



# MADA'IN

## Properties

### Presenting Mada'in Tower

We are honoured to introduce Mada'in Tower exclusively located at Dubai Marina.  
The luxurious tower has its own characteristics where you feel the nature at your home.  
Based between Al Khayay St. and Al Sharta main road, this artwork has 24/7 open beach  
view at Palm Jumeirah, Dubai Media City Park, Emirates Hills 2 Golf course and  
Dubai Marina Yachts Moorage.

## About Mada'in Tower

Mada'in Properties takes immense pride in what sets us apart – our unrivaled commitment to uniqueness.

We understand that real estate is not just about constructing buildings; it's about crafting spaces that are exceptional, distinctive, and memorable.

The project is a complex of luxury properties in Dubai Marina with multiple units like 1 BR apartment, 2 BR apartments, 3 BR Sky Villa Duplex, 4 BR Sky Villa Duplex, 5 BR Sky Mansion.

The prime location Dubai Marina, easy access to Sheikh Zayed Road, close to metro station, close to beach and Dubai Harbor Yacht Club.

Key features 24/7 hour concierge, smart apartments, kitchen appliances. Mada'in Tower offers amenities such as olympic size swimming pool, sauna and steam, guest lounge, outdoor sitting area, social area, kids play area and gym.







### Attractions

Marina Walk	0.4 km
Skydive Dubai	1.3 km
The Walk JBR	1.7 km

### Golf Clubs

Emirates Golf Club	1.5 km
Montgomerie Golf Course	3.6 km
The Els Golf Club	8.6 km

### Malls & Retail (Walking Distance)

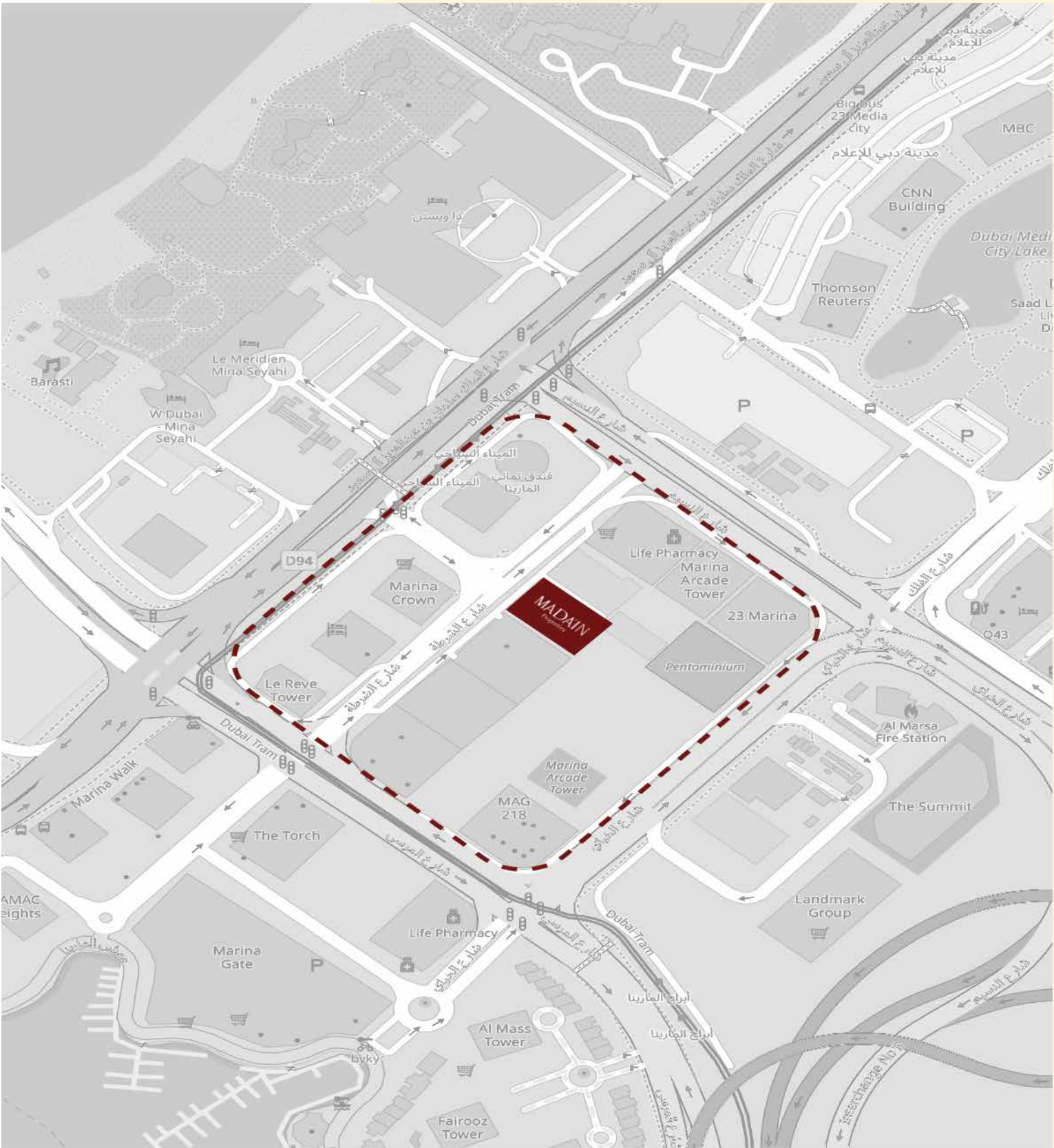
Dubai Marina Mall	2.7 km
Marinascape Mall	1.7 km
Al Gurair Centre	2.9 km

### Parks & Beaches

JLT Park	1.5 km
Marina Beach	2.1 km
Sufouh Beach	3.7 km

### Cinemas

Reel Cinemas, Dubai Marina Mall	1.5 km
Roxy Marina Beach Cinema	1.9 km
Vox Cinemas at Nakheel Mall	3.0 km







## *Floating Meditation*

Grab a pool float  
and let the water cradle you.



