

An architectural rendering of the MAG318 building at night. The building is a tall, modern structure with a prominent glass facade on the lower levels and a series of balconies with glass railings on the upper floors. The ground floor features large glass windows and doors, with people walking on the sidewalk and some outdoor seating under umbrellas. The sky is dark, and the building's lights are on, creating a warm glow. The text 'MAG318' is overlaid in large white letters on the right side of the image.

MAG318

DOWNTOWN DUBAI

PROJECT OVERVIEW



MAGTOWER

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KROS

MAG318

DOWNTOWN DUBAI

LOCATION

MASTERPLAN

KEY FEATURES

FLOOR PLANS

PAYMENT PLAN



LOCATION

STATE OF THE ART TOWER IN **DOWNTOWN DUBAI**

MAG 318 is located in the heart of the city, **Downtown Dubai**. Live in a true urban oasis surrounded by a wondrous mix of luxury hotels, commercial and residential building, world-class shopping, leisure, and entertainment, all set among landscaped gardens, and sparkling canals.

LOCATION

MAG318

DOWNTOWN DUBAI



MASTERPLAN

438 Residential units
Studio, 1 & 2 Bedroom apartments
Balconies and parking spaces
Multiple entry & exit routes

MAG 318 Tower is a new integrated and high-end residential tower in Downtown Dubai that features **438 residential units** complemented by a mix of retail, dining, leisure and entertainment amenities.

MAG 318 Tower is located 50 m from the Dubai Mall and will be the first residential development completed within the most luxurious area in Dubai.



MAG318

DOWNTOWN DUBAI

TO NEW BEGINNINGS



KEY FEATURES

MAG318 DOWNTOWN DUBAI



Located in **Downtown Dubai**
Close proximity to Dubai Mall
Excellent view of the Burj Khalifa



Mix of **retail, dining, leisure** and **entertainment** amenities.

Balconies & parking spaces
Extensive landscaping & outdoor leisure spaces



Close proximity to **cycling track** in Meydan & Meraas

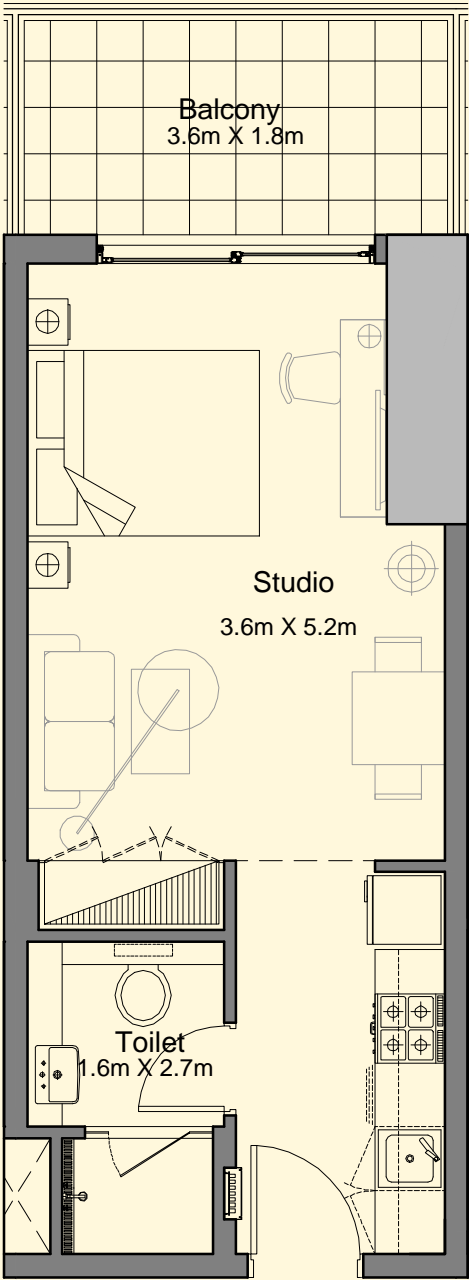
Multiple entry & exit routes to main highways

