

MADA'IN

MADA'IN SQUARE





ABOUT MADA'IN SQUARE

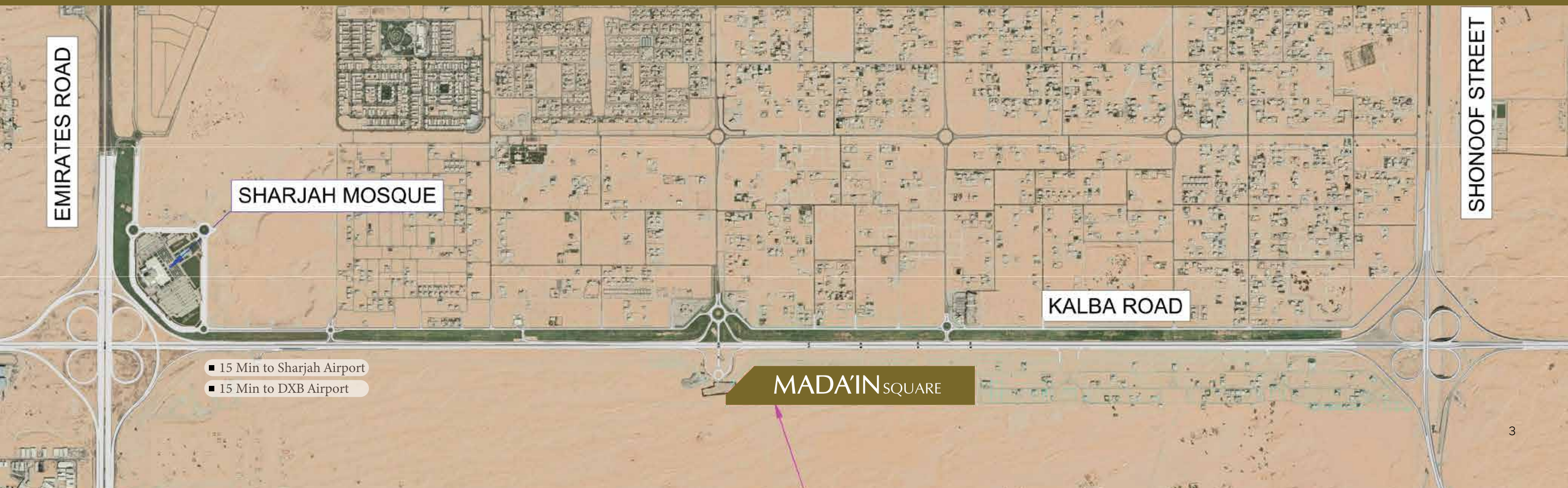
The project is a complex of Luxury villas and town houses located in Al Tay east area / Al Suyouh suburb - Sharjah, United Arab Emirates. The Community consist of 619 villas (325 Town villas), (138 Garden villas), (52 Edge villas), (52 Luxury villas) and (52 Signature villas) with multiple spaces suitable for all community.

As for the commercial center, that consists of A basement for parking and storage area, A ground and a first Floor. The center includes a Retail section with shops, supermarkets, restaurants, and a service section with clinics, a health club, Post boxes and Entertainment area. Moreover, for the eastern and western central gardens, each contains sports games, a swimming pool, and places for children's recreational games with outdoor seating.

As for the strip garden, it contains ten thousand distinct and diverse trees, especially for the project, including local ones and others from East Asia and Africa to suit the climate and make a comfortable environment for the residents. As for the mosque, it is an independent local mosque and can accommodate 400 worshipers with all its services and its own parking lot. The Nursery is on standalone plot consist of ground floor only with outdoor playing and green Area.

📍 LOCATION

- The project is a complex of Luxury villas and town houses located in Al Tay east area / Al Suyouh suburb - Sharjah, United Arab Emirates.
- Ideal location for families seeking a close-knit community amidst nature's embrace.
- Shares proximity to Sharjah Mosque and city's major attractions.
- Easy access and great connectivity to the rest of the city, Sharjah and Dubai Airport.



MASTERPLAN

المخطط الرئيسي



Green Areas ● مساحات خضراء

Sports Amenities -
Pool & Playgrounds ● خدمات رياضية -
مسبح و ملاعب

Family Gardens ● حدائق للعائلات

Community Center ● مركز إجتماعي و تجاري

Nursery ● حضانة أطفال

Mosque ● مسجد محلي

Utility Area ● منطقة الخدمات

WHY INVEST IN SHARJAH?

-  Safe & Secure City
-  Great Infrastructure
-  High Living Standards
-  Economic & Tourism Hub
-  Ease of Doing Business
-  High Return on Investment
-  Strategic Location
-  Tax-free Income
-  Pathway to Golden Visa

WHY MADA'IN SQUARE?

The project is a complex of Luxury villas and town houses located in Al Tay east area / Al Suyouh suburb - Sharjah, United Arab Emirates.

The Community consist of 619 villas (325 Town villas), (138 Garden villas), (52 Edge villas), (52 Luxury villas) and (52 Signature villas) with multiple spaces suitable for all community.

As for the commercial center, that consists of A basement for parking and storage area, A ground and a first Floor. The center includes a Retail section with shops, supermarkets, restaurants, and a service section with clinics, a health club, Post boxes and Entertainment area.

Moreover, for the eastern and western central gardens, each contains sports games, a swimming pool, and places for children's recreational games with outdoor seating.

SERVICES & AMENITIES



Smart Home



Villas with
Private Pools



A Luxurious & Large
Leisure Pool Deck



Health Club& Gym



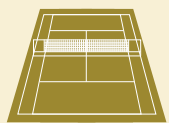
Kids Play Area



Seating Area



Park & Relaxtion Zone



Tennis Court



Pools



Basketball
Court



Shopping Center



Mosque



Kids Nursery



Football Court

5 YEARS PAYMENT PLAN

MADA'IN SQUARE BRINGS TO YOU:

