KINGDOM
GATE

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WELCOME

KINGDOM GATE REDEFINES WHAT IT MEANS TO LIVE WELL — WHERE EVERY ARCHITECTURAL LINE, FINISH, AND PROPORTION CONTRIBUTES TO A CALM, ENDURING SENSE OF HOME.

OVERVIEW

A WARM WELCOME FROM **KINGDOM BY MAG**



KINGDOM BY MAG where every development begins with a clear vision — to create living environments that are refined, functional, and enduring. Kingdom Gate continues this philosophy through thoughtful design, lasting materials, and a human-centred approach. Each residence reflects craftsmanship that values longevity as much as beauty, offering a home that grows with its owners.



REDEFINING
ELEVATED **LIVING**

Luxury at Kingdom Gate is defined by proportion, light, & texture rather than excess. Expansive glazing and serene interiors establish a dialogue between comfort & sophistication. Every surface and fixture is chosen for its tactile quality & timeless appeal, creating a setting that feels both contemporary & quietly confident.

Each home is meticulously planned to elevate everyday living. Fully furnished interiors, smart layouts, and generous ceiling heights frame open, light-filled spaces. The design invites effortless flow between cooking, dining, and relaxation.

A DAILY EXPERIENCE DEFINED BY GRACE AND EASE.



DUBAI'S URBAN FUTURE
AL FURJAN

Strategically located between Sheikh Zayed Road and Mohammed Bin Zayed Road, **Al Furjan** is a master-planned community that perfectly balances elegant modern living with strong investment potential. Designed around landscaped streets, family-oriented amenities, and seamless connectivity through the **Al Furjan** Metro, the community has become one of Dubai's most desirable residential destinations.

With the ongoing expansions introducing lush green parks, and sustainable infrastructure aligned with Dubai's long-term urban vision, Al Furjan continues to evolve as a self-sufficient, future-ready neighborhood that offers both exceptional lifestyle value and steady capital growth.



LOCATION



DUBAI – THE FUTURE OF **URBAN LIVING**

Dubai continues to evolve through visionary planning and sustainable development that place people at the centre of progress. Smart infrastructure, efficient mobility, and an emphasis on wellness shape a city that nurtures ambition while enhancing quality of life.

Residents of Kingdom Gate live within a metropolis that leads globally yet feels personally connected.



Sustainable Development and Dubai's Vision 2040

Guided by Vision 2040, Dubai's master plan focuses on sustainability, green spaces, and integrated transport systems that enrich community wellbeing. These principles ensure that developments such as Al Furjan and projects like Kingdom Gate benefit from an urban landscape designed for both resilience and human connection.



AL FURJAN
COMMUNITY

AL FURJAN, a thriving residential community located in the vibrant city of Dubai, offers a blend of modern living and convenient accessibility. Nestled in the heart of the city, Al Furjan has rapidly gained recognition for its family-friendly ambiance and well-planned infrastructure.

A well-established district combining accessibility and warmth. Al Furjan offers landscaped avenues, local schools, and everyday amenities within moments of home. The community's scale, coherence, and greenery create a neighbourhood that feels intimate yet connected — a modern village within the fabric of Dubai.

STEPS AWAY FROM **AL FURJAN METRO** STATION



Al Furjan enjoys direct access to one of the newly announced metro stations, as one of the seven stations on the Route 2020 (Blue Line), Dubai Metro's extension.

Al Furjan Metro Station places residents at the centre of Dubai's transport network, ensuring convenience without compromise. Whether commuting to work, school, or leisure destinations, mobility becomes effortless — supporting a lifestyle where every journey begins close to home.



YOUR
NEIGHBORHOOD

ALFURJAN METRO STATION	8 MINS
DUBAI MARINA	9 MINS
MOTOR CITY	10 MINS
PALM JUMEIRAH	14 MINS
BURJ AL ARAB	16 MINS
MALL OF THE EMIRATES	16 MINS
DOWNTOWN DUBAI	19 MINS
AL MAKTOUM INTERNATIONAL AIRPORT	20 MINS
DIFC	20 MINS
DUBAI INTERNATIONAL AIRPORT	30 MINS

Kingdom Gate's surroundings deliver everything a modern resident values — from retail and dining to healthcare and education. The district's thoughtful urban layout allows smooth access to major roads and essential landmarks, connecting daily routines with the larger rhythm of Dubai's city life.

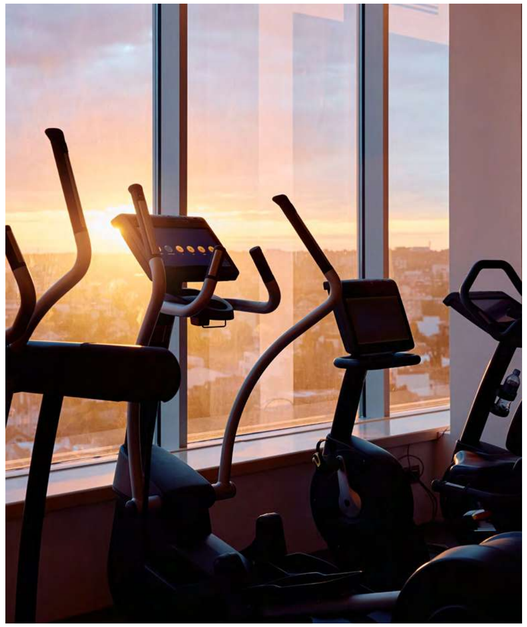
LIFESTYLE

WHERE **EVERYTHING** COMES **TOGETHER**













Life at Kingdom Gate is defined by balance — a meeting point between energy and ease. The surrounding community complements the development with green parks, cafés, and family-friendly destinations, while within the project, design and amenity create a seamless everyday rhythm.



