



DEVELOPMENTS



# We Introduce **TULIP MAIDEN**





















REAL ESTATE DEVELOPMENT

FROM WARSAN 4  
LOCATION

18 min  
DownTown  
Burj Khalifa



14 min  
Dragon  
Mart



15 min  
Dubai  
Outlet  
Mall



12 min  
Dubai  
Safari  
Park



11 min  
Zayed  
University



11 min  
University  
Ovf Dubai









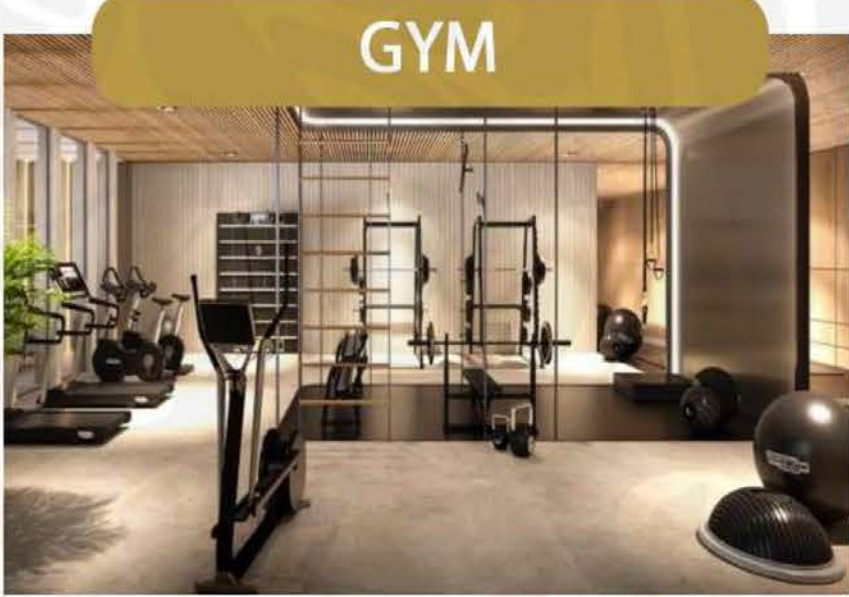
# BUILDING AMENITIES

UNITS ARE DESIGNED TO GRANTEE THE VARITY, COMFORT ,PEACE

- CARS PARKING
- SWIMMING POOL
- GYM

## AVAILBLE UNITS

UNIT \ FLOOR	GROUND	FIRST	SECOND	THIRD	FOUTRTH
STUDIO	8	8	8	8	0
1 BEDROOM	0	8	8	8	6
2 BEDROOMS	0	2	2	2	3







**5 minutes from the new metro Blue line**





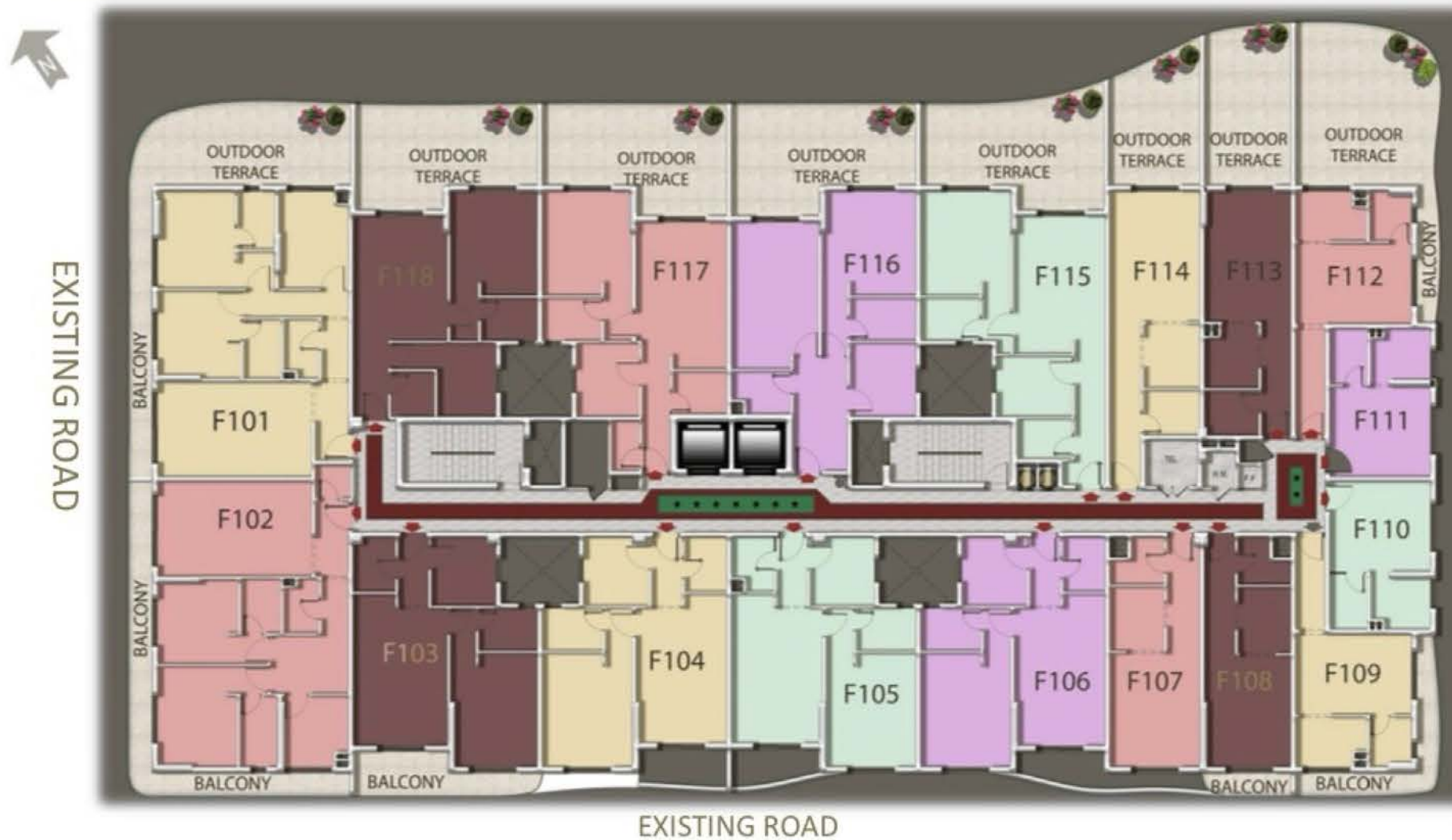






