MADA'IN

Properties

Presenting Mada’in Tower

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

2

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 such as 1 BR apartments, 2 BR apartments, 3 BR Sky Villa Duplexes, 4 BR Sky Villa Duplexes, and 5 BR Sky Mansions.

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

Key features include 24/7 concierge, smart apartments, and kitchen appliances. Mada’in Tower offers amenities such as an Olympic-sized swimming pool, sauna and steam rooms, a guest lounge, an outdoor sitting area, a social area, a kids' play area, and a gym.

ATTRACTIONS

Marina Walk	0.9 km
Dubai Harbour	1 km
Skydive Dubai	1.9 km
The Walk JBR	2.8 km

GOLF CLUBS

Emirates Golf Club	4 km
Montgomerie Golf Course	3.3 km
The Els Golf Club	14 km

MALLS & RETAILS

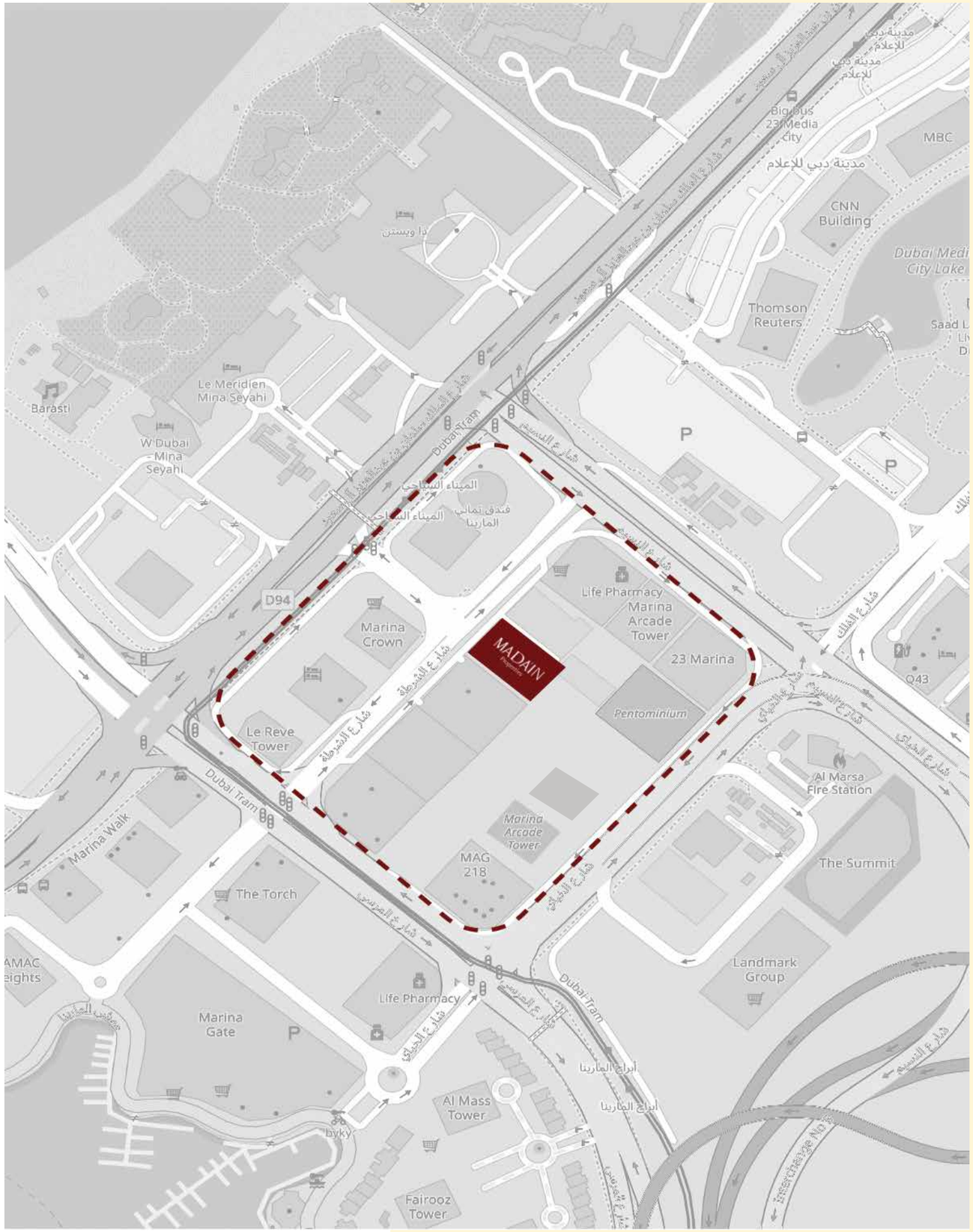
Dubai Marina Mall	2.1 km
Marinascape Mall	1.2 km
Nakheel Mall	7 km

PARK & BEACHES

Dubai Media City Park	2.1 km
JLT Park	4.2 km
Barasti Beach	0.7 km
Marina Beach	2.9 km
Sufouh Beach	6.7 km

CINEMAS

Reel Cinemas Marina Mall	2 km
Roxy Cinemas The Beach JBR	2.6 km
Vox Cinemas Nakheel Mall	7 km



Floating Meditation

Grab a pool float
and let the water cradle you.

