



*Tulip Oasis 11*  
RESIDENCES





UNRIVALLED  
LIFESTYLE MEETS  
TRANQUIL LIVING  
EXPERIENCE



AN ONGOING  
LEGACY FOR  
PRODUCING  
SIGNATURE HOMES,  
DESIGNED AND  
BUILT TO AN  
EXCEPTIONAL  
LEVEL.

FRONT ELEVATION  
BY NIGHT.

WELCOME TO  
*Tulip Oasis 11*

A CONTEMPORARY  
COLLECTION OF 1 & 2  
BEDROOM APARTMENTS.  
TULIP OASIS 11 WILL  
BECOME THE EPITOME OF  
ELEVATED RESIDENCES  
WITHIN MAJAN, DUBAI.

DESIGNED AND CREATED  
BY MADAR DEVELOPMENTS'  
INNOVATIVE IN-HOUSE  
TEAM OF DESIGNERS,  
ARCHITECTS AND  
CONSTRUCTION TEAM.





CONCEPTUALISED BY



A DESIGN AND DEVELOPMENT  
ARM OF THE CONSTRUCTION  
POWERHOUSE - AL MADAR  
ENGINEERING.

MADAR DEVELOPMENTS  
EXEMPLIFIES THE  
UNWAVERING DEDICATION TO  
QUALITY AND INNOVATION  
SYNONYMOUS WITH THE  
LEGACY BRAND OF AL MADAR.

AT MADAR DEVELOPMENTS,  
OUR MISSION IS TO CREATE  
PROPERTIES THAT DEFY  
CONVENTIONS, DELIVERING  
ENDURING VALUE AND  
GENUINE HAPPINESS TO OUR  
CLIENTS. JOIN US AS WE  
RESHAPE THE FUTURE OF  
PROPERTY DEVELOPMENT,  
ONE EXCEPTIONAL PROJECT  
AT A TIME.



MAJAN IS A VIBRANT COMMUNITY THAT OFFERS BEAUTIFUL VIEWS OF THE DOWNTOWN SKYLINE ON ONE SIDE AND A WORLD OF ADVENTURES ON THE OTHER.

DOWNTOWN SKYLINE VIEW  
FROM MAJAN, DUBAI

## PERFECTLY LOCATED

- 2 MINUTES TO AL BARARI
- 5 MINUTES TO IMG WORLDS OF ADVENTURE
- 8 MINUTES TO GLOBAL VILLAGE
- 15 MINUTES TO DUBAI HILLS MALL
- 20 MINUTES TO DUBAI MALL
- 25 MINUTES TO MALL OF EMIRATES
- 28 MINUTES TO DXB AIRPORT
- 30 MINUTES TO DUBAI MARINA

...ONLY MINUTES AWAY FROM YOUR FAVOURITE DESTINATIONS





TULIP OASIS II IS A PLACE  
WHERE CONNECTIONS ARE  
FORMED AND MEMORIES  
ARE CREATED...

ENGAGE IN  
CONVERSATIONS, BUILD  
NEW RELATIONSHIPS, AND  
EMBRACE THE WARMTH OF  
A COMMUNITY THAT  
CHERISHES SHARED  
EXPERIENCES.



TEXTURES, MATERIALS AND DESIGN THAT CAPTURES THE ESSENCE OF MODERN LIVING.





TRANQUIL SPACES CRAFTED FOR  
LIFE'S PRECIOUS MOMENTS.