FAMILY **LIVING** **PERFECTLY** PLACED

Al Furjan is a community designed with families in mind, offering well-established schools, daycare centers, and healthcare facilities—all conveniently located within easy reach. Parents can enjoy peace of mind knowing that education and healthcare needs are fully covered right in the neighborhood.

Beyond the essentials, Al Furjan invites residents to embrace an active and social lifestyle. From leisurely strolls through lush parks to outdoor activities and sports in modern recreational spaces, the community provides the perfect balance of comfort, wellness, and fun for the whole family.


YOUR **WORLD**,
ALL IN **ONE PLACE**

EVERYDAY
CONNECTIONS

EDUCATION

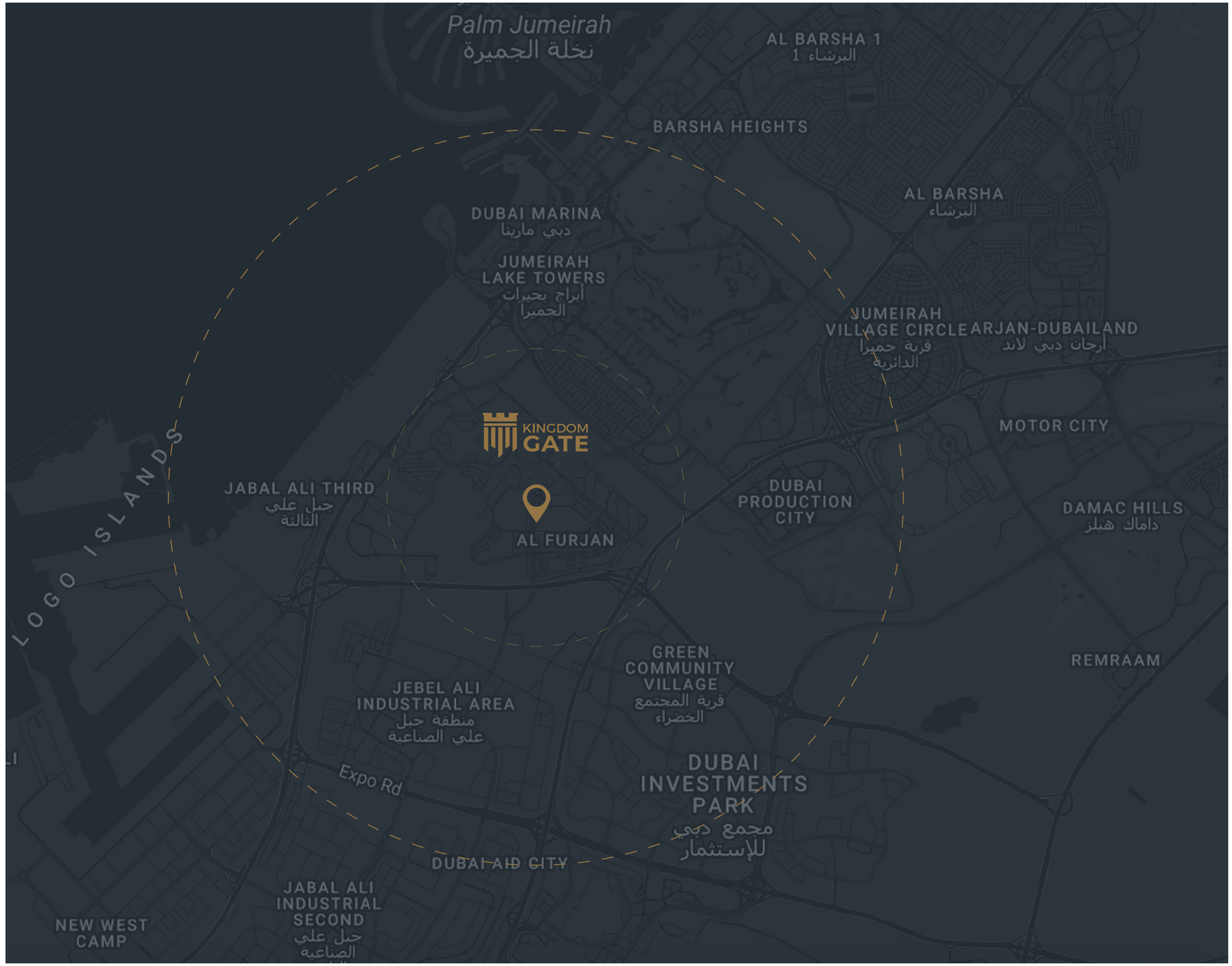
- Arcadia School
- Suomarke School
- The Arbor School
- Taaleem British School
- Bright Riders School Dubai
- Nibras International School Dubai
- British Columbia Canadian School
- Dubai British School - Jumeirah Park

RETAIL

- Ibn Battuta Mall
- Dubai Marina Mall
- Festival Plaza Mall
- Naisem City Center
- Nakheel's Mall (Al Kail Road)

HEALTHCARE

- Aster clinic
- Medcare Medical Centre
- NMC Royal Hospital, DIP
- Advanced Care Oncology Center





KINGDOM
GATE



KINGDOM GATE
REDEFINING
MODERN LIVING

Architecturally distinctive and functionally intelligent, Kingdom Gate stands as a landmark of contemporary design within Al Furjan. The tower's clean verticality, efficient floor plans, and elevated finishes express the developer's commitment to quality. It is not only a residence but a statement of modern Dubai living.

Kingdom Gate is a distinctive residential tower that seamlessly blends **retail** and **living spaces**. The development features **82 fully furnished apartments** equipped with modern kitchen appliances, along with **a basement** and **two podium levels** for secure **parking.**

The **ground floor** welcomes residents with **four premium retail outlets** and a sophisticated **lobby**, while the **first floor** is dedicated to exclusive lifestyle **amenities**. From **the second to the fifteenth floor**, the tower offers a selection of contemporary **apartments**, delivering comfort, style, & modern living experience.

