

OWN THE LAST SLICE
OF DUBAI MARINA,
ROVE STYLE.

R O V E
HOME
DUBAI MARINA

DEVELOPED BY
IRTH



IRTH

Founded under the legacy of the renowned Alshamsi family, IRTH is an emerging real estate investment platform – based on the philosophy of value creation, innovation and building world-class living experiences.

With anchoring roots in the heart of a vibrant Dubai, IRTH continues to build on its legacy – founded on a solid commitment to excellence, trust and quality lifestyle living.



ROVE

HOTELS

Centrally located and stylish, our hotels are the perfect jump-off point to explore the city from.

A joint venture between Emaar Properties PJSC and Dubai Holding, Rove Hotels redefines the art of hospitality with a fresh, contemporary twist, featuring tech-savvy rooms and a range of amenities designed for ultimate convenience.



ROVE

HOME

Our branded residences are for hassle-free living, creating distinct and personalised expressions of what your apartment and its surroundings should look and feel like.

From **prime locations, fully-loaded amenities, interiors that uplift and energise, and stylish yet cosy fully-furnished apartments**, we decided that this is the kind of place where we'd like to live – so we set out to build exactly that.

ROVE HOME

IT'S NOT JUST WHERE
YOU LIVE. IT'S A
LIFESTYLE.

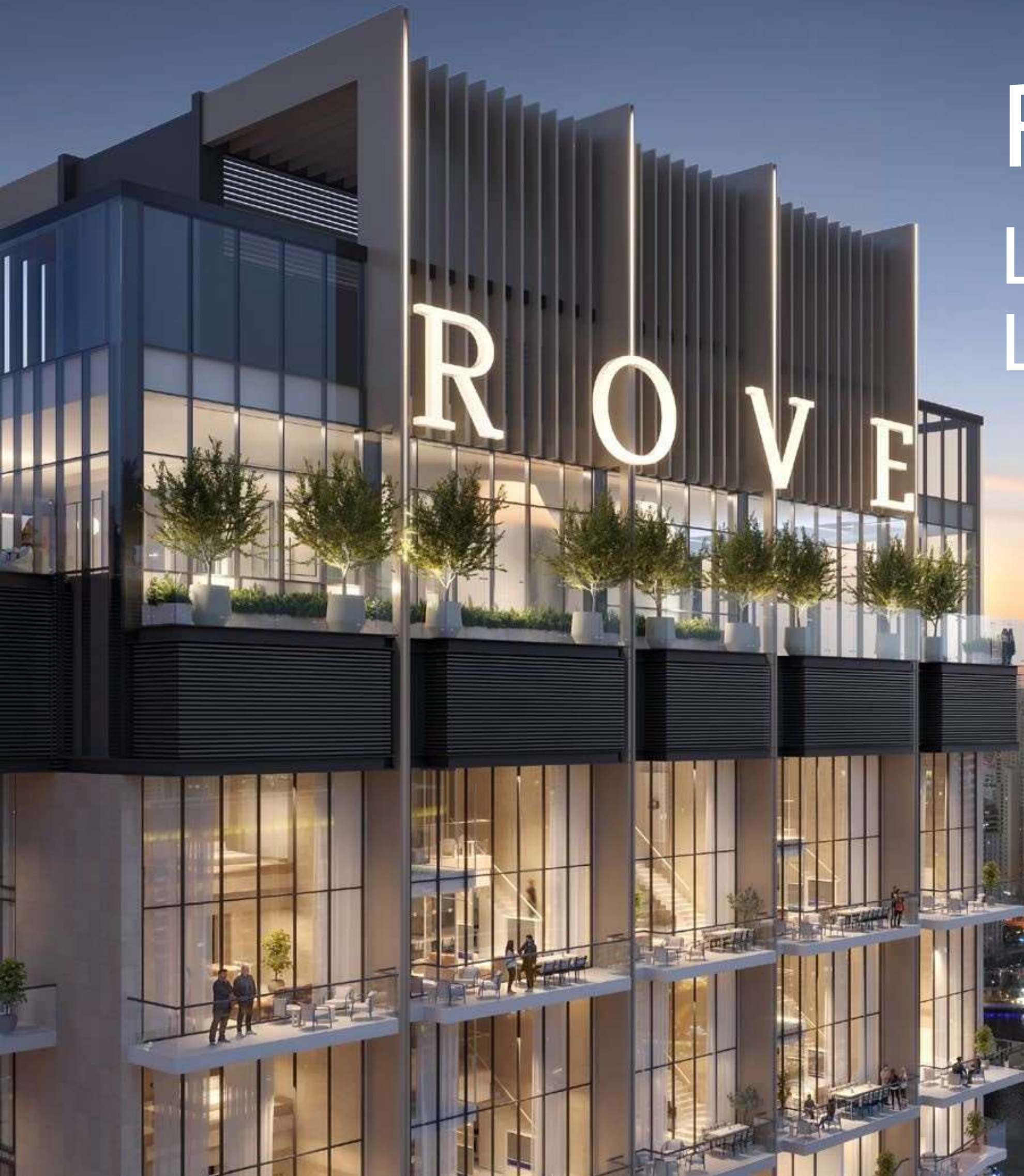
Consciously designed to celebrate creativity and community, these residences offer inspiring design, vibrant art installations, and fully-furnished apartments. With an extended playlist of life-enhancing amenities, Rove Home is a complete ecosystem that has everything you'll ever need.



