
MAGNOLIA
by Palladium
PALLADIUM
DEVELOPMENT

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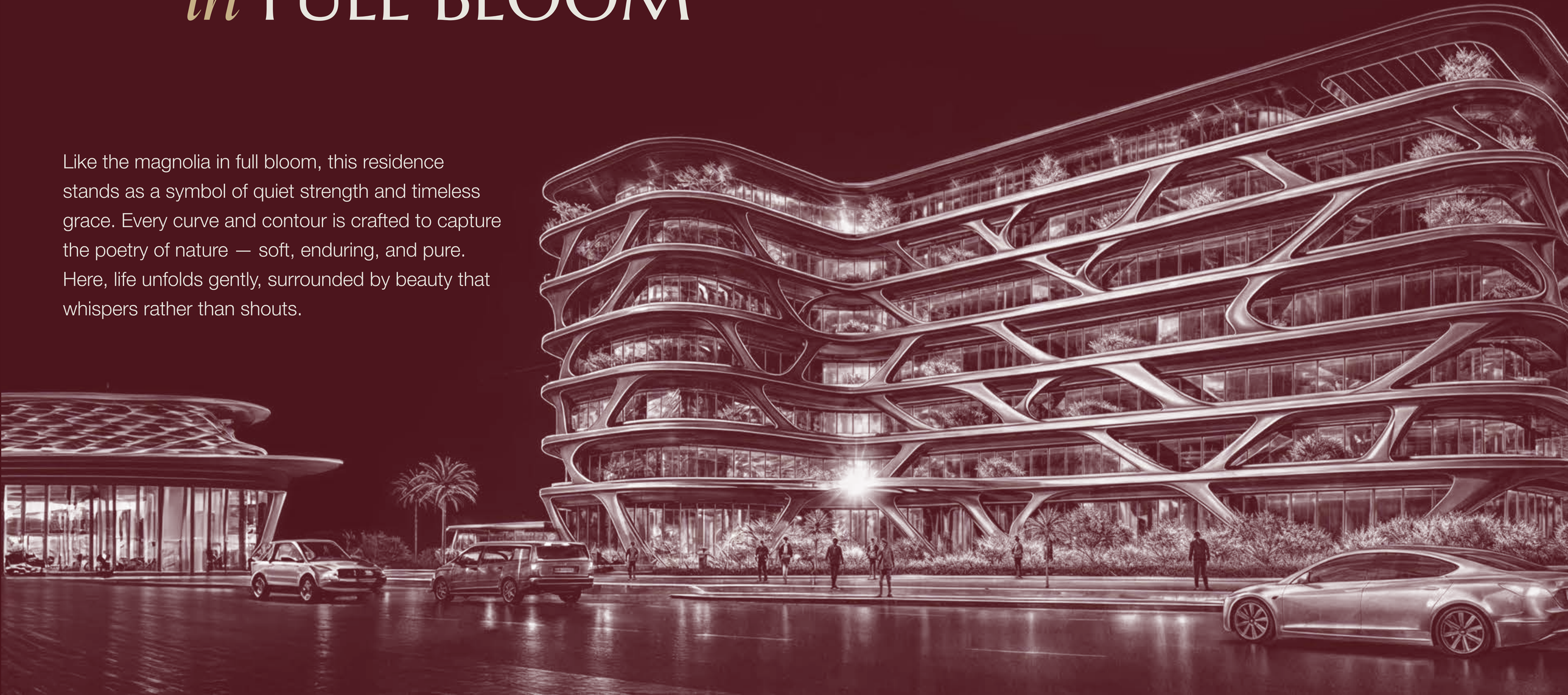
Elegance Blossoms Here

A BLOOM *of sophistication* *in the* HEART OF THE CITY



URBAN LIVING *in* FULL BLOOM

Like the magnolia in full bloom, this residence stands as a symbol of quiet strength and timeless grace. Every curve and contour is crafted to capture the poetry of nature — soft, enduring, and pure. Here, life unfolds gently, surrounded by beauty that whispers rather than shouts.



DESIGNED *in* FULL BLOOM

Every element of Magnolia is composed with intent – effortless living shaped by design, not display.

A living experience crafted in the calm geometry of the Magnolia

Rising G+5 floors, inspired by the graceful form of the magnolia flower, this serviced residence building blends soft curves and clean lines into a calm, contemporary design. Interiors are bright and well-composed, with subtle textures and gentle tones that echo the building's floral influence.