Your presence in our
grand entrance adds to
its allure and

Charm

GRAND *Entrance*

Step into a world of *Luxury*

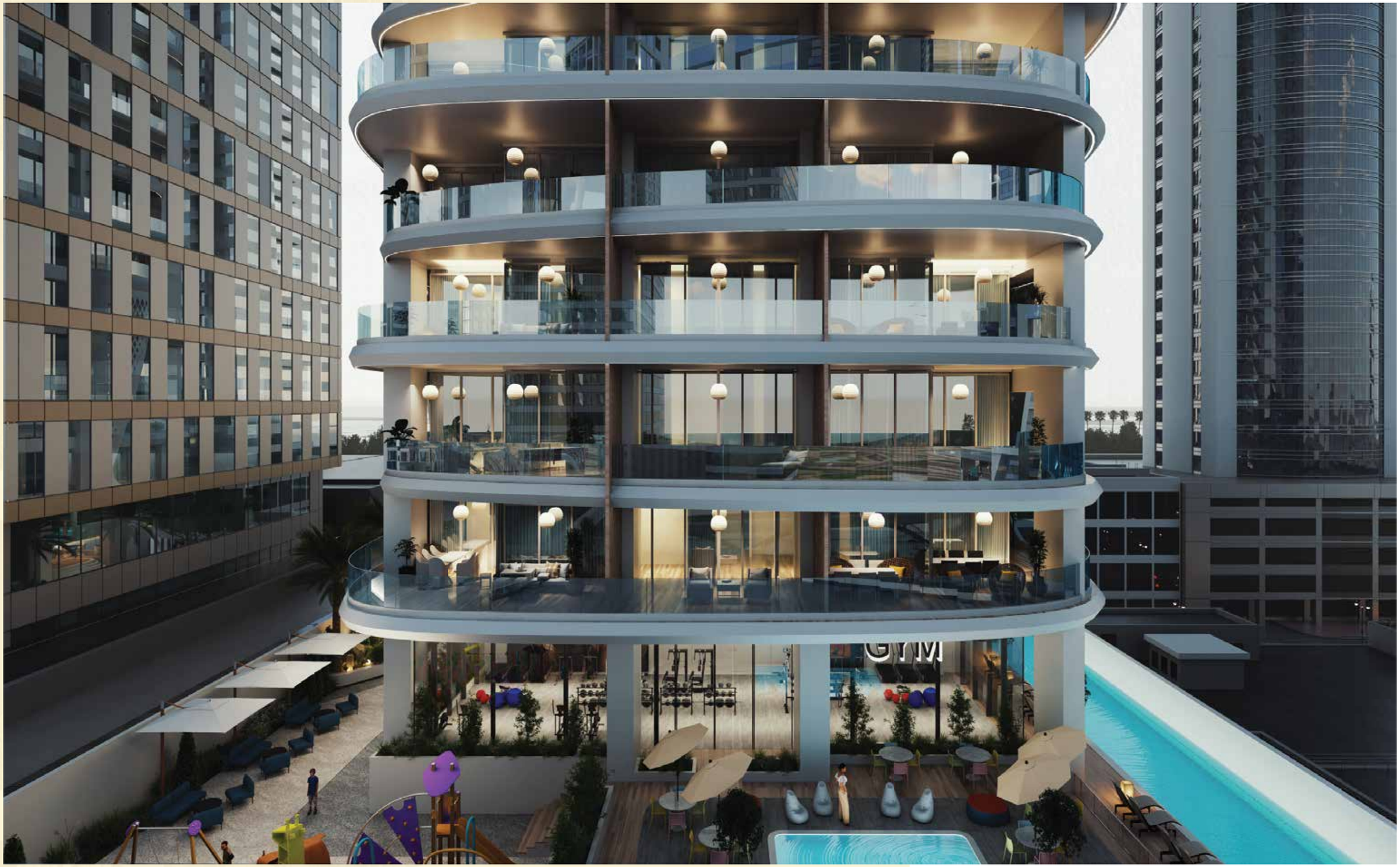
GRAND *Entrance*

Step into a world of *Luxury*

GRAND *Entrance*

Step into a world of *Luxury*

Relax, Refresh
& Restart



Welcome to the play *Area*

Play is the work of *Childhood*

Let your light *Shine*

The only way to go is *Up*

Stunning *View*

INTERIOR
Madaïn Tower

1 - Bedroom Apartment
Living
6th & 48th Floor

1 - Bedroom Apartment
Living
6th & 48th Floor

Ceiling Finishing

Paint

Lights

Decorative
Textured Paint

Wall Finishing

Decorative
Textured Paint

Porcelain Tiles

Carpet

Floor Finishing

1 - Bedroom Apartment
Bedroom
6th & 48th Floor

1 - Bedroom Apartment
Bedroom
6th & 48th Floor

Ceiling Finishing

Paint

Wall Finishing

Lights

Paint / Laminate

Floor Finishing

Decorative
Marble Panel

Wood Porcelain Tiles

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

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

Ceiling Finishing

Paint

Wall & Floor Finishing

Laminate

Fixture

Chandelier

Black Tinted Glass

Porcelain

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

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

Ceiling Finishing

Paint

Lights

Porcelain Tiles

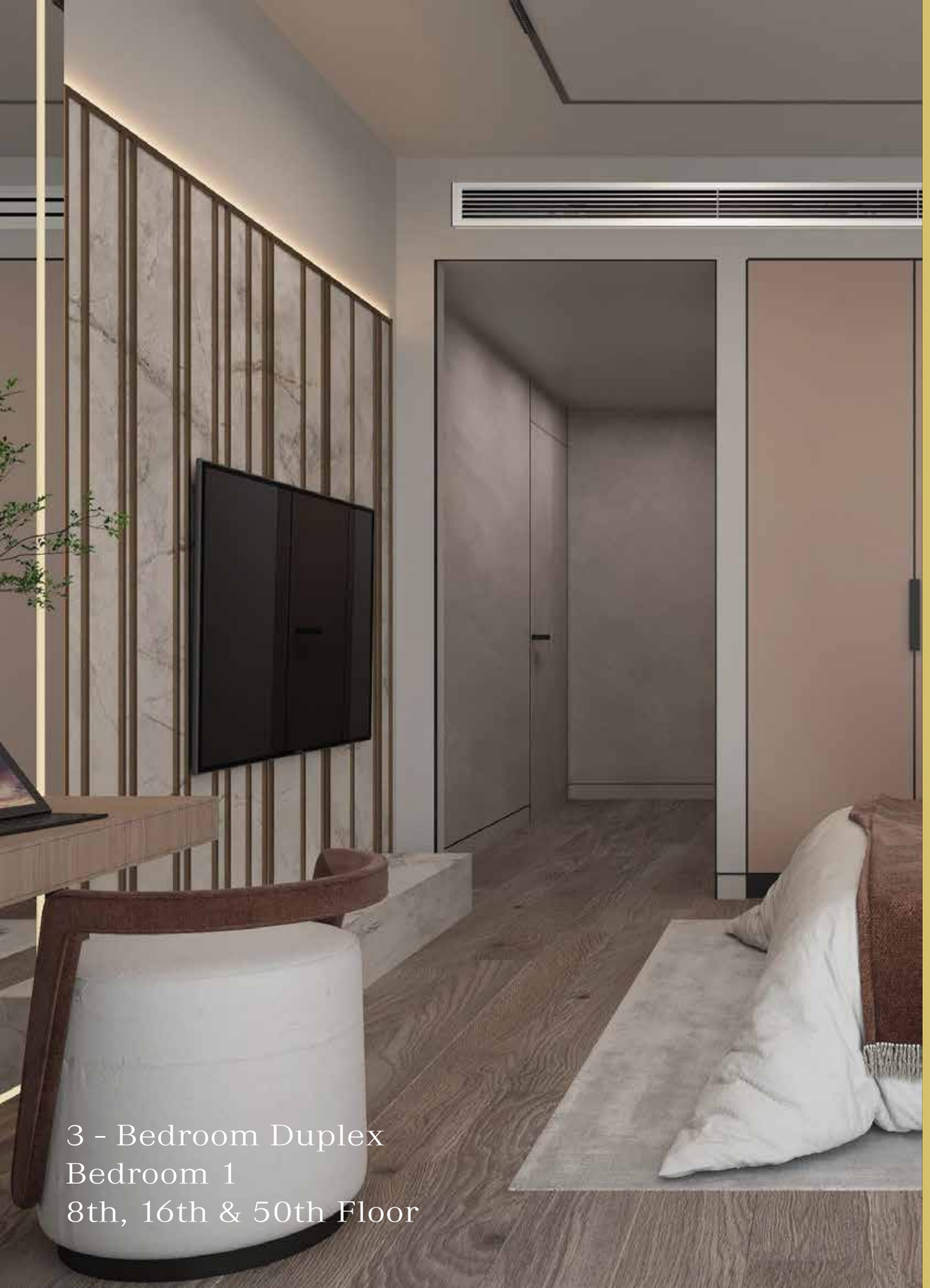
Wall Finishing

Wood Laminate W/
StainlessSteel Strips

Marble

Floor Finishing

Carpet



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

Ceiling Finishing

Paint

Lights

Paint / Laminate

Wall Finishing

Decorative
Marble Panel

Wood Porcelain Tiles

Floor Finishing

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

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

Ceiling Finishing

Paint

Wall & Floor Finishing

Stainless Steel
Dark Hairline Finish

Laminate

Porcelain Tiles

Porcelain Tiles

Fixture

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

Sky Mansion
Living Room
60th & 64th Floor

Ceiling Finishing

Paint

Lights

Marble Tiles

Wall Finishing

Wood Laminate /
Stainless Steel Strips

Marble

Floor Finishing

Carpet

Sky Mansion
