

MADA'IN Tower

4 BASEMENTS + GROUND + 4 PODIUM + PODIUM ROOF + 62 FLOORS + 2
MECH. FLOORS + ROOF + TOP ROOF

*"The best way to predict the future
is to create it"*

PRESENTING MADAIN TOWER

We are honoured to introduce Madain Heights tower exclusively located at Dubai Marina.

This 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.

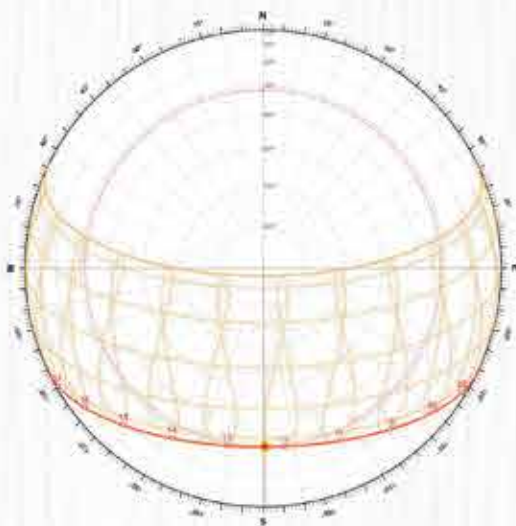




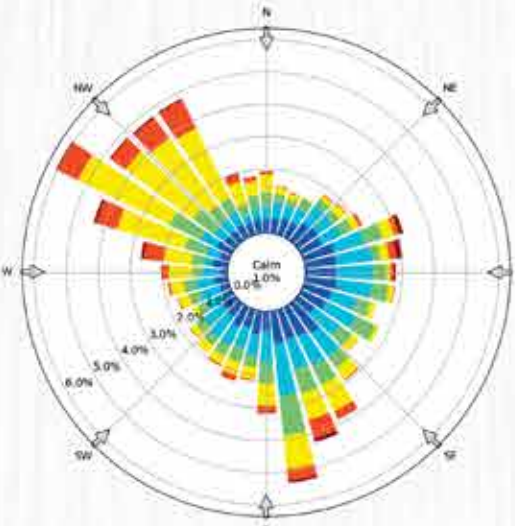
Dubai has a hot desert climate. Dubai has two distinct seasons – winter and summer. Summer in Dubai begins around the last week of April and ends around the first week of October.

This period is characterized by extremely hot weather, hot winds and high humidity. Due to the city's close proximity to the sea, . this means the city has high humidity which can make the weather extremely unpleasant in summer. Rainfall is scarce during the summer months, but the windy conditions ensure there are frequent dust storms. .

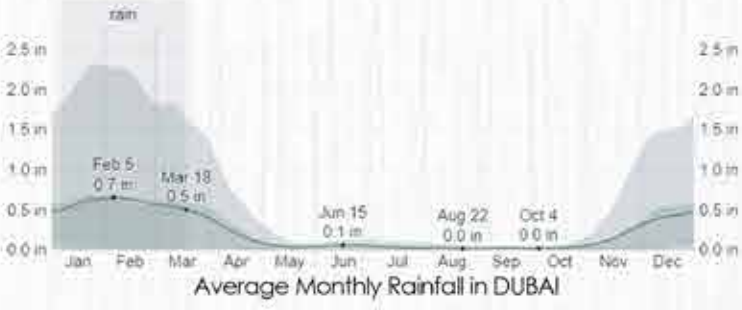
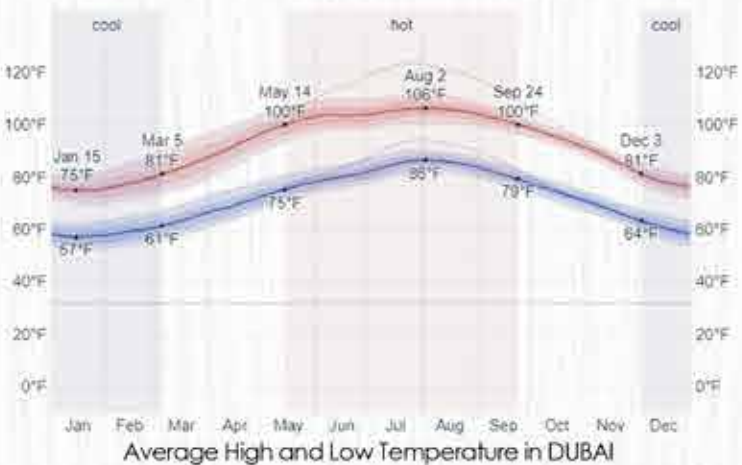
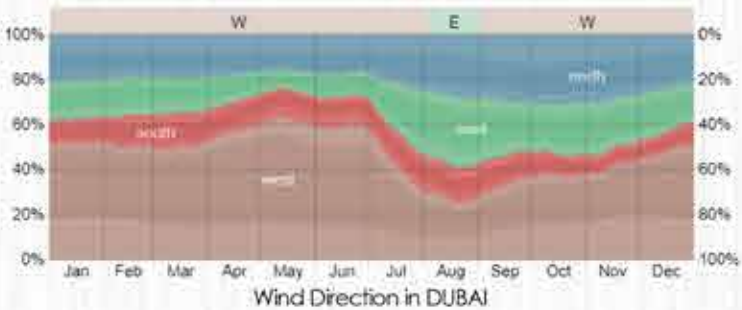
Winter in Dubai begins around the last week of October and lasts until the beginning of April. The winter season has the most pleasant weather, making it ideal for outdoor activities. Most of the precipitation takes place during this season. Strong thunderstorms are not uncommon to the city during this period, this is accompanied by strong north-westerly winds and lower temperatures. Rainfall has been increasing over the past few decades in the city accumulating to more than 130 mm (5.12 in) per year.



