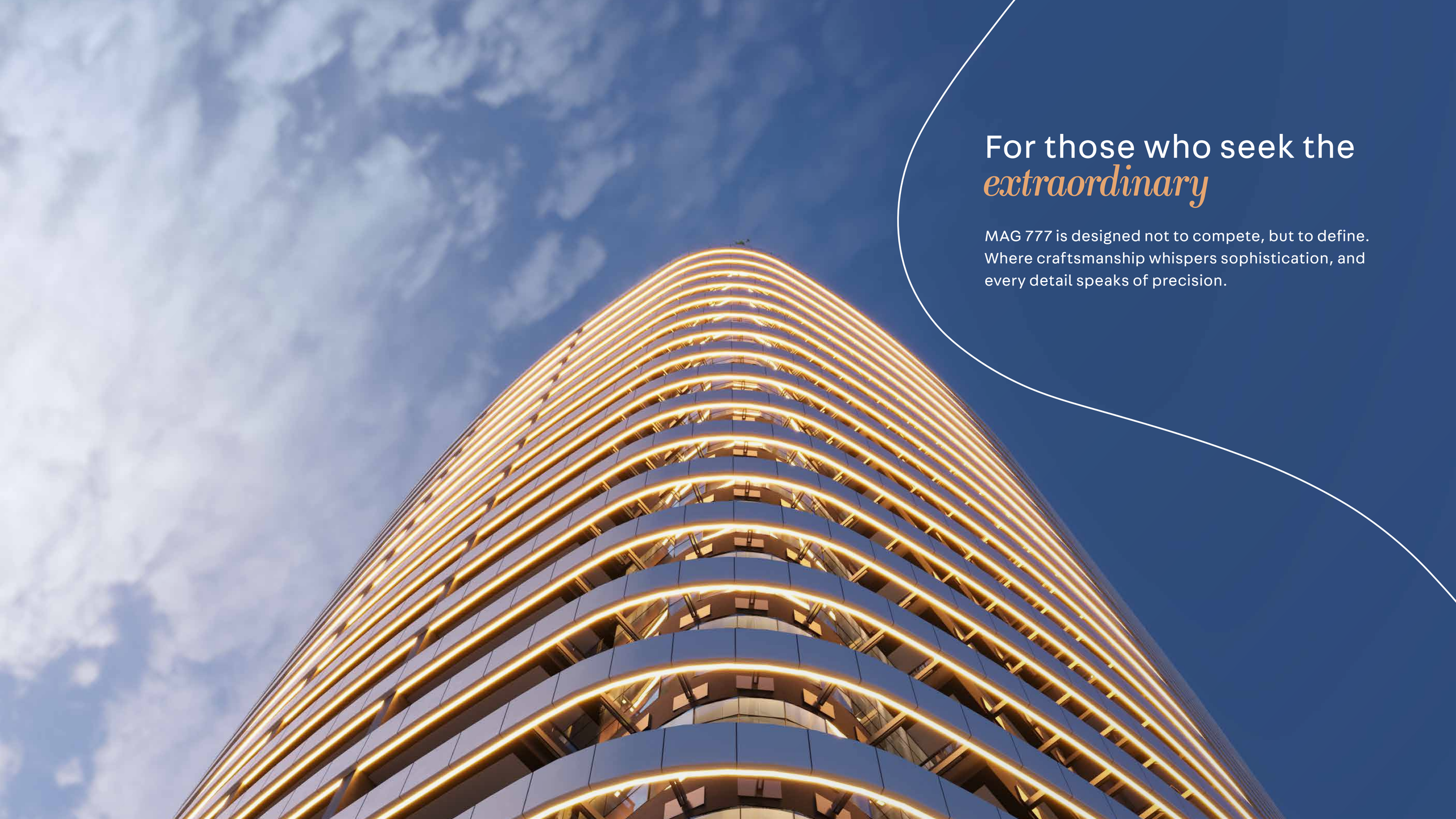
MAG777


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.