Open Kitchen
60th & 64th Floor

Sky Mansion
Open Kitchen
60th & 64th Floor

Ceiling Finishing

Paint

Chandelier

Wood Laminate

Wall Finishing

Black Tinted Glass

Porcelain Tiles

Floor Finishing

Porcelain Tiles

Sky Mansion
Master Bathroom
59th Floor

Sky Mansion
Master Bathroom
59th Floor

Ceiling Finishing

Paint

Wall Finishing

Porcelain Tiles

Floor Finishing

Black Polished Metal

Wood Laminate

MAIN LOBBY

GROUND FLOOR

RECEPTION LIGHTING

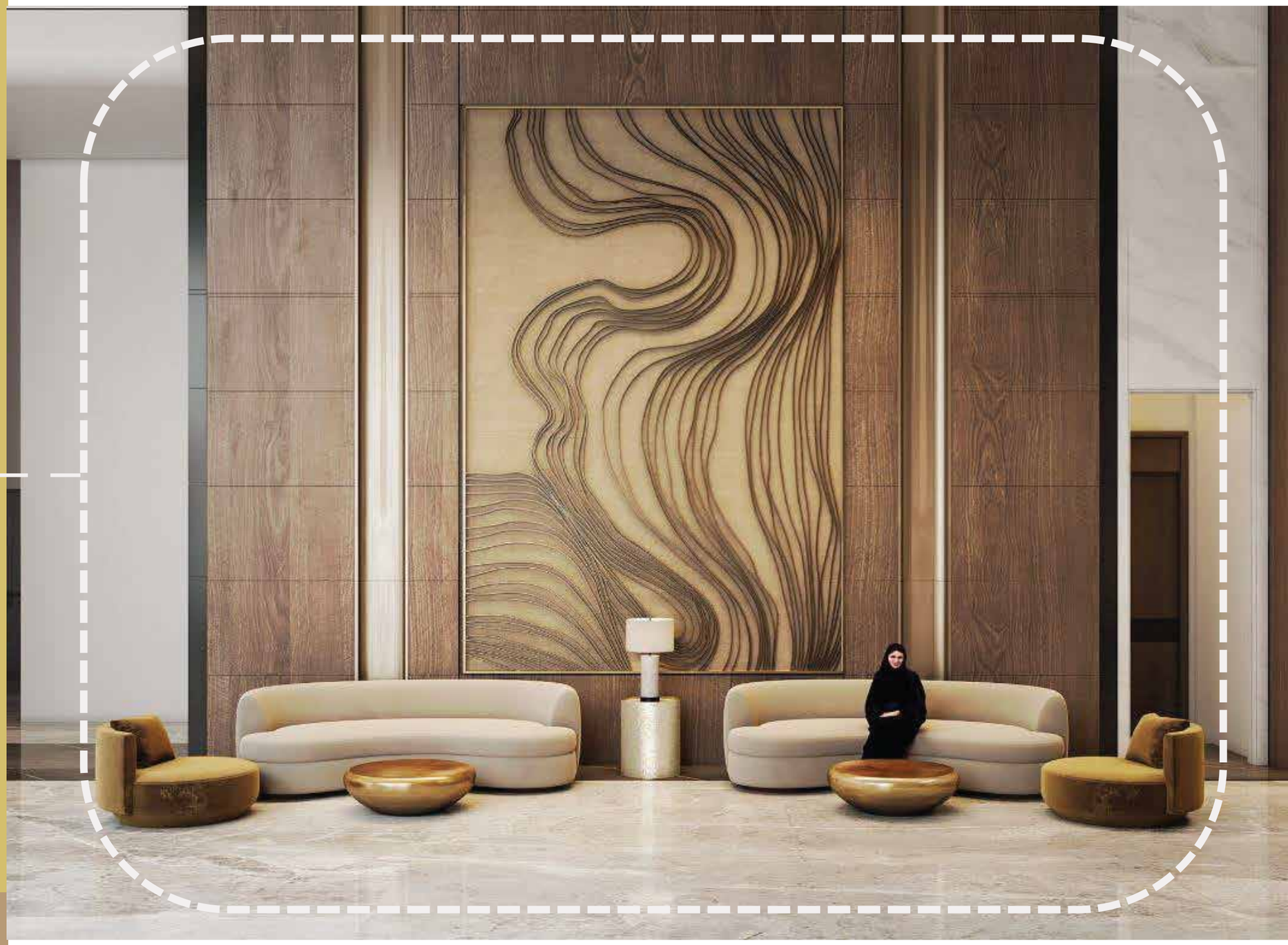
MOODBOARD

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

Paint

Aluminum Powder Coated Panel

Wall & Floor Finishing

Wood Laminate

Metal Laminate

Marble Tiles

Fixture

V.I.P Elevator

V. I. P Entrance Hall
Ground Floor

V. I. P Parking
First Floor

FLOOR PLANS
Madaïn Tower

1 BEDROOM TYPE A1

INTERNAL AREA	568.43	SQFT	**52.80**	**Sqm**
EXTERNAL AREA	336.68	SQFT	**31.27**	**Sqm**
TOTAL AREA	**905.11**	**SQFT**		
	84.08	**Sqm**		

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

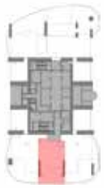
1 BEDROOM TYPE A2

INTERNAL AREA	568.43	SQFT	**52.80**	**Sqm**
EXTERNAL AREA	293.67	SQFT	**27.28**	**Sqm**
TOTAL AREA	**862.10**	**SQFT**		
	80.09	**Sqm**		

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

1 BEDROOM TYPE A3

INTERNAL AREA	568.43	SQFT	**52.80**	**Sqm**
EXTERNAL AREA	337.41	SQFT	**31.34**	**Sqm**
TOTAL AREA	**905.84**	**SQFT**		
	84.15	**Sqm**		



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

1 BEDROOM TYPE A4

INTERNAL AREA	568.43	SQFT	**52.80**	**Sqm**
EXTERNAL AREA	310.90	SQFT	**28.88**	**Sqm**
TOTAL AREA	**879.33**	**SQFT**		
	81.69	**Sqm**		

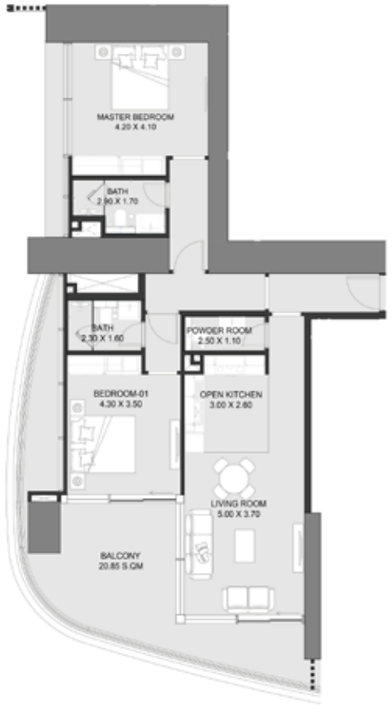
LEVELS:
11,13,19,24,30,32,38,40,46,53,55

2 BEDROOM TYPE A1

INTERNAL AREA	1150.99	SQFT	**106.93 Sqm**
EXTERNAL AREA	551.65	SQFT	**51.24 Sqm**
TOTAL AREA	**1702.64**	**SQFT**	
	158.18	**Sqm**	

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

2 BEDROOM TYPE A2

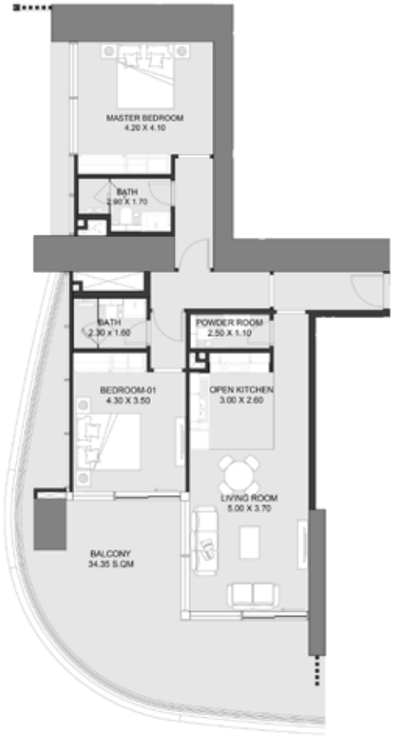


INTERNAL AREA	1150.99	SQFT	**106.93 Sqm**
EXTERNAL AREA	340.95	SQFT	**31.67 Sqm**
TOTAL AREA	**1491.94**	**SQFT**	
	138.60	**Sqm**	

