



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.

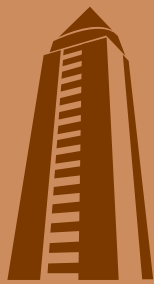


- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.



MADISON
RESIDENCY

The Heart of New Dubai



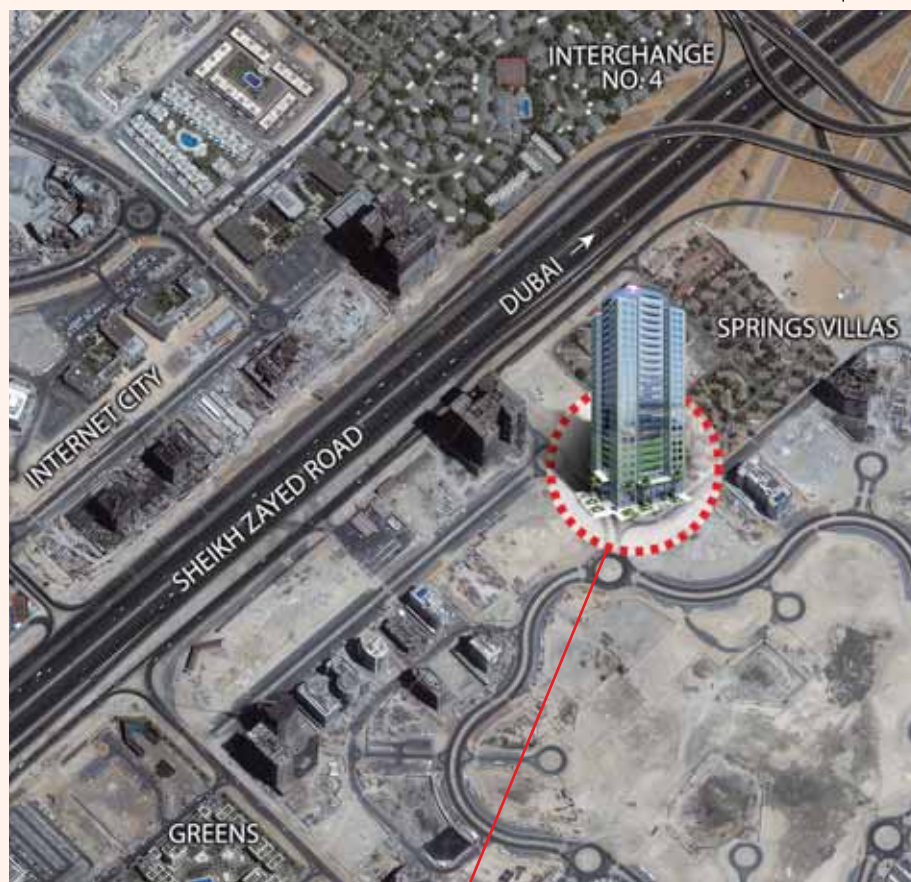
Come home to your own space and discover a world surrounded with luxuries that let you live and enjoy life to the fullest.

A place you can call your own. Designed to help you relax, unwind and feel free, all in the heart of New Dubai.

MADISON

RESIDENCY

The Heart of New Dubai



MADISON
RESIDENCY

- Between 4th & 5th interchange, Sheikh Zayed Road
- Opposite Dubai Media City and Dubai Internet City
- 1.5 km from Mall of the Emirates ■ 2 km from Emirates Golf Club
- Proximity to Burj Al Arab and Madinat Jumeirah
- Minutes from world-class shopping, entertainment and restaurants



- 26 floors of well planned apartments ■ Choice of studio, 1 and 2 bedroom apartments
- Designed to exacting European standards ■ Superior fixtures and finish in every room
- State-of-the-art facilities and amenities