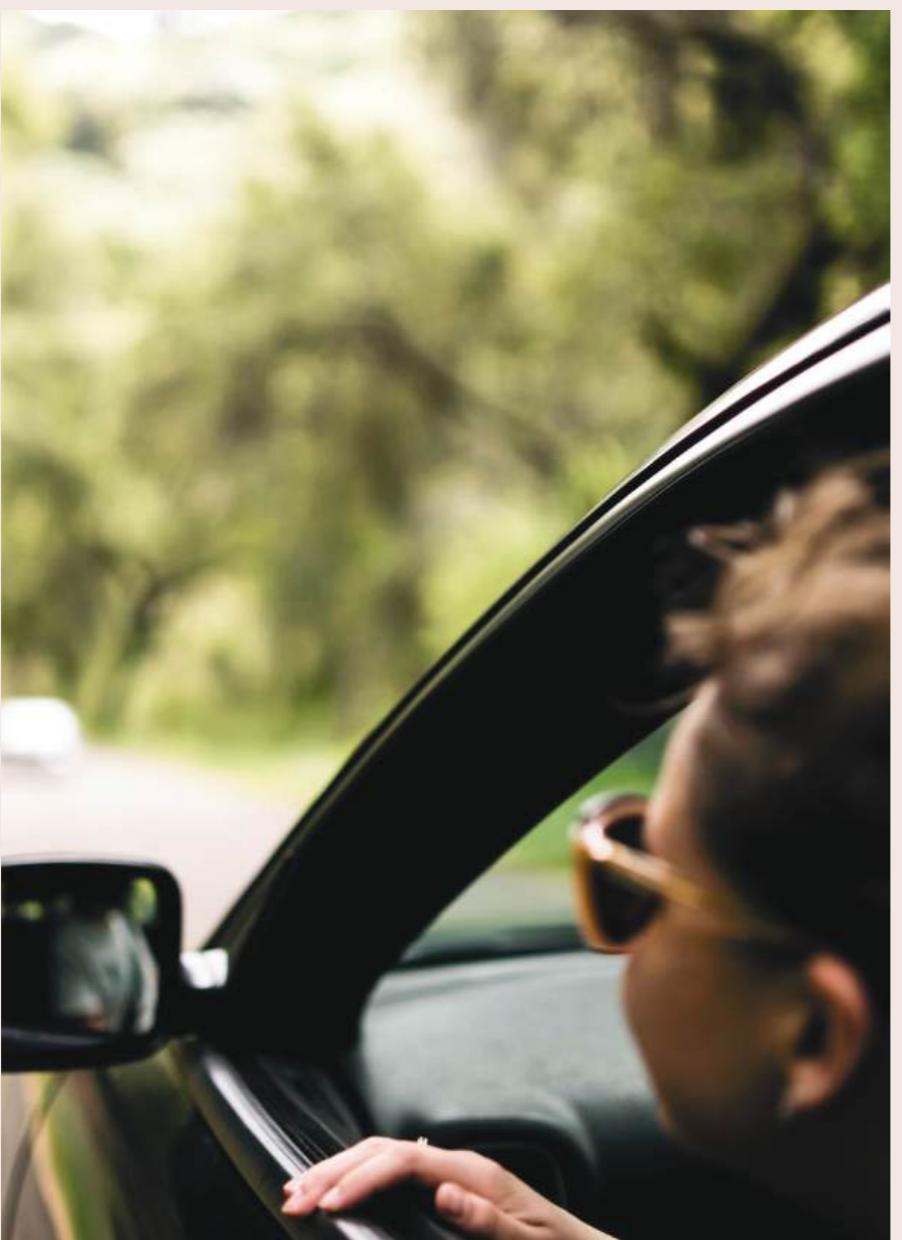


A photograph of a young couple sitting at a wooden table in a cafe. The woman, on the left, has dark curly hair and is wearing a white top with small black stars. She is looking down at a white smartphone held in her hands. The man, on the right, has short brown hair and a beard, and is wearing a green and brown tie-dye t-shirt. He is also looking at the phone with a smile. On the table in front of them are two white coffee cups with saucers. The background is slightly blurred, showing a window with a view of trees and a building. The overall atmosphere is casual and happy.

