

# MADA'IN

## MADA'IN SQUARE





## ABOUT MADAN'IN SQUARE

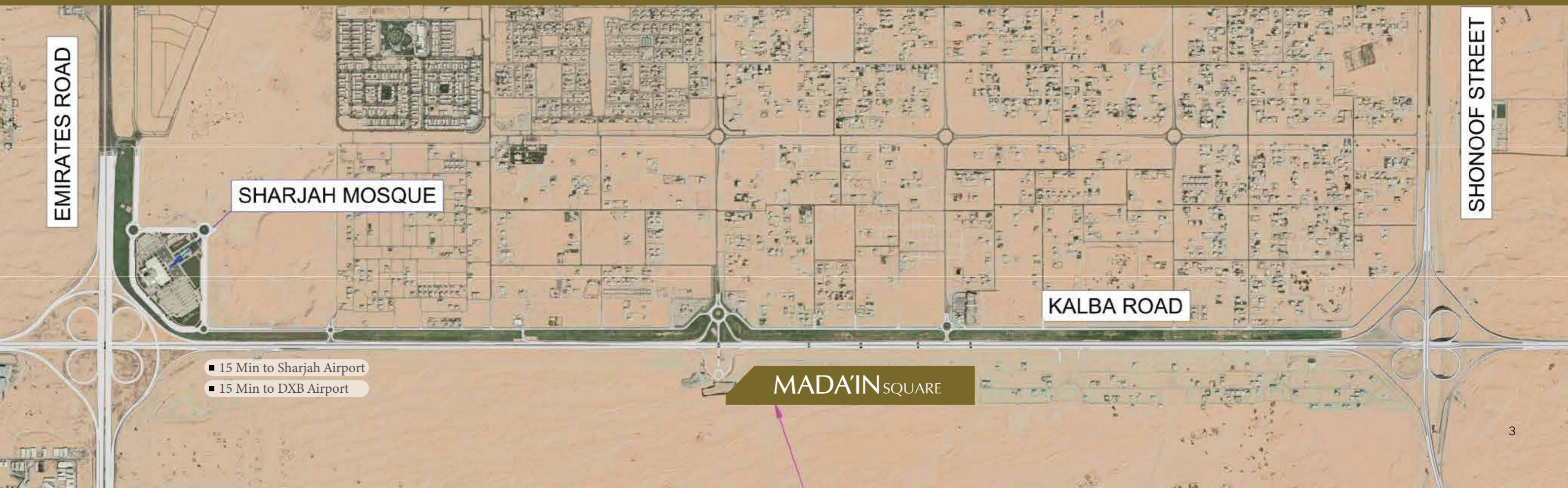
The project is a complex of Luxury villas and town houses located in Al Tay east area / Al Suyouh suburb - Sharjah, United Arab Emirates. The Community consist of 619 villas (325 Town villas), (138 Garden villas), (52 Edge villas), (52 Luxury villas) and (52 Signature villas) with multiple spaces suitable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

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## SERVICES & AMENITIES



Smart Home



Villas with  
Private Pools



A Luxurious & Large  
Leisure Pool Deck



Health Club & Gym



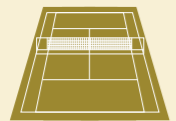
Kids Play Area



Seating Area



Park & Relaxation 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

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TOWN VILLA-A

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GARDEN VILLA

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EDGE VILLA

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LUXURY VILLA

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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



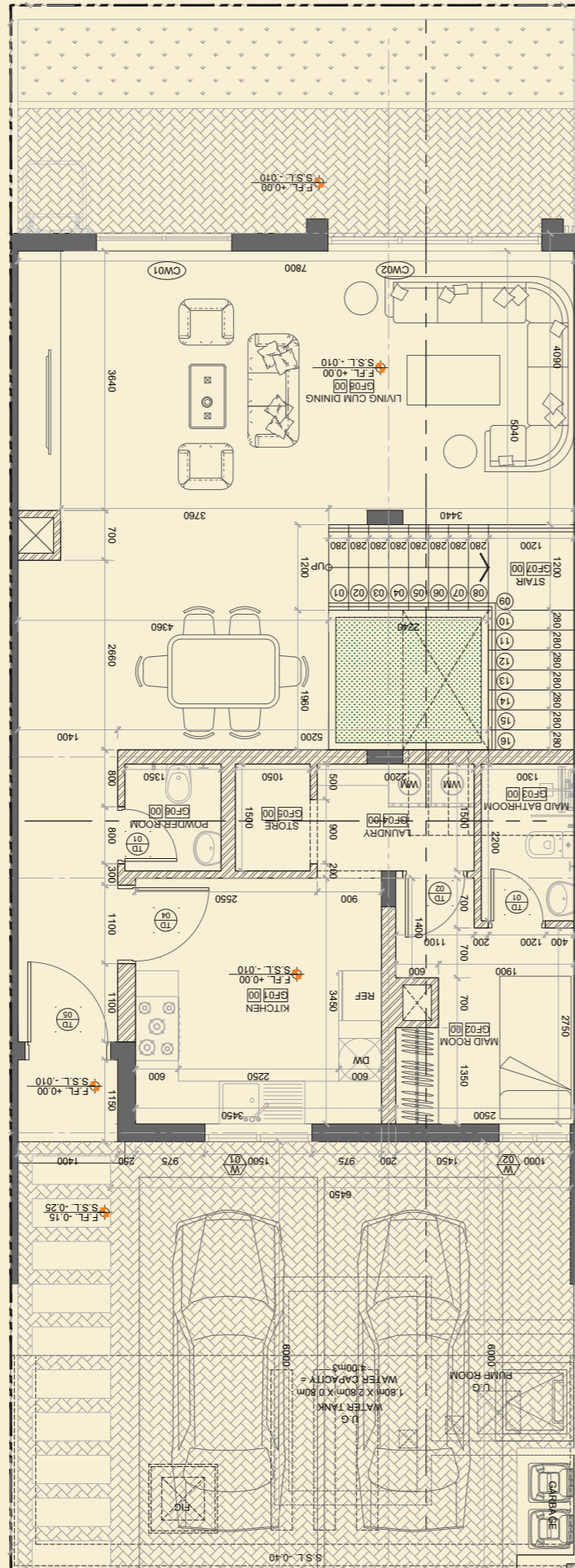
All you need in one place  
كل ما تحتاجه في مكان واحد