Flexible Payment Plan - 60 / 40

Post handover 2 years

World-class Amenities

High Return on Investment

Great Location in Sharjah

Extravagant Lifestyle

Thriving Community

STARTING FROM

AED **2.45M**

TOWN VILLA-B

TOWN VILLA-A

GARDEN VILLA

EDGE VILLA

LUXURY VILLA

SIGNATURE VILLA

TOTAL PROJECT AREA = 2 M. SQFT



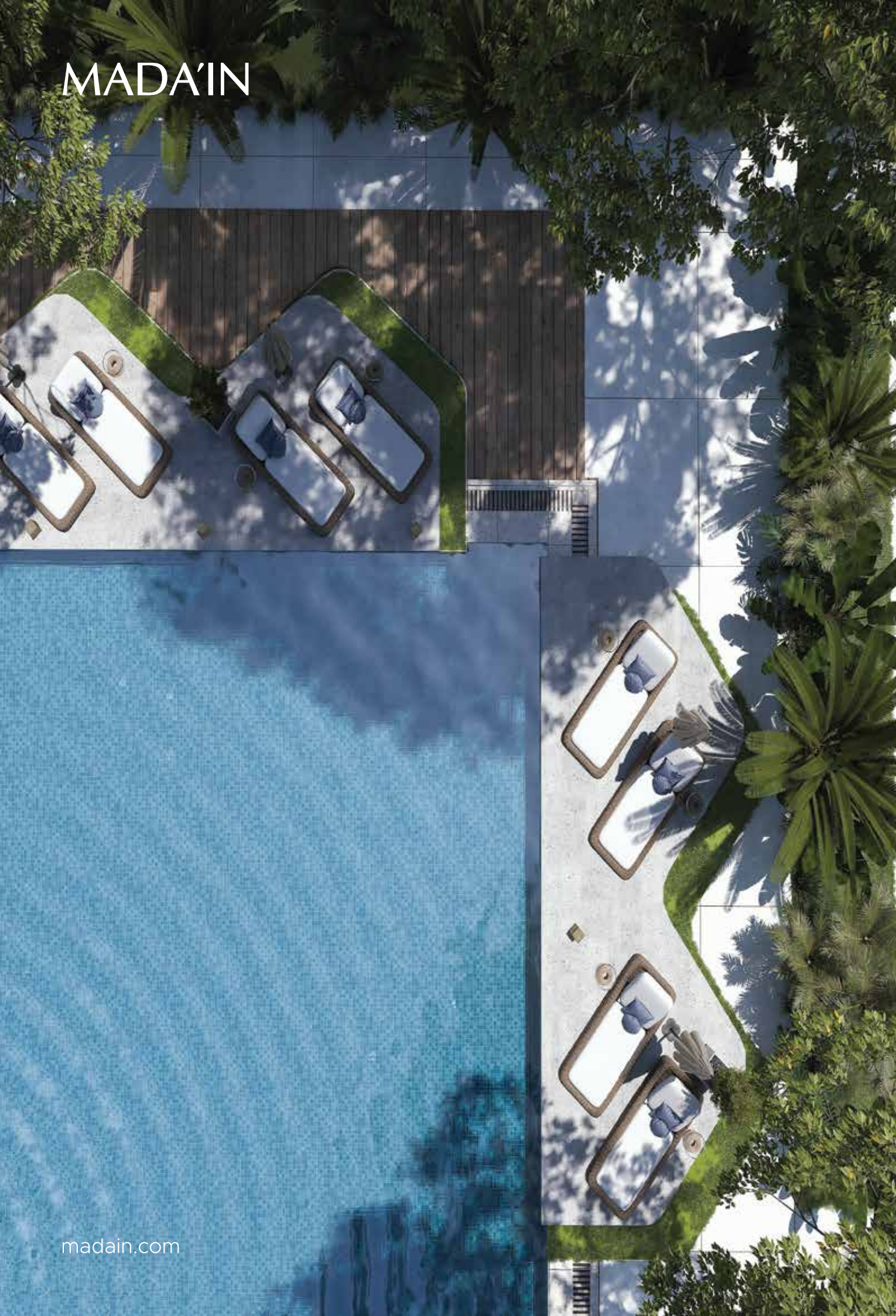




This is not just another day,
this is yet another chance
to make your dreams come true
كل يوم هو فرصة جديدة لتحقيق أحلامك







A place of fun and exploration

مكان المرح و الإستكشاف





Everything your child will need

كل ما يحتاجه طفلك



All you need in one place
كل ما تحتاجه في مكان واحد



Floor Plan

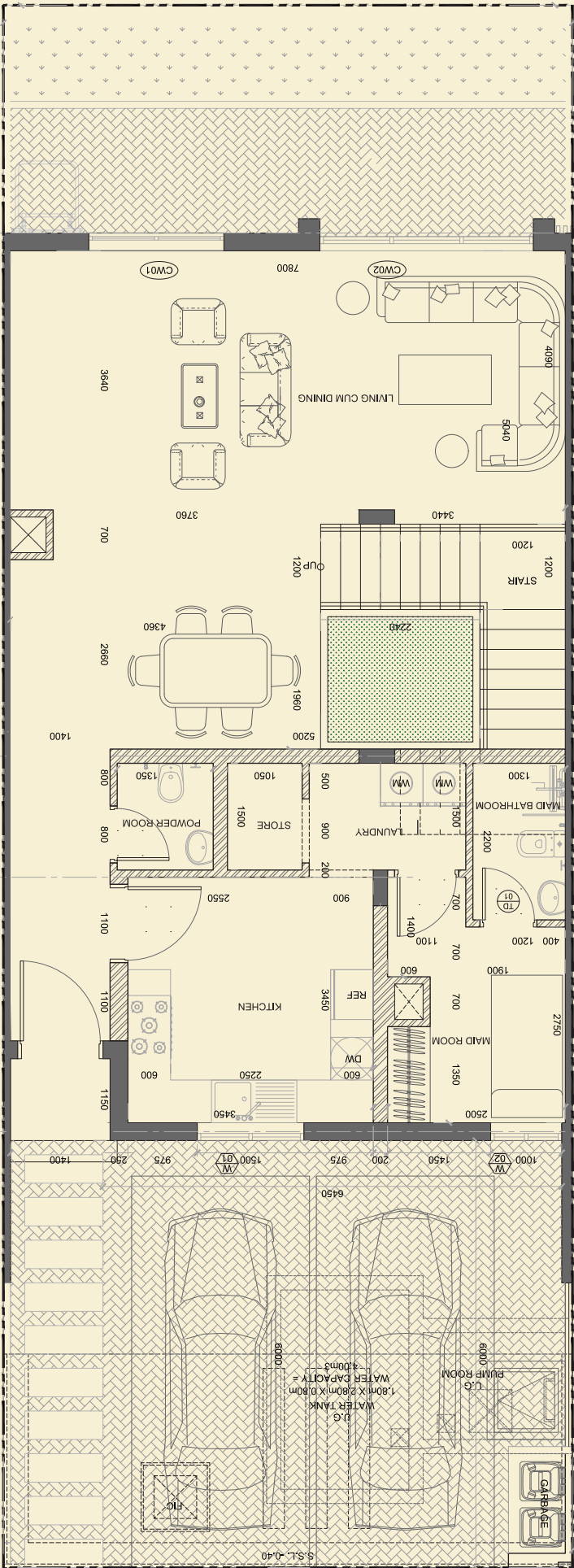
Town Villa - B

- No of Rooms: 4
- Plot Area: 1,832 Sq. Ft.
- Built-Up Area: 2,648 Sq. Ft.