ROVE HOME DUBAI MARINA

LIVE CENTRAL.
LIVE CENTRED.

Located in the heart of Dubai Marina, Rove Home Dubai Marina is where active living meets modern convenience. Enjoy an energetic lifestyle surrounded by trendy cafés, shops, and entertainment options – all within reach.





ATLANTIS THE PALM

ATLANTIS THE ROYAL

PALM JUMEIRAH

BURJ AL ARAB

INTERNET CITY

DUBAI HARBOUR

SKYDIVE DUBAI

ROVE JBR HOTEL

EMIRATES GOLF CLUB

EMIRATES HILLS

BLUEWATERS ISLAND

JBR BEACH

DUBAI MARINA MALL

METRO STATION

JLT

TRAM STATION

JUMEIRAH ISLANDS

ROVE DUBAI MARINA HOTEL

DUBAI MARINA

TRAM STATION

METRO STATION

ABU DHABI

SHARJAH

LIVE AT THE HEART OF IT ALL

JBR BEACH

 10 min  3 min

DUBAI MARINA MALL

 60 sec  30 sec

DUBAI MARINA PROMENADE

 30 sec  10 sec



STAY, CONNECTED

MARINA MALL TRAM STATION



3 min



1 min

J1 TRAM STATION



5 min



2 min

DMCC METRO STATION



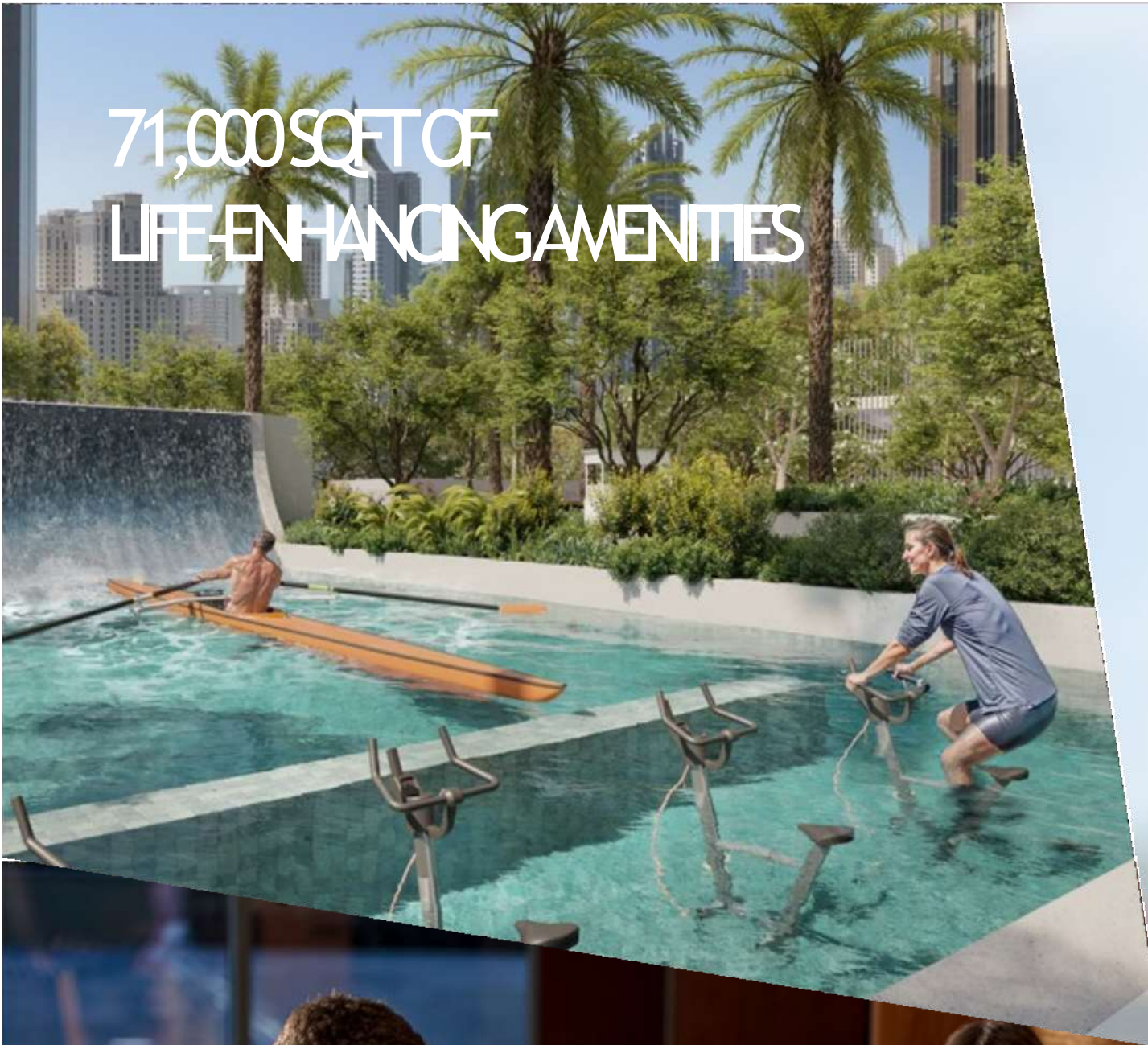
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2 min