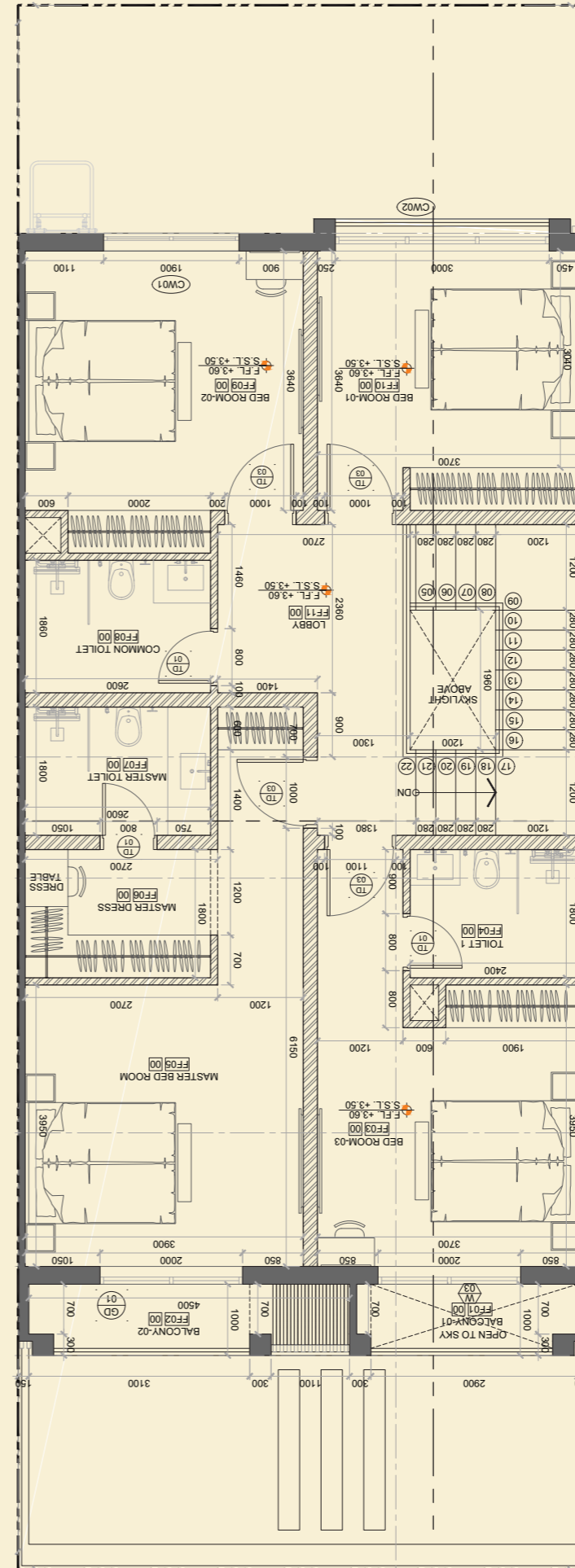
# Floor Plan

Town Villa - B





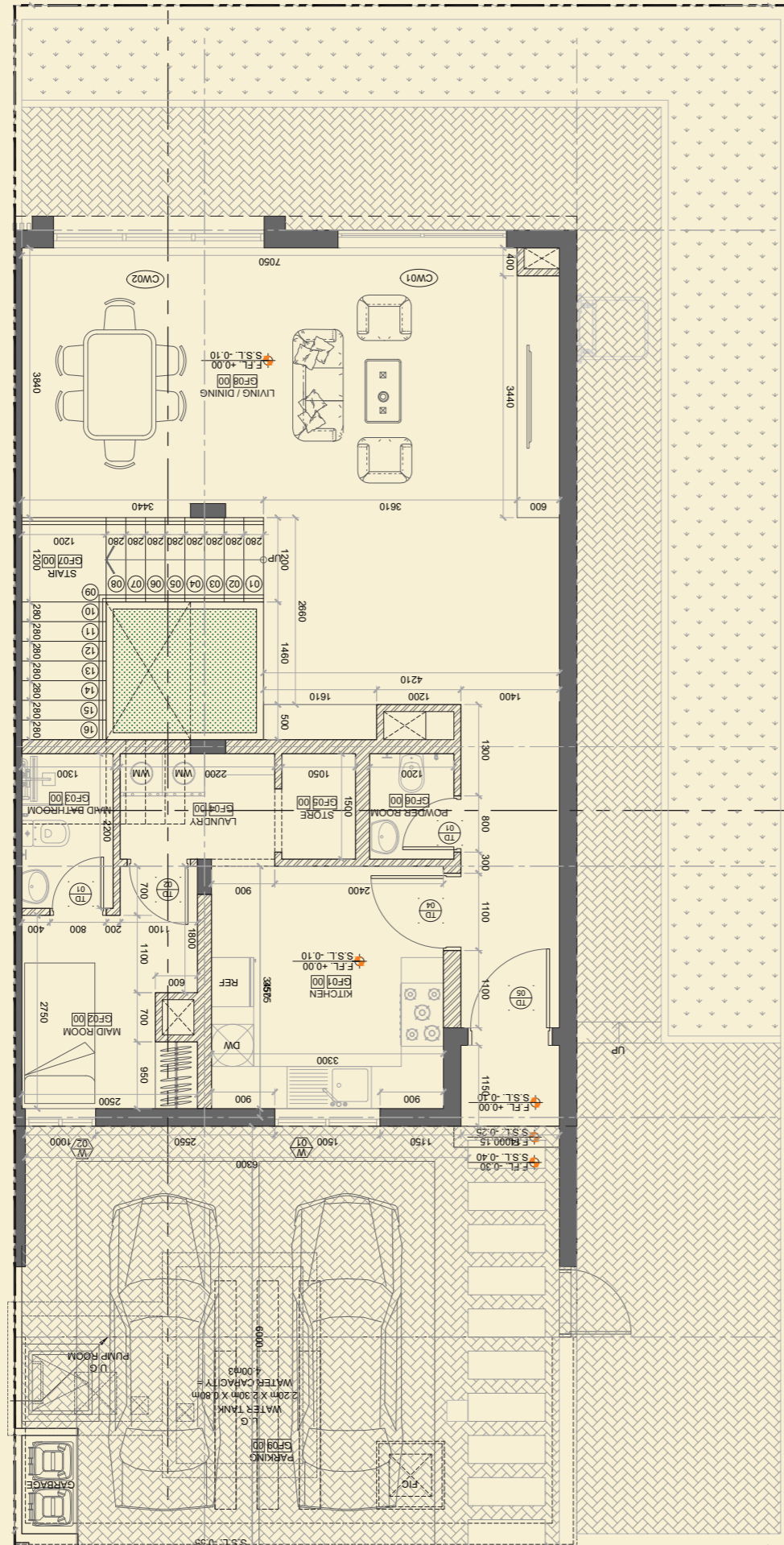