FACILITIES & AMENITIES

Barbecue Area

Children's Play Zone

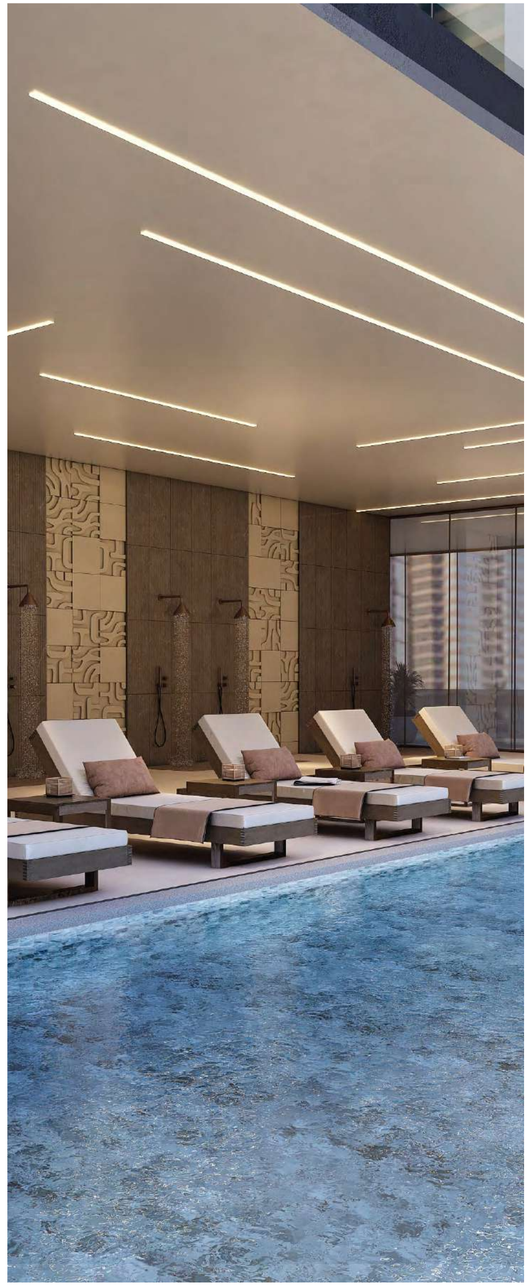
Outdoor Swimming Pool

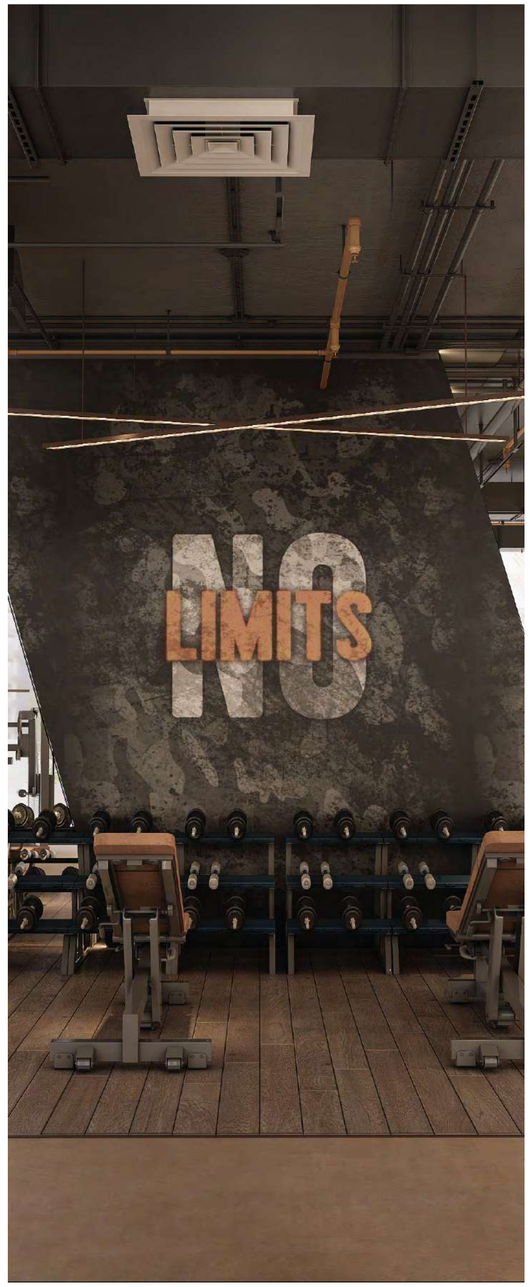
Outdoor Jacuzzi

Fully Equipped Gym

Outdoor Family Seating

Outdoor Fitness Area













RESIDENCES OF **REFINEMENT**

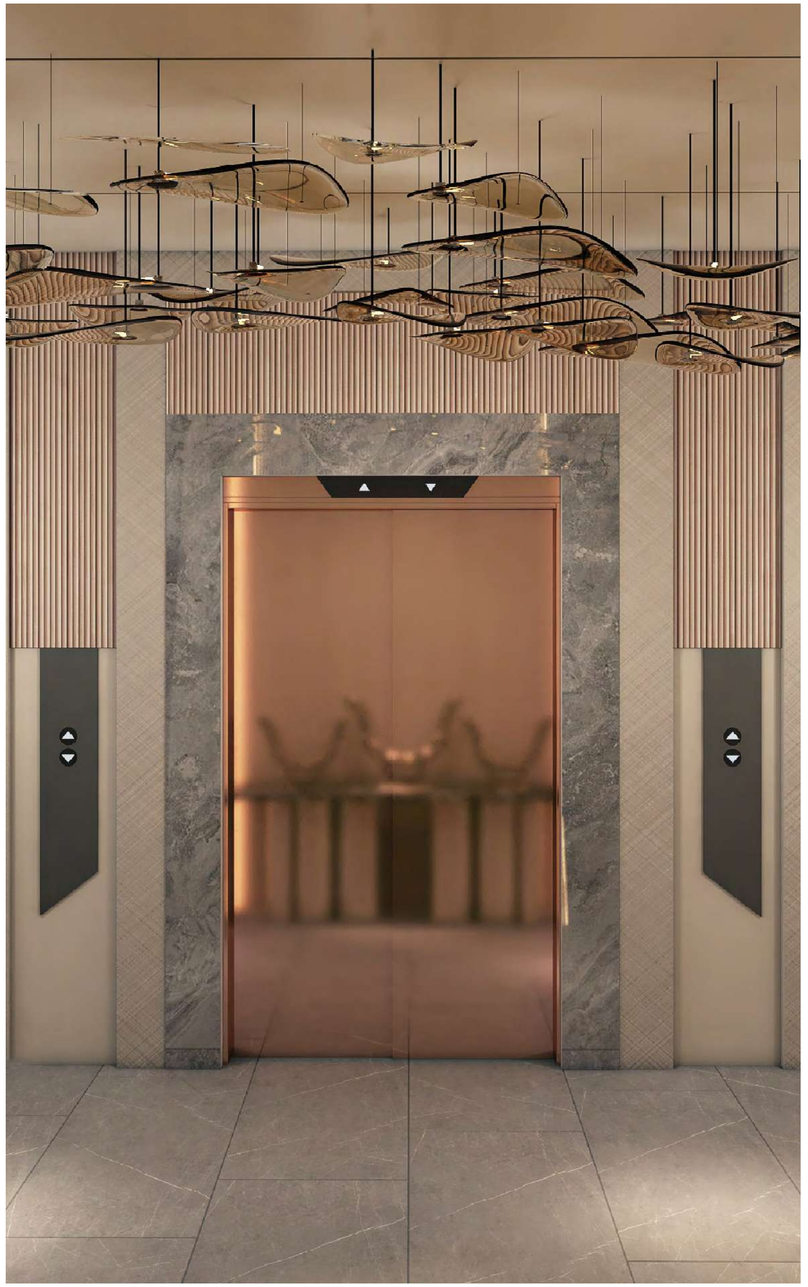
Kingdom Gate offers a curated mix of one-, two-, and three-bedroom residences with one of a kind duplex penthouses, crafted to meet diverse lifestyles. Each typology is designed for generous proportions, optimal natural light, and a sense of spatial harmony. Open-plan layouts and refined finishes ensure every home feels tailored and timeless.

AN **ELEGANT** ARRIVAL WITH A **GRAND** WELCOME



Entering Kingdom Gate is an experience of calm sophistication. The double-height lobby, refined materials, and ambient lighting create a lasting first impression — one that speaks of hospitality and understated grandeur. Every arrival is a moment of serenity, setting the tone for life within.





SEAMLESS ARRIVALS, EFFORTLESS **JOURNEYS**

From the grand entrance to the private elevators, movement through the building is effortless. Secure access, elegant corridors, and refined circulation spaces ensure residents transition smoothly between home, leisure, and the city beyond — an everyday flow designed around comfort and convenience.