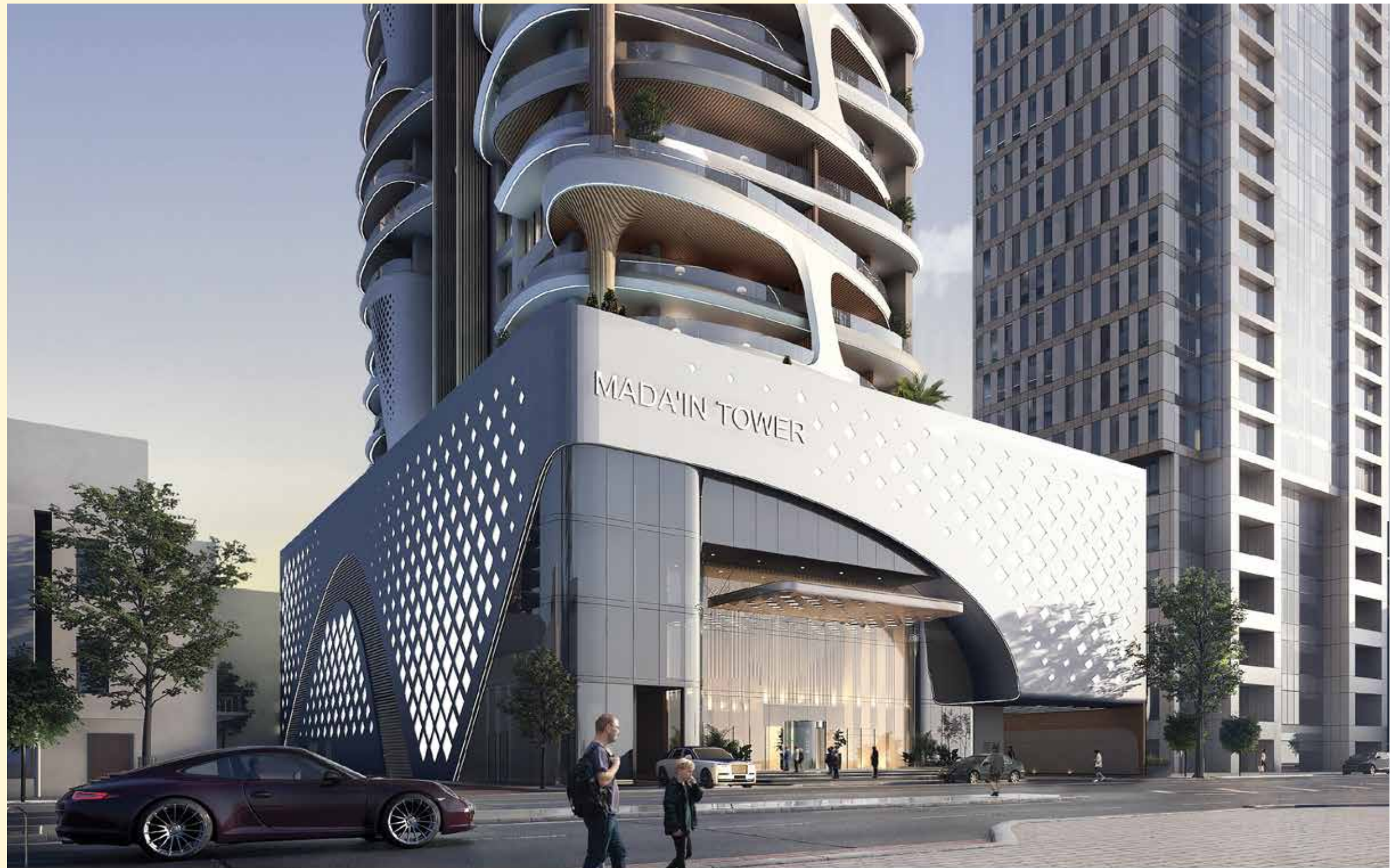


Your presence in our grand entrance  
adds to it is allure and

*Charm*



# GRAND *Entrance*



Step into a world of luxury and

*Entrance*





Step into a world of luxury and

*Entrance*





GRAND  
*Entrance*

Step into a world of luxury and

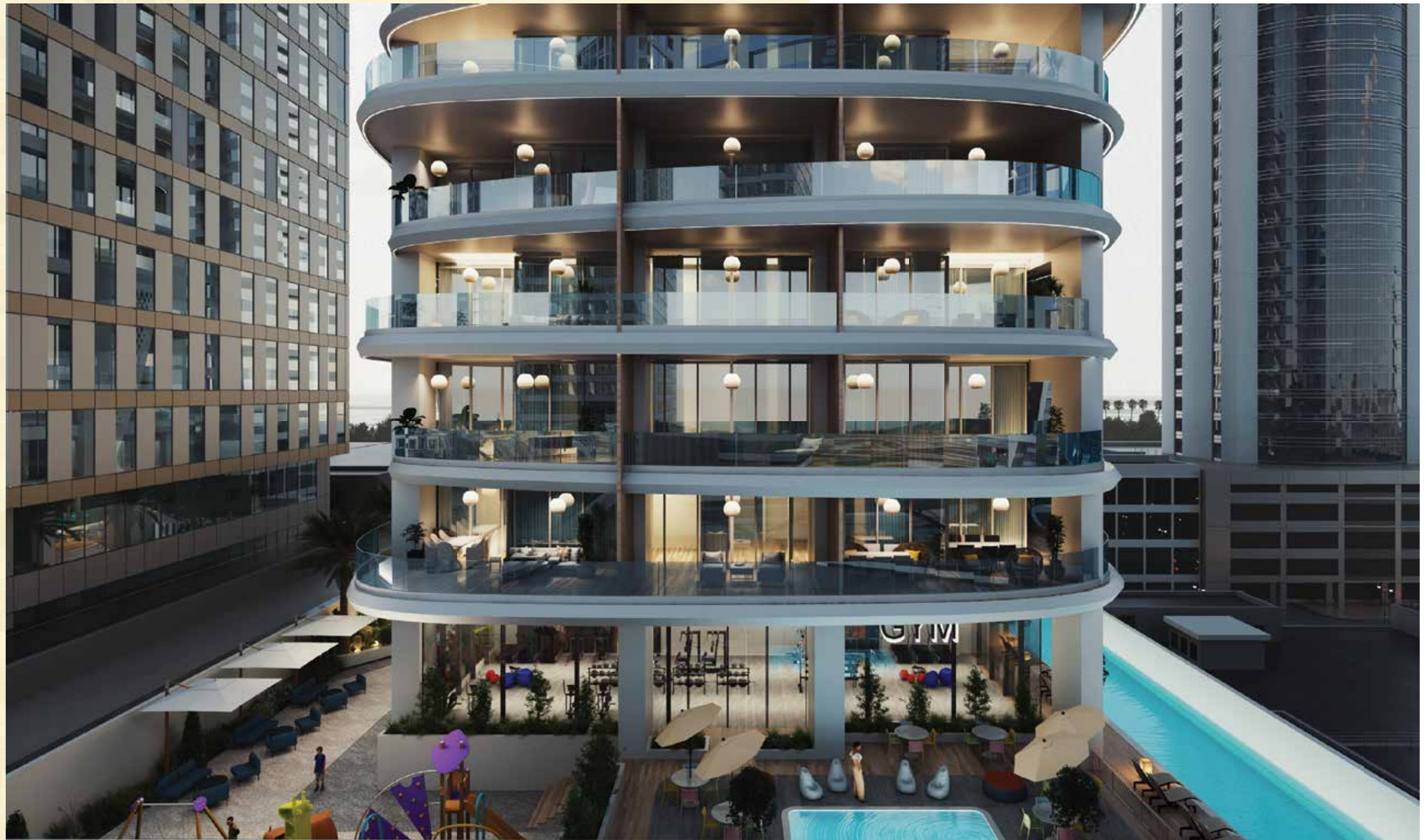
*Entrance*





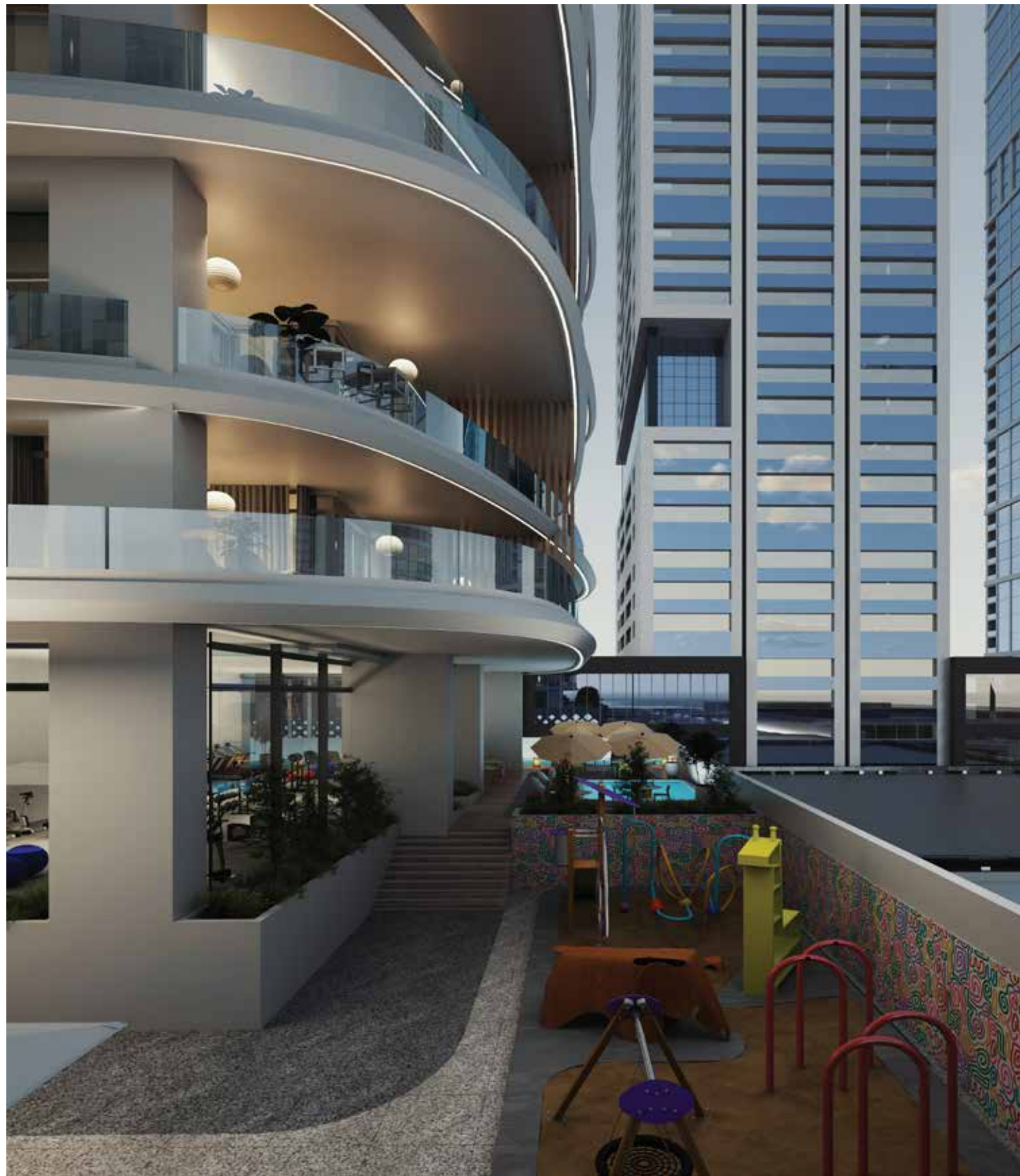
Relax, Refresh  
& Restart





Welcome to the play *Area*





Play is the work of  
*Childhood*





Let your light  
*Shine*





A whole new level  
with an array of world class amenities

*Luxury Living*



The only way to go is

Up







Stunning  
*View*

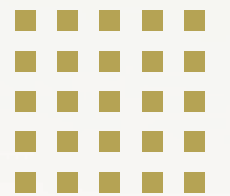




# INTERIOR

## Mada'in Tower

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Sky Palace  
Stairs  
68th Floor (1st Floor)





Sky Palace  
Stairs  
68th Floor (1st Floor)



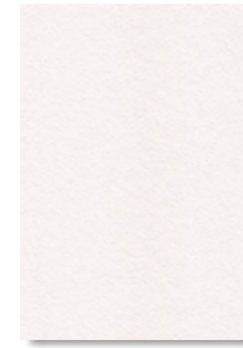


Sky Palace  
Reception  
68th Floor (1st Floor)

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Lights



Marble Tiles



Wood Laminate w/  
Stainless Steel Strips



Marble



Carpet







Sky Palace  
Open Kitchen  
68th Floor (1st Floor)



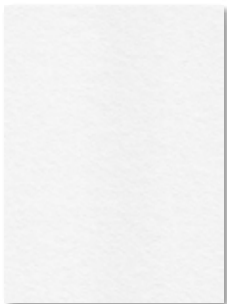


Sky Palace  
Open Kitchen  
68th Floor (1st Floor)

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Chandelier



Wood Laminate



Marble Tile



Black Tinted Glass



Porcelain Tile







Sky Palace  
Home Theatre  
68th Floor (1st Floor)





Sky Palace  
Master Bedroom  
69th Floor (2nd Floor)



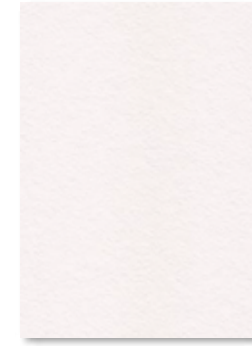


Sky Palace  
Master Bedroom  
69th Floor (2nd Floor)

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Lights



Paint / Laminate



Parquet



Wood Laminate



Decorative  
Marble Panel







Sky Palace  
Master Walk - In - Closet  
69th Floor (2nd Floor)





Sky Palace  
Office  
68th Floor (1st Floor)





