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	Community Center	مركز إجتماعي و تجاري	Mosque	مسجد محلي
Sports Amenities - Pool & Playgrounds	خدمات رياضية - مسبح و ملاعب	Nursery	حضانة أطفال	Utility Area	منطقة الخدمات
Family Gardens	حدائق للعائلات				

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

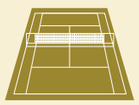

A Luxurious & Large Leisure Pool Deck


Health Club& Gym


Kids Play Area


Seating Area


Park & 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



MADA'IN

All you need in one place

كل ما تحتاجه في مكان واحد

madain.com



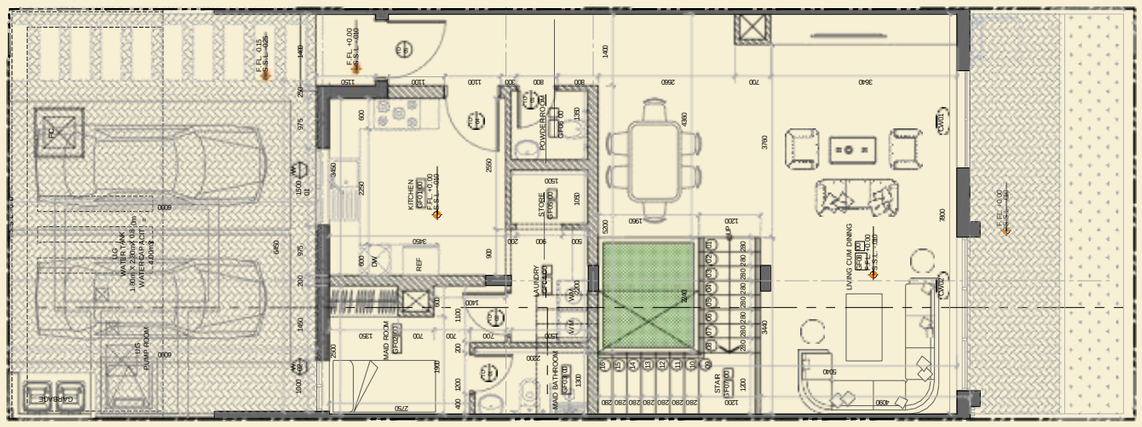
MADA'IN
SQUARE

Town Villa -B

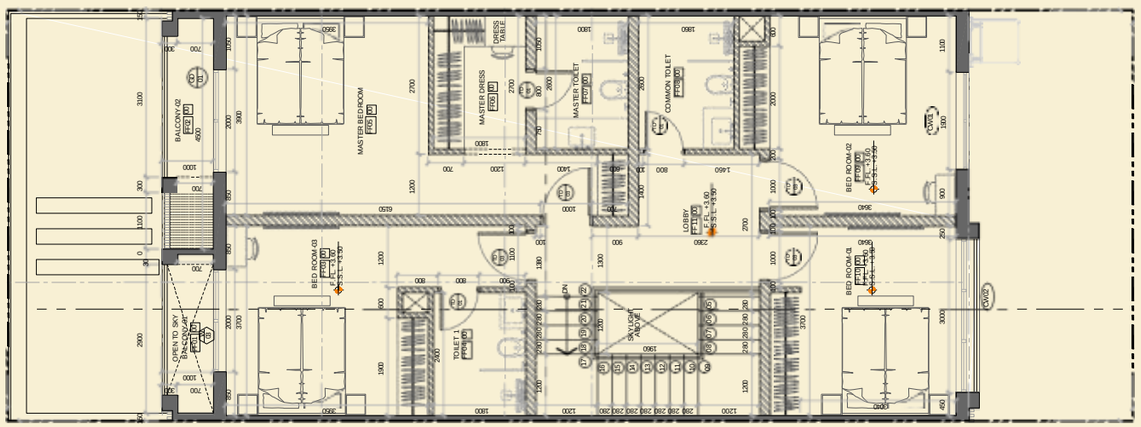




- No of Rooms: 4
- Plot Area: 1,832 Sq. Ft.
- Built-Up Area: 2,648 Sq. Ft.