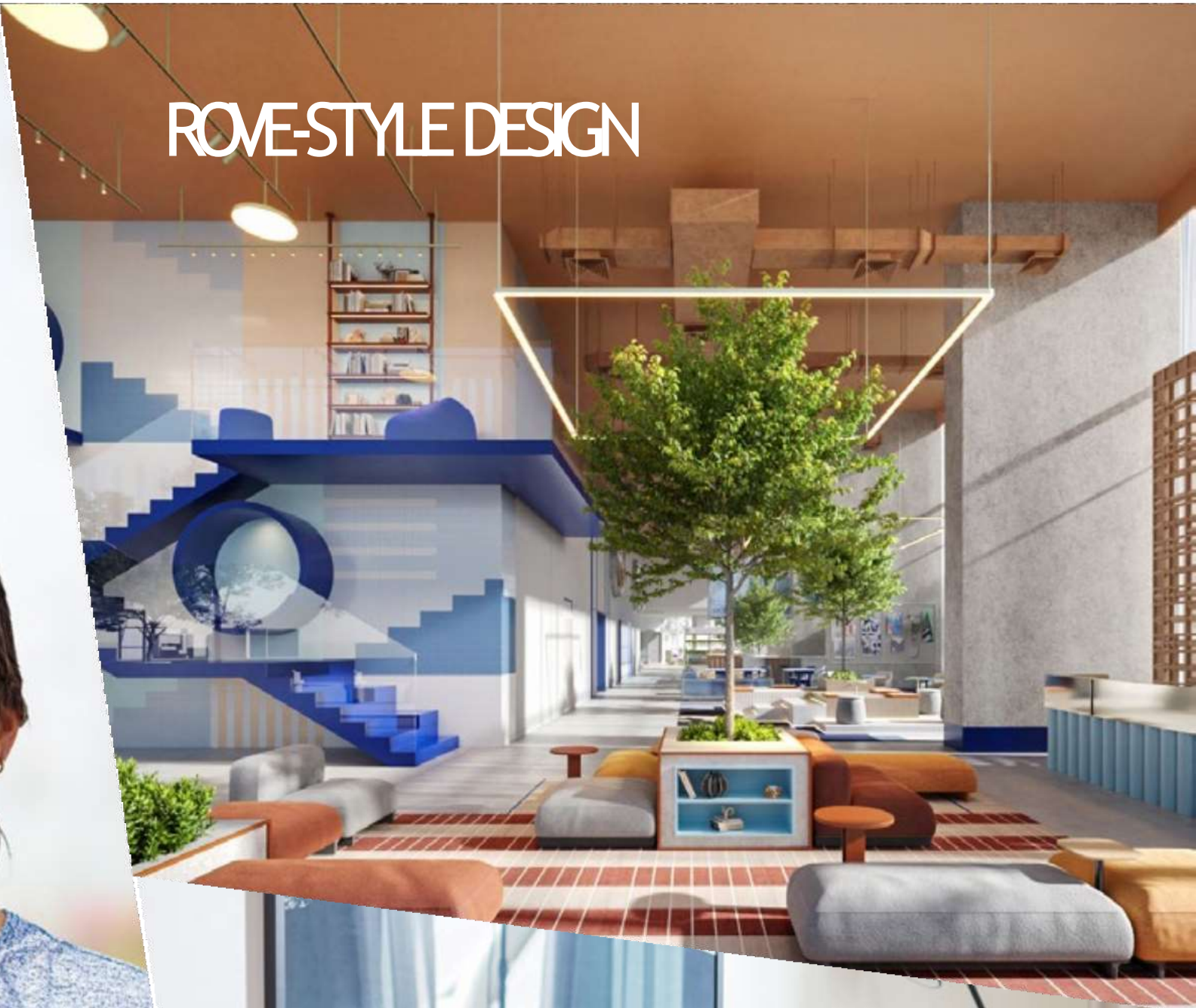
71,000 SQFT OF
LIFE-ENHANCING AMENITIES



ROVE HOME HAS IT ALL

Rove Home Dubai Marina features modern-day conveniences, carefully curated for an active and social lifestyle.

ROVE-STYLE DESIGN



COMMUNITY



WELLNESS FOCUS



FULLY-FURNISHED APARTMENTS



ANCHORED IN STYLE

Rove Home's modern design comes to life with inviting interiors designed by Zebra, highlighted by artistic accents from