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

MADA'IN

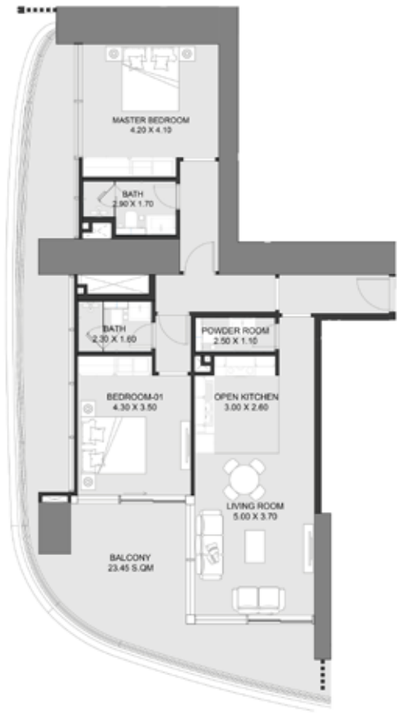
2 BEDROOM TYPE A3



INTERNAL AREA	1150.99	SQFT	**106.93 Sqm**
EXTERNAL AREA	479.59	SQFT	**44.55 Sqm**
TOTAL AREA	**1630.58**	**SQFT**	
	151.48	**Sqm**	

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

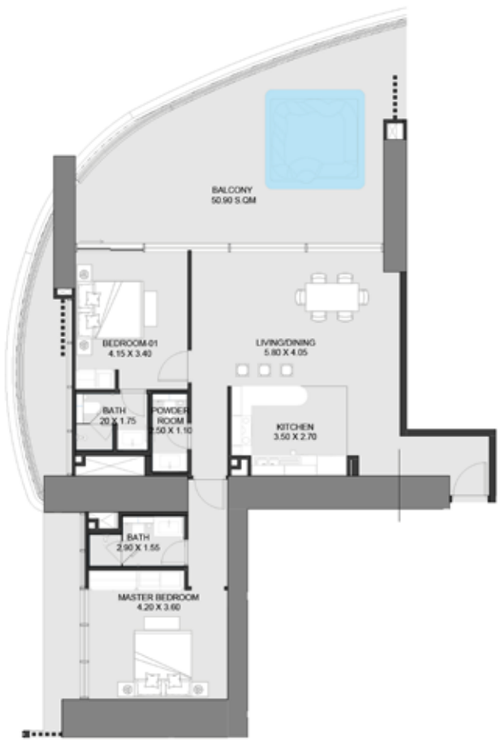
2 BEDROOM TYPE A4



INTERNAL AREA	1150.99	SQFT	**106.93 Sqm**
EXTERNAL AREA	522.11	SQFT	**48.50 Sqm**
TOTAL AREA	**1673.09**	**SQFT**	
	155.43	**Sqm**	

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

2 BEDROOM TYPE B1



INTERNAL AREA	1175.27	SQFT	**109.18 Sqm**
EXTERNAL AREA	624.92	SQFT	**58.05 Sqm**
TOTAL AREA	**1800.19**	**SQFT**	
	167.24	**Sqm**	

LEVELS:
23

2 BEDROOM TYPE B2

INTERNAL AREA	1175.27	SQFT	**109.18 Sqm**
EXTERNAL AREA	537.04	SQFT	**49.89 Sqm**
TOTAL AREA	**1712.31**	**SQFT**	
	159.07	**Sqm**	

LEVELS:
6,21,48

2 BEDROOM TYPE B3

INTERNAL AREA	1175.27	SQFT	**109.18 Sqm**
EXTERNAL AREA	780.80	SQFT	**72.53 Sqm**
TOTAL AREA	**1956.07**	**SQFT**	
	181.72	**Sqm**	

LEVELS:
46

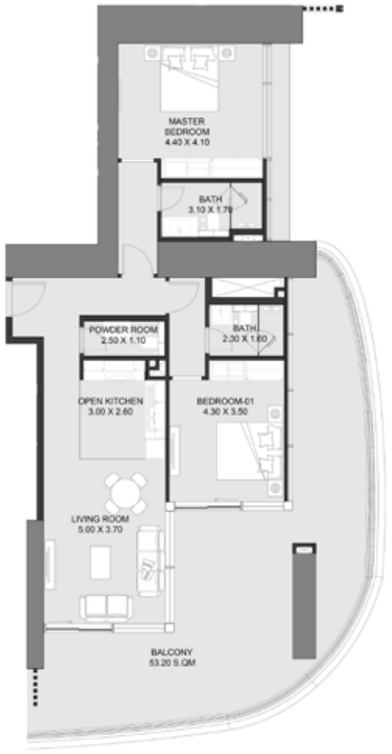
2 BEDROOM TYPE B4

INTERNAL AREA	1175.27	SQFT	**109.18 Sqm**
EXTERNAL AREA	634.21	SQFT	**58.92 Sqm**
TOTAL AREA	**1809.48**	**SQFT**	
	168.10	**Sqm**	

LEVELS:
57

MADA'IN

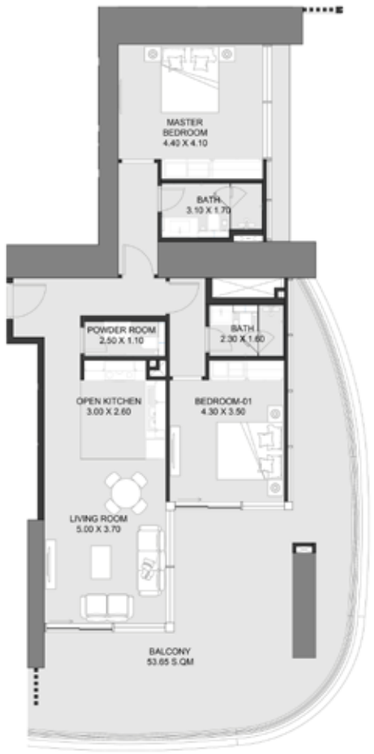
2 BEDROOM TYPE C1



INTERNAL AREA	1146.92	SQFT	**106.55 Sqm**
EXTERNAL AREA	662.42	SQFT	**61.54 Sqm**
TOTAL AREA	**1809.34**	**SQFT**	
	168.09	**Sqm**	

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	**106.55 Sqm**
EXTERNAL AREA	635.40	SQFT	**59.03 Sqm**
TOTAL AREA	**1782.32**	**SQFT**	
	165.5	**Sqm**	

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

MADA'IN

2 BEDROOM TYPE C3

INTERNAL AREA	1146.92	SQFT	**106.55**	**Sqm**
EXTERNAL AREA	586.78	SQFT	**54.51**	**Sqm**
TOTAL AREA	**1733.69**	**SQFT**		
	161.06	**Sqm**		

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

2 BEDROOM TYPE C4

INTERNAL AREA	1146.92	SQFT	**106.55**	**Sqm**
EXTERNAL AREA	815.69	SQFT	**75.78**	**Sqm**
TOTAL AREA	**1962.61**	**SQFT**		
	182.33	**Sqm**		

