

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

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SERVICES & AMENITIES



Smart Home



Villas with
Private Pools



A Luxurious & Large
Leisure Pool Deck



Health Club& Gym



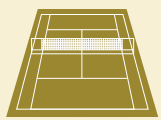
Kids Play Area



Seating Area



Park & 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 فرصه جديدة لتحقيق أحلامك











A place of fun and exploration

مكان المرح و الإستكشاف







Everything your child will need

كل ما يحتاجه طفلك





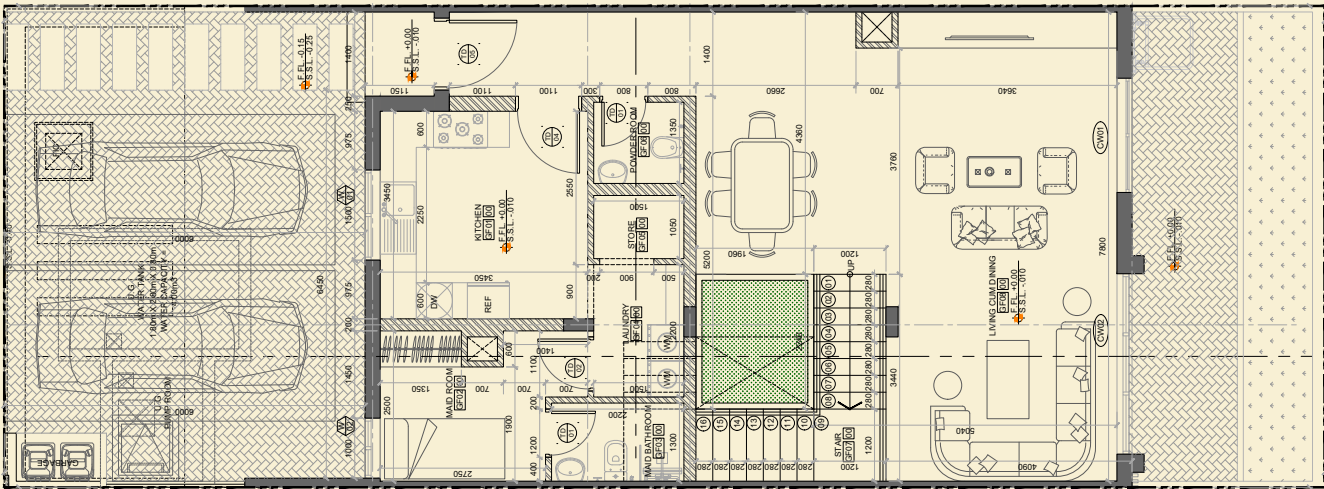
All you need in one place
كل ما تحتاجه في مكان واحد