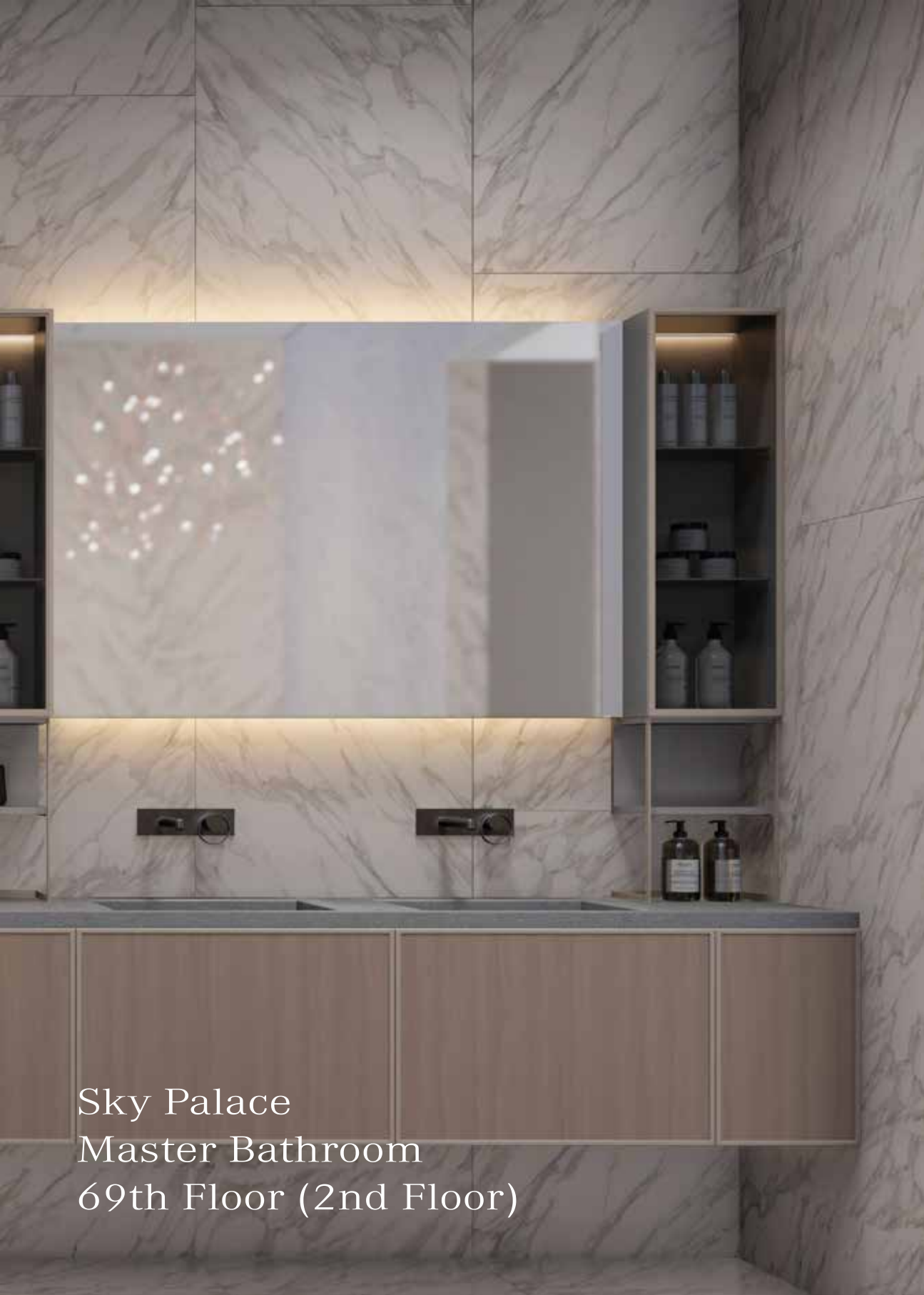
Sky Palace  
Master Bathroom  
69th Floor (2nd Floor)





Sky Palace  
Master Bathroom  
69th Floor (2nd Floor)



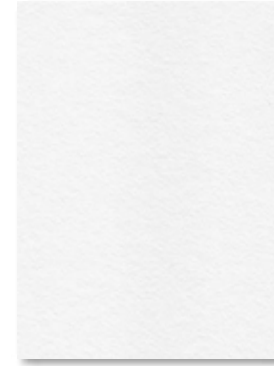


Sky Palace  
Master Bathroom  
69th Floor (2nd Floor)