GROUND FLOOR



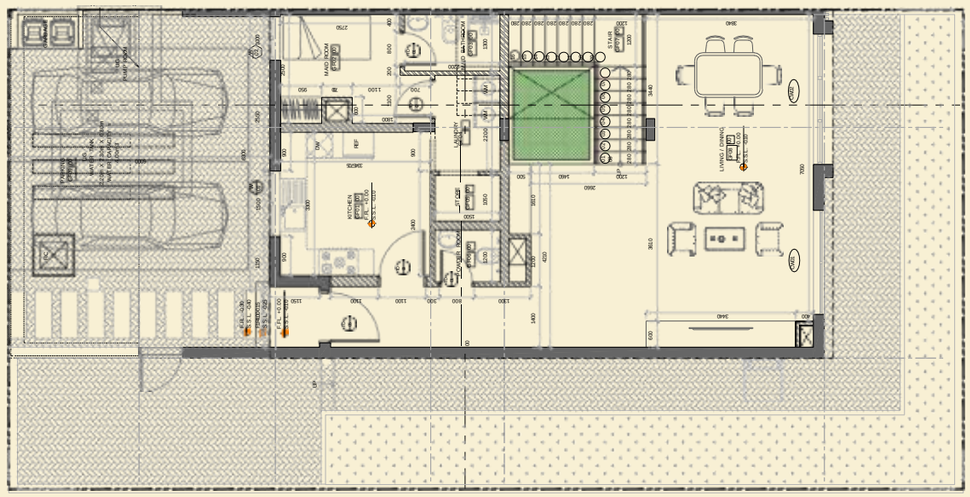
FIRST FLOOR

Town Villa -A

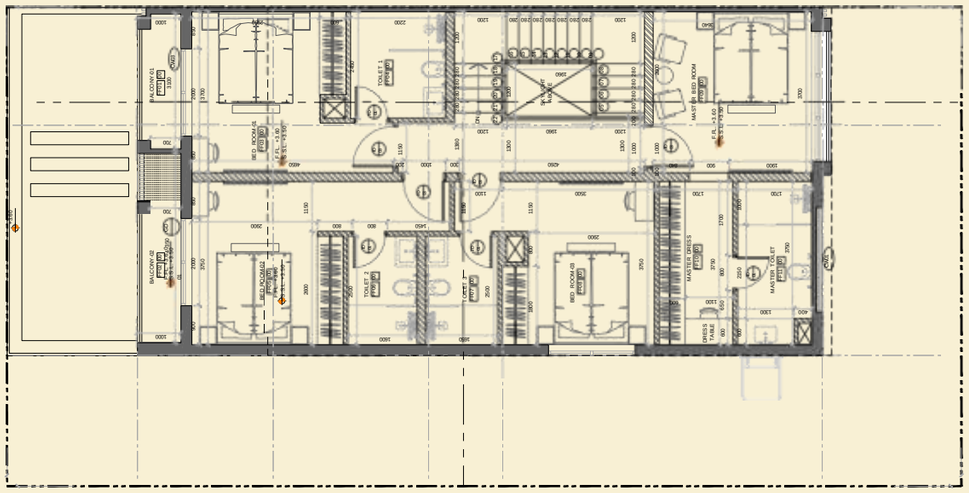




■ No of Rooms: 4 ■ Plot Area: 2,523 Sq. Ft. ■ Built-Up Area: 2,686 Sq. Ft.