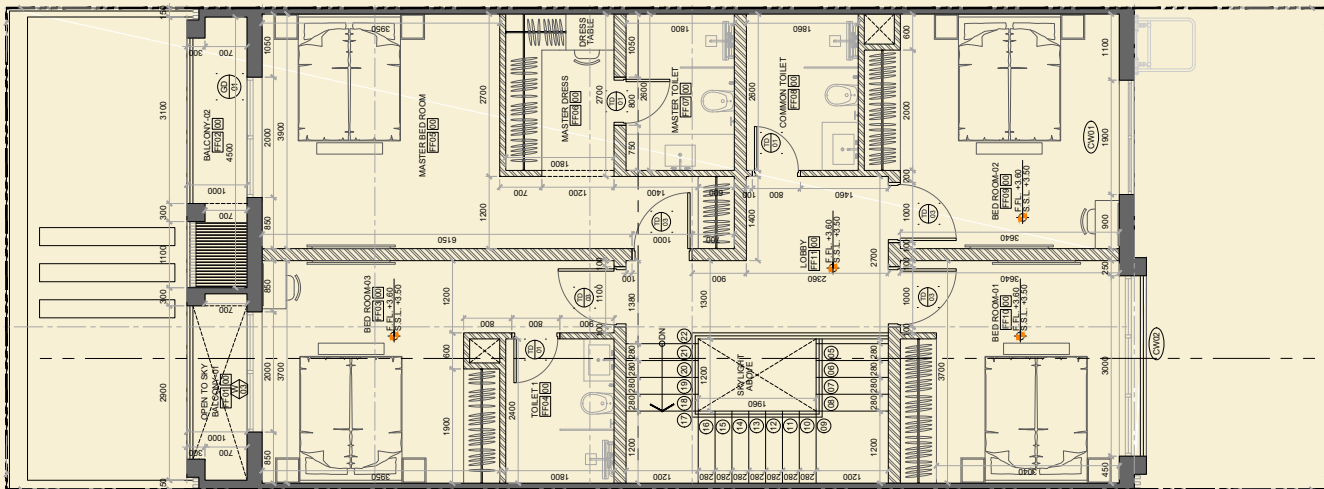
Town Villa -B



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



GROUND FLOOR

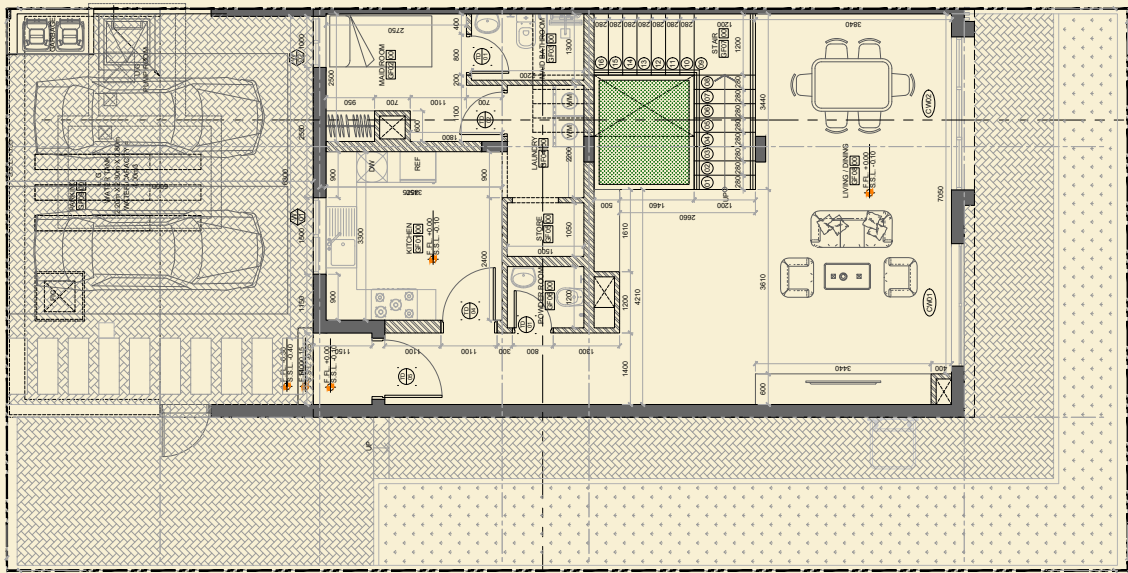


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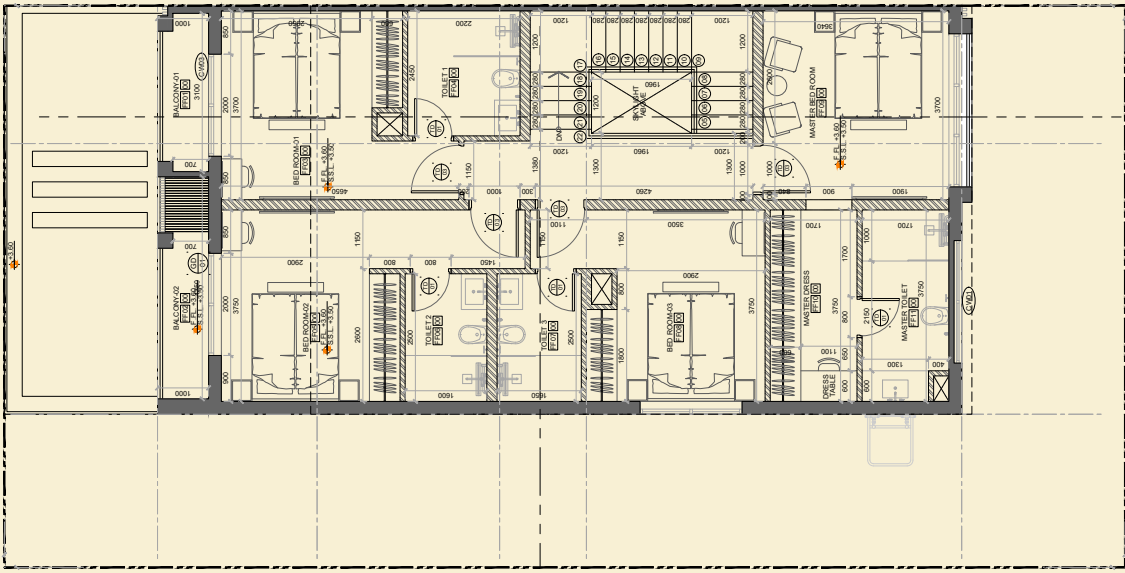
Town Villa -A



