

THE LAX

MANAGED BY AL MIZAN





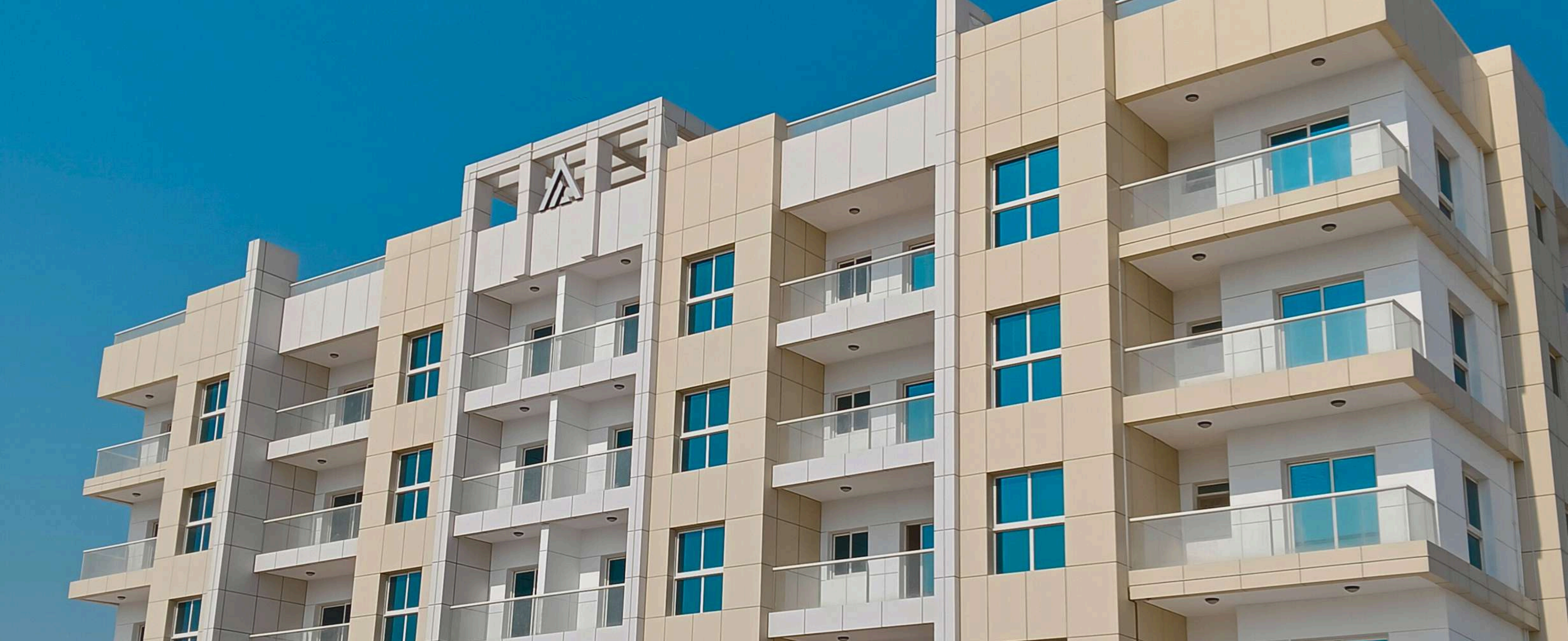
“At Al Mizan, we craft positive lifestyles filled with Happiness.” - YOGESH DOSHI, CHAIRMAN

Al Mizan Group is a multi-faceted real estate organization that has been a key player in Dubai’s property market for over two decades. The company is involved in property development, investment, and management, delivering high-quality real estate solutions across a variety of sectors.

Al Mizan has successfully capitalized on Dubai’s freehold property initiative, completing billions of worth of transactions, including land, residential, commercial, and industrial units, as well as residential buildings and islands. The company's vision is to shape the UAE’s real estate landscape through innovative projects that enhance lifestyles and promote long-term growth.

The next generation of leadership continues to bring fresh ideas to further transform the company and ensure its continued impact on the region’s real estate development.

ABOUT
THE LAX



'THE LAX' is a residential building in Dubai South, minutes away from Expo City and Al Maktoum international airport.

Strategically located between the Sheikh Mohammed Bin Zayed Road (E311) and Emirates Road (E611) with close proximity to other neighboring developments such as Dubai Logistics City, Dubai Investment Park and Jabel Ali Village.

Facilities and Amenities include: Dedicated Parking at Ground level for all apartments, and fully equipped Gymnasium.

PROJECT DETAILS

Location:	Dubai South
Plot size :	26,058.89 sq feet
Built-up area :	79,448.96 sq feet
Building height :	G+4+R
Total units :	37
Total parkings :	37
Apartment types :	1 Bedroom - 3 units 2 Bedroom - 34 units
Status :	Ready to move
Completion :	2023



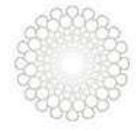
PROJECT LOCATION



DUBAI SOUTH

Dubai South, formerly Dubai World Central, is a 145 sq. km. master-planned city launched in 2006 as a Government of Dubai project. It aligns with the Dubai Plan 2021, envisioning a city of happy, empowered people, an inclusive society, and a global economic hub.

Home to the operational Al Maktoum International Airport, set to become the world's largest, and the World Expo 2020, Dubai South supports diverse industries, making it a prime destination to live, work, and invest.



