



REAL ESTATE DEVELOPMENT

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

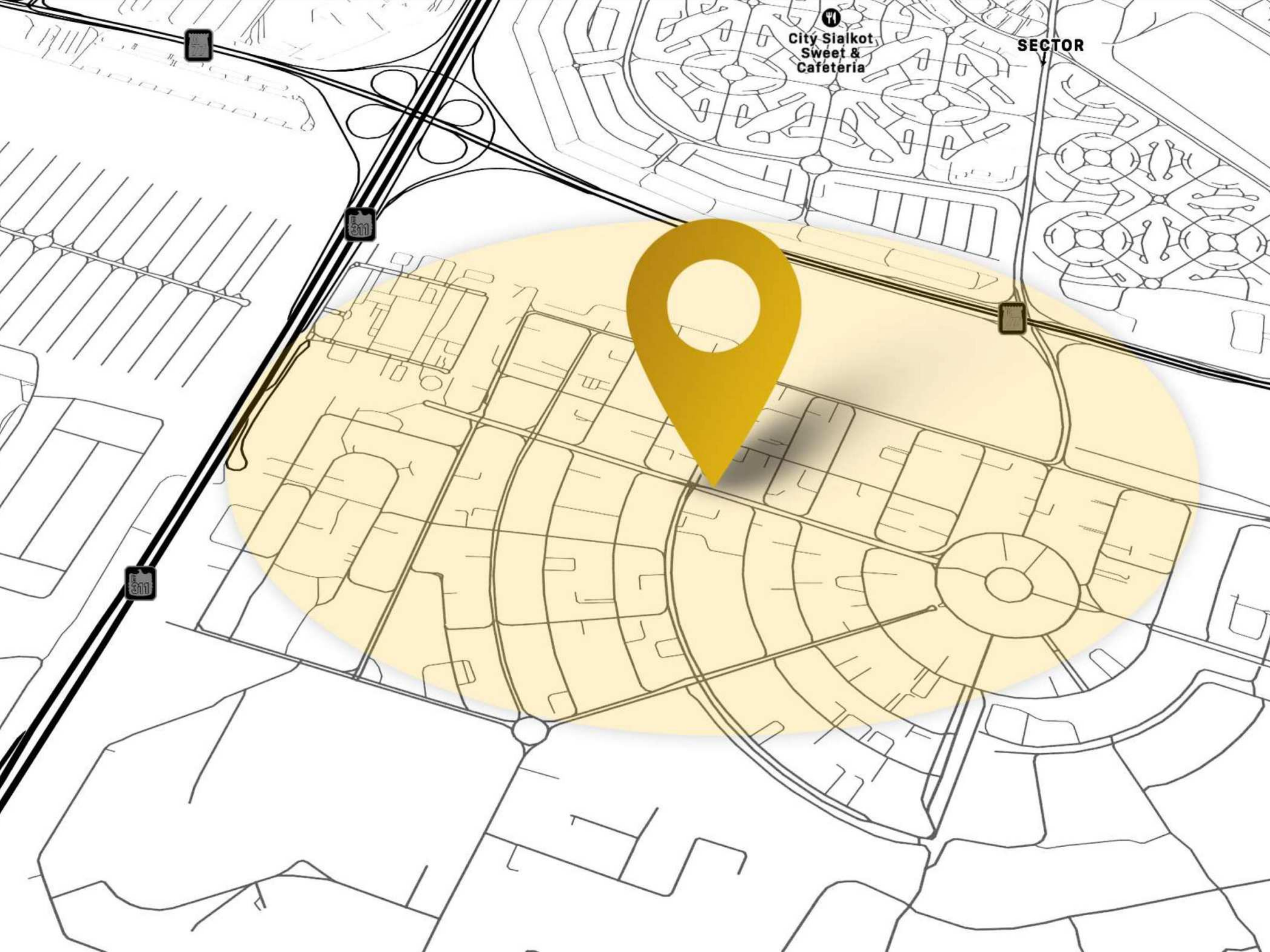


11
min Zayed
University



11
min University
Ovf Dubai





City Sialkot
Sweet &
Cafeteria

SECTOR

311

311

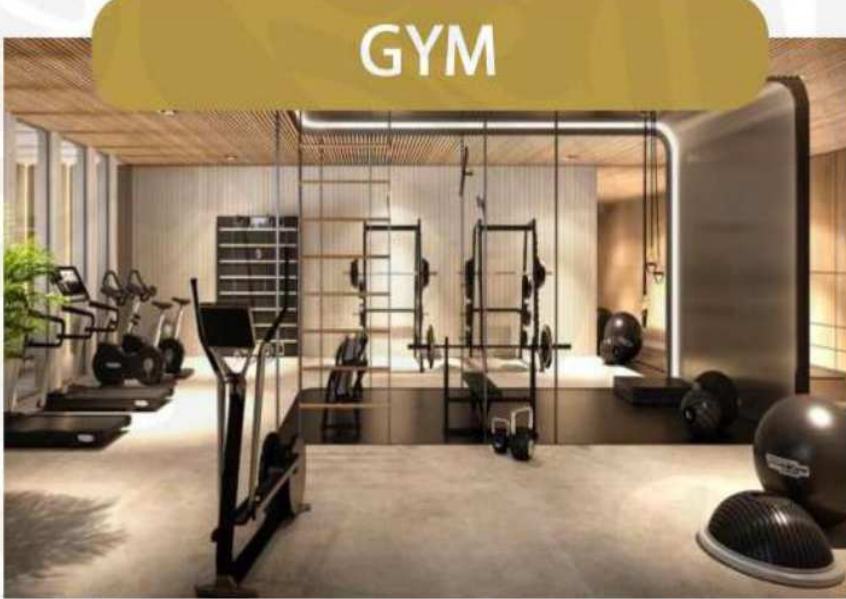
BUILDING AMENITIES

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



الحداف
Al Jaddaf

مرفئ خور دبي
Dubai Creek Harbour

مركز الحور الصناعية
Ras Al Khor
Industrial Area

الراشدية
Rashidiya

مردف
Mirdif

الورقاء
Al Warqa

المدينة العالمية 1
International City 1

المدينة العالمية 2 و 3
International City 2 & 3

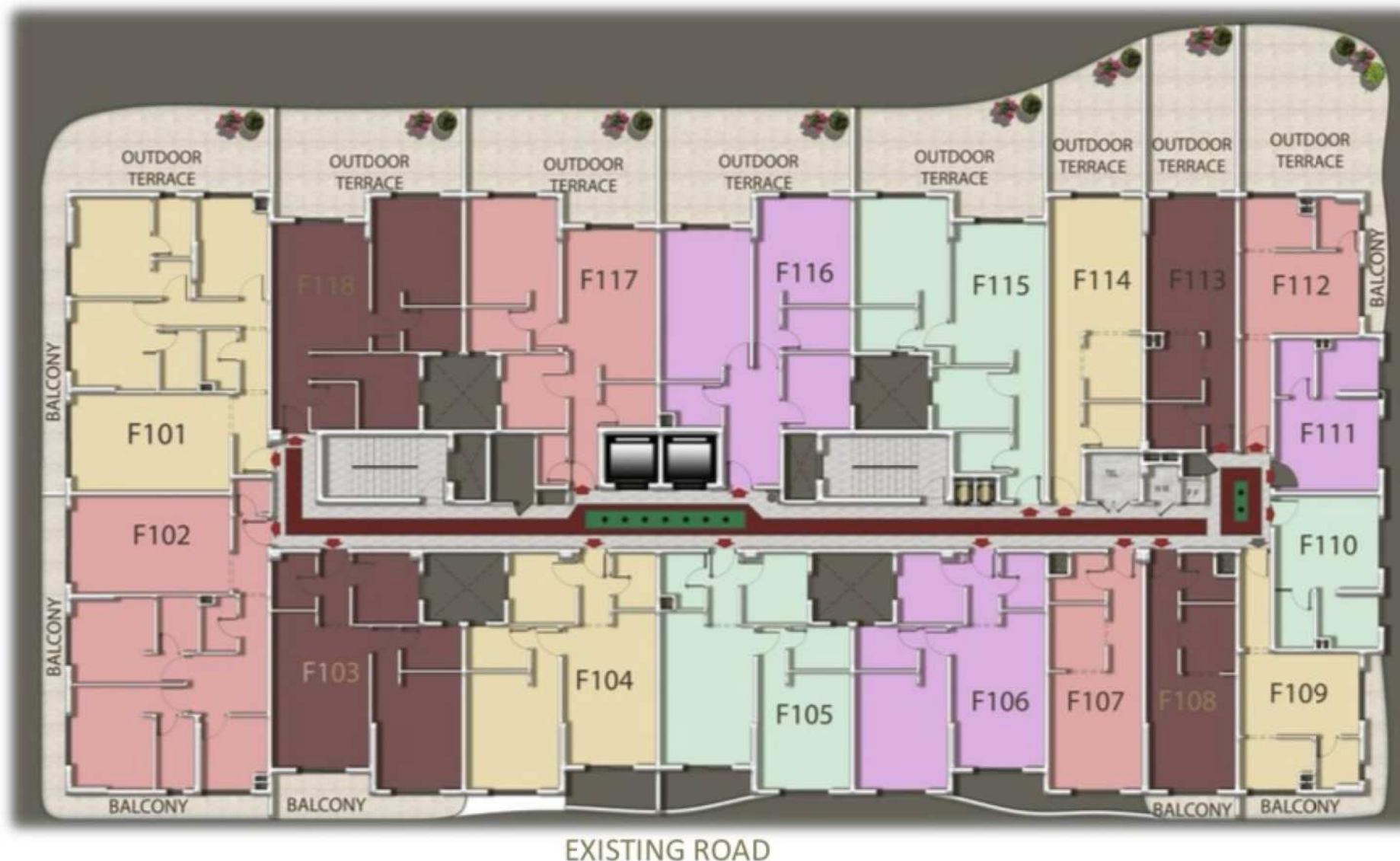
المدينة الأكاديمية
Academic City



UNITS' NET AREA AND DISTRIBUTION

1ST FLOOR UNITS

EXISTING ROAD



EXISTING ROAD

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.



Real Estate Development | LLC

UNITS' NET AREA AND DISTRIBUTION

3RD FLOOR UNITS



ALL UNITS

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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



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



IMPORTANT NOTES

- Diagrams are not for s
- Net area includes walls



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.



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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



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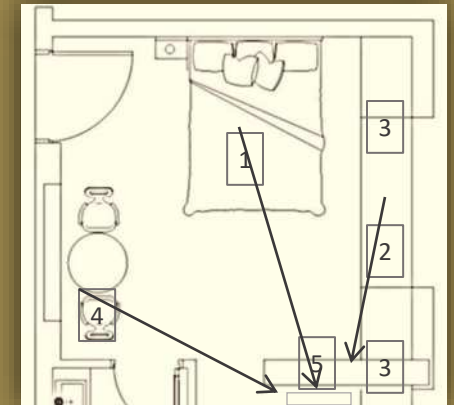
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UNITS' INTERIOR DESIGN AND SPACES DISTRIBUTION SOLUTIONS



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.



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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 BEEN 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.



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 STRENGHEN 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 NEEDES
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