GROUND FLOOR



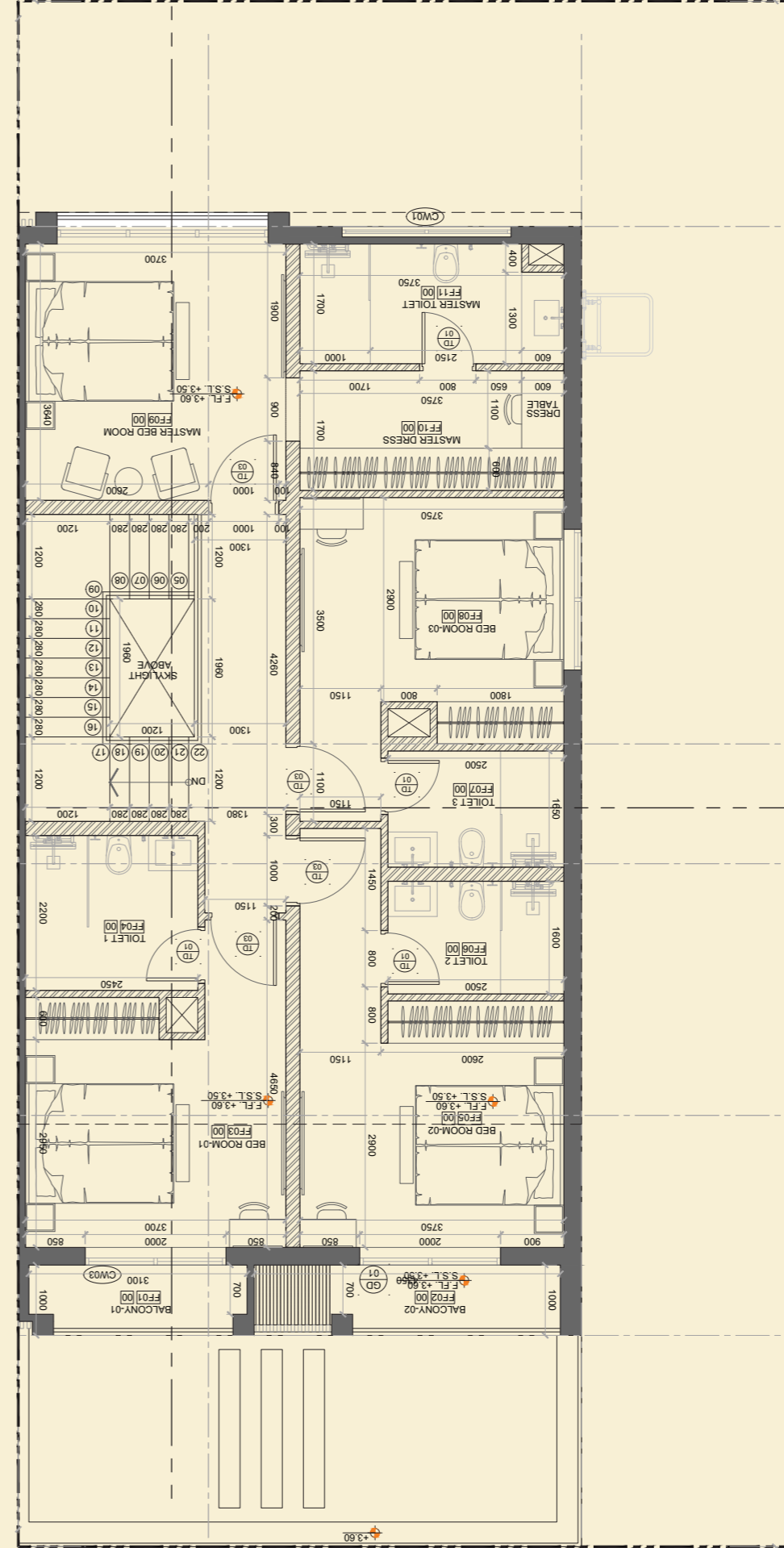
FIRST FLOOR

Town Villa - A





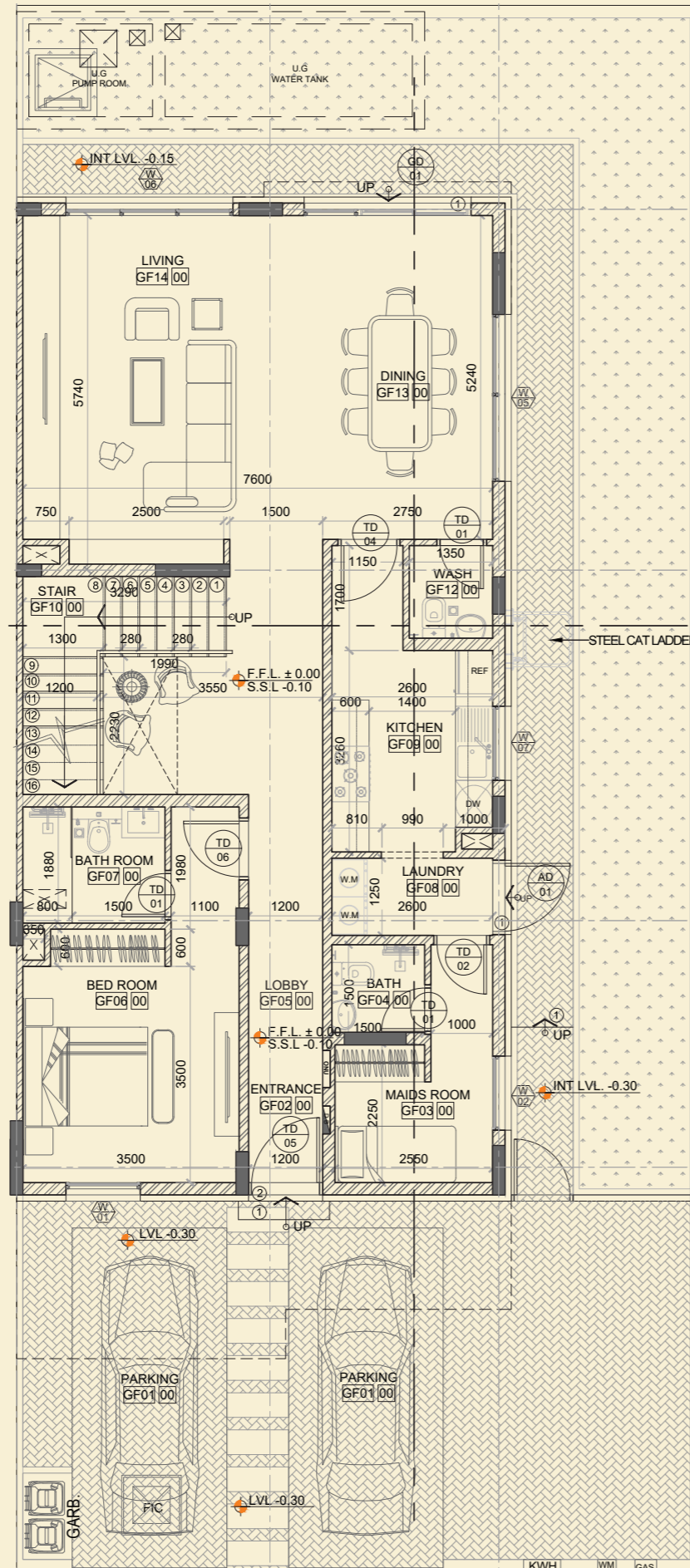