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



GROUND FLOOR

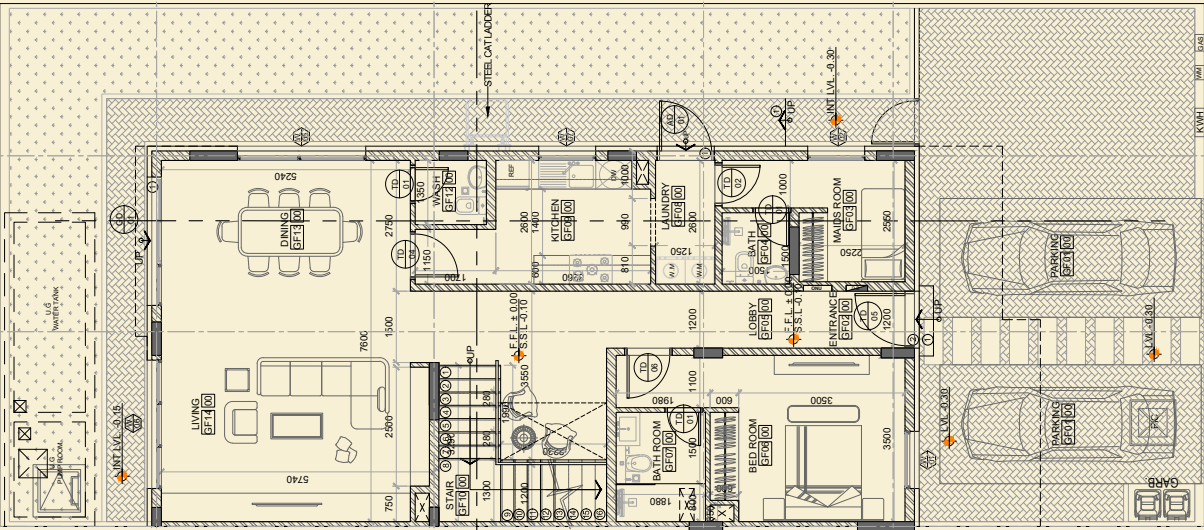


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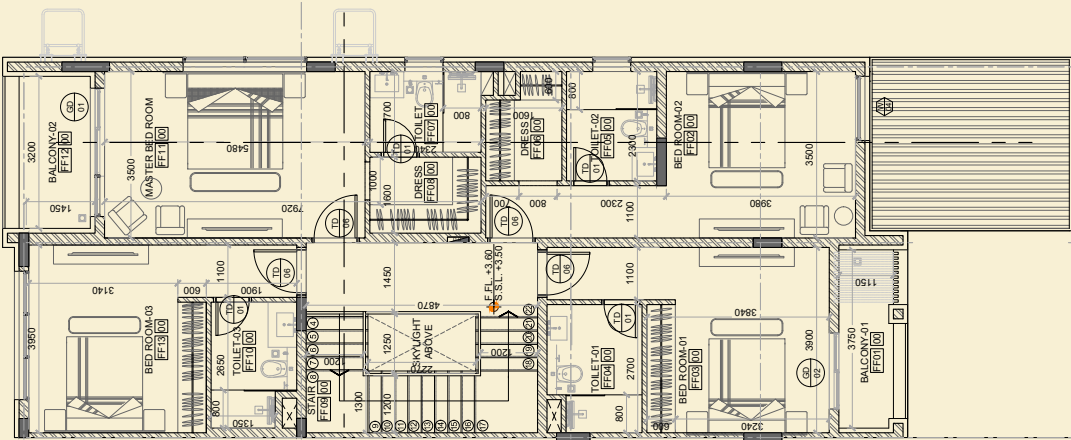
Garden Villa