## UNITS' NET AREA AND DISTRIBUTION

### 1<sup>ST</sup> FLOOR UNITS



UNIT'S NO	TYPE	NET AREA (Ft.Sq)
F101	2 BEDROOMS+ OUTDOOR TERRACE	1249+(334 O.T)
F102	2 BEDROOMS	1362
F103	1 BEDROOM	885
F104	1 BEDROOM	765
F105	1 BEDROOM	770
F106	1 BEDROOM	765

UNIT'S NO	TYPE	NET AREA (Ft.Sq)
F107	STUDIO	447
F108	STUDIO	480
F109	STUDIO	500
F110	STUDIO	323
F111	STUDIO	323
F112	STUDIO+ OUTDOOR TERRACE	759+(431 O.T)

UNIT'S NO	TYPE	NET AREA (Ft.Sq)
F113	STUDIO+ OUTDOOR TERRACE	484+(264 O.T)
F114	STUDIO+ OUTDOOR TERRACE	484+(226 O.T)
F115	1 BEDROOM+ OUTDOOR TERRACE	786+(350 O.T)
F116	1 BEDROOM+ OUTDOOR TERRACE	861+(345 O.T)
F117	1BEDROOM+ OUTDOOR TERRACE	765+(345 O.T)
F118	1 BEDROOM+ OUTDOOR TERRACE	755+(334 O.T)