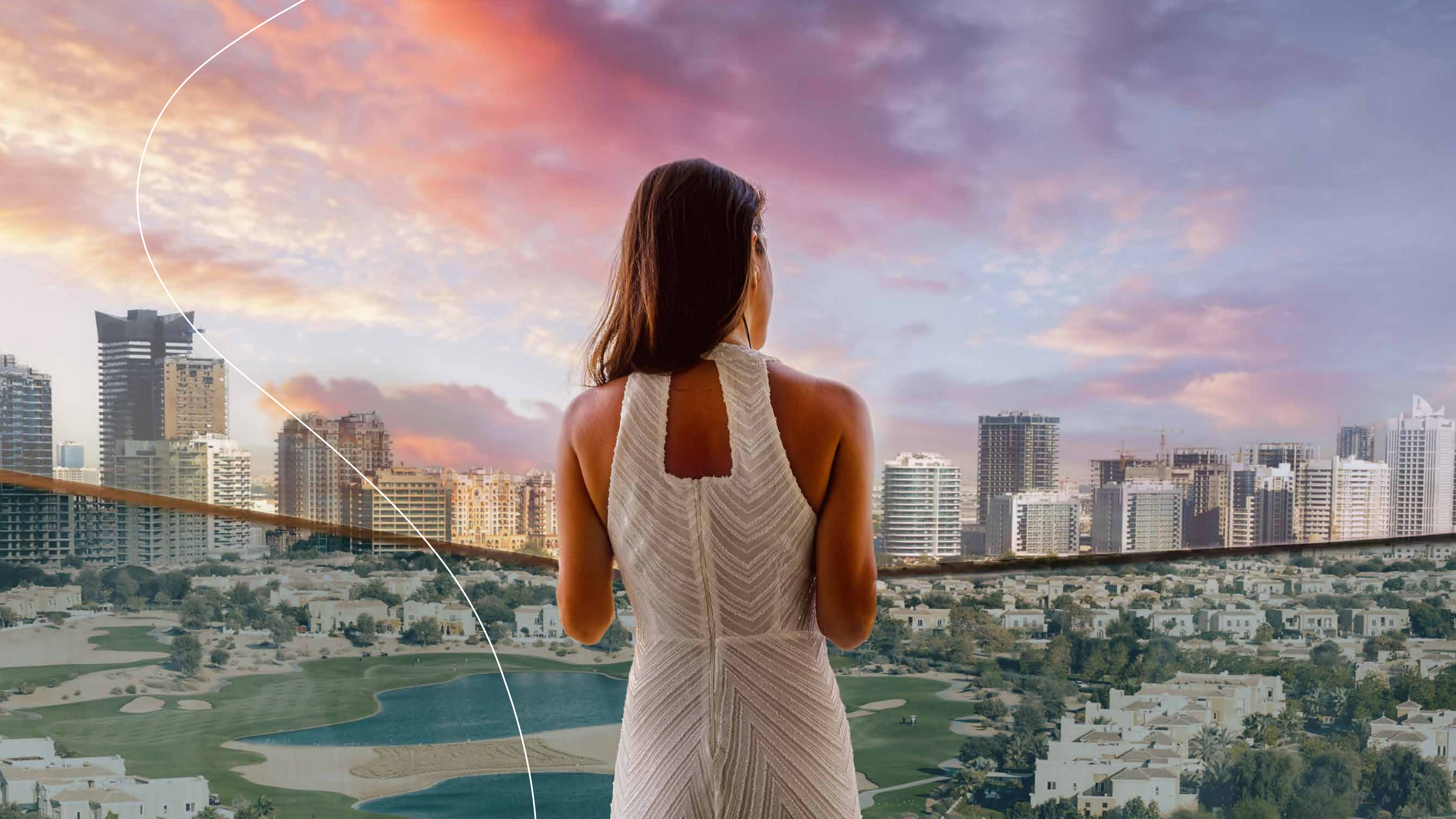
A *landmark* of aspiration

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





The *Luxury*
That Stands Apart

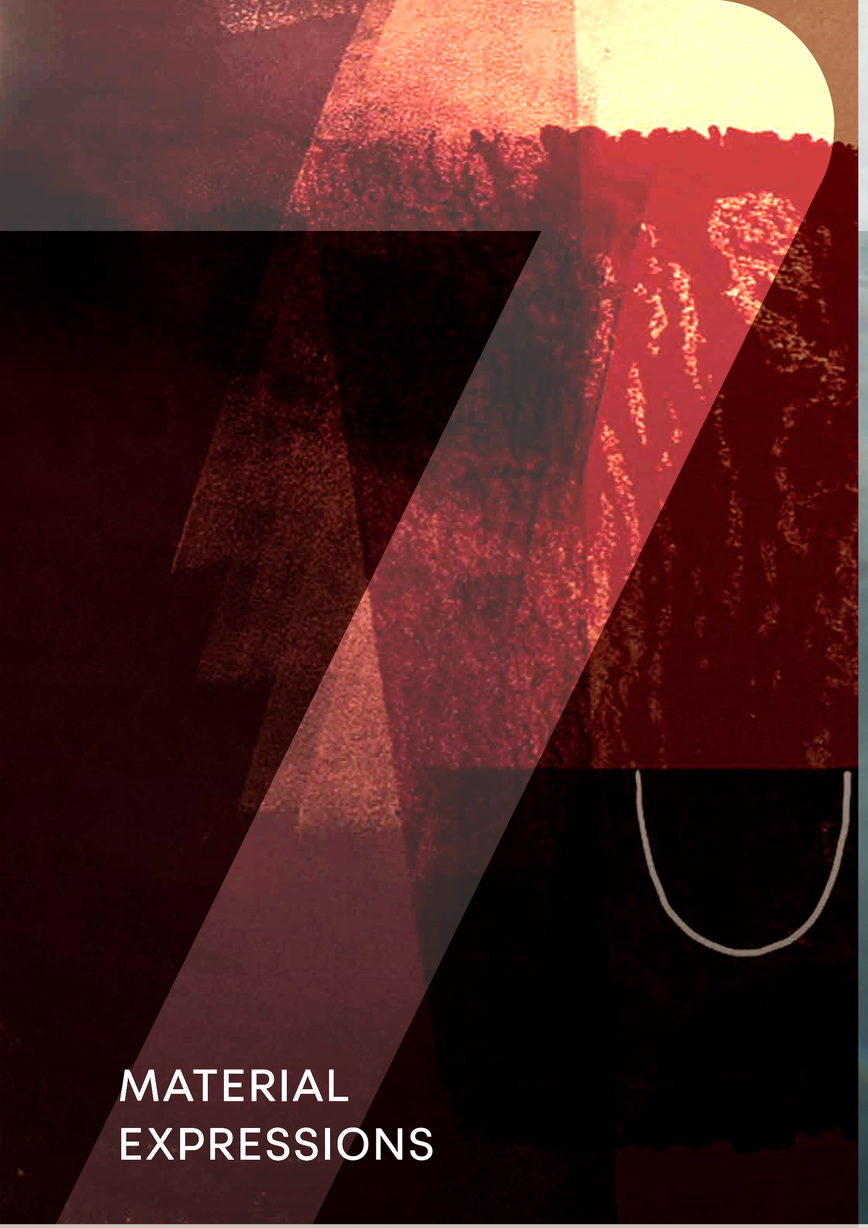


THE 777 STORY

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.



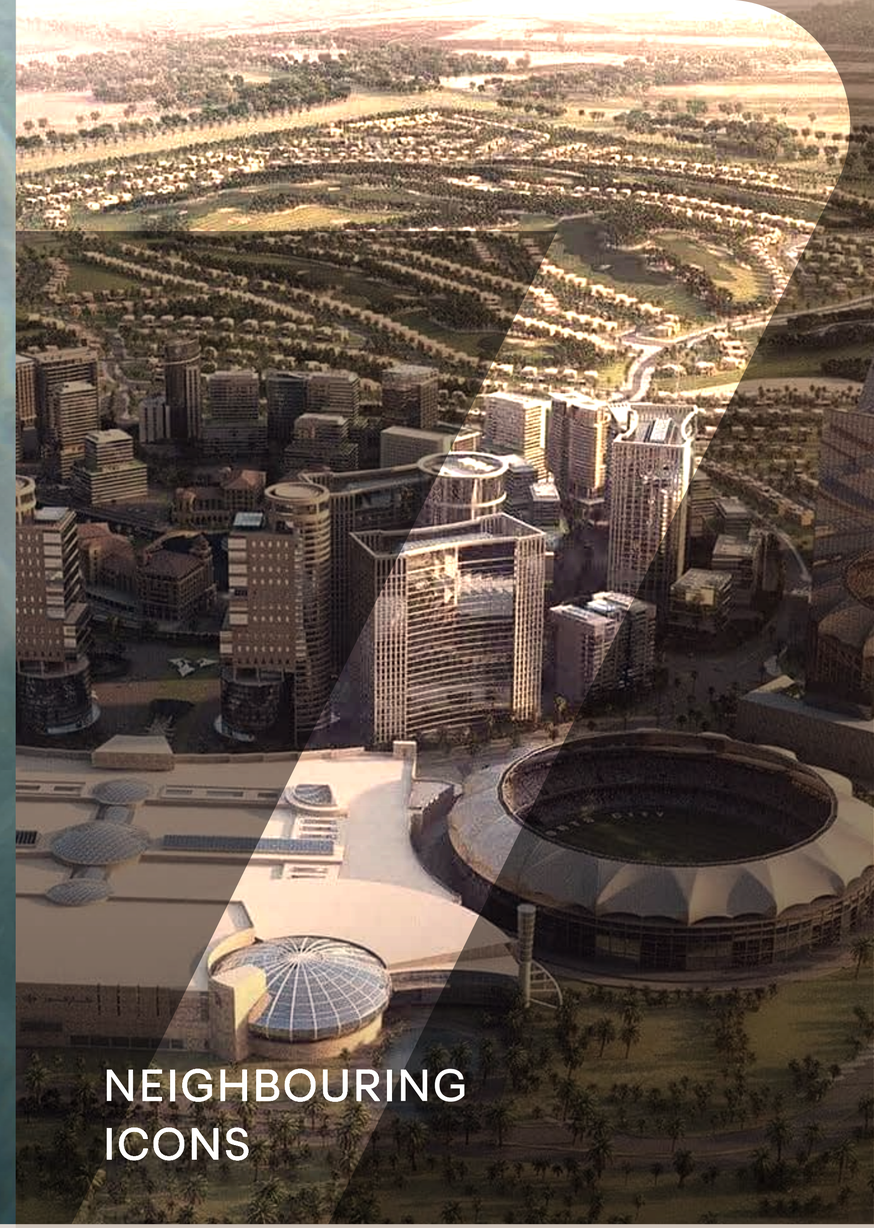


MATERIAL EXPRESSIONS

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

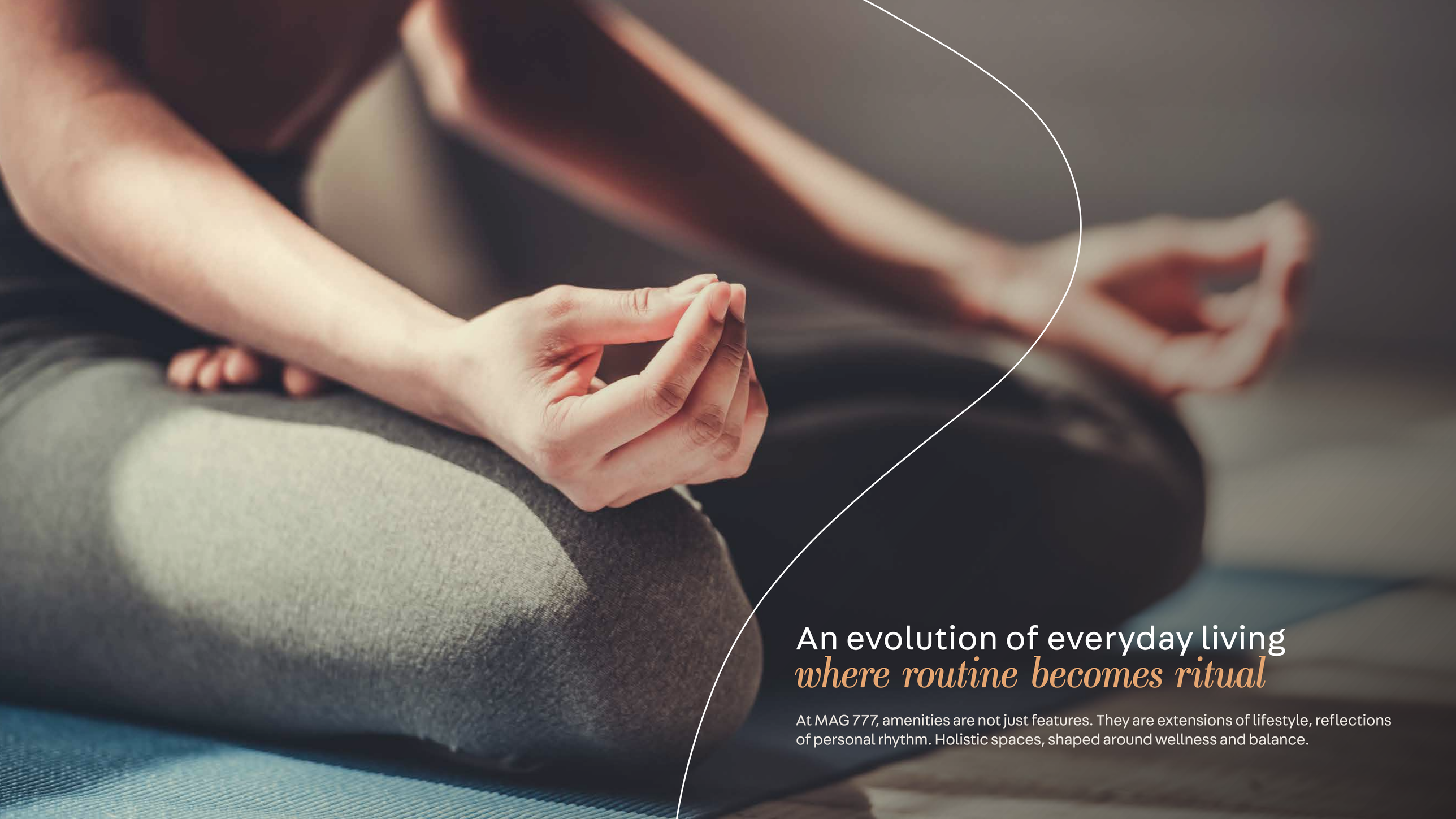
Because luxury is not about excess. It is about precision, craftsmanship, and the silent power of true quality.

