



Mirdif Tulip
parkside living

The First Freehold Property in Mirdif



DUBAI

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Dubai, a glittering metropolis and the fastest-growing desert city on the planet, has transformed the Arabian sands into one of the most sought-after places in the world; for business, home ownership and tourism alike. Ingenious technology has created desert jewels like the Burj Khalifa; the tallest building in the world, and giant islands in the shape of palms like Palm Jumeirah.

Part of the excitement of living in Dubai is the speed at which new things happen. Its determination to excel is seen in its ever-growing skyline as well as its speed in conquering the desert by catering for the most recent 'chic craze' – that of living in modern, yet traditionally designed, semi-urban accommodation.

This thriving city is not only the dynamic nucleus of the Arabian Gulf but also the 'gateway between the East and the West' and as such the most sought after location in the world.



MIRDIF

Mirdif is the most idyllic and stylish residential community in Dubai.

Mirdif has a truly cosmopolitan population consisting of Emiratis, Europeans, Arabs and South Asians.

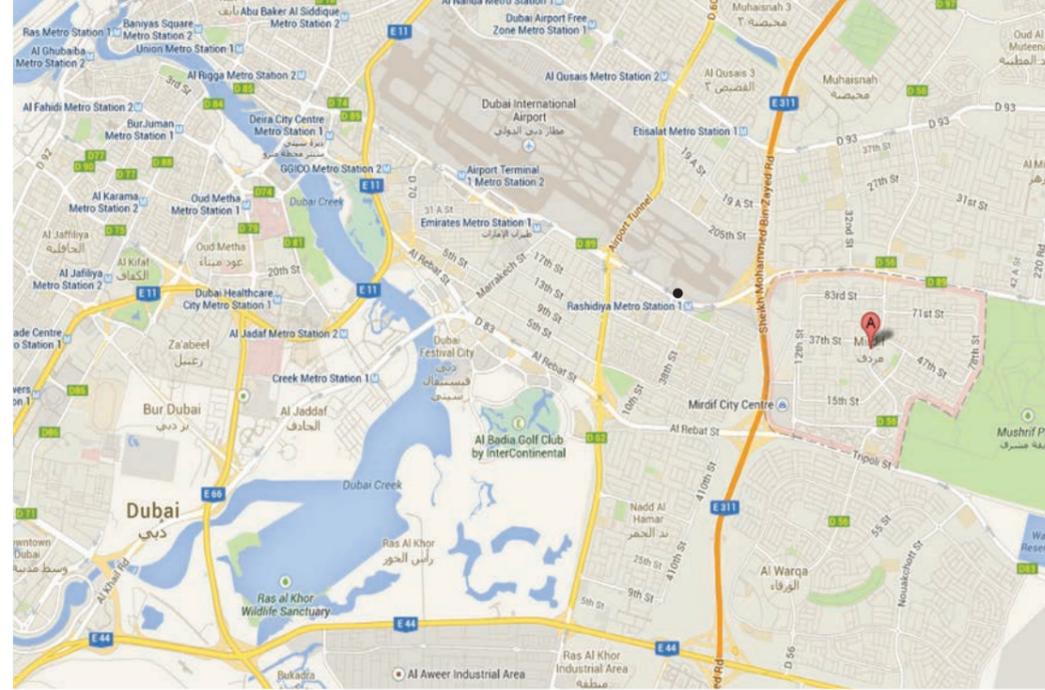
Mirdif is well connected to the whole city. Located adjacent to the Rashidiya Metro Station and The Dubai International Airport, it's easily accessible from major highways including Mohamed Bin Zayed Road and Emirates Road.

Mirdif has excellent links to Downtown Dubai, Deira City Centre and business districts such as Business Bay, Dubai World Centre, Dubai Festival City, Dubai Healthcare City and Dubailand.

Mirdif has many sophisticated gated communities such as Shorooq, Ghorroob, Mirdif and Uptown Mirdif

Mirdif has all the facilities you need: several nurseries and schools, shopping malls like Mirdif City Centre (with more than 430 Shops) and Uptown Mirdif with its Circular Plaza.

Mirdif has many mosques and a beautiful public park. It's also adjacent to the green, tree-filled and peaceful Mushrif Park, which offers 15 hectares of relaxing outdoor recreation.



LOCATION CONNECTIONS DISTANCE

- Mirdif City Centre Mall 7 minutes
- Uptown Mirdif 2 minutes
- Rashidiya Metro Station 10 minutes
- Dubai Festival City 10 minutes
- Dubai International Airport 14 minutes
- Deira City Centre 15 minutes
- Dubai Healthcare City 15 minutes
- Academic City 17 minutes
- Burj Khalifa District 20 minutes
- Jumeria Beach 25 minutes
- Mall of the Emirates 28 minutes
- Dubai World Central 35 minutes



MIRDIF TULIP

The first freehold project in the area offers all the comforts of modern living to those who long for a more characterful, traditional environment than that of the high-rise, glass and chrome design of Downtown Dubai.

