

# THE MAIDEN RESIDENCE



# CLASSY IN IT'S OWN WAY

Tulip Althahabi developer & Bassem Elkashif are proud to present The Maiden Residence! A remarkable low-rise apartment community, perfect for an audience looking for something truly different.



HANDOVER Q4, 2025



LOCATION AI WARSAN 4



LAYOUT BASEMENT + GROUND + 4 + ROOFTOP

STUDIOS

32

1 BEDROOM

30

2 BEDROOM

9

TOTAL

71



THE MAIDEN RESIDENCE

# EXTERIORS









THE MAIDEN RESIDENCE

# INTERIORS











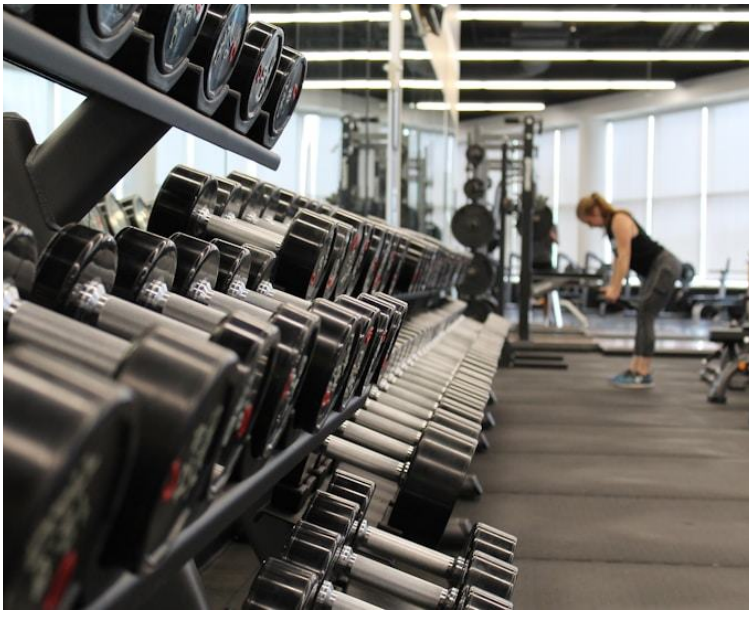




THE MAIDEN RESIDENCE

# AMENITIES







## FITNESS GYM

Stay active and healthy with our state-of-the-art gym facilities.

## SWIMMING POOL

Enjoy a refreshing dip and relax by the water's edge.

## PARKING

Convenient parking options with easy access.

## SHOWER & CHANGING ROOM

Comfortable and modern facilities for your convenience.

## KIDS' PLAY AREA

A safe and fun space for children to play and explore.

