



**MBL** Signature

# TABLE OF CONTENT

## 01 OVERVIEW ◆

- A Warm Welcome from MAG
- A Real Fantasy
- Views of Your Dreams

## 02 LOCATION ◆

- Dubai
- Jumeirah Lakes Towers
- Your Neighborhood

## 03 LIFESTYLE ◆

- Community Living
- Facilities and Amenities
- Everyday Connections

## 04 MBL SIGNATURE ◆

- A Design of Art & Luxury
- Floor Plans and Renders

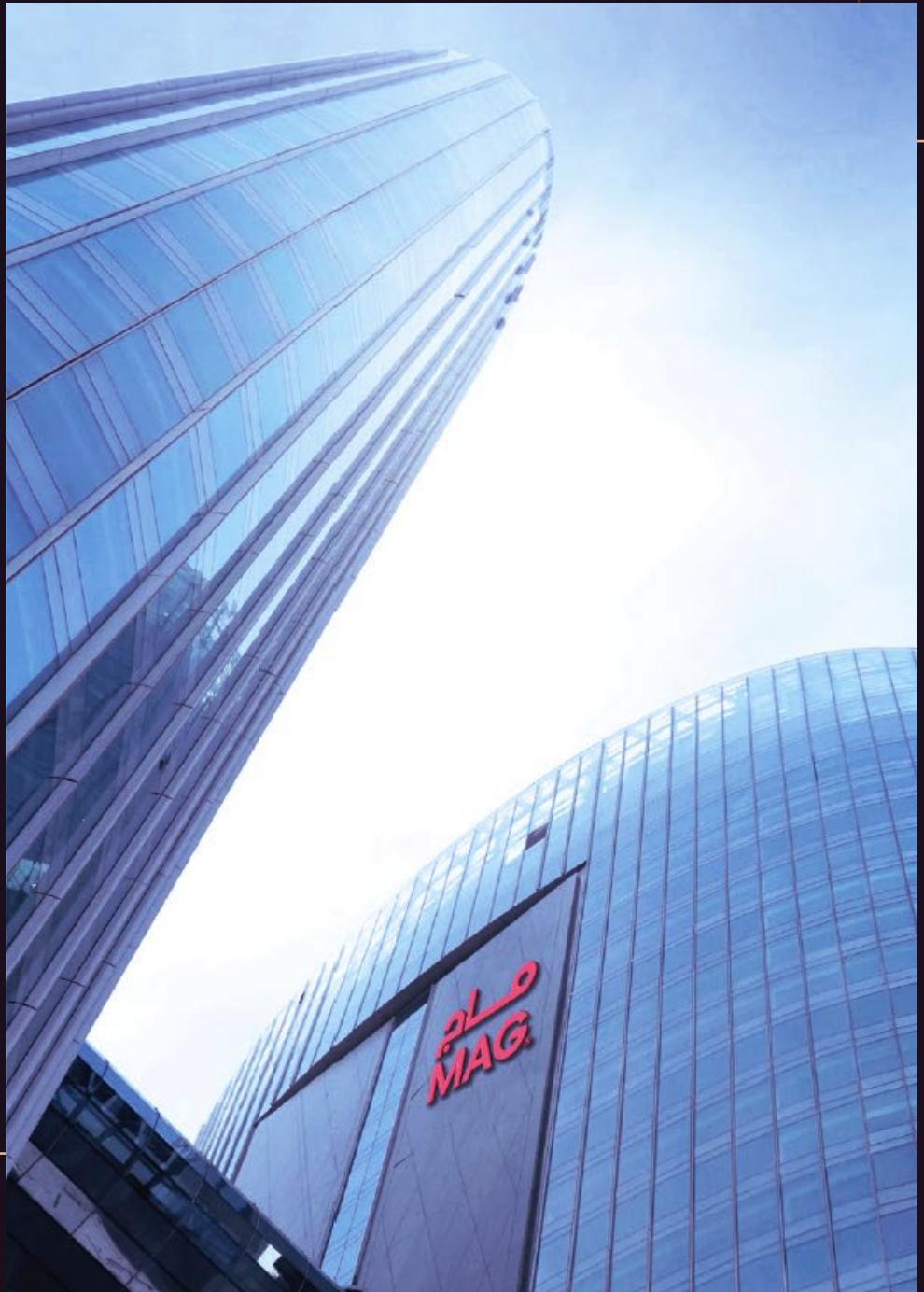


# 01

# OVERVIEW

## A Warm Welcome from MAG

Since 1978, MAG has been a key player in Dubai's real estate market, thriving alongside the city's extraordinary rise. Our success is driven by a shared passion for excellence and a commitment to innovation. We believe that true progress comes from pushing the boundaries, and this belief is reflected in every project we undertake. MAG's mission is more than creating luxurious spaces; it's about envisioning the lifestyle our residents will embrace and the vibrant communities they'll call home. This vision inspires us to shape places where living well is an art form, and belonging feels effortless.





## A Real Fantasy

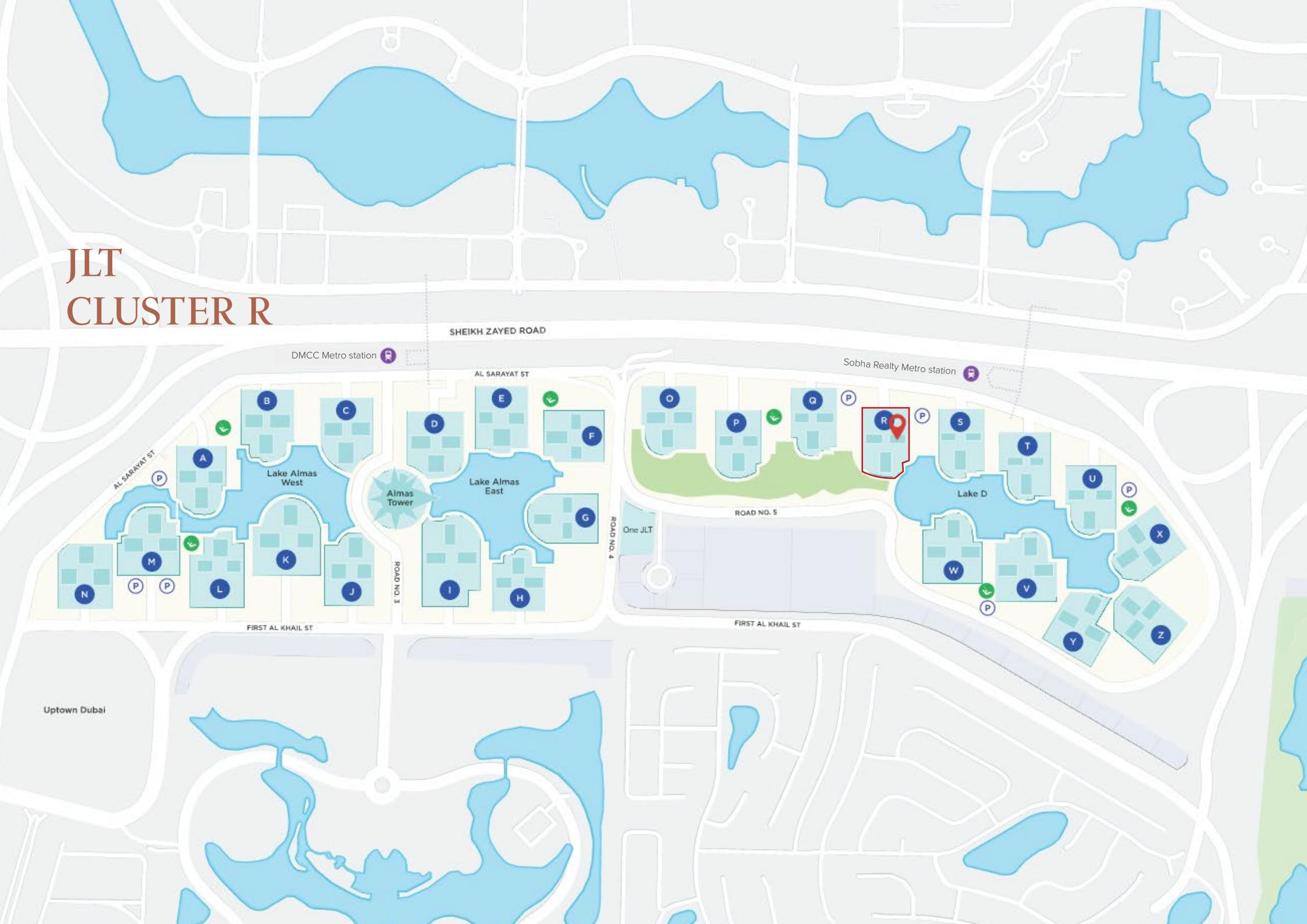
MBL Signature brings luxury living to new heights, offering elegance within every detail, including studios and one- and two-bedroom apartments with breathtaking Markina Skyline views. Located in one of Dubai's most sought-after areas, just minutes from the metro and the park, MBL Signature is where your future is brighter and happier, and your apartment is a home you admire.