SUN PATH DIAGRAM



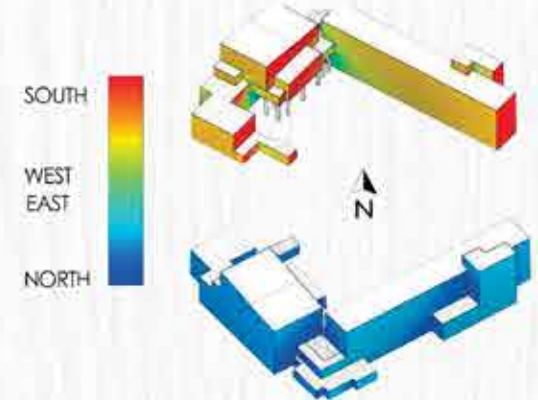
WIND ROSE

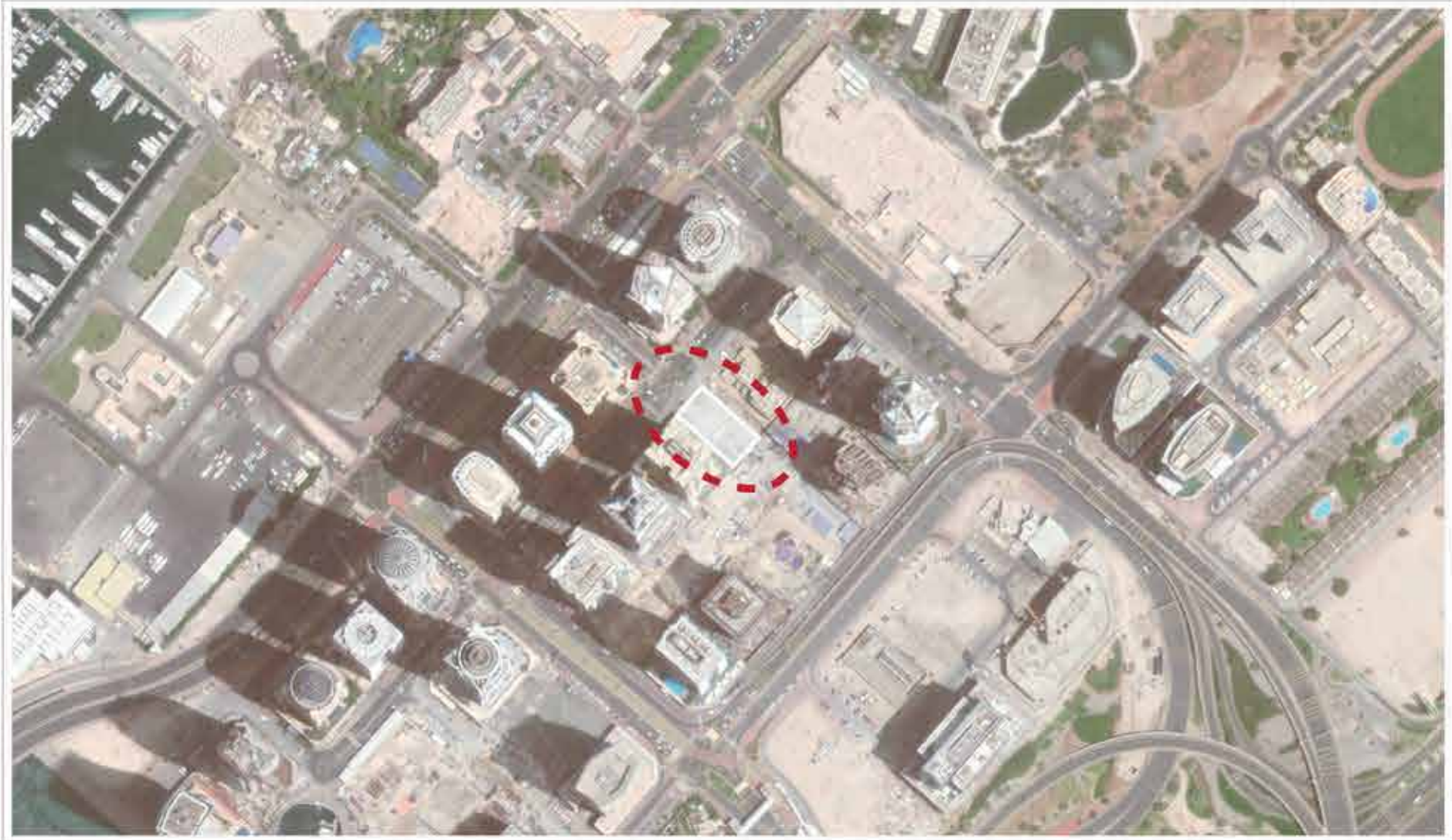


Design Recommendations

- 1 SHADE: reduce radiant gain
- 2 AIR FLOW: improves cooling
- 3 SOLAR POWER: generate electricity
- 4 GREEN BOXES: reduce solar gain

FACADE DIRECTION





This futuristic tower is situated between Al Khayay St. and Al Sharta main road.

Following are the nearby prime locations.

Prime Locations	Distance
Open Beach	450 meters
Marina Towers Tram Stop	450 meters
Jungle Bay Water Park	850 meters
Dubai Marina Walk	1 km.
Water Bus Station	1.2 km.
Luxury Yacht Charter	1.6 km.



Open Beach Access



Luxury Yacht Charter



Jungle Bay Water Park



Al Sharta St.

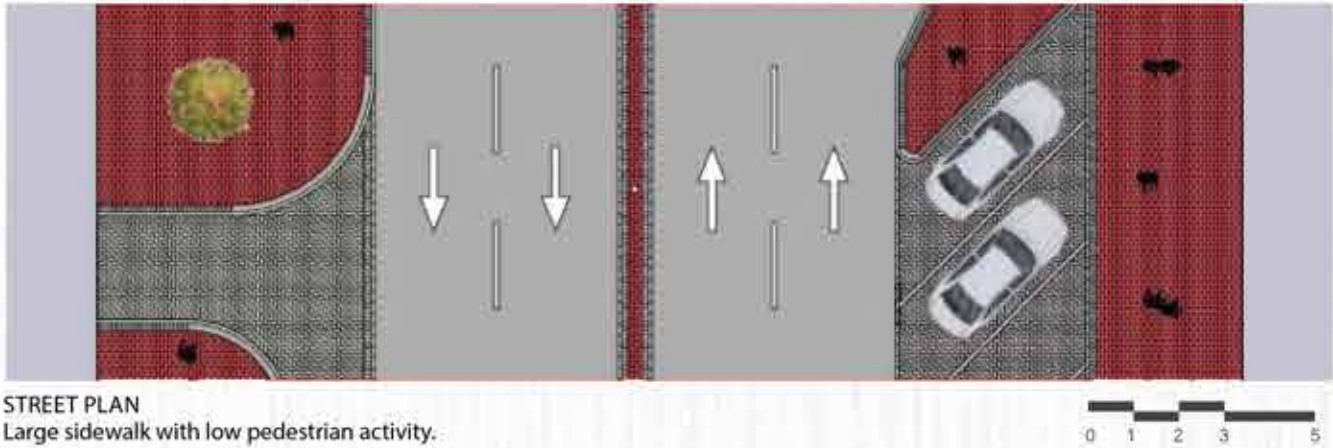
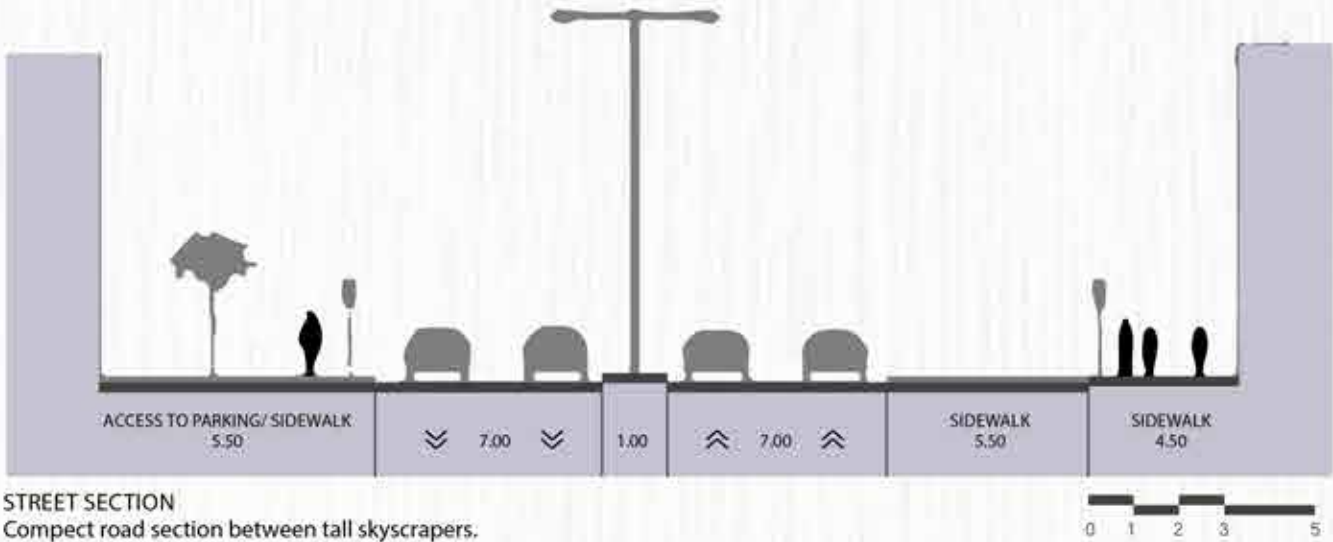
Marina
Local Road

Al Sharta street is a short road in one of the densest areas of Dubai, surrounded by skyscrapers with residential, hospitality and office functions from 80 to 100 floors such as Princess Tower, The Torch, Elite Residence, Cayan Tower. This incredibly high density is in contrast with the tranquility of the street, both in term of vehicle and pedestrian movements.

