

# MADA'IN

Properties

## MADA'IN SQUARE



*Where Modern Living  
Meets Timeless Harmony*

# MADA'IN

Properties

إنشاء مساحات مميزة وسط أفق نابضة بالحياة.  
*Crafting Iconic Spaces Amidst Vibrant Skyline.*

## Mada'in Properties PJSC

- Property Investment
- Property Development
- Residential Sales and Leasing
- Project Management

### Overview

Mada'in Properties PJSC is a prominent and well-established private joint stock real estate development company, operating in the united arab emirates since 2006 with a formidable presence in the market.

Mada'in Properties PJSC has a rich history of delivering high-quality boutique residential, commercial, and mixed-use developments.

Mada'in Properties PJSC prides itself on innovation, sustainability, and an unwavering commitment to creating exceptional living and working spaces in the uae.

## About Mada'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 Reem 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



Economic & Tourism Hub



Strategic Location



Great Infrastructure



Ease of Doing Business



Tax-free Income



High Living Standards



High Return on Investment



Pathway to Golden Visa



## MADA'IN SQUARE BRINGS TO YOU

### Flexible Payment Plan - **30 / 70**

30% During construction & 70% On handover

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World-class Amenities

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High Return on Investment

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Great Location in Sharjah

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Extravagant Lifestyle

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Thriving Community

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## SERVICES & AMENITIES



Smart Home



Villas with  
Private Pools



A Luxurious & Large  
Leisure Pool Deck



Health Club & Gym



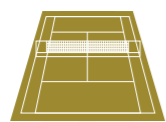
Kids Play Area



Seating Area



Park & Relaxion Zone



Tennis Court



Pools



Basketball  
Court



Shopping Center



Mosque



Kids Nursery



Football Court





متجذراً في تراثك، وراعياً لمستقبلك،  
ملاذك الهادئ تحت شجرة الزيتون  
*Rooted in heritage, growing your future,  
your serene escape beneath the olive tree*

انغمس في الفخامة، واسترخ في هدوء  
وسكينة، فالواحة في انتظارك.

*Dive into luxury, unwind in serenity,  
your private oasis awaits.*







مكان اللعب والاستكشاف  
*A place of fun and exploration*







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





مركز الحياة، حيث يزدهر التواصل والراحة

*A hub of life, where connections  
blossom and conveniences thrive*

## MASTERPLAN Villa Typology

## المخطط الرئيسي أصناف الوحدات السكنية



ريم فيلا E



Reem Villa E

ريم فيلا



Reem Villa

جاردن فيلا



Garden Villa

إيدج فيلا



Edge Villa

لاكجري فيلا



Luxury Villa

سيغنتشر فيلا



Signature Villa

# Floor Plan



## Reem Villa

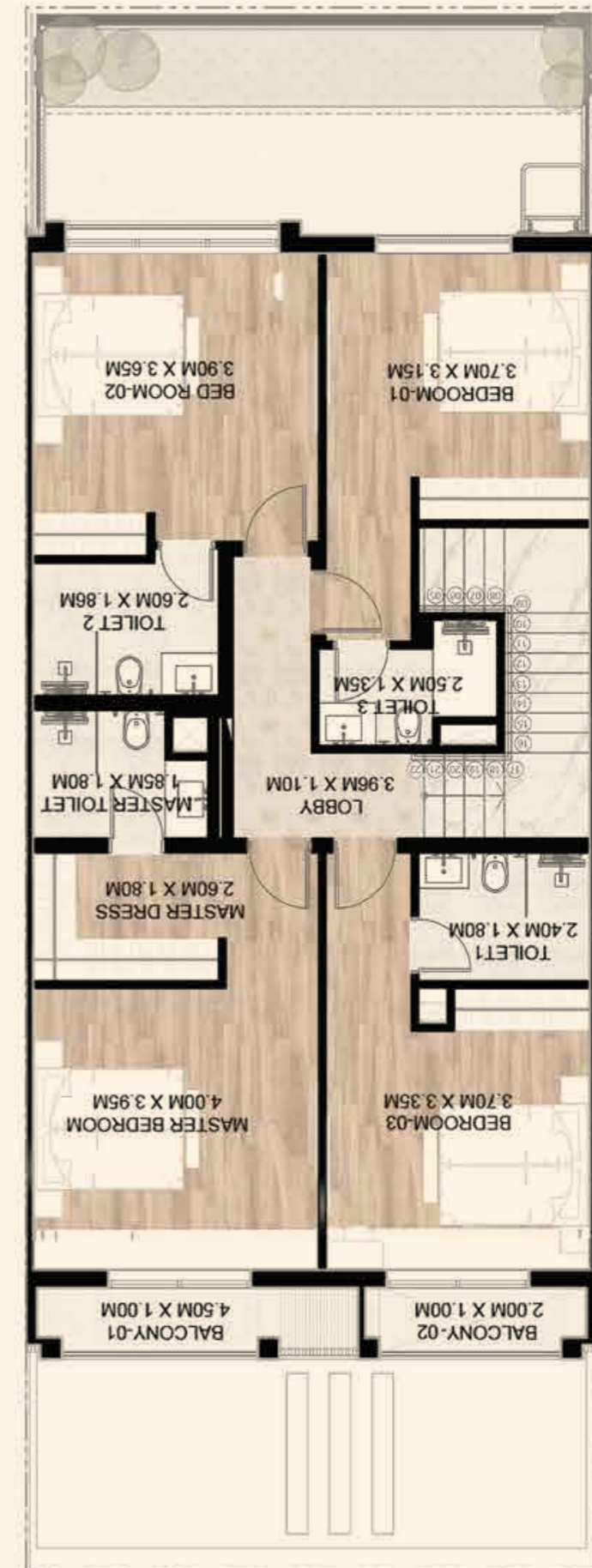
- No of Rooms: 4
- Plot Area: 1,833 Sq. Ft. - 170.29 Sqm.
- Built-Up Area: 2,421 Sq. Ft. - 224.91 Sqm.