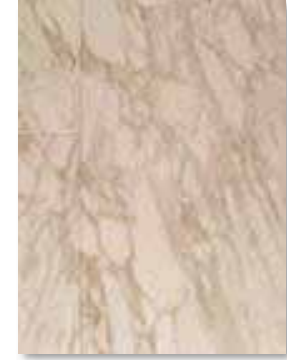
Ceiling  
Finishing

Wall &  
Floor  
Finishing

Fixture



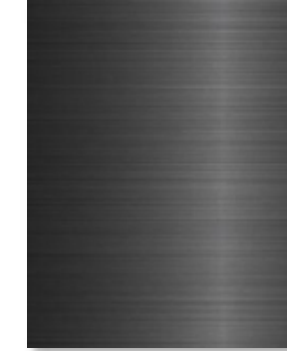
Paint



Porcelain Tiles



Wood Laminate



Black Polished Metal







Sky Mansion  
Living Room & Stairs  
60th & 64th Floor



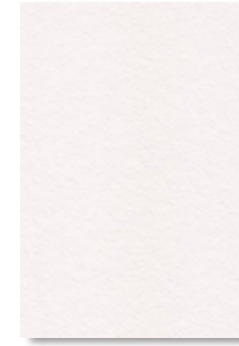


Sky Mansion  
Living Room  
60th & 64th Floor

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Lights



Marble Tiles



Wood Laminate /  
Stainless Steel Strips



Marble



Carpet







Sky Mansion  
Open Kitchen  
60th & 64th Floor



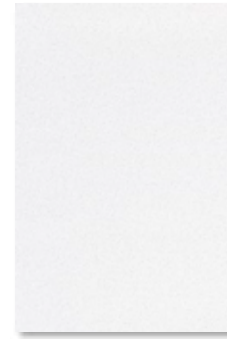


Sky Mansion  
Open Kitchen  
60th & 64th Floor

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Chandelier



Wood Laminate



Black Tinted Glass



Porcelain Tiles



Porcelain Tiles







Sky Mansion  
Master Bathroom  
59th Floor



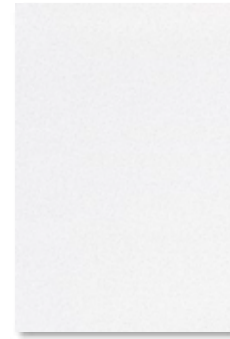


Sky Mansion  
Master Bathroom  
59th Floor

Ceiling  
Finishing

Wall  
Finishing

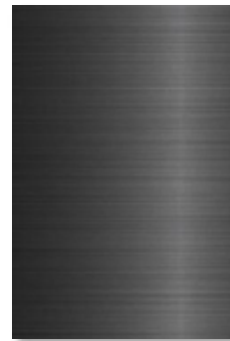
Floor  
Finishing



Paint



Porcelain Tiles



Black Polished Metal



Wood Laminate







3 - Bedroom Duplex  
Living, Dining & Open Kitchen  
7th, 15th & 49th Floor Plan



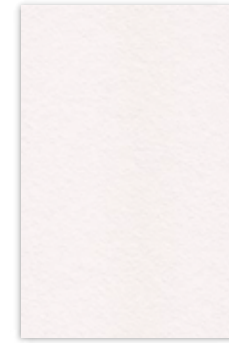


3 - Bedroom Duplex  
Living, Dining & Open Kitchen  
7th, 15th & 49th Floor Plan

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Lights



Porcelain Tiles



Wood Laminate W/  
StainlessSteel Strips



Marble



Carpet







3 - Bedroom Duplex  
Bedroom 1  
8th, 16th & 50th Floor



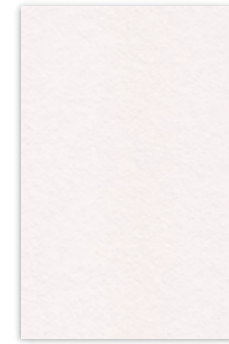


3 - Bedroom Duplex  
Bedroom 1  
8th, 16th & 50th Floor

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Lights



Paint / Laminate



Decorative  
Marble Panel



Wood Porcelain Tiles







3 - Bedroom Duplex  
Bathroom  
8th, 16th & 50th Floor Plan



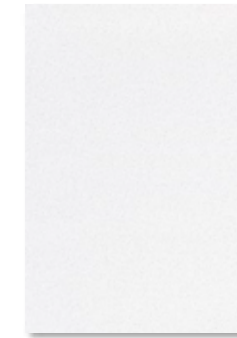


3 - Bedroom Duplex  
Bathroom  
8th, 16th & 50th Floor Plan

Ceiling  
Finishing

Wall &  
Floor  
Finishing

Fixture



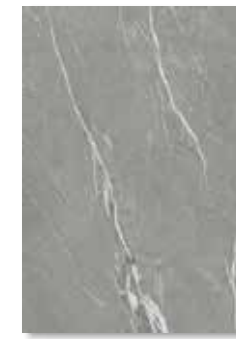
Paint



Stainless Steel  
Dark Hairline Finish



Laminate



Porcelain Tiles



Porcelain Tiles







2 - Bedroom Apartment  
Living, Dining & Open Kitchen  
6th & 48th Floor



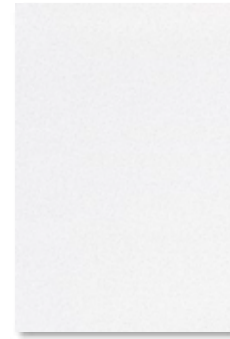


2 - Bedroom Apartment  
Living, Dining & Open Kitchen  
6th & 48th Floor

Ceiling  
Finishing

Wall &  
Floor  
Finishing

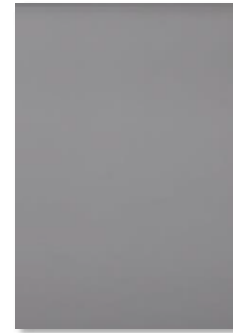
Fixture



Paint



Chandelier



Laminate



Black Tinted Glass



Porcelain







1 - Bedroom Apartment  
Living  
6th & 48th Floor





1 - Bedroom Apartment  
Living  
6th & 48th Floor

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Lights



Decorative  
Textured Paint



Decorative  
Textured Paint



Porcelain Tiles



Carpet





1 - Bedroom Apartment  
Bedroom  
6th & 48th Floor





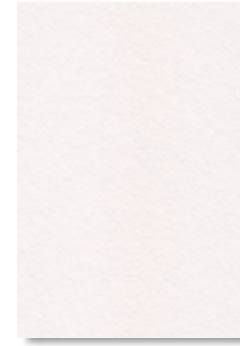


1 - Bedroom Apartment  
Bedroom  
6th & 48th Floor

Ceiling  
Finishing

Wall  
Finishing

Floor  
Finishing



Paint



Lights



Paint / Laminate



Decorative  
Marble Panel



Wood Porcelain Tiles





MAIN LOBBY  
GROUND FLOOR

RECEPTION LIGHTING  
— — — — —  
MOODBOARD





MAIN LOBBY  
GROUND FLOOR

RECEPTION COUNTER

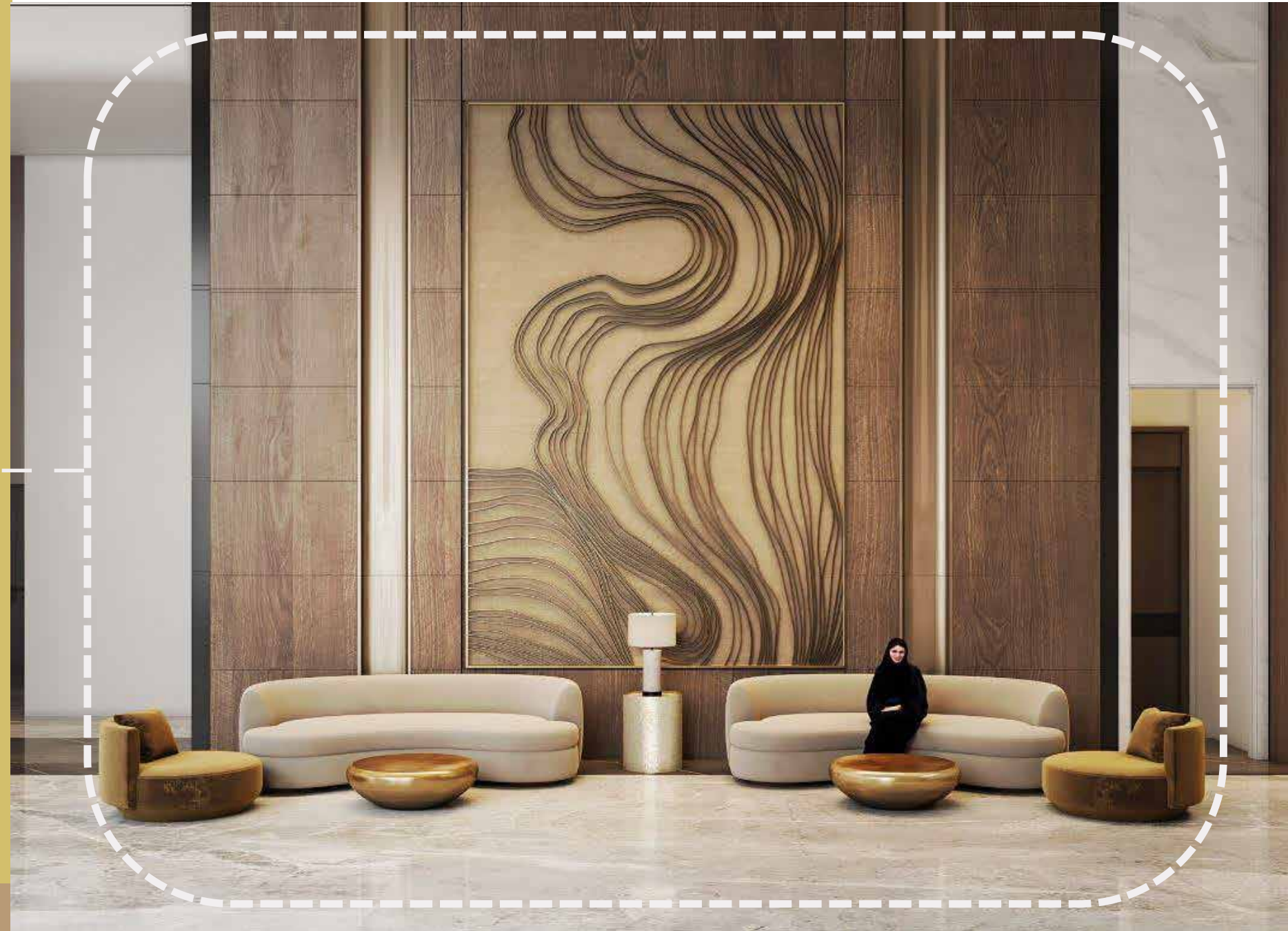
MOODBOARD





MAIN LOBBY  
GROUND FLOOR

WAITING AREA  
— — — — —  
MOODBOARD



MAIN LOBBY  
GROUND FLOOR

RECEPTION WALL  
MOODBOARD

RECEPTION PANEL  
MOODBOARD







Main Lobby  
Ground Floor



Main Lobby  
Ground Floor

Ceiling  
Finishing

Wall  
Finishing

Floor &  
Counter  
Finishing



Paint



Chandelier



Marble Tiles



Marble Counter



Textured Paint



Decorative Panel



Wood Panel





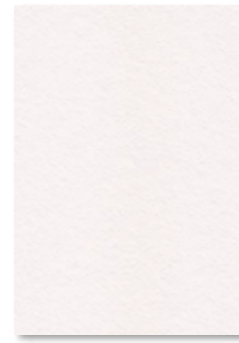


Elevator Lobby  
Ground Floor

Ceiling  
Finishing