05 Minutes to Expo City



10 Minutes to Expo 2020 Metro Station



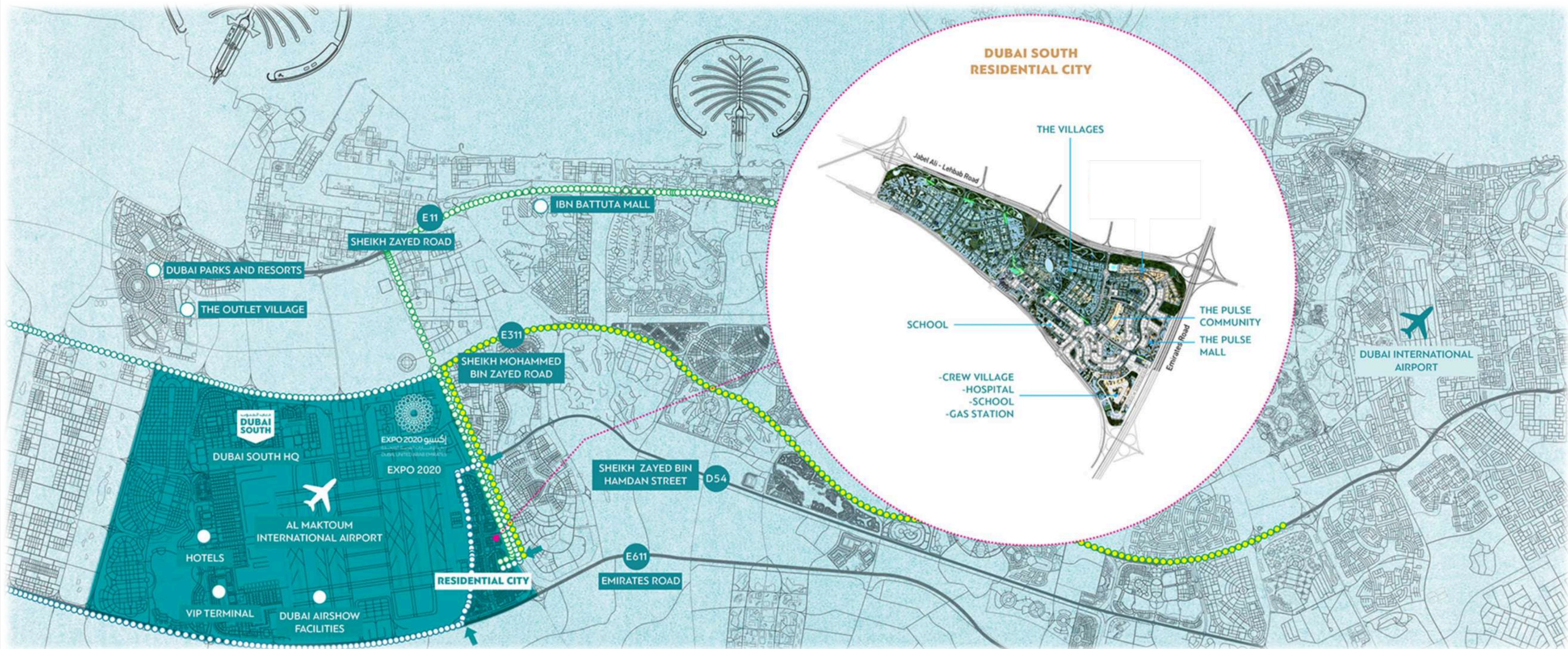
10 Minutes to Al Makhtoum International Airport



15 Minutes to Ibn Battuta Mall



30 Minutes to *Palm Jebel Ali* and *Palm Jumeirah*





AL MAKTOUM AIRPORT DUBAI'S AIRPORT OF THE FUTURE

- All operations at Dubai International (DXB) will be transferred to Al Maktoum International (DWC) over the next few years. Al Maktoum International Airport expansion boosts real estate demand in Dubai South in the long term. Passenger capacity up to 260 million annually and “fully absorb” DXB’s operations in 10 years. Property prices in Dubai South, neighbouring areas post 15% spike following Al Maktoum International Airport expansion announcement.

DUBAI EXPO CITY

Expo City Dubai is a clean, green, innovation-driven, human-centric city of the future that builds on the resounding success of Expo 2020 Dubai. Combining cutting-edge technologies with vibrant green spaces, Expo City fosters connections and paves the way for a brighter future. It's a curated ecosystem for living, leisure, and business where global minds converge driving industry growth and supporting the UAE's long-term prosperity.





RESIDENTIAL DISTRICT

- The Residential District covers an approximate total site area of 760 ha. The city is located to the Northeast of Dubai South; it is bounded by Al Maktoum International Airport from the South by the Jebel Ali - Al Habab Road from the North and Emirates Road (E611) from the East.
- Residential District is mainly comprised of about 40% Residential Use, 24% for open spaces, community facilities and utilities and remaining 36% area distributed between roads, hotels, commercial and offices.

