

THE LAX

MANAGED BY ALMIZAN



ABOUT

AL MIZAN

GROUP OF COMPANIES SINCE 1998



“At Al Mizan, we craft positive lifestyles filled with Happiness. We believe that our customers are more than just clients — they’re family.”

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 AED 3 billion 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.



OUR MISSION & VISION



- Our mission is to create environments that promote well-being, fulfillment, and long-term growth for our clients. As a multi-faceted real estate organization active in Dubai since 1998, we are committed to delivering meticulously designed projects that prioritize investor success. We provide comprehensive real estate solutions—from property development and investment to management—that offer opportunities to thrive in both up-and-coming and high-potential areas.
- Our vision is to build not just homes, but brighter futures. By blending modern, minimal design with holistic principles and sustainability, we aim to enhance the lifestyles of our clients, creating spaces that bring happiness, comfort, and long-term value. Together, we are crafting positive lifestyles filled with well-being, where every project reflects our commitment to excellence, innovation, transparency, and ethical practices.



DUBAI SOUTH

Dubai South was set out to create a community to foster innovation and entrepreneurship within a dynamic ecosystem, facilitating its role in propelling growth in the emirate's economy.

Dubai South was conceived to align with Dubai Plan 2021, contributing towards the emirate's continuous efforts for sustainable economic growth. This was facilitated through the creation of a business friendly environment to safeguard Dubai's position as a preferred investment destination for business worldwide.