The rooftop features a serene pool and a modern gym, creating a quiet retreat above the city. On the ground floor, a refined restaurant adds a welcoming hospitality touch, shaped by the same understated elegance that defines the building.
Thoughtful design, natural inspiration, and everyday comfort come together to create a place that feels balanced, warm, and effortlessly livable.

the LOCATION

Situated in the heart of Dubai Internet City, Magnolia enjoys a truly prime address surrounded by the city's leading business hubs, vibrant lifestyle destinations, and effortless transport links. Just minutes from Dubai Marina, Palm Jumeirah, and major arterial roads, it offers unparalleled proximity to everything that defines modern Dubai – making it an exceptional location for both living and investment.



about INTERNET CITY



Amenities & SURROUNDING AREAS

[1] Direct access to Sheikh Zayed Road for seamless connectivity across Dubai.

[2] Dubai Internet City Metro Station within minutes for effortless commuting.

[3] Close to beaches and waterfront dining, including Dubai Marina and Palm Jumeirah.

[4] Nearby Mall of the Emirates, offering shopping, entertainment, and dining.



Highways & ROAD CONNECTIVITY

[1] Sheikh Zayed Road (E11) directly links the area to Downtown Dubai, Dubai Marina, and Abu Dhabi.

[2] Hessa Street (D61) provides fast access to Jumeirah, JVC, and Al Khail Road.

[3] Al Khail Road (E44) connects easily to Business Bay, Meydan, and Dubai Creek Harbour.

[4] Mohammed Bin Zayed Road (E311) offers smooth routes toward the northern and southern emirates.

[5] Quick access to Dubai Media City and Knowledge Village via internal link roads.