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



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





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



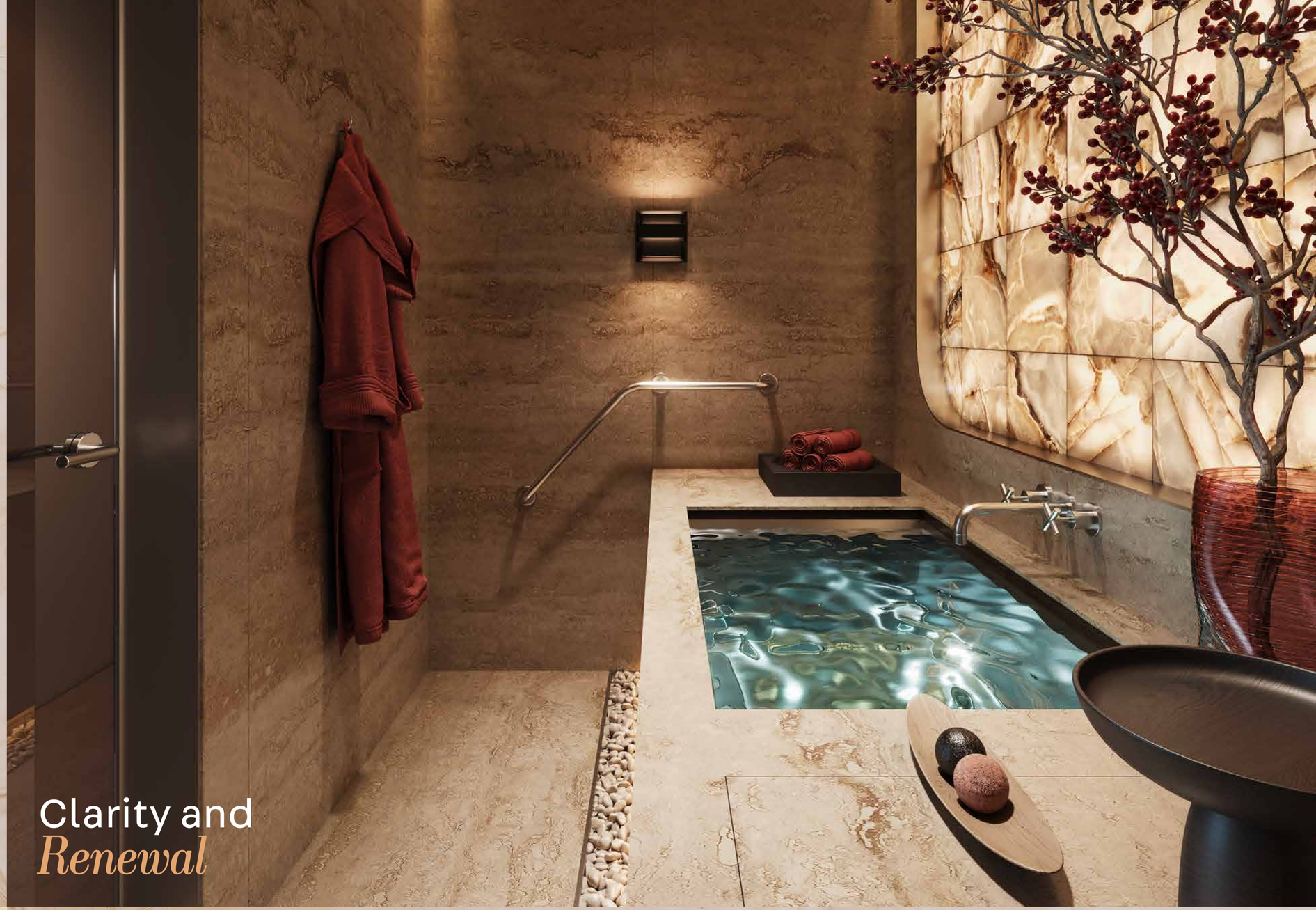
Rejuvenation
Redefined

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*



7 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





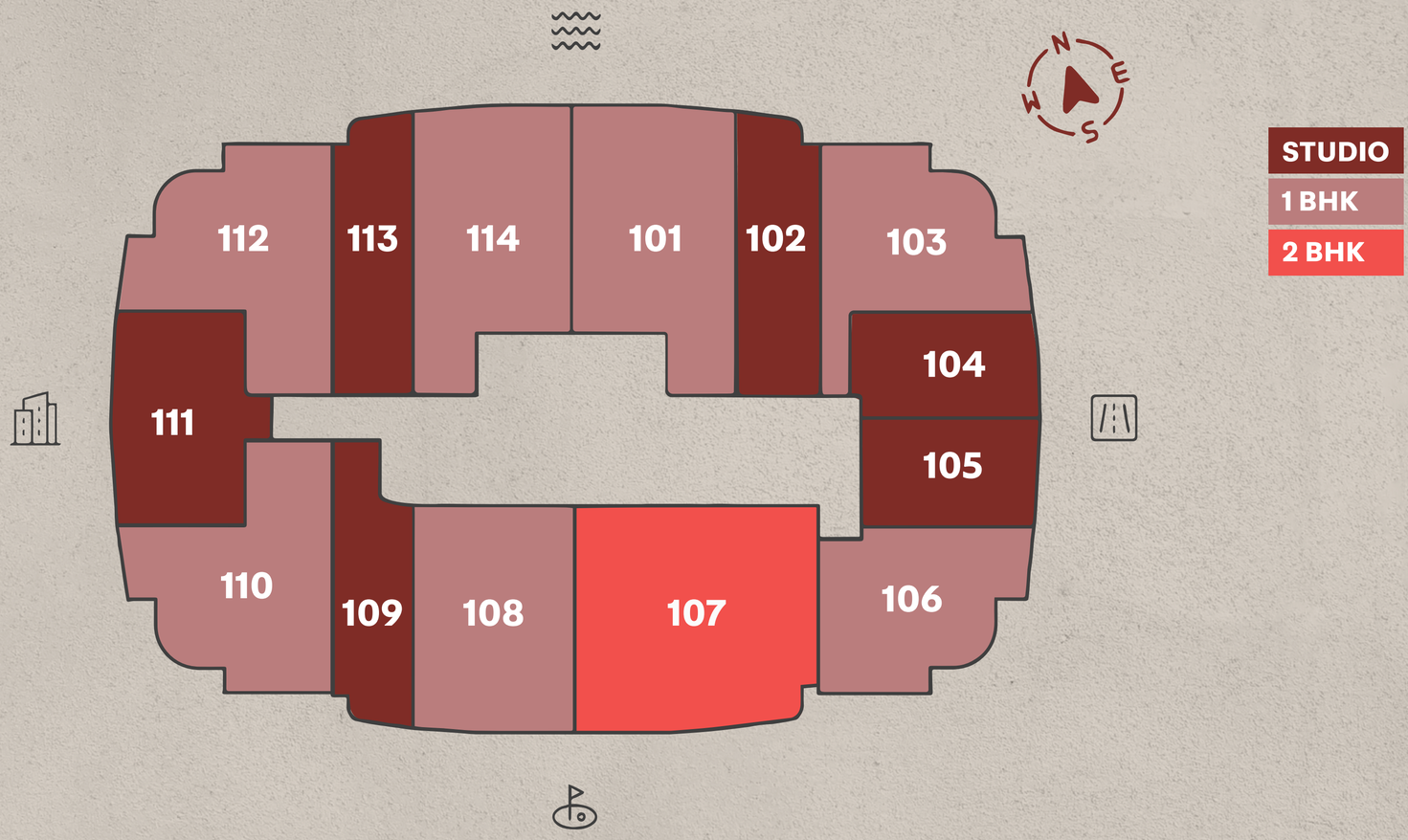
Step in, &
step up to an
ELEVATED
LIVING
EXPERIENCE

TYPICAL FLOOR PLAN

STARTING FROM
777,000
AED

TOTAL OF
252
UNITS

AVERAGE AREA
765
SQ. FT.