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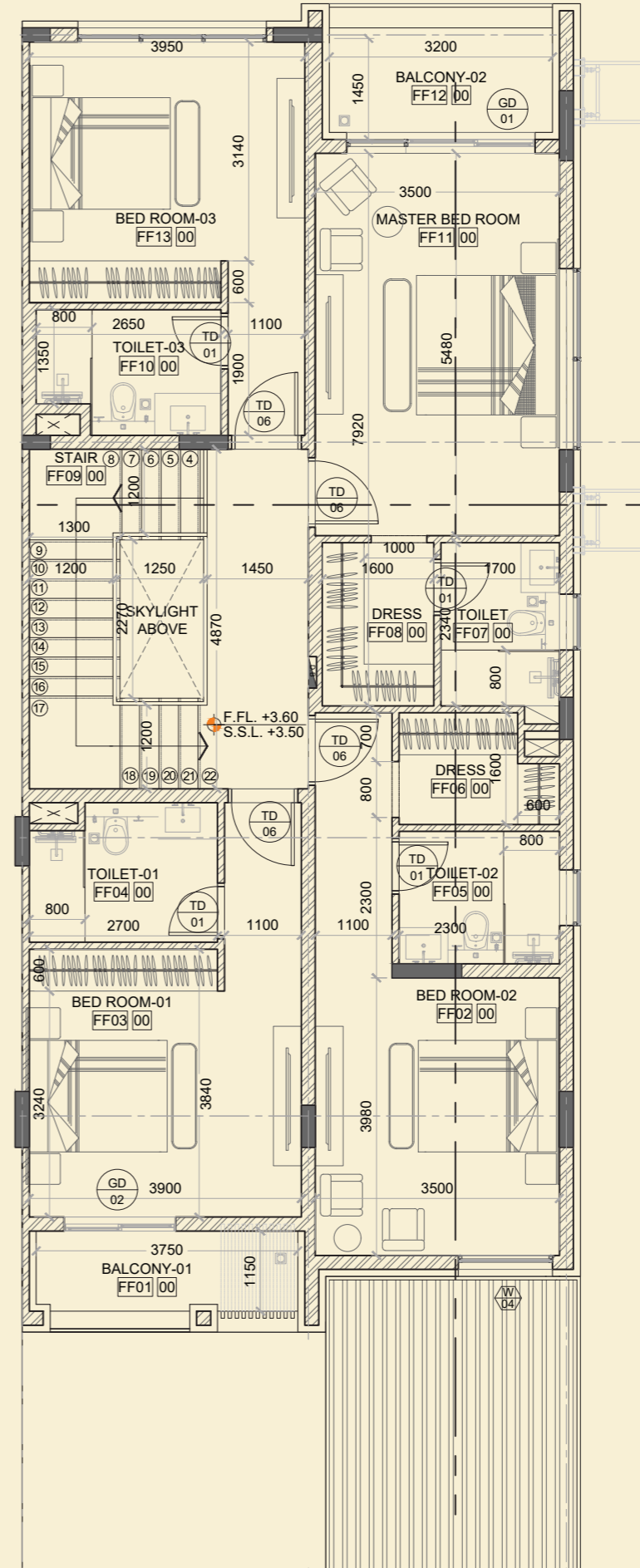
FIRST FLOOR