## Views of Your Dreams

While offering breathtaking views of the iconic Marina skyline that add a touch of luxury to everyday living, MBL Signature is the perfect place to relax and build the most fascinating dreams.



# JLT CLUSTER R



02

LOCATION

# Dubai – The Future of Urban Living

Dubai is located in the future, decades ahead of its time; this city literally projects itself as a pioneer for future urban living.

Sustainable development forms an integral part of Dubai's Green 2040 Vision. Dubai constantly strives to become one of the world's happiest cities after being ranked 20th in the World Happiness index 2020. With its iconic statements, strategic vision, architectural magnificence and admirable infrastructure, the positivity reflected in the city is like no other in the world.

Dubai will continue to achieve the impossible for its residents and tourists alike.



# JLT - A Gateway to Global Trade

DMCC is the world's most interconnected Free Zone, and the gateway to global trade with its innovative infrastructure and world-class services. It hosts more than 20 000 businesses from all sectors of industry, and is home to a vibrant community of over 100 000 residents, living in a stunning choice of properties.

Businesses are empowered through the DMCC ecosystems, which include:



- Global trade options and the import and export of a broad range of food products.
- The world's third largest diamond trading centre, with safe access to producing and consuming markets.
- Business-friendly environments with dedicated co-working spaces, and both online and physical platforms.
- Crypto currency.
- Digital innovation and the region's only Google-partnered tech centre

## *A Smart District*

DMCC in partnership with Etisalat Digital will roll out smart solutions that will make JLT the first smart and sustainable district of its kind in the region, powered by 5G network.

The initiative aims to enrich the quality of life in JLT, offering seamless and safe daily experiences to residents and visitors. The solutions planned will accelerate the sustainability drive and increase safety, reduce health risks, lower pollution and boost social connectedness





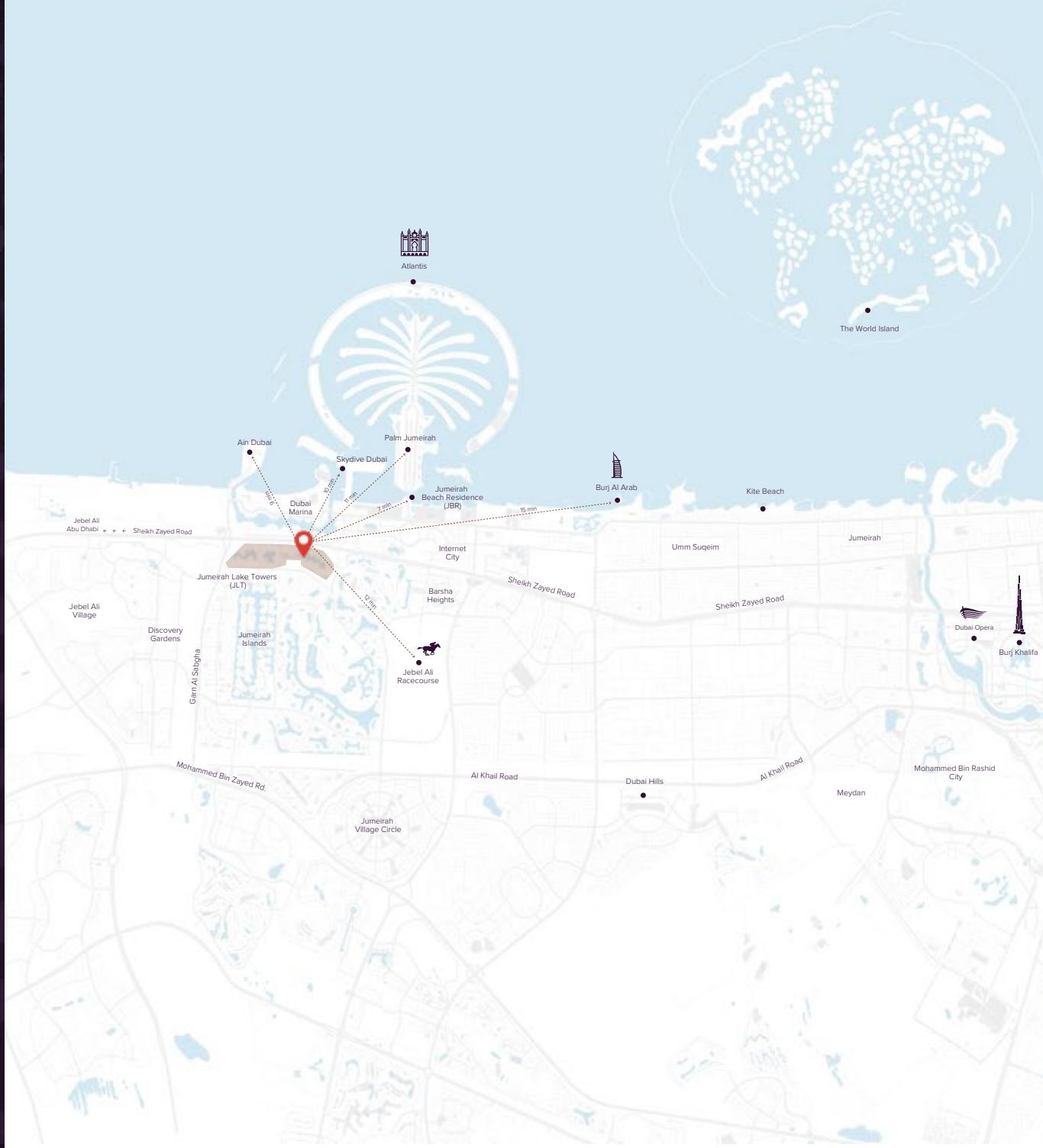
SUSTAINABILITY  
& ENVIROMENTAL BENEFITS