An invigorating lifestyle,
right at your doorstep



All this within a short distance of your home

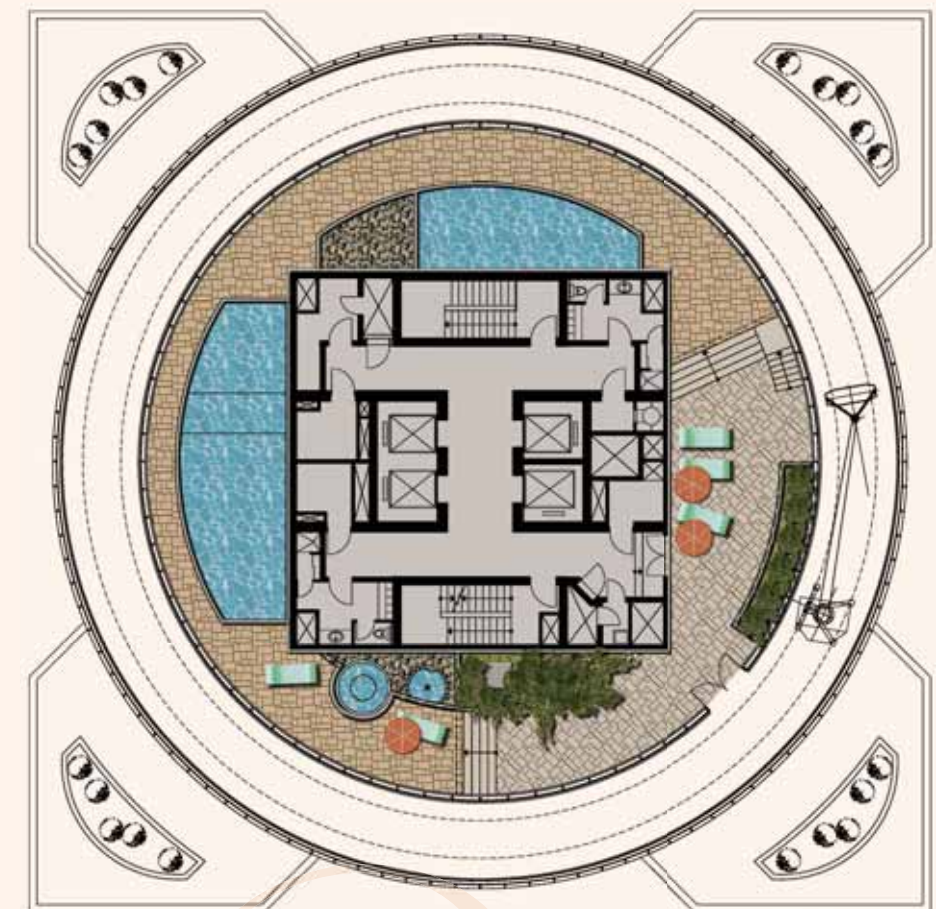
Take in a rock concert, catch the buzz of the Dubai International Film Festival, enjoy a round of Golf, or widen your horizons at the Knowledge Village.

Indulge in everything from fine cuisine, shopping and trendy clubs, exciting nightlife, upscale shopping malls, designer boutiques and ethnic gourmet restaurants.

Enjoy the sun and sand, laze away your weekends by the beach, surf, ski or simply sun bathe.



Ultra-modern amenities to make life simple



Facilities available 24/7 to accommodate your lifestyle

- | | |
|---|---|
| • Roof Garden with Adults and Children's Swimming Pools | • Sauna & Steam Rooms for Men and Women |
| • Multi-purpose Hall | • Children's Play Room |
| • Fully equipped Gymnasium | • High Speed Internet Connectivity |
| • 24-hour Security System | • Access Control System |
| • CCTV System | • Central Airconditioning |
| • Underground & Surface Parking | • Fire Alarm System |



Eco-friendly, minimal care,
quality finishes



Where taste meets value

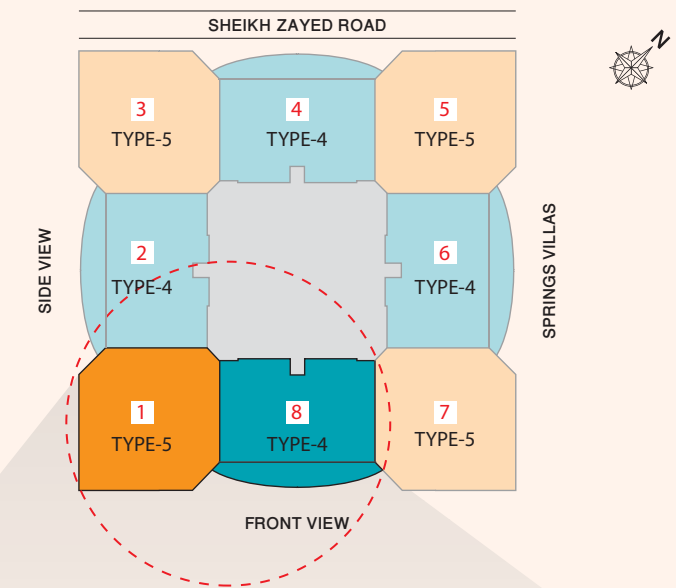
	Floors	Ceiling	Walls
Gr. Floor (Main Ent.)	Granite/Marble	Paint	Stucco Paint
Typical Floors:			
Lift Lobby	Granite/Marble	Paint and Decorative Glass	Stucco Paint
Bedrooms	Ceramic Tiles	Gypsum Bds./Paint	Paint
Dinning & Living Rms.	Ceramic Tiles	Gypsum Bds./Paint	Paint
Kitchens	Ceramic Tiles	Suspended Gypsum Tiles	Ceramic Tiles
Toilets	Ceramic Tiles	Suspended Gypsum Tiles	Ceramic Tiles

Kitchens: Furnished with Laminated Particle Board Cabinets and Corian Counter Top
Bedrooms: Furnished with Built-in Closets