EXPO RD - E77

EMIRATES RD - E611

Community Park

Hypermarket

International School

Community Lounge



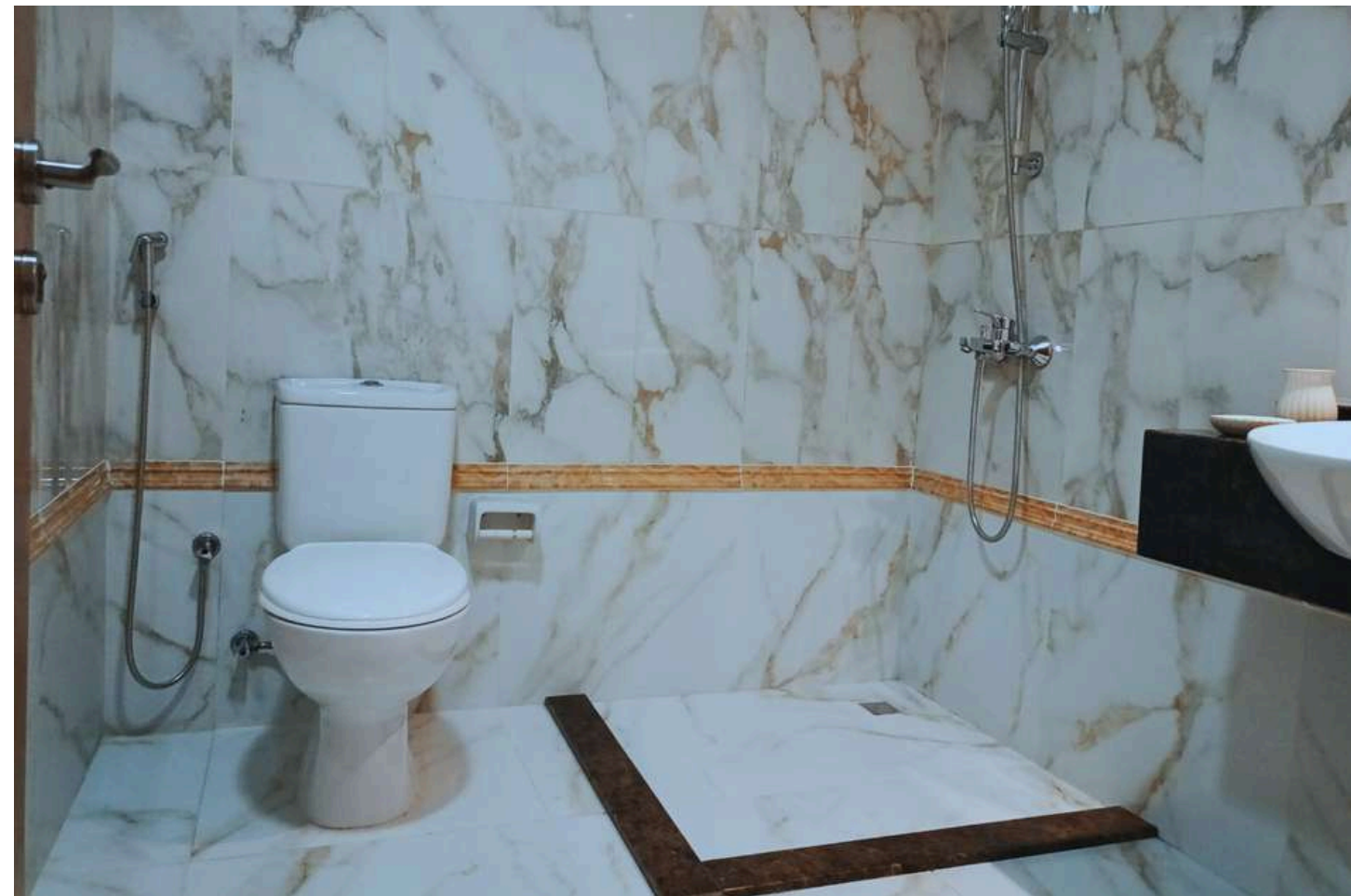
GALLERY



BUILDING
EXTERIOR

RECEPTION
&
LOBBY



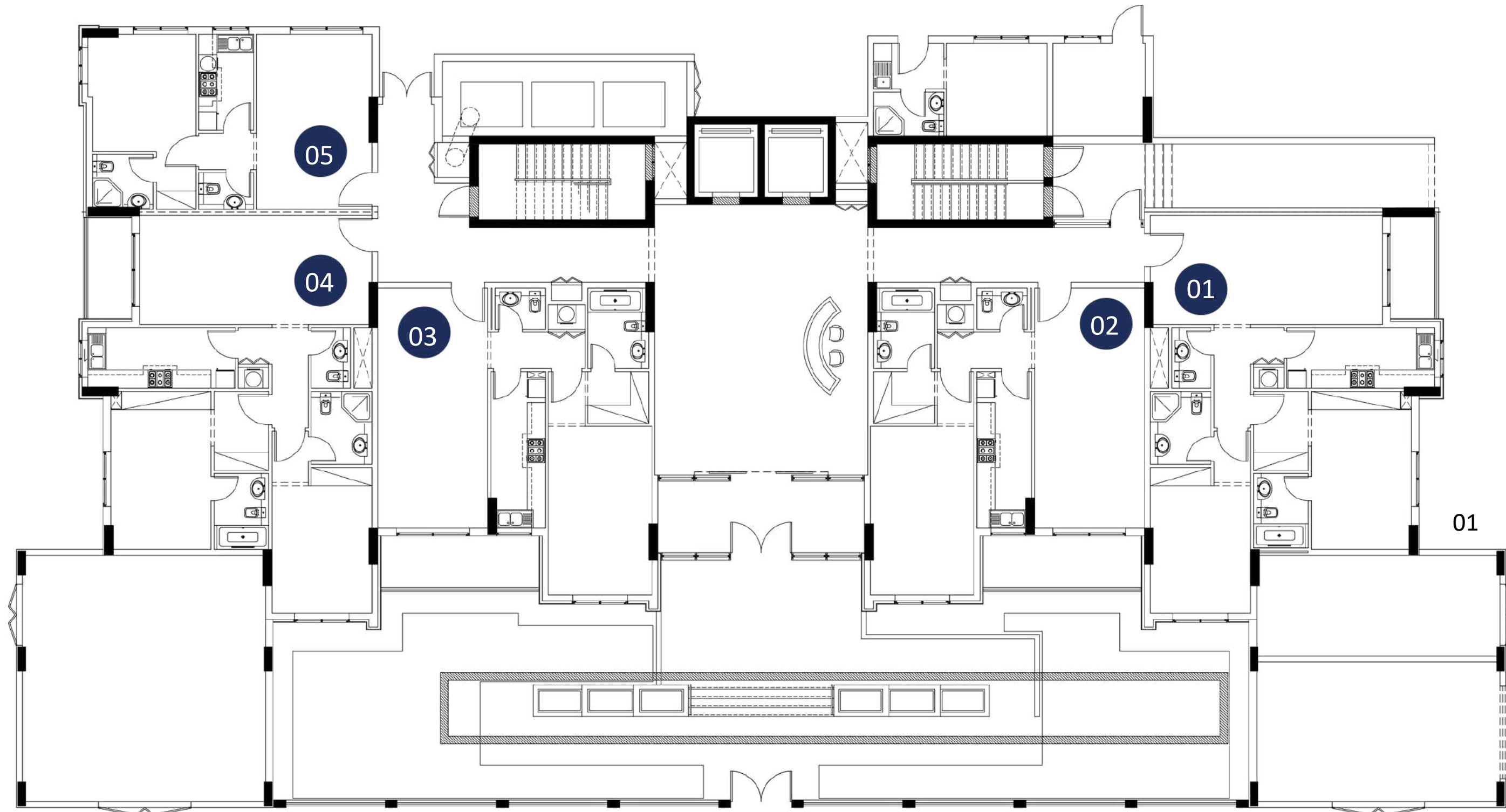


APARTMENT
INTERIORS

GYMNASIUM