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



GROUND FLOOR

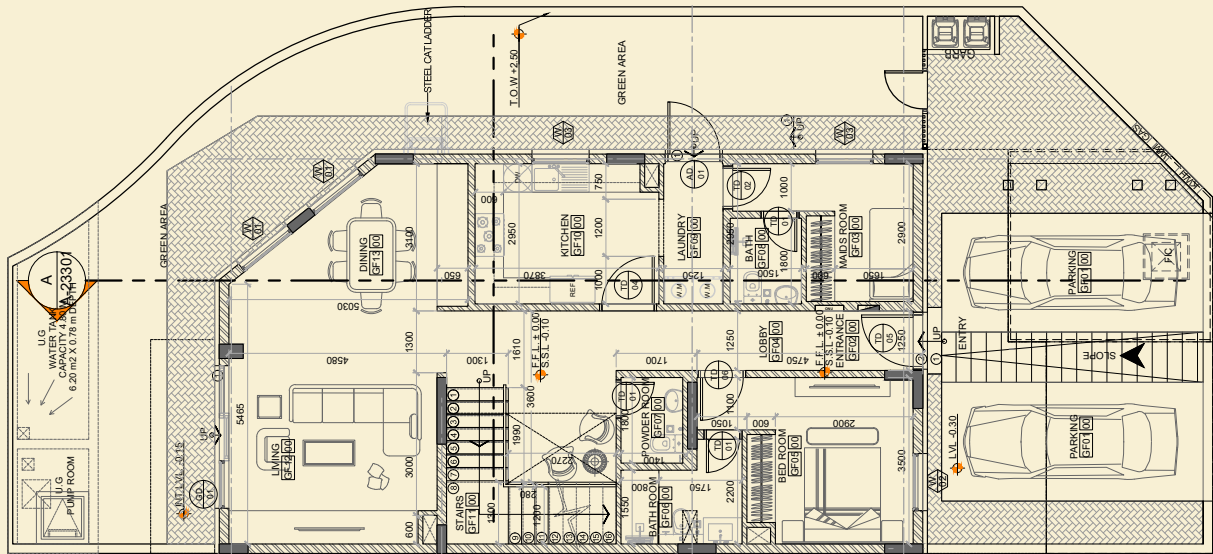


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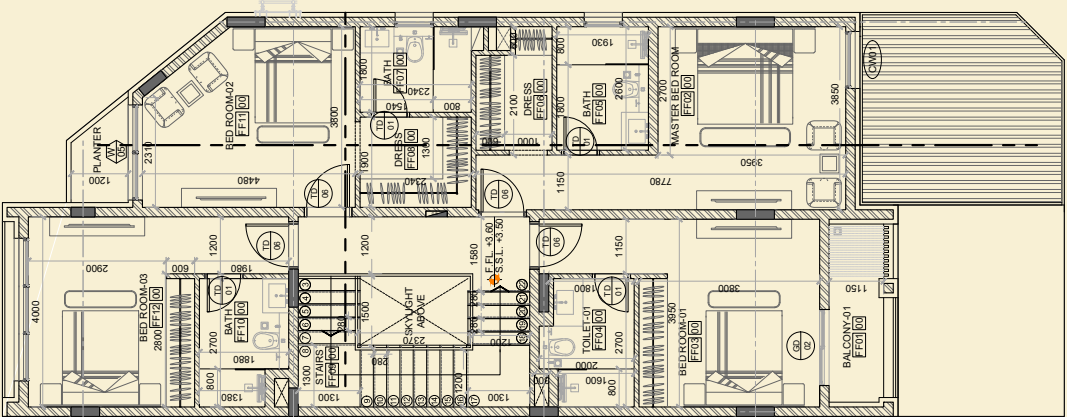
Edge Villa