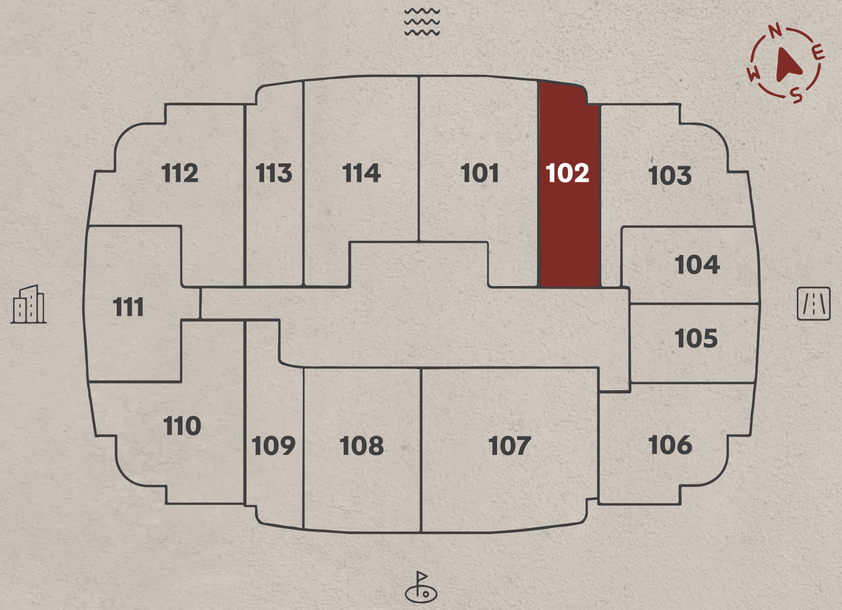


STUDIO

TYPE
102

TOTAL AREA
497,2 SQ. FT.

BALCONY AREA
44,25 SQ. FT.



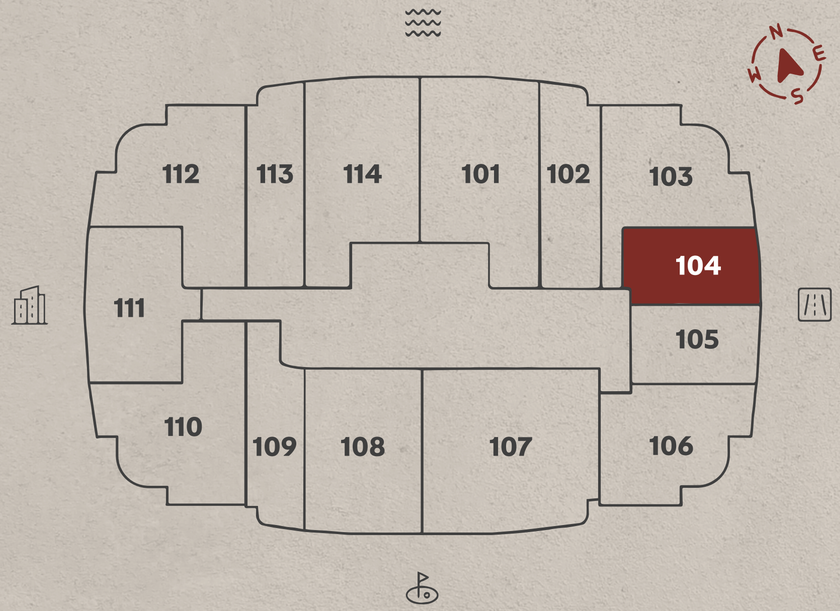


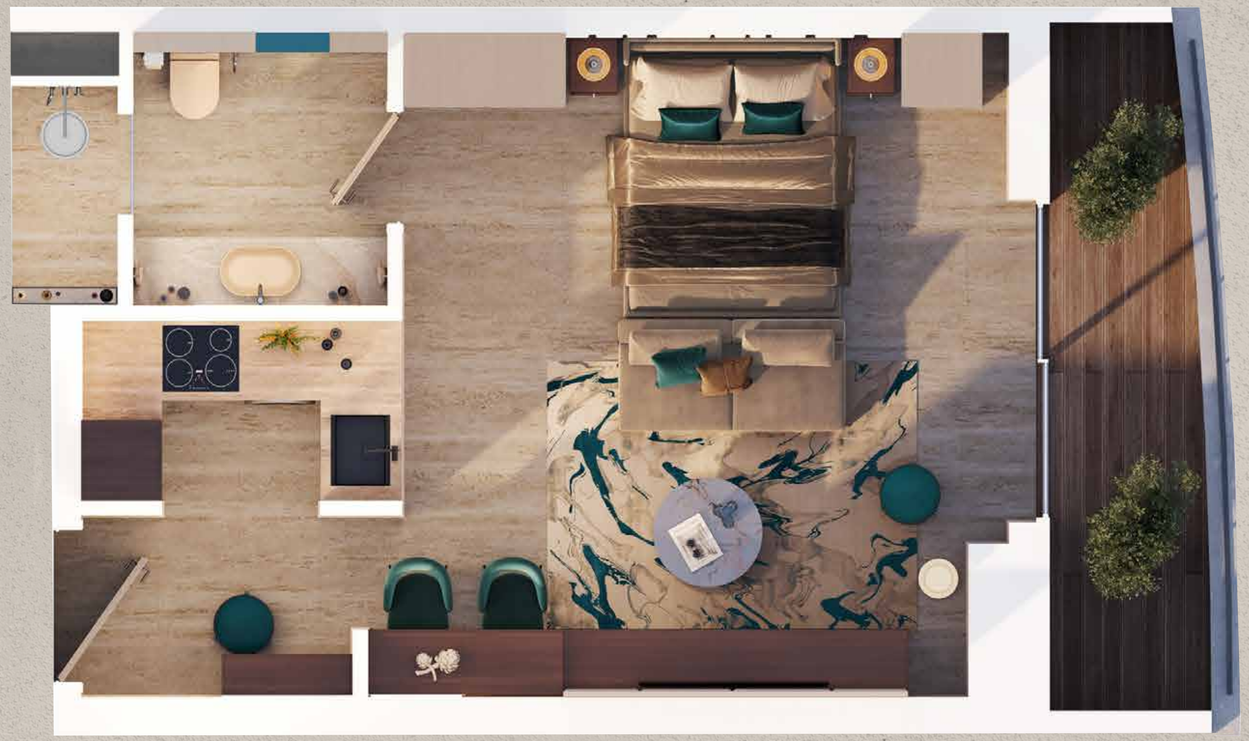
STUDIO

TYPE
104

TOTAL AREA
477,55 sq. ft.

BALCONY AREA
76,39 sq. ft.