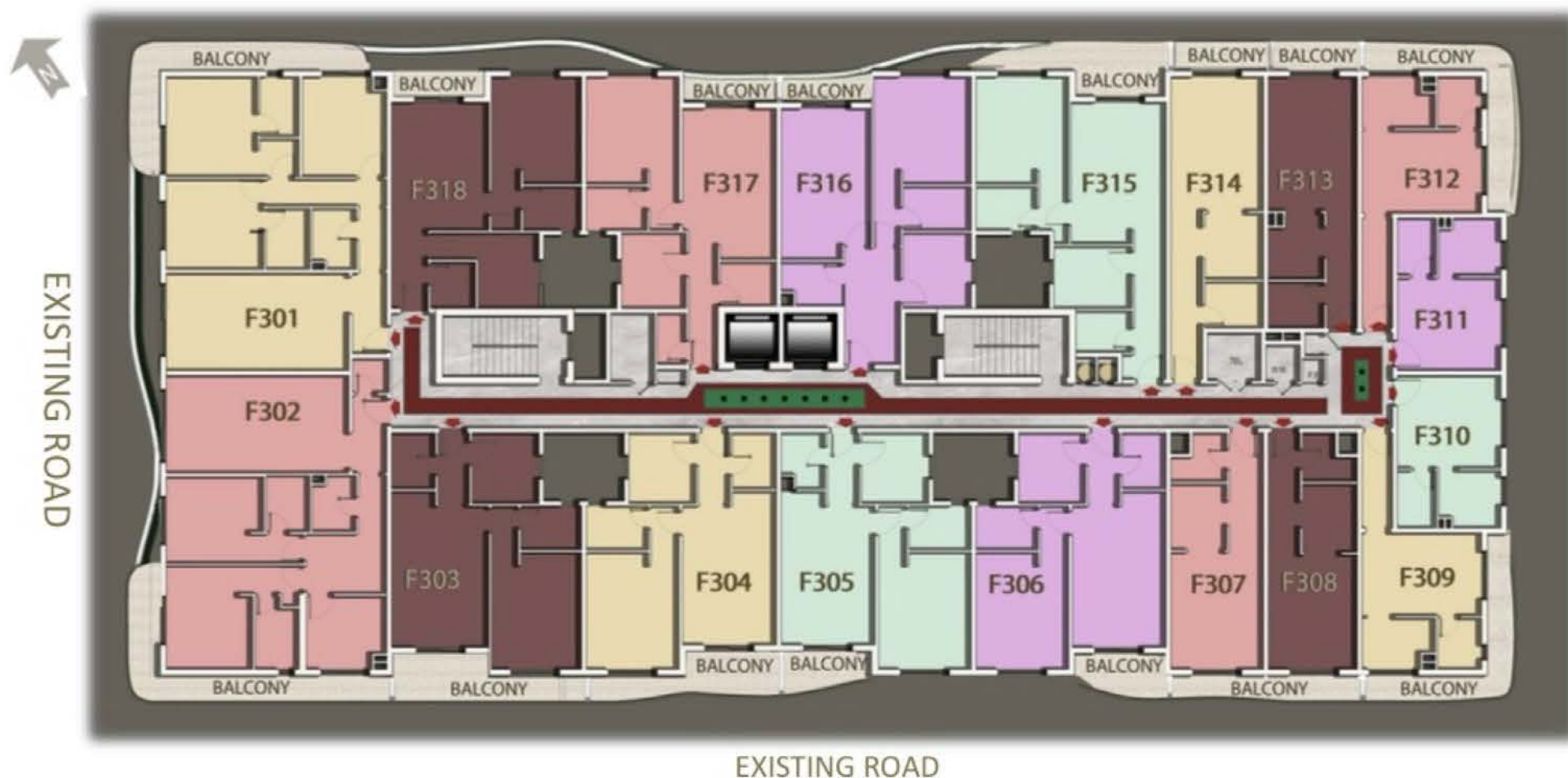
#### ALL UNITS

- boasts an array of amenities that cater to the diverse needs of our residents. Enjoy a refreshing dip in our temperature-controlled swimming pool, unwind in our sauna, or stay active in our fully-equipped gymnasium. For those who enjoy outdoor activities, we have a landscaped terraces
- Also each unit has ample parking space for residents, ensuring that you always have a place to park your vehicle.
- Security is of the utmost importance, and our building has a 24-hour security system to provide residents with peace of mind.