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Ground floor



First floor



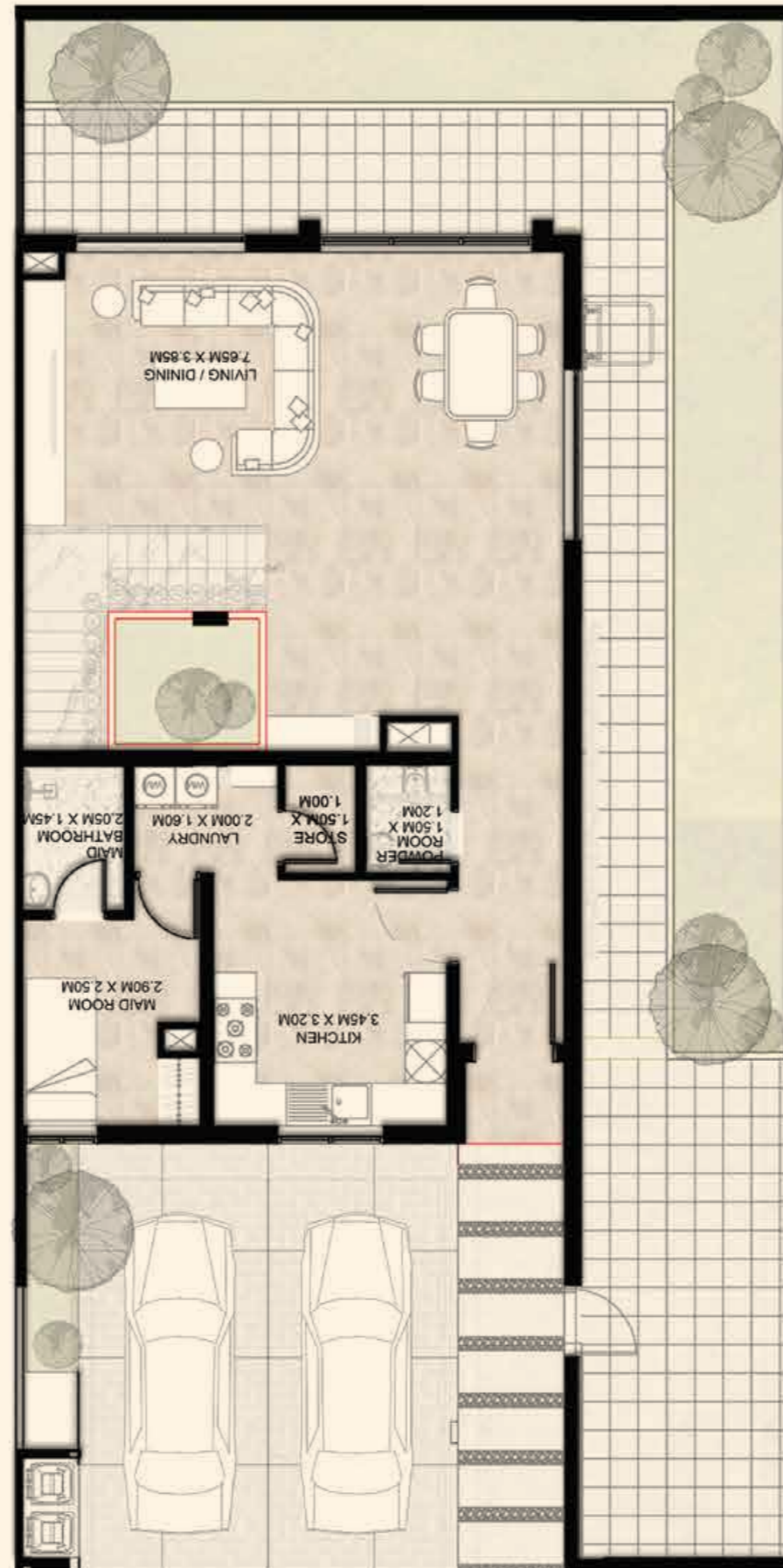
## Reem Villa E

- No of Rooms: 4
- Plot Area: 2,528 Sq. Ft. - 234.85 Sqm.
- Built-Up Area: 2,421 Sq. Ft. - 224.91 Sqm.