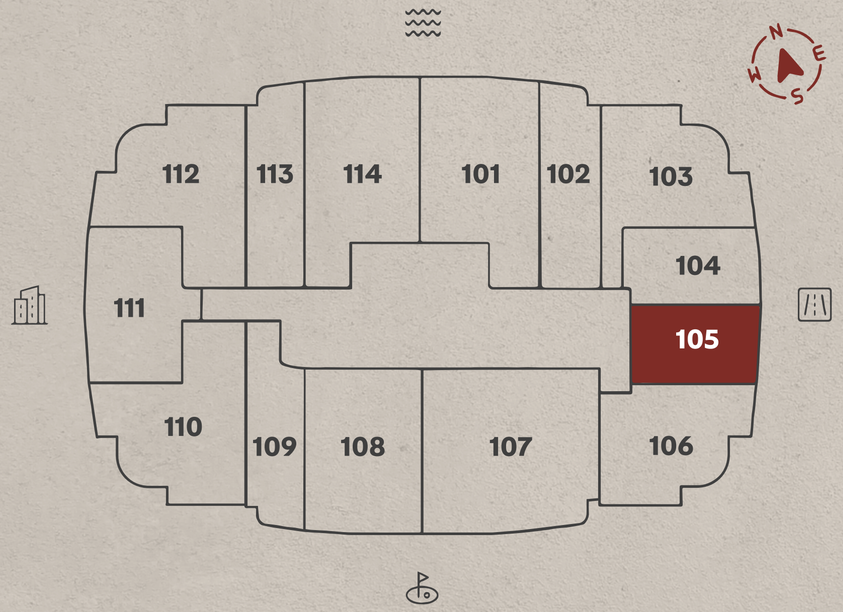


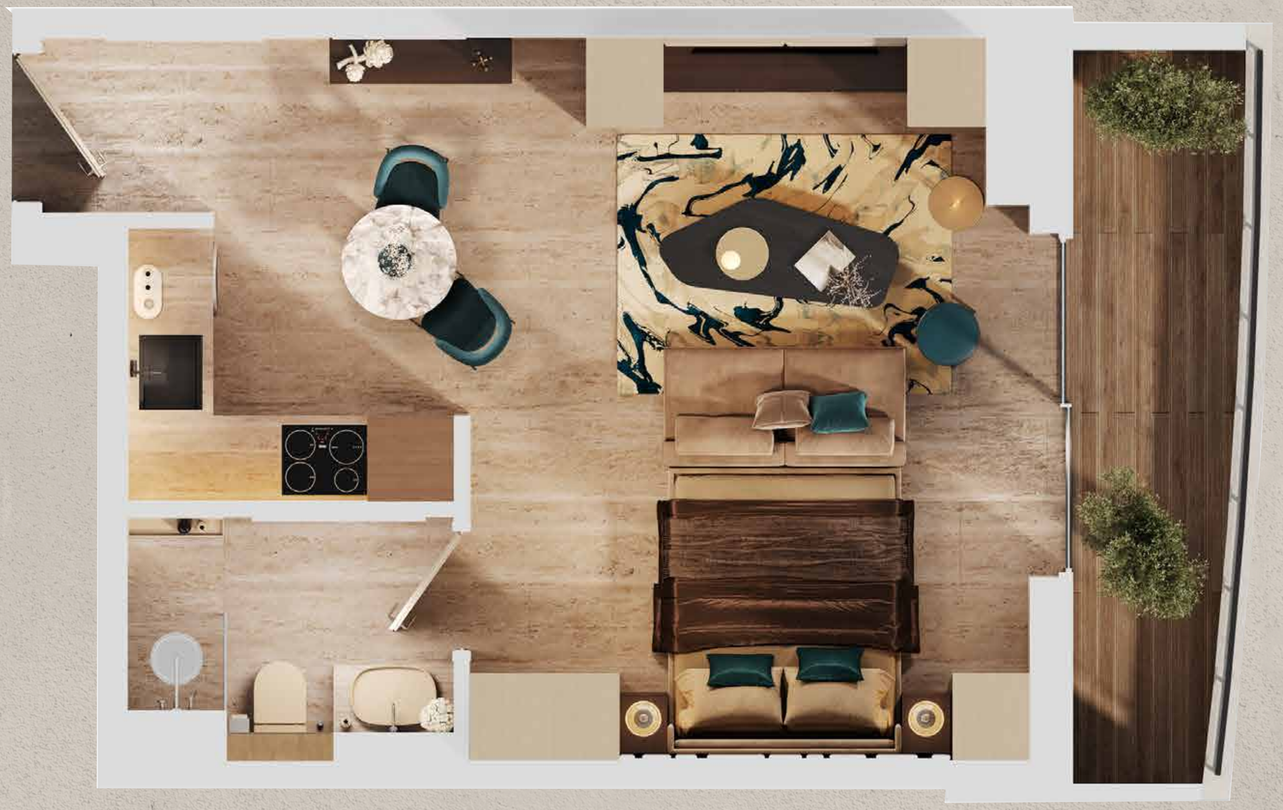
STUDIO

TYPE
105

TOTAL AREA
456,33 sq. ft.

BALCONY AREA
79,5 sq. ft.



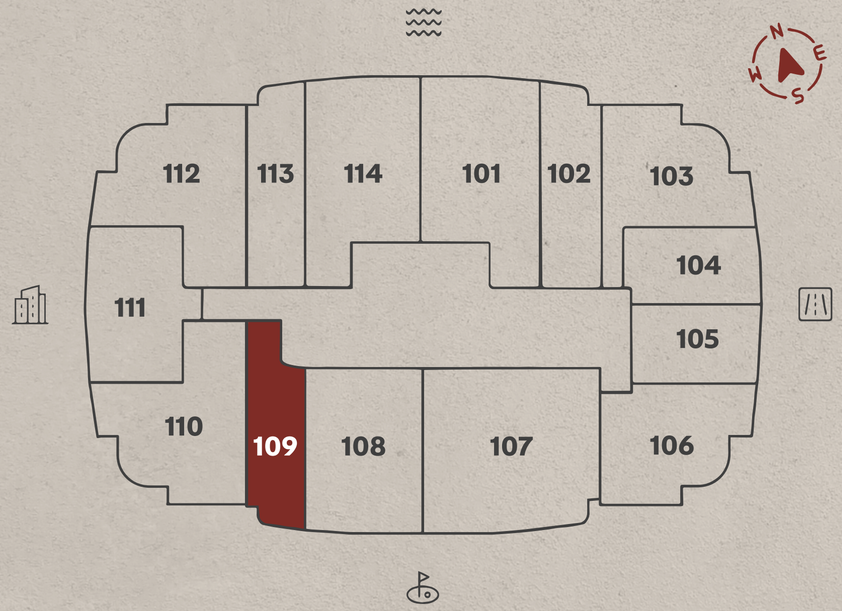


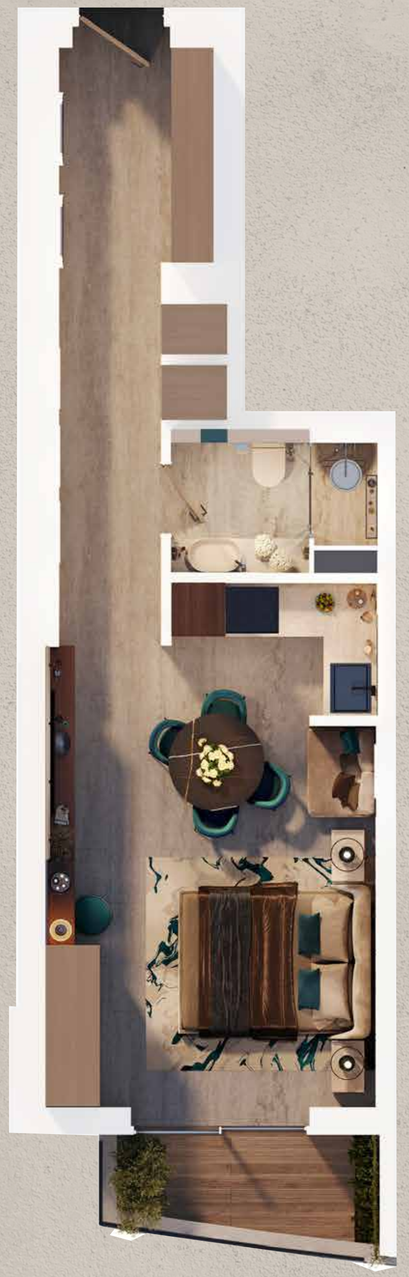
STUDIO

TYPE
109

TOTAL AREA
484,18 sq. ft.

BALCONY AREA
40,18 sq. ft.