ABOUT
THE L A X



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

The development is 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



STRATEGIC LOCATION

EXPO RD - E77

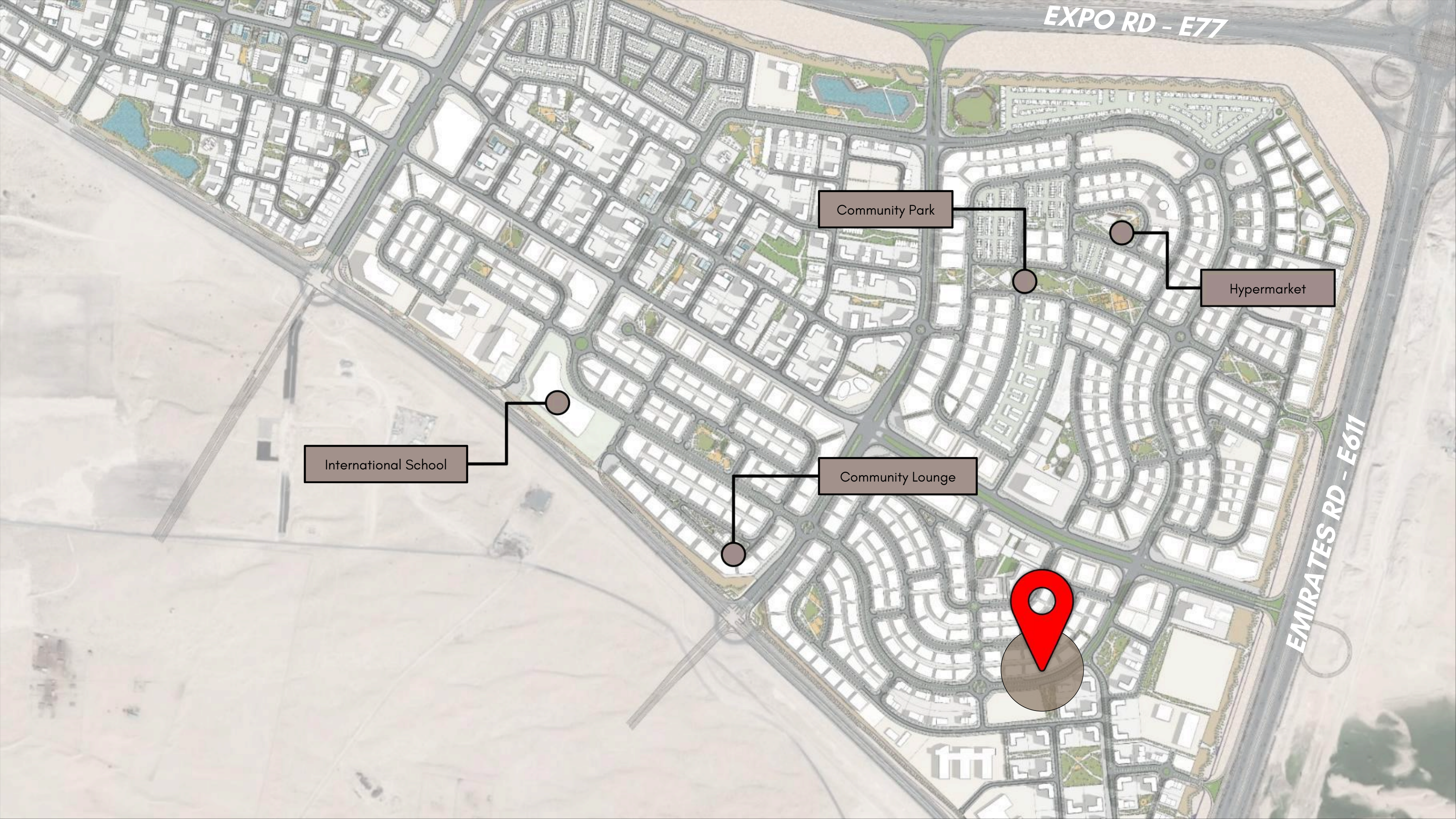
EMIRATES RD - E611

Community Park

Hypermarket

International School

Community Lounge





05 Minutes to Expo City



10 Minutes to Expo 2020 Metro Station



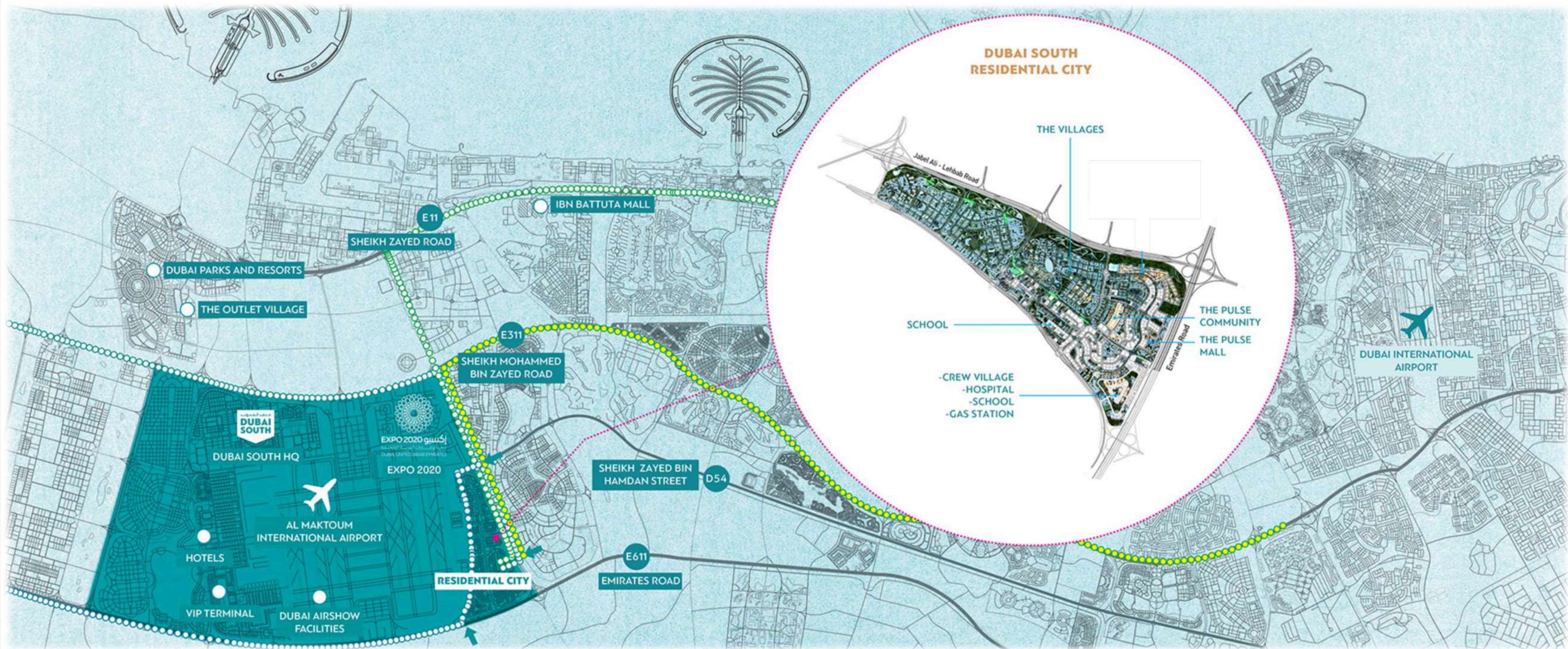
10 Minutes to Al Makhtoum International Airport



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

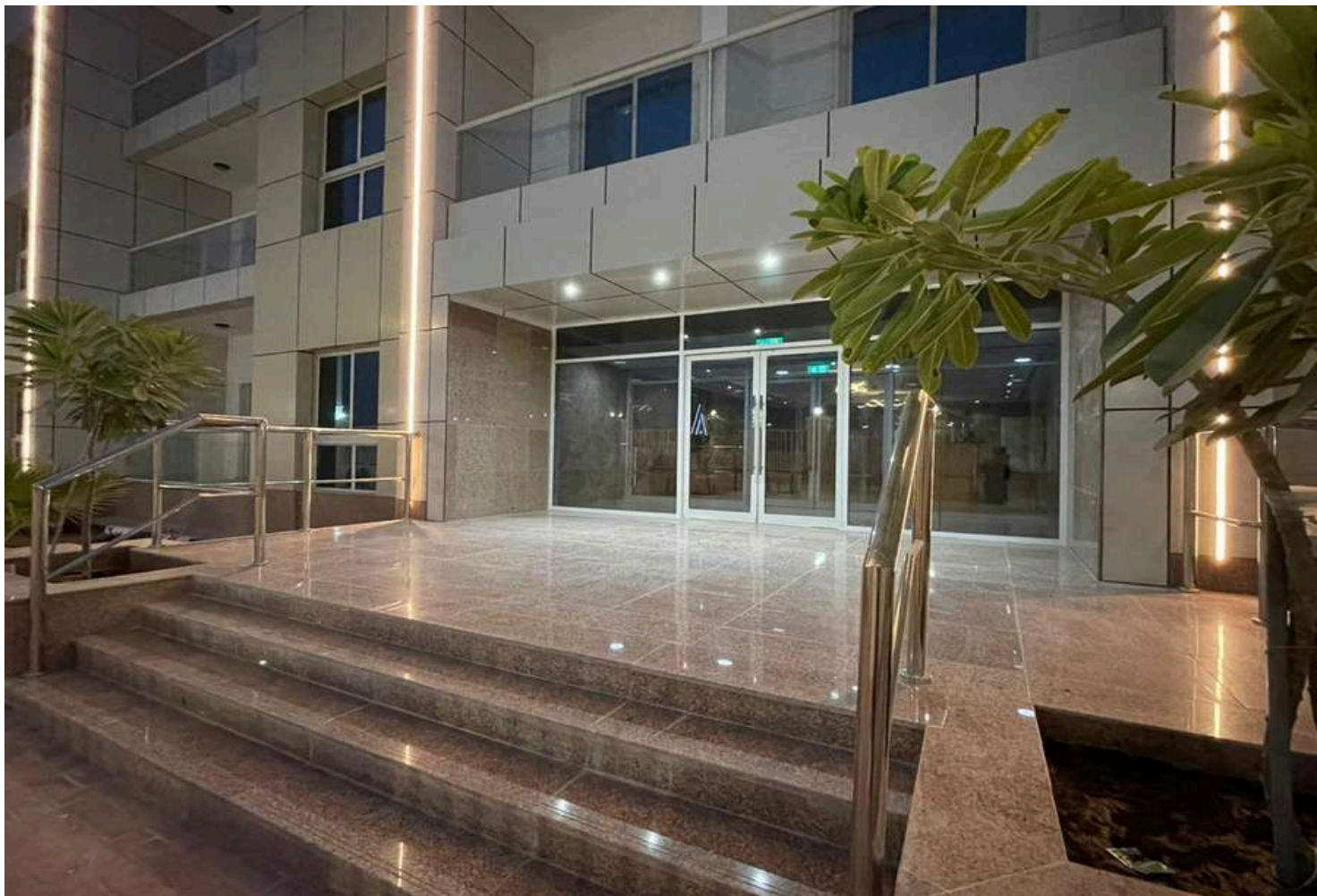
- The Residential District covers an approximate total site area of 760 ha. The city is located to the Northeast of Dubai South; it is bounded by Al Maktoum International Airport from the South by the Jebel Ali - Al Habab Road from the North and Emirates Road (E611) from the East.
- Residential District 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.