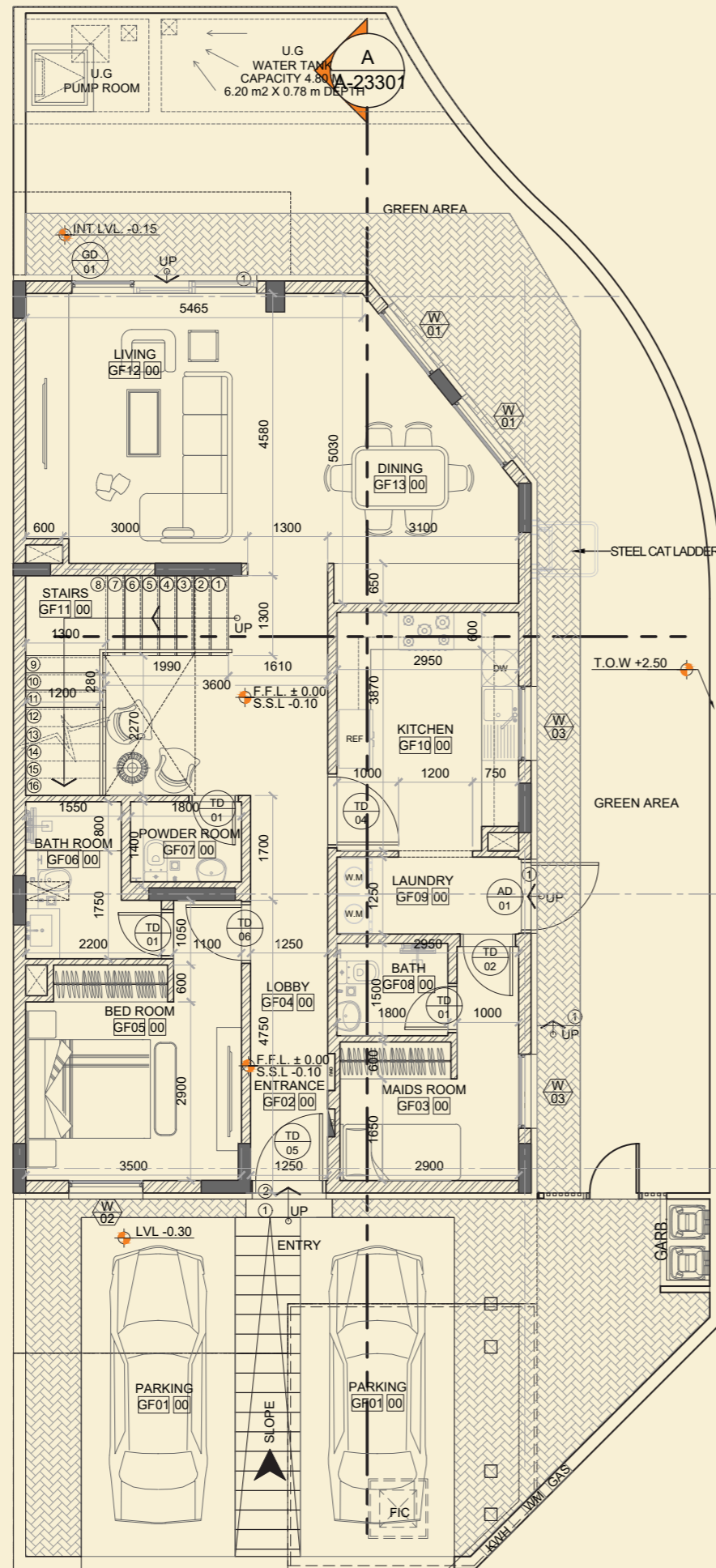
GROUND FLOOR



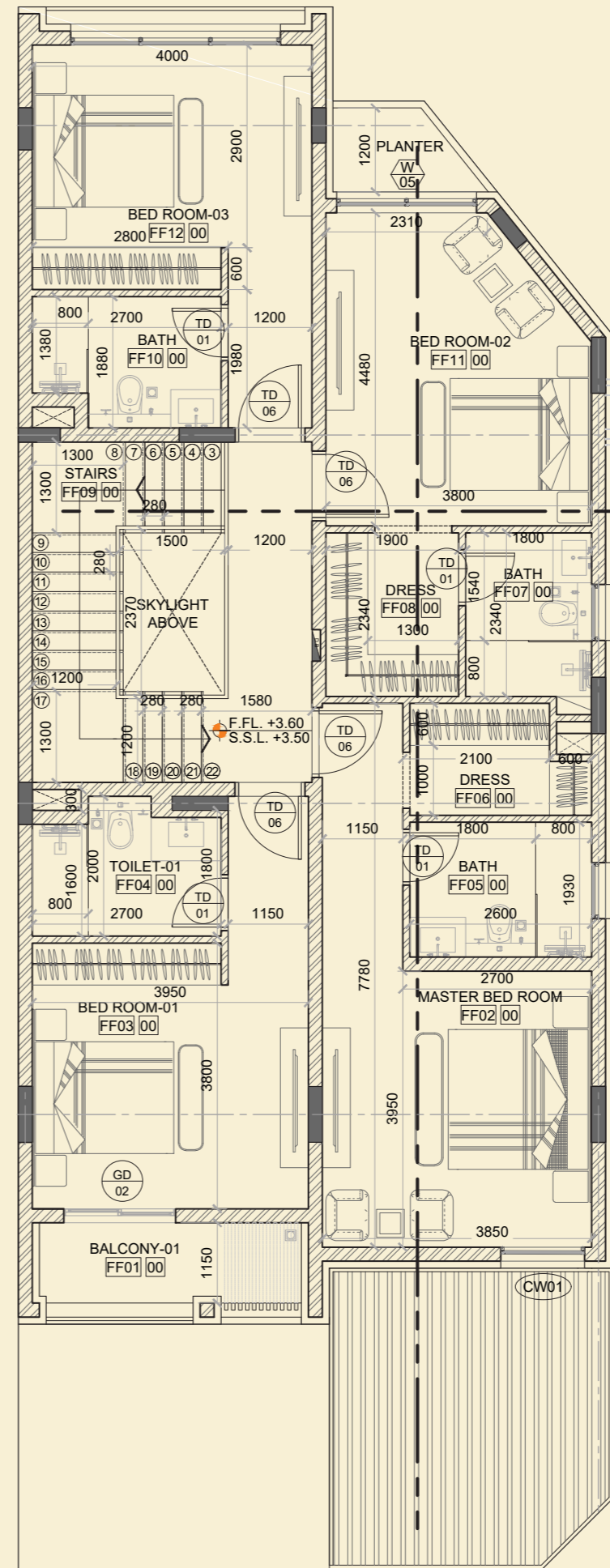