## UNITS' NET AREA AND DISTRIBUTION

### 3<sup>RD</sup> FLOOR UNITS



UNIT'S NO	TYPE	NET AREA (Ft.Sq)
F301	2 BEDROOMS	1244
F302	2 BEDROOMS	1276
F303	1 BEDROOM	883
F304	1 BEDROOM	872
F305	1 BEDROOM	835
F306	1 BEDROOM	829

UNIT'S NO	TYPE	NET AREA (Ft.Sq)
F307	STUDIO	480
F308	STUDIO	480
F309	STUDIO	500
F310	STUDIO	323
F311	STUDIO	323
F312	STUDIO	810

UNIT'S NO	TYPE	NET AREA (Ft.Sq)
F313	STUDIO	530
F314	STUDIO	530
F315	1 BEDROOM	896
F316	1 BEDROOM	910
F317	1BEDROOM	810
F318	1 BEDROOM	797

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## UNIT 308

**STUDIO**  
**FRONT ELEVATION**  
**NET AREA 480 F.SQ**

SPACE NO	SPACE NAME	AREA (Ft.Sq)
1	BEDROOM	309
2	KITCHEN	75
3	BATHROOM	58
4	BALCONY	38



**OUR MAIN CONCEPT  
FOR THE UNITS  
DESIGN**

The first thing we thought of it when we start our design that every unit means **HOME** so we take care in every detail to feel comfortable and luxury in every space of your unit.

Whatever the space area of your unit you will find that every meter exploited to find your comfort.

### IMPORTANT NOTES

- Diagrams are not for s
- Net area includes walls



# UNIT 116

1 BEDROOM UNIT  
 BACK ELEVATION  
 NET AREA 865 Ft.Sq +360Ft.Sq (OUTDOORTERRACE)

SPACE NO	SPACE NAME	AREA (Ft.Sq)
1	MASTER BEDROOM1	240
2	BATHROOM 1	60
3	BATHROOM2	60
4	KITCHEN	110
5	LIVING & DINNING	255
6	ENTRANCE	140
7	OUTDOORTERRACE	360



- IMPORTANT NOTES**
- Diagrams are not for scale
  - Net area includes walls

## OUR MAIN CONCEPT FOR THE UNITS DESIGN

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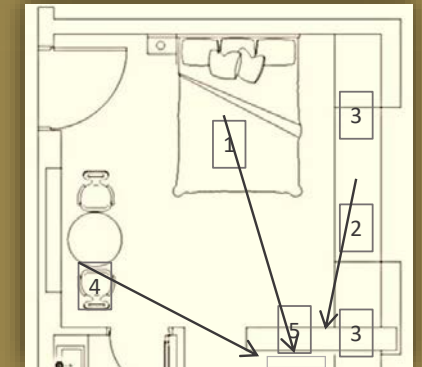


# UNITS' INTERIOR DESIGN AND SPACES DISTRIBUTION SOLUTIONS



## OUR SPACE FURNISHING SOLUTIONS

### BEDROOM



#### 1. BED AREA

The optimum single bed size for the unit's space is 160cm this size allow cozy movement in the unit

#### 2. BAY WINDOW

The concept of creating bay window is to create an extra sitting space .

#### 3. STORAGE AREA

The cupboard is designed to give maximum storage space also mirrors are applied to give the sense of bigger space .

#### 4. DINING AND SITTING SPACE

Although it is a small area but the cladding of the wall and the lighting system give the sense of luxury and comfort at the same time

#### 5. TELEVISION SCREEN

By choosing this place you can watch TV easily while you are sitting in any space of your unit.



## ABOUT AL WARSAN

Warsan Community is located in the south-eastern part of Dubai, close to the Dubai International Airport and the Dubai Festival City. Al Warsan is known for its nature reserves, including the Ras Al Khor Wildlife Sanctuary, as well as its residential areas, shopping centers, and industrial zones. The area is well connected to the rest of Dubai through the Dubai-Al Ain Road and Emirates Road, making it easily accessible for residents and visitors

Warsan 4 is a sub-community of AL WARSAN. It is one of the few southern suburbs in the city. Nakheel Properties is the mastermind behind the entire project..

This suburb was developed with family-friendly living and luxury in mind and it offers just that. There are plenty of essential amenities nearby that allow residents to lead a stress-free lifestyle.

## MARKET OUTLOOK

THE PROPERTY MARKET IN AL WARSAN IS GENERALLY MORE AFFORDABLE COMPARED TO OTHER AREAS IN DUBAI.