DUBAI SOUTH

An emerging 145 sq. km. master-planned city based Projected to sustain a population of approximately one million Support every conceivable kind of business and industry, creating 500,000 jobs Emerging as Dubai's preferred location in which to live, work and invest



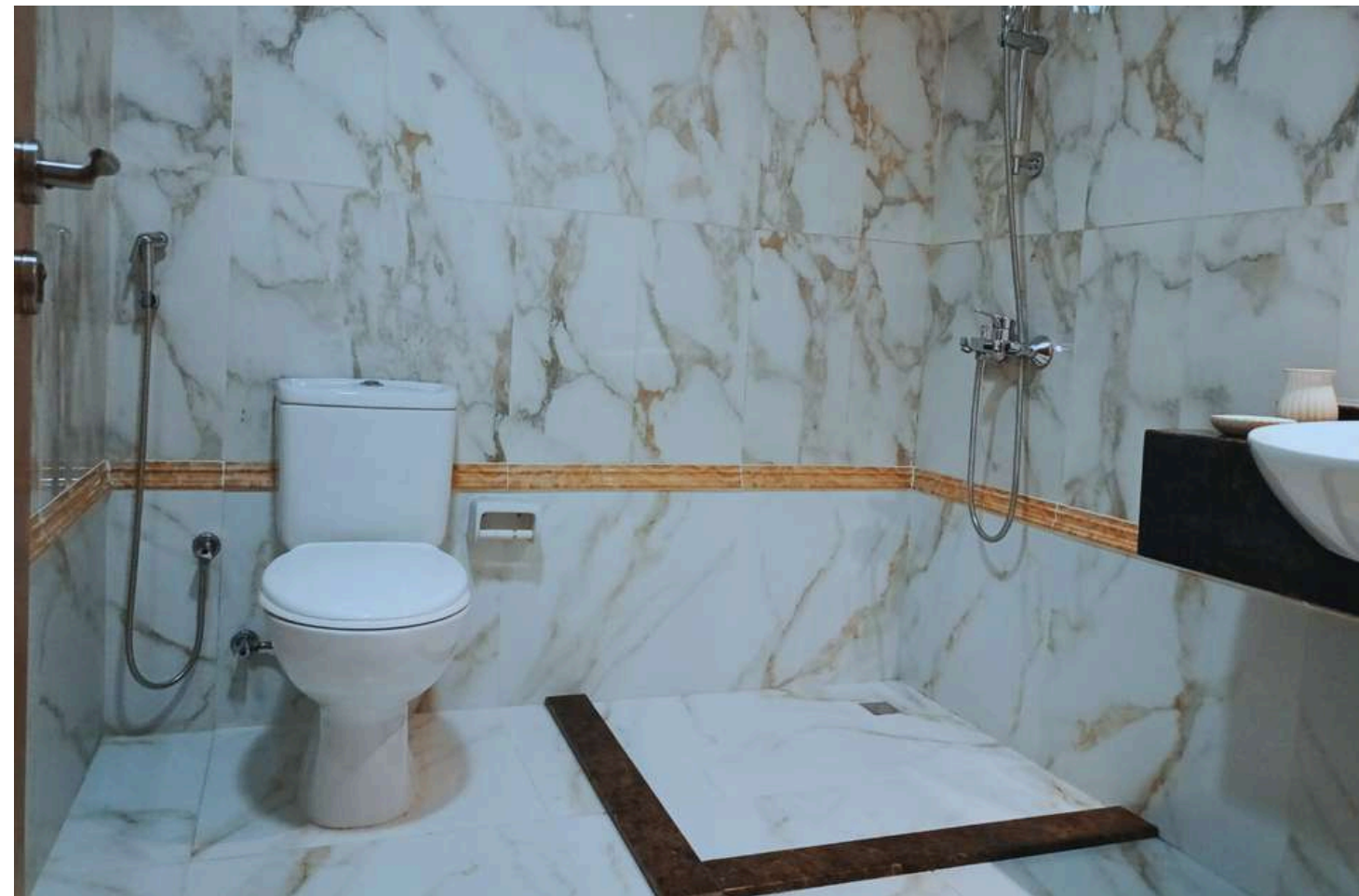
INTERIORS
& EXTERIORS



BUILDING
EXTERIOR

RECEPTION
&
LOBBY



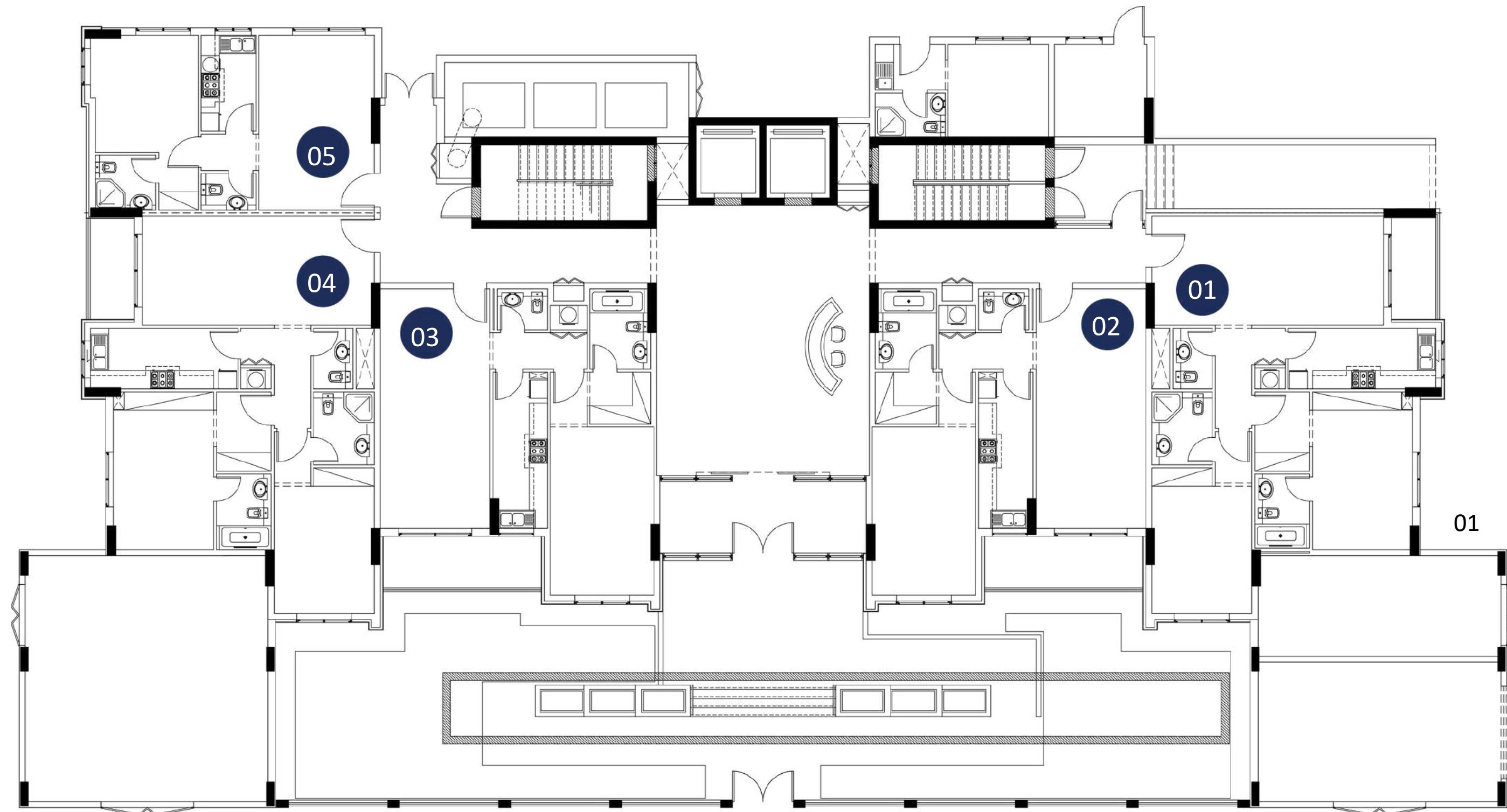


APARTMENT
INTERIORS

GYMNASIUM

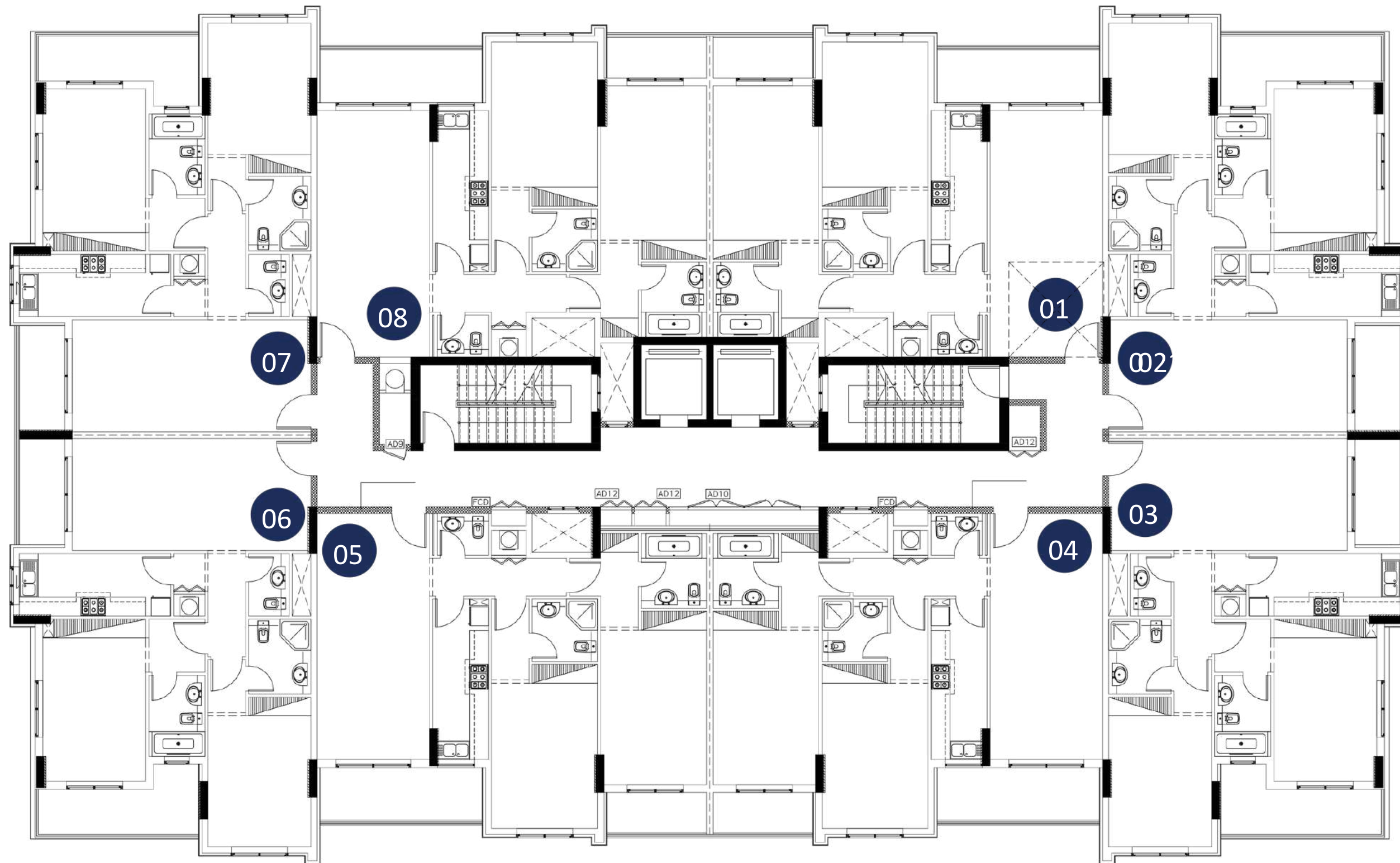


FLOOR PLANS



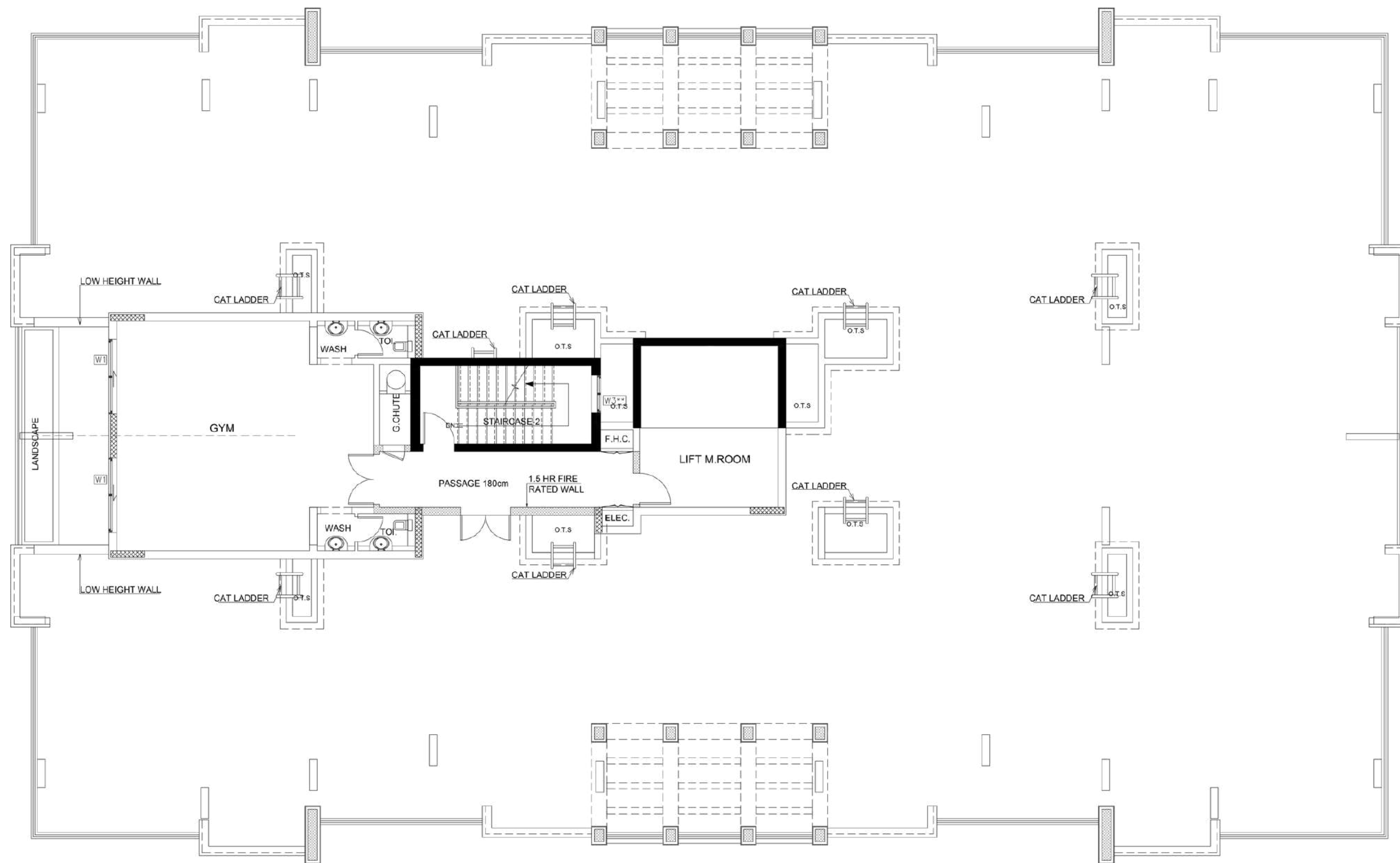
GROUND FLOOR

