

**MADISON**  
RESIDENCY

## The Heart of New Dubai



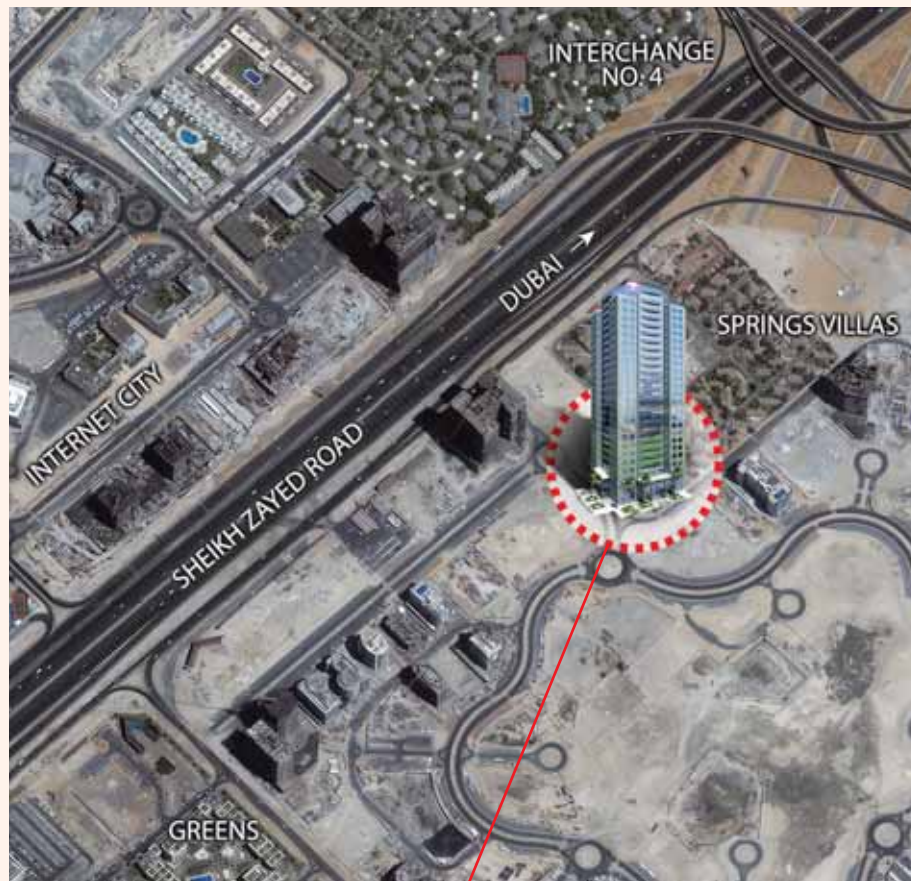
Come home to your own space and discover a world surrounded with luxuries that let you live and enjoy life to the fullest.

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 4<sup>th</sup> & 5<sup>th</sup> 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.

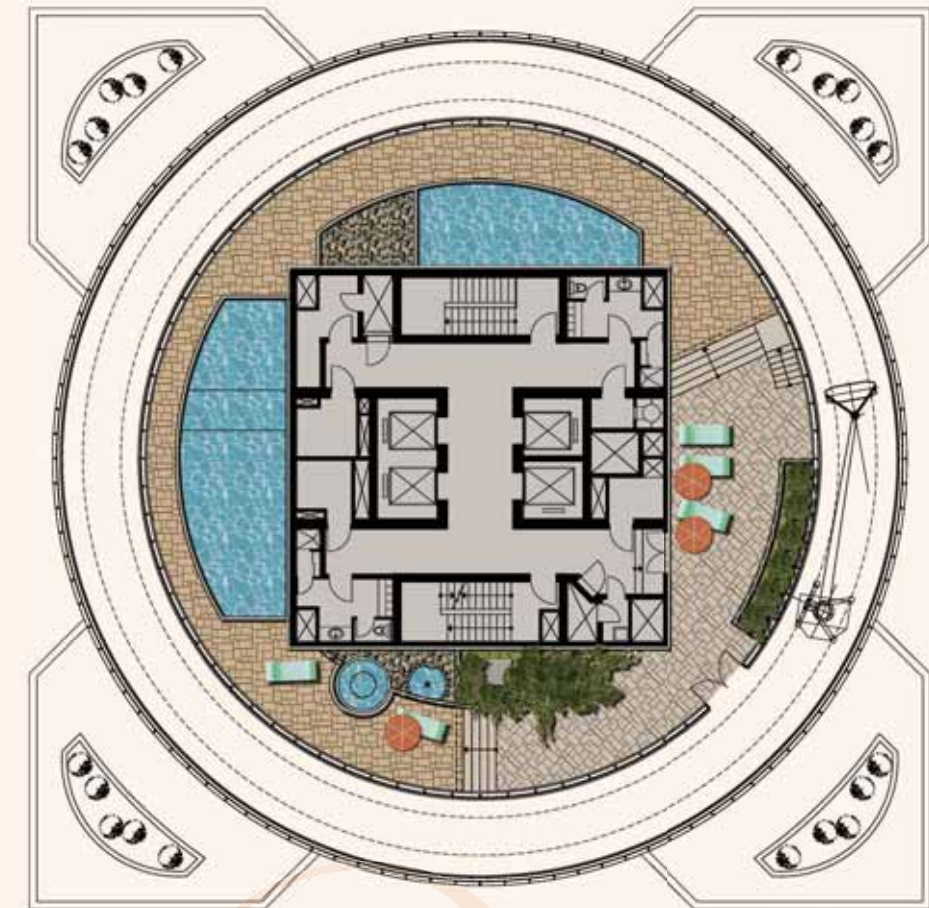
Indulge in everything from fine cuisine, shopping and trendy clubs, exciting nightlife, upscale shopping malls, designer boutiques and ethnic gourmet restaurants.