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

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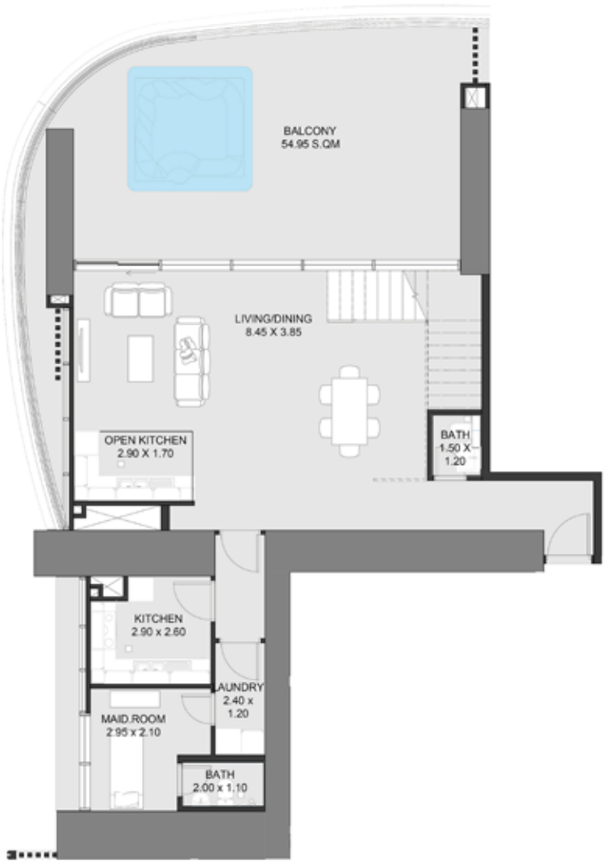
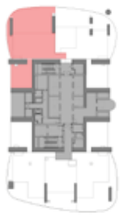
3 BEDROOM TYPE A1

TOTAL UNIT AREA : 3354.52 SQFT 311.64 Sqm

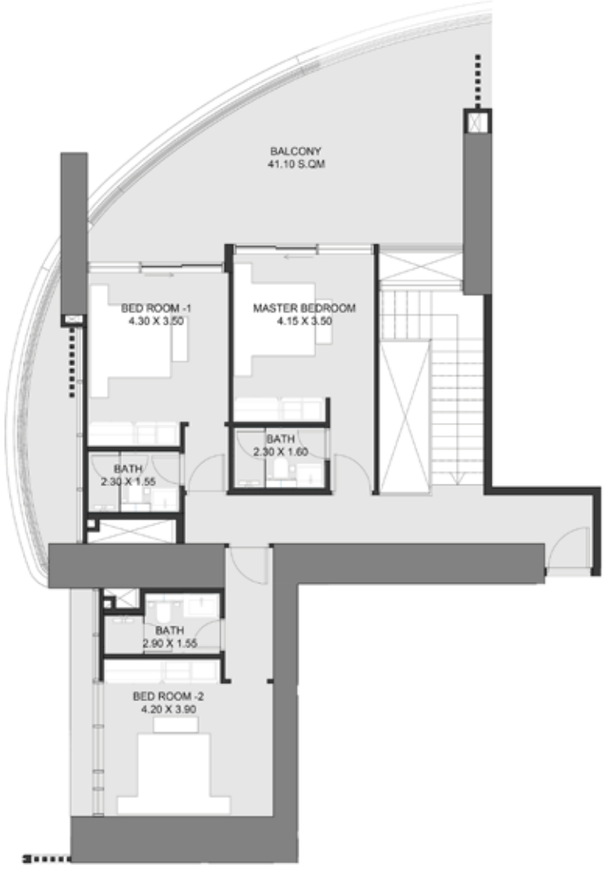


LOWER

INTERNAL AREA	1125.06SQFT	**104.52 Sqm**
EXTERNAL AREA	680.03 SQFT	**63.17 Sqm**
TOTAL AREA	**1805.09 SQFT**	
	167.69 Sqm	

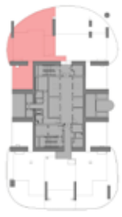


LEVELS:
9 - 17 - 28 - 36 - 44 - 51



UPPER

INTERNAL AREA	1036.29 SQFT	**96.27 Sqm**
EXTERNAL AREA	513.06 SQFT	**47.66 Sqm**
TOTAL AREA	**1549.33 SQFT**	
	143.93 SQMT	



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

MADA'IN

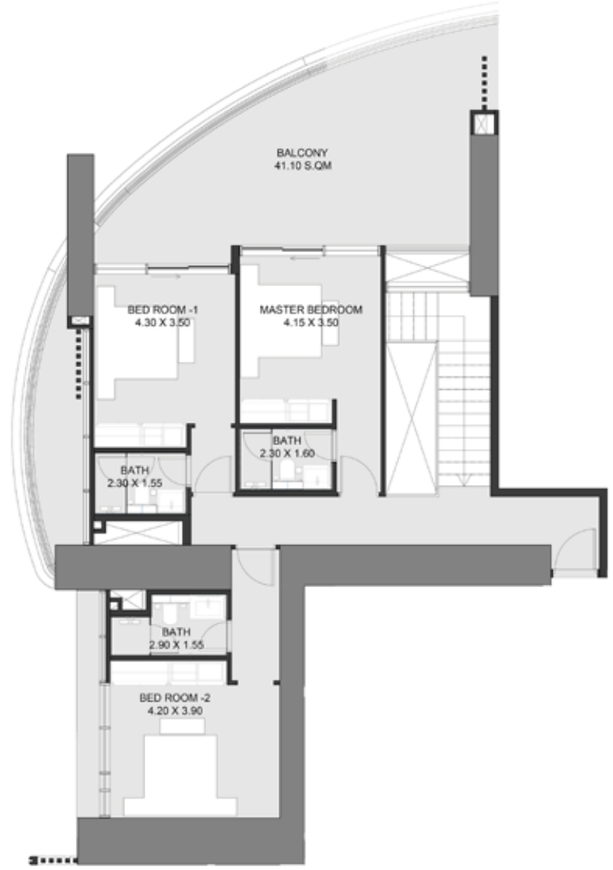
3 BEDROOM TYPE A2

TOTAL UNIT AREA : 3508.94 SQFT **325.99 Sqm**

LOWER

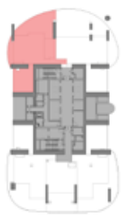
INTERNAL AREA	1125.06 SQFT	**104.52 Sqm**
EXTERNAL AREA	834.43 SQFT	**77.52 Sqm**
TOTAL AREA	**1959.50 SQFT**	
	182.04 Sqm	

LEVELS:
13 - 24 - 32 - 40 - 55



UPPER

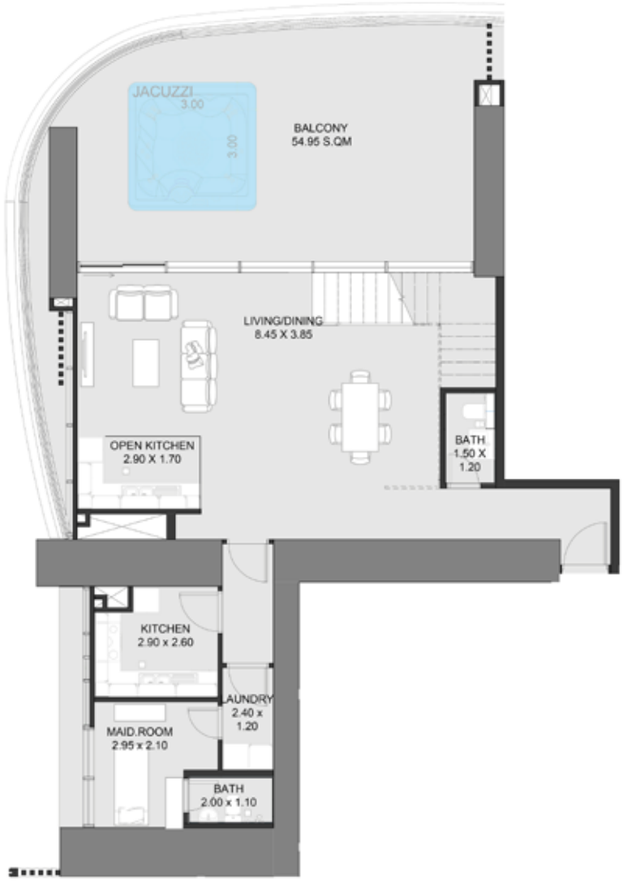
INTERNAL AREA	1036.29 SQFT	**96.27 Sqm**
EXTERNAL AREA	513.06 SQFT	**47.66 Sqm**
TOTAL AREA	**1549.33 SQFT**	
	143.93 Sqm	