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



GROUND FLOOR

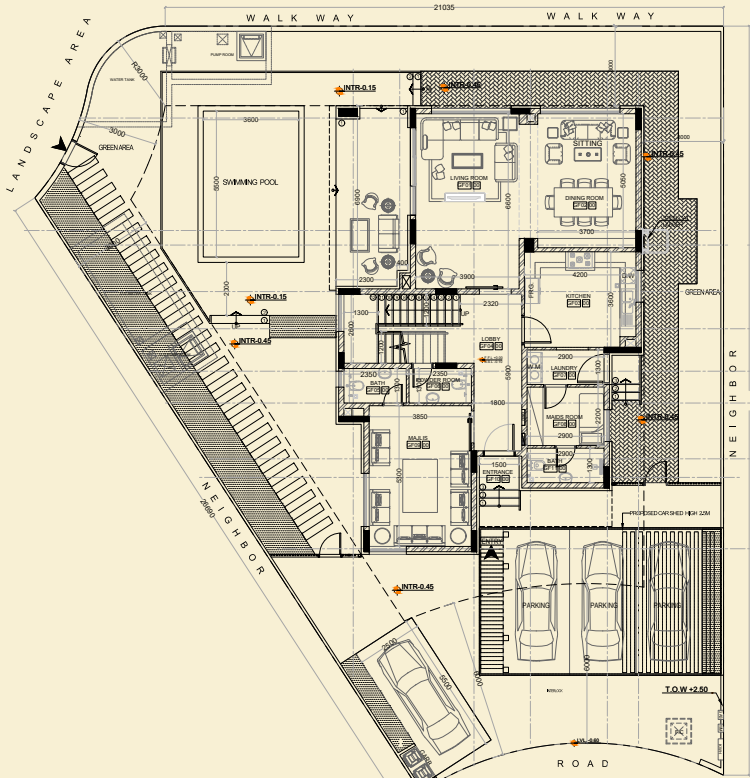


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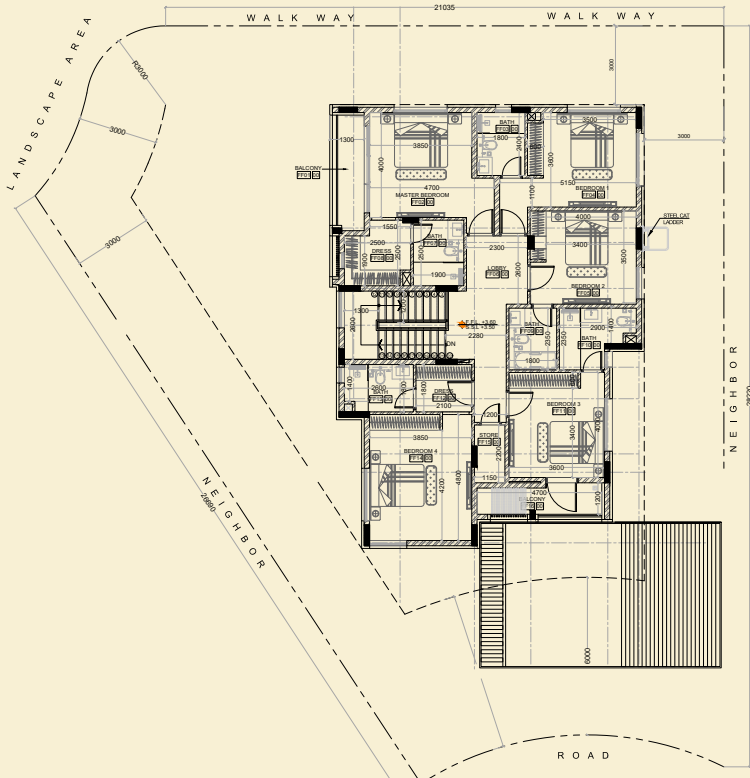
Luxury Villa