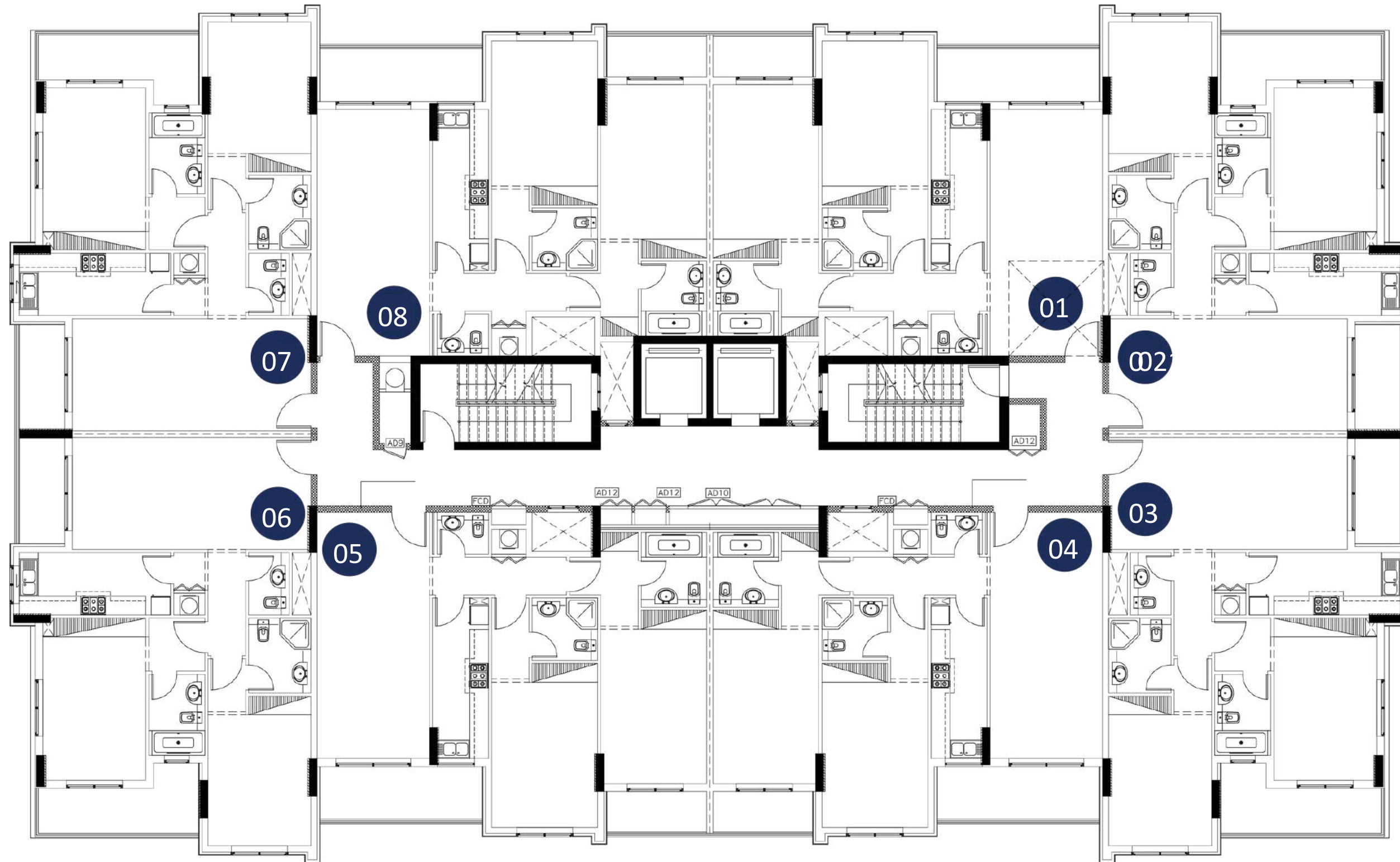


FLOOR PLANS



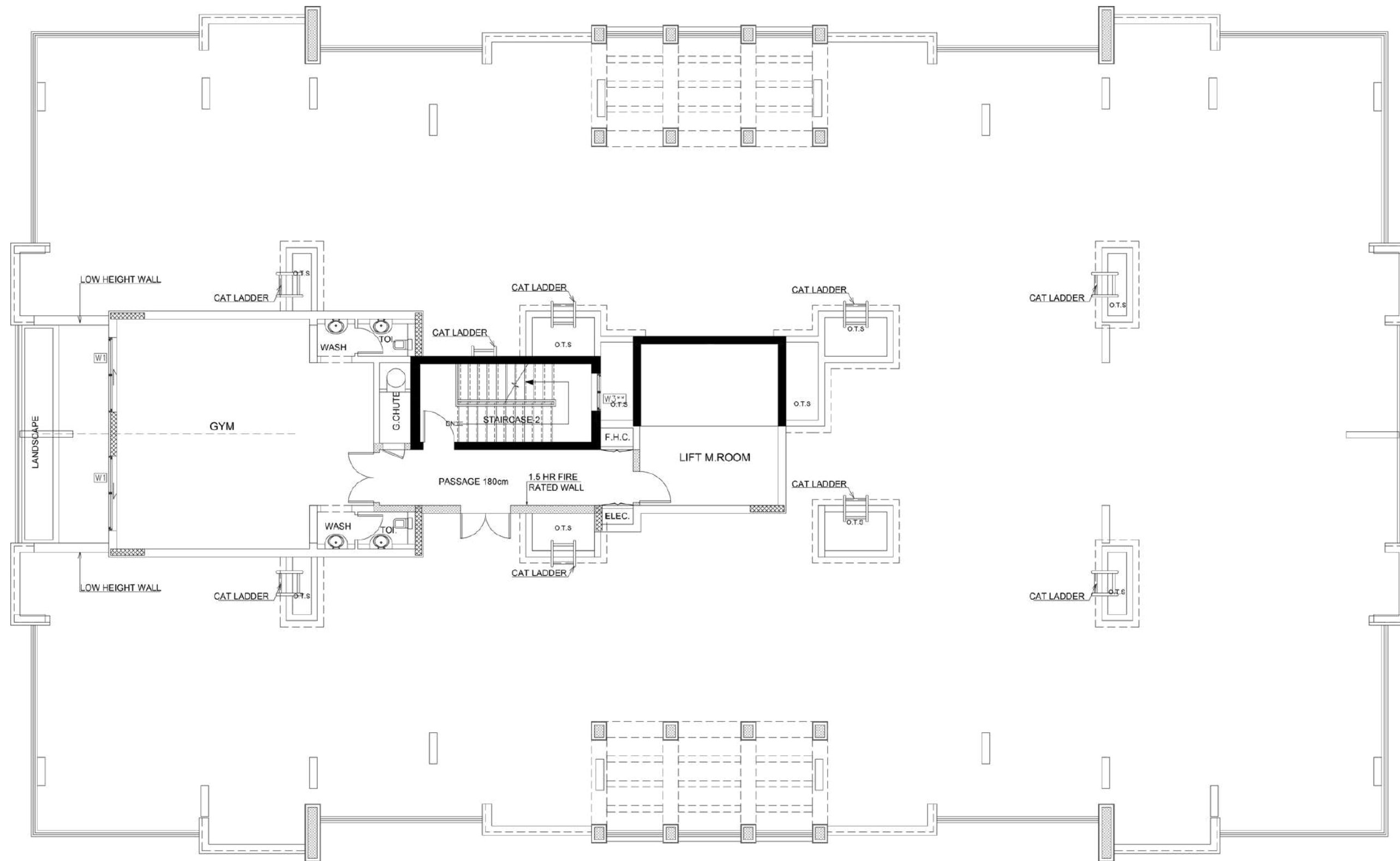
GROUND FLOOR

Disclaimer: This proposal is confidential, not to be used for any marketing purposes, as design is under process and design may vary while approvals.