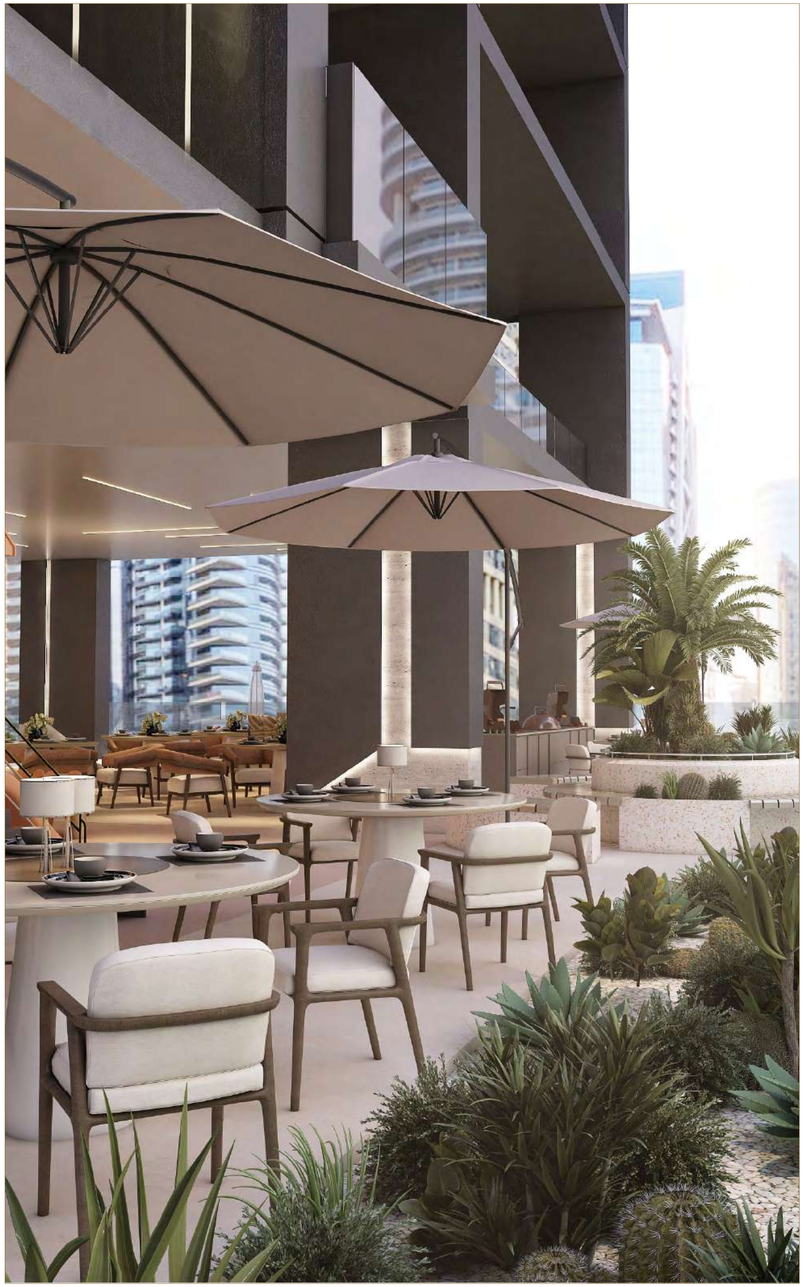
TRANQUILITY
MEETS THE **HORIZON**



Unwind in the elevated luxury of the infinity pool, where the horizon stretches beyond the edge merging sky and skyline with tranquility surrounds you. With panoramic views and subtle landscaping, the space invites both reflection and leisure, whether you're enjoying a refreshing swim, soaking in the views, or simply lounging in the calm ambiance, the pool offers a serene balance between urban energy and elevated calm.