Wall &  
Floor  
Finishing

Fixture



Paint



Aluminum Powder  
Coated Panel



Wood Laminate



Metal Laminate



Marble Tiles





# V.I.P Elevator





V. I. P Entrance Hall  
Ground Floor





V. I. P Parking  
First Floor



1 BEDROOM TYPE A1



INTERNAL AREA	568.43	SQFT
EXTERNAL AREA	336.68	SQFT
<b>TOTAL AREA</b>	<b>905.11</b>	<b>SQFT</b>



LEVELS:  
6,10,14,18,21,23,25,29,33,37,41,45,48,52,56

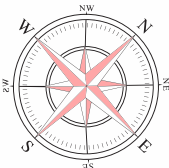
1 BEDROOM TYPE A2



INTERNAL AREA	568.43	SQFT
EXTERNAL AREA	293.67	SQFT
<b>TOTAL AREA</b>	<b>862.10</b>	<b>SQFT</b>



LEVELS:  
7,9,15,17,26,28,34,36,42,44,49,51,57



1 BEDROOM TYPE A3



INTERNAL AREA	568.43	SQFT
EXTERNAL AREA	337.41	SQFT
<b>TOTAL AREA</b>	<b>905.84</b>	<b>SQFT</b>



LEVELS:  
8,12,16,20,27,31,35,39,43,50,54

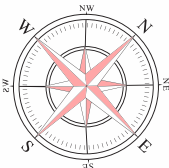
1 BEDROOM TYPE A4



INTERNAL AREA	568.43	SQFT
EXTERNAL AREA	310.90	SQFT
<b>TOTAL AREA</b>	<b>879.33</b>	<b>SQFT</b>



LEVELS:  
11,13,19,24,30,32,38,40,46,53,55





2 BEDROOM TYPE A1

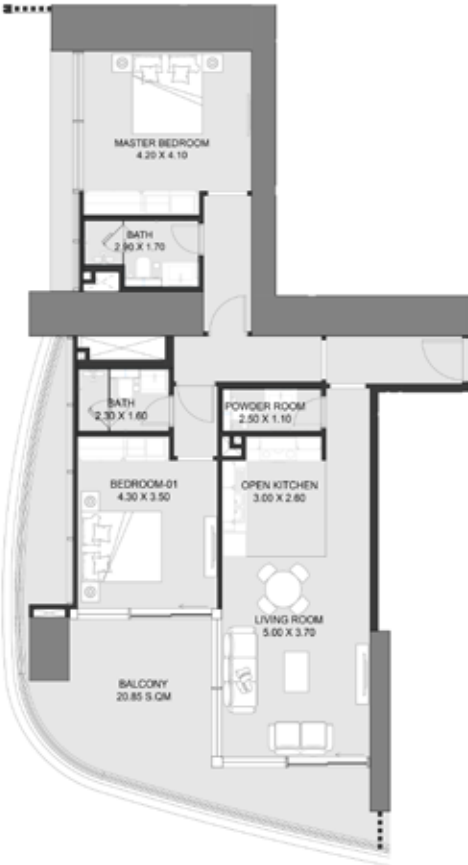


INTERNAL AREA	1150.99	SQFT
EXTERNAL AREA	551.65	SQFT
TOTAL AREA	1702.64	SQFT



LEVELS:  
6,10,14,18,21,23,25,29,33,37,41,45,48,52,56

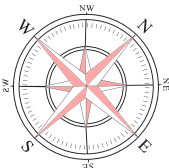
2 BEDROOM TYPE A2



INTERNAL AREA	1150.99	SQFT
EXTERNAL AREA	340.95	SQFT
TOTAL AREA	1491.94	SQFT



LEVELS:  
7,9,15,17,26,28,34,36,42,44,49,51,57



2 BEDROOM TYPE A3



INTERNAL AREA	1150.99	SQFT
EXTERNAL AREA	479.59	SQFT
TOTAL AREA	1630.58	SQFT



LEVELS:  
8,12,16,20,27,31,35,39,43,50,54

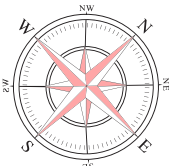
2 BEDROOM TYPE A4



INTERNAL AREA	1150.99	SQFT
EXTERNAL AREA	522.11	SQFT
TOTAL AREA	1673.09	SQFT



LEVELS:  
11,13,19,24,30,32,38,40,46,53,55





2 BEDROOM TYPE B1



INTERNAL AREA	1175.27	SQFT
EXTERNAL AREA	624.92	SQFT
TOTAL AREA	1800.19	SQFT



LEVELS:  
23

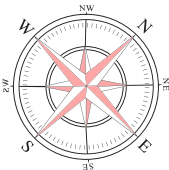
2 BEDROOM TYPE B2



INTERNAL AREA	1175.27	SQFT
EXTERNAL AREA	537.04	SQFT
TOTAL AREA	1712.31	SQFT



LEVELS:  
6,21,48



2 BEDROOM TYPE B3



INTERNAL AREA	1175.27	SQFT
EXTERNAL AREA	780.80	SQFT
<b>TOTAL AREA</b>	<b>1956.07</b>	<b>SQFT</b>



LEVELS:  
46

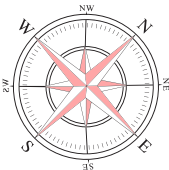
2 BEDROOM TYPE B4



INTERNAL AREA	1175.27	SQFT
EXTERNAL AREA	634.21	SQFT
<b>TOTAL AREA</b>	<b>1809.48</b>	<b>SQFT</b>



LEVELS:  
57





2 BEDROOM TYPE C1

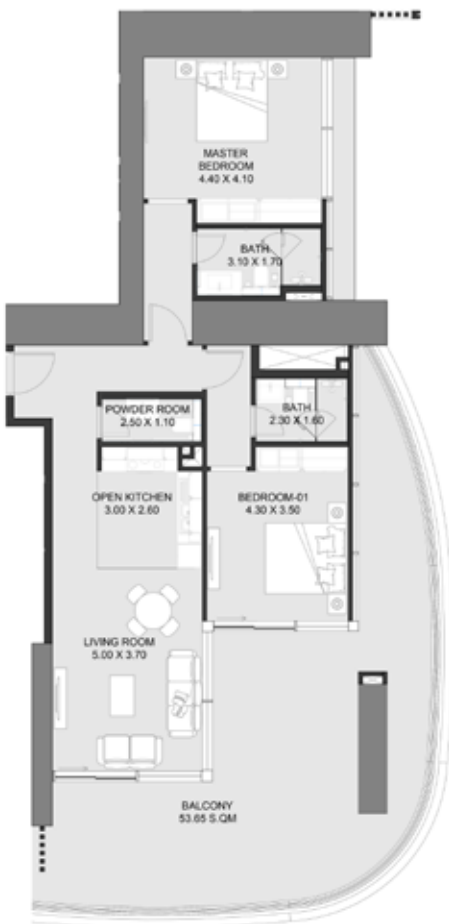


INTERNAL AREA	1146.92	SQFT
EXTERNAL AREA	662.42	SQFT
TOTAL AREA	1809.34	SQFT



LEVELS:  
6,10,14,18,21,23,25,29,33,37,41,45,48,52,56

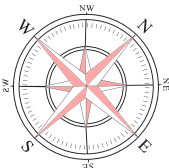
2 BEDROOM TYPE C2



INTERNAL AREA	1146.92	SQFT
EXTERNAL AREA	635.40	SQFT
TOTAL AREA	1782.32	SQFT



LEVELS:  
7,9,15,17,26,28,34,36,42,44,49,51,57



2 BEDROOM TYPE C3



INTERNAL AREA	1146.92	SQFT
EXTERNAL AREA	586.78	SQFT
TOTAL AREA	1733.69	SQFT



LEVELS:  
8,12,16,20,27,31,35,39,43,50,54

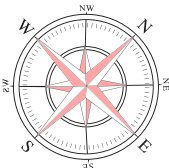
2 BEDROOM TYPE C4



INTERNAL AREA	1146.92	SQFT
EXTERNAL AREA	815.69	SQFT
TOTAL AREA	1962.61	SQFT



LEVELS:  
11,13,19,24,30,32,38,40,46,53,55



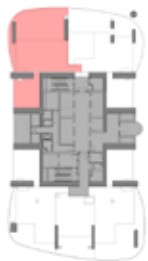


3 BEDROOM TYPE A1  
TOTAL UNIT AREA : 3354.52 SQFT

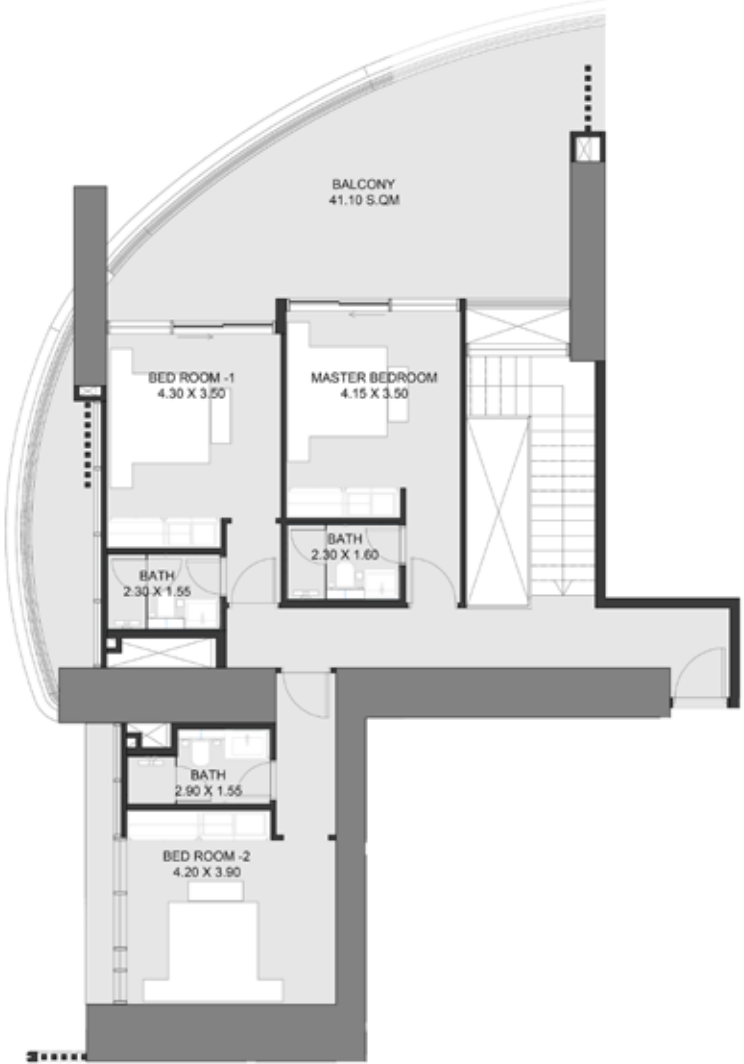


LOWER

INTERNAL AREA	1125.06SQFT
EXTERNAL AREA	680.03 SQFT
<b>TOTAL AREA</b>	<b>1805.09 SQFT</b>

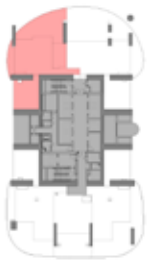


LEVELS:  
9 - 17 - 28 - 36 - 44 - 51

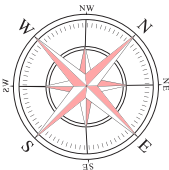


UPPER

INTERNAL AREA	1036.29 SQFT
EXTERNAL AREA	513.06 SQFT
<b>TOTAL AREA</b>	<b>1549.33 SQFT</b>



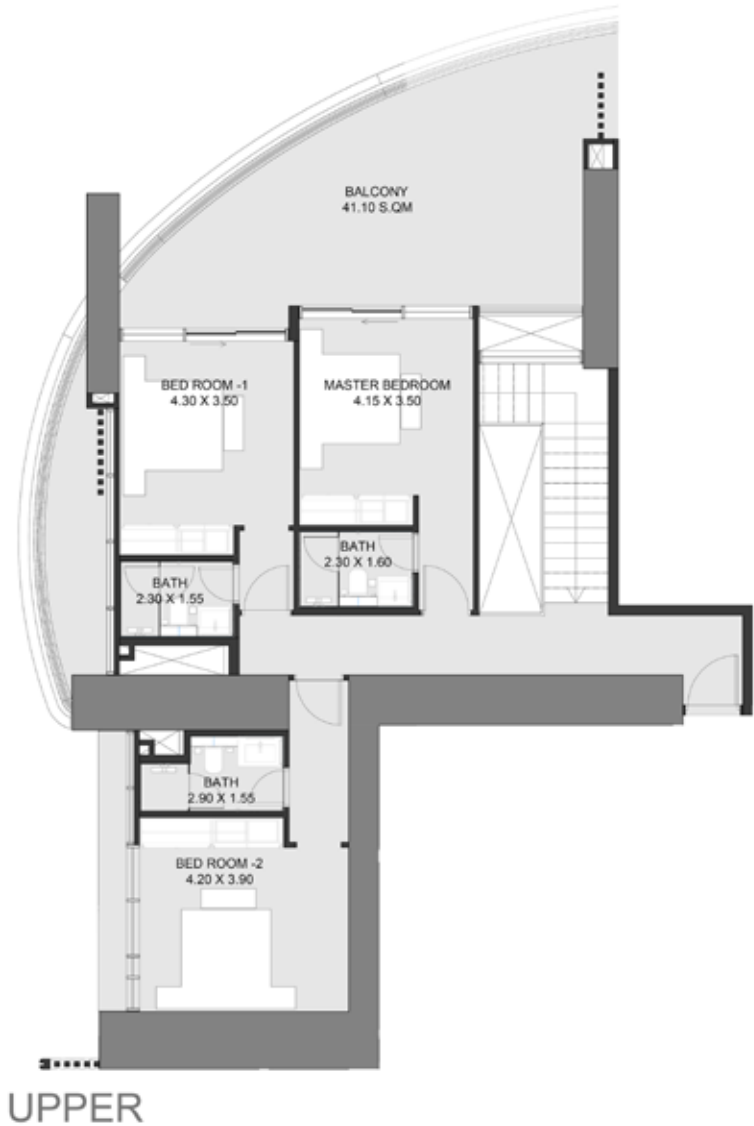
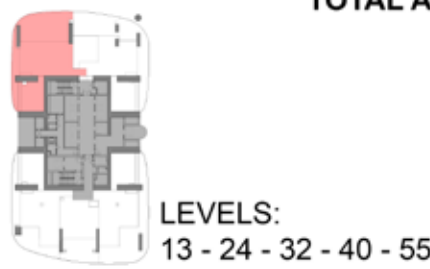
LEVELS:  
10 - 18 - 29 - 37 - 45 - 52



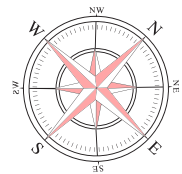
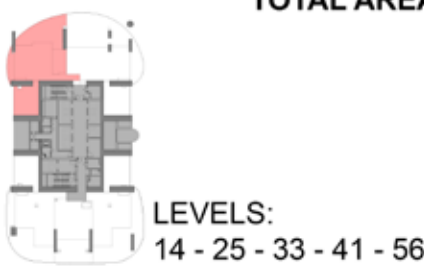
3 BEDROOM TYPE A2  
TOTAL UNIT AREA : 3508.94 SQFT