The two sides of the street are very different from each other. The southern side has an active ground floor with mainly bars, restaurants and supermarkets with residents and employees as their main customers, while on the Northern side there are no active frontages. The ground floor at the northern side consist of a series of louvres that cover technical rooms alternated to entries/exits points to parking floors of buildings.



ATLAS CODE	029
LOCATION	Jbr and Marina
LAND USE	Entrances/ Services
WIDTH	33.00 M
FAMILY TYPE	F. Vehicle oriented
SPEED	30 Km/h
No. of LANES	2 + 2



Delivery vehicles parked on sidewalk.



Modest vegetation on large sidewalk.




Parking access points and technical roads result in an inactive public realm.



NEARBY
DESTINATIONS

	Malls & Retail	Walking Distance
	Dubai Marina Mall	2.7km
	Marinascape Mall	1.7km
	Al Gurair Centre	2.9km

	Parks & Beaches	
	JLT Park	1.5 km
	Marina Beach	2.1 km
	Sufouh Beach	3.7 km

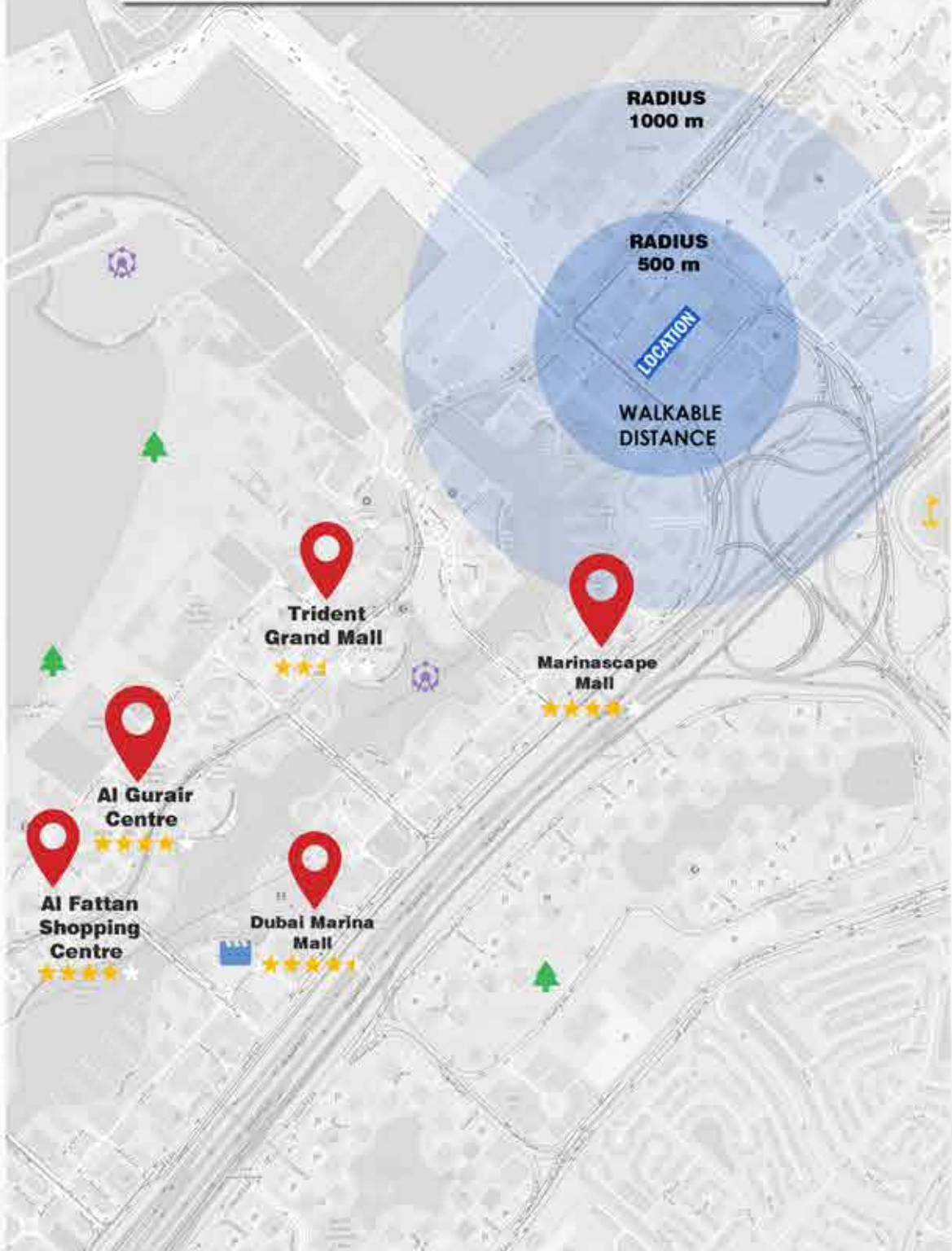
	Cinemas	
	Reel Cinemas, Dubai Marina Mall	1.5 km
	Roxy Marina Beach Cinema	1.9 km
	Vox Cinemas at Nakheel Mall	3.0 km