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

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

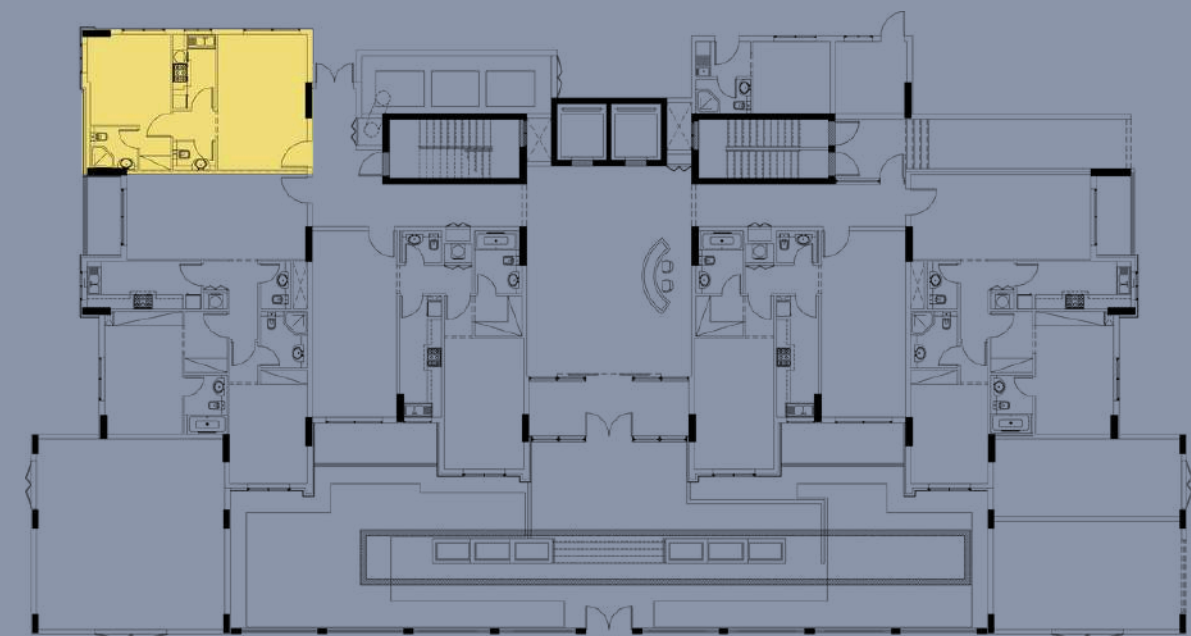


ROOF

UNIT PLANS



1BR-T01
 (611.39 SQFT)
01 UNIT

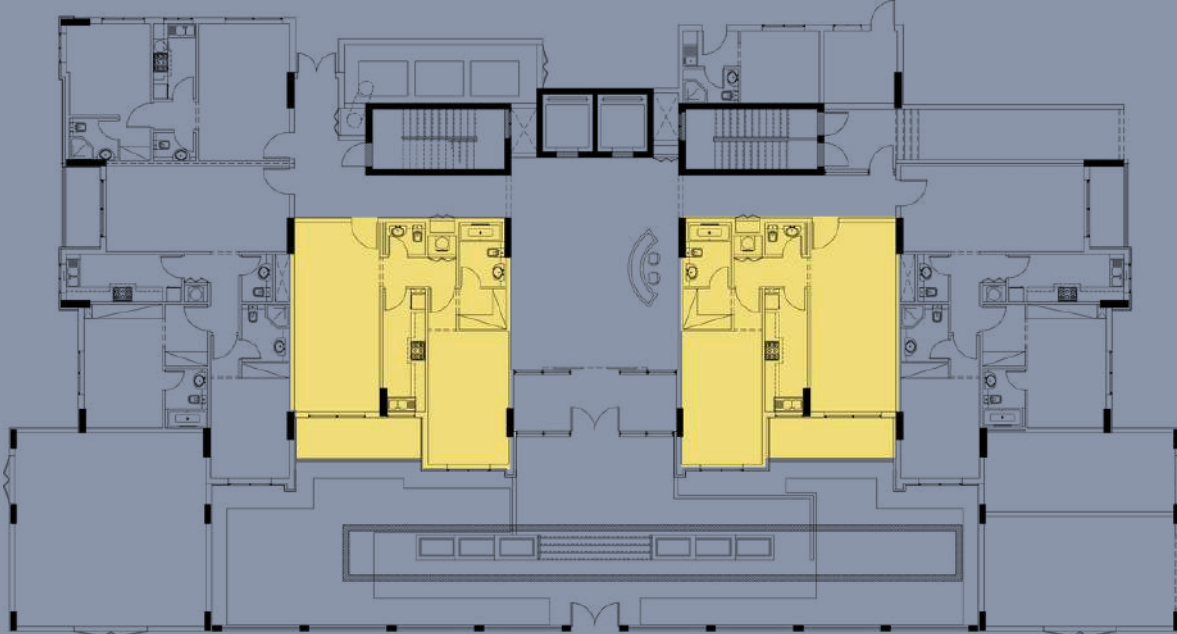


Ground Floor
 (05)

1BR-T02