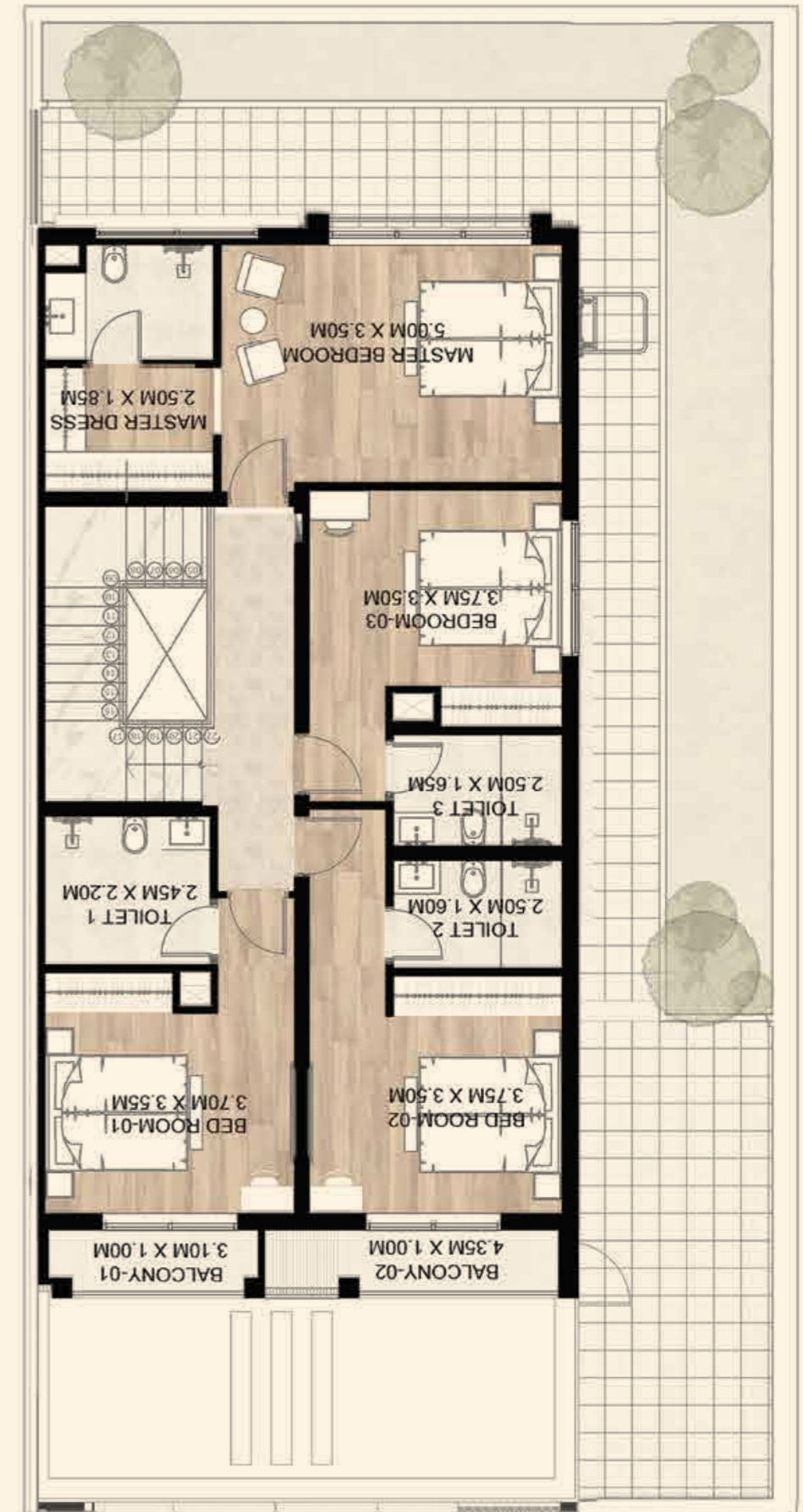


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First floor



## Garden Villa

- No of Rooms: 5
- Plot Area: 2,900 Sq. Ft. - 269.41 Sqm.
- Built-Up Area: 2,957 Sq. Ft. - 274.71 Sqm.

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First floor



## Edge Villa

- No of Rooms: 5
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Ground floor



First floor

## Luxury Villa

- No of Rooms: 6
- Plot Area: 6,020 Sq. Ft. - 559.27 Sqm.
- Built-Up Area: 3,864 Sq. Ft. - 358.97 Sqm.
- Swimming pool



Ground floor



First floor

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## Signature Villa

- No of Rooms: 6
- Plot Area: 6,012 Sq. Ft. - 558.53 Sqm.
- Built-Up Area: 4,404 Sq. Ft. - 409.14 Sqm.
- Swimming pool





Ground floor



First floor

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ملاذ آمن للسلام والتأمل  
ووحدة المجتمع

*A sacred haven for peace,  
reflection, and community unity*





# MADA'IN

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