LEVELS:
14 - 25 - 33 - 41 - 56

3 BEDROOM TYPE B1

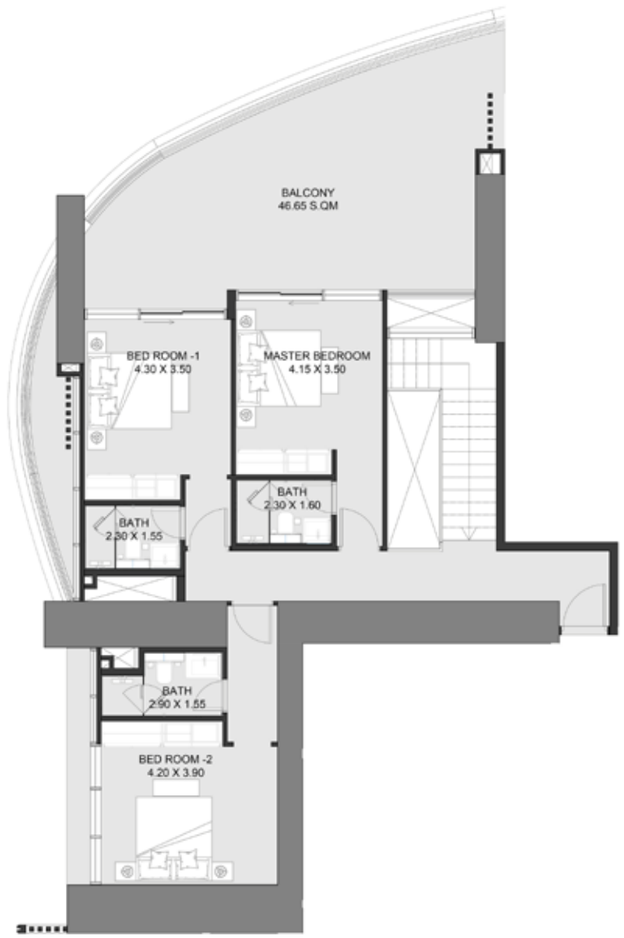
TOTAL UNIT AREA : 3411.52 SQFT **316.94 Sqm**



LOWER

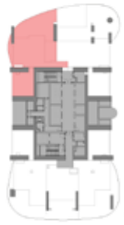
INTERNAL AREA	1125.06 SQFT	**104.52 Sqm**
EXTERNAL AREA	680.03 SQFT	**63.17 Sqm**
TOTAL AREA	**1805.09 SQFT**	
	140.10 Sqm	

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



UPPER

INTERNAL AREA	1036.29 SQFT	**96.27 Sqm**
EXTERNAL AREA	570.06 SQFT	**52.96 Sqm**
TOTAL AREA	**1606.36 SQFT**	
	149.23 Sqm	



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

MADA'IN

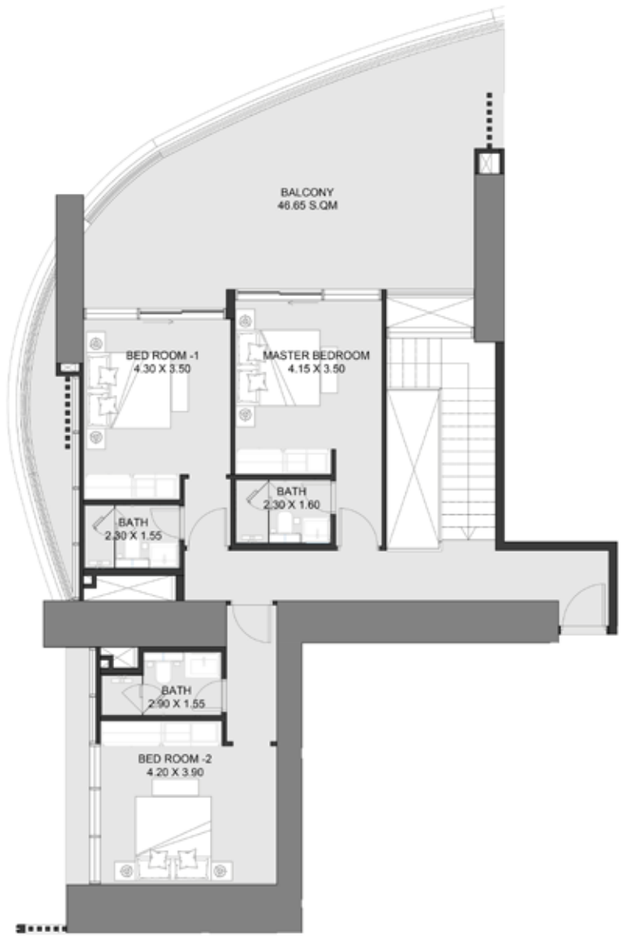
3 BEDROOM TYPE B2

TOTAL UNIT AREA : 3565.95 SQFT **331.28 Sqm**

LOWER

INTERNAL AREA	1125.06 SQFT	**104.52 Sqm**
EXTERNAL AREA	834.43 SQFT	**77.52 Sqm**
TOTAL AREA	**1959.50 SQFT**	
	182.04 Sqm	

LEVELS:
11 - 19 - 30 - 38 - 53



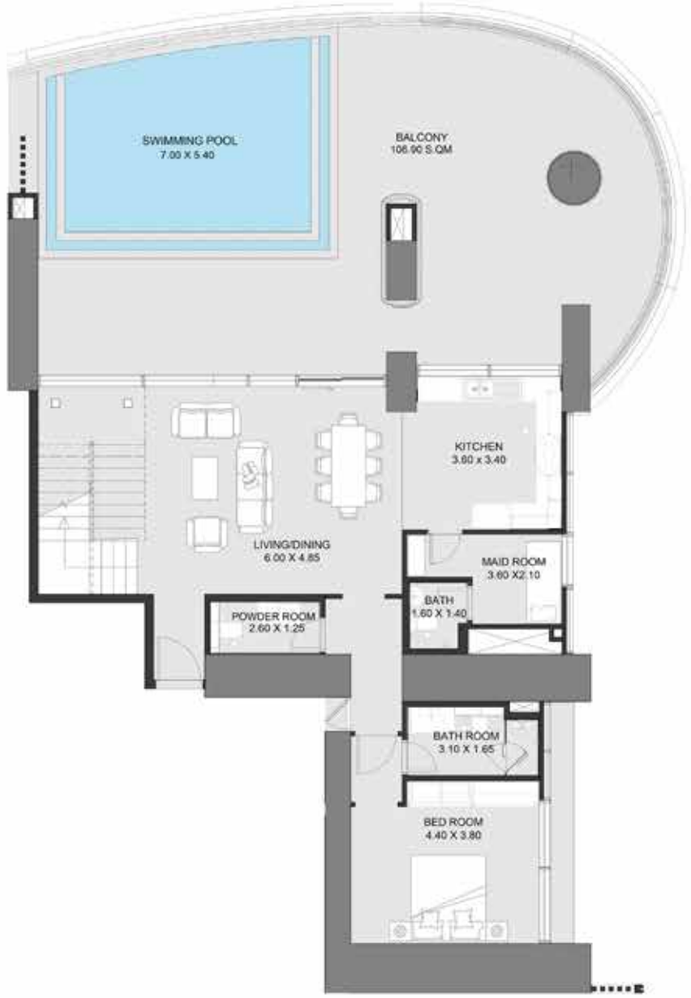
UPPER

INTERNAL AREA	1036.29 SQFT	**96.27 Sqm**
EXTERNAL AREA	570.06 SQFT	**52.96 Sqm**
TOTAL AREA	**1606.36 SQFT**	
	149.23 Sqm	