(994.5 SQFT)

02 UNITS



Ground Floor
(02 - 03)



Living room
Dining room
3.60 * 7.90

Kitchen
1.80 * 5.15

Master Bedroom
3.40 * 5.55

Dressing
1.70 * 2.00

Corridor
1.20 * 3.20

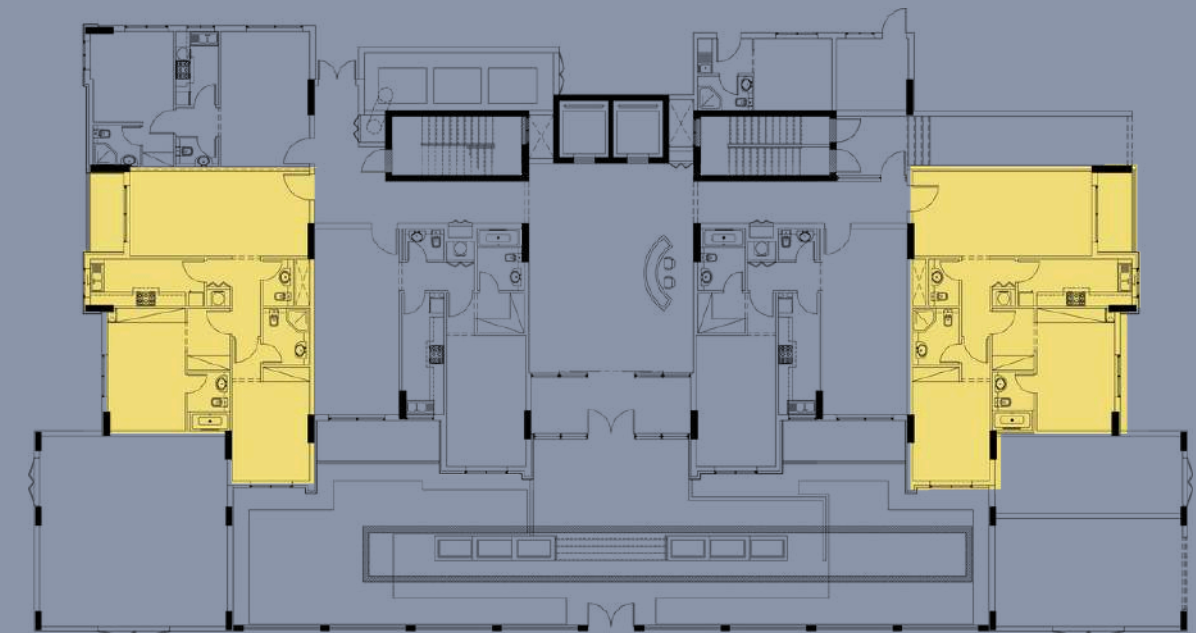
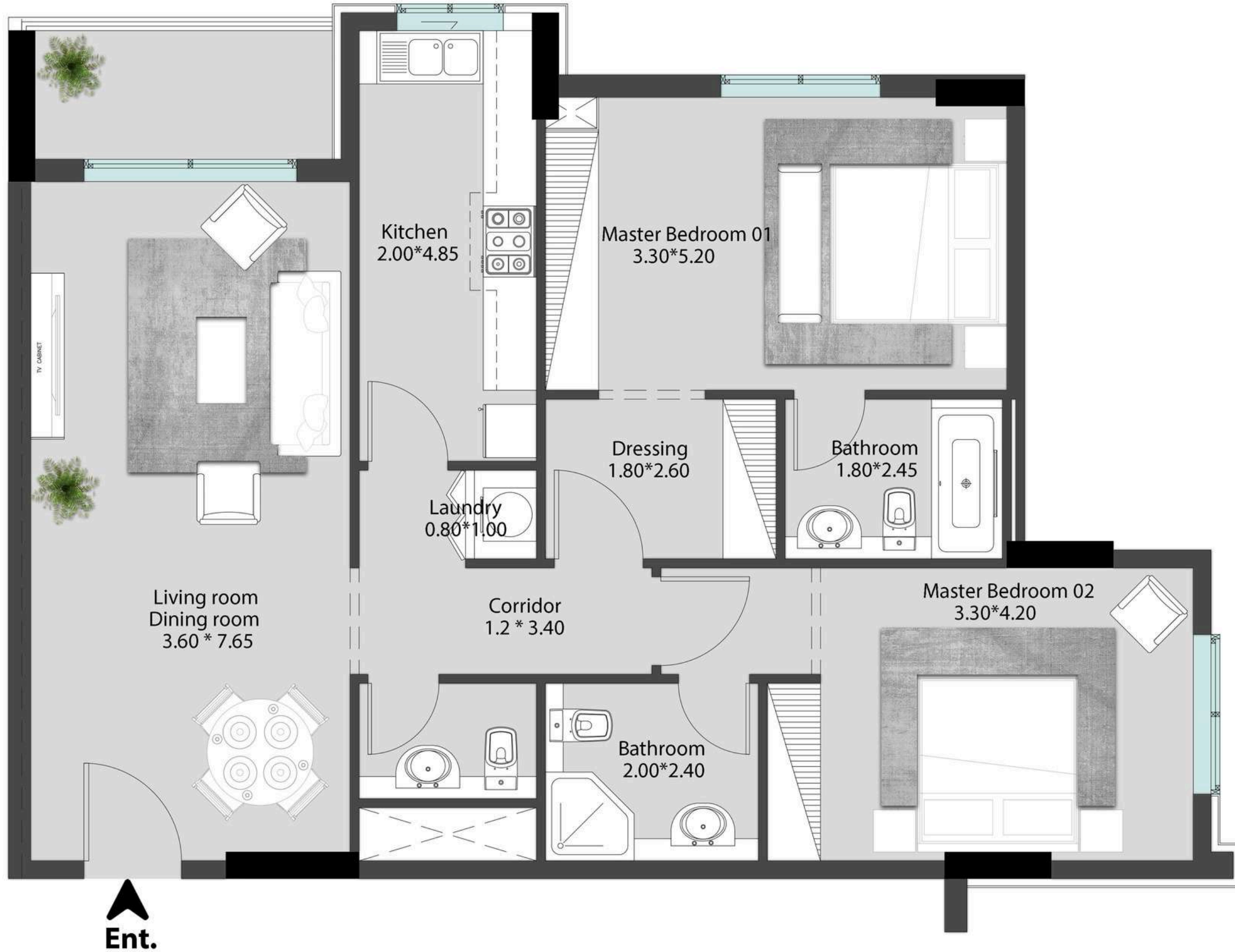
Bathroom
2.00 * 2.65

