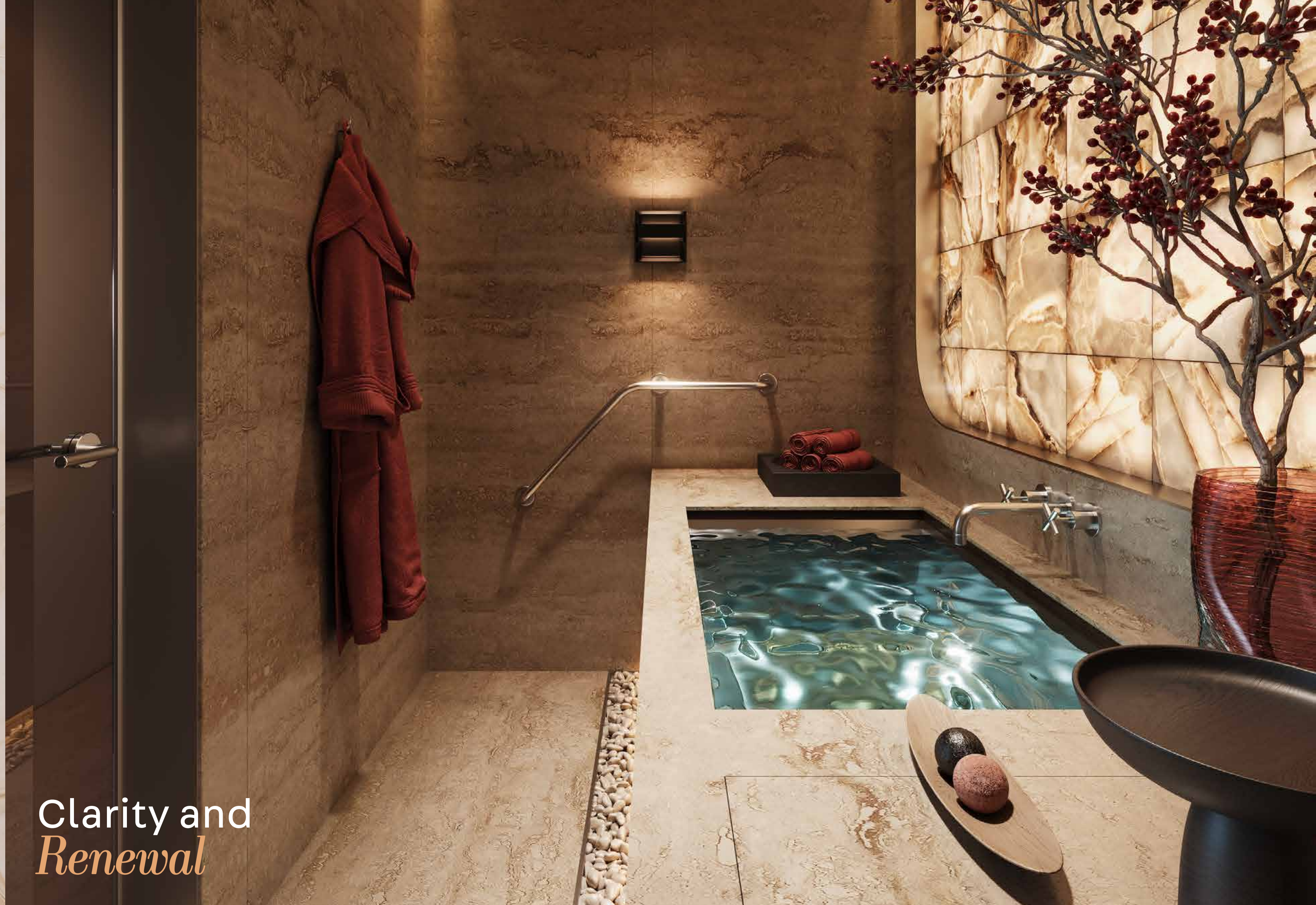
COLD PLUNGE ROOM

A cold therapy chamber and Nordic-inspired plunge pool jolt the system into alertness and recovery.

Wellness Benefits:

- Reduces inflammation and muscle soreness
- Boosts circulation and immune response
- Cold exposure builds mental resilience

Clarity and
Renewal



ROOFTOP SOCIAL LOUNGE

A serene lounge where open-air seating meets lush greenery, creating spaces for reflection and connection.

Wellness Benefits:

- Soak in spectacular rooftop views of the daily sunrises and sunsets
- Outdoor lounges invite calm relaxation, fostering daily moments of calm
- The perfect haven for readers and musicians seeking solitude

Cultivating
Community





777

NEIGHBOURING
ICONS

A home surrounded by *iconic lifestyle destinations*

MAG 777 is set against the backdrop of memorable lifestyle landmarks, from the rip-roaring Dubai Autodrome to the cultural vibrance of Global Village.



A WORLD OF EXPERIENCES, 7 MINUTES AWAY

Each landmark, a reflection of the world-class lifestyle that awaits. Because where you live isn't just where you are: it's who you become.

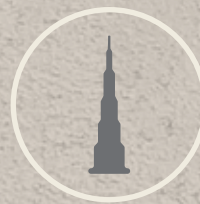
- 1. Dubai Autodrome - 3 mins
- 2. LaLiga Academy - 4 mins
- 3. Dubai Cricket Stadium - 5 mins
- 4. Miracle Garden - 6 mins
- 5. The Els Club - 6 mins
- 6. Global Village - 7 mins
- 7. Dubai Butterfly Garden - 7 mins



YOUR NEIGHBOURHOOD



DUBAI
INT. AIRPORT
26 MINS



BURJ
KHALIFA
19 MINS



MALL OF
THE EMIRATES
14 MINS



PALM
JUMEIRAH
21 MINS



BURJ
AL ARAB
20 MINS



DUBAI
MARINA
16 MINS





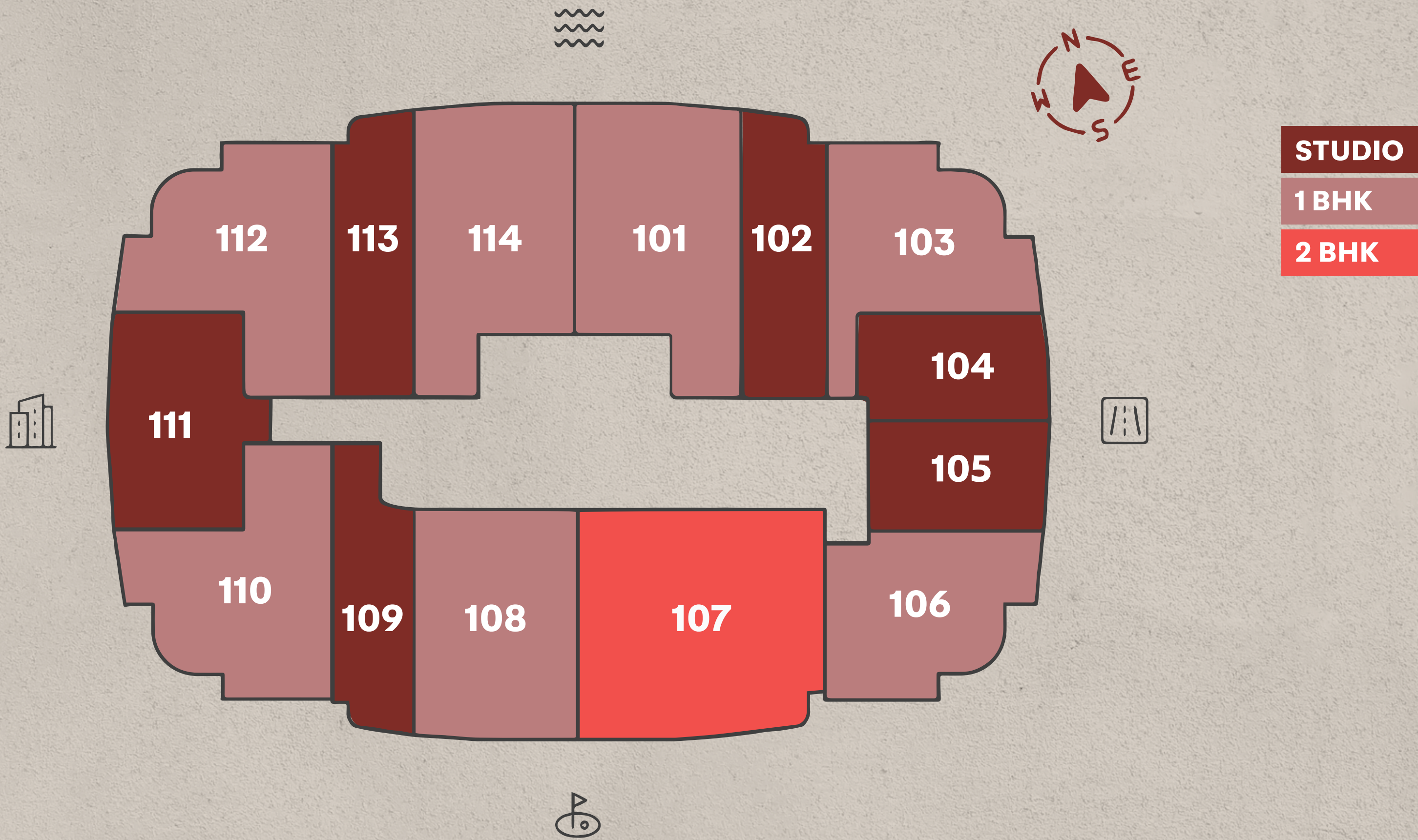
Step in, &
step up to an
**ELEVATED
LIVING
EXPERIENCE**

TYPICAL FLOOR PLAN

STARTING FROM
777,000
AED

TOTAL OF
252
UNITS

AVERAGE AREA
765
SQ. FT.