Studio Feel, all inspired by Marina's waterfront vibe to create welcoming spaces that promote a healthy and wellness-focused lifestyle.

Esc

PANORAMIC VIEWS



DUBAI, WITHIN REACH



BUILDING OVERVIEW

Discover What's Inside
Rove Home Dubai Marina



THE CROWN

Sky44 (Level 44)

Sky Lofts (Level 39-42)

Apartments (Level 22-38)

MEP

Apartments (Level 7-20)

THE BELT

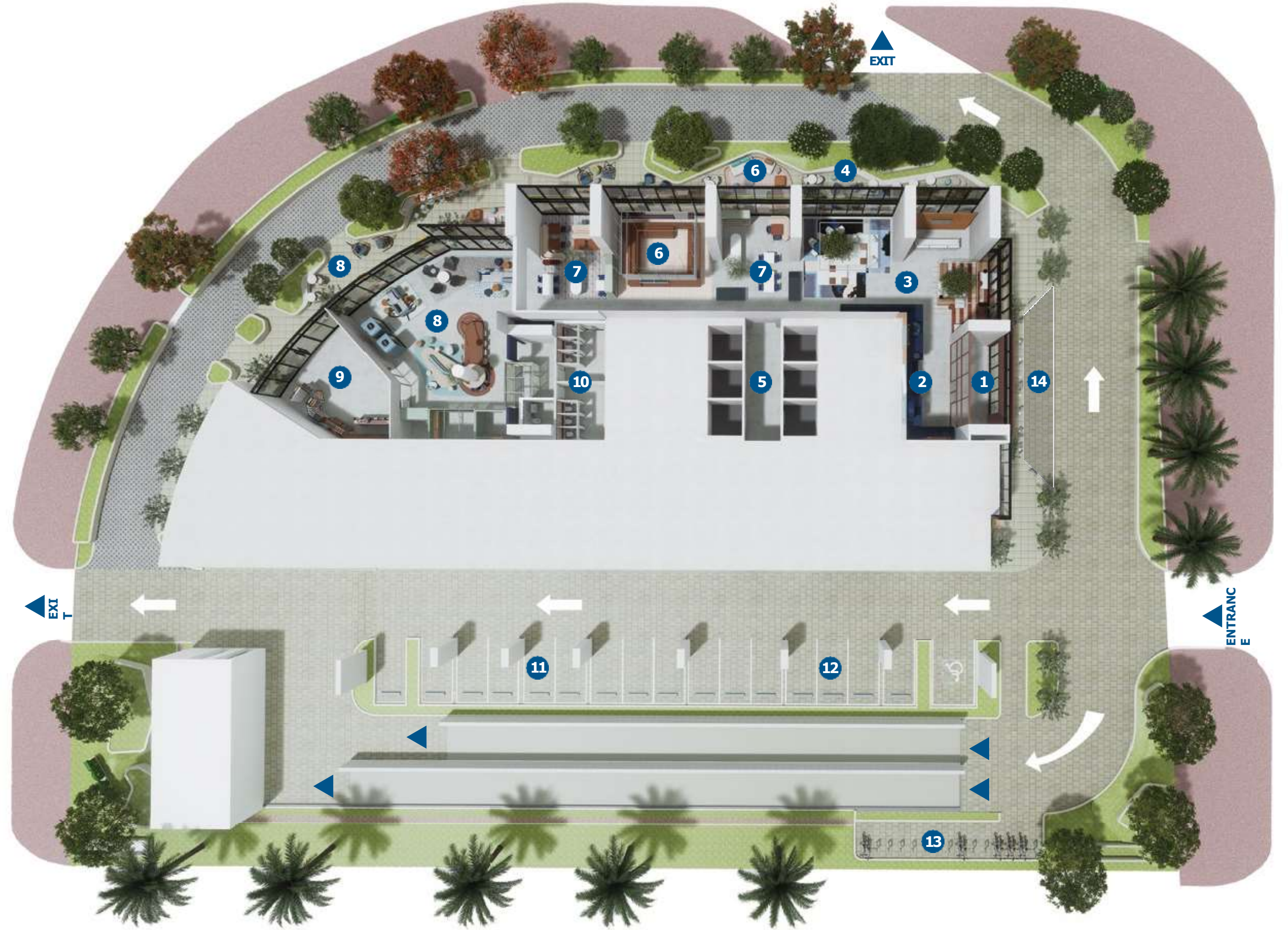
Podium Amenities (L5-L6)