LEVELS:
12 - 20 - 31 - 39 - 54

4 BEDROOM TYPE A1

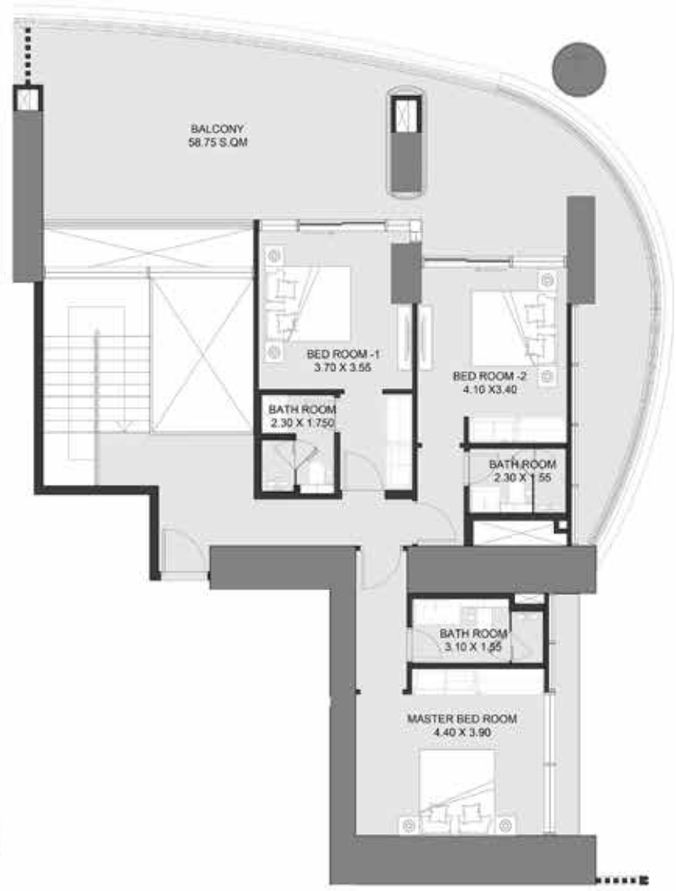
TOTAL UNIT AREA : 4234.25 SQFT 393.37 Sqm



LOWER

INTERNAL AREA	1232.98 SQFT	**114.54 Sqm**
EXTERNAL AREA	1232.88 SQFT	**114.53 Sqm**
TOTAL AREA	**2465.86 SQFT**	
	229.08 Sqm	

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



UPPER

INTERNAL AREA	1057.81 SQFT	**98.27 Sqm**
EXTERNAL AREA	710.37 SQFT	**65.99 Sqm**
TOTAL AREA	**1768.19 SQFT**	
	164.27 Sqm	

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

4 BEDROOM TYPE A2

TOTAL UNIT AREA : 4180.55 SQFT 388.38 Sqm

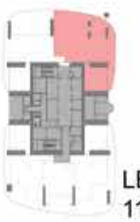
LOWER

INTERNAL AREA	1232.98 SQFT	**114.54 Sqm**
EXTERNAL AREA	976.79 SQFT	**90.74 Sqm**
TOTAL AREA	**2209.78 SQFT**	
	205.29 Sqm	

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

UPPER

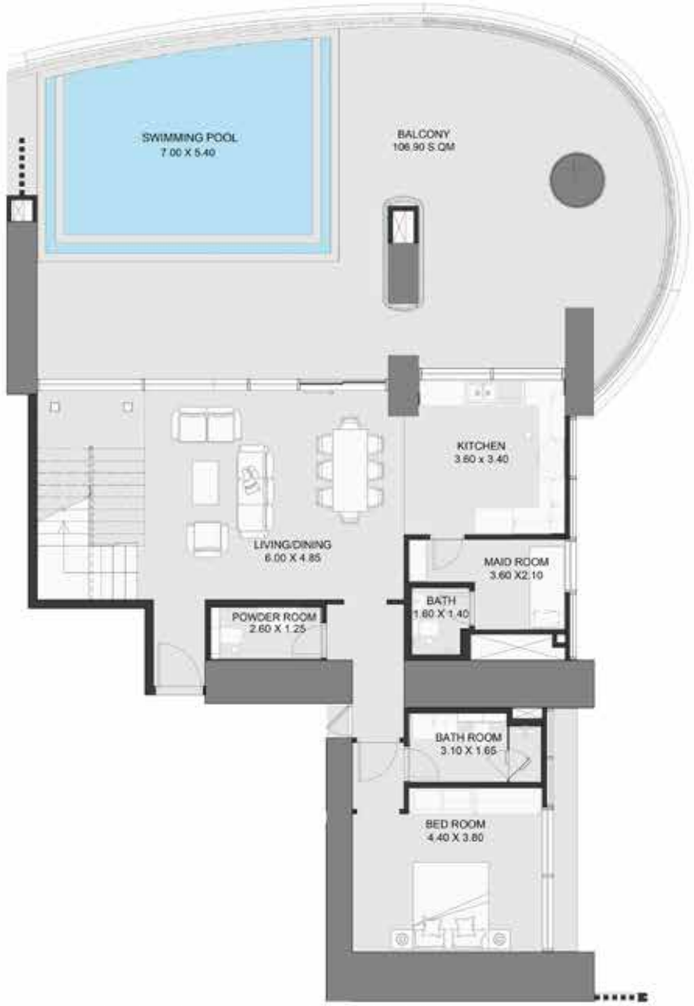
INTERNAL AREA	1057.81 SQFT	**98.27 Sqm**
EXTERNAL AREA	912.77 SQFT	**84.79 Sqm**
TOTAL AREA	**1970.58 SQFT**	
	183.07 Sqm	