	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

A NEW RETAIL
DESTINATION

SITE PROXIMITY TO EXISTING MALLS & POPULARITY

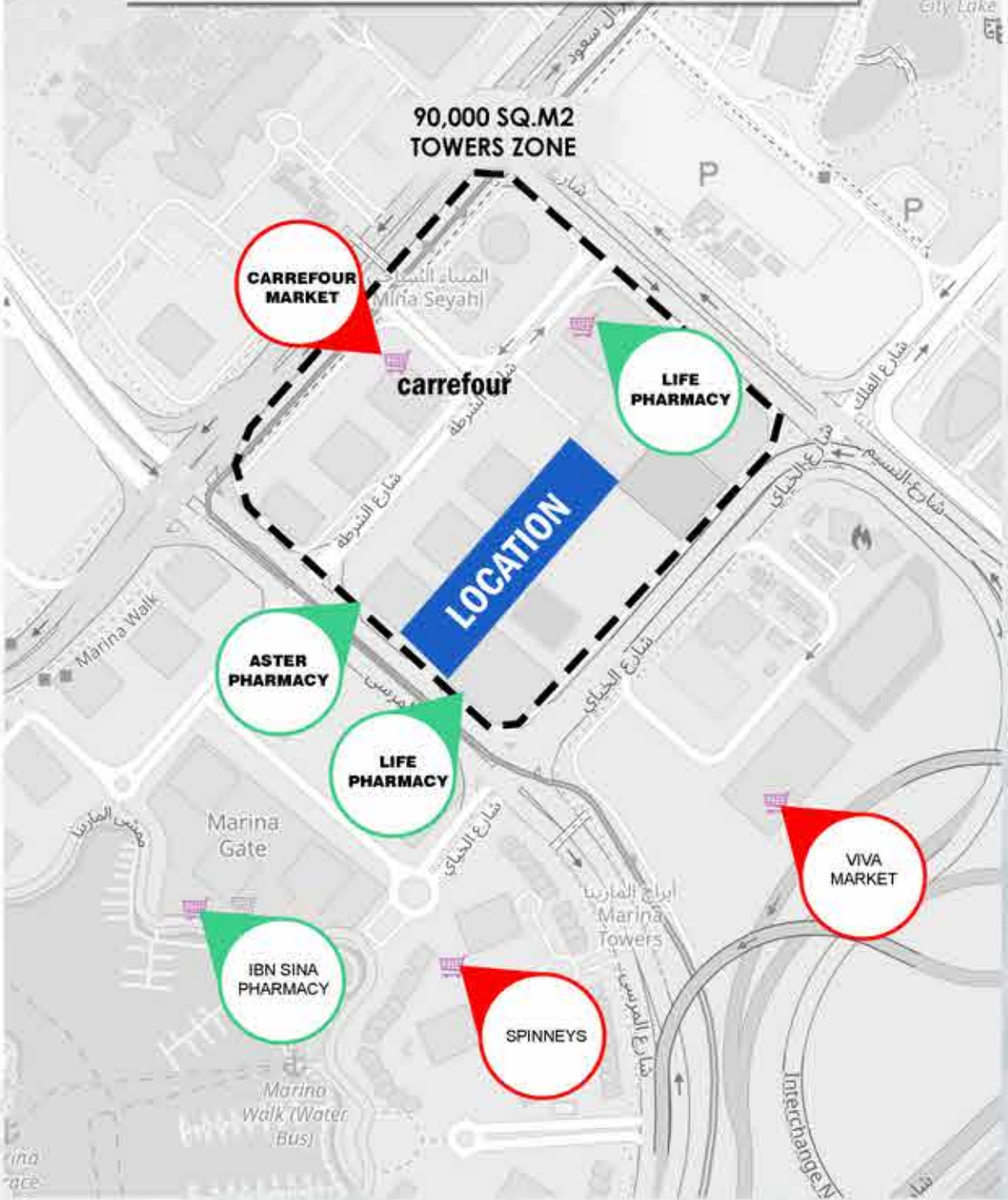


Carrefour Market Marina crown



LIFE Pharmacy - Elseef Tower

SIGNIFICANT RETAIL SERVICES
+ SCATTERED SMALL SHOPS (SPAS , BARBERSHOPS , LAUNDRY ...)



MOODBOARDS



Home Sweet Home

HOME SWEET HOME

There is no place like home.
Turn the key, walk through the door.
This new house is all you ever wanted and more.



Prayer Changes Things



PRAYER CHANGES THINGS

A day without prayer is
a day without blessing..
Bless your day by praying
every now and then
at the Mosque very
near to the tower.