COST SAVING

JLT LIFESTYLE

# Your Neighborhood

- Dubai Marina (**6** min.)
- Ain Dubai (**9** min.)
- Skydive Dubai (**10** min.)
- Palm Jumeirah (**11** min.)
- JBR (**7** min.)
- Jumeirah Islands (**7** min.)
- Internet City (**8** min.)
- Jebel Ali Racecourse (**12** min.)
- Burj Al-Arab (**15** min.)
- Jebel Ali (**19** min.)
- Abu Dhabi (**45** min.)



03

LIFESTYLE



## *Community Living*



One of the biggest advantages of living and working in the Jumeirah Lakes Towers community is its ideal location and the wealth of indoor and outdoor activities. From leisure and recreation, retail, hospitality, dining and outdoor sports options, everything is within close proximity. Minutes away from the airport, the Dubai Marina, shopping malls, public and private beaches and two metro stations, you will find all you need in JLT.

# FACILITIES



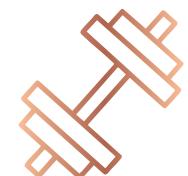
**460**

Cafes & Restaurants



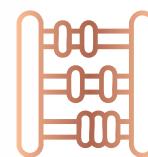
**297**

Retail Shops  
& Convenience Stores



**324**

Fitness & Beauty



**179**

Education & Childcare



**80**

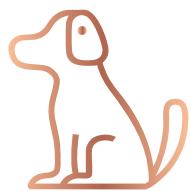
Commercial  
& Residential Towers



**5**

Hotels

# AMENITIES



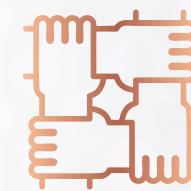
## Dog Park

- Gated off-leash area
- Wide open green spaces
- Safe setting to run, train & play
- Shaded area to relax



## Sports Hub

- Corporate Football Tournament
- Community Fitness Club
- Junior Legends Football League
- Basket Ball Courts



## Community Events

- Cinema under the stars
- Halloween Fest
- Dubai Fitness Challenge
- JLT Festive Market



## Medical Centers



## Running Tracks

# Everyday Connection

## Education

- Knowledge Village
- The Kent College Dubai
- Emirates Int. School
- Dubai British School
- Regent Int.School
- Medcare Medical Centre
- Saudi-German Hospital
- Al-Zahra Hospital, Dubai
- Emirates Hospital Clinics
- Mediclinic Parkview Hopistal

## Commercial

- DMCC Freezone
- Dubai Internet City
- Dubai TECOM
- Dubai Media City
- Mall of The Emirates
- Dubai Marina Mall
- Souk Madinat Jumeirah
- Ibn Battuta Mall

## Lisure

- Aquaventure Waterpark
- IMG Worlds of Adventure
- Dubai Miracle Garden
- Skydive Dubai
- Arabian Ranches Golf Club
- Polo Club
- The ELS Club
- Emirates Golf Club

## Hospitality

- Mövenpick Hotel JLT
- FIVE Palm Jumeirah Hotel
- Kempinski Hotel MOE

## Healthcare

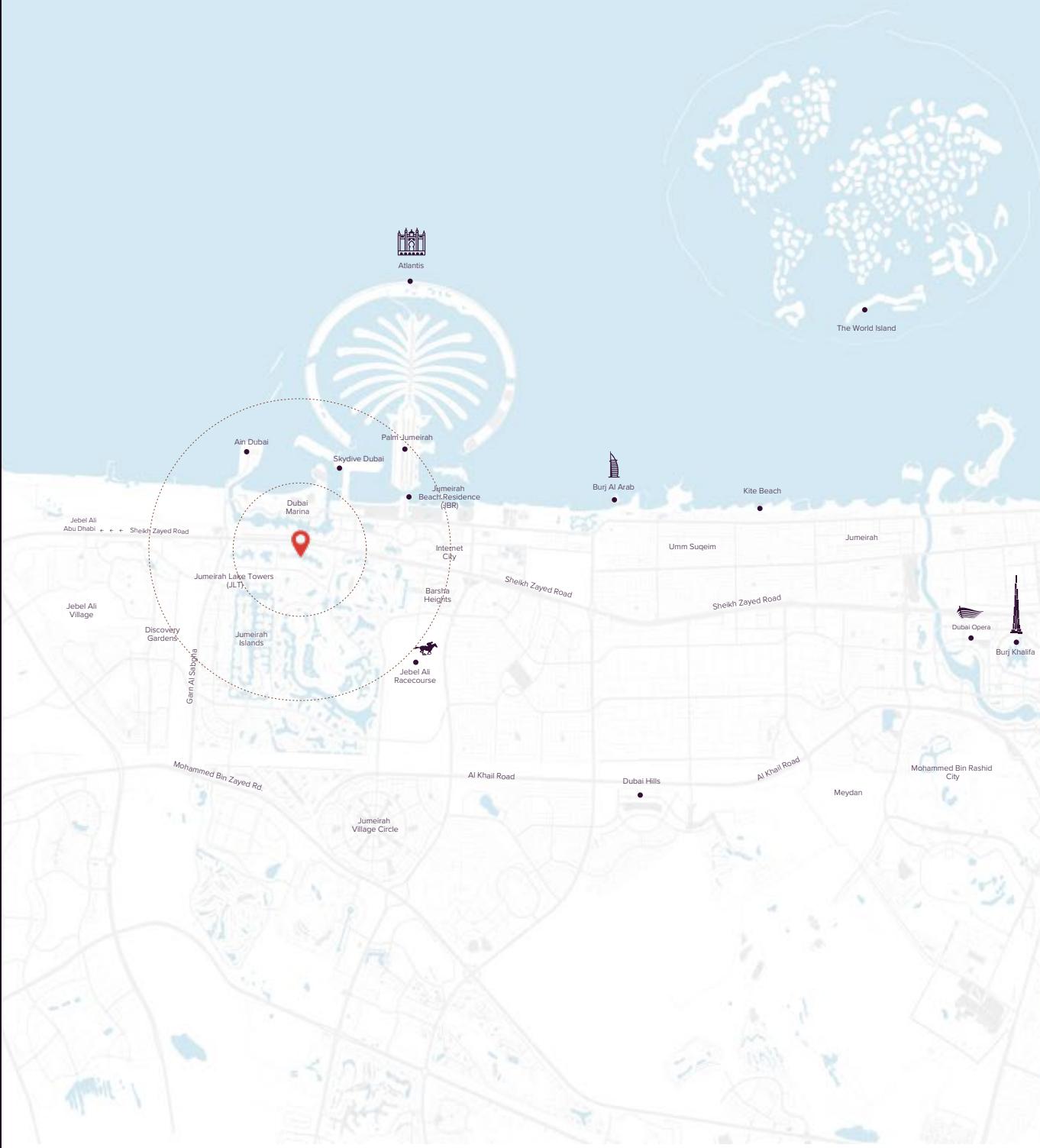
- Knowledge Village
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- Medcare Medical Centre
- Saudi-German Hospital
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- Emirates Hospital Clinics
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## Retail