## RECEPTION WITH WAITING AREA

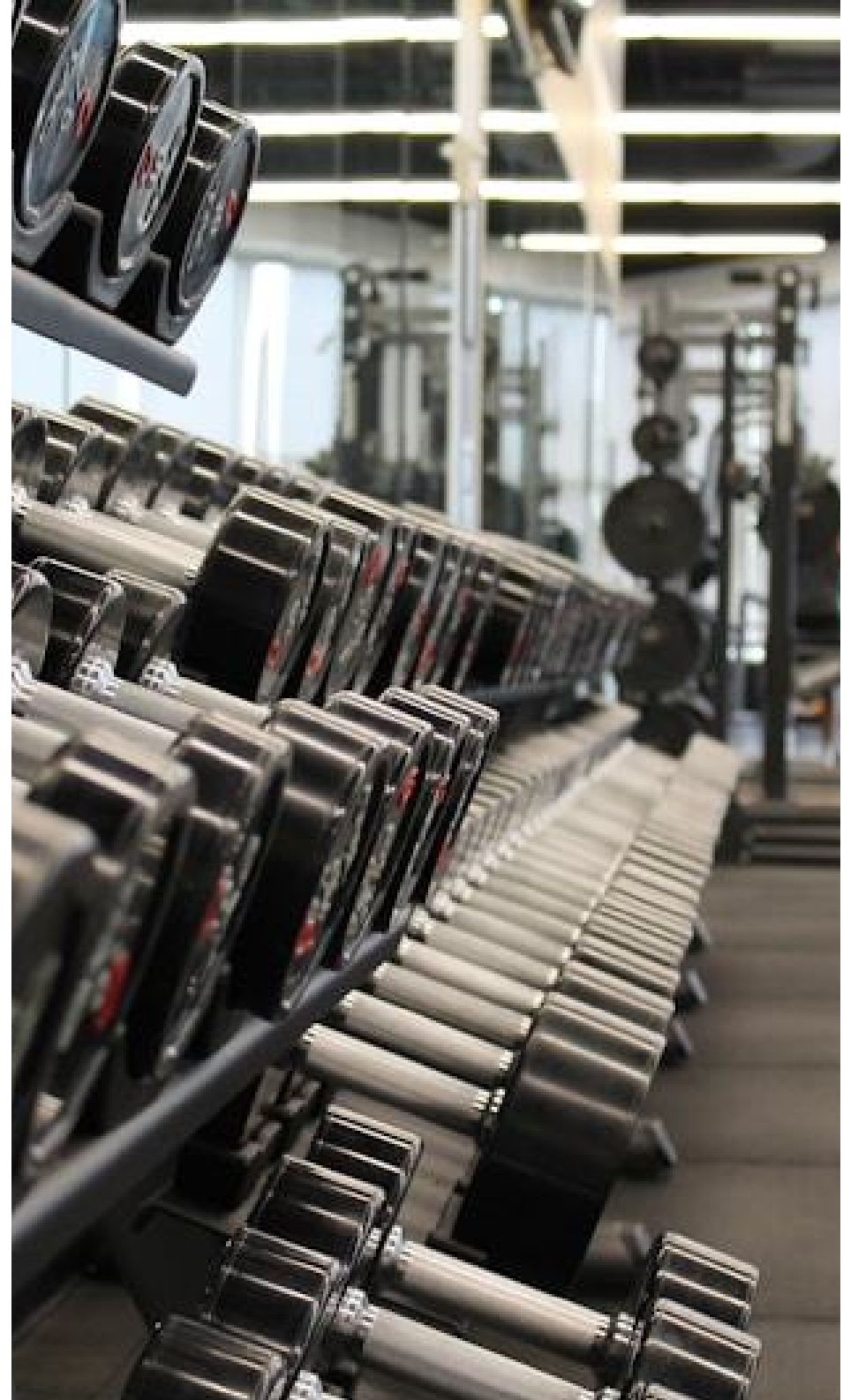
A warm welcome and comfortable space for your guests.

## SPECIAL NEEDS PARKING

Dedicated spaces for easy and accessible parking.