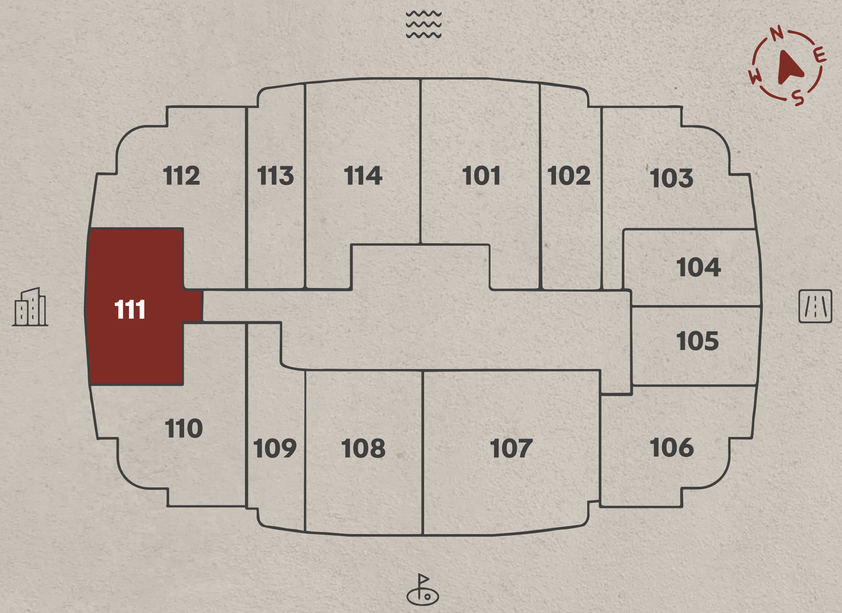


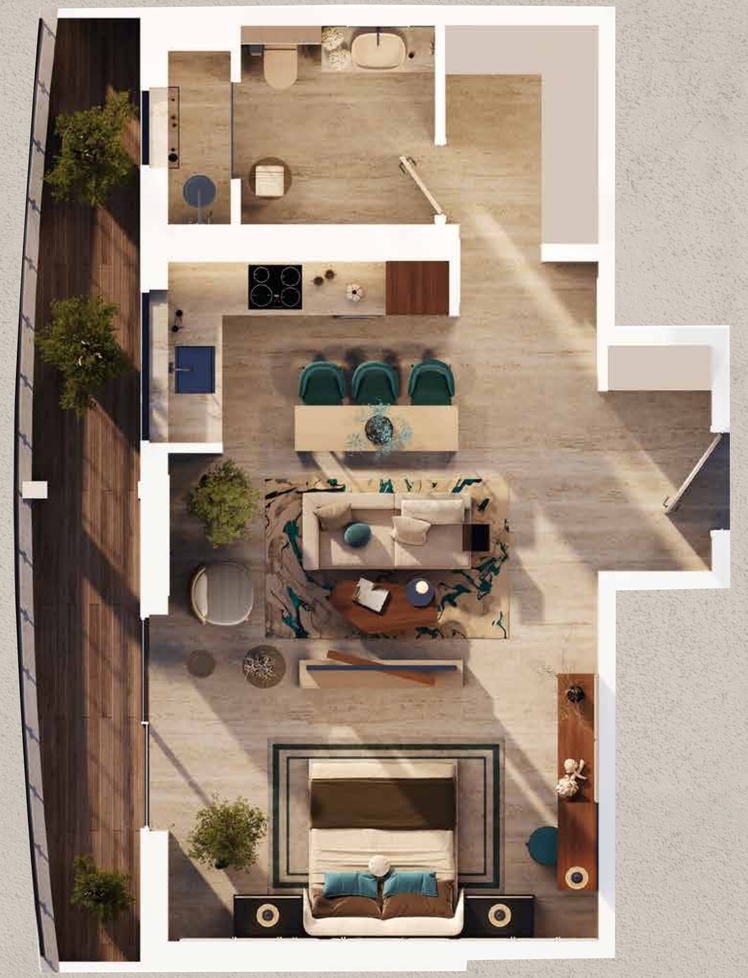
STUDIO

TYPE
111

TOTAL AREA
742,77 sq. ft.

BALCONY AREA
155,03 sq. ft.



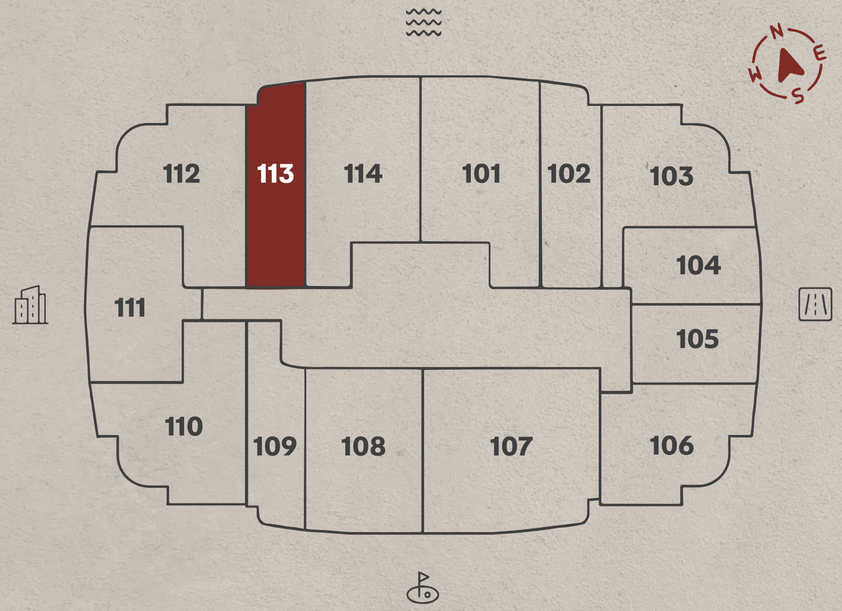


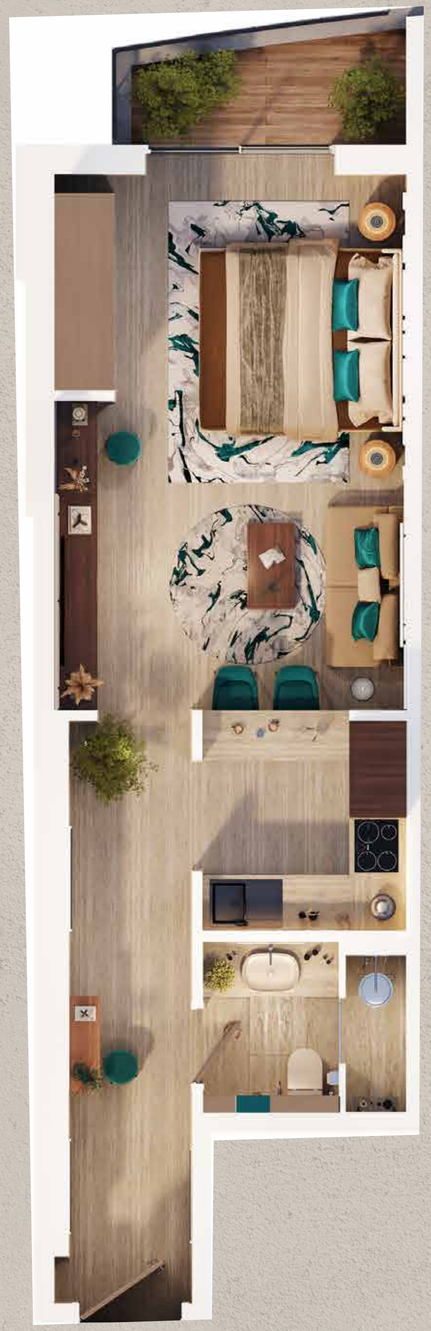
STUDIO

TYPE
113

TOTAL AREA
502,16 sq. ft.

BALCONY AREA
42,15 sq. ft.



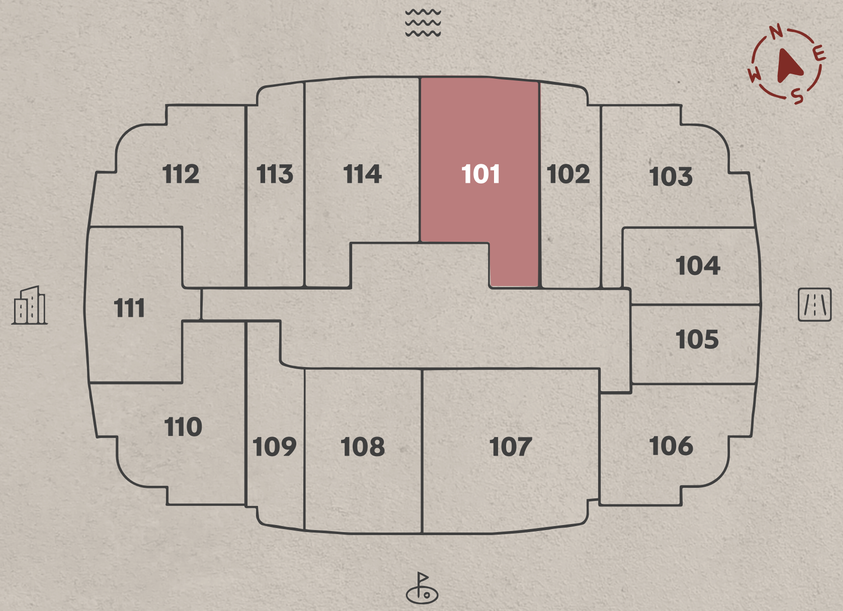


1-Bedroom

TYPE
101

TOTAL AREA
965,36 sq. ft.