- Mall of The Emirates
- Dubai Marina Mall
- Souk Madinat Jumeirah
- Ibn Battuta Mall

## Golf Courses

- Arabian Ranches Golf Club
- Polo Club
- The ELS Club
- Emirates Golf Club



04

# MBL SIGNATURE

## *A Design of Art & Luxury*

MBL Signature brings luxury living to new heights, offering elegance within every detail, including studios and one- and two-bedroom apartments with breathtaking Markina Skyline views. Located in one of Dubai's most sought-after areas, just minutes from the metro and the park, MBL Signature is where your future is brighter and happier, and your apartment is a home you admire.



## Studio

Experience the cozy comfort and style of our Studio units. Enjoy modern living at its finest.



## One Bedroom

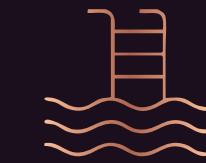
Discover the spacious elegance of our 1 Bedroom units. Unparalleled luxury and sophisticated interiors create a serene retreat you'll love coming back to.



## Two Bedroom

Ready to step into a world of sophistication with ample space, premium finishes, and a master suite?

# FACILITIES & AMENITIES



INFINITY  
POOL



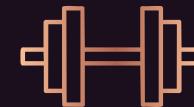
KIDS AREA



BBQ AREA

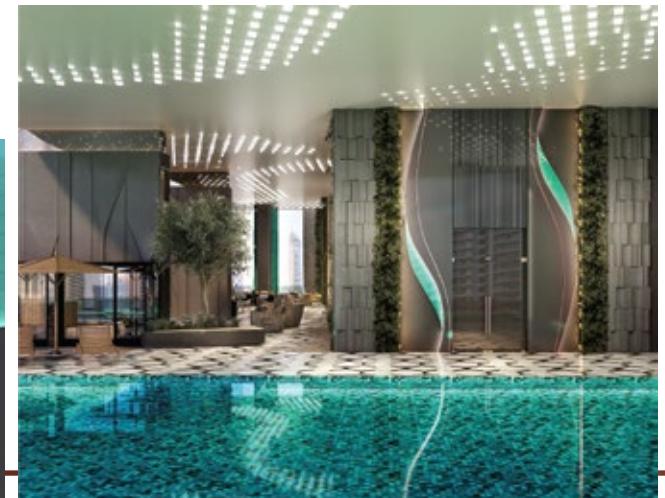


FOOD COURT    HEALTH CLUB  
& GYM



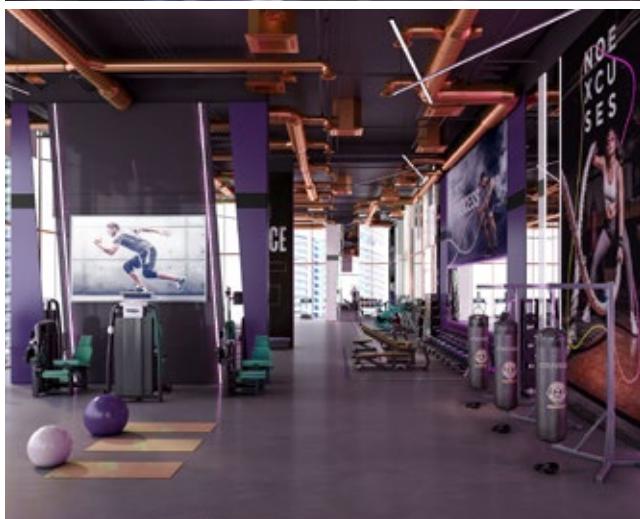
# INFINTY POOL

Unwind with elegance, the luxurious design of MBL SIGNATURE infinity pool with breathtaking Marina views puts you in a complete Luxury.