STUDIO

TYPE

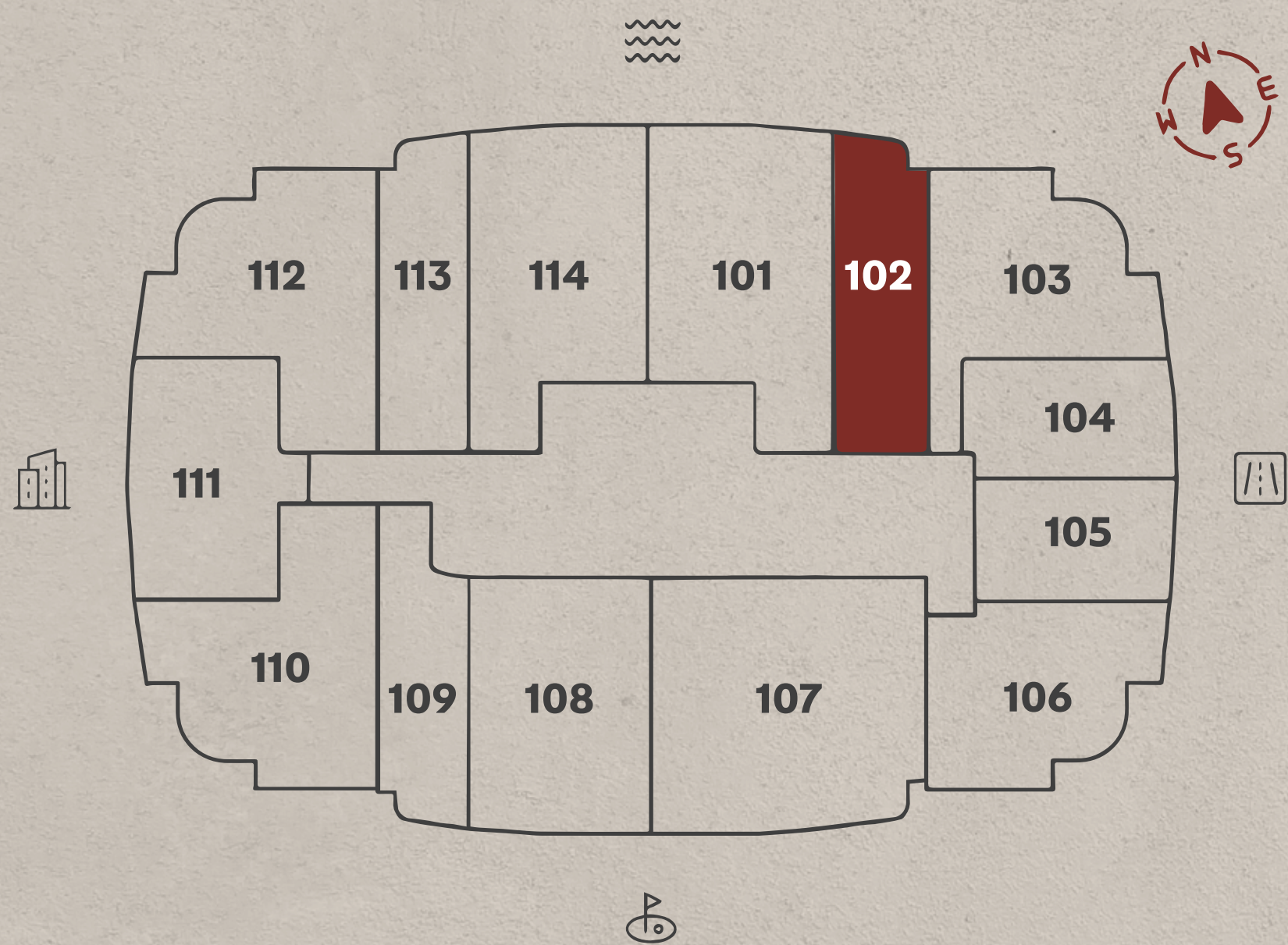
102

TOTAL AREA

497,2 SQ. FT.

BALCONY AREA

44,25 SQ. FT.



STUDIO

TYPE

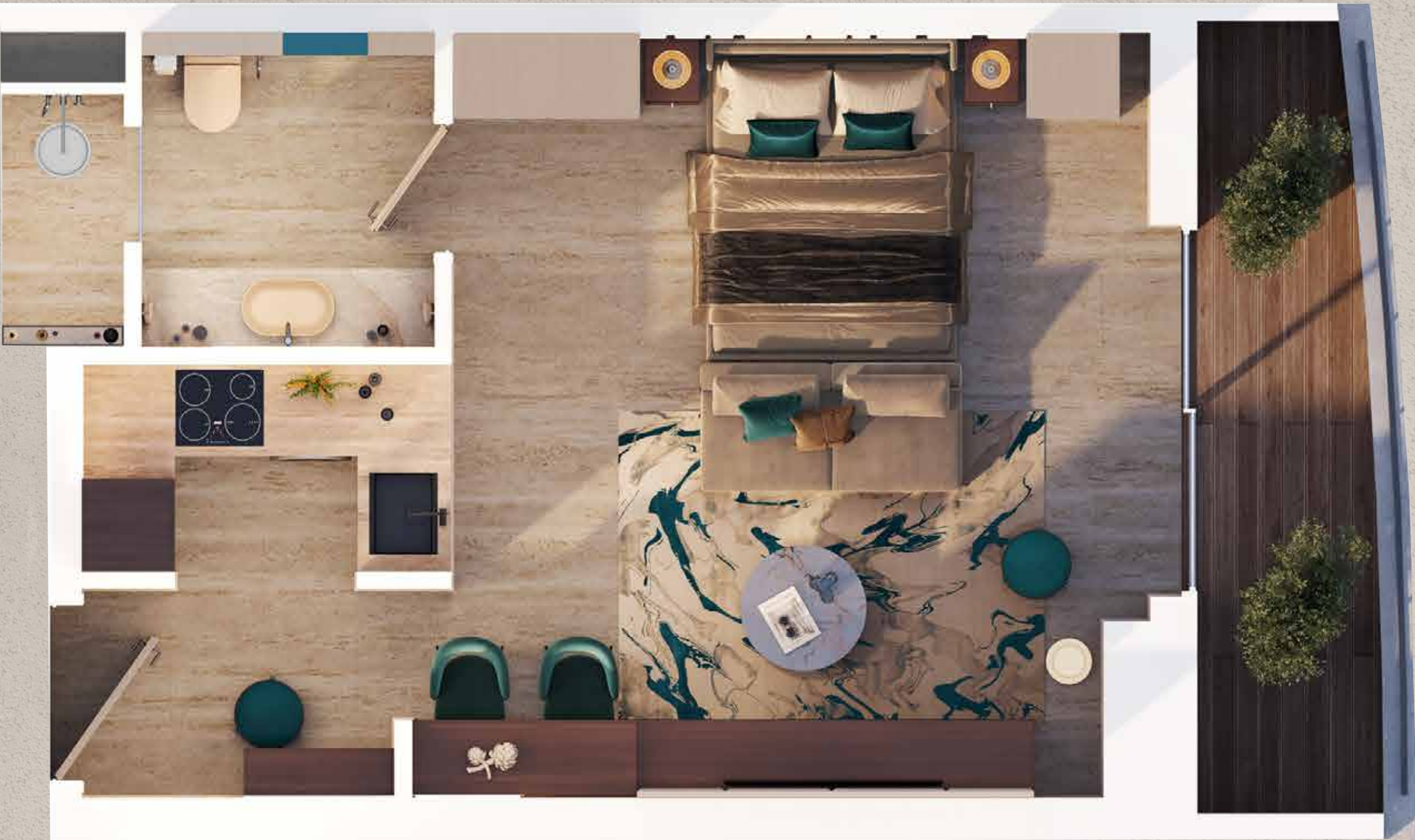
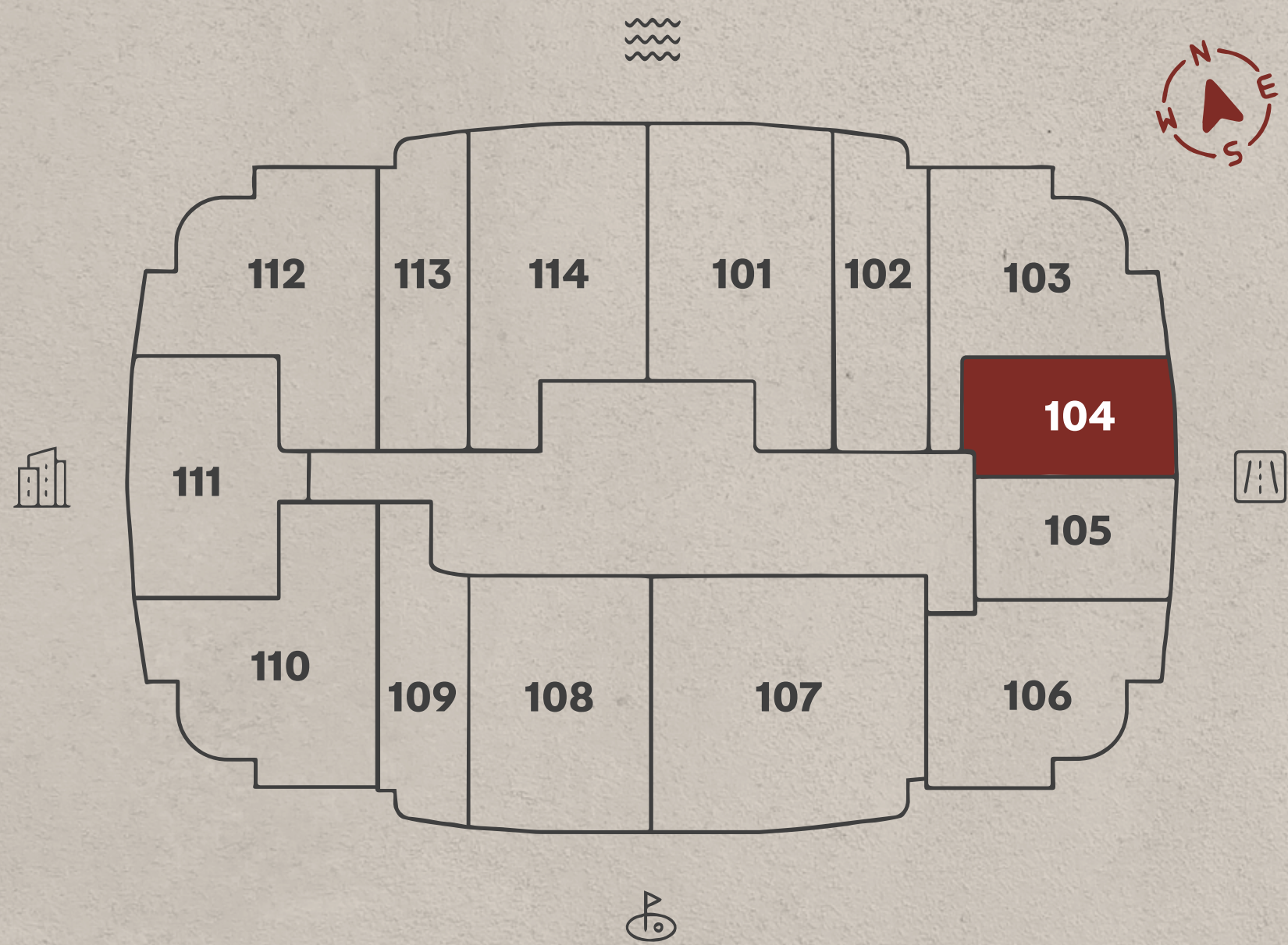
104

TOTAL AREA

477,55 sq. ft.

BALCONY AREA

76,39 sq. ft.