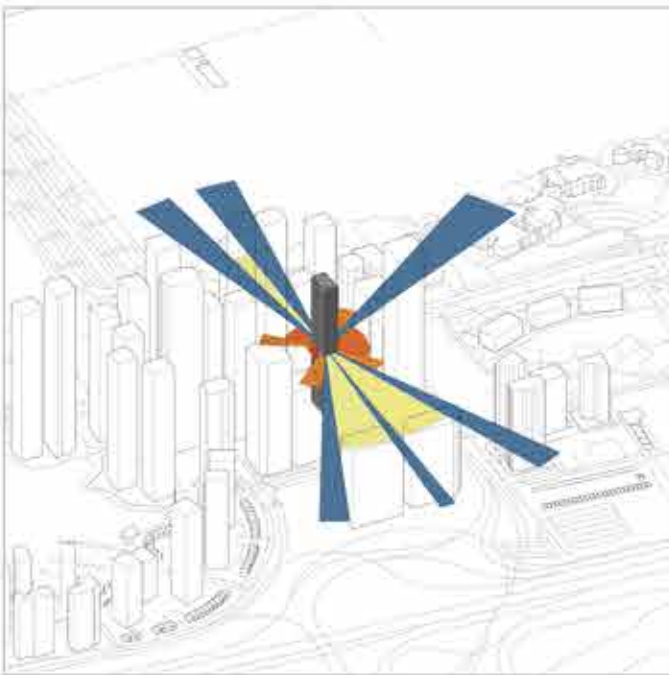
FORM GENERATION



FIELD OF
VIEW
STUDY



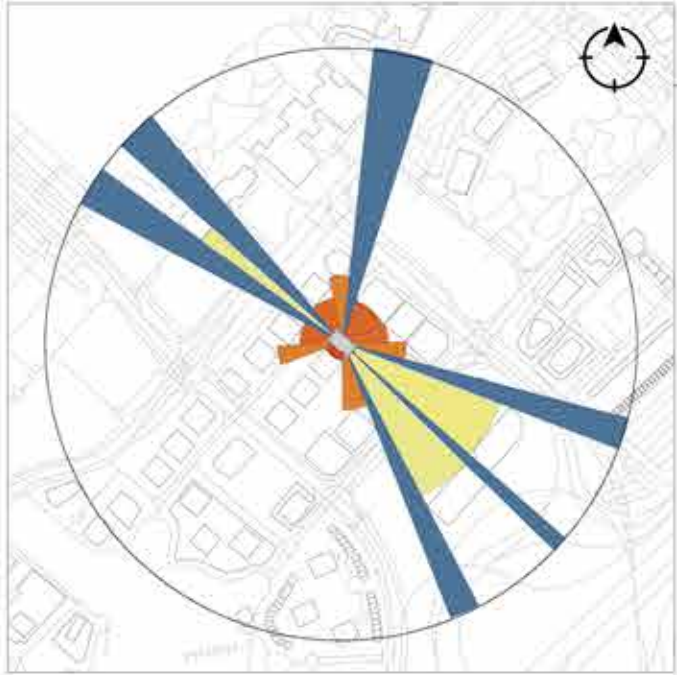
500 METER STUDY DIAMETER



FIELD OF VIEW 27-48 TH FLOOR

NORTH VIEW
OPEN BEACH - PALM JUMAIRAH

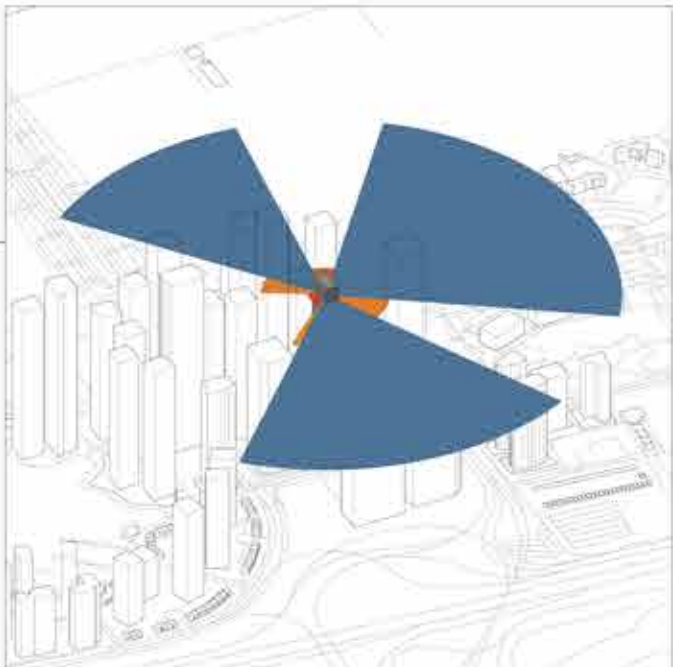
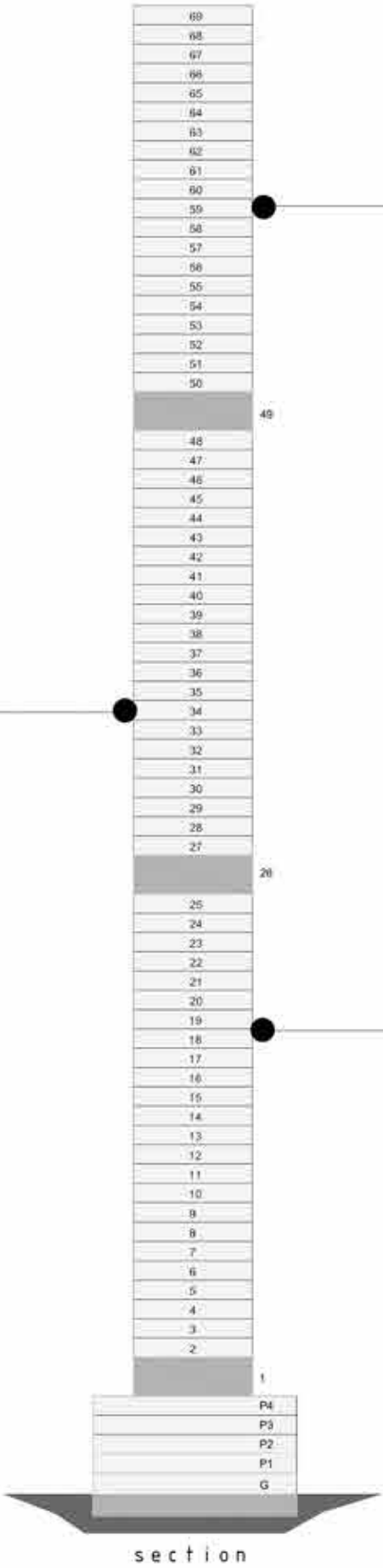
EAST VIEW
DUBAI MEDIA CITY PARK