Distances & TRAVEL TIMES TO *Key Locations*

[1] Dubai Internet City Metro — 4 minutes

[2] Google — 3 minutes

[3] Amazon office — 3 minutes

[4] BBC — 3 minutes

[5] The Palm Monorail — 10 minutes

[6] Microsoft office — 7 minutes

[7] Al Khail Metro Station — 9 minutes

[8] Emirates Hills 2 — 10 minutes

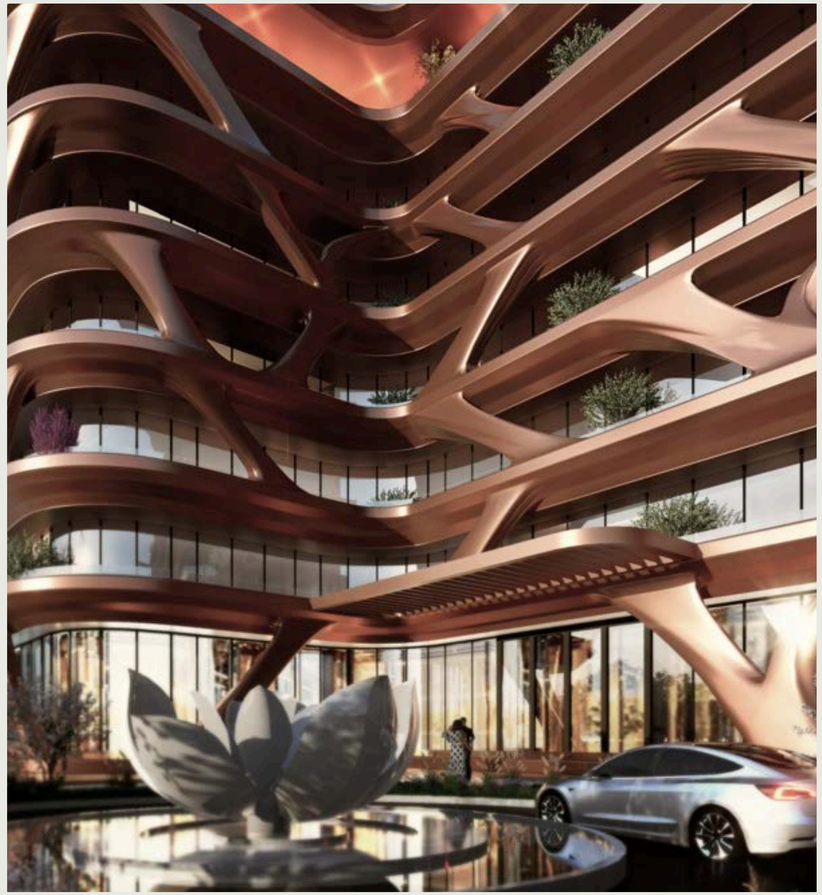
[9] Dubai Marina — 10 minutes

[10] CNN — 8 minutes





Soft lines. SUBTLE BEAUTY MAGNOLIA-INSPIRED *living*