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
- Multi-purpose Hall
- Fully equipped Gymnasium
- 24-hour Security System
- CCTV System
- Underground & Surface Parking
- Sauna & Steam Rooms for Men and Women
- Children's Play Room
- High Speed Internet Connectivity
- Access Control System
- Central Airconditioning
- 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

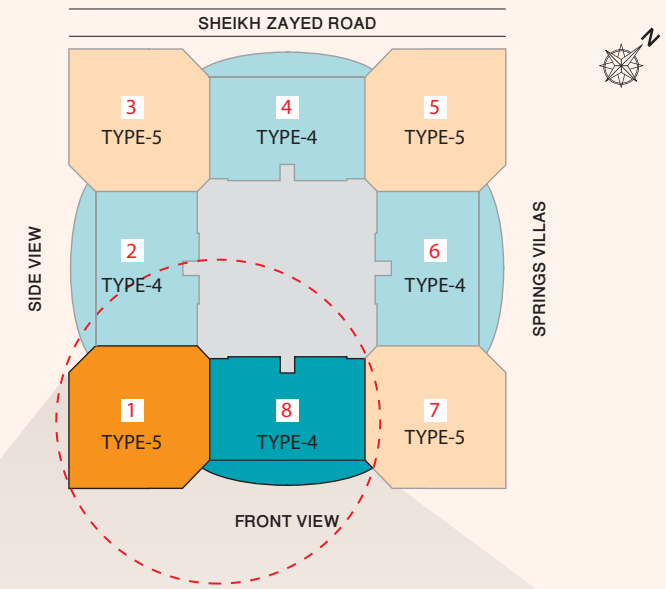




# Floor Plan

## 16<sup>th</sup> - 26<sup>th</sup> 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 <sup>2</sup> 215.80 sqft	meters feet

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

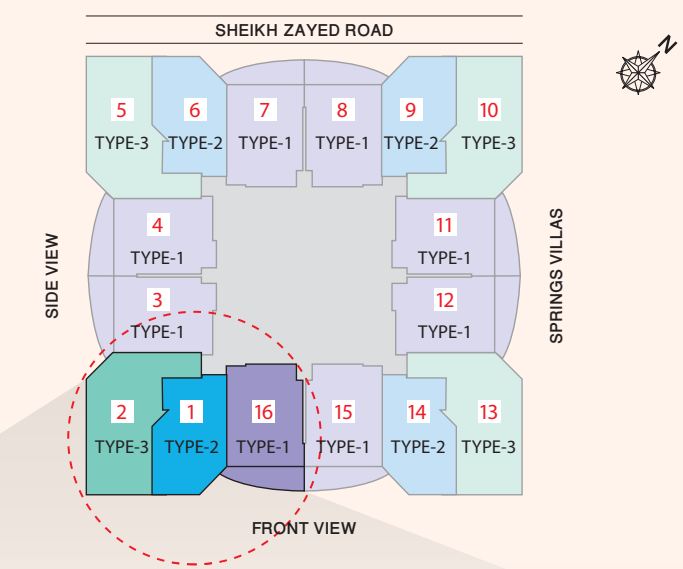




# Floor Plan

## 2<sup>nd</sup> - 14<sup>th</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 51.67 sqft	meters feet
Type 1B	—	2.55 x 2.75 8.36 x 9.02	6.10 x 4.75 20.01 x 15.58	11.98 m <sup>2</sup> 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](http://www.deyaar.ae)





Call 800-DEYAAR (800-339227)  
[www.deyaar.ae](http://www.deyaar.ae)