Composed of studios, one, two and three bedroom apartments spread out over four floors, with ground floor office spaces and shops servicing residents, Mirdif Tulip is designed to provide living spaces that will meet the requirements of all residents, from large families to individuals.



The project is divided into three buildings that are interlinked:

Building (A) has a mix of studio, one and two bedroom apartments, with areas from 431 sq.ft up to 1239 sq.ft.

Building (B) is exclusively comprised of studio flats, with areas from 548 sq.ft up to 623 sq.ft.

Building (C) has luxury one, two and three bedroom apartments, with areas from 1031 sq.ft up to 2161 sq.ft.

The ground floor of each building has a total of 14 shops of different sizes.

MIRDIF TULIP





More than just an apartment building, Mirdif Tulip has been designed to meet the demands of city living, focusing on comfort, privacy, convenience, beauty and security. In other words, Mirdif Tulip focuses on the quality of life.

The apartments' fully fitted kitchens, featuring carefully selected quality materials such as solid marble worktops, make dining at home a pleasure, while their visual style blends seamlessly with the living area.

Built-in wardrobes add a feeling of relaxed living and calm organisation to all bedrooms.

Main entrances, lobbies and corridors have gleaming marble flooring to welcome you home.

Ceramic tile flooring in all rooms and halls (and on bathroom and kitchen walls) creates a beautifully cool atmosphere throughout.

Double glazed windows, split duct air-conditioning, connections for cable TV and telephone, high quality switches and outlets are just some of the other attractive, high-spec details awaiting you.

QUALITY AND BEAUTY



EXTERNAL FEATURES AND SERVICES

- Underground on-site parking facilities.
- Feature entrance lobby
- 24 hour Concierge desk.
- Swimming pool and gym with a sauna steam room.





PARKSIDE LIVING

PARKSIDE LIVING

Mirdif Tulip is set against a backdrop of lush nature. Located on the edge of Mushrif Park - the oldest and biggest park in Dubai – residents have a perfect oasis on their doorstep.



At Mushrif park, green rolling hills are shaded by giant palms; pathways and cycle lanes meander through the trees; the outdoor swimming pool is cool and refreshing thanks to its original roof design; horse and camel riding, children's play areas, sports grounds, a restaurant, and a park theatre all add wonder and excitement to this unique desert park.

At Mirdif Tulip, the focus is on quality of life: every day is a pleasure as you enjoy the relaxing views of Mushrif Park and the refreshing, healthy, natural environment. It's a place that stimulates and inspires.



AMENITIES FIT FOR PURPOSE

Relax and enjoy the view of the park from the secluded private residents' roof garden while lounging by the swimming pool. Or stay fit in the gym which is fully equipped with all modern facilities – just an elevator ride away.

AMENITIES

CLOSE AT HAND

Mirdif is perfectly positioned between Al Khawaneej Road and Tripoli Road. Access to Dubai International Airport, Rashidiya Metro Station and Dubai Festival City is quick and easy: all are just a ten-minute commute away.

Other great locations within reach are Downtown Dubai, Healthcare City and Dubailand: comprising golf courses, the Autodrome and (soon to open) the world's largest indoor theme park. Everything you could possibly need is within easy reach.

For shoppers, the development is ideally located near Mirdif City Centre Mall (providing over 400 units of retail pleasure) and Uptown Mirdif with its circular piazza, modeled on the sophisticated plazas of European towns and cities. Both places are worth many visits. A great number of schools, nurseries, mosques and healthcare clinics are also available in the surrounding area.



DEVELOPER

Established in 2002, Jersey Properties is a property development company wholly owned by a UAE national with over 33 years' experience in management. To date the owner and associates have been actively involved in the development of small and medium sized properties in Mirdif, Al Nahda, Muraqqabat, Al Furjan and other areas around Dubai.

ARCHITECT

Al Shurooq Architecture & Engineering Consultants is an industry full service architect and interior designers with supporting staff and consultants. They have developed high standards of economic responsibility and sound management.

MAIN CONTRACTOR ON SITE

Al Tatweer is one of the most reputable contracting companies in the UAE offering valuable services for the past 20 years, Licensed (G12+). Al Tatweer has many prestigious projects to its credit and many more under way. Al Tatweer is the sister company of Belhasa Engineering & Contracting Company "BECC".



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