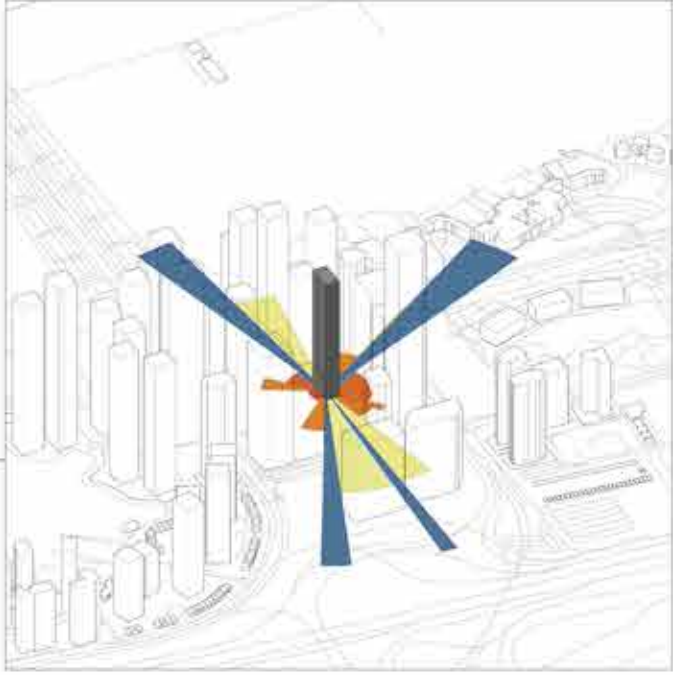
FIELD OF VIEW 27-48 TH FLOOR

SOUTH EAST
EMIRATES HILLS GOLF COARSE

SOUTH VIEW
DUBAI MARINA PROMINADE

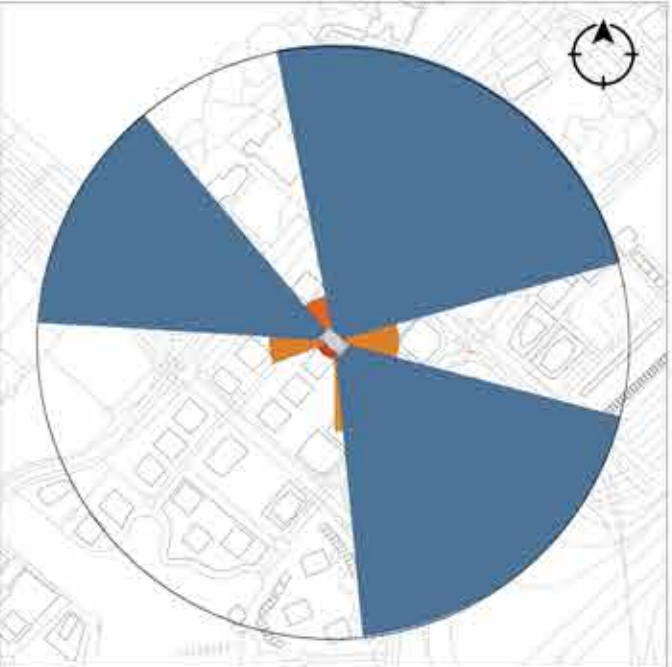


FIELD OF VIEW 50-69 TH FLOOR

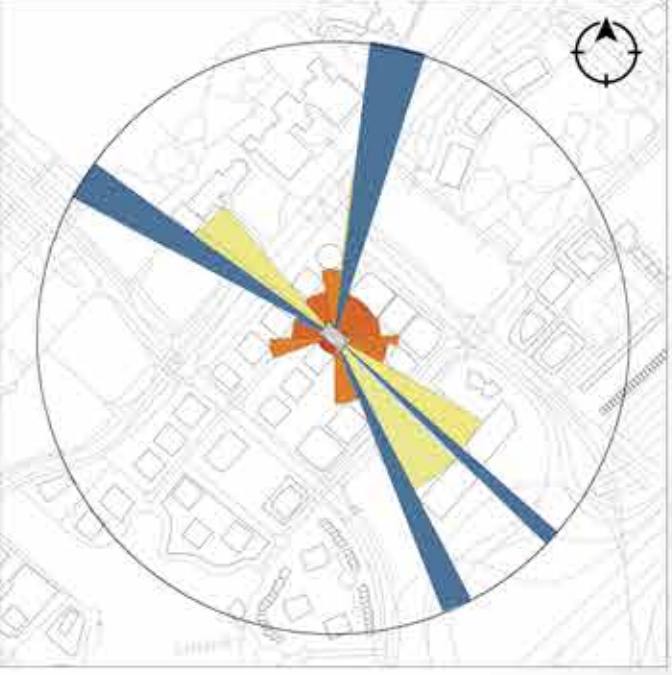


FIELD OF VIEW 2-25 TH FLOOR

CHALLENGE
LAND PLOT IS SURROUNDED BY TOWERS
LIMITING ACCESS TO OPEN VIEW



FIELD OF VIEW 50-69 TH FLOOR



FIELD OF VIEW 2-25 TH FLOOR

OUTPUT

1- THE OPEN VIEW AREA INCREASES AS YOU GO UP

2- THE MOST SIGNIFICANT VIEW IS THE BEACH VIEW

SOLUTION

INVESTING THE GFA TO ADD MORE HEIGHT TO THE TOWER TO MAXIMIZE THE OPEN VIEW

DIRECTING THE TERRACES AND OPEN SPACES TOWARDS THE BEACH

STUDY RESULT

SIGNIFICANT
VIEWS



NORTH VIEW
OPEN BEACH - PALM JUMAIRAH

EAST VIEW
DUBAI MEDIA CITY PARK

**SIGNIFICANT
VIEWS**

SOUTH EAST
EMIRATES HILLS GOLF COARSE

SOUTH VIEW
DUBAI MARINA PROMINADE



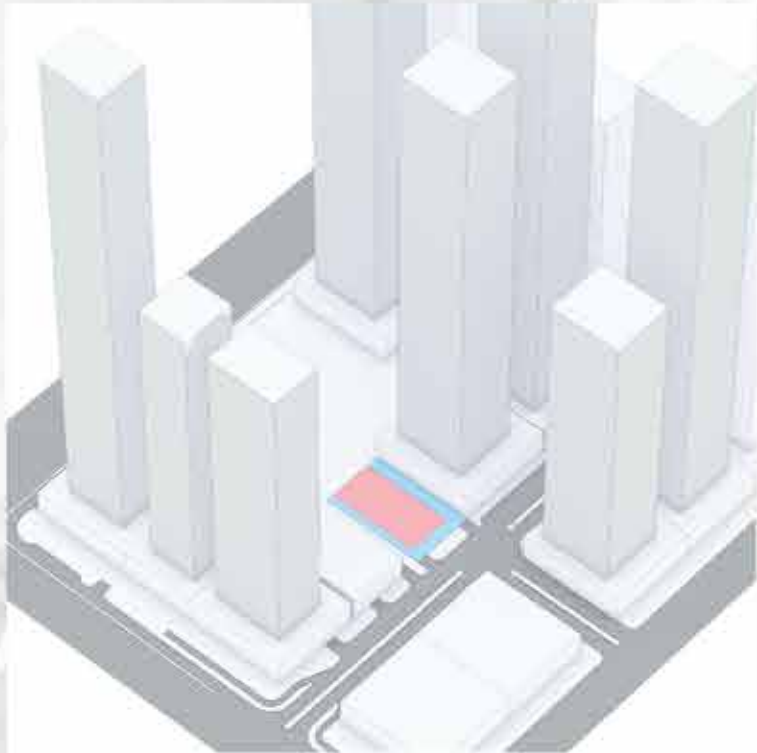
SOUTH EAST
EMIRATES HILLS GOLF COARSE



EAST VIEW
DUBAI MEDIA CITY PARK

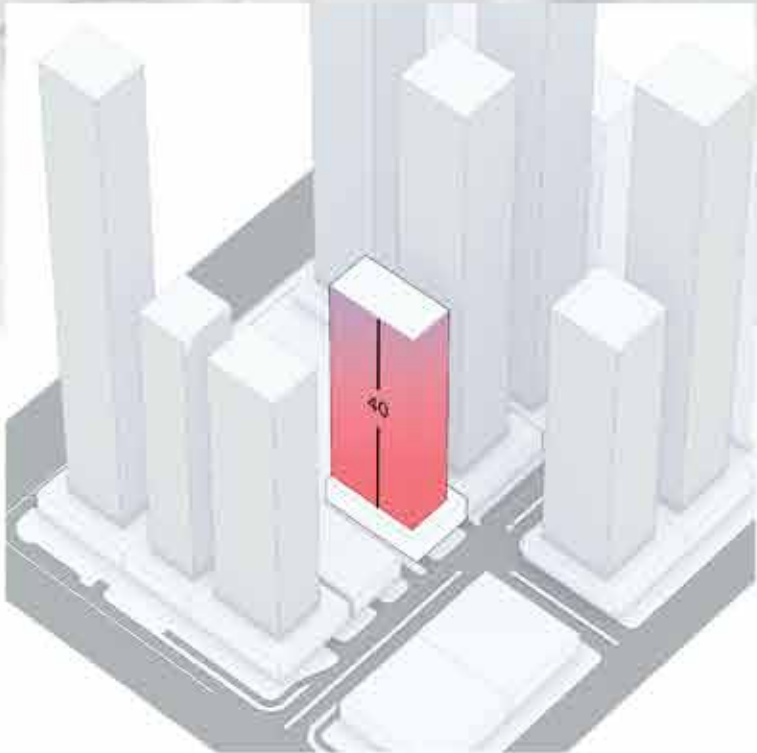


NORTH VIEW
OPEN BEACH - PALM JUMAIRAH

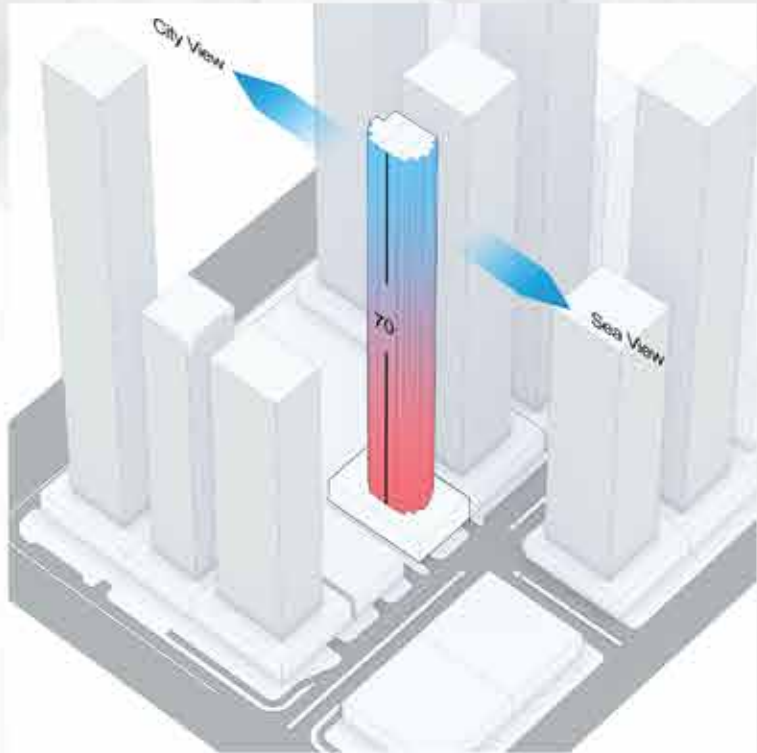


SITE

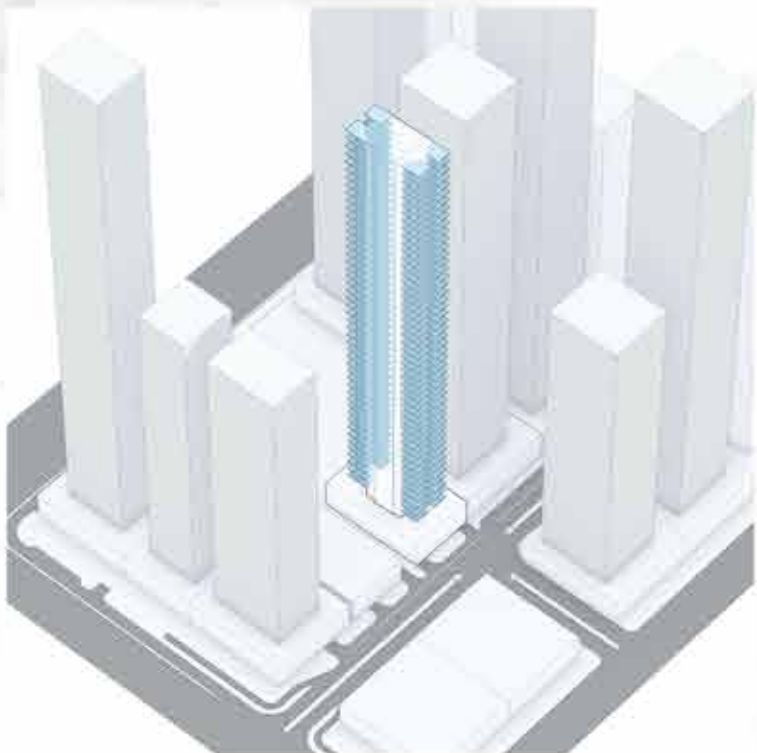
Area : 2424 SQM
Setback : 1473 SQM



MAXIMUM VOLUME



Minimum Floor -Maximum Hight



PRIVATE TERRACES



CURVED TERRACES



IQON TOWER

PERSPECTIVES



MADA'IN
Tower



a New Landmark

adding another breathtaking
sight to the city's expanding skyline



MADA'IN
Tower

NEW LANDMARK