STUDIO

TYPE

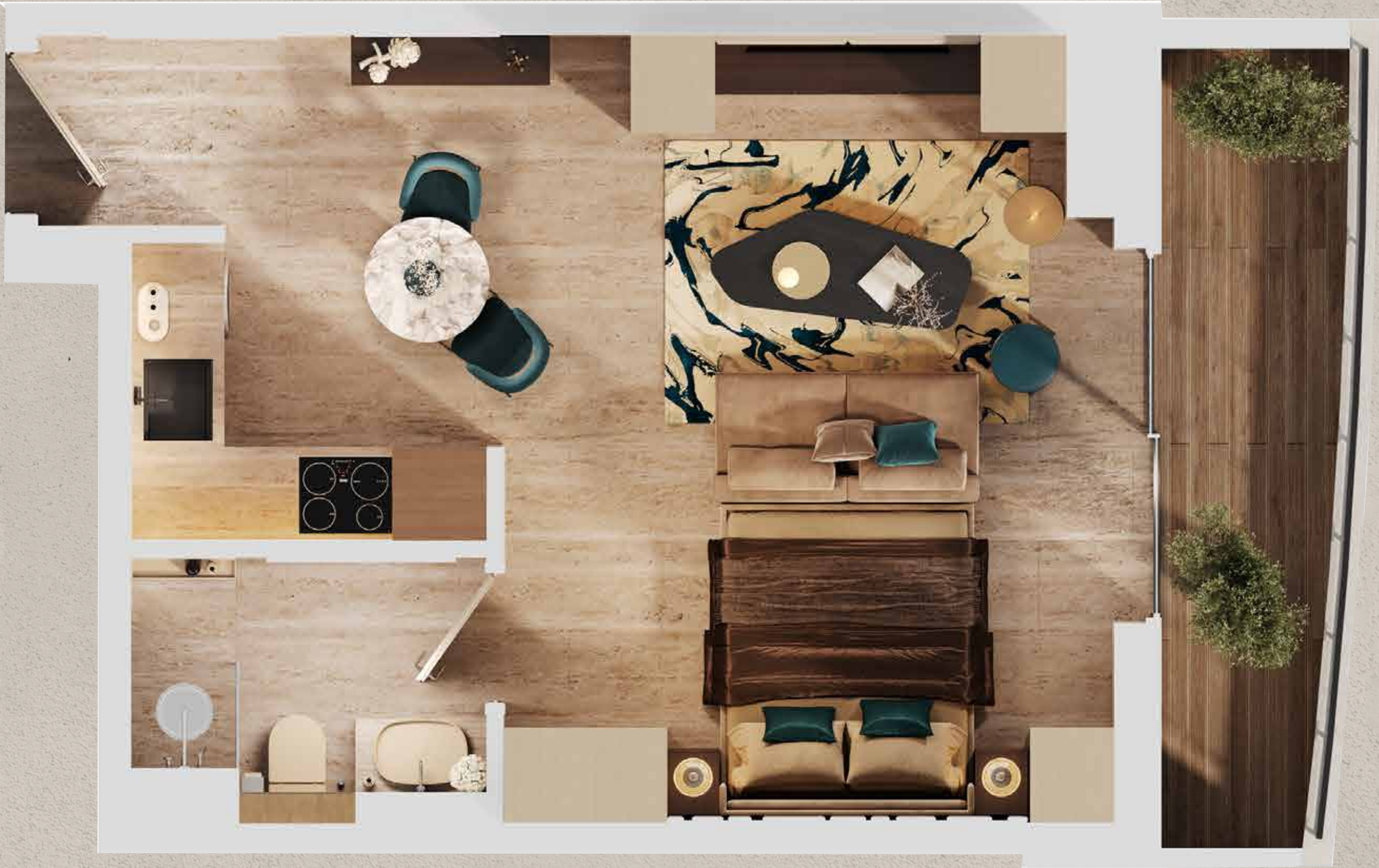
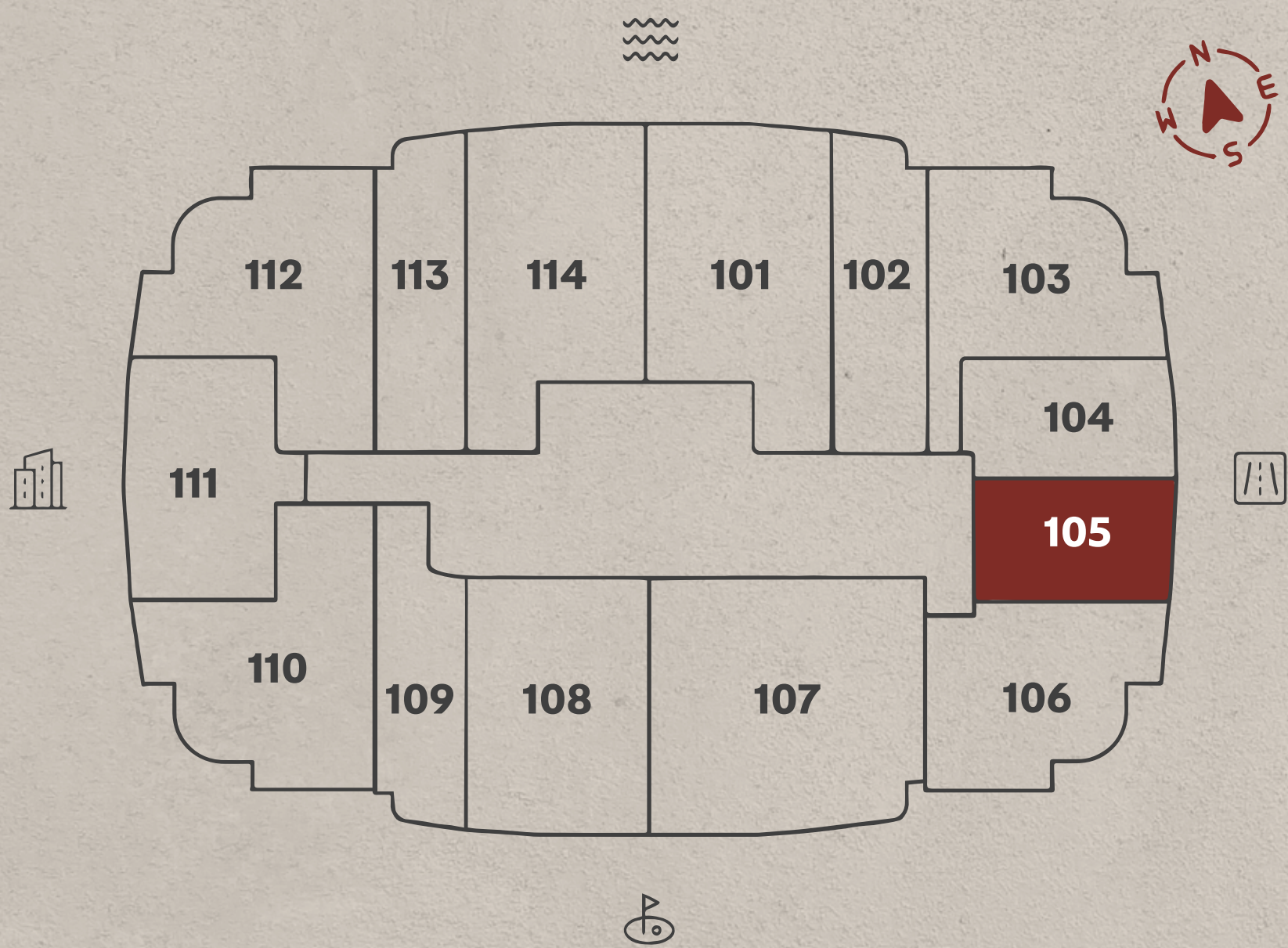
105

TOTAL AREA

456,33 sq. ft.

BALCONY AREA

79,5 sq. ft.

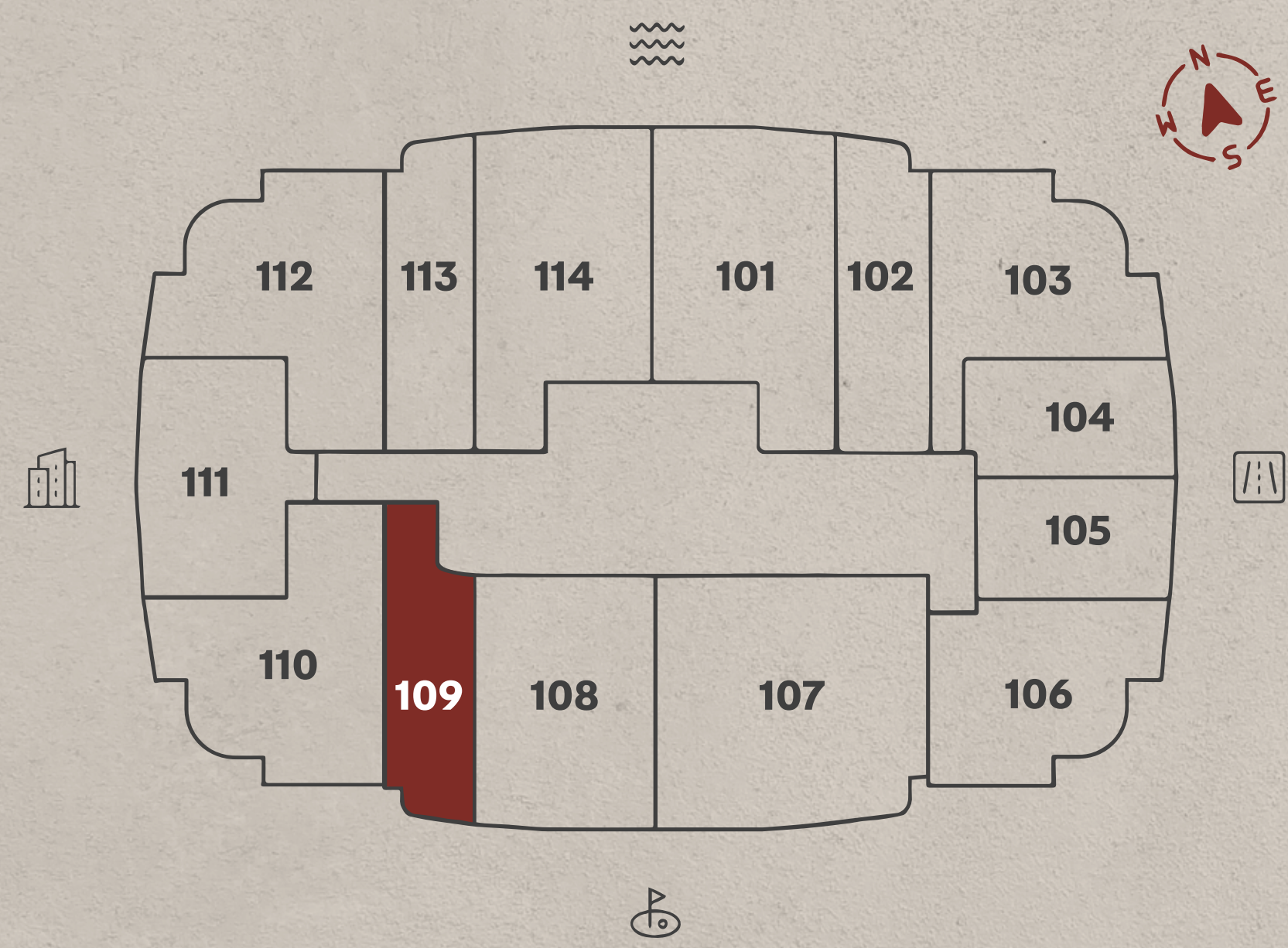


STUDIO

TYPE
109

TOTAL AREA
484,18 sq. ft.

BALCONY AREA
40,18 sq. ft.