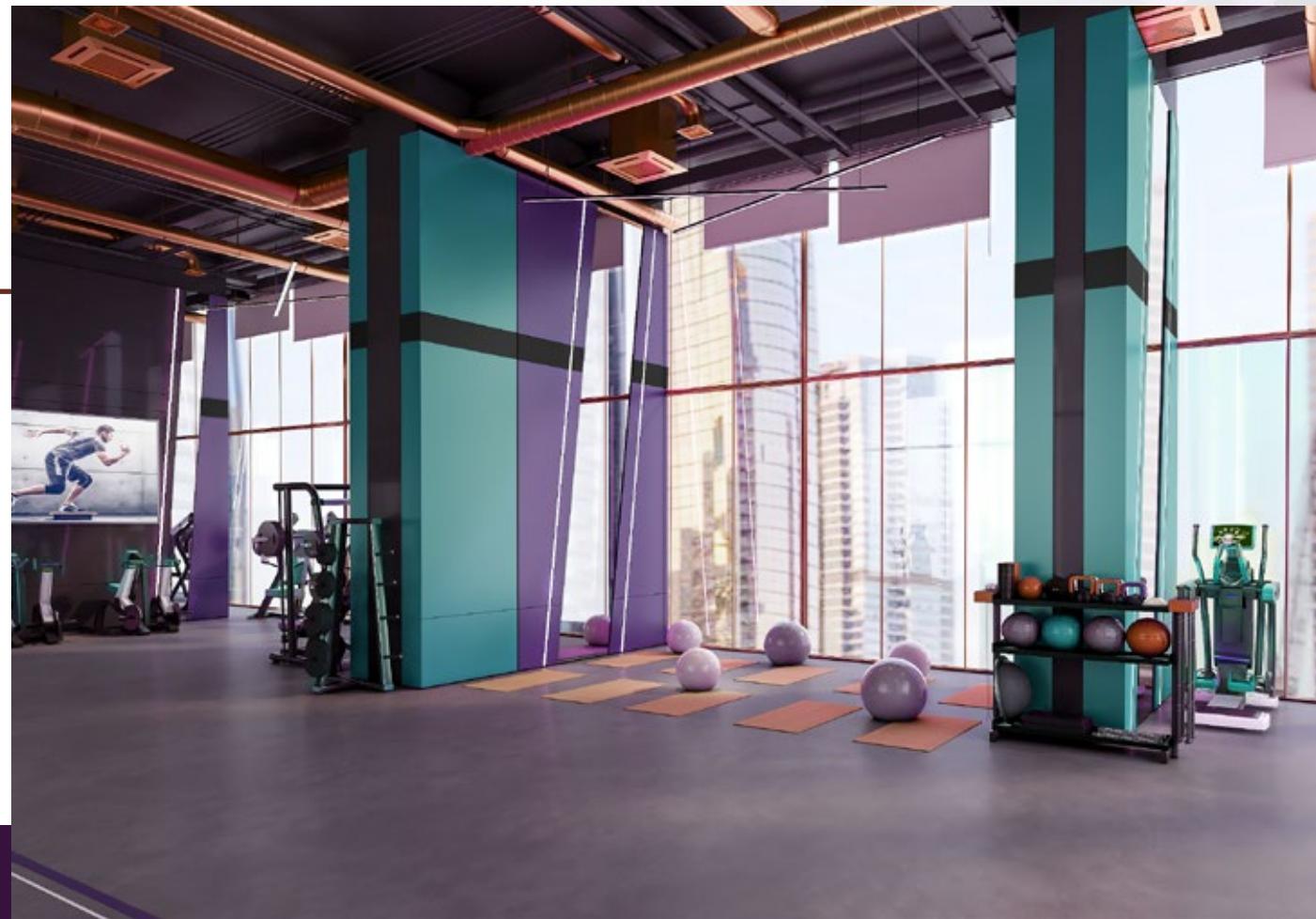




# HEALTH CLUB & GYM



The luxurious features of MBL SIGNATURE put it in a league of its own with a fully equipped state of the art gym including sauna and steam room, or relax and unwind in the Jacuzzi after your workout



# *On-site Restaurant for Gourmet Dining*



# *Work & Relax Under One Roof!*



For investors looking to shape their future while living it to the fullest, MBL Signature presents an unparalleled selection of luxurious offices and apartments—offering the perfect harmony of work and home life. Imagine building your business and enjoying your sanctuary all in one place, with easy access that eliminates the hassle of traffic and long commutes. MBL Signature redefines what it means to balance ambition with lifestyle, creating a seamless experience in the heart of Dubai.

## KIDS AREA

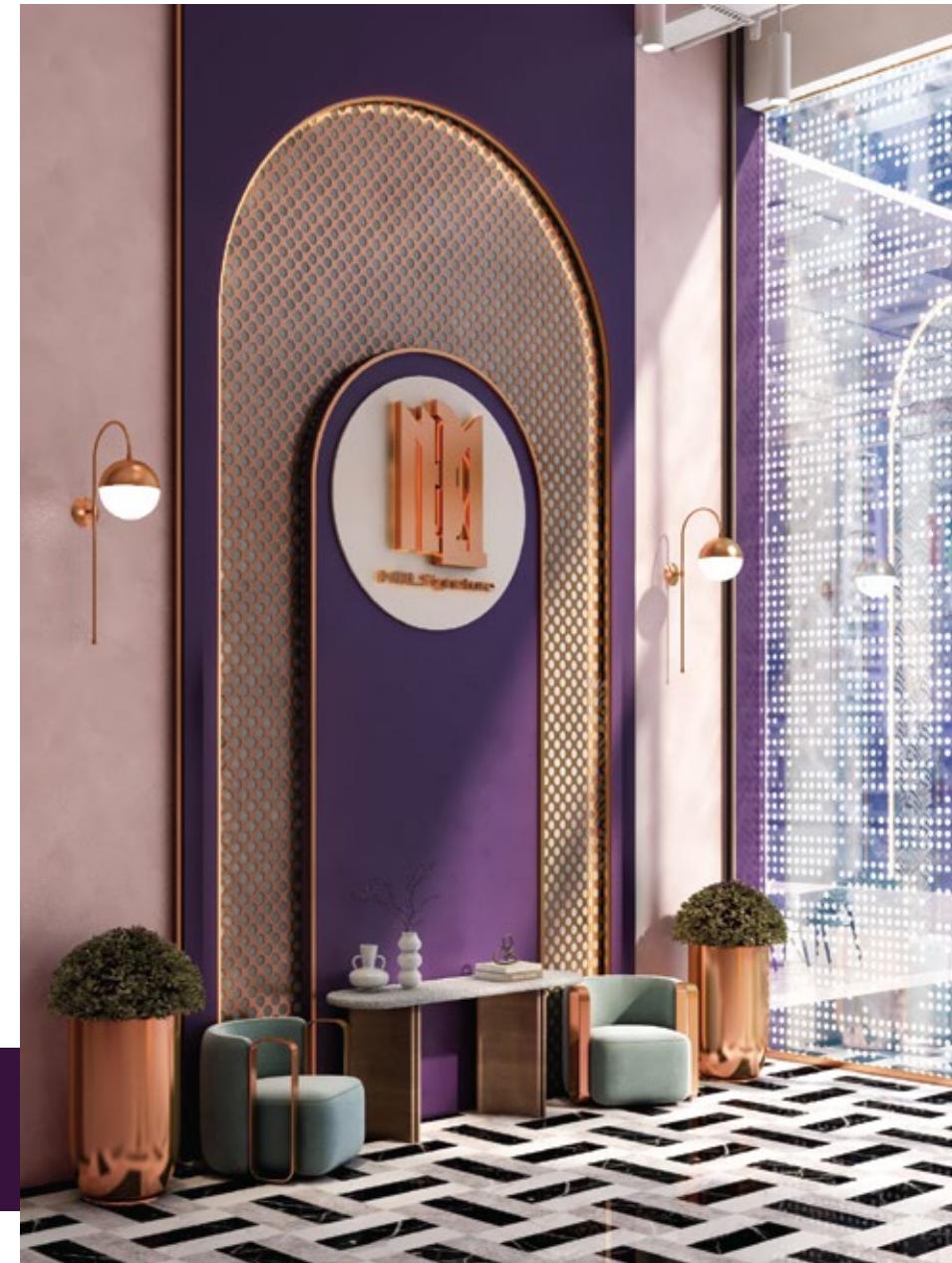


Watch Your Kids Grow Happily and Safely while you enjoy your time! with MBL SIGNATURE It's Always Time To Create More Memories!

## BBQ AREA



# FOOD COURT



# Unique Both Ways, Inside Out!

MBL Signature stands as a masterpiece of exceptional design and architecture, meticulously crafted to embody both elegance and functionality. The building's exterior showcases sleek, modern lines that complement Dubai's iconic skyline, while large windows invite abundant natural light and offer panoramic views. Each residence is thoughtfully designed with spacious layouts, luxurious finishes, and carefully selected materials that reflect the highest standards of craftsmanship. From its grand entrance to the smallest interior details, MBL Signature combines aesthetic beauty with practical luxury, creating a timeless living experience that exudes sophistication at every turn.