KINGDOM
GATE

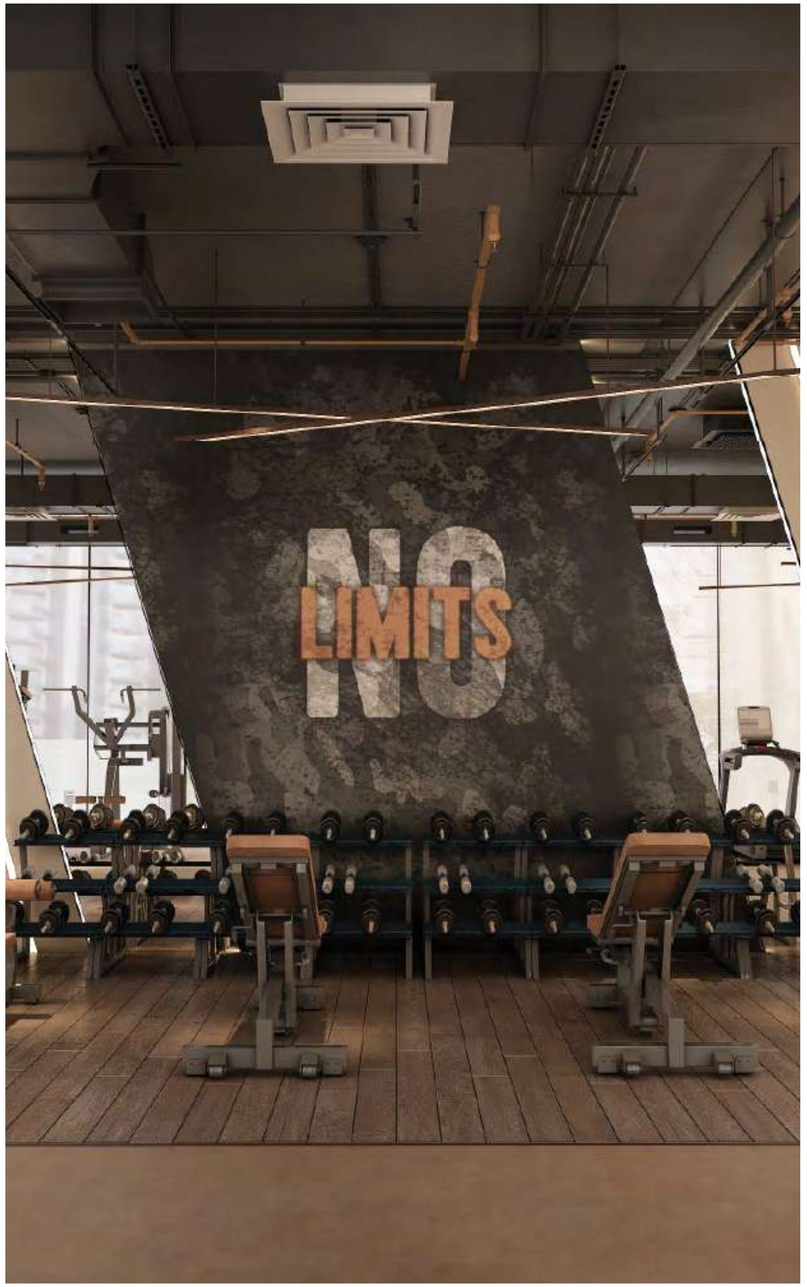


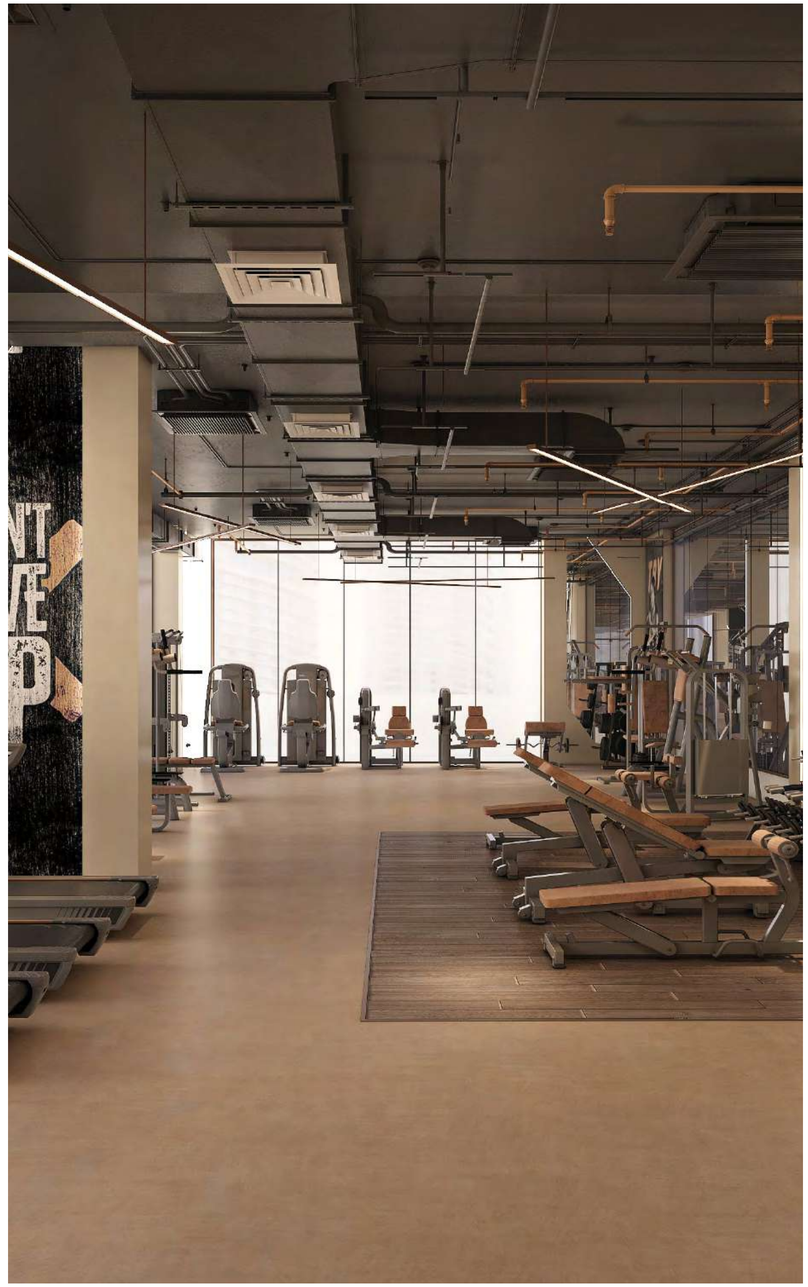


DINNING WITH **DISTINCTION**

A curated dining experience awaits within. Elegant interiors and thoughtful culinary concepts create inviting spaces to gather, unwind, or entertain. Whether a morning coffee or an evening meal, residents enjoy quality and atmosphere in perfect proportion.