Podium Parking (P1-P4)

Ground Floor

GROUND LEVEL

1. Residential Entrance
2. Multifunctional Feature Staircase
3. Lobby Lounge & Concierge
4. Outdoor Landscape Seating Area
5. Lift Lobby
6. Rove Cafe & Energize Bar (Indoor & Outdoor)
7. Organic Smart Gardens & Seating
8. Co-working Area (Indoor & Outdoor)
 - Private Meeting Room
 - Silent Meeting Pods
9. 24x7 Convenience Store
10. WCs
11. Visitor Parking
12. EV Charging Stations
13. Bicycle/Scooter Rental & Storage
14. Drop-off Area



DROP-OFF



LOBBY LOUNGE

Enjoy multi-level seating, reading nooks, co-working spaces, Rove Café and more, for an unforgettable welcome, every time you come home.



ENTRANCE & CONCERGE

An unforgettable welcome, every time you come home.



PODIUM LEVEL

LEVEL 5 - INDOOR

1. Multipurpose Hall (Rentable) - Lower Level
Rentable Kitchen & Dining
Giant Connect-4 Game Wall
2. Gaming Lounge - Lower Level
Karaoke Studio
Pool Table
Table Tennis
Foosball Table
Monkeybars
3. State-of-the-art GYM - Lower Level
4. 7m Climbing Wall
5. Changing Rooms & Lockers



MULTI-PURPOSE HALL

Designed for gatherings, gamings, and entertainment, step into a vibrant multi-functional indoor and outdoor space that can be rented for special events.



BOUTIQUE FITNESS STUDIO

Elevate your fitness regime at flagship Crank Ride & Shape studios – blending fitness, fun, and thrill vibes.

CRANK



RENTABLE GUEST ROOM

Spacious rentable spaces, ideal to make visiting friends and family feel perfectly at home.



STATE-OF- THEART GYM WITH MEZZANINE



PODIUM LEVEL

LEVEL 5 - OUTDOOR

1. Semi-Olympic (25m) Leisure Pool
Cabanas with Daybeds
Continuous Sunbeds
Shallow Waterbeds
2. Outdoor Cinema & Amphitheatre
Popcorn Station
3. Water Feature Wall
4. Multipurpose Fitness Pool
Countercurrent Swimming
Rowing Workout
Aqua Cycling
5. Communal Gardens
6. BBQ & Social Zone
7. Popsicle Cart
8. Gaming Lounge - Terrace
Minigolf
Table Tennis
Lounge Seating
9. Zen Library
10. Co-working Area
Pedal Powered Working Stations
11. Multipurpose Hall with Terrace (Rentable)
Lounge Seating
Foosball Table
Swings
12. Marina View Chill Zone
Viewing Deck
Fire Pit Gathering
13. Outdoor Gym



OUTDOOR SEMI- OLYMPIC AND LEISURE

POOL
Overlooking the city, enjoy a leisurely swim,
do your daily 25-meter laps or just unwind at
one of the cozy cabanas.