INTERNAL AREA	1125.06 SQFT
EXTERNAL AREA	834.43 SQFT
<b>TOTAL AREA</b>	<b>1959.50 SQFT</b>



INTERNAL AREA	1036.29 SQFT
EXTERNAL AREA	513.06 SQFT
<b>TOTAL AREA</b>	<b>1549.33 SQFT</b>





3 BEDROOM TYPE B1  
TOTAL UNIT AREA : 3411.52 SQFT

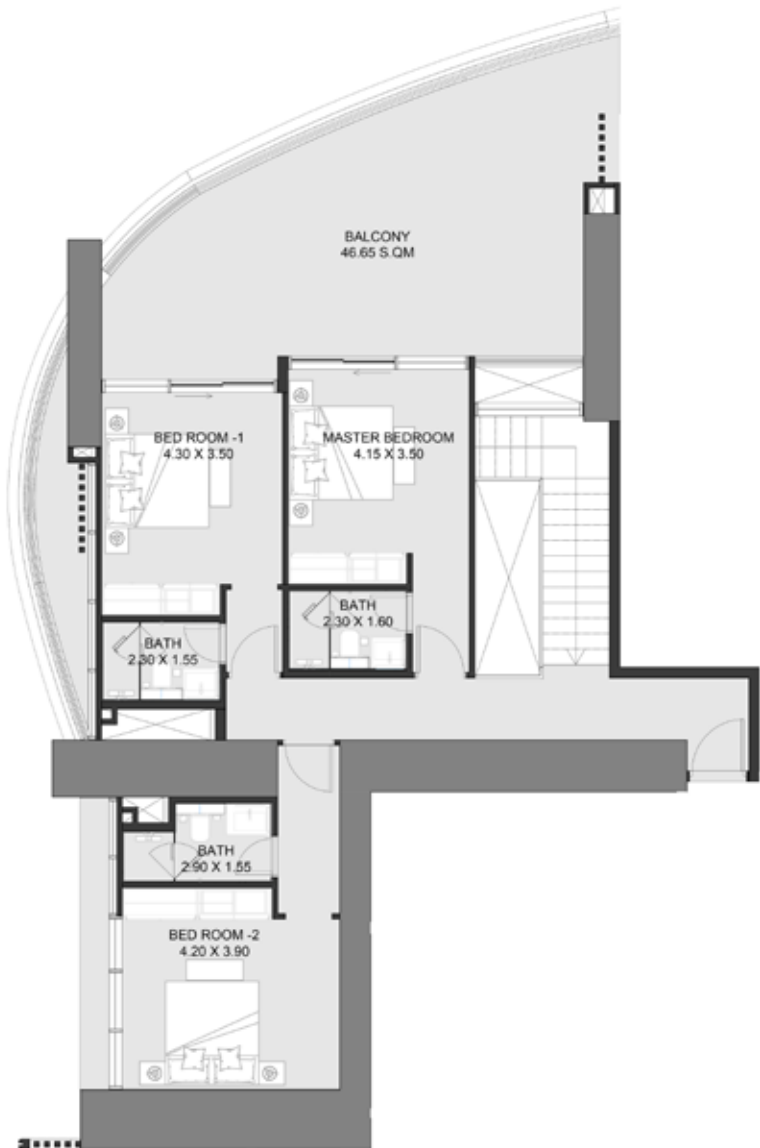


LOWER

INTERNAL AREA	1125.06 SQFT
EXTERNAL AREA	680.03 SQFT
<b>TOTAL AREA</b>	<b>1805.09 SQFT</b>

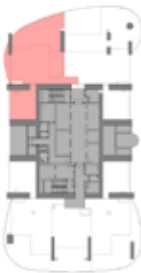


LEVELS:  
7 - 15 - 26 - 34 - 42 - 49

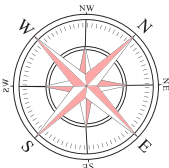


UPPER

INTERNAL AREA	1036.29 SQFT
EXTERNAL AREA	570.06 SQFT
<b>TOTAL AREA</b>	<b>1606.36 SQFT</b>



LEVELS:  
8 - 16 - 27 - 35 - 43 - 50



3 BEDROOM TYPE B2  
TOTAL UNIT AREA : 3565.95 SQFT

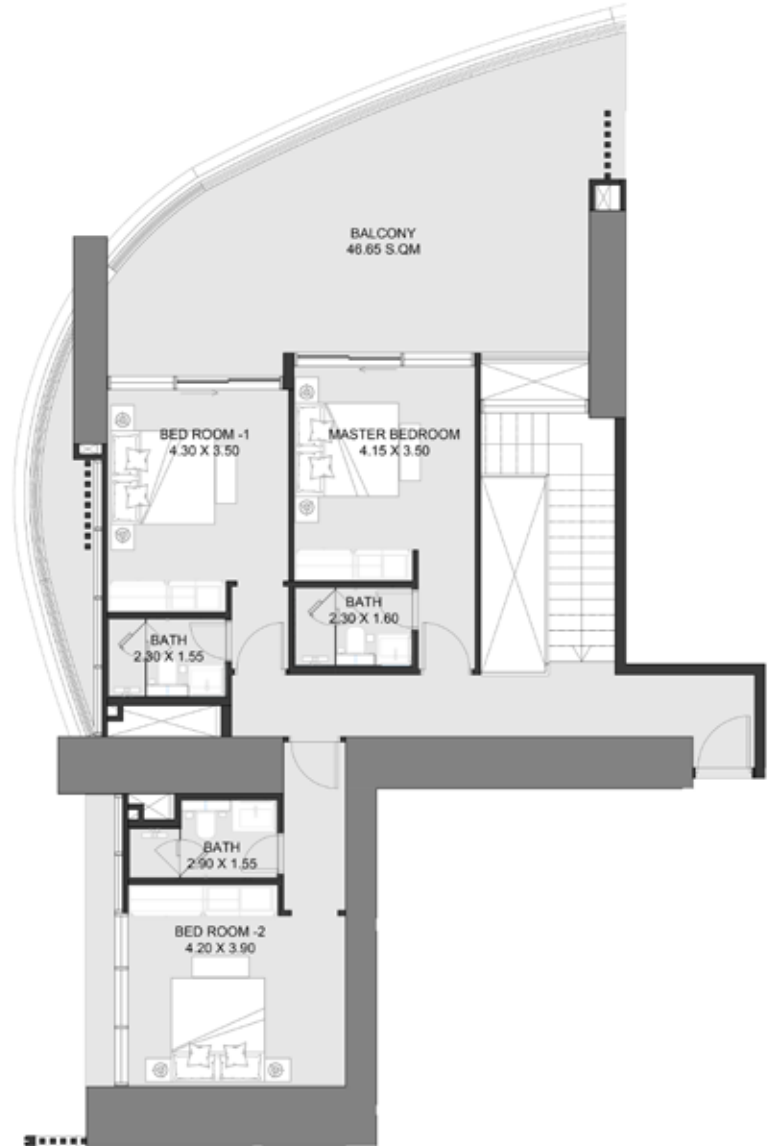


LOWER

INTERNAL AREA	1125.06 SQFT
EXTERNAL AREA	834.43 SQFT
<b>TOTAL AREA</b>	<b>1959.50 SQFT</b>

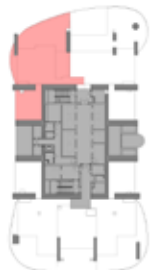


LEVELS:  
11 - 19 - 30 - 38 - 53

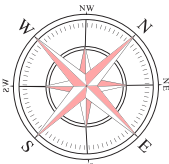


UPPER

INTERNAL AREA	1036.29 SQFT
EXTERNAL AREA	570.06 SQFT
<b>TOTAL AREA</b>	<b>1606.36 SQFT</b>



LEVELS:  
12 - 20 - 31 - 39 - 54



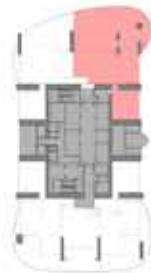


4 BEDROOM TYPE A1  
TOTAL UNIT AREA : 4234.25 SQFT

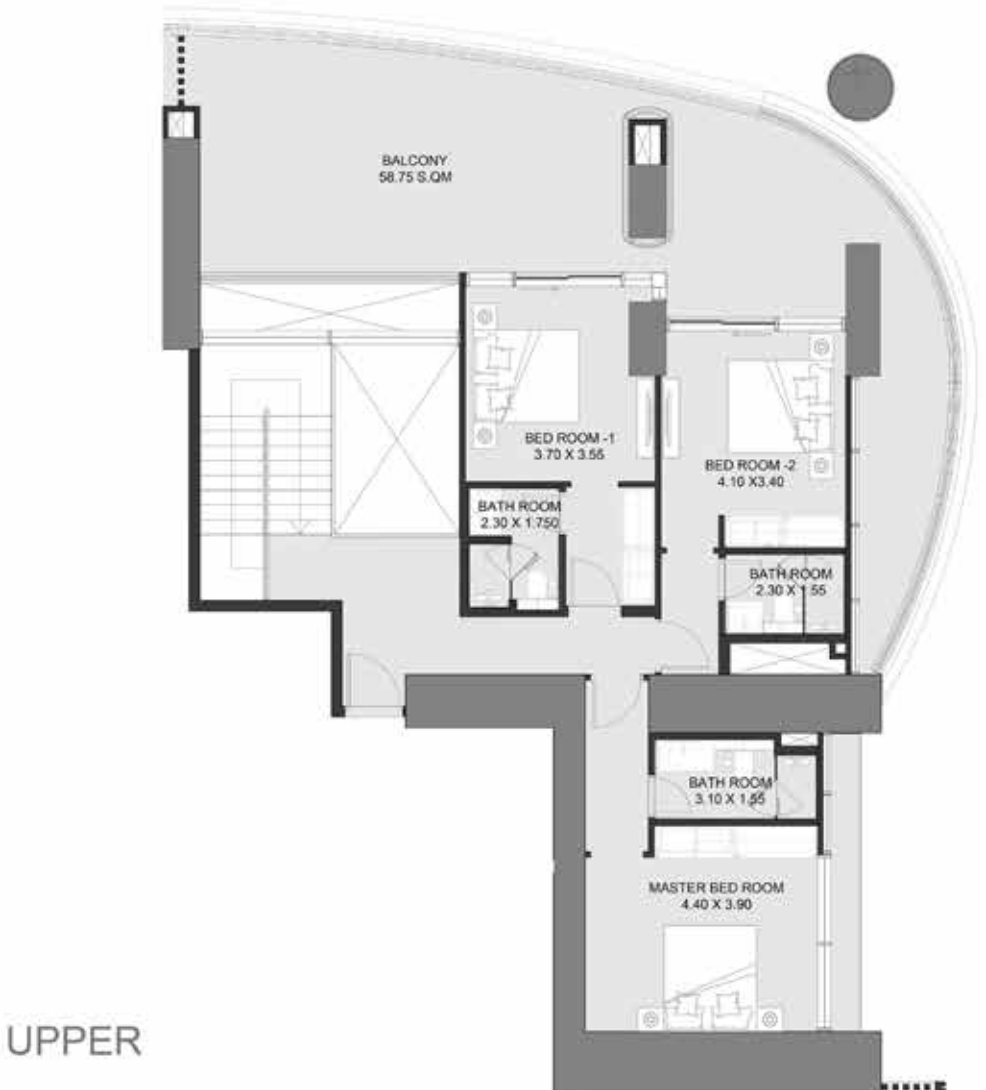


LOWER

INTERNAL AREA	1232.98 SQFT
EXTERNAL AREA	1232.88 SQFT
<b>TOTAL AREA</b>	<b>2465.86 SQFT</b>



LEVELS:  
8 - 16 - 27 - 35 - 43 - 50

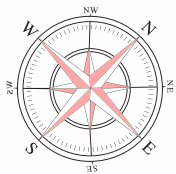


UPPER

INTERNAL AREA	1057.81 SQFT
EXTERNAL AREA	710.37 SQFT
<b>TOTAL AREA</b>	<b>1768.19 SQFT</b>



LEVELS:  
9 - 17 - 28 - 36 - 44 - 51



4 BEDROOM TYPE A2  
TOTAL UNIT AREA : 4180.55 SQFT

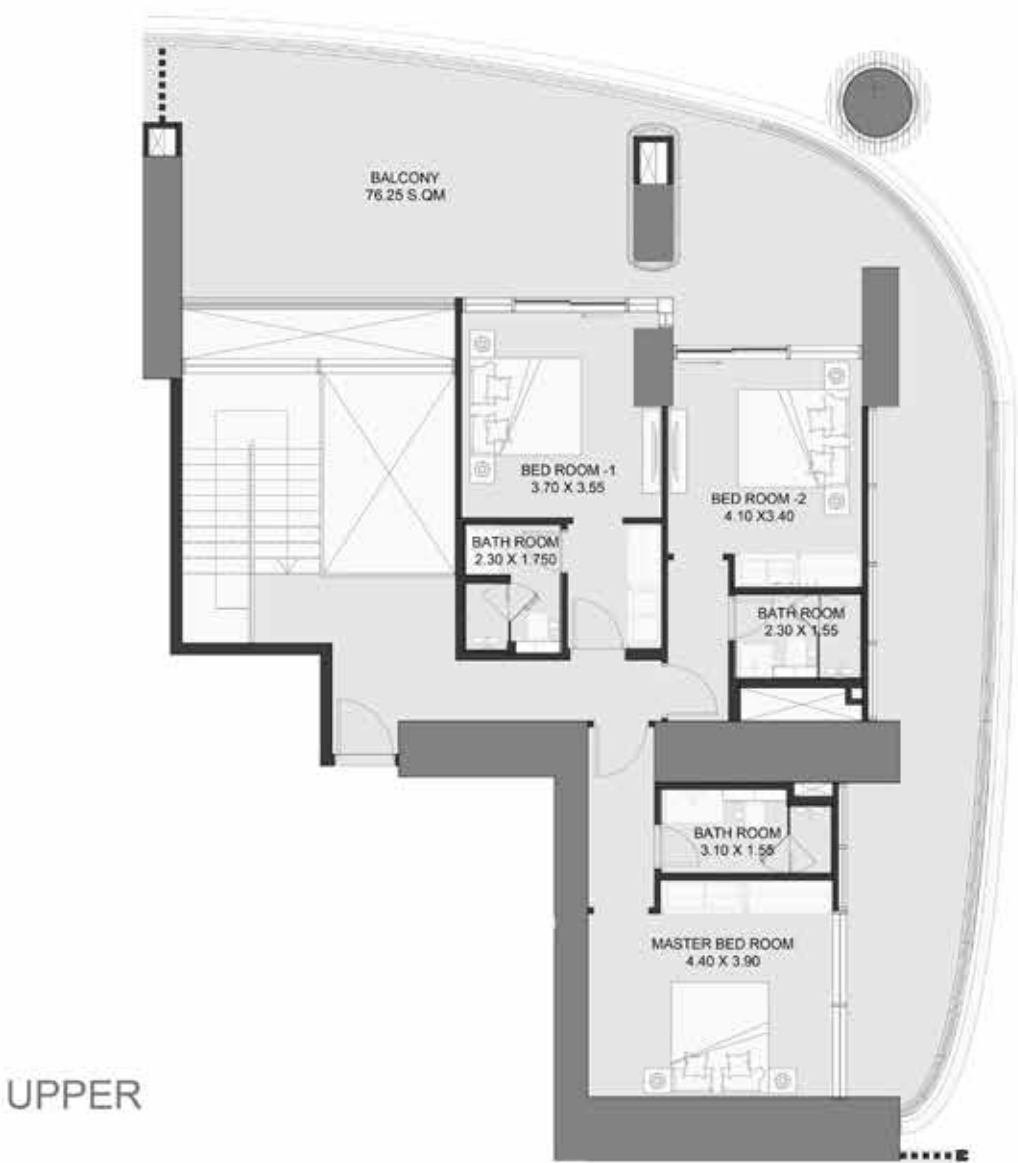


LOWER



INTERNAL AREA	1232.98 SQFT
EXTERNAL AREA	976.79 SQFT
<b>TOTAL AREA</b>	<b>2209.78 SQFT</b>

LEVELS:  
10 - 18 - 29 - 37 - 45 - 52

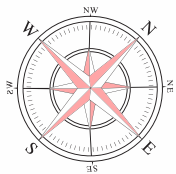


UPPER



INTERNAL AREA	1057.81 SQFT
EXTERNAL AREA	912.77 SQFT
<b>TOTAL AREA</b>	<b>1970.58 SQFT</b>

LEVELS:  
11 - 19 - 30 - 38 - 46 - 53





4 BEDROOM TYPE A3  
TOTAL UNIT AREA : 4436.70 SQFT

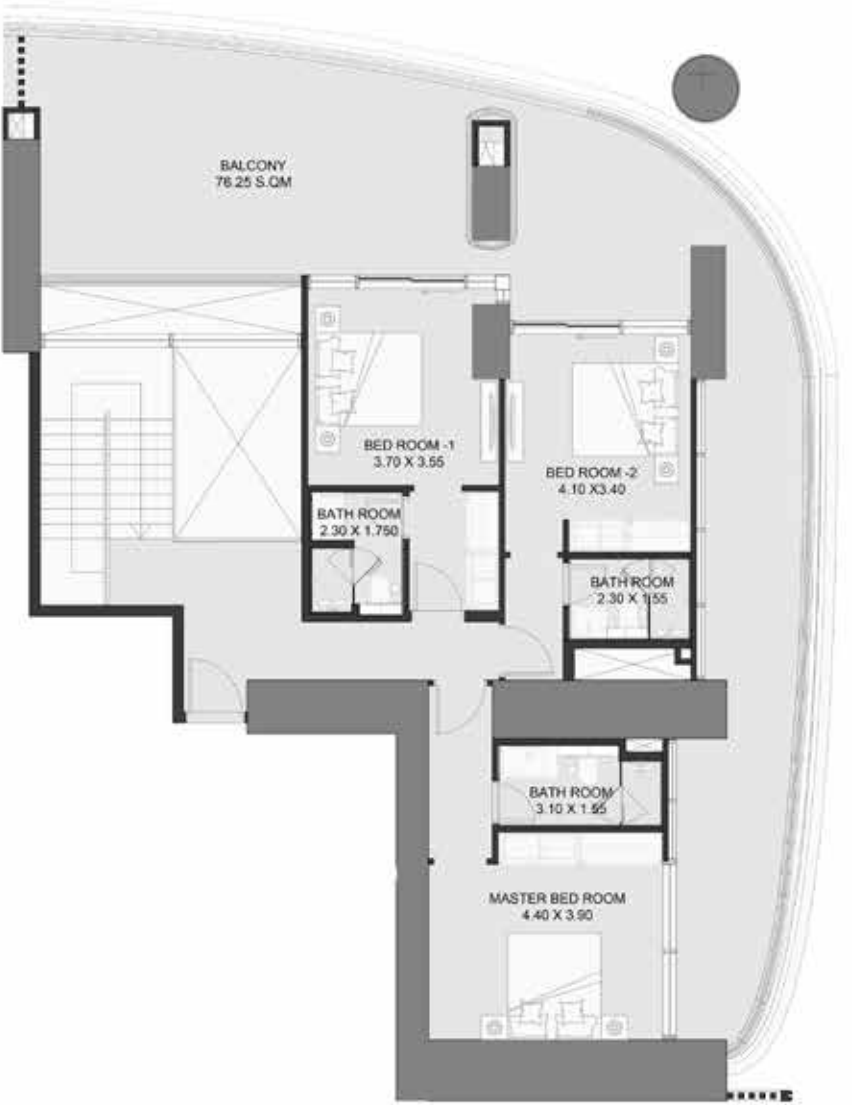