FIRST FLOOR

Edge Villa





GROUND FLOOR



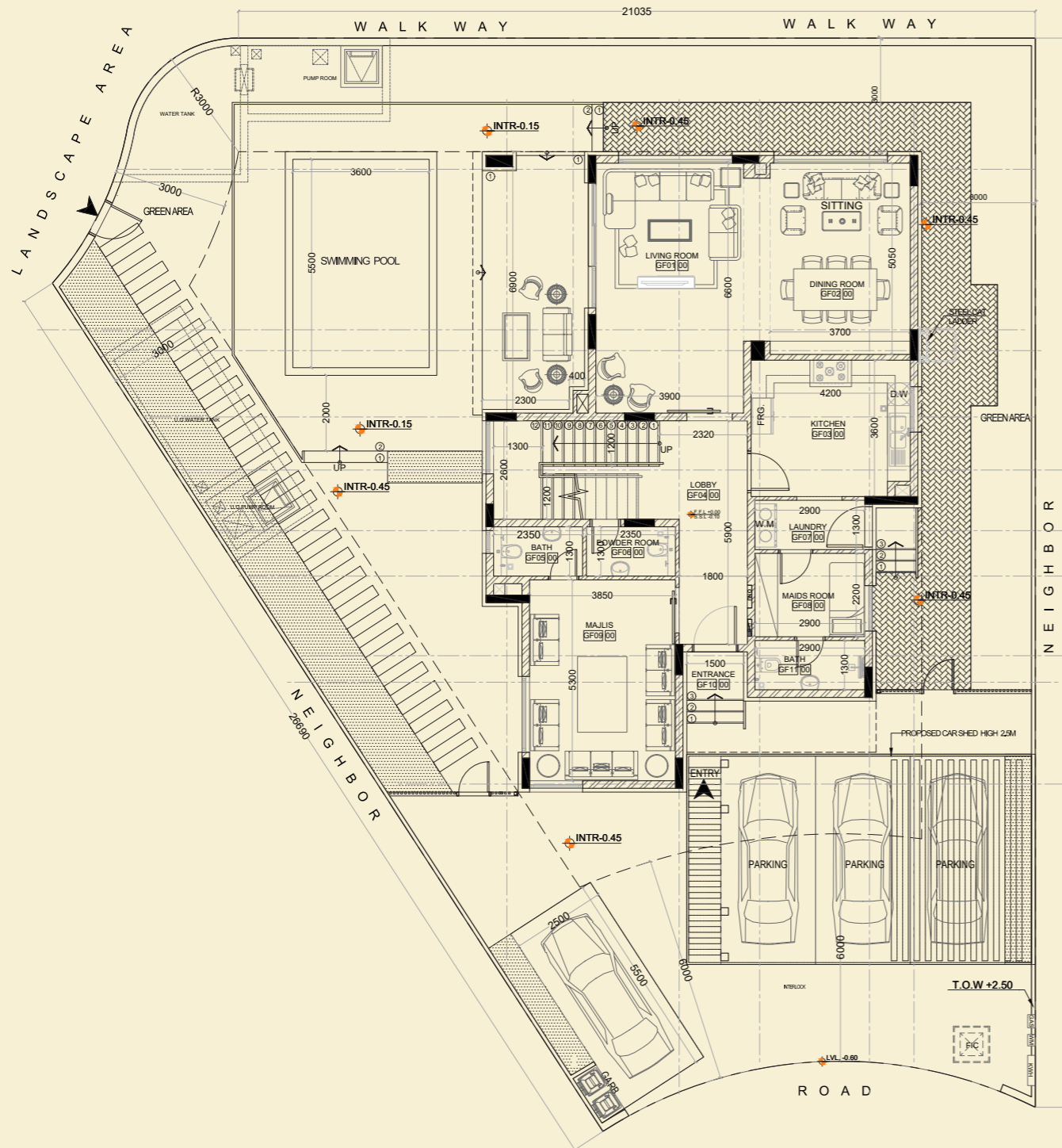
FIRST FLOOR