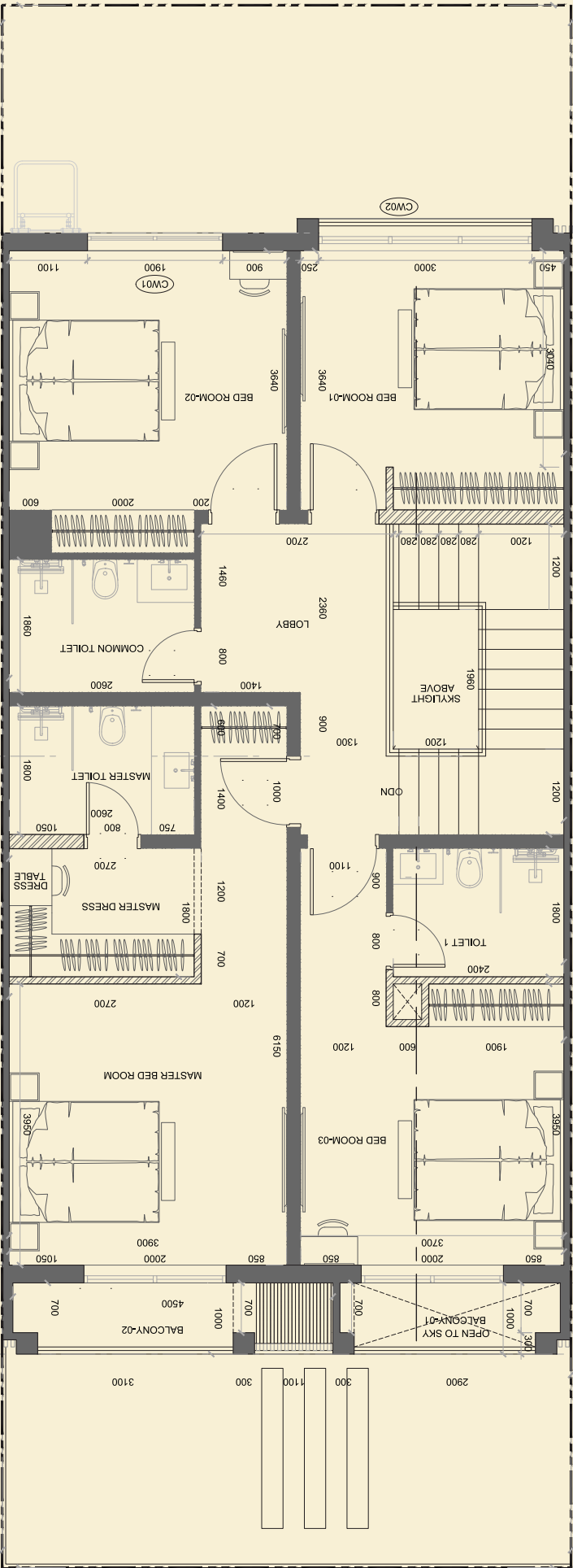


Town Villa - B

- No of Rooms: 4
- Plot Area: 1,832 Sq. Ft.
- Built-Up Area: 2,648 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