LOWER



INTERNAL AREA	1232.98 SQFT
EXTERNAL AREA	1232.88 SQFT
<b>TOTAL AREA</b>	<b>2465.86 SQFT</b>

LEVELS:  
12 - 23 - 31 - 39 - 54



UPPER



INTERNAL AREA	1057.81 SQFT
EXTERNAL AREA	912.77 SQFT
<b>TOTAL AREA</b>	<b>1970.58 SQFT</b>

LEVELS:  
13 - 24 - 32 - 40 - 55



4 BEDROOM TYPE A4  
TOTAL UNIT AREA : 3978.10 SQFT



LOWER

INTERNAL AREA	1232.98 SQFT
EXTERNAL AREA	976.79 SQFT
<b>TOTAL AREA</b>	<b>2209.78 SQFT</b>



LEVELS:  
6 - 14 - 25 - 33 - 41 - 48 - 56

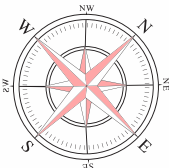


UPPER

INTERNAL AREA	1057.81 SQFT
EXTERNAL AREA	710.37 SQFT
<b>TOTAL AREA</b>	<b>1768.19 SQFT</b>



LEVELS:  
7 - 15 - 26 - 34 - 42 - 49 - 57





4 BEDROOM TYPE A5  
TOTAL UNIT AREA : 4405.94 SQFT



LOWER

INTERNAL AREA	1232.98 SQFT
EXTERNAL AREA	1232.88 SQFT
<b>TOTAL AREA</b>	<b>2465.86 SQFT</b>



LEVELS: 20

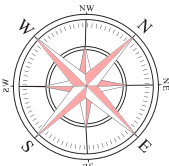


UPPER

INTERNAL AREA	1057.81 SQFT
EXTERNAL AREA	881.99 SQFT
<b>TOTAL AREA</b>	<b>1939.81SQFT</b>



LEVELS: 21



SKY MANSION TYPE A2  
TOTAL UNIT AREA : 7467.82 SQFT

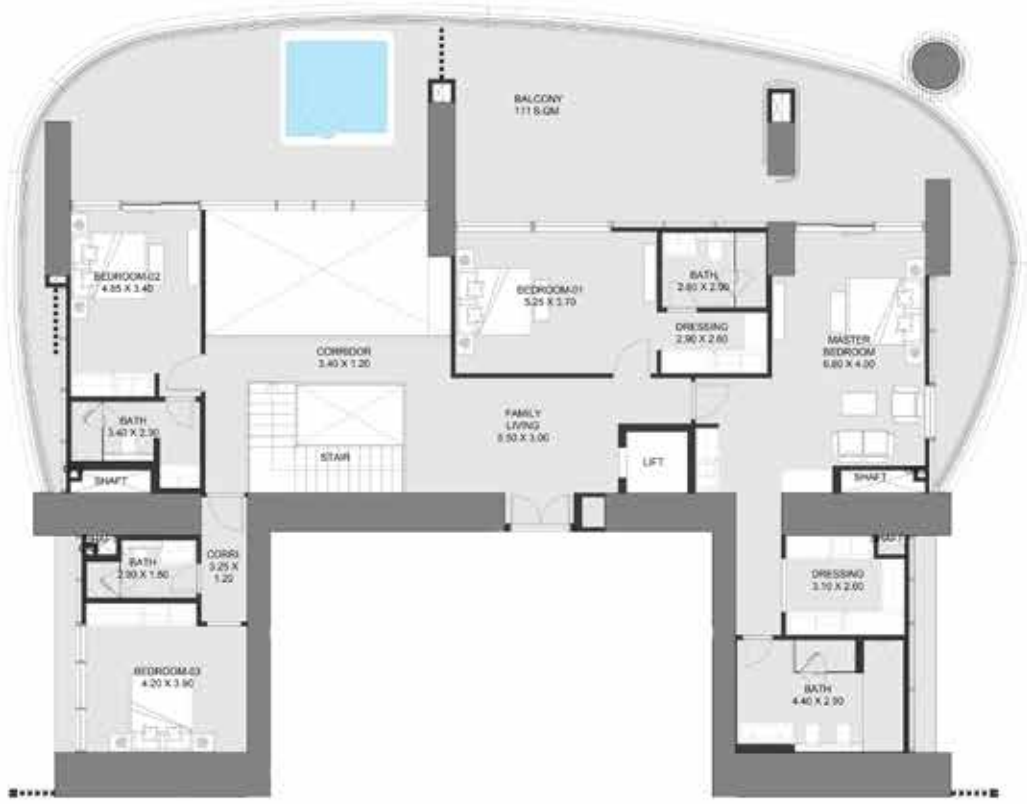


LOWER

INTERNAL AREA : 2540.11 SQFT  
EXTERNAL AREA : 1468.63 SQFT  
TOTAL AREA : 4008.74 SQFT



LEVELS : 60 - 64

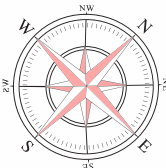


UPPER

INTERNAL AREA : 2114.98 SQFT  
EXTERNAL AREA : 1343.92 SQFT  
TOTAL AREA : 3458.90 SQFT



LEVELS : 61 - 65





SKY MANSION TYPE A3  
TOTAL UNIT AREA : 8039.55 SQFT



LOWER

INTERNAL AREA : 2540.11 SQFT  
EXTERNAL AREA : 1700.51 SQFT  
TOTAL AREA : 4240.62 SQFT



LEVELS : 62

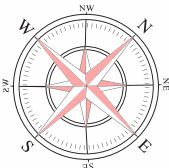


UPPER

INTERNAL AREA : 2114.98 SQFT  
EXTERNAL AREA : 1683.29 SQFT  
TOTAL AREA : 3798.28 SQFT



LEVELS : 63



SKY MANSION TYPE A1  
TOTAL UNIT AREA : 7700.17 SQFT



LOWER

INTERNAL AREA : 2540.11 SQFT  
EXTERNAL AREA : 1700.51 SQFT  
TOTAL AREA : 4240.62 SQFT



LEVELS : 58 - 66

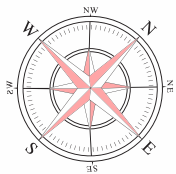


UPPER

INTERNAL AREA : 2114.98 SQFT  
EXTERNAL AREA : 1343.92 SQFT  
TOTAL AREA : 3458.90 SQFT

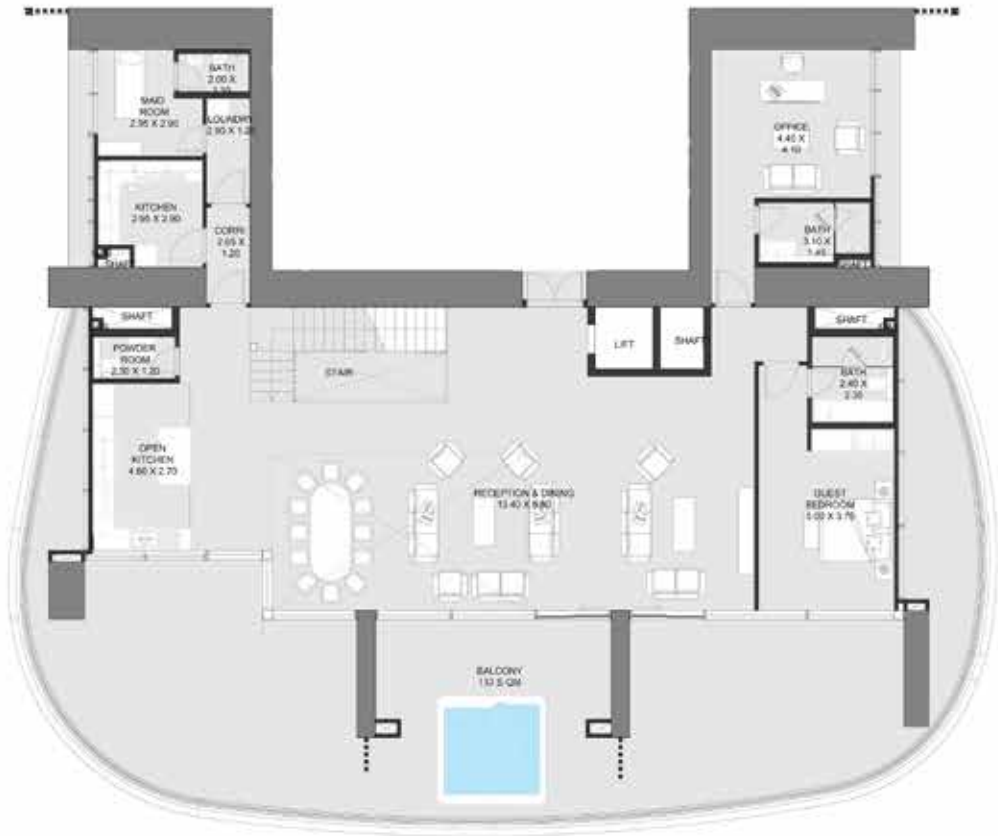