MADA'IN

Luxury Villa

MADA'IN  
SQUARE





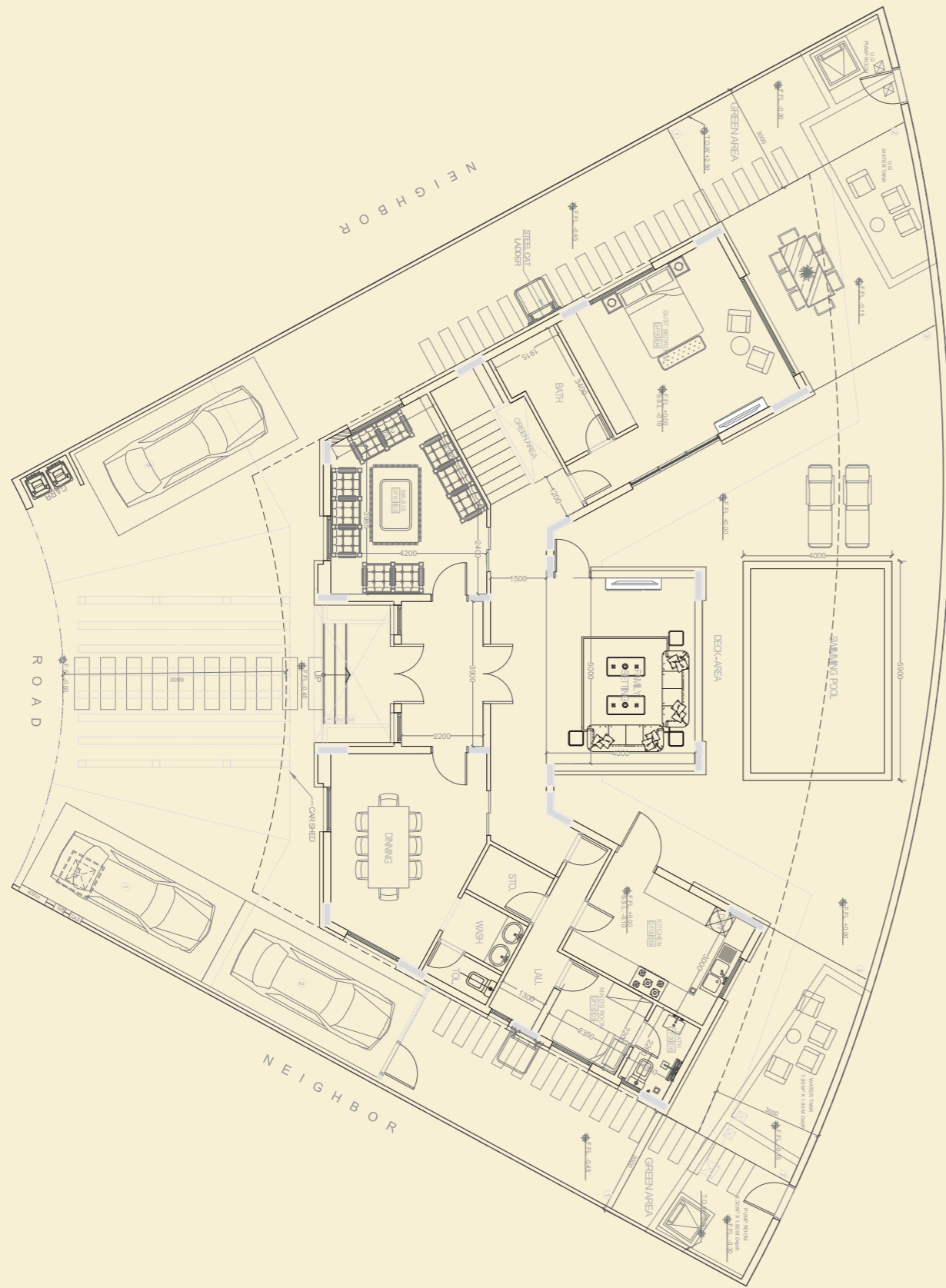
GROUND FLOOR