# FLOOR PLANS & RENDERS

STUDIO



ONE BEDROOM



TWO BEDROOM

# Extra Luxury in Every Detail

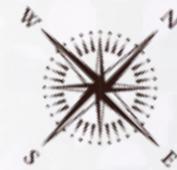
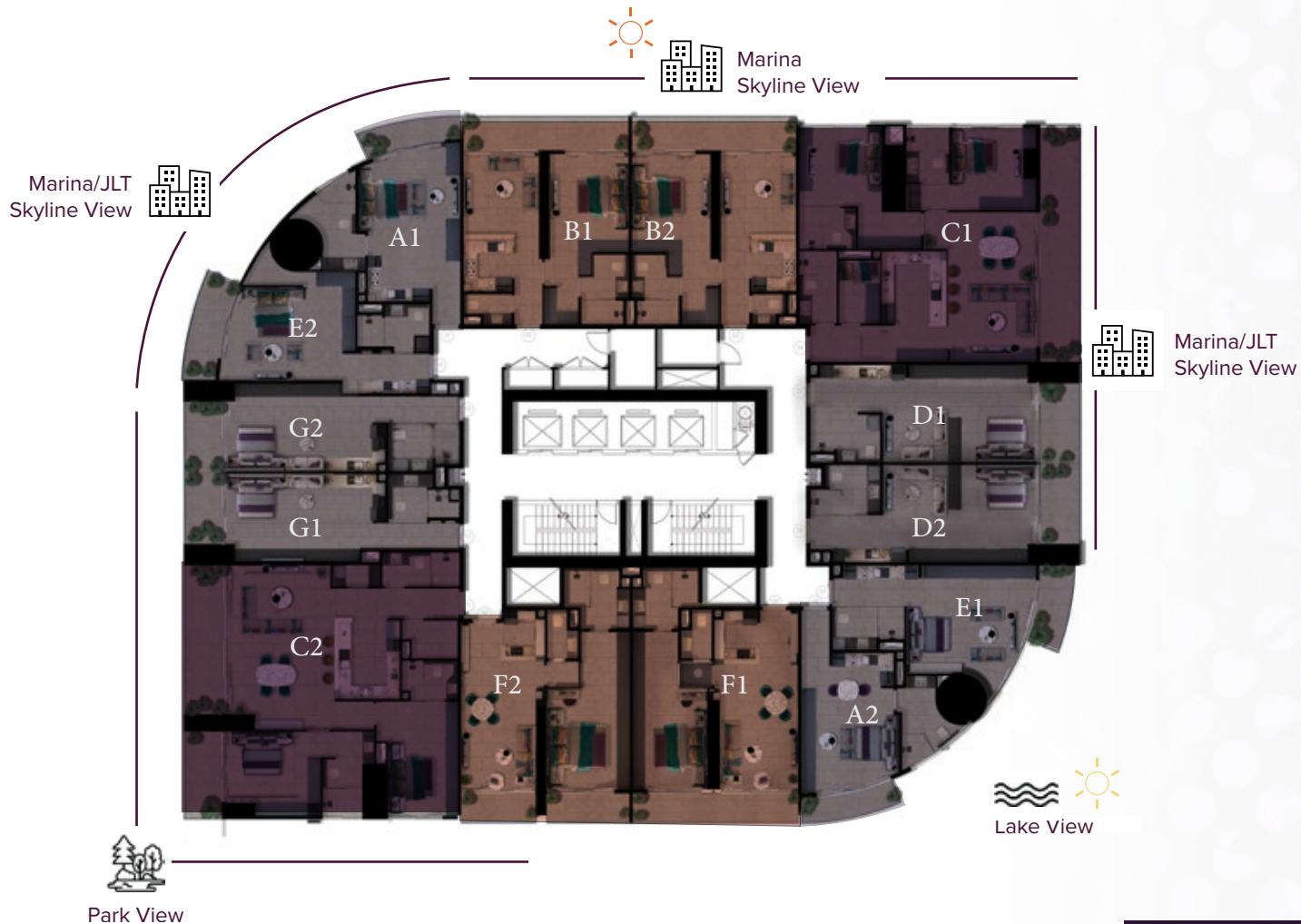
Every MAG project is meticulously crafted with a distinct audience in mind. MBL Signature epitomizes unapologetic luxury, featuring exquisite finishes, premium materials, and elegant furnishings. This residence is designed for those with a bold style—individuals who embrace their taste for the extraordinary and live lavishly without explanation. Here, elegance meets confidence, creating a space for those who take pride in sharing their vibrant and joyful lifestyle.



# RECEPTION & LOBBY



# KEY PLAN

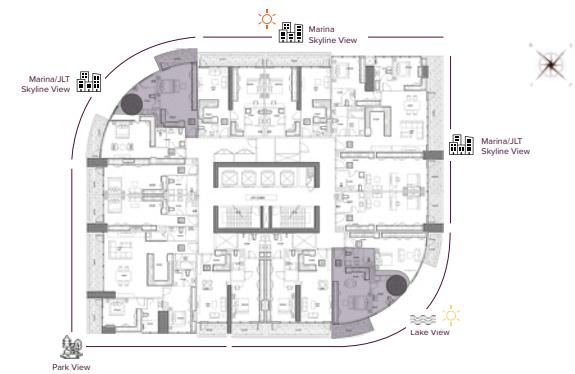


Unit Type	Series
Studios	A, D, E and G
One Bedrooms	B and F
Two Bedrooms	C

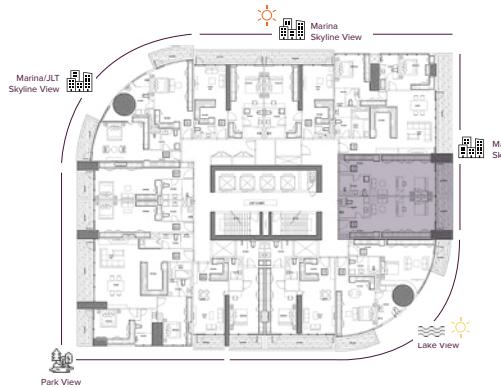
# STUDIO-A



Unit A1	SQ.M	SQ.F
Area	48.89	526.27
Balcony	5.68	61.09
<b>Total</b>	<b>54.57</b>	<b>587.36</b>



Unit A2	SQ.M	SQ.F
Area	44.76	481.82
Balcony	5.55	59.69
<b>Total</b>	<b>50.31</b>	<b>541.50</b>



# STUDIO-D

Unit D1	SQ.M	SQ.F
Area	51.33	552.52
Balcony	7.87	84.76
<b>Total</b>	<b>59.20</b>	<b>637.27</b>



Unit D2	SQ.M	SQ.F
Area	51.17	550.75
Balcony	7.89	84.90
<b>Total</b>	<b>59.05</b>	<b>635.65</b>