Floor Plan

16th - 26th Floor
2 Bedroom Apartments



TYPE 5
2 Bedroom Apartment
1370.10 sq. ft.
Apt. No. 1, 3, 5 & 7



TYPE 4
2 Bedroom Apartment
1336.90 sq. ft.
Apt. No. 2, 4, 6 & 8

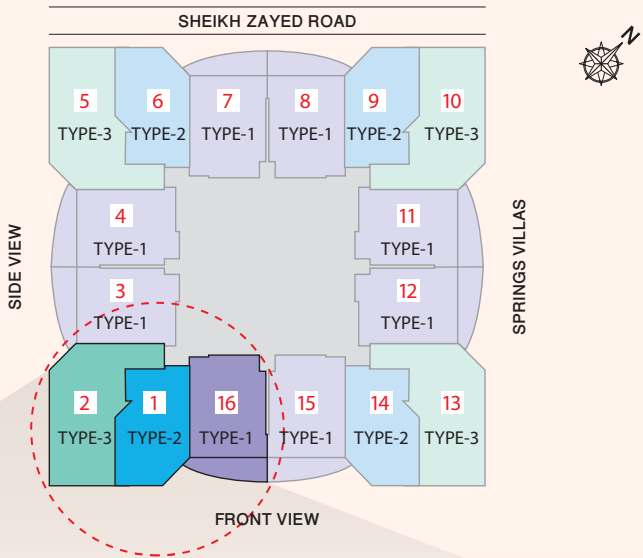
	Living/Dining	Kitchen	Master Bedroom	Bedroom - 2	Balcony	
Type 5	7.80 x 4.50 25.58 x 14.76	3.20 x 4.40 10.50 x 14.43	4.25 x 4.50 13.94 x 14.76	3.20 x 3.45 10.50 x 11.32	—	meters feet
Type 4	4.1 x 5.9 13.45 x 19.35	1.85 x 3.95 6.07 x 12.96	2.9 x 5.05 9.51 x 16.56	3.95 x 3.15 12.96 x 10.33	20.05 m ² 215.80 sqft	meters feet

Type A apartments are available on 27th floor (4 units)
Note : Dimensions are approximate due to space/walls orientation



Floor Plan

2nd - 14th Floor
Studio/1 Bedroom Apartments



TYPE 3
1 Bedroom Apartment
771.80 sq. ft.
Apt. No. 2, 5, 10 & 13

TYPE 2
Studio Apartment
561.14 sq. ft.
Apt. No. 1, 6, 9 & 14

TYPE 1
Studio Apartment
664.72 sq. ft.
Apt. No. 3, 4, 7, 8, 11, 12, 15 & 16

	Living/Dining	Kitchen	Master Bedroom	Balcony	
Type 3	5.80 x 4.50 19.02 x 14.76	2.65 x 2.15 8.69 x 7.05	5.10 x 3.75 16.73 x 12.30	—	meters feet
Type 2	—	3.30 x 2.50 10.82 x 8.20	4.55 x 5.80 14.92 x 19.02	—	meters feet
Type 1	—	2.55 x 2.75 8.36 x 9.02	6.10 x 4.75 20.01 x 15.58	10.10 m ² 108.70 sqft	meters feet

Note : Dimensions are approximate due to space/walls orientation



Floor Plan

First Floor

Studio/1 Bedroom Apartments



TYPE 3A
1 Bedroom Apartment
980.41 sq. ft.
Apt. No. 2, 5 10 & 13

TYPE 2B
Studio Apartment
612.81 sq. ft.
Apt. No. 1 & 14

TYPE 1B
Studio Apartment
684.93 sq. ft.
Apt. No. 15 & 16

	Living/Dining	Kitchen	Master Bedroom	Balcony	
Type 3A	5.75 x 4.50 18.86 x 14.76	2.65 x 2.15 8.69 x 7.05	5.10 x 3.75 16.73 x 12.30	19.38 m ² 208.61 sqft	meters feet
Type 2B	—	2.50 x 4.00 8.20 x 13.12	4.50 x 5.80 14.76 x 19.02	4.8 m ² 51.67 sqft	meters feet
Type 1B	—	2.55 x 2.75 8.36 x 9.02	6.10 x 4.75 20.01 x15.58	11.98 m ² 128.91 sqft	meters feet

Note : Dimensions are approximate due to space/walls orientation

Deyaar

Communities that enrich lives

At Deyaar, we pride on our achievements of having efficiently built and successfully delivered a portfolio of development projects. We bring a fresh approach to planning and development to create unique communities that enrich lives. We will build communities that preserve the natural environment around us, while harnessing the newest technologies and encouraging sustainable development.



Call 800-DEYAAR (800-339227)
www.deyaar.ae



Call 800-DEYAAR (800-339227)
www.deyaar.ae