STUDIO

TYPE

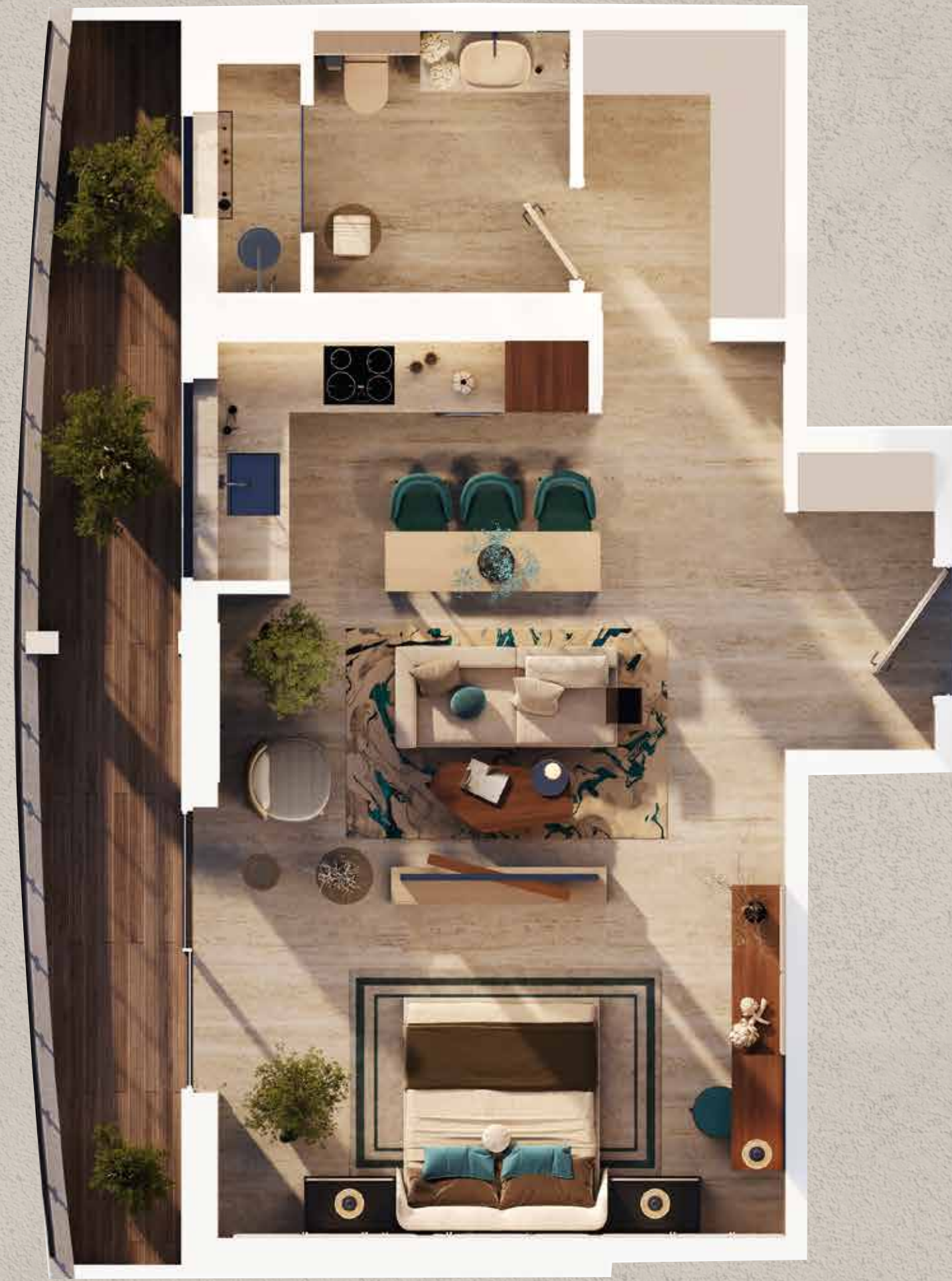
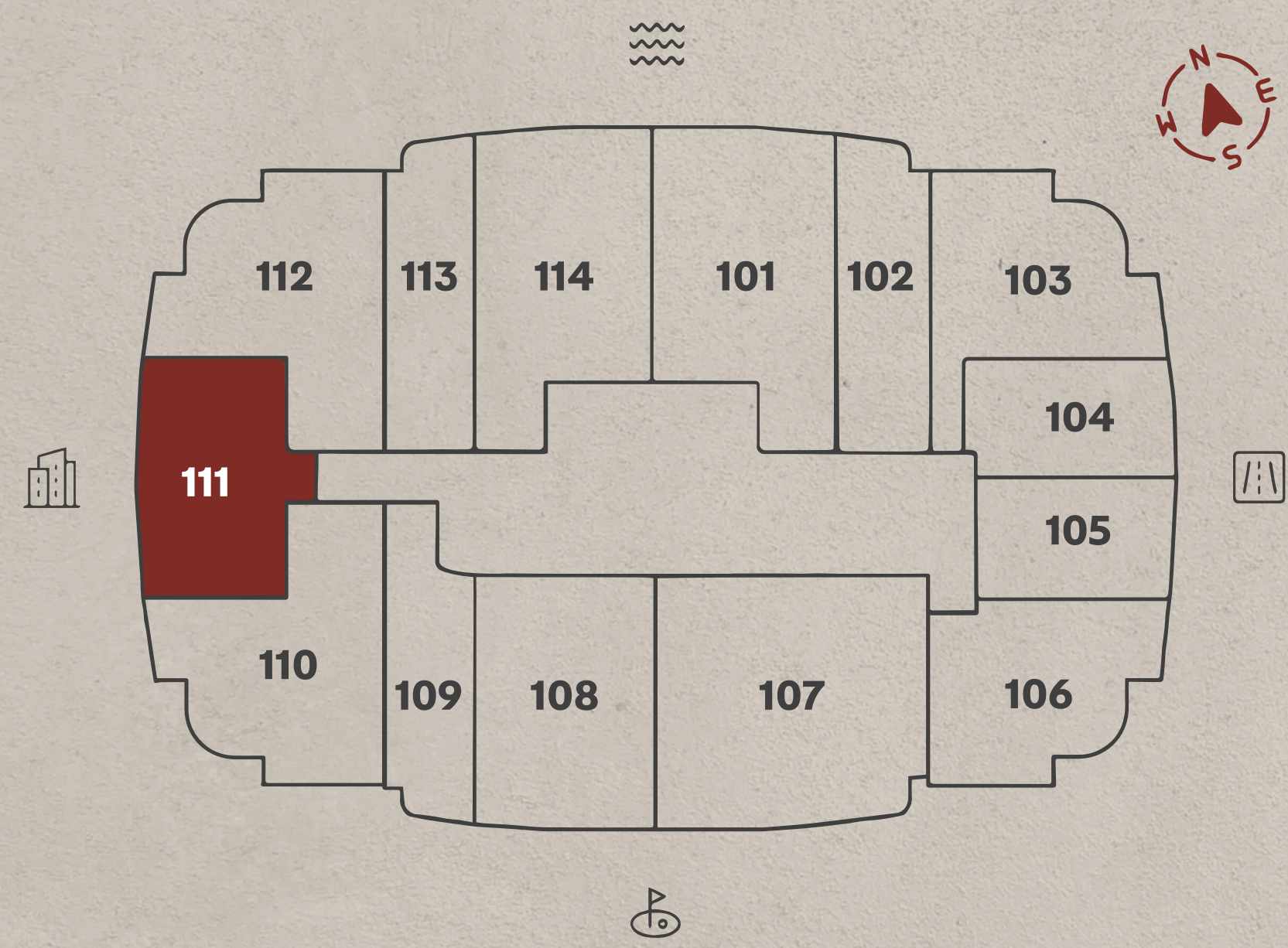
111

TOTAL AREA

742,77 sq. ft.

BALCONY AREA

155,03 sq. ft.



STUDIO

TYPE

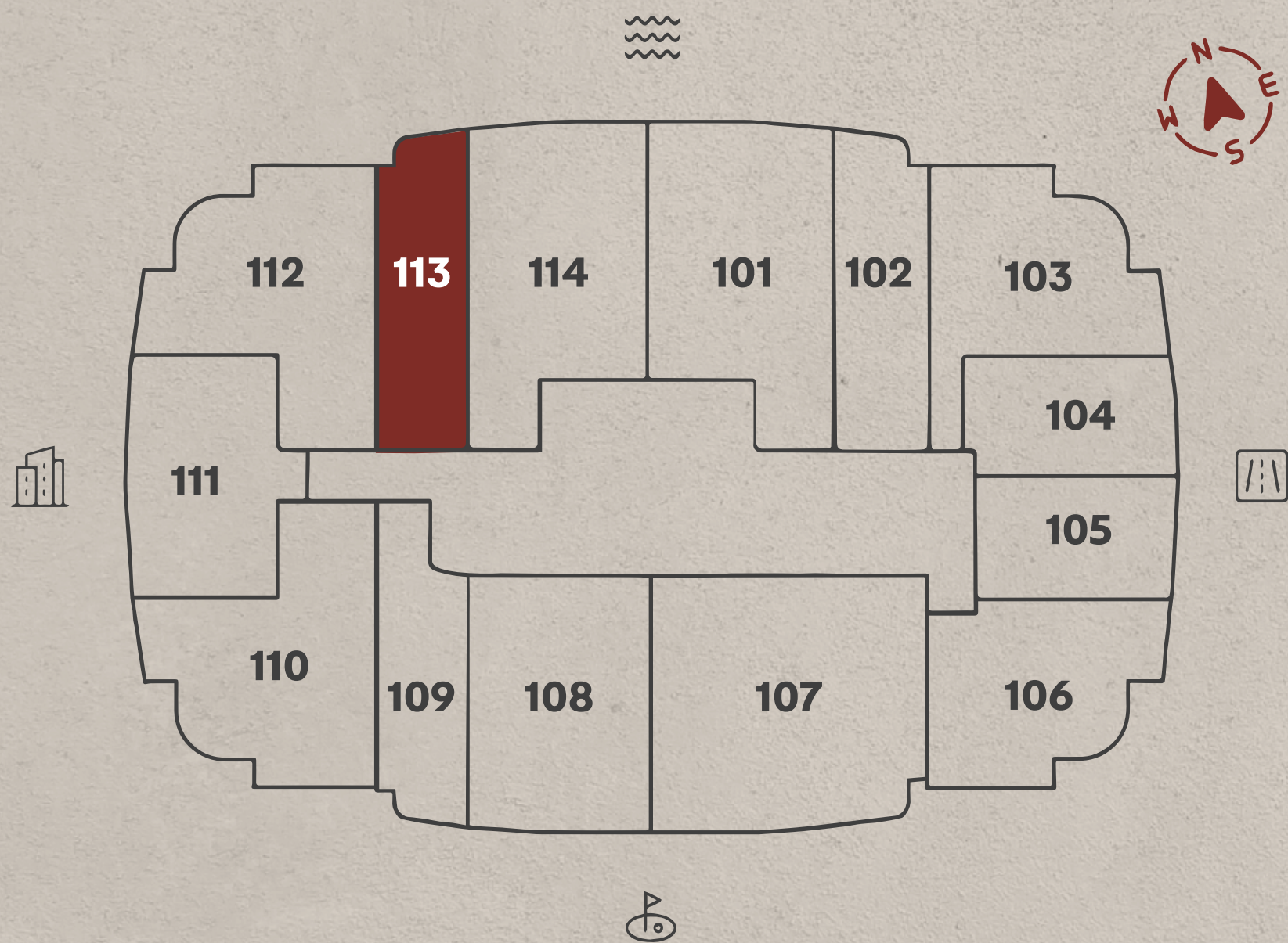
113

TOTAL AREA

502,16 sq. ft.