## CORRIDOR

Seamlessly connect to all areas with our thoughtfully designed corridors





THE MAIDEN RESIDENCE  
FLOOR PLANS



# 1ST FLOOR

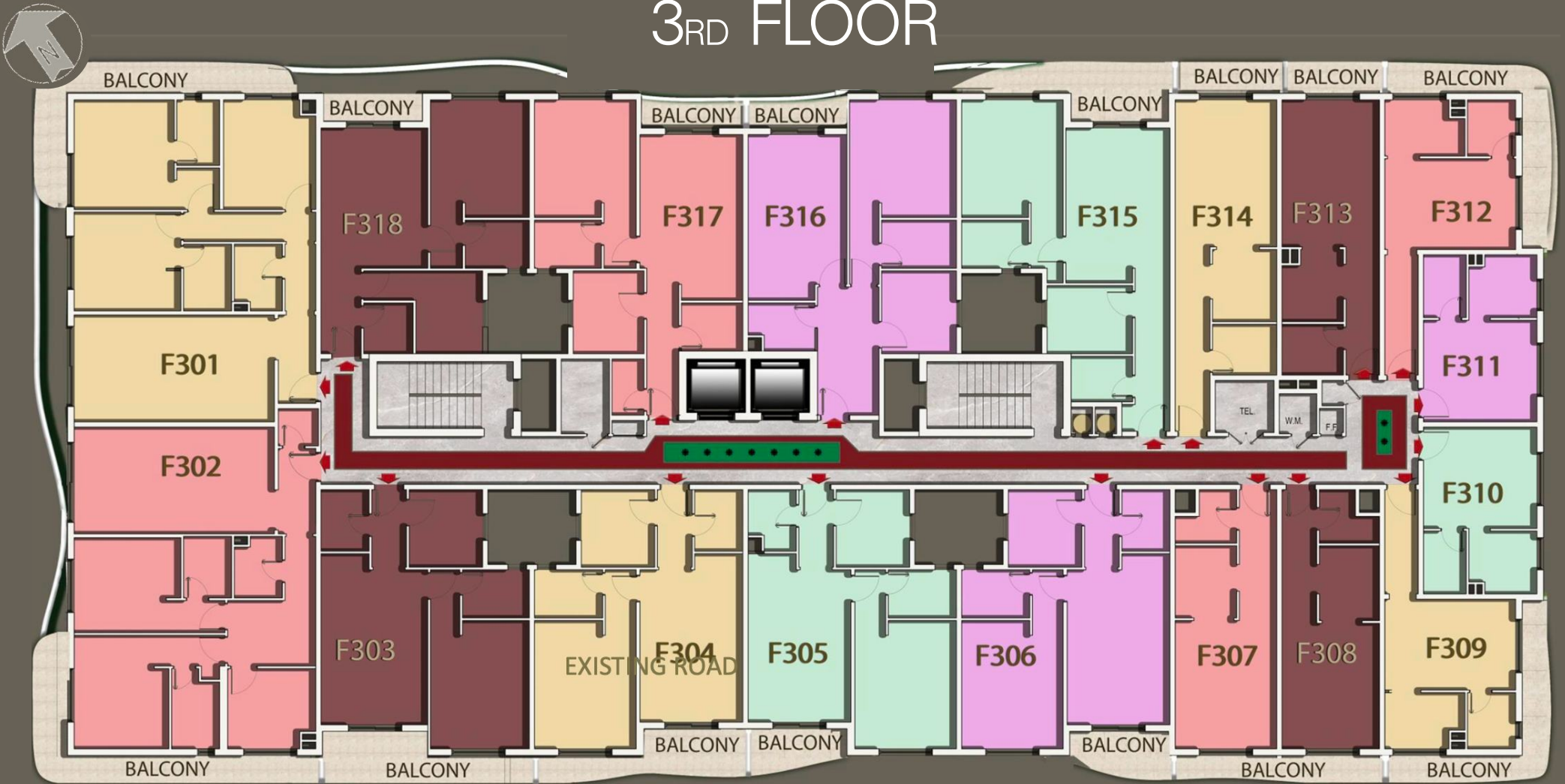


# 2ND FLOOR

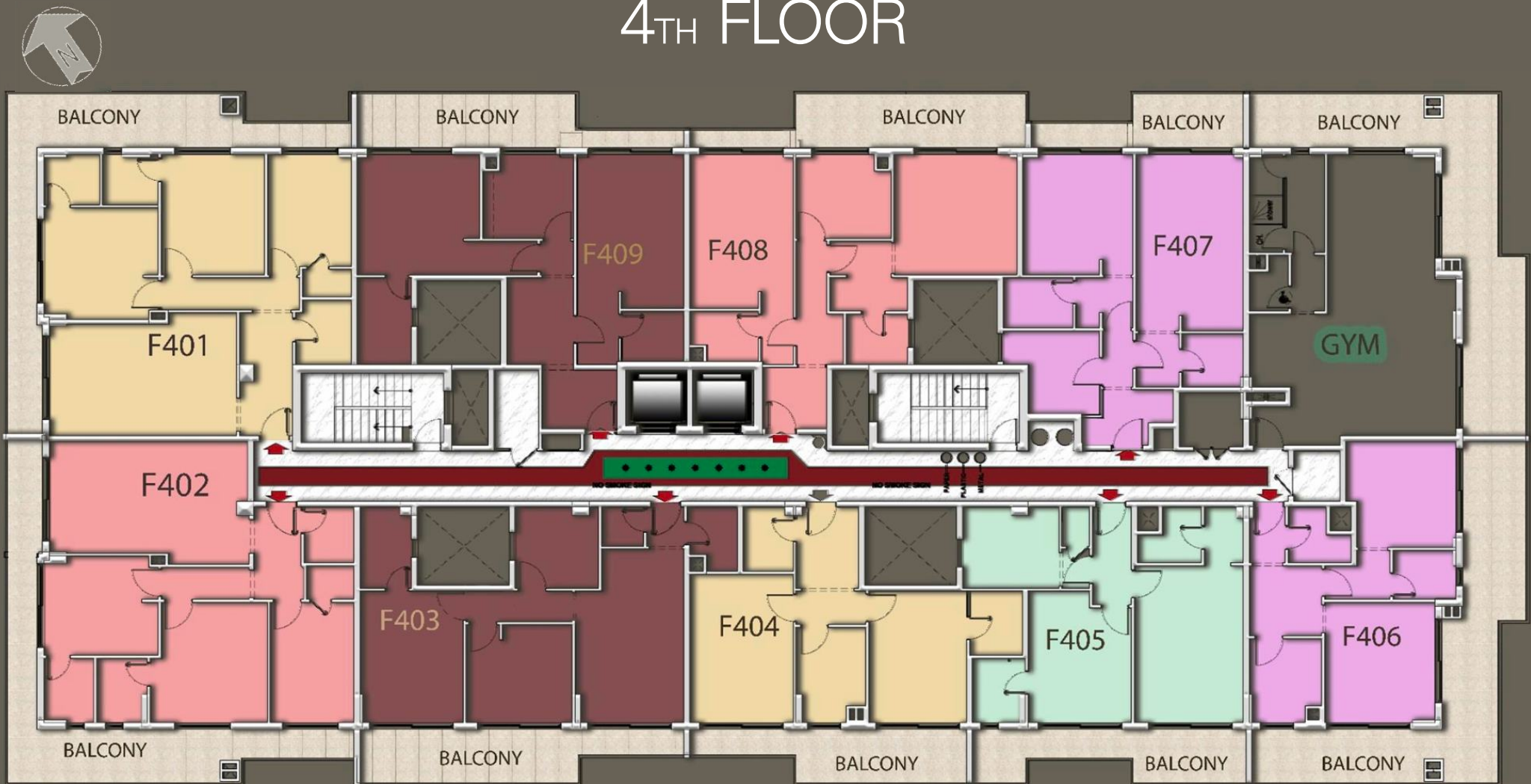




# 3RD FLOOR



# 4TH FLOOR





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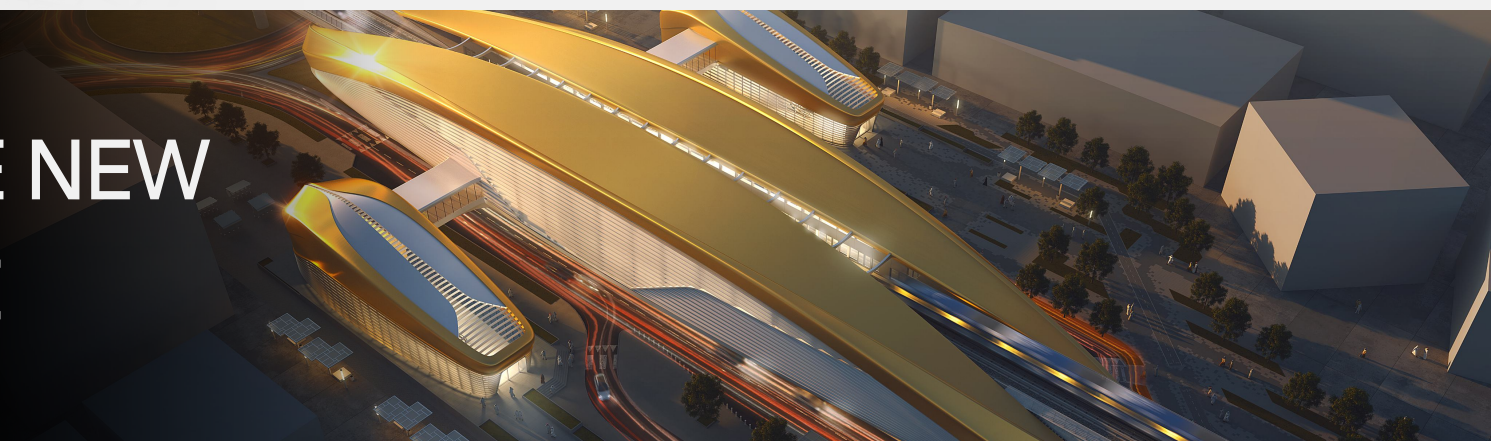
# LOCATION



# PRIME LOCATION



**5 MINS FROM THE NEW  
BLUE METRO LINE**



## LOCATED IN WARSAN 4

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

# BENEFITS OF DUBAI

## TAX-FREE INCOME

Keep more of your earnings with no income tax.

## SAFETY AND SECURITY

Dubai is one of the safest cities in the world.

## VIBRANT SOCIAL SCENE

Plenty of events and activities for every interest.

## WORLD-CLASS INFRASTRUCTURE

Enjoy advanced public transport, healthcare, and schools.

## STRATEGIC LOCATION

Easily travel to Europe, Asia, and Africa with Dubai's strategic location

## GOLDEN VISA

Get a 10 year visa by buying an Off-plan/ready property for AED 2M or more.



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