REDEFINING THE **FITNESS** EXPERIENCE





RECHARGE YOUR BODY AND MIND IN OUR STATE-OF-THE-ART HEALTH CLUB.

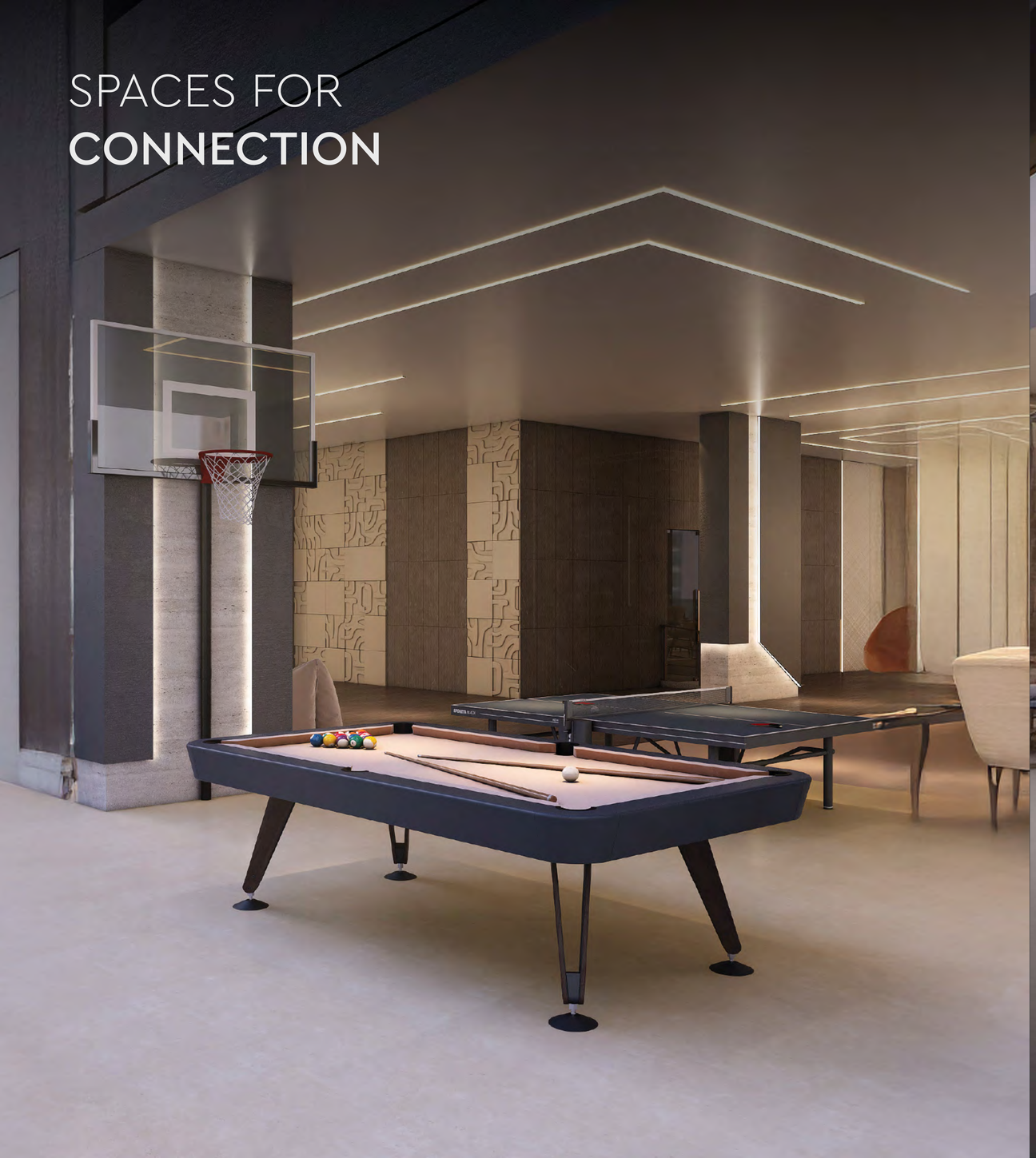
The fitness centre at Kingdom Gate blends performance with elegance. Outfitted with advanced equipment and natural lighting, it encourages wellbeing within a design that feels inspiring rather than mechanical. Every workout becomes part of a broader sense of balance and renewal.

