

MAG 777

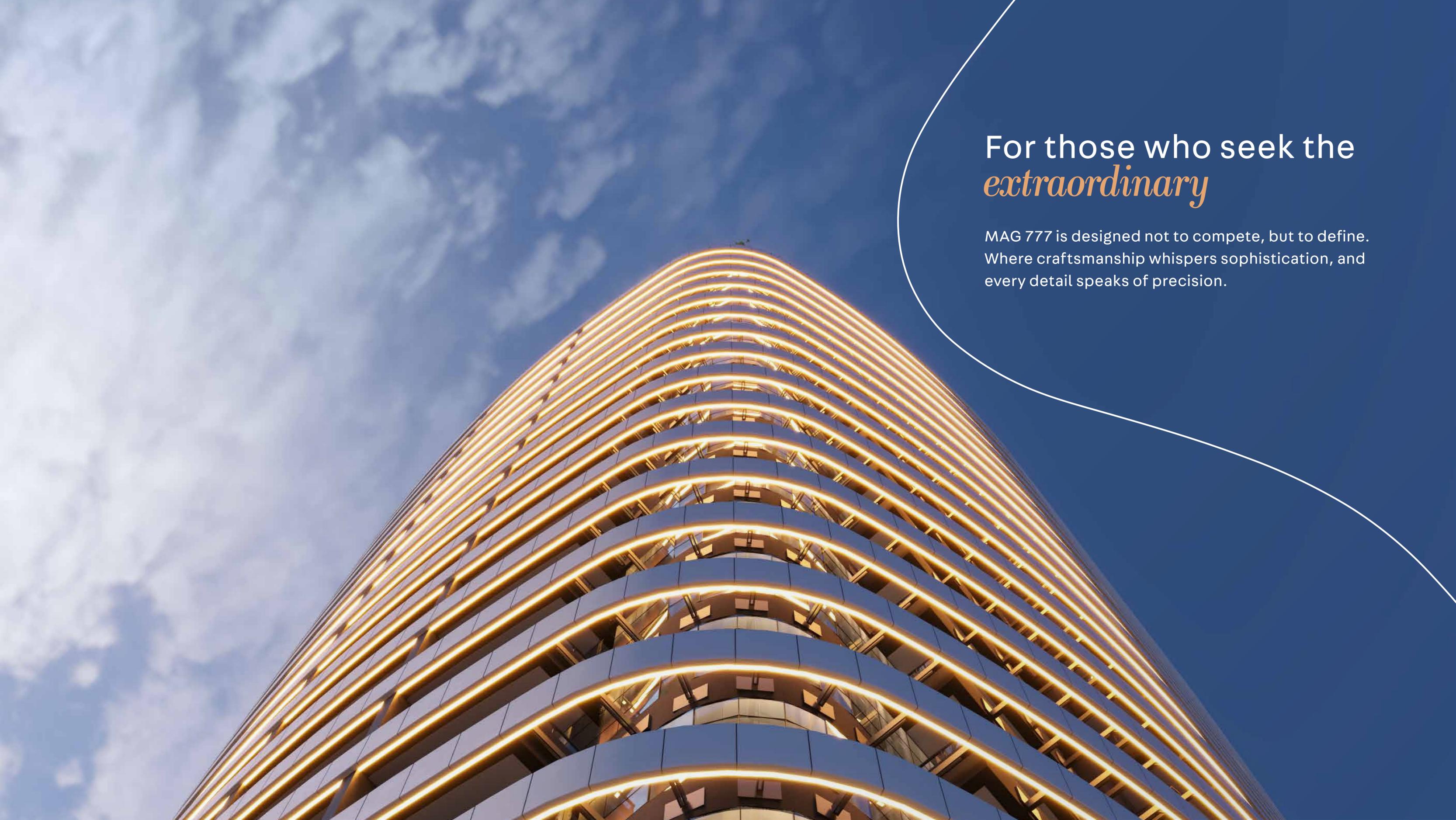




MAG777



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.



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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.