BALCONY AREA

42,15 sq. ft.



1-Bedroom

TYPE

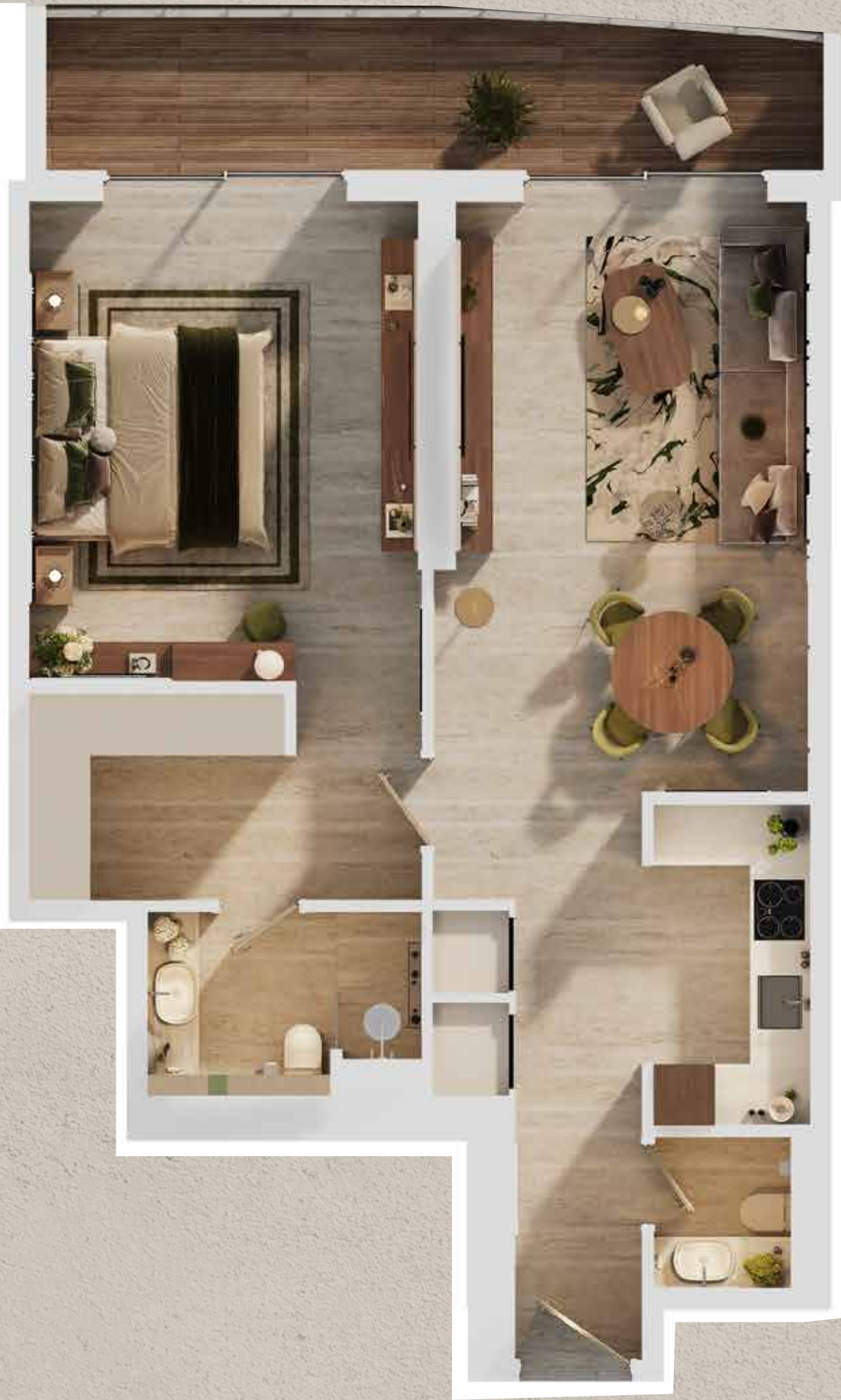
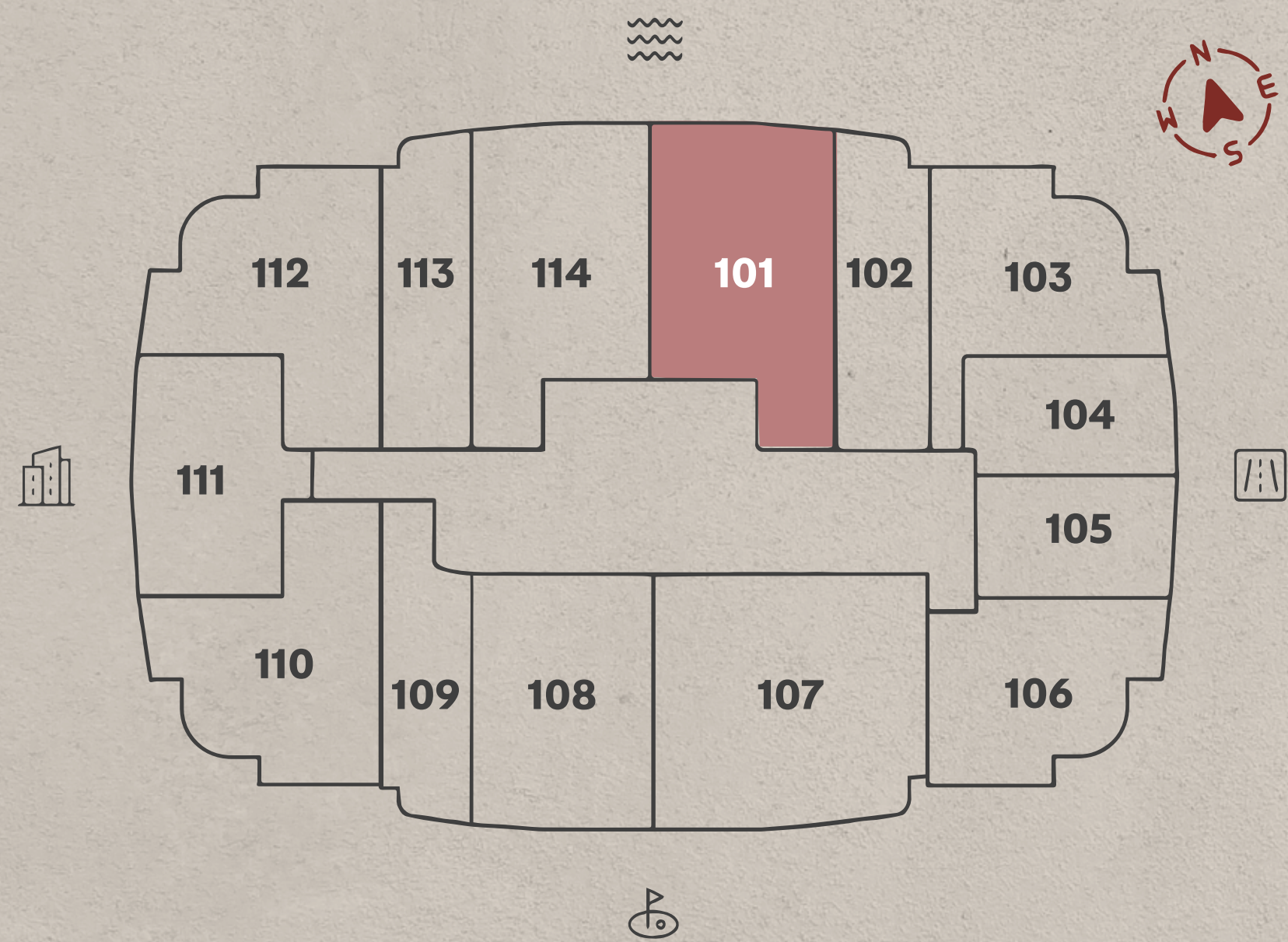
101

TOTAL AREA

965,36 sq. ft.

BALCONY AREA

141,39 sq. ft.