LEVELS : 59 - 67





SKY MANSION TYPE B1  
TOTAL UNIT AREA : 8136.98 SQFT



LOWER

INTERNAL AREA : 2741.32 SQFT  
EXTERNAL AREA : 1717.83 SQFT  
TOTAL AREA : 4459.15 SQFT



LEVELS : 58 - 66

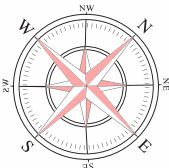


UPPER

INTERNAL AREA : 2262.18 SQFT  
EXTERNAL AREA : 1415.58 SQFT  
TOTAL AREA : 3484.08 SQFT



LEVELS : 59 - 67

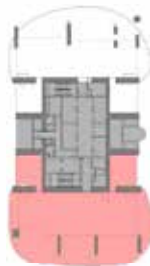


SKY MANSION TYPE B2  
TOTAL UNIT AREA : 8218.20 SQFT



LOWER

INTERNAL AREA : 2741.32 SQFT  
EXTERNAL AREA : 1799.61 SQFT  
**TOTAL AREA : 4540.93 SQFT**

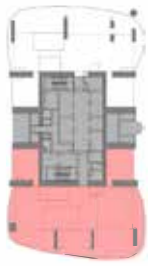


LEVELS : 60 - 64

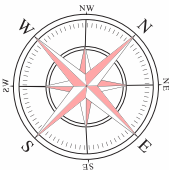


UPPER

INTERNAL AREA : 2262.18 SQFT  
EXTERNAL AREA : 1415.58 SQFT  
**TOTAL AREA : 3484.08 SQFT**

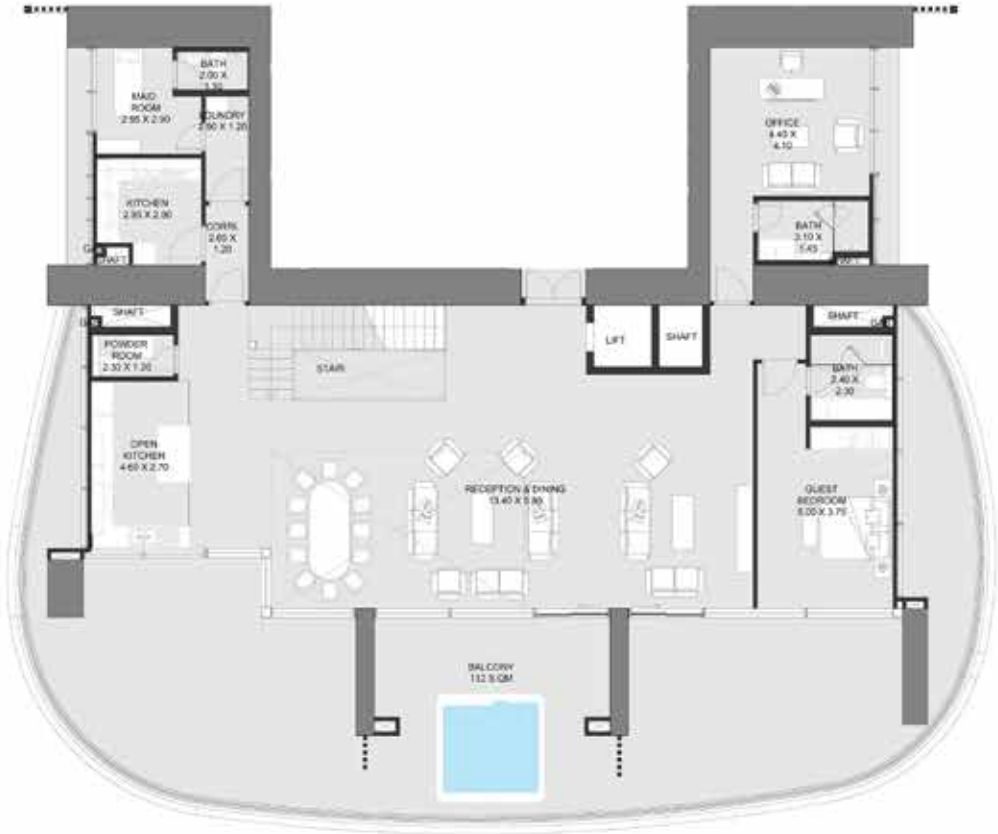


LEVELS : 61 - 65





SKY MANSION TYPE B3  
TOTAL UNIT AREA : 8515.67 SQFT



LOWER

INTERNAL AREA : 2741.32 SQFT  
EXTERNAL AREA : 1717.83 SQFT  
**TOTAL AREA : 4459.15 SQFT**



LEVELS : 62

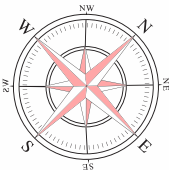


UPPER

INTERNAL AREA : 2262.18 SQFT  
EXTERNAL AREA : 1794.23 SQFT  
**TOTAL AREA : 4056.41 SQFT**



LEVELS : 63



SKY PALACE  
TOTAL UNIT AREA : 33539.81 SQFT



FIRST FLOOR

INTERNAL AREA : 7341.33 SQFT  
EXTERNAL AREA : 3004.29 SQFT

LEVELS : 68-69

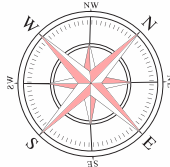
TOTAL AREA : 10345.63 SQFT



SECOND FLOOR

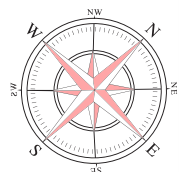
INTERNAL AREA : 6296.42 SQFT  
EXTERNAL AREA : 2774.46 SQFT

TOTAL AREA : 9070.89 SQFT





## SKY PALACE - AMENITIES



LEVELS : 70

INTERNAL AREA : 4557.61 SQFT  
EXTERNAL AREA : 5391.62 SQFT

TOTAL AREA : 9949.23 SQFT

PAYMENT PLAN - 3 YEARS

10% ON BOOKING		
1st Payment	2nd Payment	3rd Payment
10% September 2024	5% January 2025	5% June 2025
4th Payment	5th Payment	6th Payment
5% September 2025	5% January 2026	5% June 2026
7th Payment	8th Payment	9th Payment
5% September 2026	5% January 2027	5% June 2027
40% Handover - Q4 2027		



# MADA'IN

## Properties

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|   /madainofficial

# 800 370