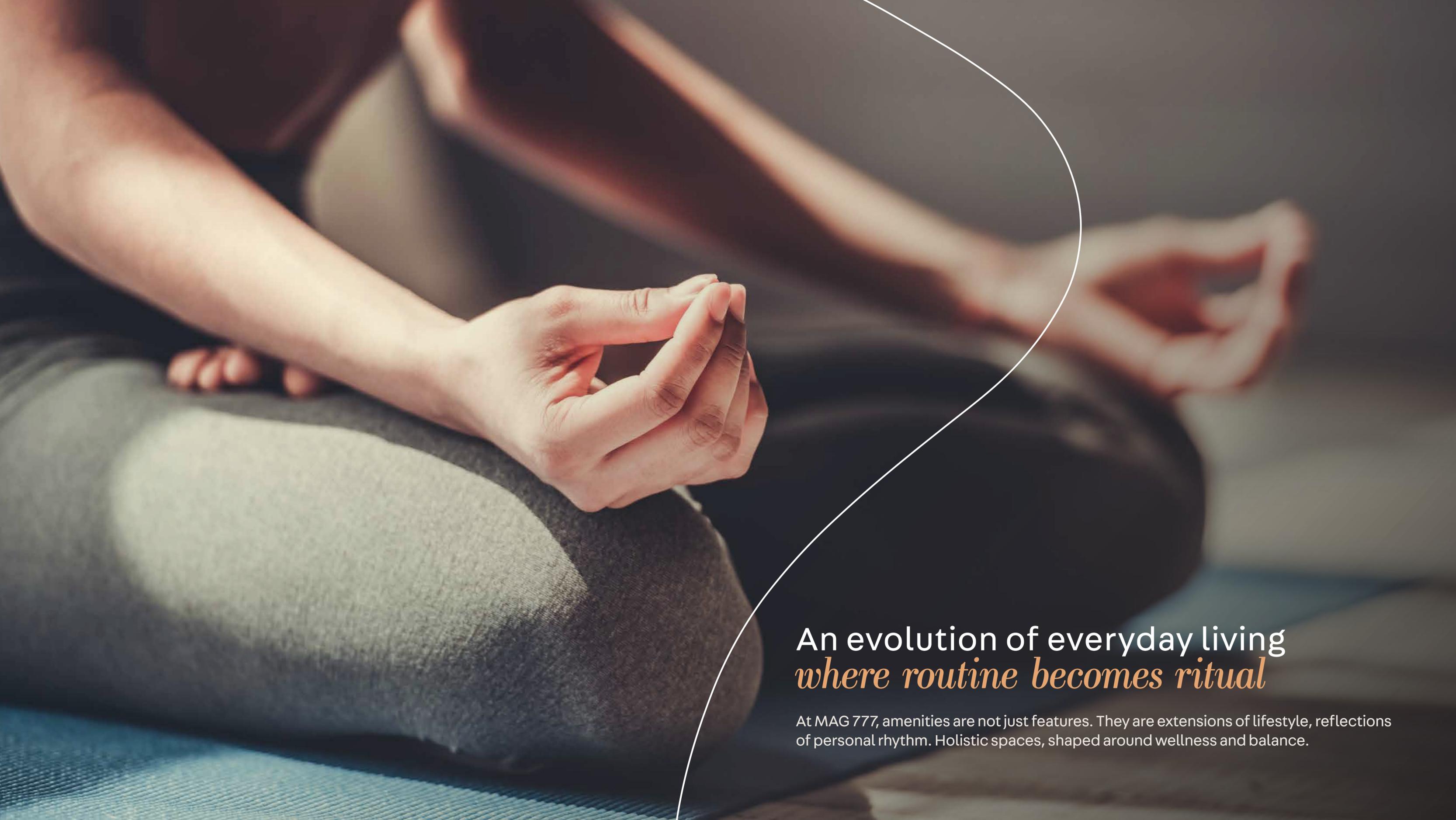
1. Travertine - Grace
2. Limestone - Purity
3. Wood - Nature
4. Glass - Clarity
5. Onyx - Prestige
6. Gold - Opulence
7. Bronze - Heritage





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DIMENSIONS
OF LIVING

A person is shown in a meditative pose, sitting on a blue mat with their hands clasped in a prayer position. The background is softly blurred, showing another person in a similar pose. A 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