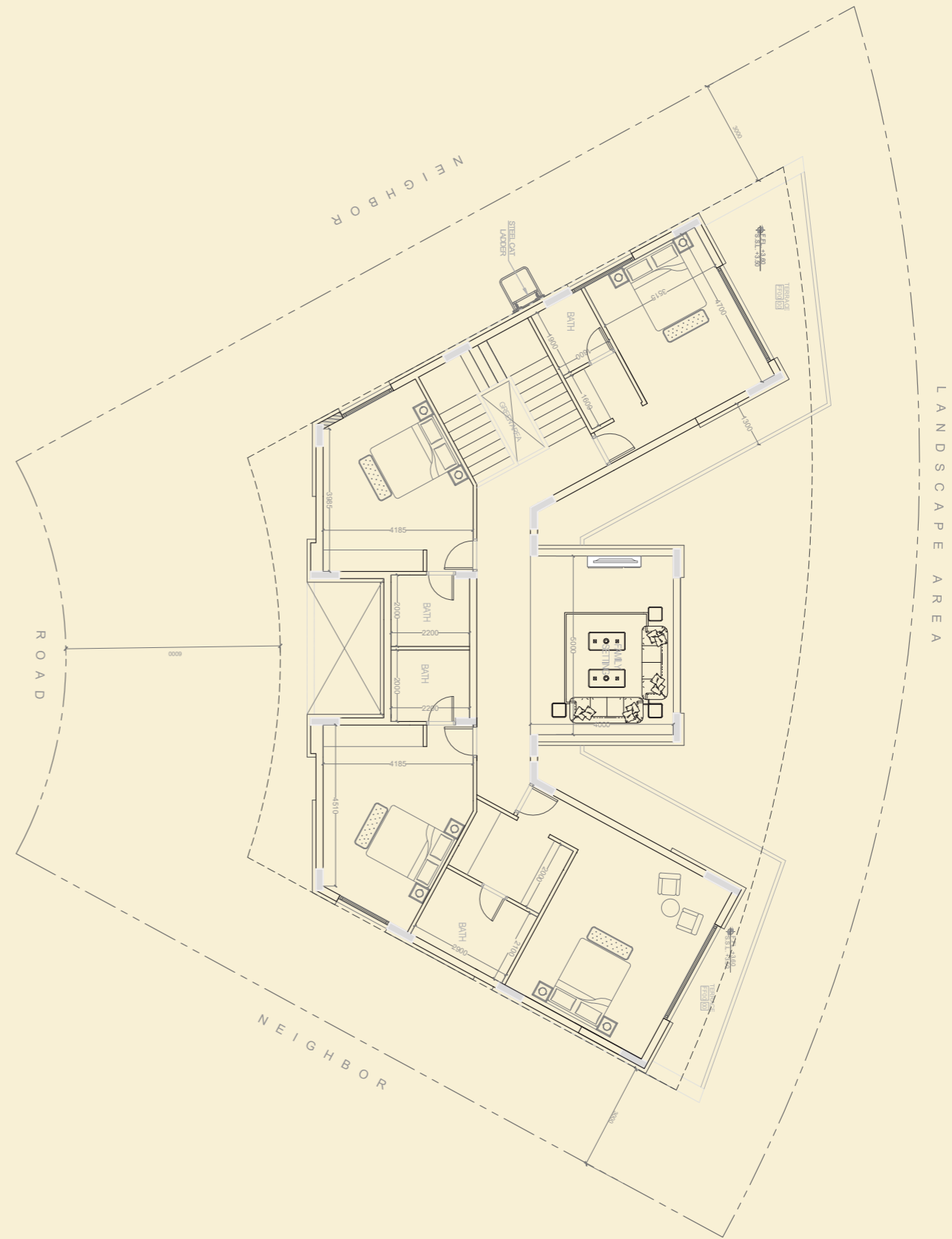
FIRST FLOOR

Signature Villa





GROUND FLOOR



FIRST FLOOR