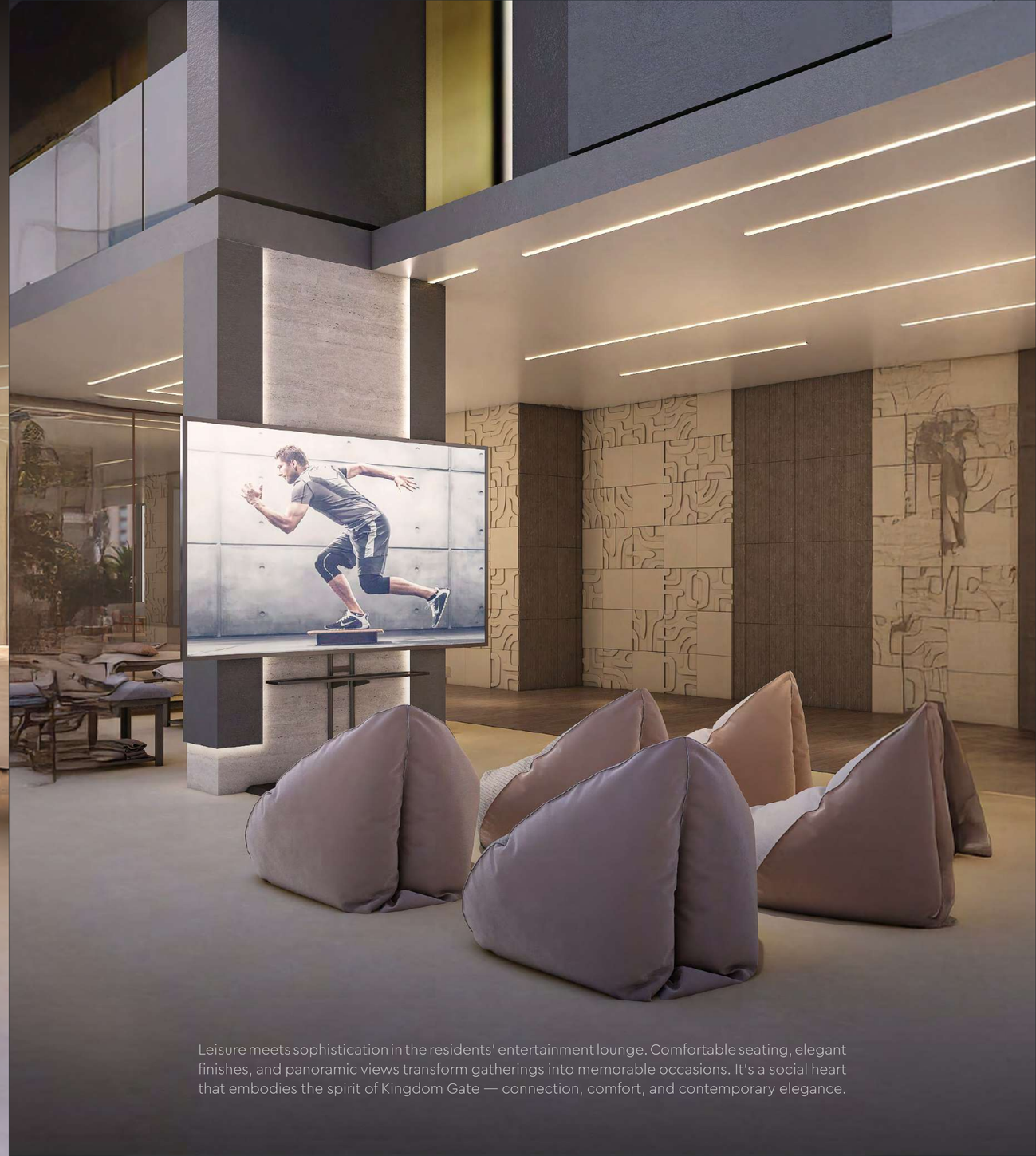


DESIGNED FOR **EVERY GENERATION**

A dedicated children's play area encourages creativity, movement, and community. Safe, stimulating, and filled with natural light, it is a space where the youngest residents can learn and grow freely — and where families share joyful moments together.

SPACES FOR **CONNECTION**





Leisure meets sophistication in the residents' entertainment lounge. Comfortable seating, elegant finishes, and panoramic views transform gatherings into memorable occasions. It's a social heart that embodies the spirit of Kingdom Gate — connection, comfort, and contemporary elegance.