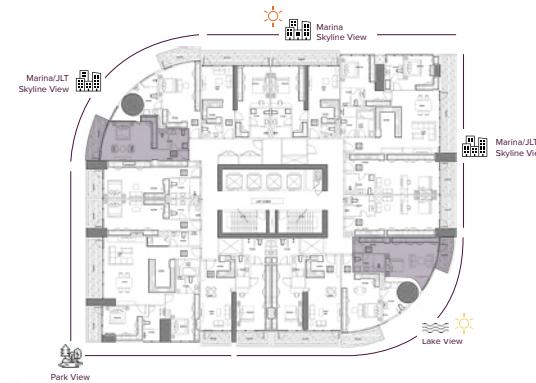
# STUDIO-E



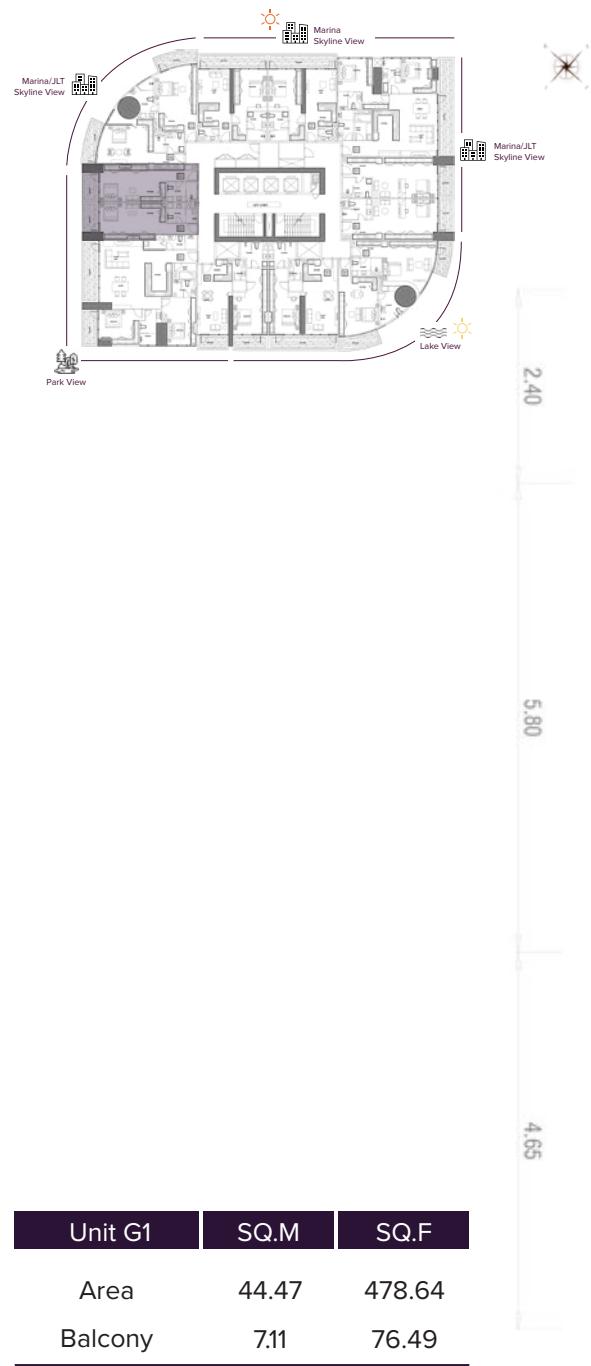
Unit E1	SQ.M	SQ.F
Area	48.07	517.38
Balcony	7.24	77.95
<b>Total</b>	<b>55.31</b>	<b>595.34</b>



Unit E2	SQ.M	SQ.F
Area	51.81	557.64
Balcony	8.94	96.26
<b>Total</b>	<b>60.75</b>	<b>653.90</b>



# STUDIO-G



Unit G2	SQ.M	SQ.F
Area	44.71	481.27
Balcony	7.08	76.18
<b>Total</b>	<b>51.79</b>	<b>557.45</b>

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# STUDIO



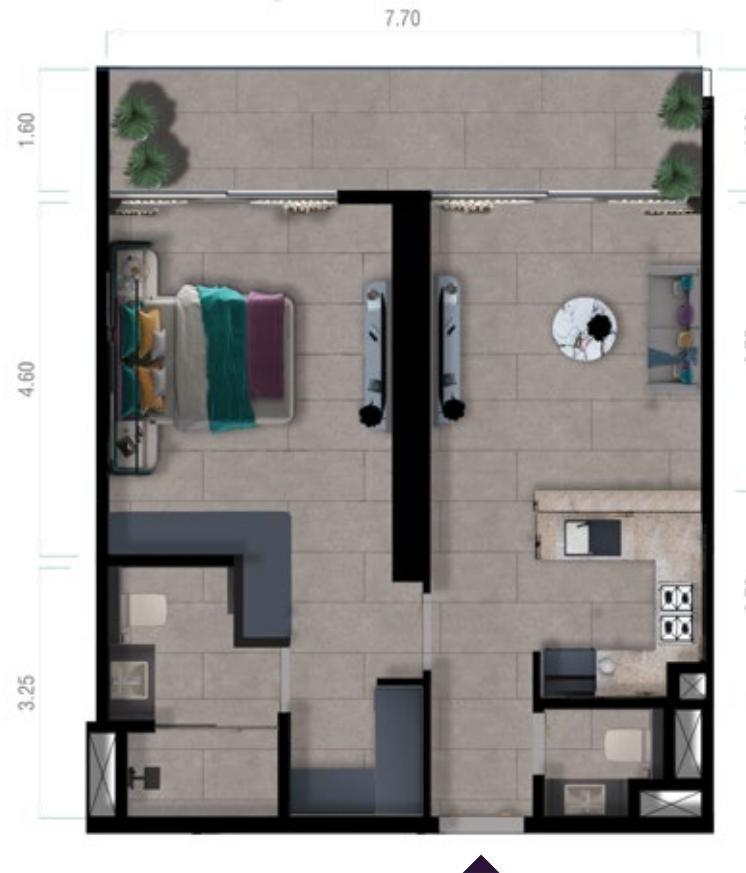
# STUDIO



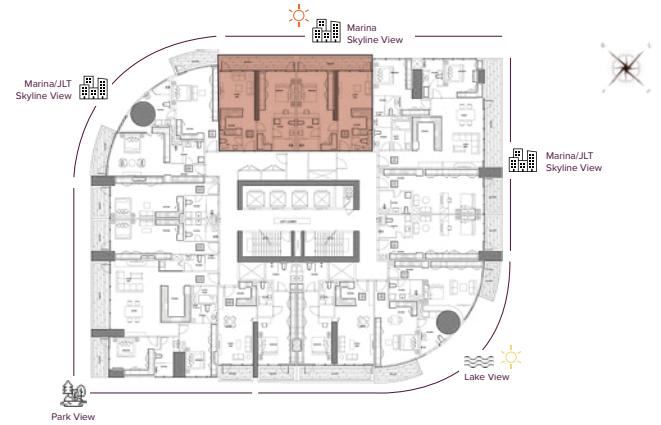
# ONE BEDROOM-B

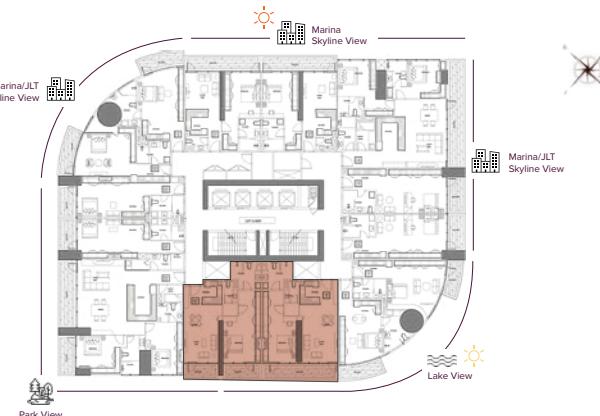


Unit B1	SQ.M	SQ.F
Area	65.28	702.65
Balcony	12.70	136.65
<b>Total</b>	<b>77.97</b>	<b>839.30</b>