FLOOR PLAN



Studio Apartment

436 SQUARE
FEET

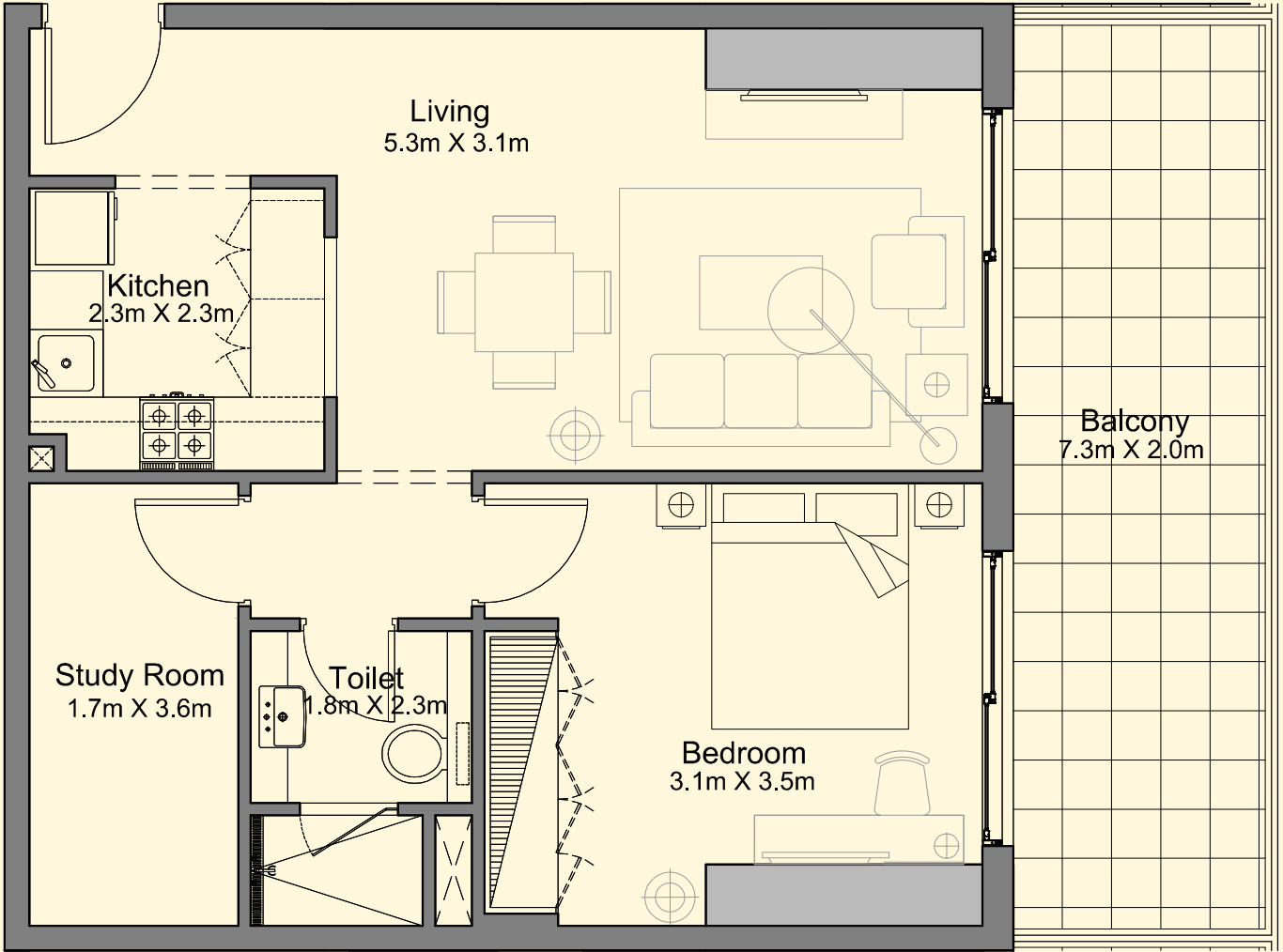


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2. ALL MATERIALS, DIMENSIONS, AND DRAWINGS ARE APPROXIMATE ONLY.
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4. ACTUAL AREA MAY VARY FROM THE STATED AREA.
5. DRAWINGS NOT TO SCALE.
6. ALL IMAGES USED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REPRESENT THE ACTUAL SIZE, FEATURES, SPECIFICATIONS, FITTINGS, AND FURNISHINGS.