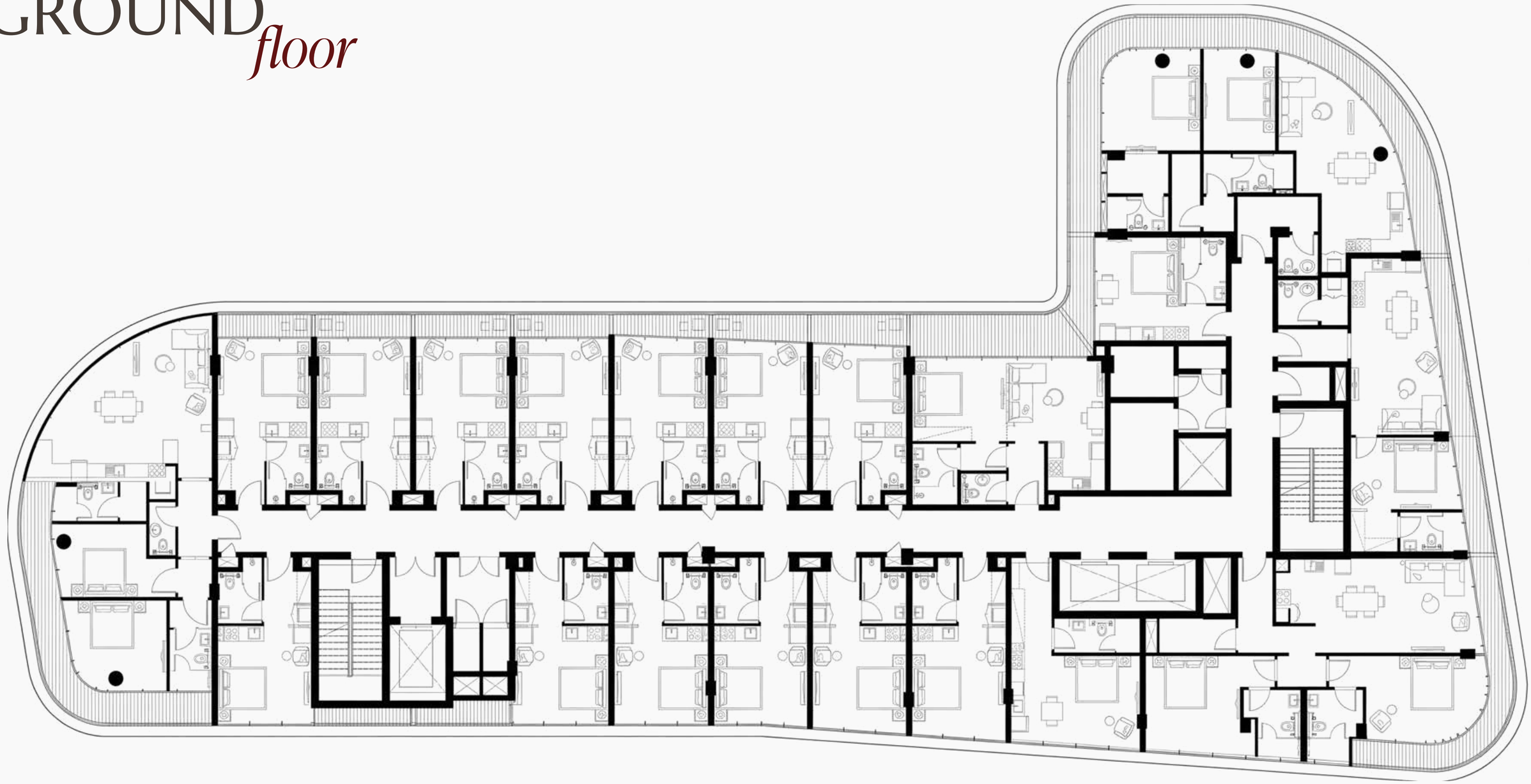


FLOOR PLANS *and* MOODS

GROUND *floor*

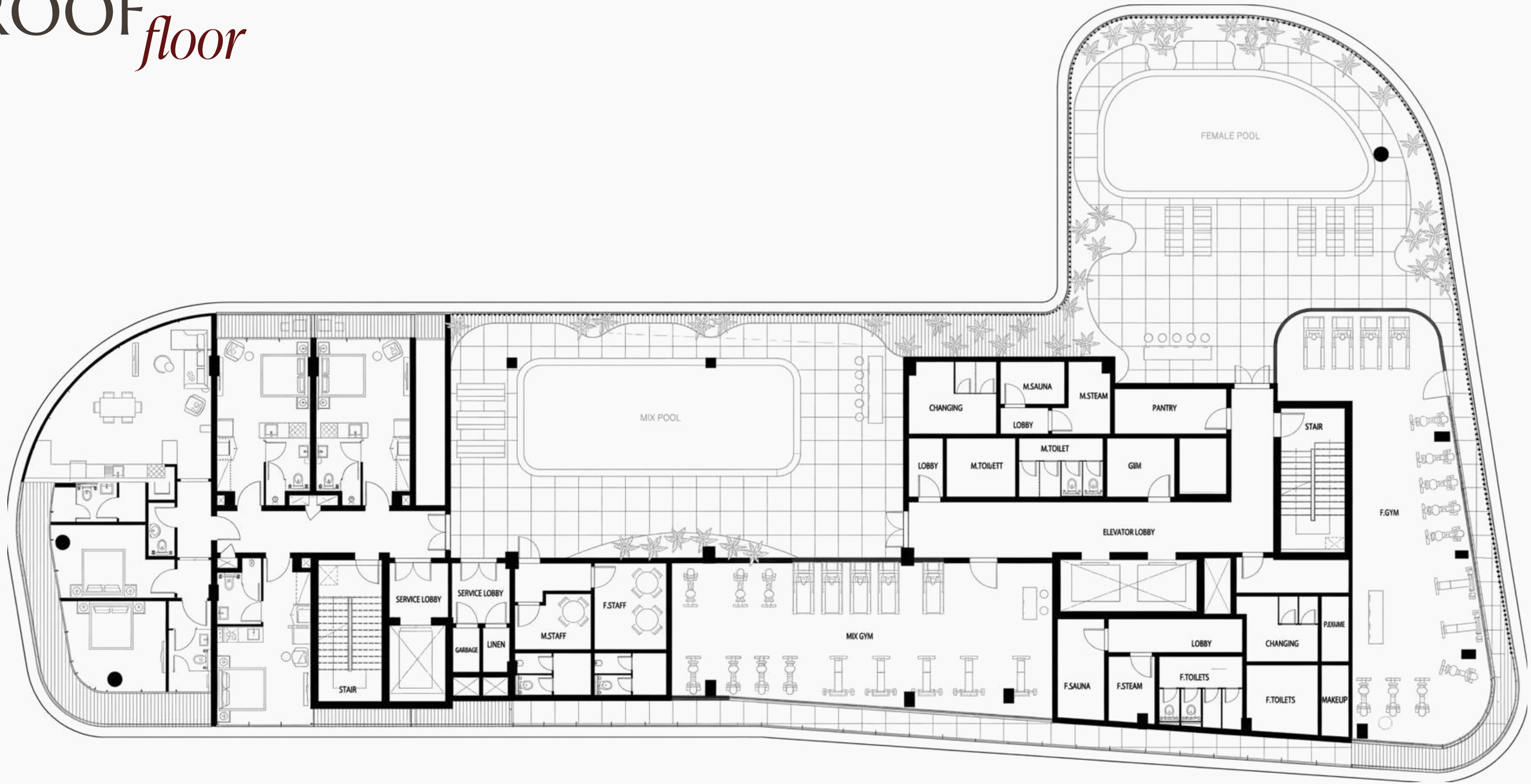


GROUND *floor*




ROOF
floor

ROOF *floor*


FEMALE POOL
MIX POOL
CHANGING
M.SAUNA
M.STEAM
PANTRY
LOBBY
M.TOILET
LOBBY
M.TOILETT
GIIM
STAIR
ELEVATOR LOBBY
F.GYM
SERVICE LOBBY
SERVICE LOBBY
F.STAFF
M.STAFF
GARBAGE
LINEN
MIX GYM
STAIR
LOBBY
CHANGING
P.LYUME
F.SAUNA
F.STEAM
F.TOILETS
F.TOILETS
MAKEUP


BEDROOM



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