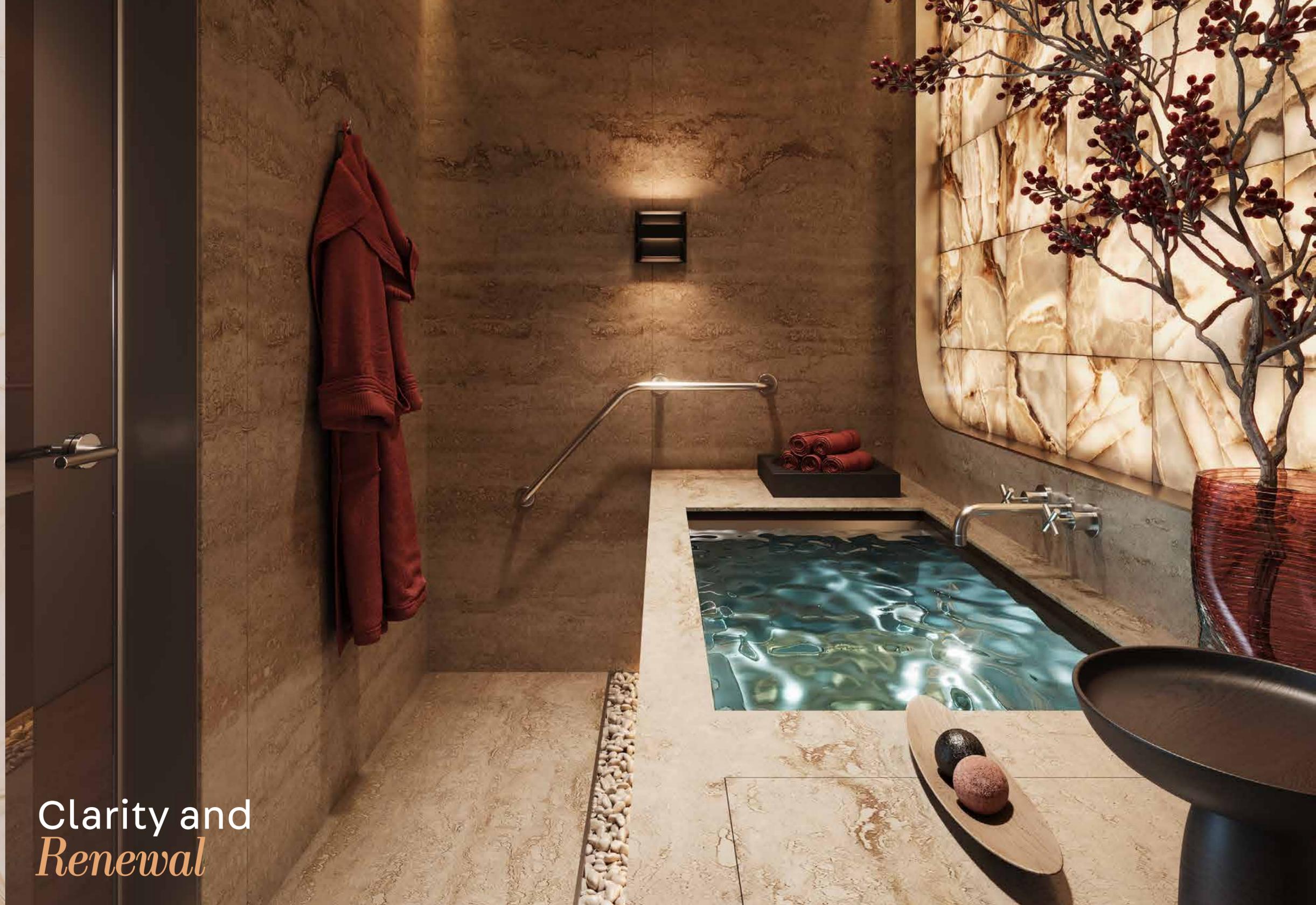
COLD PLUNGE ROOM

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





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NEIGHBOURING
ICONS

A home surrounded by *iconic lifestyle destinations*

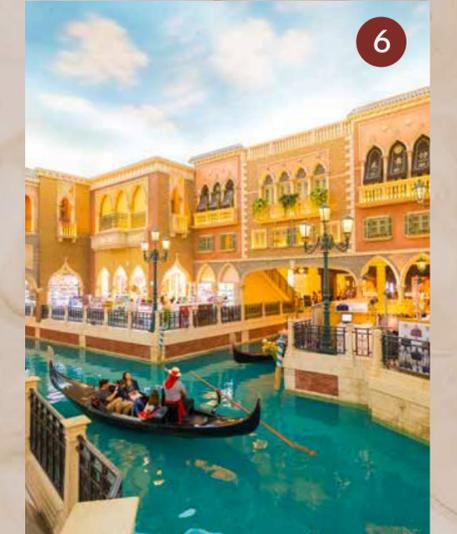
MAG 777 is set against the backdrop of memorable lifestyle landmarks, from the rip-roaring Dubai Autodrome to the cultural vibrance of Global Village.



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



DUBAI
INT. AIRPORT



BURJ KHALIFA



BURJ AL ARAB



MALL OF THE EMIRATES



PALM JUMEIRAH



DUBAI MARINA

MAG777





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

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