TYPICAL FLOOR

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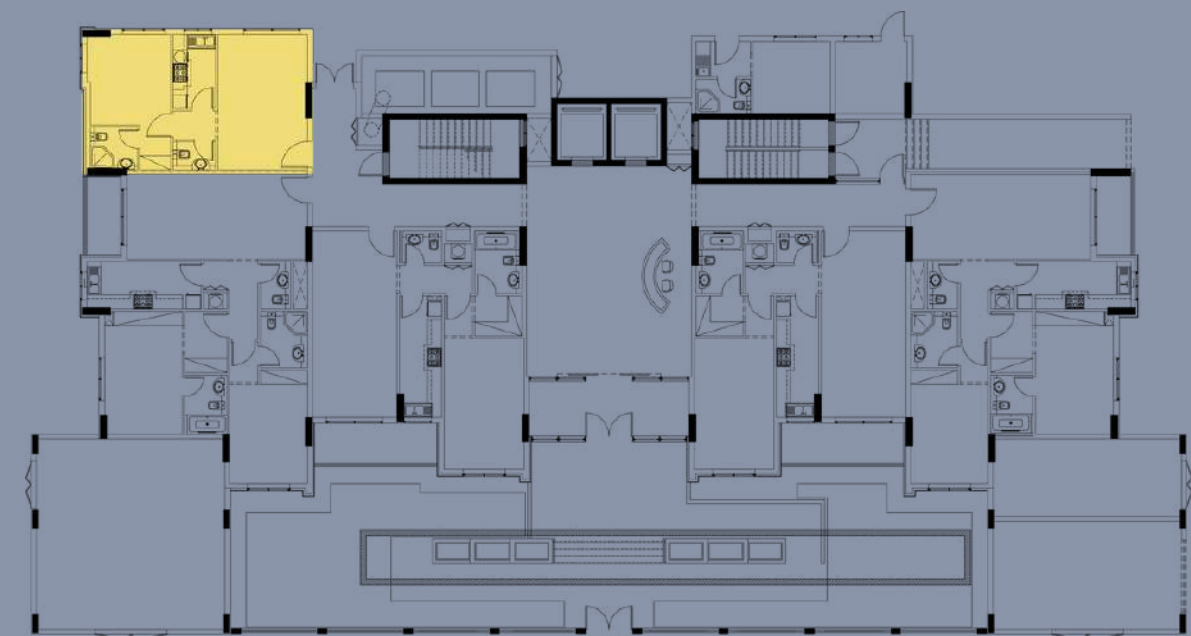


ROOF

UNIT PLANS



1BR-T01
 (611.39 SQFT)
01 UNIT

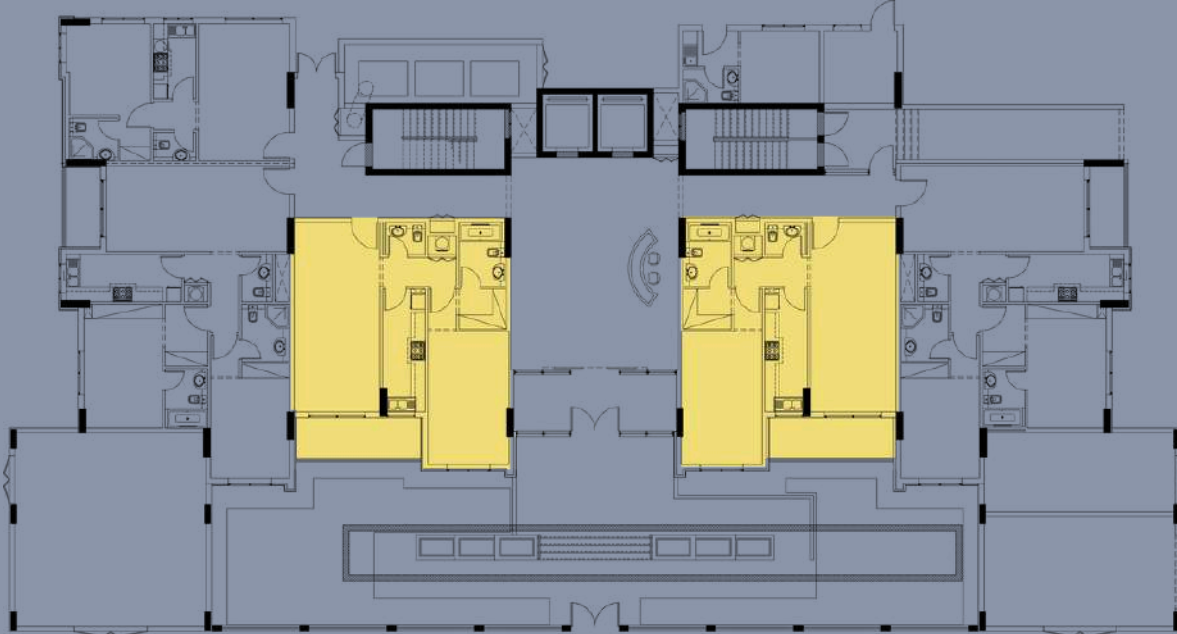


Ground Floor
 (05)