Powder room
1.35 * 1.65

Bathroom
0.90 * 1.20



2BR-T01
(1205.5 SQFT)
02 UNITS

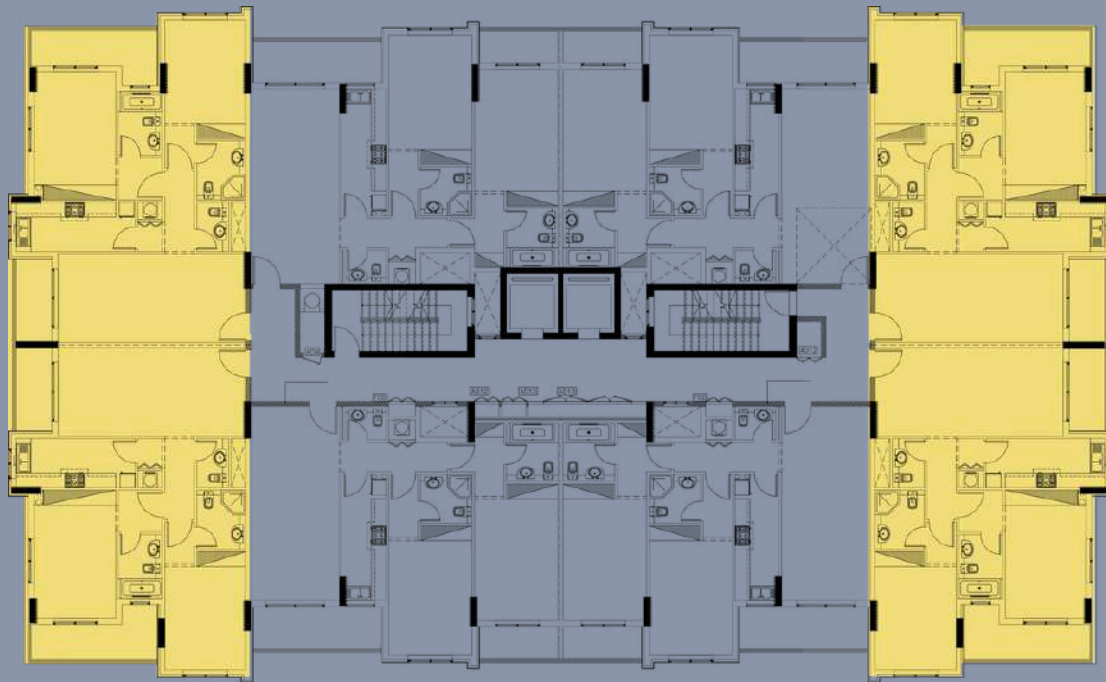


Ground Floor
(01 - 04)