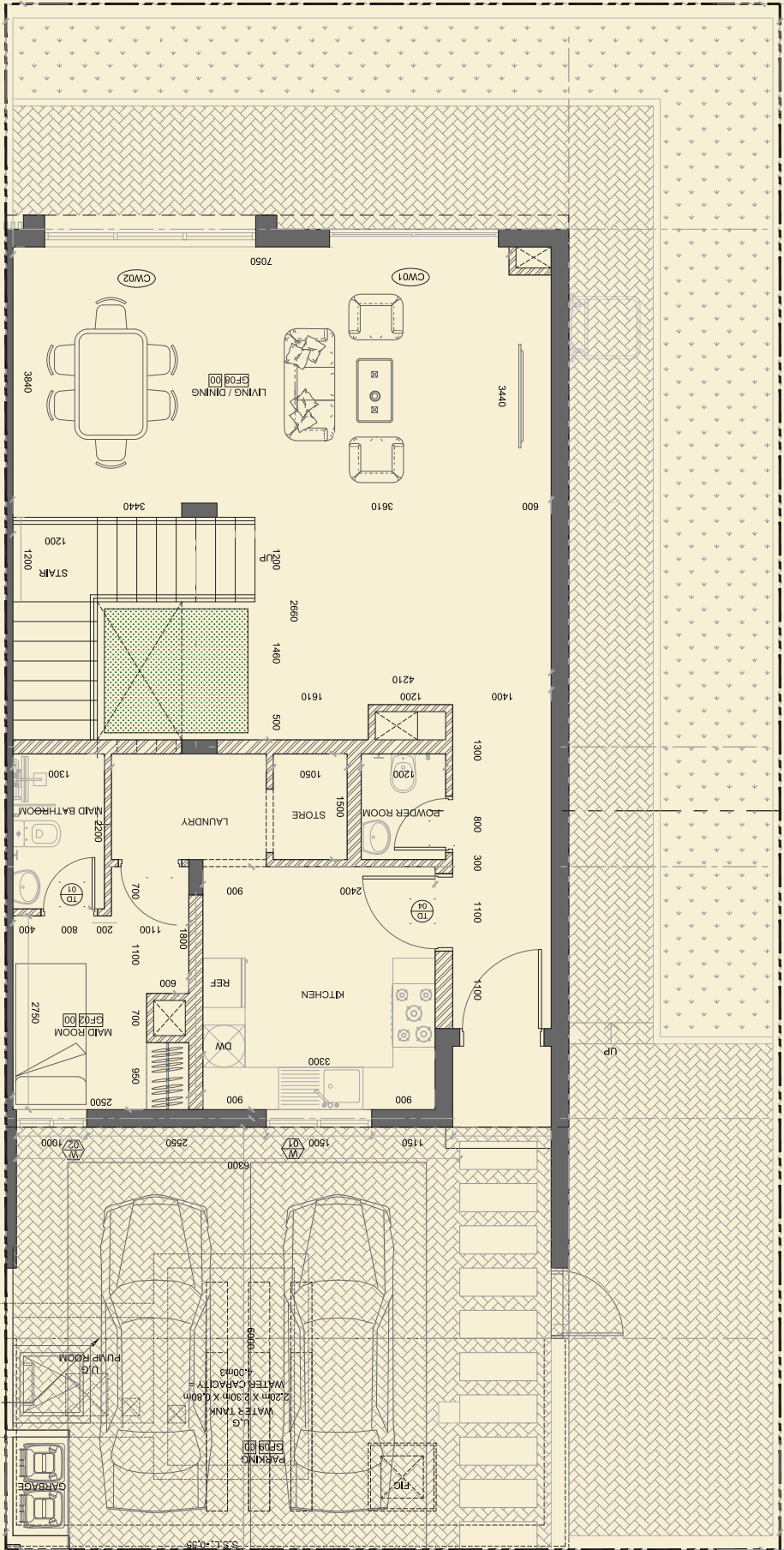
Town Villa - A

- No of Rooms: 4
- Plot Area: 2,523 Sq. Ft.
- Built-Up Area: 2,686 Sq. Ft.

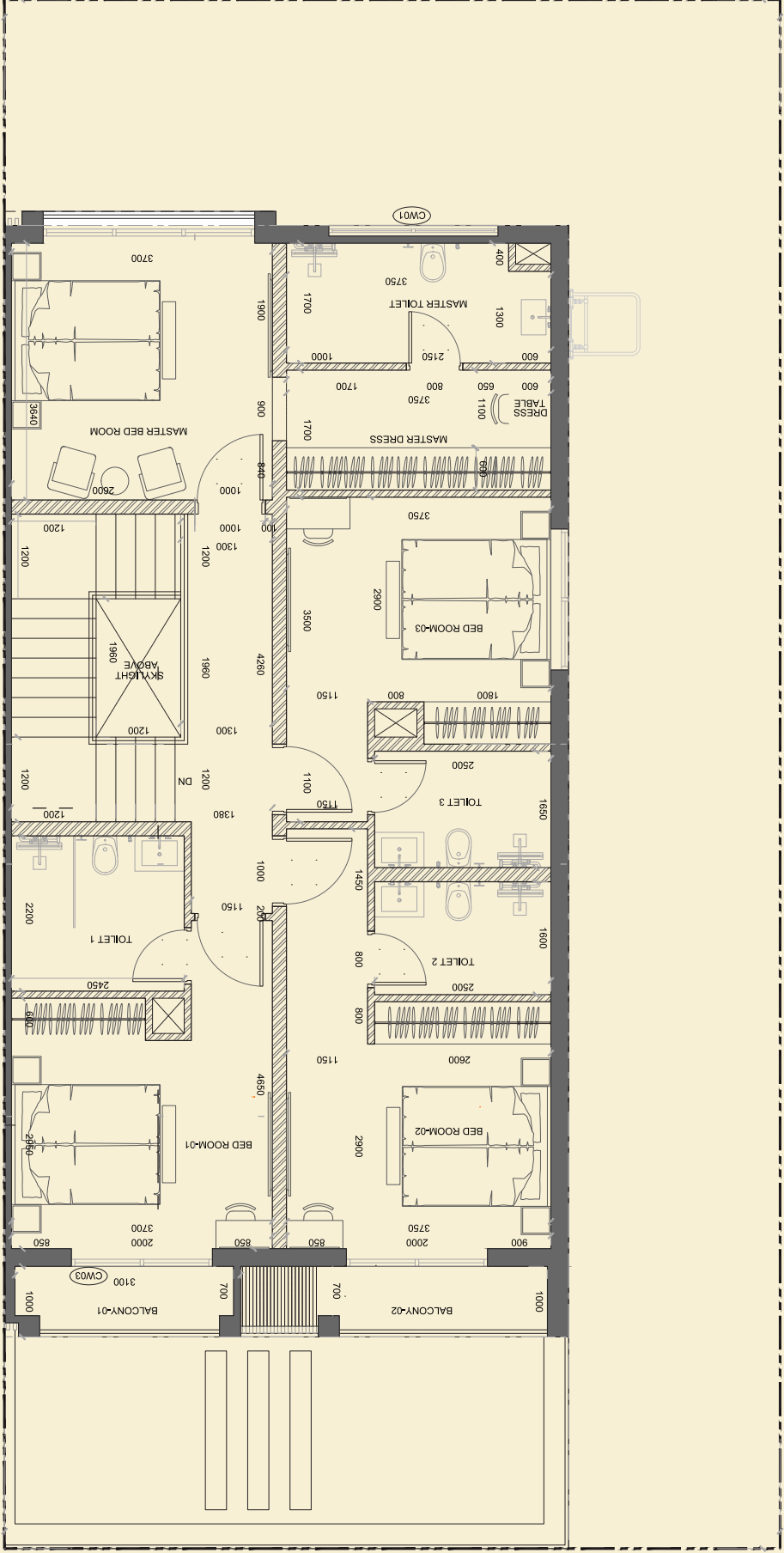


Town Villa - A

- No of Rooms: 4
- Plot Area: 2,523 Sq. Ft.
- Built-Up Area: 2,686 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

