



MADA'IN
SQUARE

About Mada'in Square

This project is a complex of luxury villas and townhouses located in the Al Tay East area, in Al Suyouh suburb of Sharjah, United Arab Emirates. The community consists of 619 villas, including 325 reem villas, 138 garden villas, 52 edge villas, 52 luxury villas, and 52 signature villas. With multiple spaces, it's suitable for all types of communities.

The community center consists of a basement for parking and storage, as well as a ground and first floor. This center includes a retail section with shops, supermarkets, and restaurants, along with a service section featuring clinics, a health club, post boxes, and an entertainment area. Additionally, the eastern and western central gardens each



■ Reem Villa
■ Reem Villa - E



■ Reem Villa
■ Reem Villa - E



Garden Villa

contain sports facilities, a swimming pool, children's recreational areas, and outdoor seating.

The strip garden is home to ten thousand unique and diverse trees, specifically chosen for this project. These include local species as well as varieties from East Asia and Africa, selected to suit the climate and create a comfortable

environment for residents. The community also features an independent local mosque that can accommodate 400 worshippers, complete with all necessary services and its own parking lot. The nursery, located on a standalone plot, consists of a ground floor with an outdoor play area and green space.



Edge Villa



Luxury Villa



Signature Villa

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

Reem Villa

Reem Villa E

Garden Villa

Edge Villa

Luxury Villa

Signature Villa

TOTAL PROJECT AREA = 3 million SQFT

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



Basketball
Court



Shopping Center



Mosque



Kids Nursery



Football Court

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

Location

- The project is a complex of luxury villas and townhouses located in the Al Tay East area, in the Al Suyouh suburb of Sharjah, United Arab Emirates.
- Ideal location for families seeking a close-knit community amidst nature's embrace.
- Conveniently located near Sharjah's grand Mosque and the city's major attractions.
- Easy access and great connectivity to the rest of the city, Sharjah and Dubai Airport.