THIS HAS MADE IT AN ATTRACTIVE LOCATION FOR BUYERS AND RENTERS WHO ARE LOOKING FOR AFFORDABLE HOUSING OPTIONS .

IN GENERAL, THE DEMAND FOR AFFORDABLE HOUSING HAS REMAINED STRONG IN DUBAI ,AND AL WARSAN BENEFITED FROM THIS TREND.

AL WARSAN'S PROPERTY MARKET HAS SHOWN RESILIENCE DESPITE THE COVID-19 PANDEMIC,AND THE AREA HAS CONTINUED TO ATTRACT BUYERS AND RENTALS LOOKING FOR AFFORDABLE HOUSING OPTIONS ,IN RECENT YEARS THERE HAS BEEEN A GROWING TREND TOWARDS COMMUNITY LIVING IN DUBAI ,WITH INCREASING NUMBER OF PEOPLE LOOKING FOR AMENITIES SUCH AS PARKS,RECREATIONAL AREAS,AND COMMUNITY FACILITIES,AL WARSAN'S PROPERTY MARKET HAS RESPONDED TO THIS TREND BY OFFERING A RANGE OF AFFORDABLE COMMUNITY LIVING OPTIONS ,INCLUDING APARTMENTS &VILLAS.

OVERALL,THE PROPERTY MARKET IN AL WARSAN IS PERFORMING WELL IN COMPARISON TO DUBAI'S REAL ESTATE MARKET. IN GENERAL WITH AFFORDABLE HOUSING OPTIONS EL WARSAN CONTINUING TO ATTRACT DEMAND FROM BUYERS AND RENTERS.HOWEVER ,AS WITH ANY REAL ESTATE MARKET IT IS SUBJECT TO FLUCUATIONS BASED ON VARIOUS ECONOMIC AND SOCIAL FACTORS.

## LAND MARKS

Major landmarks near Al Warsan



DUBAI FESTIVAL MALL



RAS-AL KHOR WILDLIFE



DUBAI INTRNATIONAL AIRPORT



DUBAI CREEK



DUBAI MIRACLE GARDEN



BURJ KHALIFA

These landmarks are easily accessible from Al Warsan, making it a convenient and well-connected location to live in.



## ABOUT OUR TULIP MAIDEN

This project has been designed with your comfort and convenience in mind, offering luxurious amenities and exceptional living spaces that are sure to exceed your expectations.

Located in Al Warsan, our TULIP EL ZAHABY building is conveniently situated close to various shopping centers, schools, and healthcare facilities. It is also well-connected to the rest of Dubai, with easy access to major roads and public transportation.

The building features a contemporary design with a stylish facade that will make it stand out from the rest. It comprises spacious and airy apartments that offer breath-taking views of the surrounding area, including the Ras Al Khor Wildlife Sanctuary.

Our G+4 building offers a variety of apartment sizes, ranging from cozy studio apartments to spacious two-bedroom apartments. Each unit has been designed with meticulous attention to detail, featuring high-quality finishes and premium materials to ensure that you live in comfort and style.

Our building boasts an array of amenities that cater to the diverse needs of our residents. Enjoy a refreshing dip in our temperature-controlled swimming pool, unwind in our sauna, or stay active in our fully-equipped gymnasium. For those who enjoy outdoor activities, we have a landscaped garden area and a children's play area.

Our building also has ample parking space for residents, ensuring that you always have a place to park your vehicle. Security is of the utmost importance, and our building has a 24-hour security system to provide residents with peace of mind.

## TULIP MAIDEN



At our building in Al Warsan, you can experience a luxurious lifestyle with top-of-the-line amenities, stunning views, and exceptional living spaces. Come and make this your new home today



SUCCESSFULLY DEVELOPED AND IMPLEMENTED STRATEGIES THAT HAVE ENHANCED OPERATIONS TO IMPACT WORKFLOWS TO INCREASE PERFORMANCE SIGNIFICANTLY. AND UTILIZED EXTENSIVE EXPERTISE AND KNOWLEDGE DURING THE IMPLEMENTATION OF PUBLIC POLICIES THAT DRIVE FINANCIAL STABILITY