1-Bedroom

TYPE

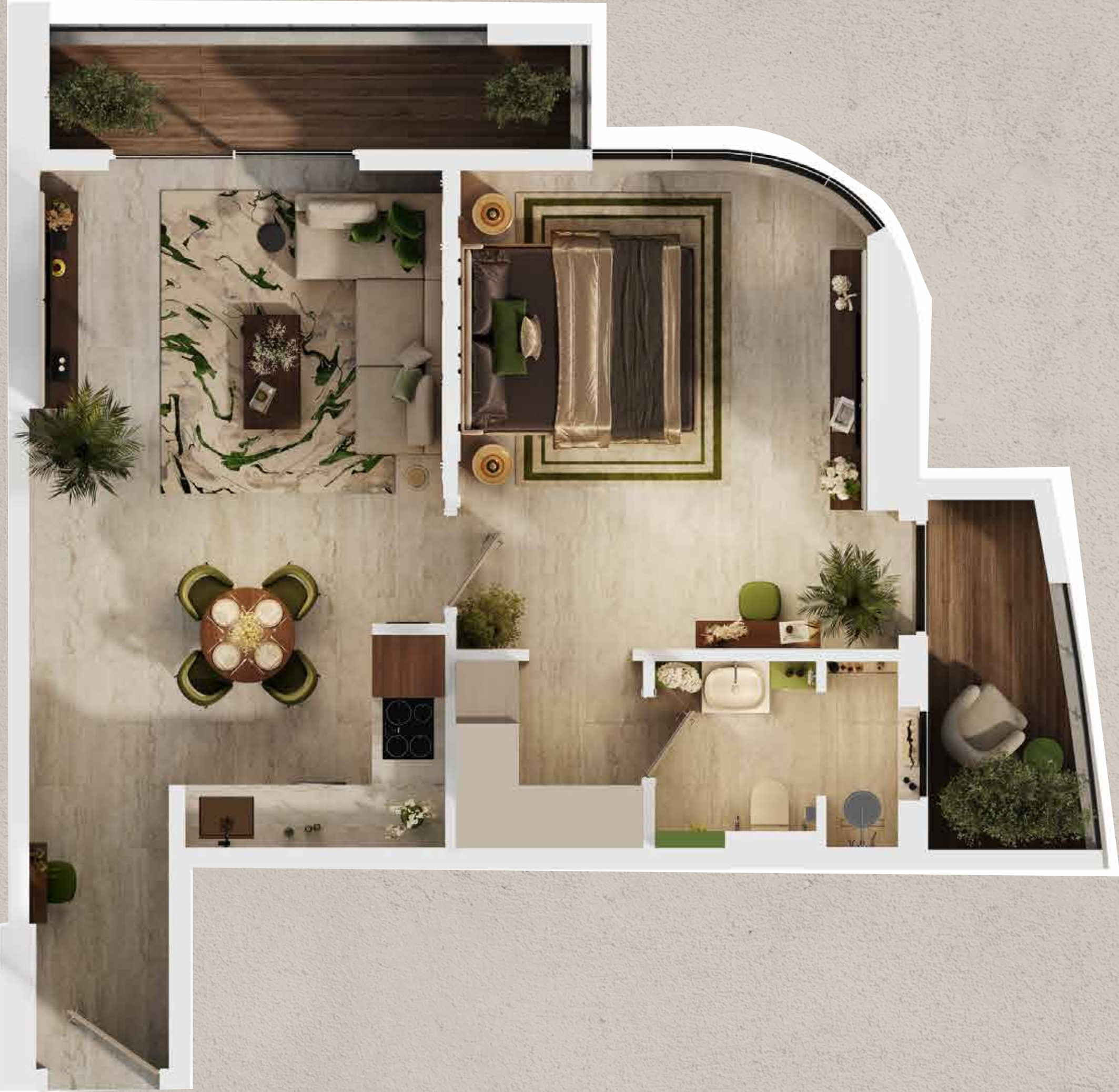
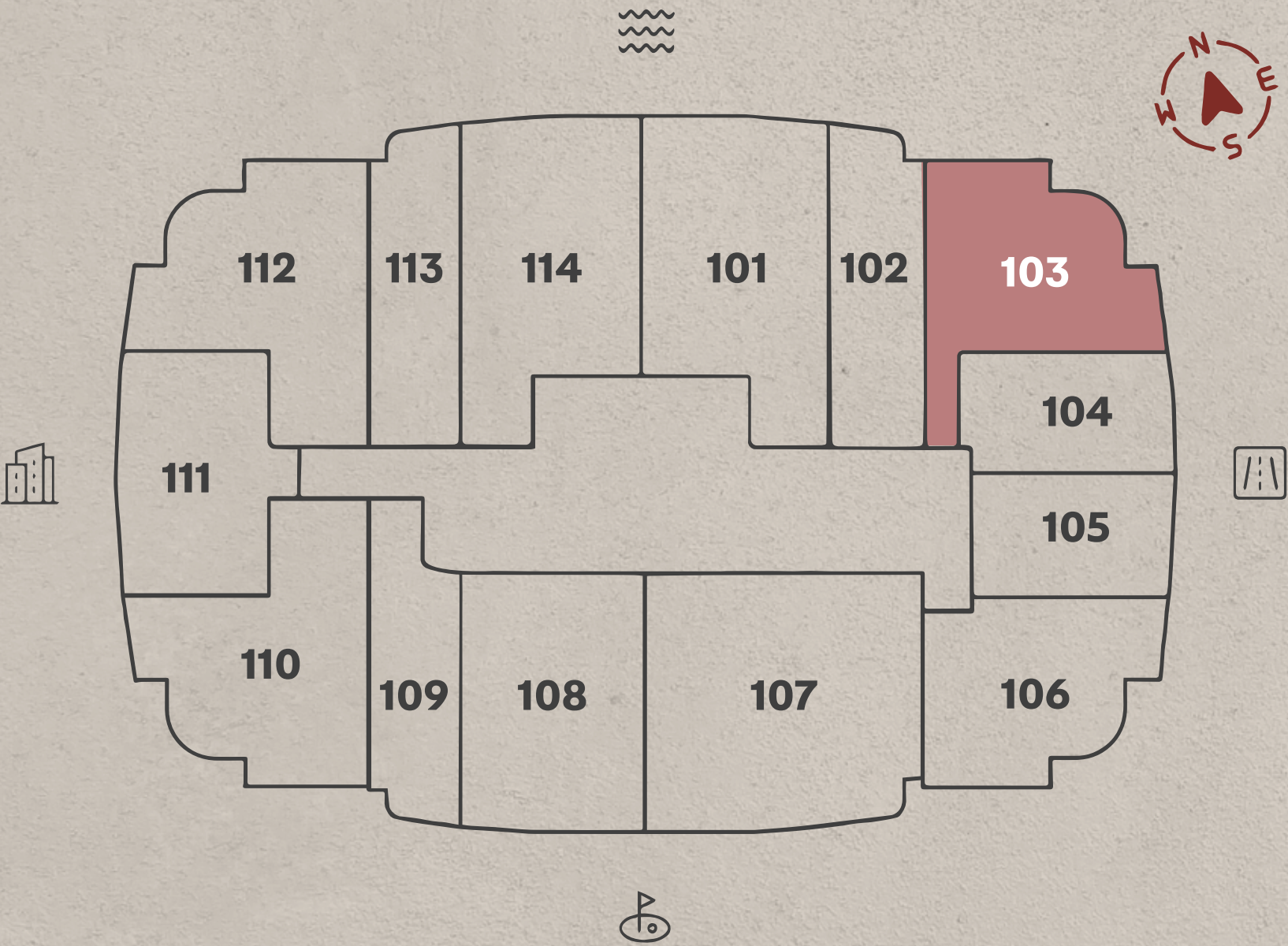
103

TOTAL AREA

772,22 sq. ft.

BALCONY AREA

125,94 sq. ft.

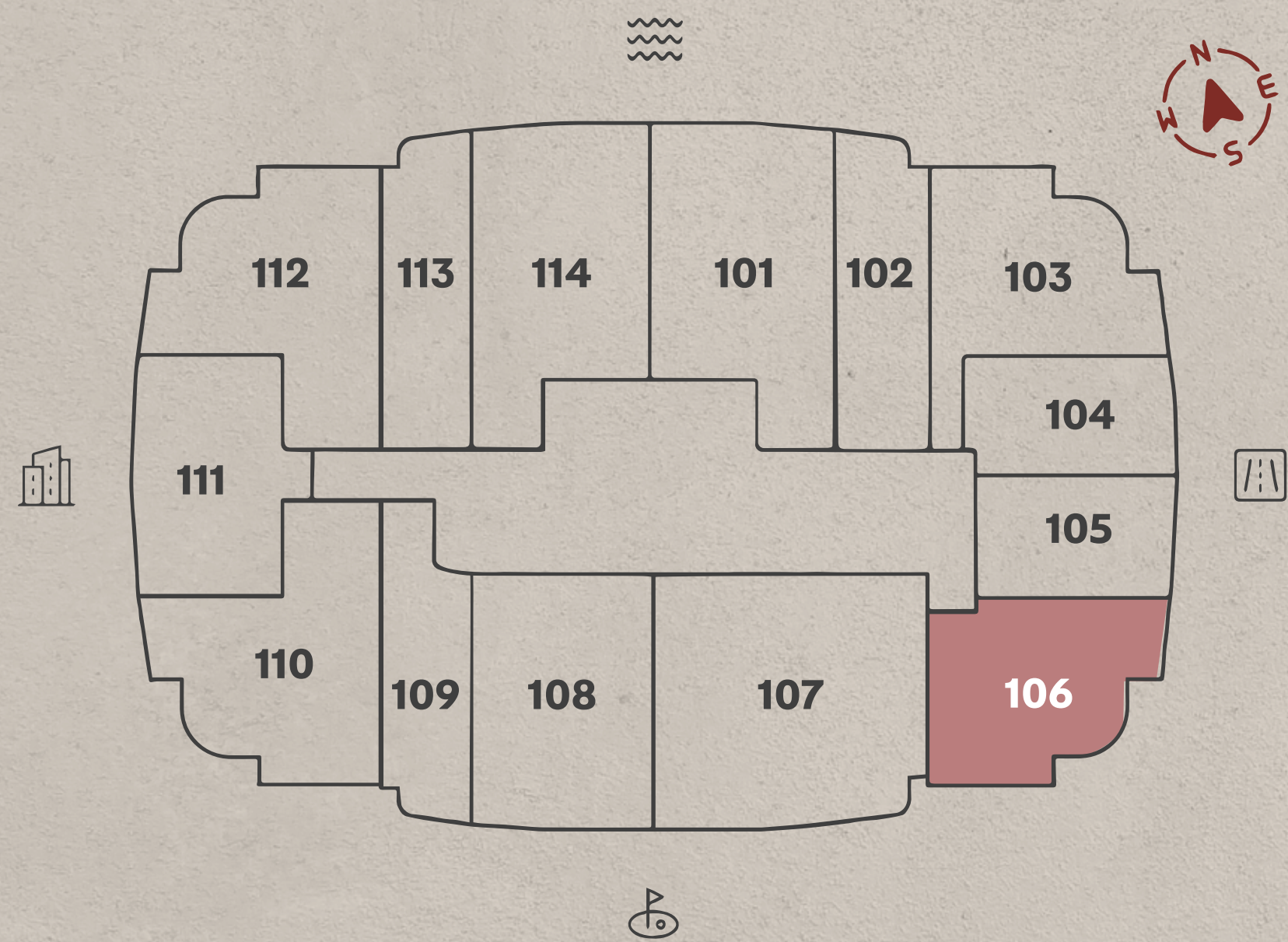


1-Bedroom

TYPE
106

TOTAL AREA
736,18 sq. ft.

BALCONY AREA
129,25 sq. ft.