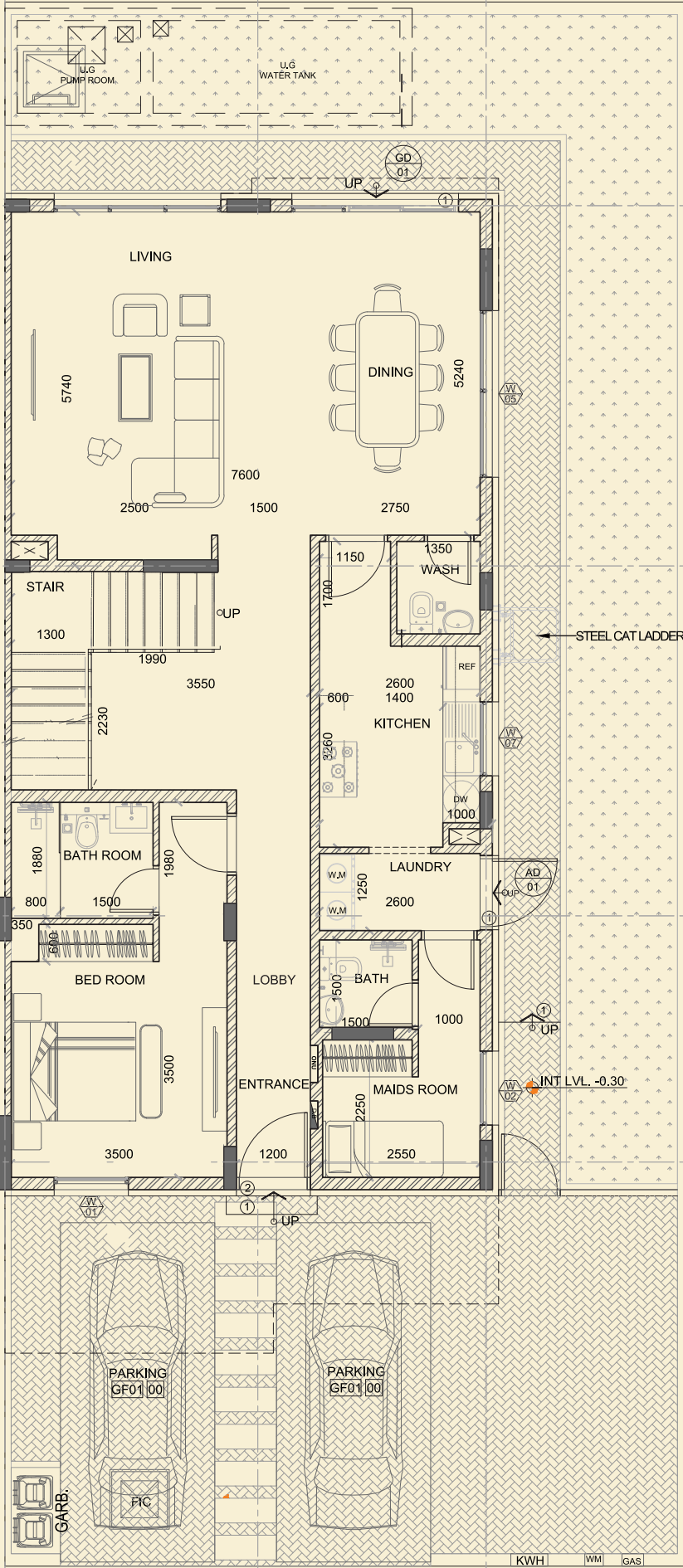
Garden Villa

- No of Rooms: 5
- Plot Area: 2,928 Sq. Ft.
- Built-Up Area: 3,136 Sq. Ft.

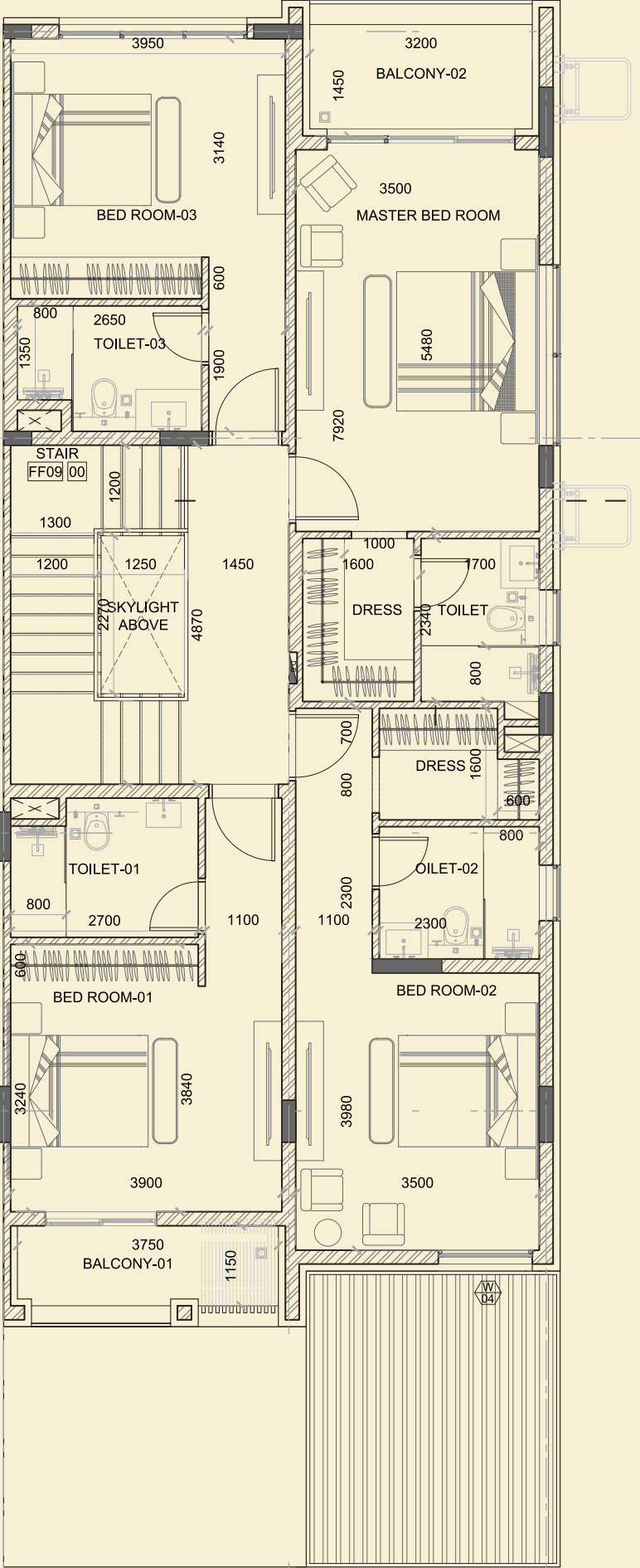


Garden Villa

- No of Rooms: 5
- Plot Area: 2,928 Sq. Ft.
- Built-Up Area: 3,136 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