BALCONY AREA
141,39 sq. ft.



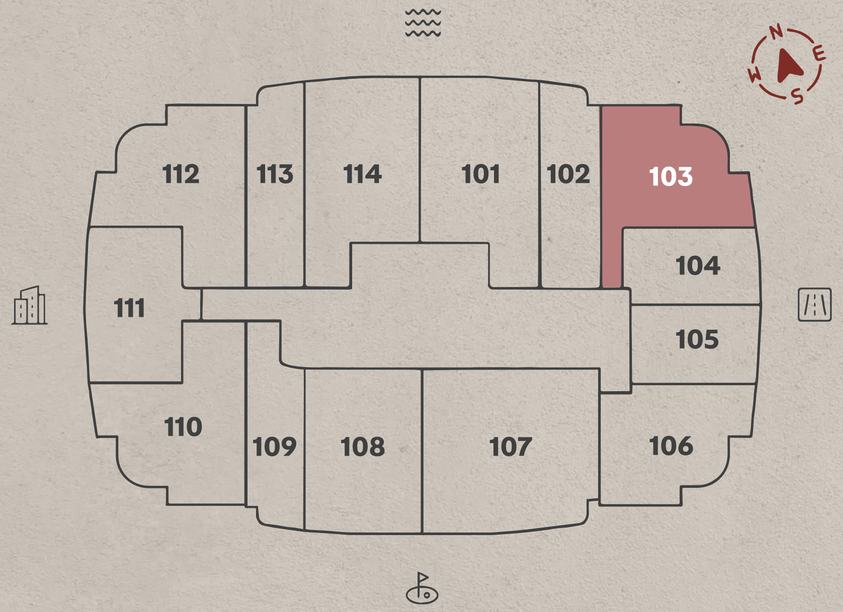


1-Bedroom

TYPE
103

TOTAL AREA
772,22 sq. ft.

BALCONY AREA
125,94 sq. ft.



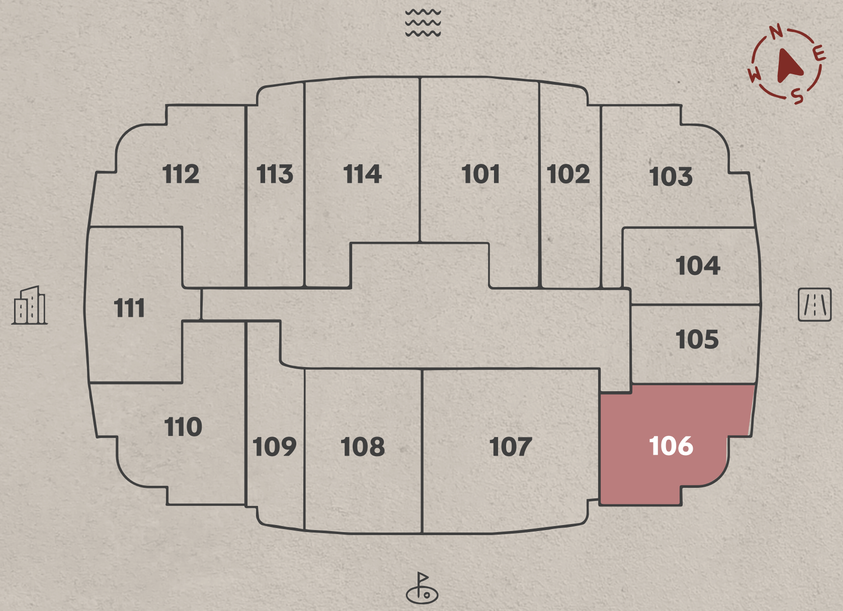


1-Bedroom

TYPE
106

TOTAL AREA
736,18 sq. ft.

BALCONY AREA
129,25 sq. ft.



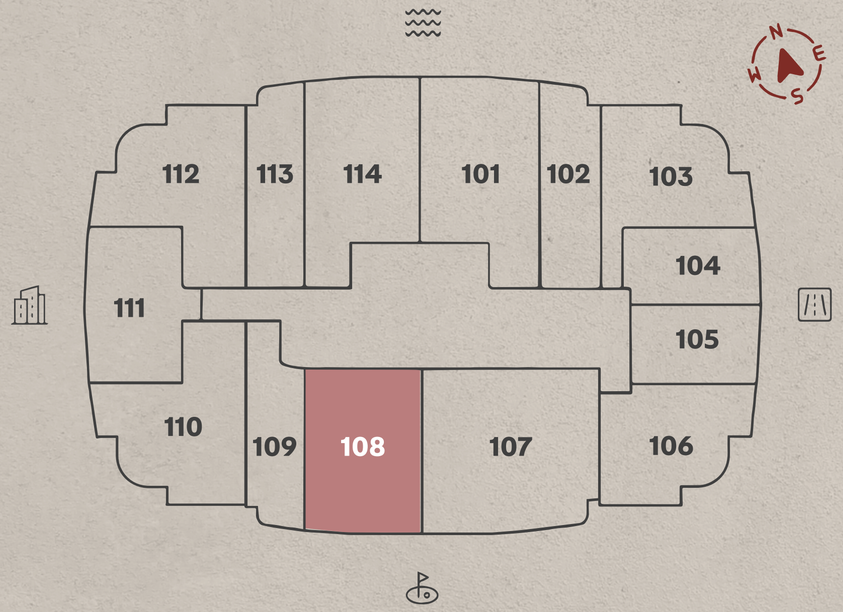


1-Bedroom

TYPE
108

TOTAL AREA
910,01 sq. ft.

BALCONY AREA
135,73 sq. ft.



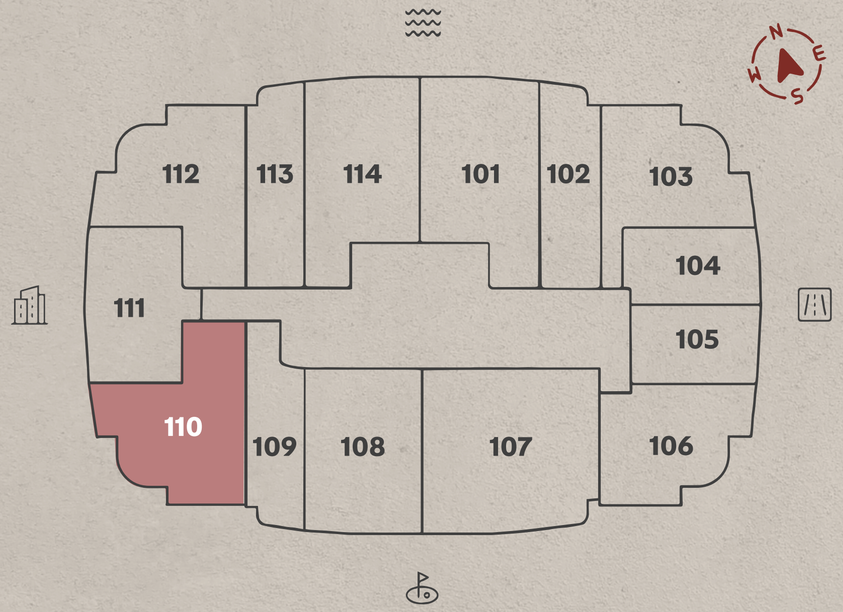


1-Bedroom

TYPE
110

TOTAL AREA
924,63 sq. ft.

BALCONY AREA
27,3 sq. ft.



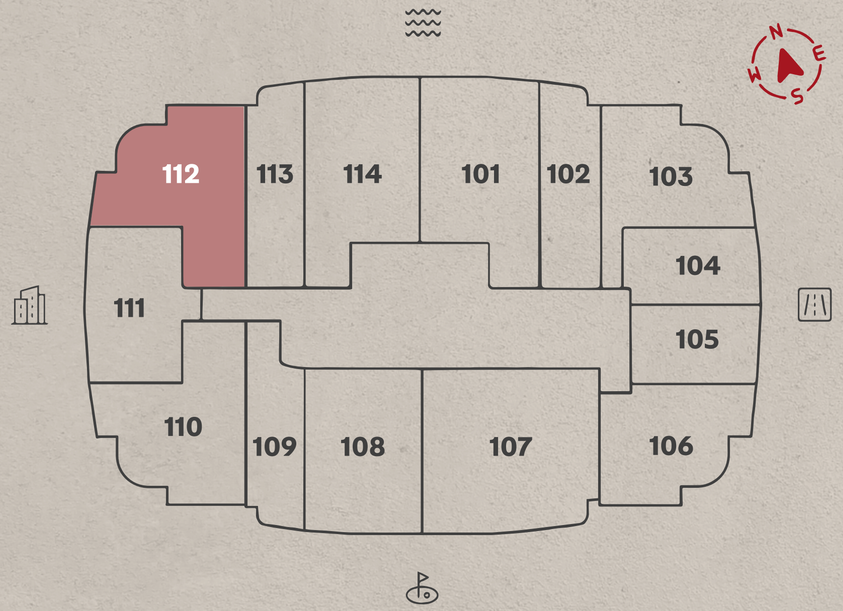


1-Bedroom

TYPE
112

TOTAL AREA
903,2 sq. ft.