2BR-T02

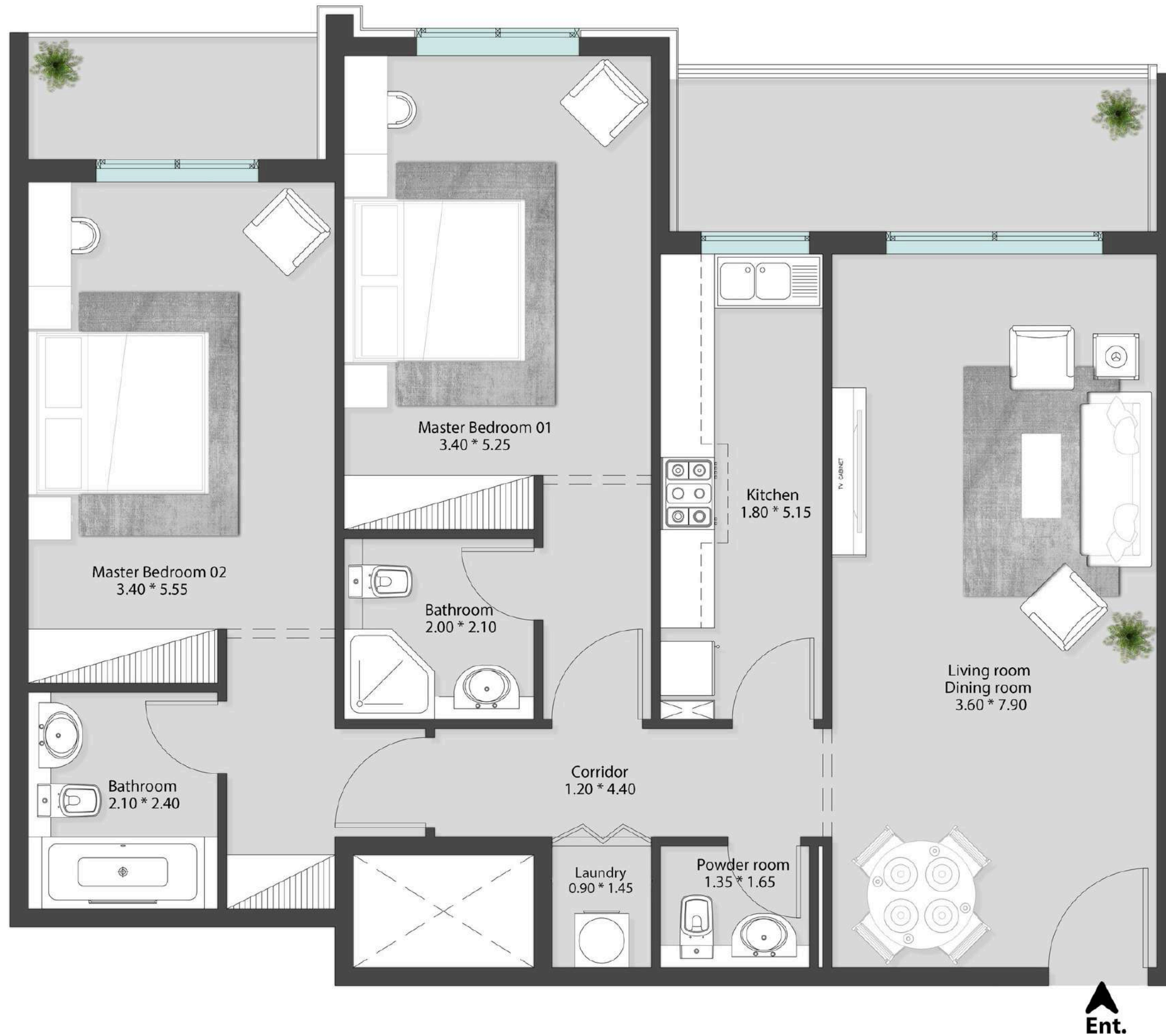
(1285.2 SQFT)

16 UNITS

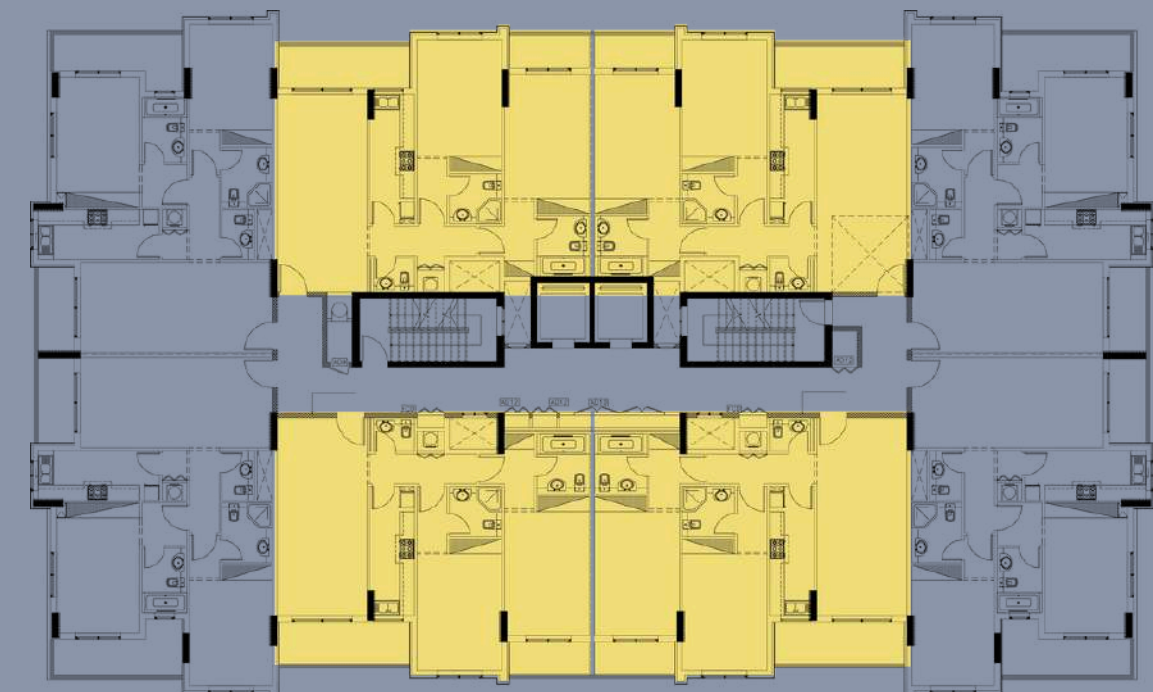


Typical Floor
(02 - 03 - 06 -07)





2BR-T03
 (1337.3 SQFT)
16 UNITS



Typical Floor
 (01 - 04 - 05 -08)



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