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

4 BEDROOM TYPE A3

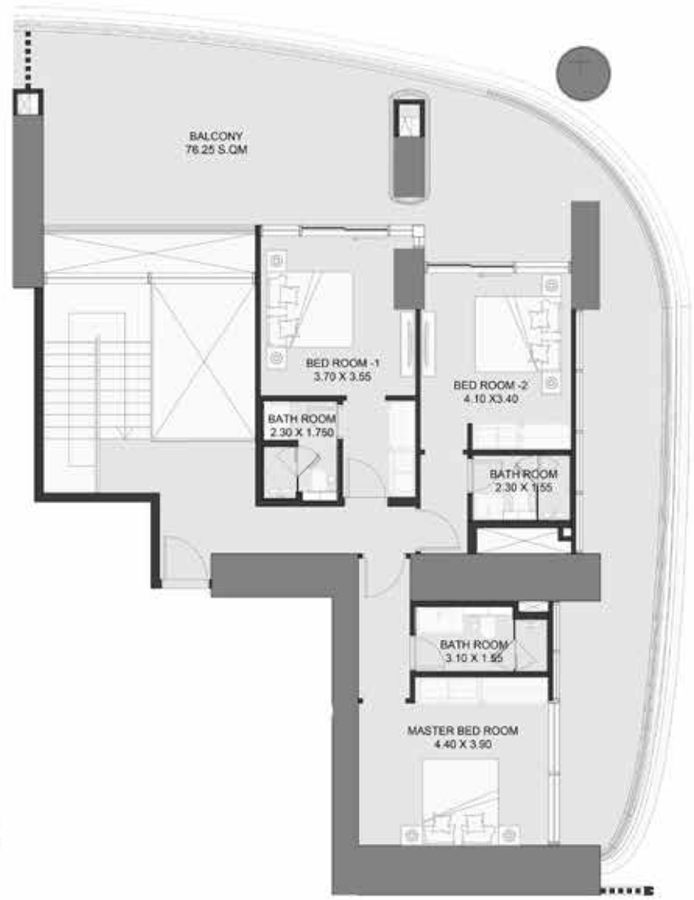
TOTAL UNIT AREA : 4436.70 SQFT **412.18 Sqm**



LOWER

INTERNAL AREA	1232.98 SQFT	**114.54 Sqm**
EXTERNAL AREA	1232.88 SQFT	**114.53 Sqm**
TOTAL AREA	**2465.86 SQFT**	
	229.08 Sqm	

LEVELS:
12 - 23 - 31 - 39 - 54



UPPER

INTERNAL AREA	1057.81 SQFT	**98.27 Sqm**
EXTERNAL AREA	912.77 SQFT	**84.79 Sqm**
TOTAL AREA	**1970.58 SQFT**	
	183.07 Sqm	

LEVELS:
13 - 24 - 32 - 40 - 55

4 BEDROOM TYPE A4

TOTAL UNIT AREA : 3978.10 SQFT **369.57 Sqm**

LOWER

INTERNAL AREA	1232.98 SQFT	**114.54 Sqm**
EXTERNAL AREA	976.79 SQFT	**90.74 Sqm**
TOTAL AREA	**2209.78 SQFT**	
	205.29 Sqm	

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

UPPER

INTERNAL AREA	1057.81 SQFT	**98.27 Sqm**
EXTERNAL AREA	710.37 SQFT	**65.99 Sqm**
TOTAL AREA	**1768.19 SQFT**	
	164.27 Sqm	

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

4 BEDROOM TYPE A5

TOTAL UNIT AREA : 4405.94 SQFT **409.32 Sqm**

LOWER

INTERNAL AREA	1232.98 SQFT	**114.54 Sqm**
EXTERNAL AREA	1232.88 SQFT	**114.53 Sqm**
TOTAL AREA	**2465.86 SQFT**	
	229.08 Sqm	

LEVELS: 20

UPPER

INTERNAL AREA	1057.81 SQFT	**98.27 Sqm**
EXTERNAL AREA	881.99 SQFT	**81.93 Sqm**
TOTAL AREA	**1939.81SQFT**	
	180.21 Sqm	

LEVELS: 21

SKY MANSION TYPE A2

TOTAL UNIT AREA : 7467.82 SQFT **693.78 Sqm**

LOWER

INTERNAL AREA : 2540.11 SQFT **235.98 Sqm**
EXTERNAL AREA : 1468.63 SQFT **136.44 Sqm**

TOTAL AREA : 4008.74 SQFT

372.42 Sqm

LEVELS : 60 - 64

UPPER

INTERNAL AREA : 2114.98 SQFT **196.48 Sqm**
EXTERNAL AREA : 1343.92 SQFT **124.85 Sqm**

TOTAL AREA : 3458.90 SQFT

321.34 Sqm

LEVELS : 61 - 65

MADA'IN

SKY MANSION TYPE A3

TOTAL UNIT AREA : 8039.55 SQFT **746.89 Sqm**

LOWER

INTERNAL AREA : 2540.11 SQFT **235.98 Sqm**
EXTERNAL AREA : 1700.51 SQFT **157.98 Sqm**

TOTAL AREA : 4240.62 SQFT
393.96 Sqm

LEVELS : 62

UPPER

INTERNAL AREA : 2114.98 SQFT **196.48 Sqm**
EXTERNAL AREA : 1683.29 SQFT **156.38 Sqm**

TOTAL AREA : 3798.28 SQFT
352.87 Sqm

LEVELS : 63

MADA'IN

SKY MANSION TYPE A1

TOTAL UNIT AREA : 7700.17 SQFT **715.36 Sqm**

LOWER

INTERNAL AREA : 2540.11 SQFT **235.98 Sqm**
EXTERNAL AREA : 1700.51 SQFT **157.98 Sqm**

TOTAL AREA : 4240.62 SQFT

393.96 Sqm

LEVELS : 58 - 66

UPPER

INTERNAL AREA : 2114.98 SQFT **196.48 Sqm**
EXTERNAL AREA : 1343.92 SQFT **124.85 Sqm**

TOTAL AREA : 3458.90 SQFT

321.34 Sqm

LEVELS : 59 - 67

MADA'IN

SKY MANSION TYPE B1

TOTAL UNIT AREA : 8136.98 SQFT **755.95 Sqm**

LOWER

INTERNAL AREA : 2741.32 SQFT **254.67 Sqm**
EXTERNAL AREA : 1717.83 SQFT **159.59 Sqm**

TOTAL AREA : 4459.15 SQFT
414.26 Sqm

LEVELS : 58 - 66

UPPER

INTERNAL AREA : 2262.18 SQFT **210.16 Sqm**
EXTERNAL AREA : 1415.58 SQFT **131.51 Sqm**

TOTAL AREA : 3484.08 SQFT
323.68 Sqm

LEVELS : 59 - 67

MADA'IN

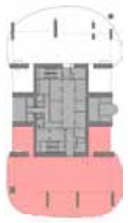
SKY MANSION TYPE B2

TOTAL UNIT AREA : 8218.20 SQFT **763.49 Sqm**

LOWER

INTERNAL AREA : 2741.32 SQFT **252.16 Sqm**
EXTERNAL AREA : 1799.61 SQFT **167.18 Sqm**

TOTAL AREA : 4540.93 SQFT
421.86 Sqm



LEVELS : 60 - 64

UPPER

INTERNAL AREA : 2262.18 SQFT **210.16 Sqm**
EXTERNAL AREA : 1415.58 SQFT **131.51 Sqm**

TOTAL AREA : 3484.08 SQFT
323.68 Sqm

LEVELS : 61 - 65

MADA'IN

SKY MANSION TYPE B3

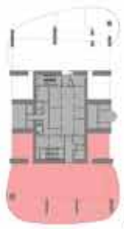
TOTAL UNIT AREA : 8515.67 SQFT **791.13 Sqm**

LOWER

INTERNAL AREA : 2741.32 SQFT **254.67 Sqm**
EXTERNAL AREA : 1717.83 SQFT **159.59 Sqm**

TOTAL AREA : 4459.15 SQFT

414.26 Sqm



LEVELS : 62

UPPER

INTERNAL AREA : 2262.18 SQFT **210.16 Sqm**
EXTERNAL AREA : 1794.23 SQFT **166.68 Sqm**

TOTAL AREA : 4056.41 SQFT

376.85 Sqm

LEVELS : 63

PAYMENT PLAN - 3 YEARS

10% ON BOOKING		
1st Payment	2nd Payment	3rd Payment
10%	5%	5%
4th Payment	5th Payment	6th Payment
5%	5%	5%
7th Payment	8th Payment	9th Payment
5%	5%	5%

40% Handover - Q4 2028

MADA'IN

Properties