GROUND FLOOR



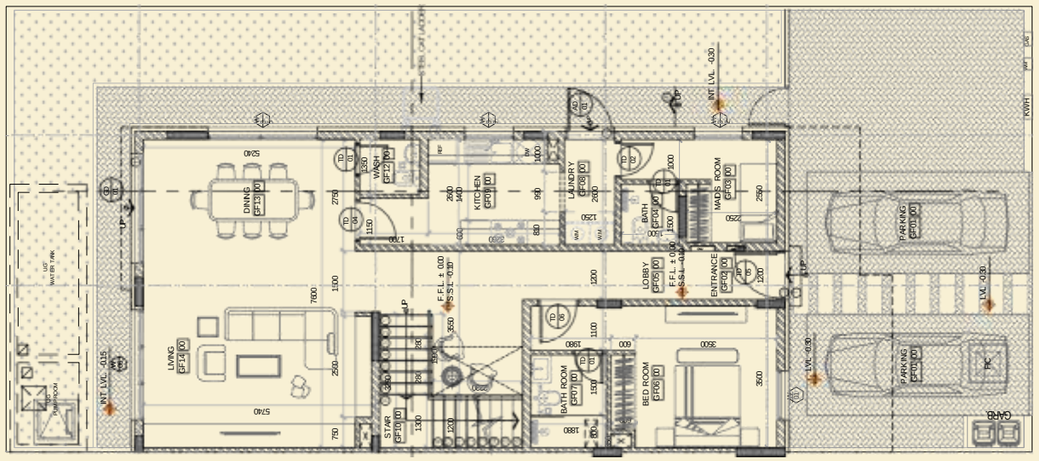
FIRST FLOOR

Garden Villa

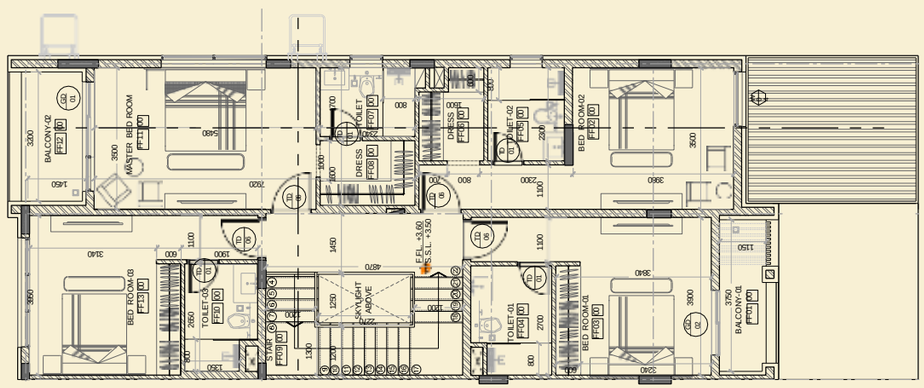




- No of Rooms: 5
- Plot Area: 2,928 Sq. Ft.
- Built-Up Area: 3,136 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