Unit B2	SQ.M	SQ.F
Area	64.59	695.19
Balcony	12.62	135.82
<b>Total</b>	<b>77.60</b>	<b>831.01</b>





Unit F1	SQ.M	SQ.F
Area	75.67	814.54
Balcony	10.54	113.43
<b>Total</b>	<b>86.21</b>	<b>927.98</b>

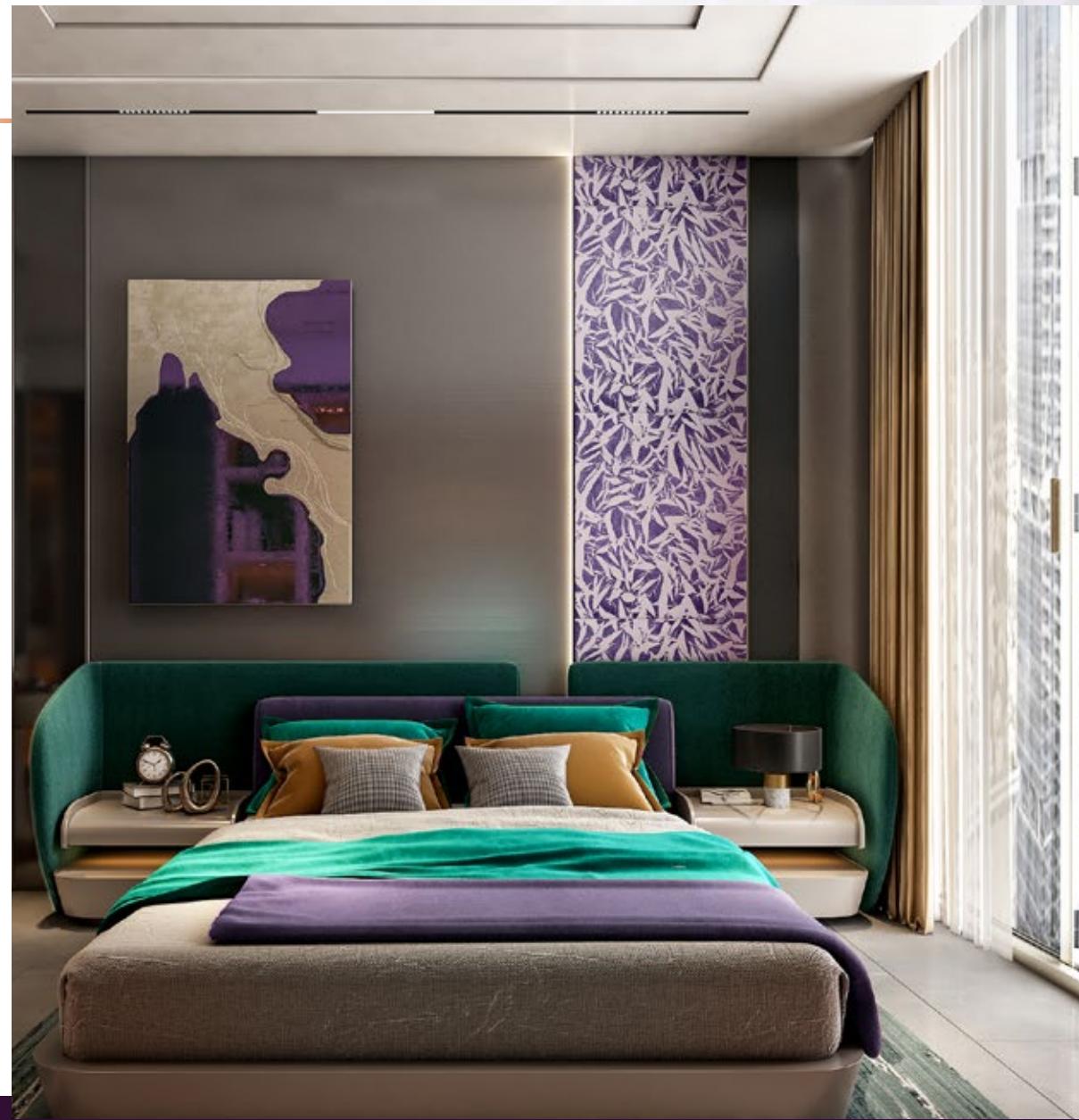


# ONE BEDROOM-F



Unit F2	SQ.M	SQ.F
Area	75.74	815.21
Balcony	11.14	119.88
<b>Total</b>	<b>86.87</b>	<b>935.09</b>

# ONE BEDROOM



# — ONE BEDROOM



# TWO BEDROOM-C1

3.65

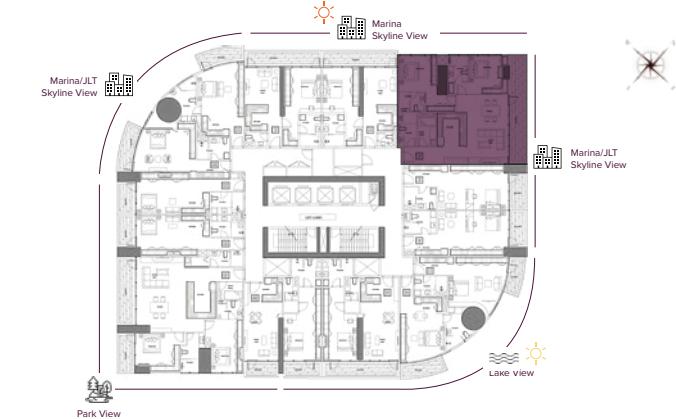
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3.35

3.25

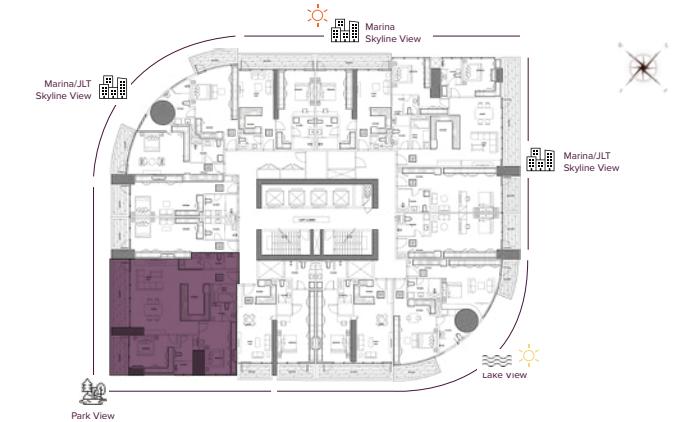
3.05

4.15



Unit C1	SQ.M	SQ.F
Area	125.38	1349.55
Balcony	22.29	239.95
<b>Total</b>	<b>147.67</b>	<b>1589.50</b>

# TWO BEDROOM-C2



Unit C2	SQ.M	SQ.F
Area	135.03	1453.40
Balcony	22.43	241.41
<b>Total</b>	<b>157.45</b>	<b>1694.82</b>

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# TWO BEDROOM



# TWO BEDROOM





**MBL** Signature

*A Life-changing  
Investment Awaits You!*