1-Bedroom

TYPE

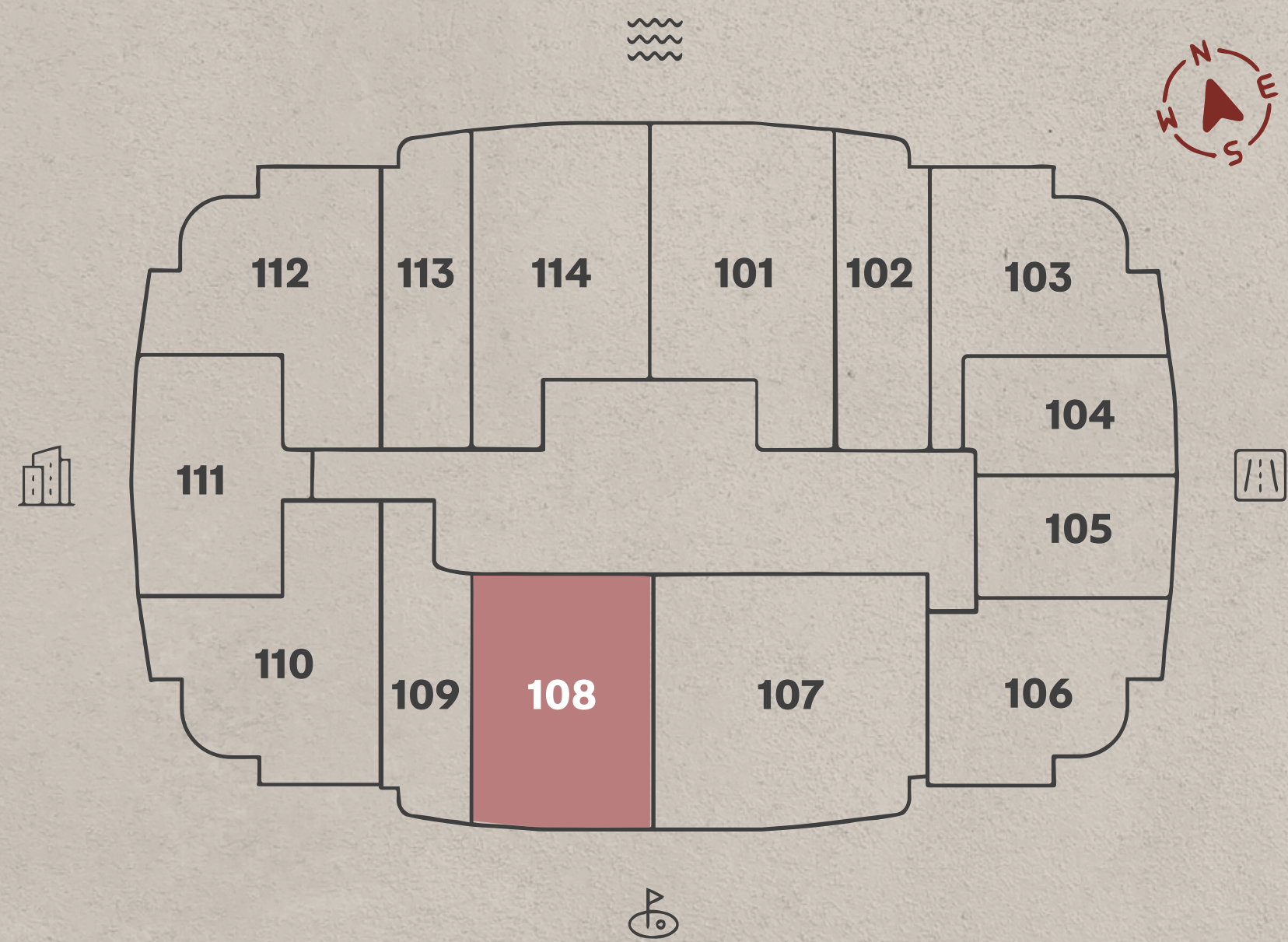
108

TOTAL AREA

910,01 sq. ft.

BALCONY AREA

135,73 sq. ft.

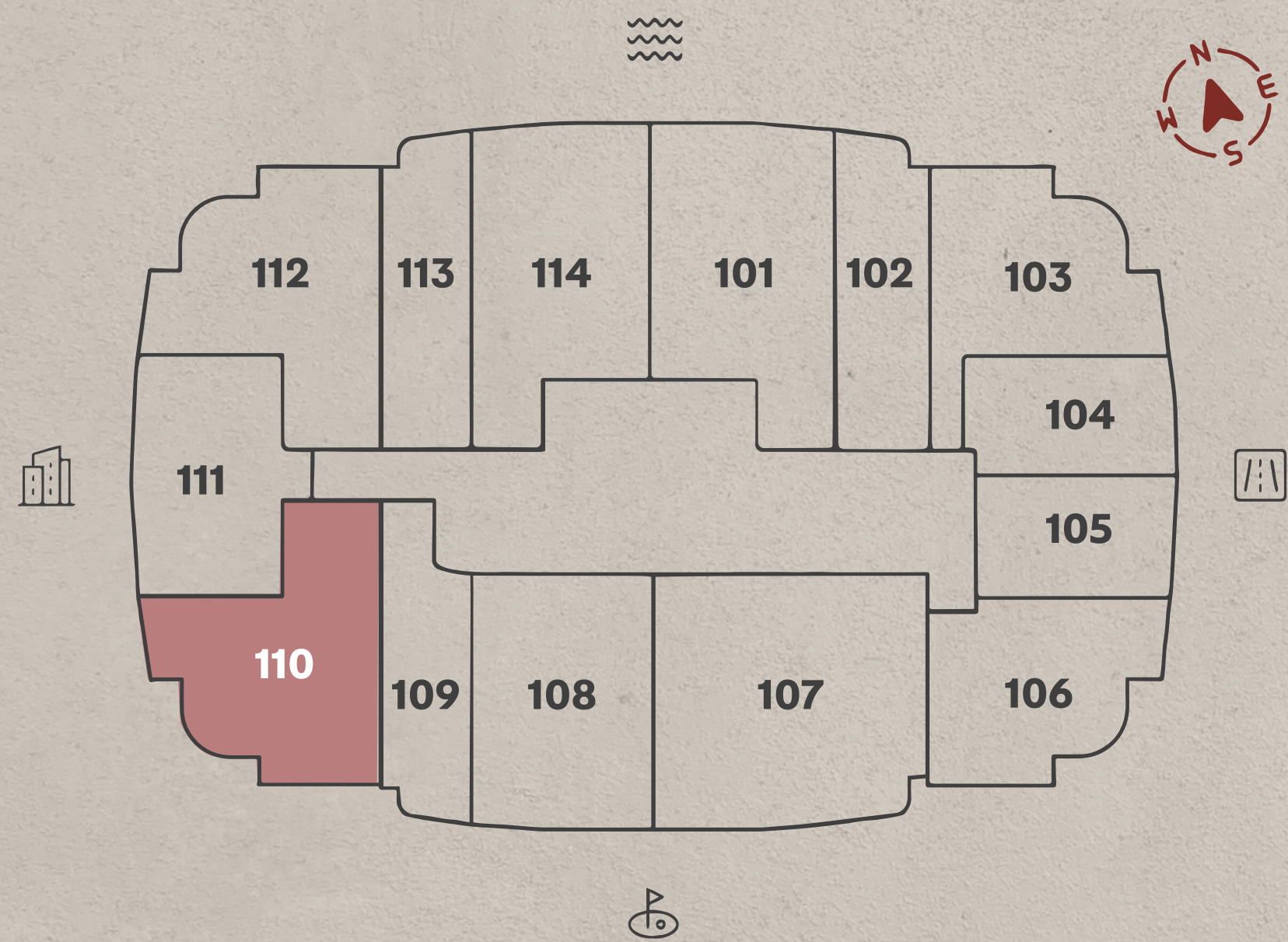


1-Bedroom

TYPE
110

TOTAL AREA
924,63 sq. ft.

BALCONY AREA
27,3 sq. ft.

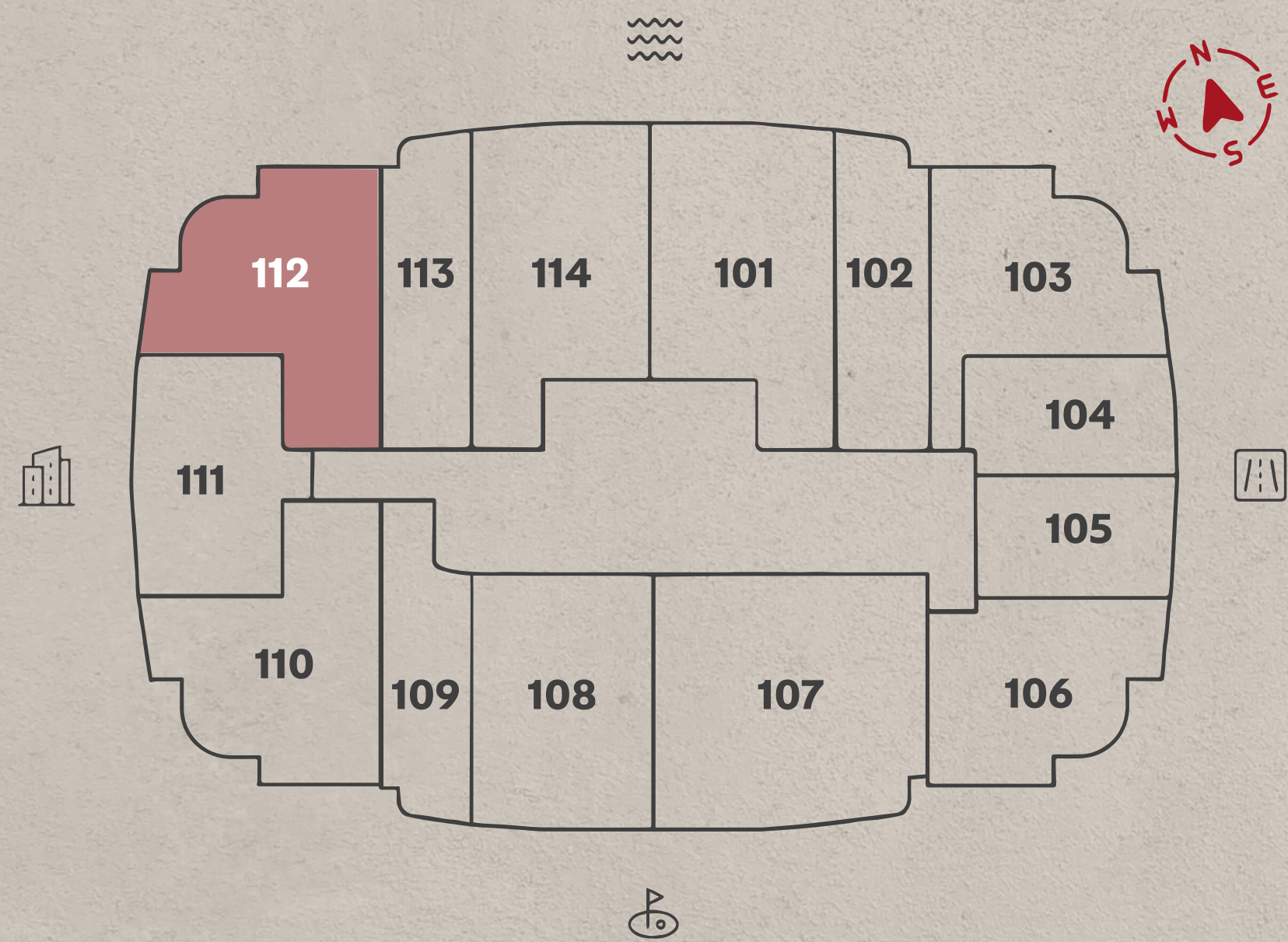


1-Bedroom

TYPE
112

TOTAL AREA
903,2 sq. ft.

BALCONY AREA
126,06 sq. ft.