BALCONY AREA
126,06 sq. ft.



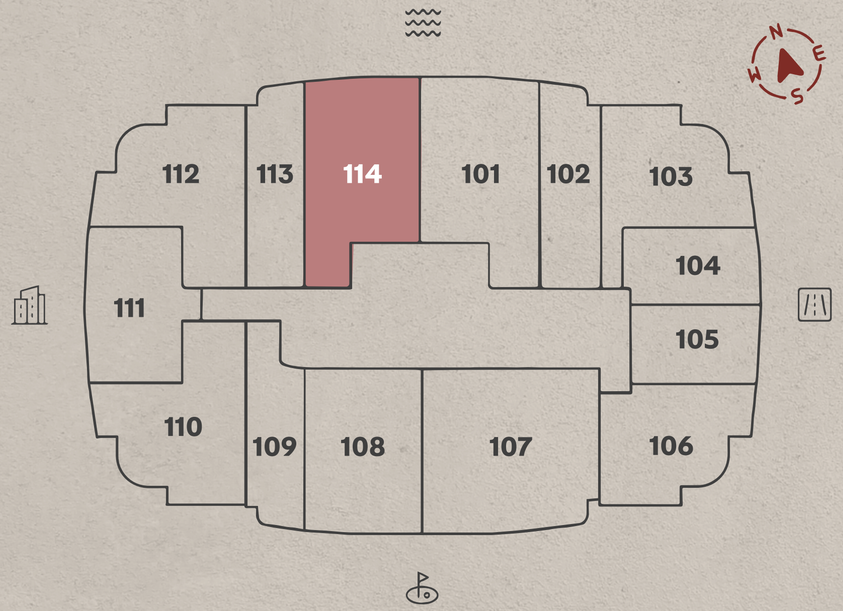


1-Bedroom

TYPE
114

TOTAL AREA
953,32 sq. ft.

BALCONY AREA
137,12 sq. ft.



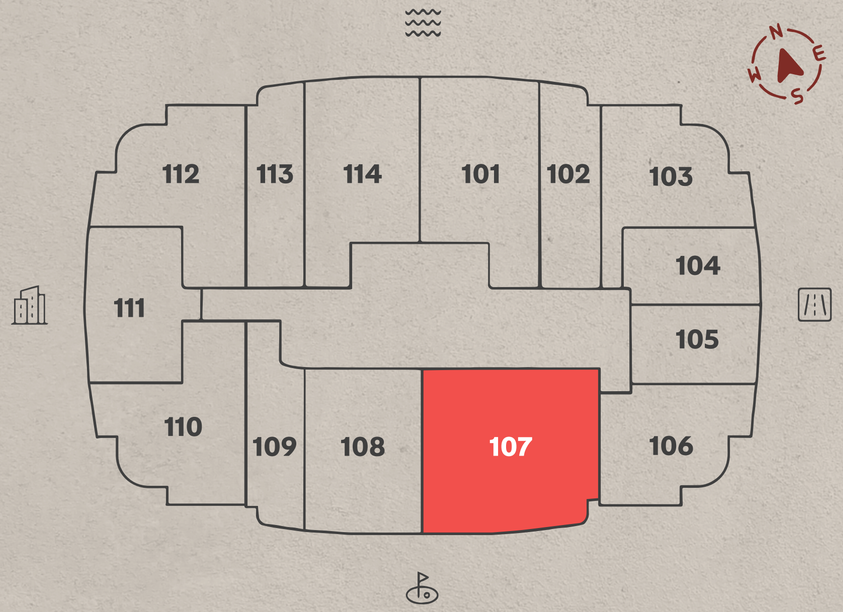


2-Bedroom

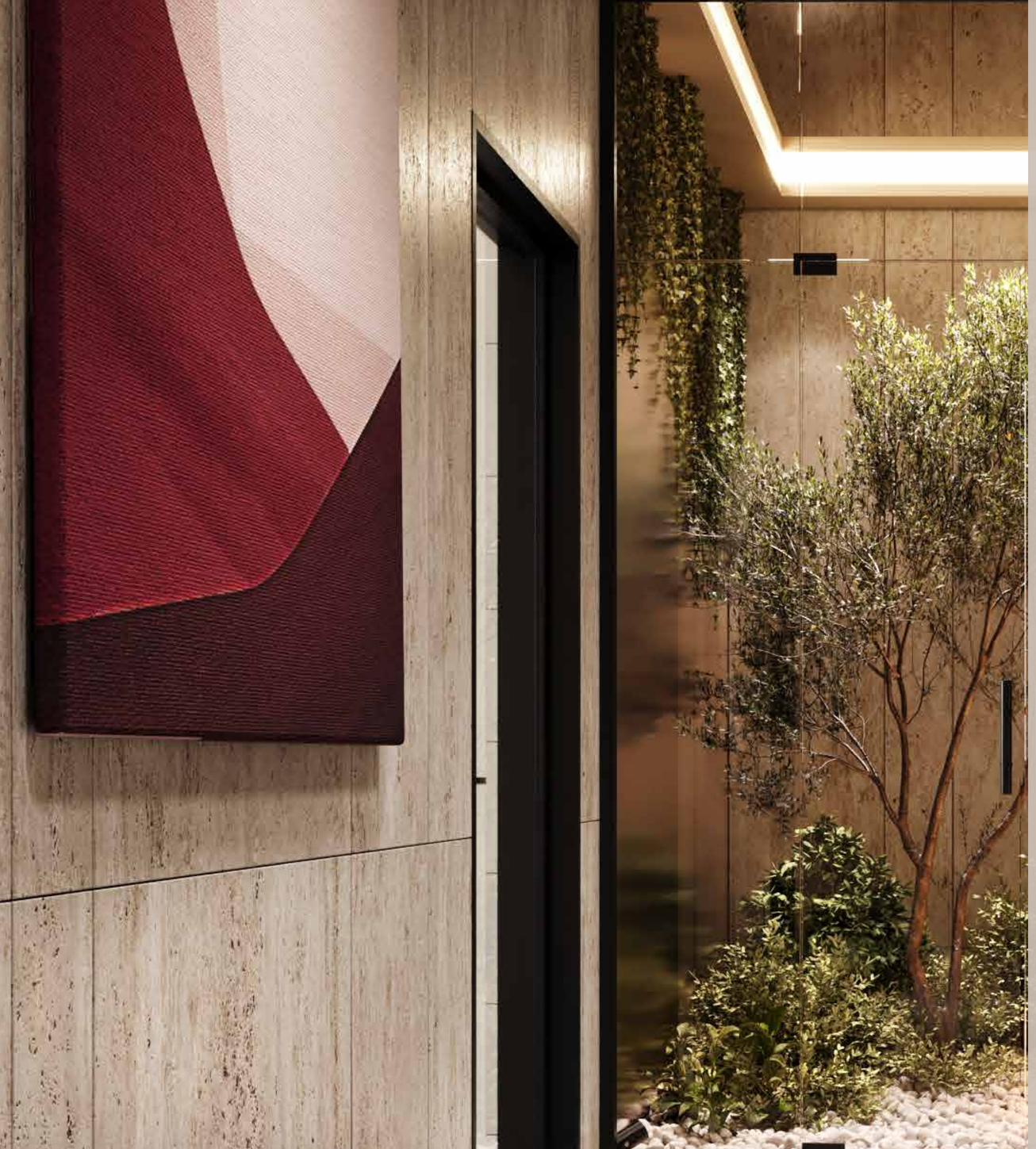
TYPE
107

TOTAL AREA
1383,93 sq. ft.

BALCONY AREA
183,95 sq. ft.







PAYMENT PLAN

Down Payment (Additional DLD Fee 4%)	20%
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

MAG
GROUP HOLDING
Since 1978 منذ

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+	45+	50+	AED 43.7 B
Companies & Branches	Years of Expertise	Real Estate Projects	Portfolio Value