# OWNERS

## MOHAMED AL NUAIMI

A STRATEGIC AND VISIONARY EXECUTIVE ADVISOR, DIRECTOR GENERAL, AND BOARD & EXECUTIVE COMMITTEE MEMBER WITH EXPERTISE ACROSS THE UAE REGION WITHIN PUBLIC AND PRIVATE SECTOR ENGAGEMENT ON PROJECTS IMPACTING COUNTRY INFRASTRUCTURE. WITH OVER 14 YEARS OF PROGRESSIVE EXPERTISE IN DRIVING RESULTS-ORIENTED STRATEGIES WITH KEEN INSIGHT INTO LEADING AND IMPLEMENTING PLANS THAT DRIVE LONGEVITY AND SUSTAINABILITY. KNOWN FOR MY ABILITY TO BUILD HIGH-LEVEL PUBLIC FISCAL POLICIES AND DRIVE FINANCIAL STABILITY OVER BUDGETING, SPENDING, AND FINANCIAL PLANNING, TO LIMIT FINANCIAL RISK FACTORS. I AM KNOWN FOR MY ABILITY TO ACT WITH INTEGRITY AND DISCRETION WHILE EXECUTING PUBLIC AND PRIVATE INITIATIVES ACROSS ABU DHABI. THROUGH MULTIPLE EXECUTIVE COMMITTEES, COUNCILS, AND PROFESSIONAL BOARD MEMBERSHIPS, I HAVE GAINED EXTENSIVE EXPERTISE IN DRIVING ORGANIZATIONAL, COUNTRY-SPECIFIC, AND STRATEGIC PERFORMANCE OBJECTIVES AND SUCCESSFULLY DELIVERED ON TRANSFORMATION PROJECTS. SUCCESSFULLY DEVELOPED AND IMPLEMENTED STRATEGIES THAT HAVE ENHANCED OPERATIONS TO IMPACT WORKFLOWS TO INCREASE PERFORMANCE SIGNIFICANTLY. AND UTILIZED EXTENSIVE EXPERTISE AND KNOWLEDGE DURING THE IMPLEMENTATION OF PUBLIC POLICIES THAT DRIVE FINANCIAL STABILITY. BELIEVING IN CONTINUED EDUCATION, I HOLD A MASTER'S DEGREE IN BUSINESS ADMINISTRATION FROM LONDON BUSINESS SCHOOL, A MASTER'S DEGREE IN PROFESSIONAL BANKING & FINANCE FROM THE EDITH COWAN UNIVERSITY IN AUSTRALIA, A BACHELOR'S DEGREE IN ECONOMICS FROM THE UNIVERSITY OF WESTERN AUSTRALIA, AND COMPLETED THE CHARTERED FINANCIAL ANALYST LEVEL 2 EXAM FROM THE CHARTED FINANCIAL INSTITUTE







# OWNERS

EL-KASHEF IS KEEN ON PARTNERING WITH ITS CLIENTS FOR THEIR PRODUCT NEEDS. WE BELIEVE HERE THAT, "OPTIMUM DESIGN CAN ONLY BE ACHIEVED BY PAYING MAJOR ATTENTION TO MINOR DETAILS THROUGHOUT THE PROJECT."

## BASSEM EL KASHEF

- CEO OF TULIP REAL ESTATE DEVELOPMENTS
- CEO OF EL KASHEF FOR ENGINEERING & CONTRACTING
- BASSEM ELKASHEF IS DEDICATED AND EXPERIENCED CIVIL ENGINEER WITH EXTENSIVE KNOWLEDGE OF ENGINEERING PRINCIPLES, THEORIES SPECIFICATIONS, AND STANDARDS, AND OVER 15 YEARS OF EXPERIENCE. PROVEN TRACK RECORD OF FINISHING COMPLEX PROJECTS UNDER BUDGET AND A HEAD SCHEDULE. CHOOSING HIS TEAMWORK SKILLED, QUALIFIED AND INNOVATIVE. INFUSE OF RESPONSIBILITY, ETHICS AND COMMITMENT IN EVERYTHING THEY DO.
- BASSEM ELKASHEF IS BRIDGING THE GAP BETWEEN DREAM AND REALITY. BUILDING A BETTER FUTURE ONE PROJECT AT A TIME. ENTREPRENEUR AND CIVIL ENGINEER WITH +15 YEARS OF EXPERIENCE IN THE FIELD OF REAL ESTATE AND CONTRACTING.