1-Bedroom

TYPE

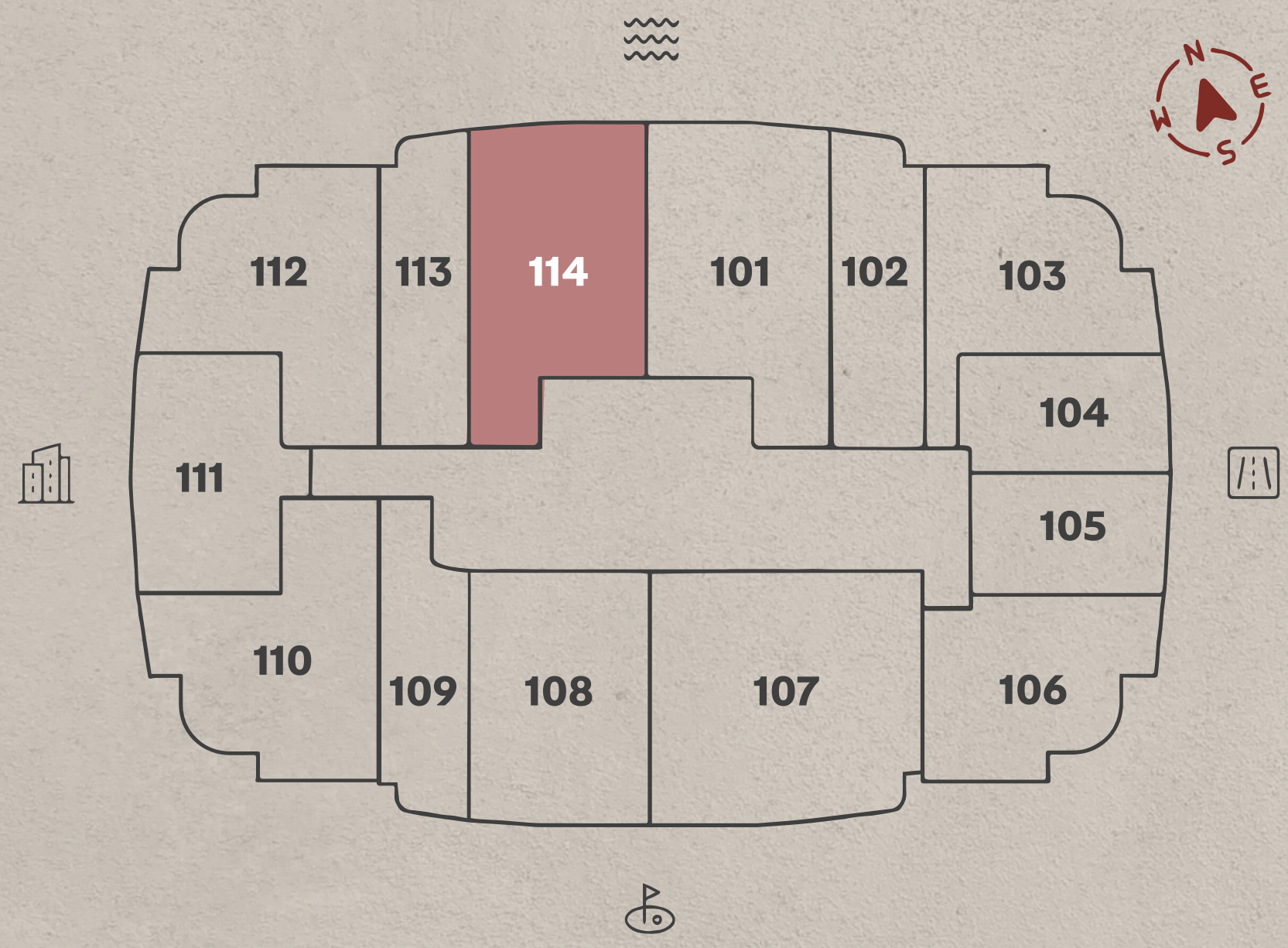
114

TOTAL AREA

953,32 sq. ft.

BALCONY AREA

137,12 sq. ft.



2-Bedroom

TYPE

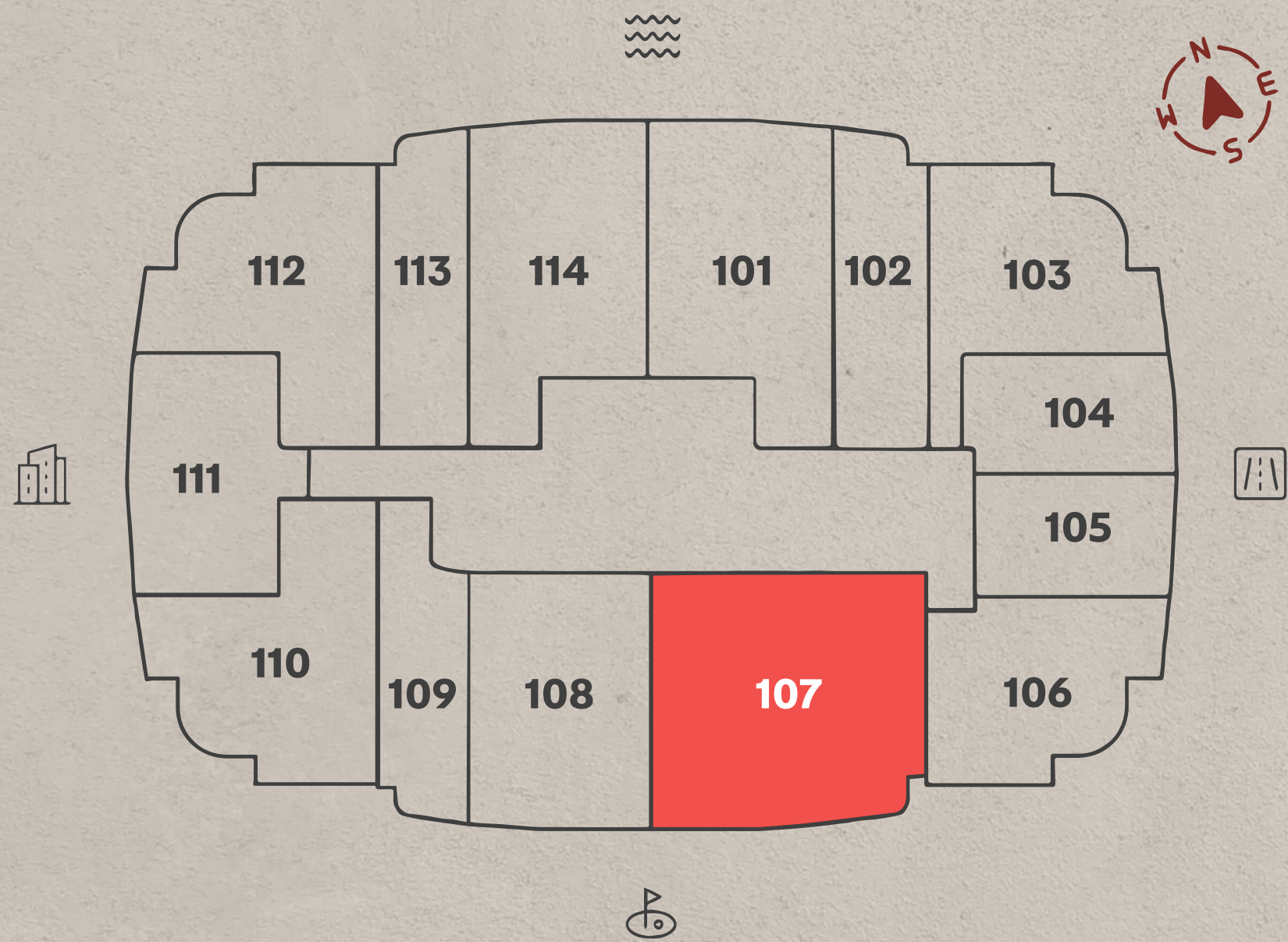
107

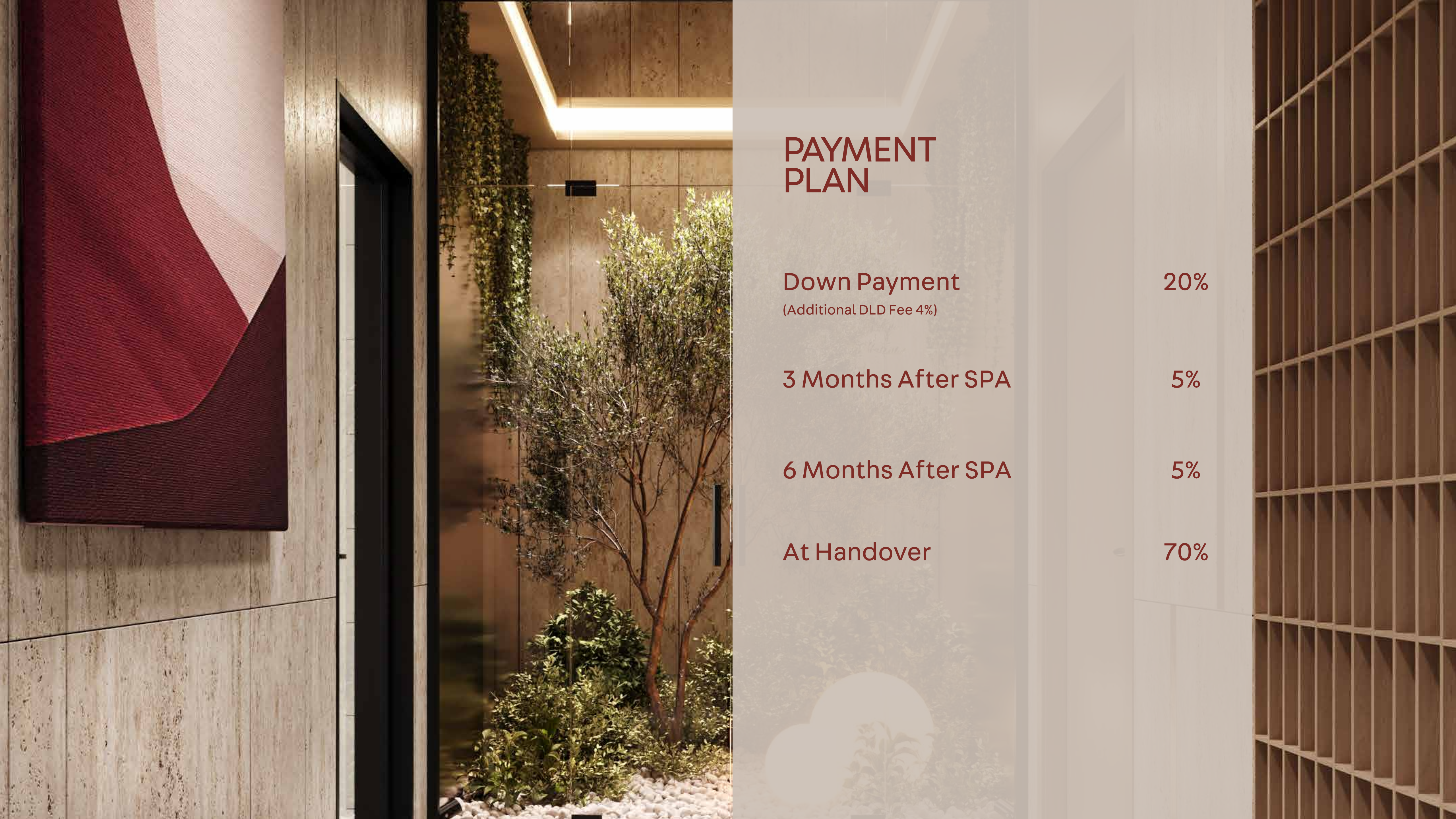
TOTAL AREA

1383,93 sq. ft.

BALCONY AREA

183,95 sq. ft.





PAYMENT PLAN

Down Payment	20%
(Additional DLD Fee 4%)	
3 Months After SPA	5%
6 Months After SPA	5%
At Handover	70%

*“Beauty perishes in life,
but is immortal in art.”*

- Leonardo da Vinci



A Legacy of Excellence



Founded in 1978:

One of the UAE's most prominent developers.

Diverse Portfolio:

Includes real estate, trading, freight & hospitality.

Global Presence:

Operating across and beyond the MENA region.

Investor-Focused:

Prioritising quality, innovation & long-term ROI.

Visionary Leadership:

Forward-thinking approach to urban planning.



45+

Companies
& Branches



45+

Years of
Expertise



50+

Real Estate
Projects



AED 43.7 B

Portfolio
Value