Direction...

is more important
than the speed.
Navigate your compass
to fall in a right place.



The heart of Marina

Mada'in tower is
welcoming you

MADA'IN
Tower



Eye catching



They say never look back..
But it's okay if you stop by such a
spectacular tower and keep looking
back to appreciate it's beauty!



MADA'IN
Tower



MADA'IN
Tower

Mesmerizing Sunsets



THEY SAY..

Sunsets are proof that
no matter what happens,
every day can end beautifully.

Wouldn't you prefer to end
your day watching a sunset
with your loved ones at
your own private balcony?



MADA'IN
Tower

The Sky is the Limit





Live the Dream



THEY SAY:

Ambition is the bridge between
reality and living a dream



FINISH LIKE A HERO

A Strong eye-catching
Crown



Relax Refresh and Recharge



Taking time to rest, renew and refresh yourself isn't a wasted time, Recharge your energy and focus at regular intervals for a more sustained productivity.



MADA'IN
Tower

Always Look Up

Keep looking up...
That's the secret of life...





MADA'IN
Tower

What 'wood' you say...?

Stand Alone

It is better to be a lonely lion than
a popular sheep.





MADA'IN
Tower





MADA'IN
Tower

One Step Ahead



Never reach out of your hand
unless you are willing to
extend an arm.





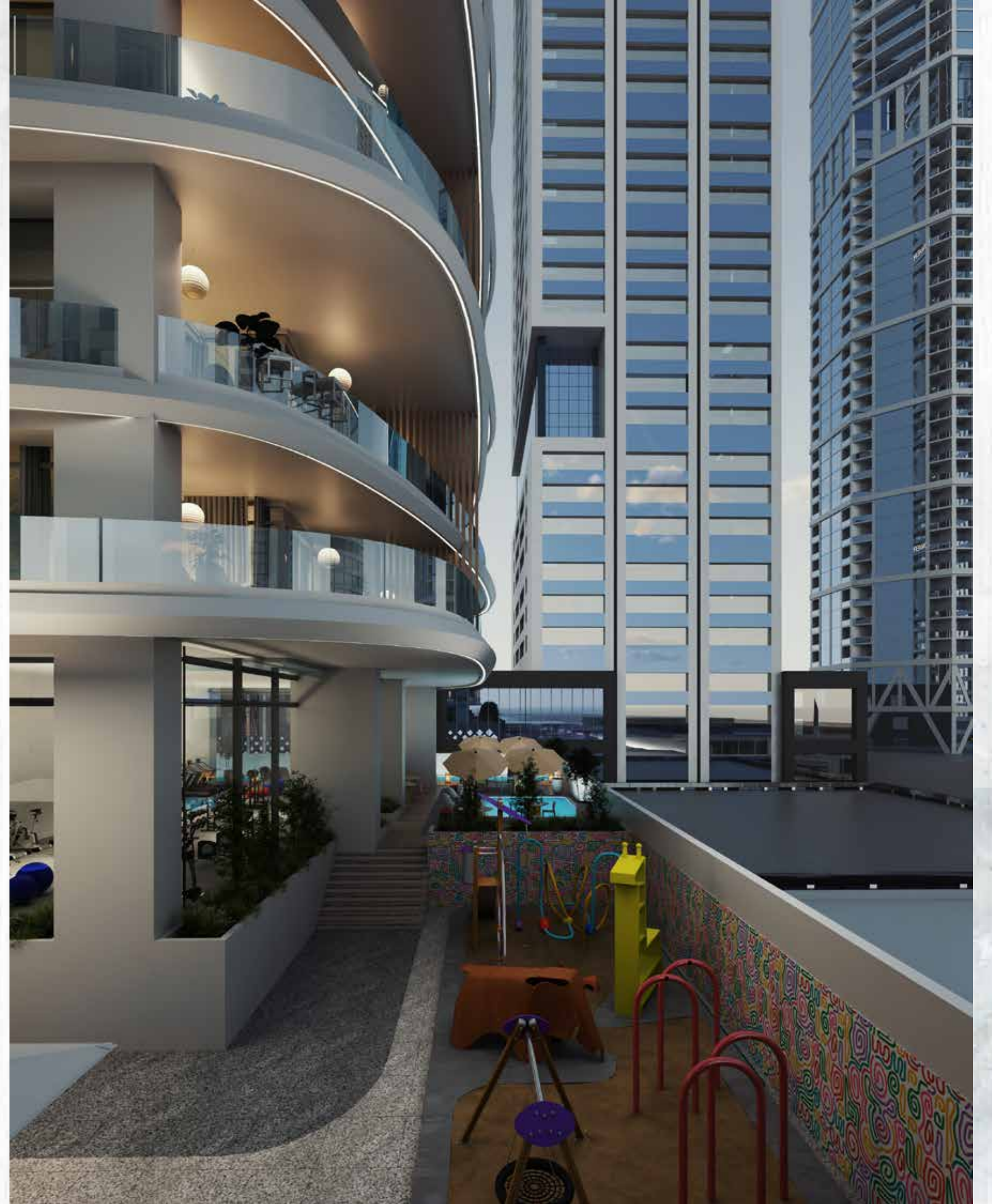


MADA'IN
Tower

Let the children free



Let your children break free,
and allow them to grow into the
people they were meant to be.