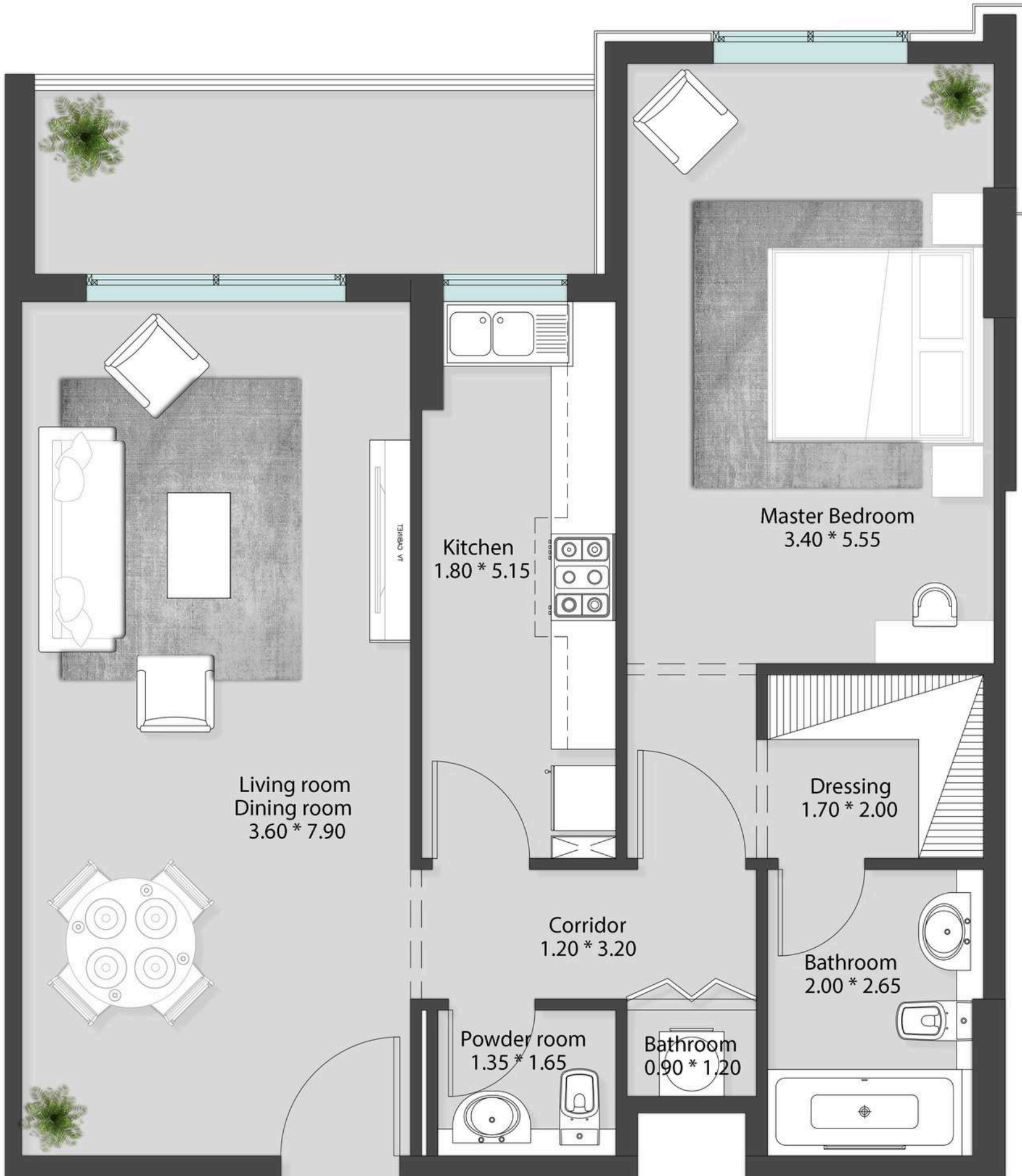
1BR-T02

(994.5 SQFT)