MAJAN

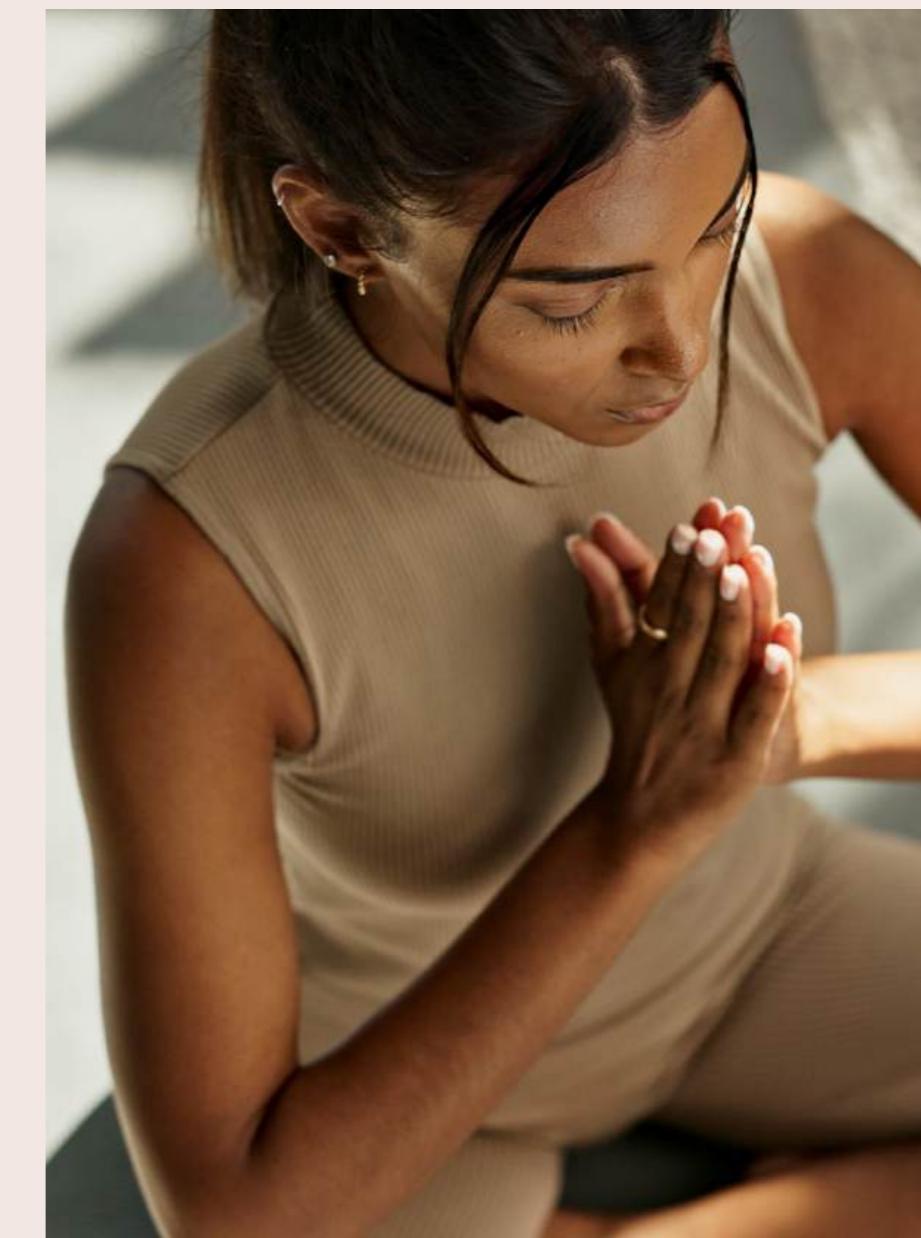
LOCATION &  
LIFESTYLE

## SERENITY & LEISURE





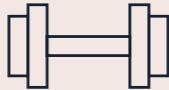
FITNESS & HEALTH



# AMENITIES



SWIMMING  
POOL



FULLY EQUIPPED  
GYM/YOGA AREA



PLUNGE  
POOL



BBQ  
AREA



SAUNA ROOMS



KIDS  
PLAY AREA



EV CHARGING  
STATION



LOBBY LOUNGE

BEAUTIFULLY DESIGNED HOMES WITH AN EXQUISITE ATTENTION TO DETAIL AND PREMIUM SPECIFICATION TAILORED TO MODERN LIVING. WITH AN ABUNDANCE OF LIGHT STREAMING THROUGH THE FLOOR TO CEILING WINDOWS, GIVING A SENSE OF HARMONY AND SPACE TO OUR LARGE OPEN LIVING AREAS.



EACH APARTMENT CONSISTS OF A  
SELECTION OF SUMPTUOUS MATERIALS.  
METICULOUS ACCENTS, NATURAL TONES  
FOR ESSENTIALITY AND WARMTH.  
SEAMLESSLY COMBINED WITH MARBLING  
FEATURES FOR A TOUCH OF TIMELESS  
ELEGANCE.







FULLY FITTED KITCHEN  
WITH APPLIANCES





MASTER BEDROOM  
WITH STORAGE AND WALK-IN CLOSET



MASTER BATHROOM



# SPECIFICATIONS

## THE ENTRANCE LOBBY

- SPACIOUS LOUNGE DESIGN AND FEATURE WALL FINISHES.
- STATEMENT LIGHTING FEATURES AT ENTRANCE.
- CONCIERGE RECEPTION DESK.
- BESPOKE HIGH SPEED LIFTS GIVING ACCESS TO ALL FLOORS.

## INTERIOR FINISHES

- LARGE MATT FINISH PORCELAIN TILES THROUGHOUT WITH MARBLE TEXTURED KITCHEN COUNTER AND DARK OAK WOOD FITTINGS.
- DEDICATED LAUNDRY/STORAGE AREA IN ALL APARTMENTS.
- BESPOKE WARDROBES WITH CONCEALED LED LIGHTING AND A SELECTION OF PULL-OUT STORAGE DOORS, SHELVING AND RAILINGS.
- WALL AND CEILING FEATURES TO ALL APARTMENT HALLWAYS INCORPORATING A SELECTION OF TEXTURES AND LIGHTING.
- BESPOKE DARK STAINED OAK DOORS TO ALL ROOMS.
- HIGH END SWITCHES AND ELECTRICAL PANELS.

## KITCHEN

- > DOUBLE BOWL STAINLESS STEEL SINK.
- > TOP MOUNT REFRIGERATOR.
- > MASTER KITCHEN BUILT-IN BURNER STOVE.
- > MASTER KITCHEN BUILT-IN GAS OVEN.
- > BUILT-IN FRONT LOADER WASHING MACHINE.
- > MASTER KITCHEN BUILT-IN DISHWASHER.
- > MODERN CYLINDER ROUND ISLAND RANGE HOOD.



## CONTACT DETAILS

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**MADAR**  
DEVELOPMENTS