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**MBL ROYAL**  
A FINE LIFESTYLE  
By **MAG**



## **MBL Royal by MAG Properties Development**

The Future of High Quality Luxury Living,  
Unique Activities and Incredible Amenities



## **CLOSENESS IS LUXURY**

MBL Royal is located in K Cluster the wonderful and scenic area of Jumeirah Lakes Towers. The apartments of MBL Royal will be having mesmerizing interior and exterior features luxurious ultra-comfortable suites. These apartments will be available with branded white goods, High end fittings & fixtures. Be part of MBL Royal waterfront residence that offers you spacious floor plans with different choices.

- **1, 2 and 3 Bedroom Luxury Apartments**
- **Easy access to Sheikh Zayed and Al Khail Road**
- **Located in the heart of Jumeirah Lakes Towers**

## AMENITIES

- Fully-equipped gymnasium
- Jacuzzi
- Adult and family swimming pool
- 24/7 security

- Concierge service
- Children's play area
- Barbecue area
- Steam room





Situated in the heart of the new Dubai on Sheikh Zayed Road and between two metro stations, Jumeirah Lakes Towers, is the ideal address to work and live.





5 Hotels



300 Restaurants & Cafés



3 Universities



Medical Centres



Spas



Gyms



Supermarkets



540+ Retail  
Outlets



JLT  
Park & Running Tracks



80 Commercial &  
Residential Towers

# LOCATION



JABAL ALI 2  
جبل علي 2

DUBAI MARINA  
دبي مارينا

JUMEIRAH LAKES TOWERS  
أبراج بحيرات  
الجميرا

JUMEIRAH  
HEIGHTS

JUMEIRAH  
ISLANDS  
جزر جميرا

DUBAI  
INTERNATIONAL  
MARINE CLUB

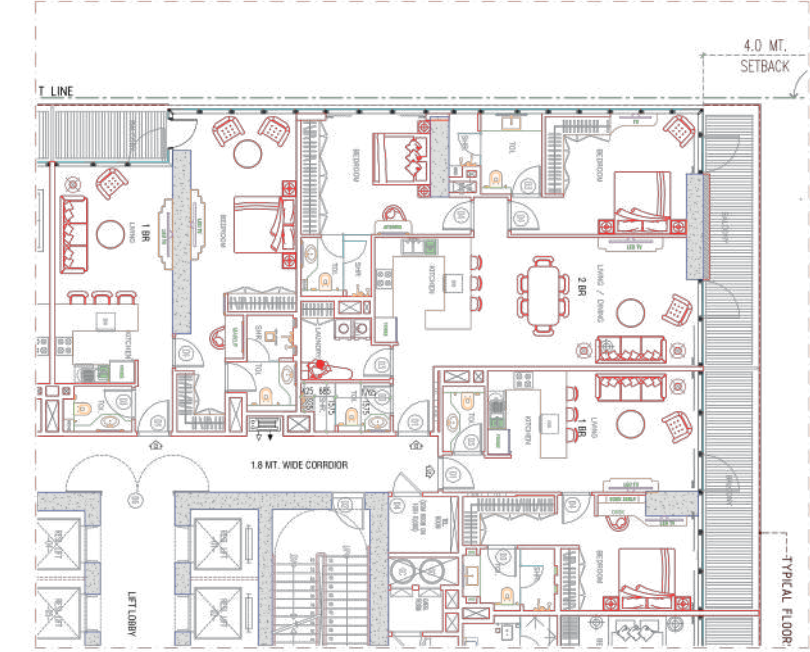
EMIRATES  
HILLS 2  
تلال الإمارات 2

DUBAI  
INTERNET CITY  
مدينة دبي  
للإنترنت

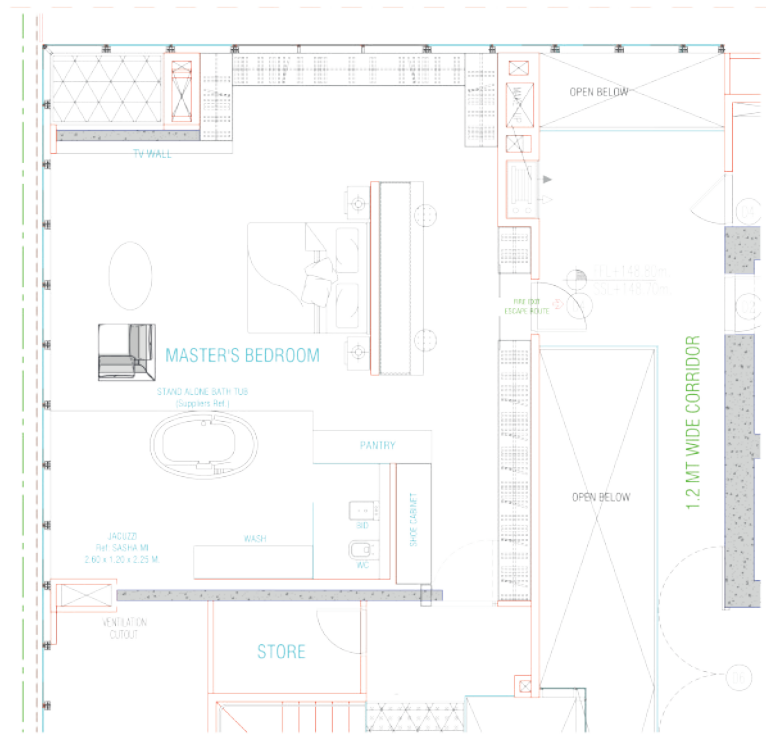
KNOWLEDGE  
VILLAGE  
قرية المعرفة

- 5 minutes away from Dubai Marina
- 7 minutes away from Jumeirah Beach Residence
- 15 minutes away from Downtown Dubai
- 20 minutes away from Dubai Creek
- 20 minutes away from Dubai International Airport
- 20 minutes away from Al Maktoum International Airport
- 40 minutes away from Abu Dhabi International Airport