02 UNITS

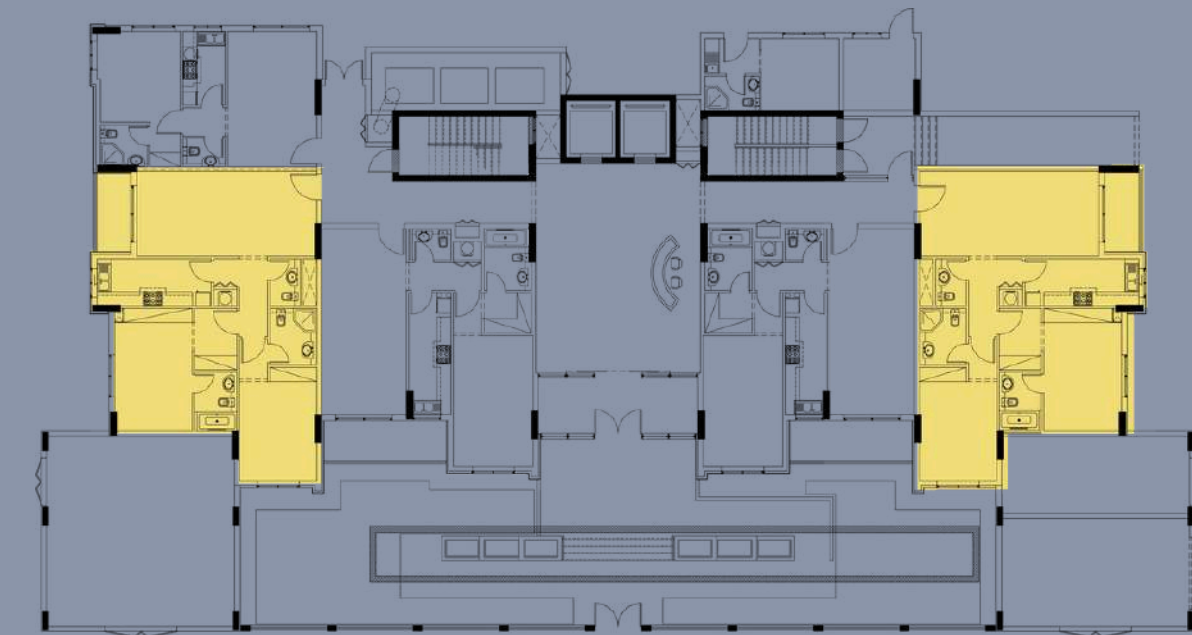
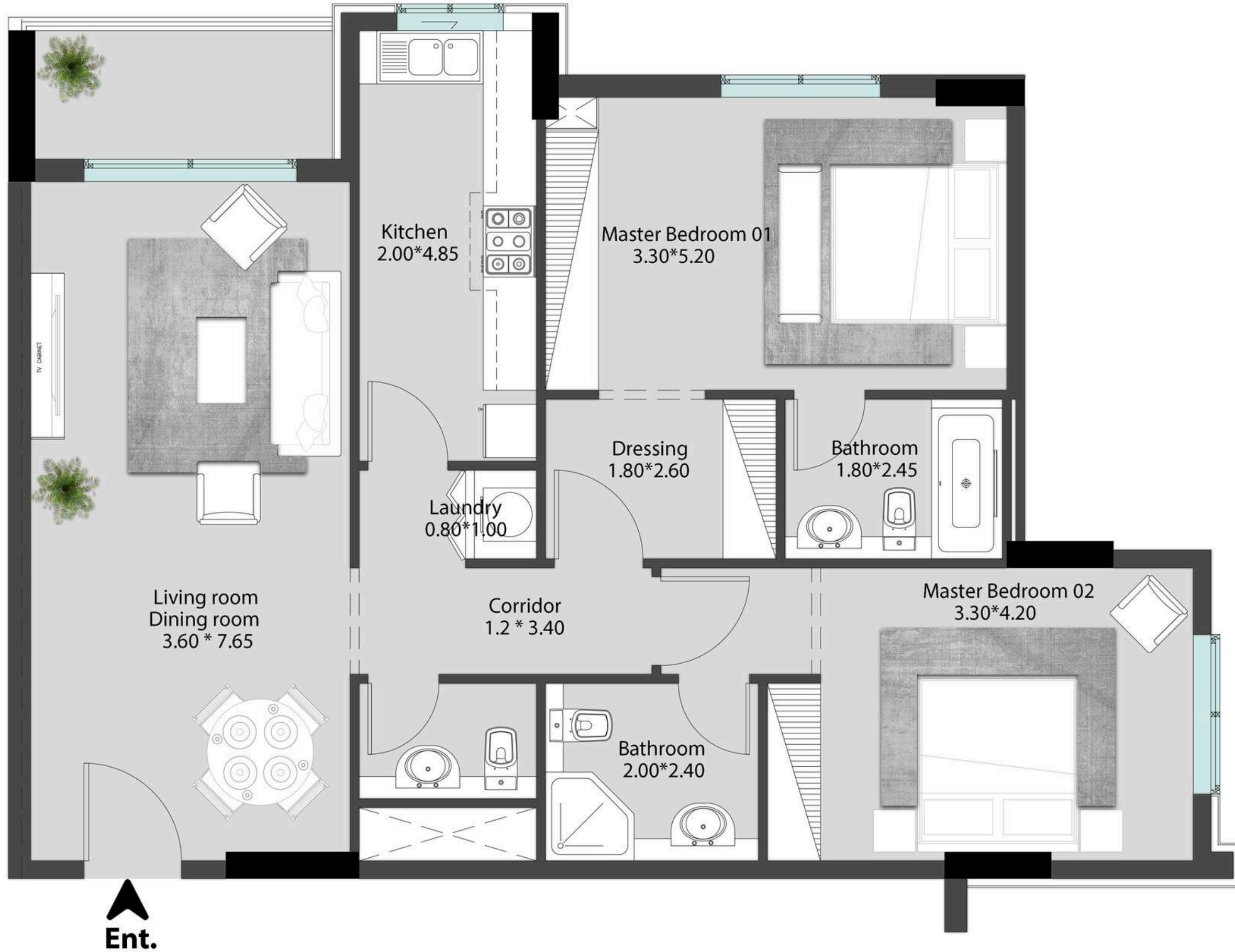


Ground Floor
(02 - 03)



Ent.

2BR-T01
(1205.5 SQFT)
02 UNITS

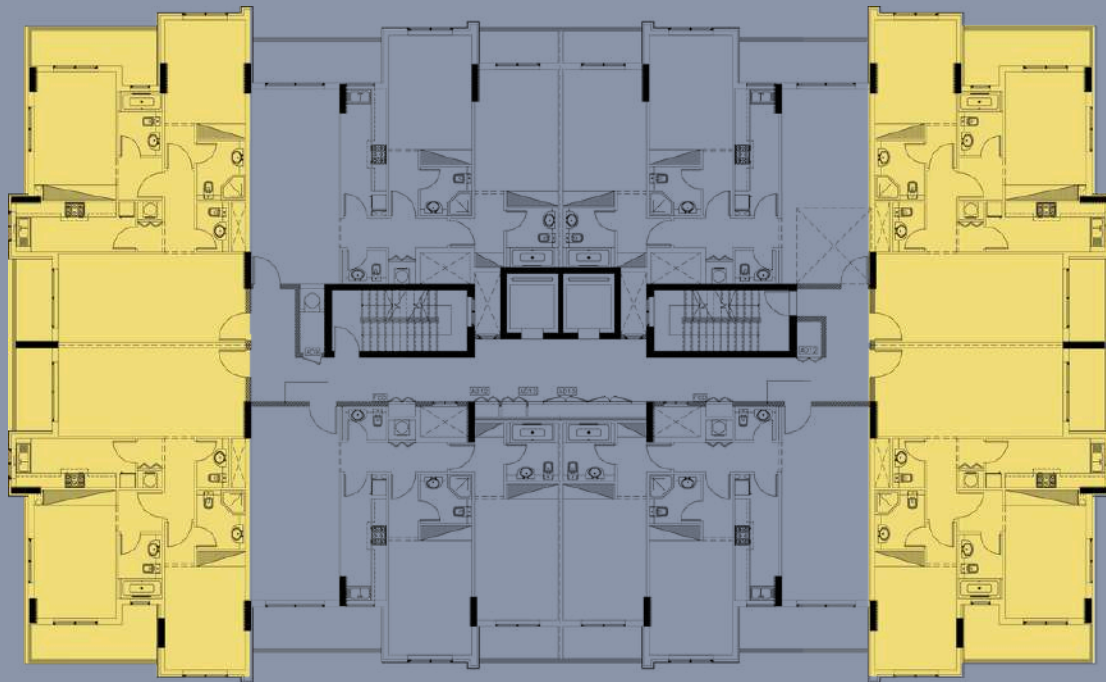


Ground Floor
(01 - 04)

2BR-T02

(1285.2 SQFT)