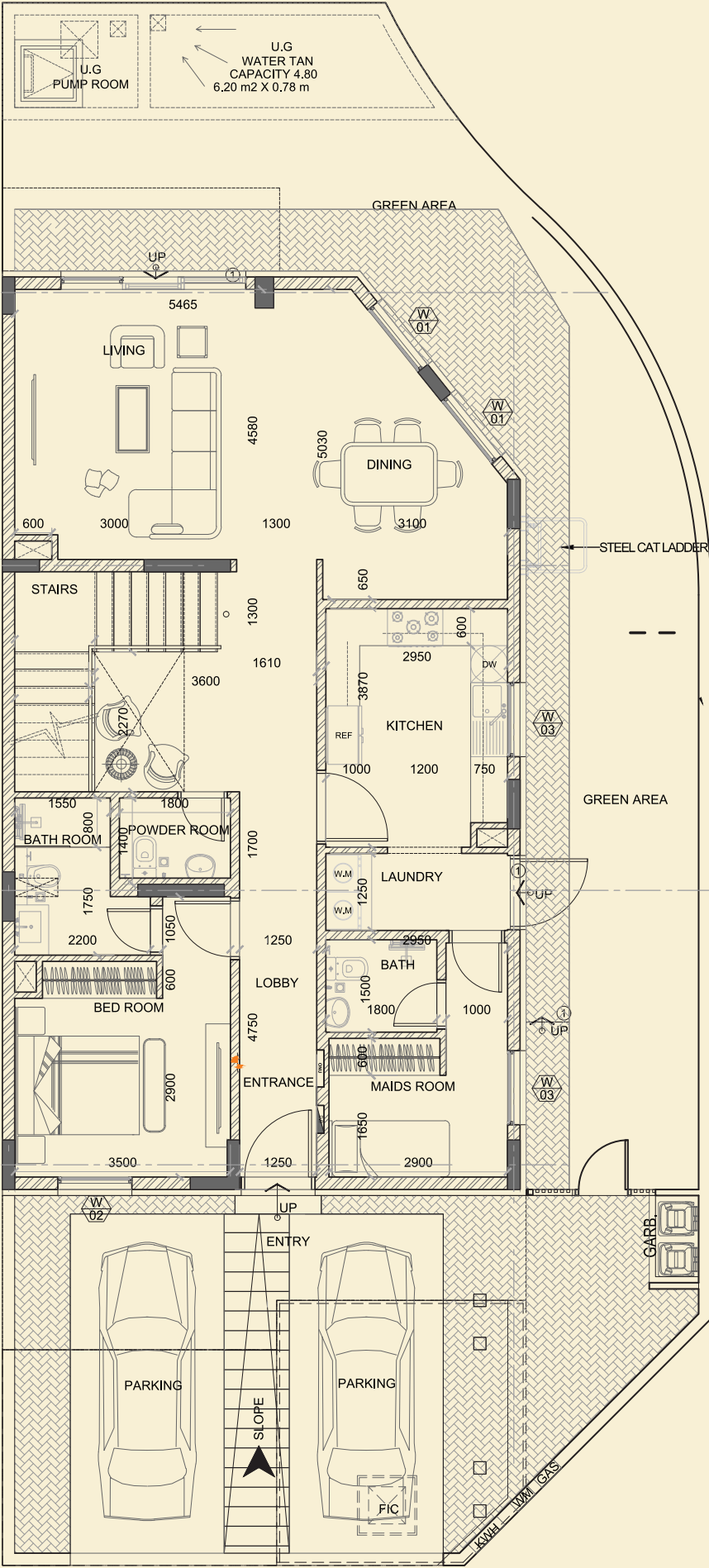
Edge Villa

- No of Rooms: 5
- Plot Area: 2,844 Sq. Ft.
- Built-Up Area: 3,078 Sq. Ft.

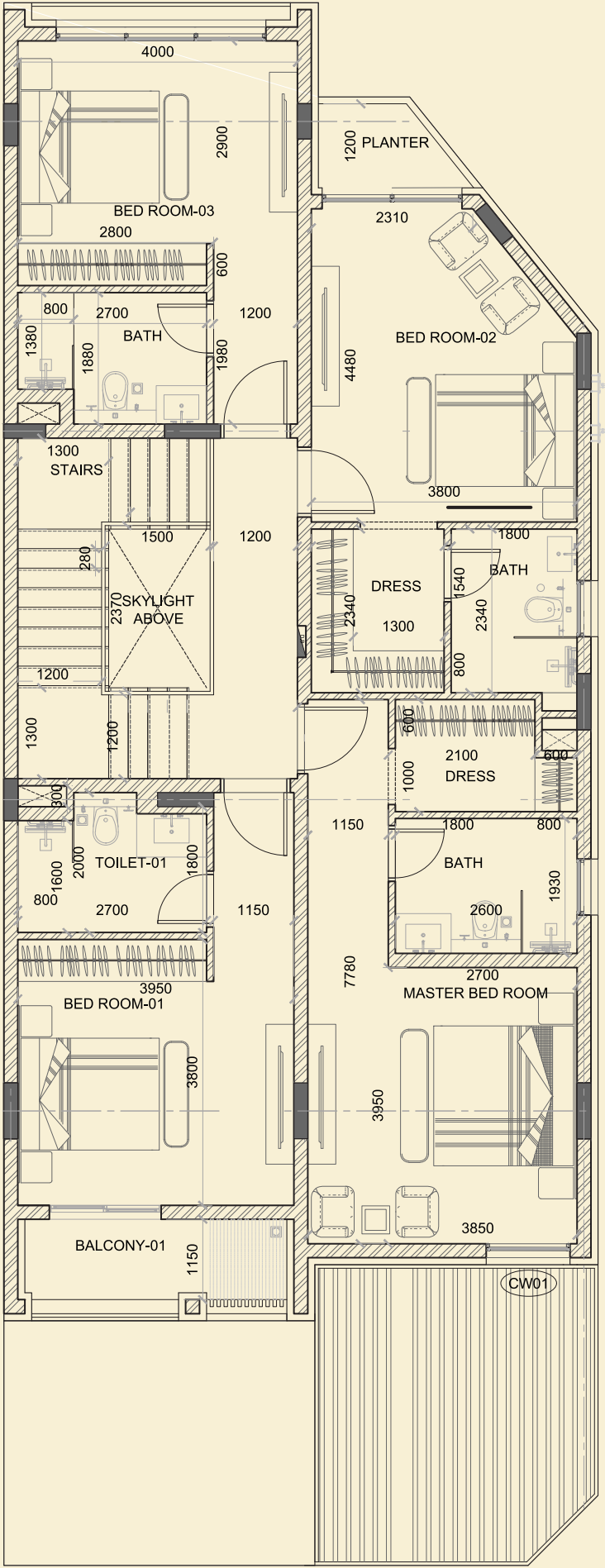


Edge Villa

- No of Rooms: 5
- Plot Area: 2,844 Sq. Ft.
- Built-Up Area: 3,078 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