# MASTER PLAN

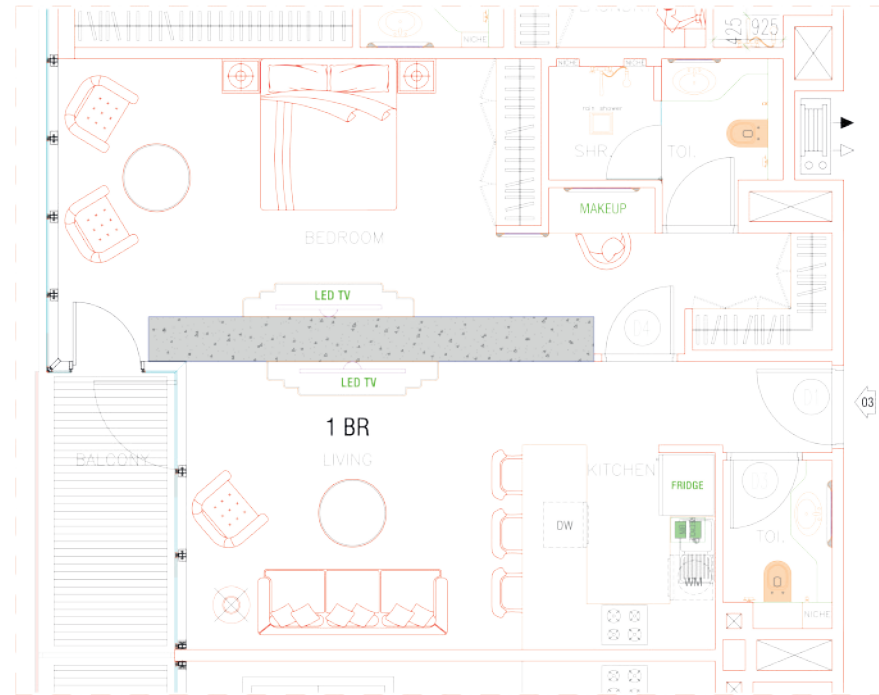


# ONE BEDROOM LAYOUT

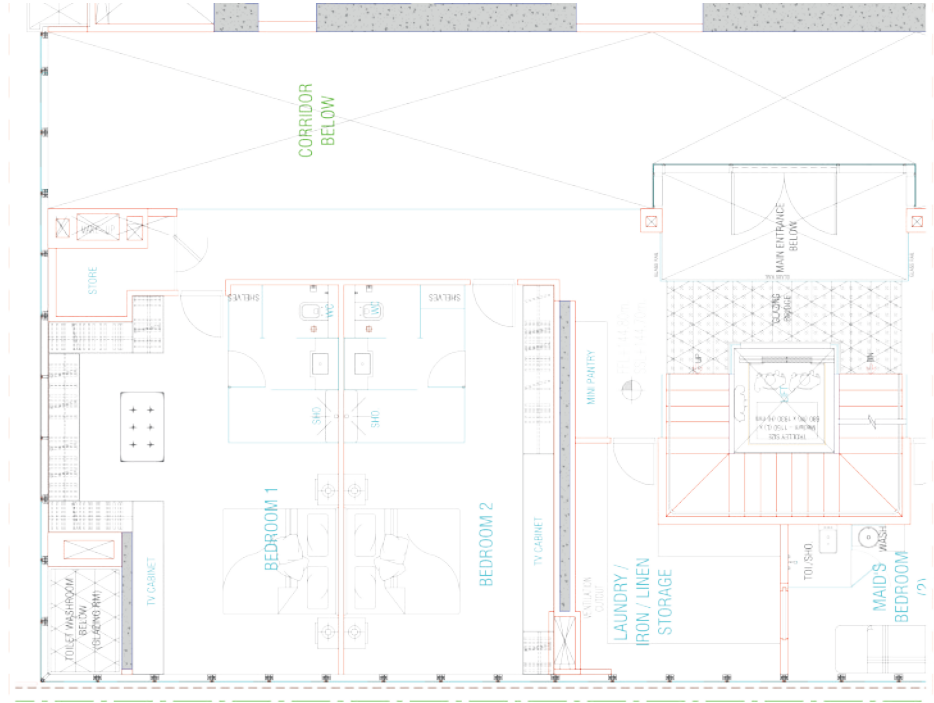




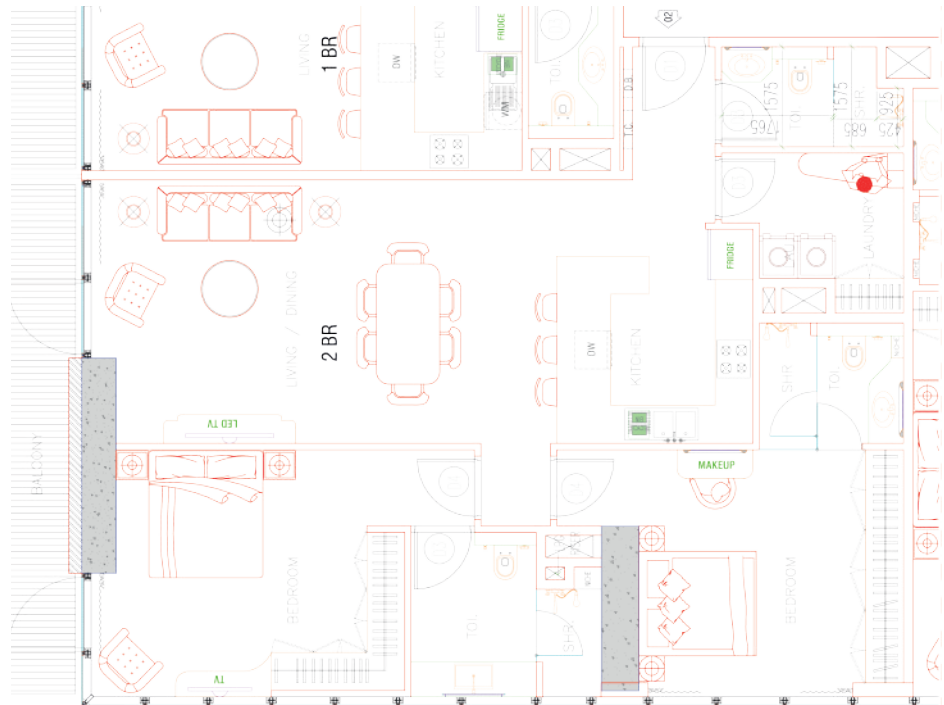
# ONE BEDROOM LAYOUT



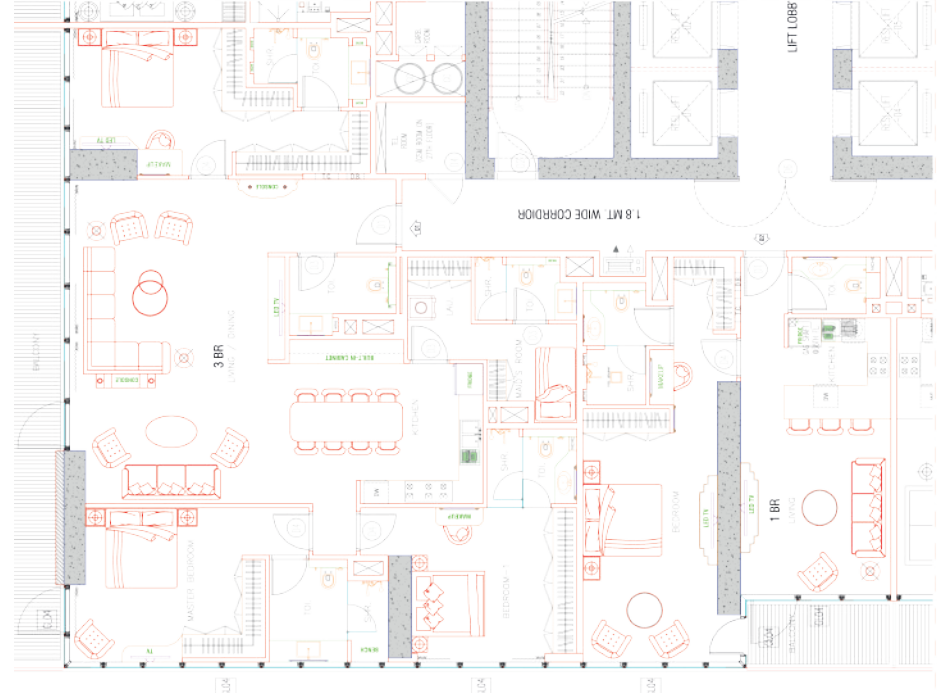
# TWO BEDROOM LAYOUT



# TWO BEDROOM LAYOUT



# THREE BEDROOM LAYOUT















MBL ROYAL  
A FINE LIFESTYLE













## WHY INVEST AT MBL ROYAL?

**MBL Royal waterfront residence offers balance of work and leisure and comfortable living spaces as well.**



### **MBL Royal waterfront residence Location**

- From MBL Royal waterfront residence it takes roughly 19 minutes to drive to Dubai Mall, 11 minutes to Palm Jumeirah, 16 minutes to Burj Al Arab and 11 minutes to The Walk JBR.
- Dubai International Airport (DXB) is roughly 27 minutes' drive and the new Al Maktoum International Airport is roughly 31 minutes' drive. All durations are calculated by Google Maps and assume the fastest route in typical traffic conditions.
- Amenities include a gym with a steam room and sauna, a podium-level outdoor swimming pool and leisure deck, car parking and retail shops plus restaurants and cafes.