MADA'IN
Tower

your Sky villa

timeless elegance and luxury
an ultimate larger-than-life experience





BRINGING THE BEACH HOME

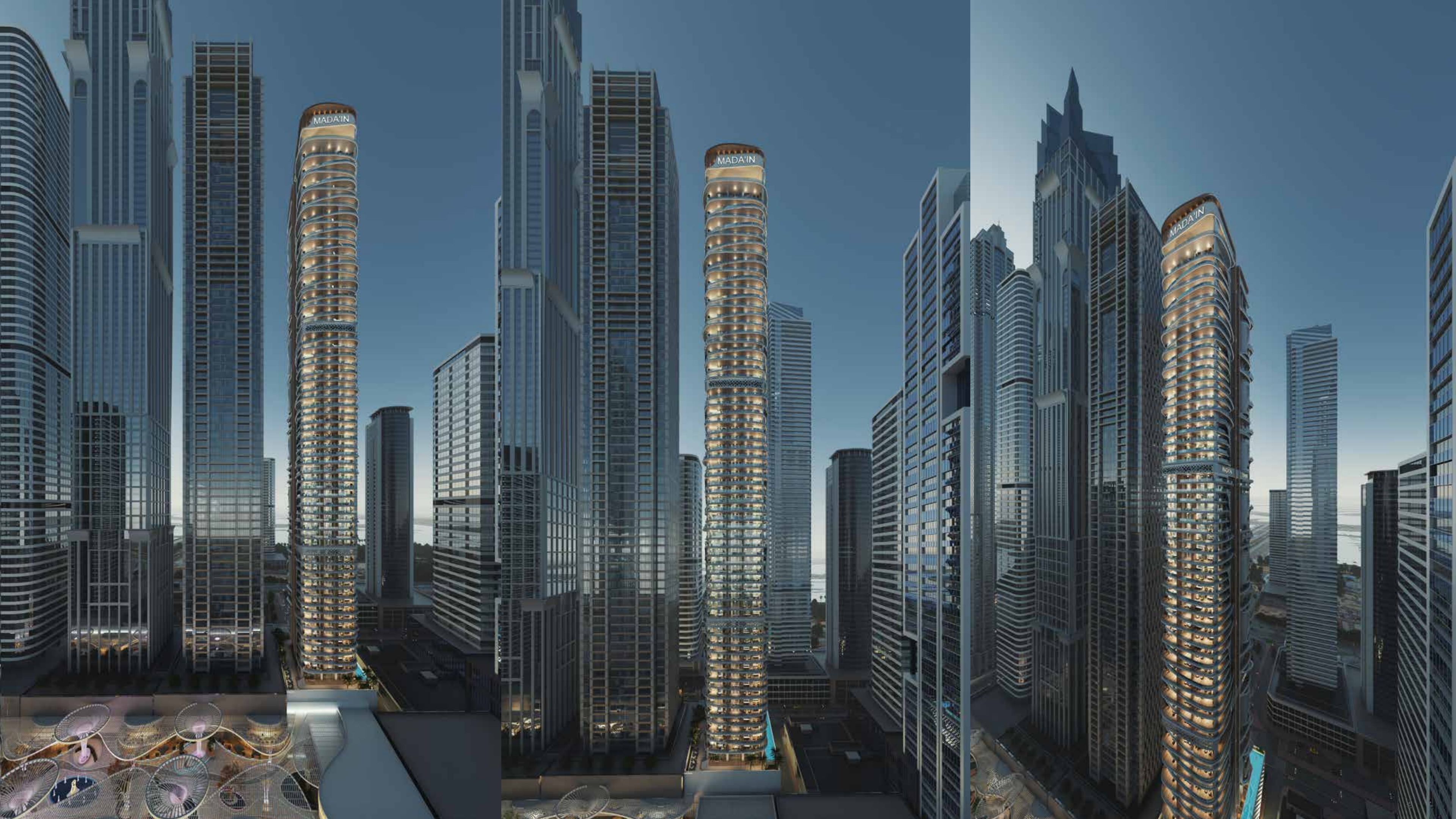
At your own private balcony;
the view will be calling you
to relax.. refresh.. &
reconnect...



BRINGING THE BEACH HOME

At your own private balcony;
the view will be calling you
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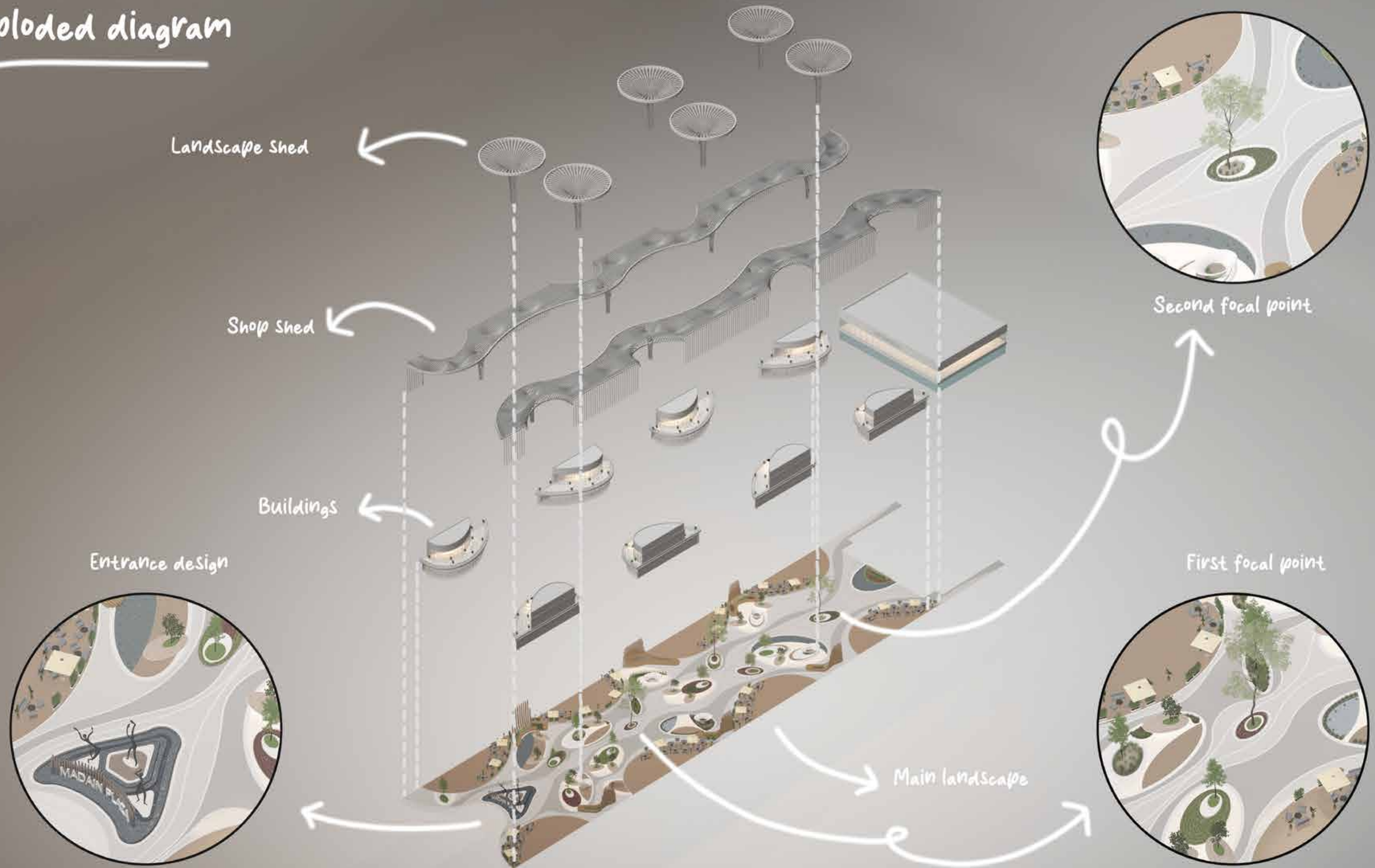




MADA'IN
Tower



Exploded diagram



MADA'IN
Tower

Everyday Destination

SEARCHING FOR
SOMETHING ?

All you need under one roof



MADA'IN
Tower

SEARCHING FOR
SOMETHING ?

All you need under one roof



Everyday Destination



MADA'IN
Tower

IT ALL BEGINS HERE

Help us make your day right
Just like being home,
with some great food to taste.



Just Relax



MADA'IN
Tower

Everyday Destination



Explore shopping centers,
cafes, restaurants and much
more amenities under one roof.



THANK YOU

MADA'IN
Tower