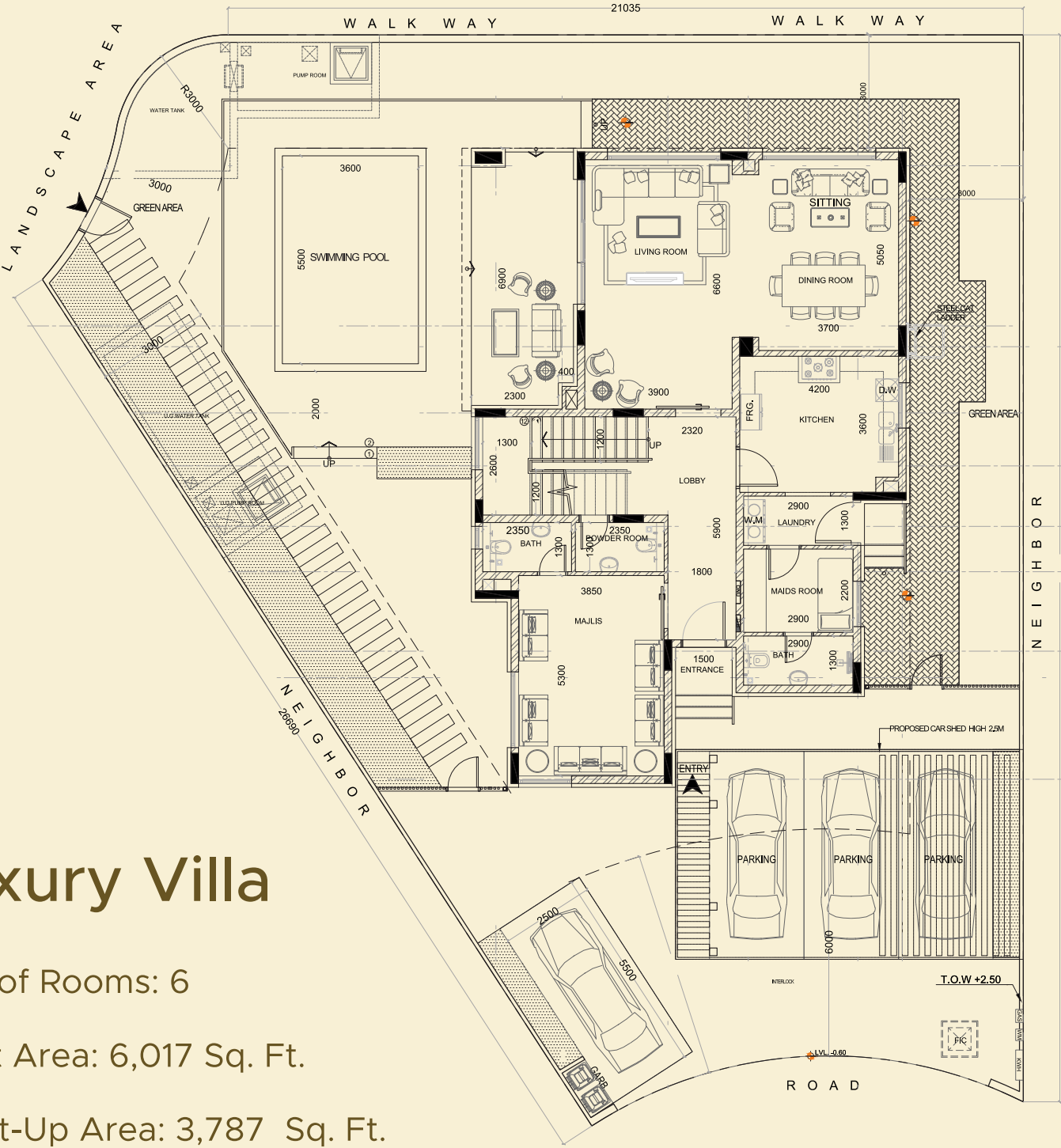
Luxury Villa

- No of Rooms: 6
- Plot Area: 6,017 Sq. Ft.
- Built-Up Area: 3,787 Sq. Ft.
- Swimming pool



Luxury Villa

- No of Rooms: 6
- Plot Area: 6,017 Sq. Ft.
- Built-Up Area: 3,787 Sq. Ft.
- Swimming pool