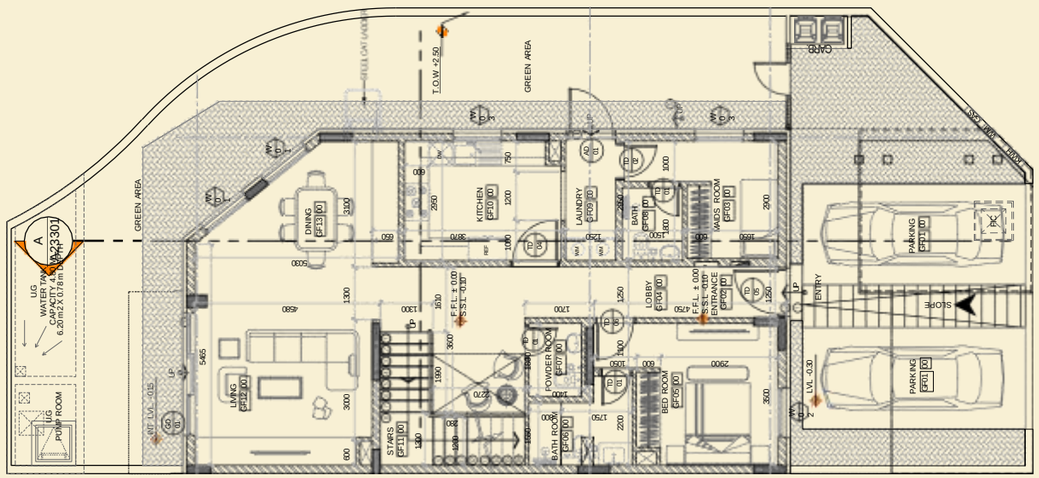
Edge Villa



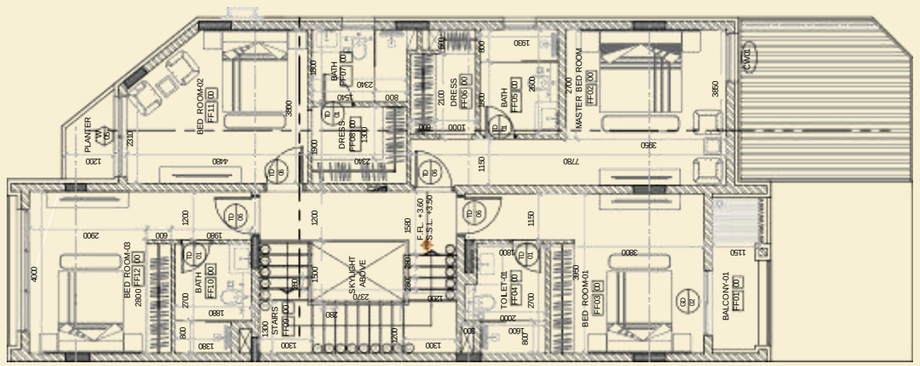




- No of Rooms: 5
- Plot Area: 2,844 Sq. Ft.
- Built-Up Area: 3,078 Sq. Ft.



GROUND FLOOR



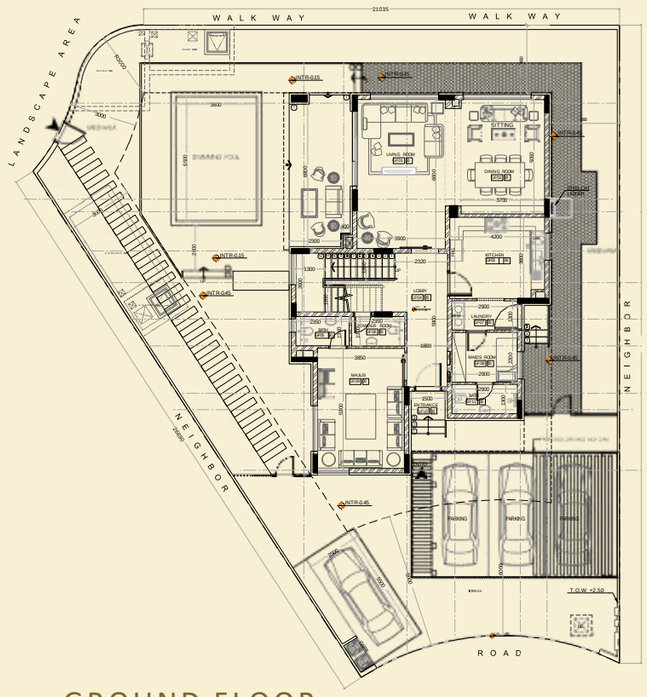
FIRST FLOOR

Luxury Villa

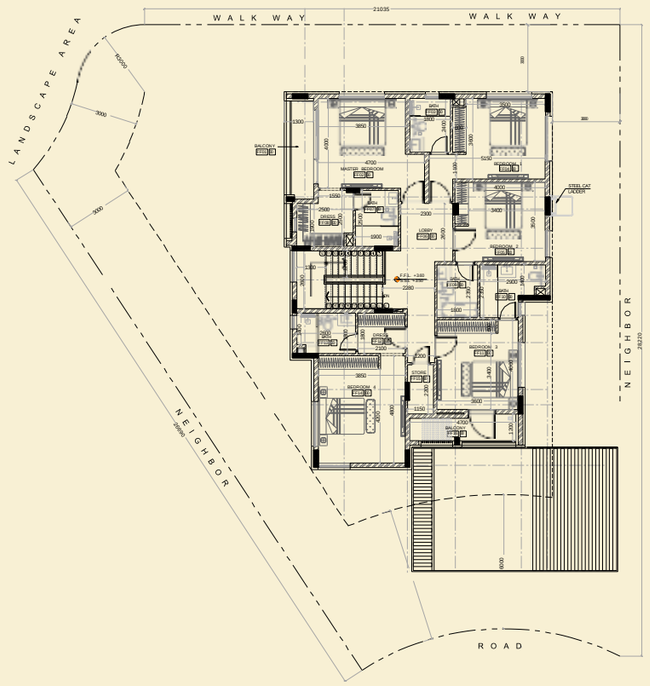




- No of Rooms: 6
- Swimming pool
- Plot Area: 6,017 Sq. Ft.
- Built-Up Area: 3,787 Sq. Ft.



GROUND FLOOR



FIRST FLOOR

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

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