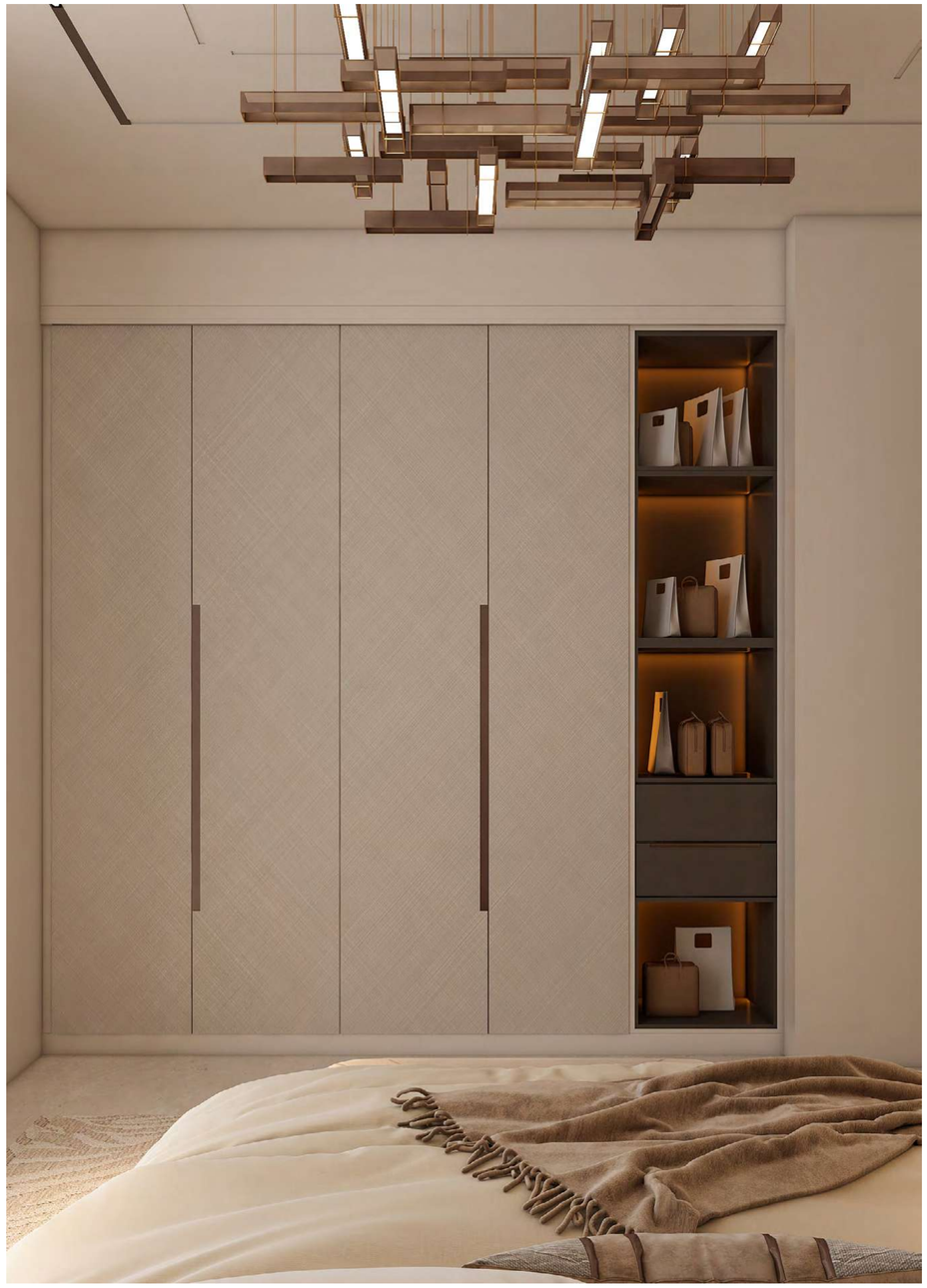
















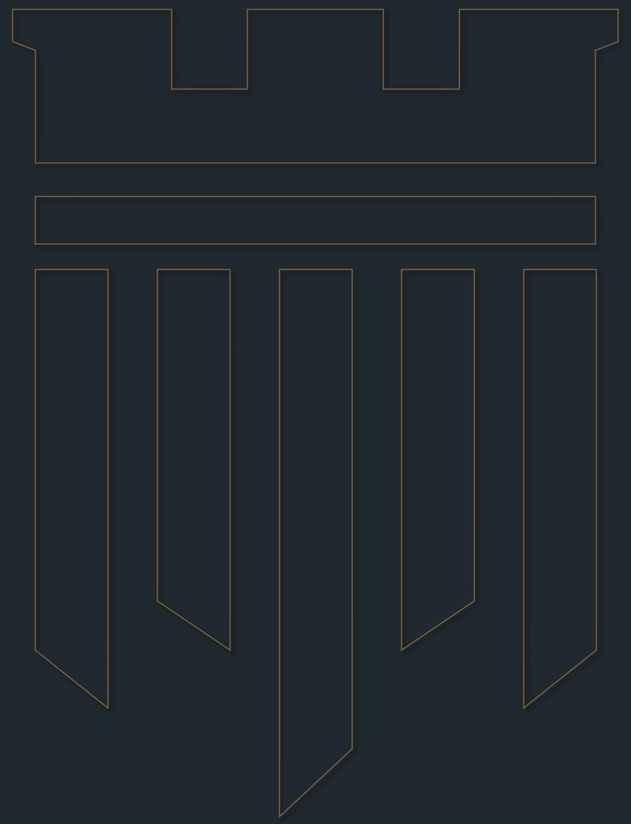






PAYMENT PLAN

Kingdom BY MAG



DOWN PAYMENT	on date of purchase	20%
ADMIN FEES	on date of purchase	AED 5,000
4% DLD	on date of purchase	4%
2ND INSTALLMENT	after **60 days (2 months)** from booking	10%
3RD INSTALLMENT	after **120 days (4 months)** from booking	10%
4TH INSTALLMENT	after **180 days (6 months)** from booking	10%
ON HANDOVER	-	50%

Kingdom
BY MAG

ELITIA
PROPERTIES

KINGDOM
GATE