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



GROUND FLOOR

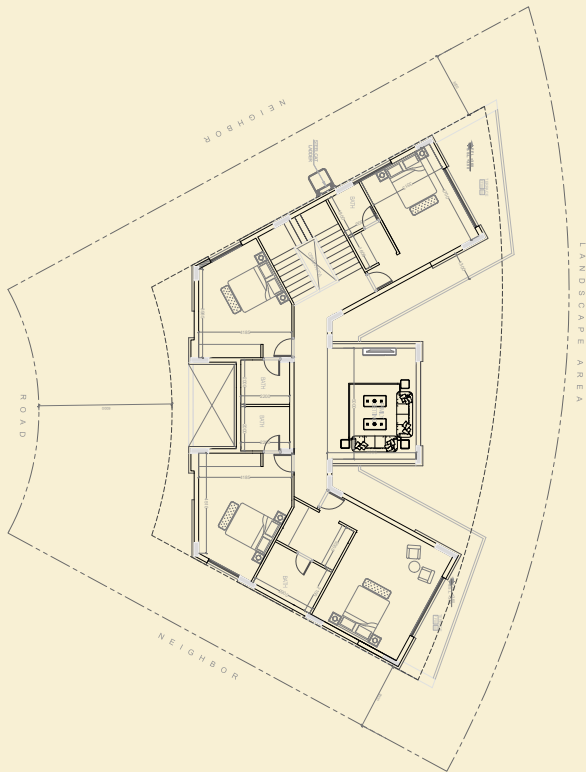


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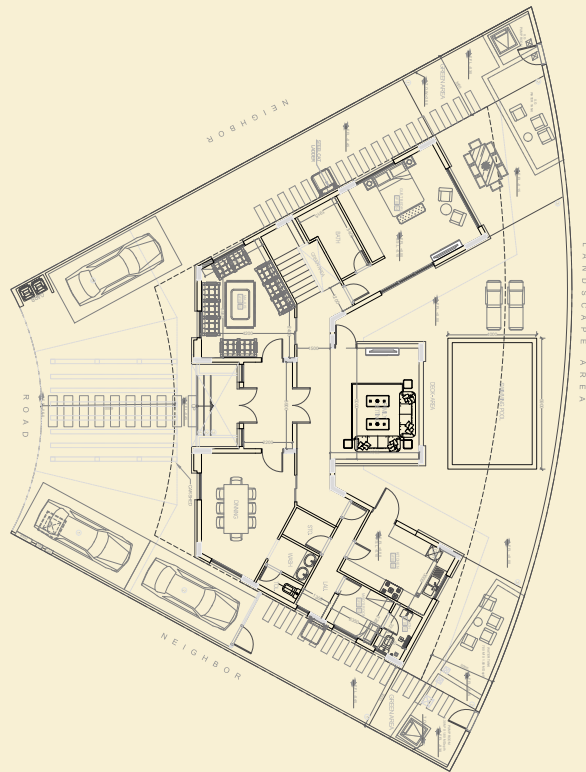
Signature Villa



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



FIRST FLOOR



GROUND FLOOR



MADA'IN

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