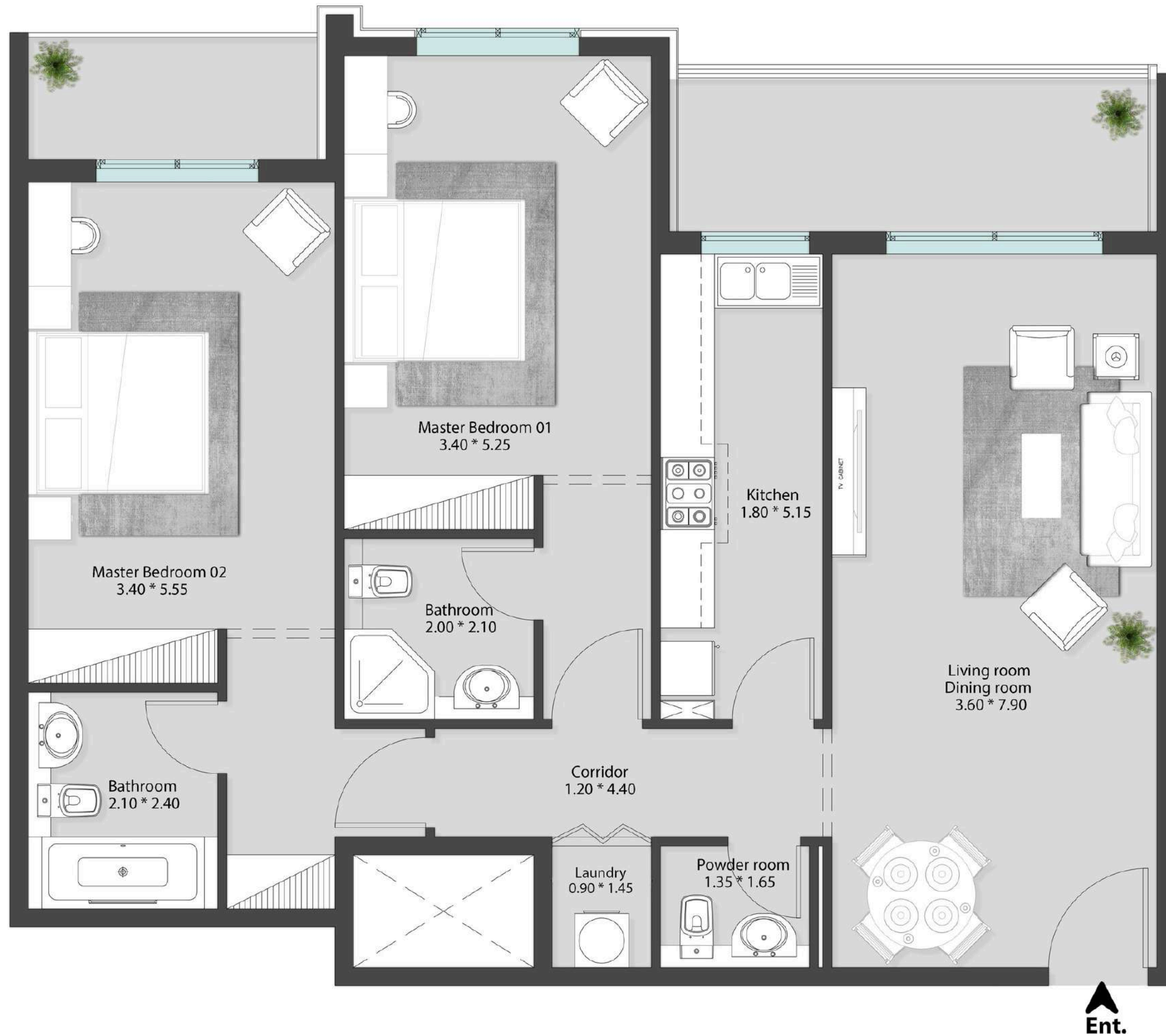
16 UNITS



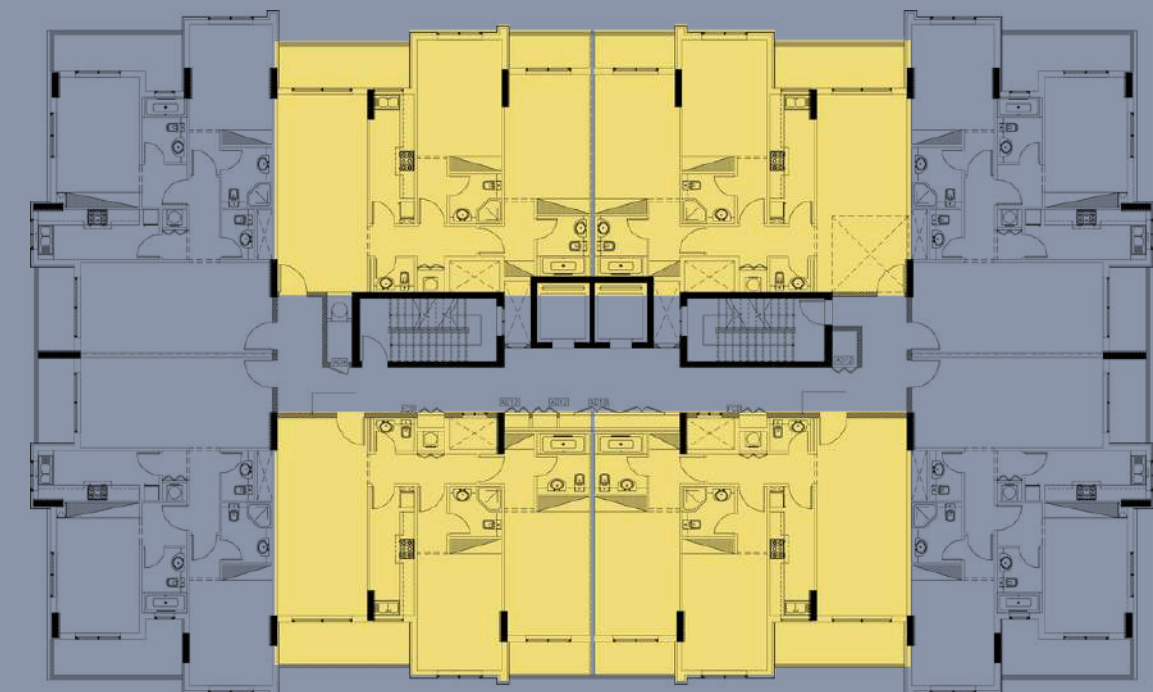
Typical Floor
(02 - 03 - 06 -07)



Ent.



2BR-T03
 (1337.3 SQFT)
16 UNITS





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