GROUND FLOOR

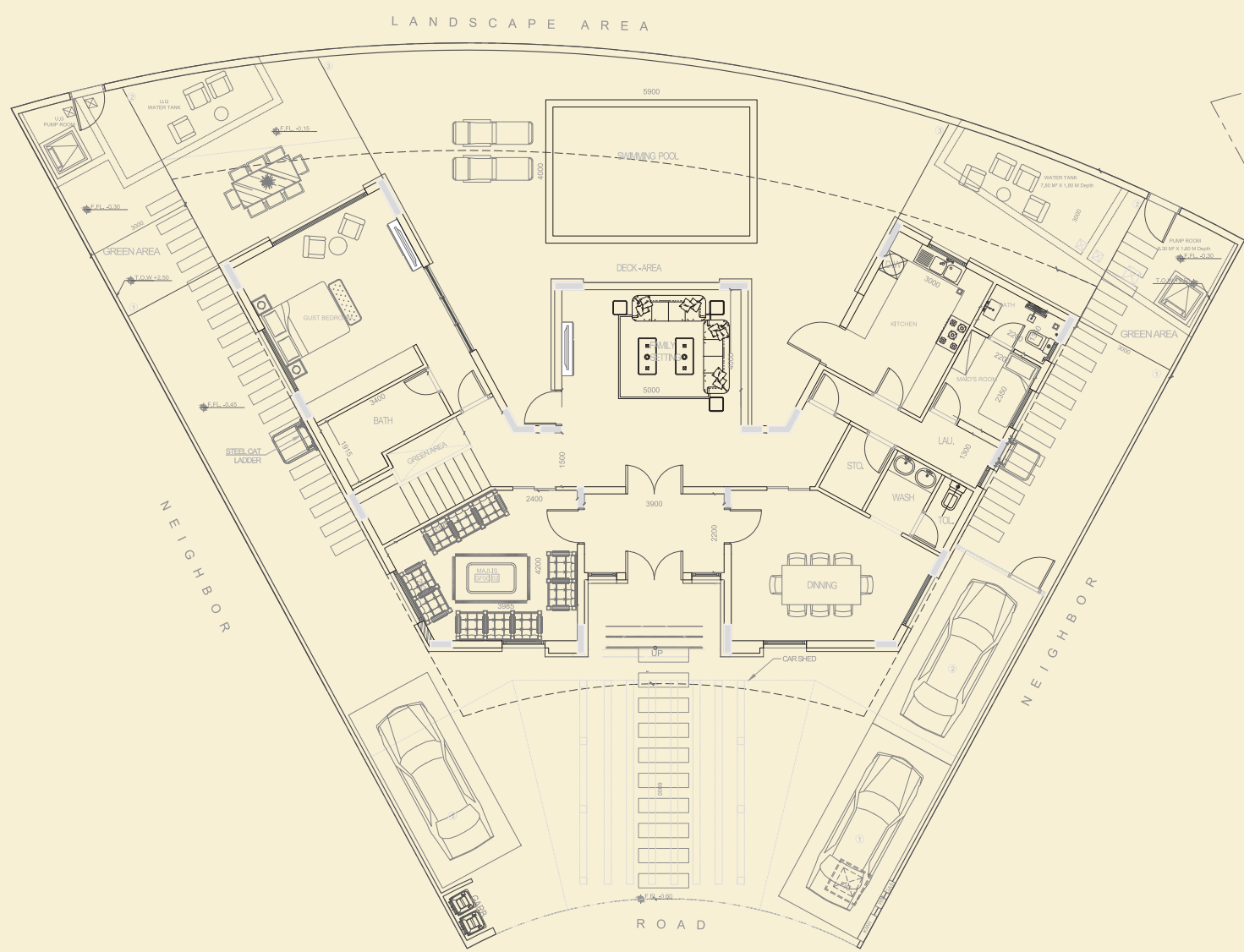


FIRST FLOOR

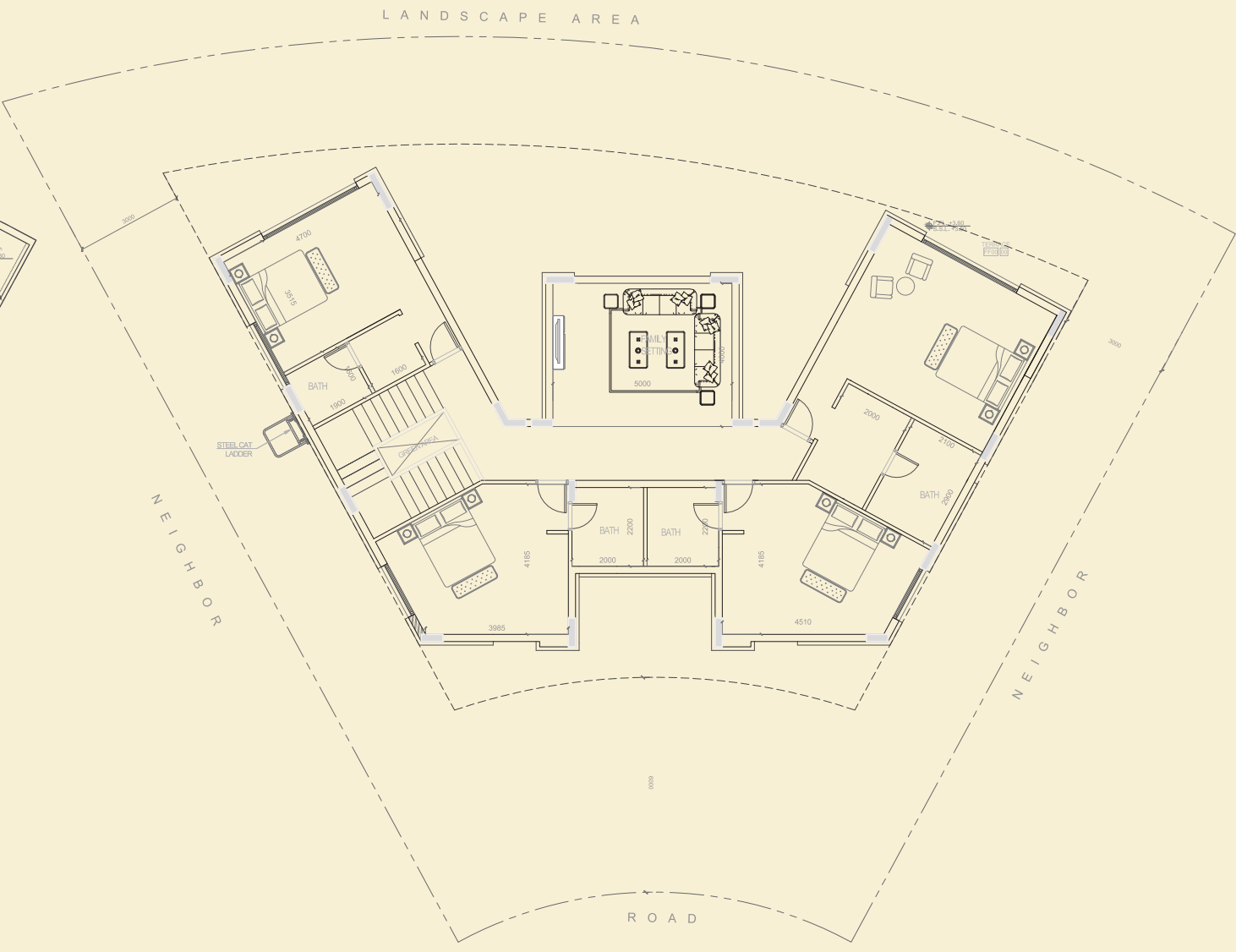
Signature Villa

- No of Rooms: 6
- Plot Area: 6,013 Sq. Ft.
- Built-Up Area: 4,647 Sq. Ft.
- Swimming pool





GROUND FLOOR



FIRST FLOOR

Signature Villa

- No of Rooms: 6
- Plot Area: 6,013 Sq. Ft.
- Built-Up Area: 4,647 Sq. Ft.
- Swimming pool