1 Bedroom Apartment

900 SQUARE FEET

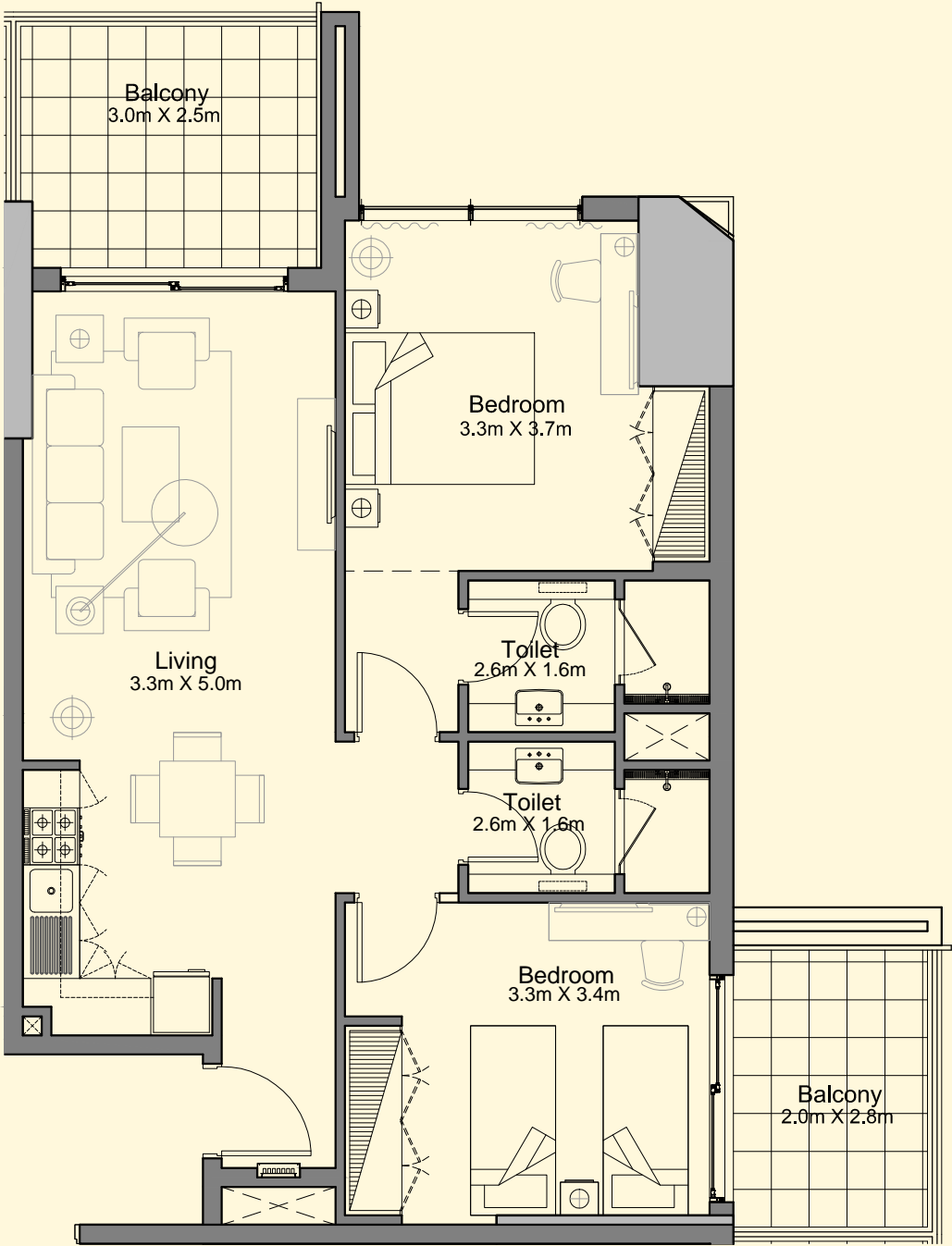


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2 Bedroom Apartment

1000 SQUARE FEET



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DOWNTOWN DUBAI

TO NEW BEGINNINGS