# OWNERS

**AHMED KHATAB EXPERIENCED GLOBAL SERVICES LEADER WITH OVER 15 YEARS OF EXPERIENCE ESTABLISHING OPERATIONS AND OPTIMIZATION ACROSS DIVERSE TEAMS IN MULTINATIONAL CORPORATE ORGANIZATIONS WITH OPERATING VOLUMES EXCEEDING 500\$M.**

## AHMED KHATAB

**RECOGNIZED FOR STRENGTHS IN STRATEGIC DEVELOPMENT AND CRITICAL IMPLEMENTATIONS ANCHORING CUSTOMER FOCUS, ENTREPRENEURIAL TACTICS, AND SERVICES EXCELLENCE. ACQUIRED A COMPREHENSIVE DIVERSIFIED BACKGROUND IN OPERATIONS AND ENGINEERING MANAGEMENT WITH A BOTTOM-LINE ORIENTATION OFFERING CREATIVE SOLUTIONS TO OPERATIONAL CHALLENGES WHILE ELIMINATING RISKS AND MAXIMIZING EARNINGS. AN ASSERTIVE COACH CONTEMPLATING BUSINESS ACUMEN FOR ALIGNING TEAMS TO CORPORATE TARGETS, IMPROVING PERFORMANCE EFFICIENCY, AND STRENGTHENING AUTONOMOUS LEADERSHIP WITHIN THE TEAMS**







POWERED BY

# EL KASHEF FOR ENGINEERING & CONTRACTING

## ABOUT EL KASHEF

**EL-KASHEF FOR ENGINEERING & CONTRACTING WAS ESTABLISHED IN JANUARY 2009 BY ENG. BASSEM EL-KASHEF, IT PROVIDES ENGINEERING SERVICES TO CLIENTS IN VARIOUS FIELDS. EL-KASHEF HAS A TEAM CONSISTS OF MORE THAN 125 EMPLOYEES WHICH INCLUDE ENGINEERS, ACCOUNTANTS, LEGAL AFFAIRS OFFICER, SUPERVISORS AND TECHNICIANS WHO WORKS ON VARIOUS ENGINEERING DISCIPLINES SUCH AS ENGINEERING DESIGN, CONSTRUCTION WORKS, REAL ESTATE MARKETING, REPAIRING WORKS, ... ETC.**





## EL KASHEF TEAM WORK

### OUR TEAM WORK

OUR ENGINEERS ARE SKILLED, QUALIFIED AND INNOVATIVE.  
WE INFUSE OF RESPONSIBILITY, ETHICS AND COMMITMENT  
IN EVERYTHING WE DO.

25  
ENGINEERS

HUGE WODDEN TOOLS  
THAT CAN STRENGTHEN AT  
LEAST 5000 METERS  
FLAT IN THE CONCRETE  
AREA

WODDEN TOOLS  
FOR SEWAGE WORKS

MORE THAN  
100 TECHNICIANS  
AND ARCHTECTURAL  
SUPERVISORS

COMPLETE FINISHING  
TOOLS SUCH AS  
SCAFFOLDING AND  
OTHERS ( ECTRENAL  
AND INTERNAL WORKS )

3 EXCAVATORS  
FOR ARTESIAN WELLS

ALL TOOLS NEEDED  
FOR FINISHING'S  
AND FACILITY  
MANAGEMENT



# TULIP REAL ESTATE DEVELOPMENT

## ABOUT US

WE START FROM DESIGN AND CONSTRUCTION HOUSE. WE PARTNER WITH OUR CUSTOMERS TO DELIVER HIGHLY INTEGRATED TURN-KEY SOLUTIONS. OUR SOLUTIONS ARE CONSIDERATE OF LOCAL HERITAGE AND TRADITION WHILE LEVERAGING LATEST TECHNOLOGIES IN THE FIELD. WE STANDOUT IN CHALLENGING SETTINGS AND CONSISTENTLY DELIVER HIGHEST QUALITY WORK.



EXTERIOR  
&  
LANDSCAPE







INTERIOR  
&  
FURNITURE









FOR MORE INFORMATION PLEASE CONTACT



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