SEMI-OLYMPIC (25M) LEISURE POOL

PODIUM LEVEL

LEVEL 6

1. Multipurpose Hall (Rentable) - Mezzanine
Indoor Cinema
Suspended Net Lounge
2. Gaming Lounge - Mezzanine
Playstation
Arcade Zone
Dart Corner
Multi-ball Interactive Gaming (50+ Apps)
3. State-of-the-art GYM - Mezzanine
4. Hydration Station
5. Boutique Fitness Studio - Crank
Ride Studio
Shape Studio
6. Changing Rooms & Lockers
7. Rentable Guest Rooms (3 nos.)



MULTIPURPOS E HALL



ROOF TOP

LEVEL 44

1. Sky Viewing Lounges
2. Convertible Indoor Infinity Pool
(Semi-olympic 25m Lap Pool)
3. Marina View Amphitheatre
4. Ultra Shield Oxygen Pod
5. Aroma Steam Pod
6. Reflexology Pool
7. Cold Bucket Experience Shower Pod
8. Experience Shower Pod
9. Cold Plunge Pool
10. Salt Steam Pod
11. Finnish Sauna Pod
12. Water Feature Wall
13. Vitality Pool
14. Changing Rooms and Lockers



FIRST-EVER CONVERTIBLE INDOOR

INFINITY POOL
Freeze and open in winter and closed in summer – this one-of-a-kind convertible pool takes relaxation to new heights, 165 meters to be precise!



MULTI-SENSORY WELLNESS PODS

Set against a backdrop of dream-worthy views, immerse yourself in diverse wellness experiences including ultrashield oxygen, cold bucket showers and more.



VITALITY POOL



WELLNESS, WITHIN REACH

UNLOCK YOUR INNER ZEN
IN OUR WELLNESS PLAYGROUND



Vitality
Pool



Reflexology
Pool



Cold Plunge
Pool



Convertible Indoor
Infinity Pool



Zen Library
Area



Finnish
Sauna Pod



Aroma
Steam
Pod



Salt
Steam
Pod



Ultra Shield
Oxygen Pod



Experience
Shower Pods



Hydration
Station



FITNESS, WITHIN REACH

CANCEL ALL YOUR
MEMBERSHIPS. YOUR NEW
HOME HAS IT ALL.



State-of-the-Art
Gym



Crank Fitness
Studios –
Bike & Shape



Counter-current
Pool



Rowing
Workout



Aqua
Cycling



Outdoor
Semi-olympic
Leisure Pool



Outdoor
Gym Park



Pedal-powered
Workstations

COMMUNITY, WITHIN REACH

CONNECT.ENGAGE.THRIVE.



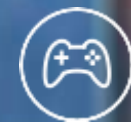
Indoor-Outdoor
Multipurpose Area
(Rentable)



Rentable
Kitchen



Gaming
Lounge



Arcade Zone
and PlayStation



Indoor
Cinema



Suspended
Net Lounge



Karaoke
Studios



Outdoor Cinema
& Ampitheatre



Rove Café and
Energise Bar



Co-working
Spaces



Meeting
Rooms &
Pods



Lobby Lounge



Marina Views
Chill Zone



Allotment
Gardens

CONVENIENCE, WITHIN REACH

YOUR SMART LIVING HUB



Smart Home
Digital Features



Organic Smart
Gardens



Electric Vehicle
Charging Stations



Bike/Scooter
Rental and Storage



Free Wi-fi
in Public Spaces



24x7 Convenience
Store



Rentable
Guest Rooms



Changing
Rooms



Rentable
Storage



Concierge



UNIT TYPES



STUDIO²

Designed efficiently, Studio² apartments are your perfect place to relax and recharge. Featuring Flexibed that seamlessly converts your space, enjoy ultimate comfort and convenience.

1 BEDROOM²

Double up your space with next generation features that enhance smart living. With a disappearing pocket wall and Flexibed, you can transform your living room into an extra bedroom, anytime you want!

SKY LOFTS

Introducing the Sky Lofts, stylishly created with double-height ceilings. Enjoy stunning views of the water and Dubai's skyline, innovative design elements, and an unparalleled living experience, set above the city.

COMBINABLE APARTMENTS

Introducing combinable apartments on-demand. For the first time ever, enjoy the comfort of combining two units into one cohesive space with flexible options.



² Featuring Flexibeds to convert your living room into a bedroom.

TYPICAL PLAN

7th - 20th FLOORS

22nd - 38th FLOORS

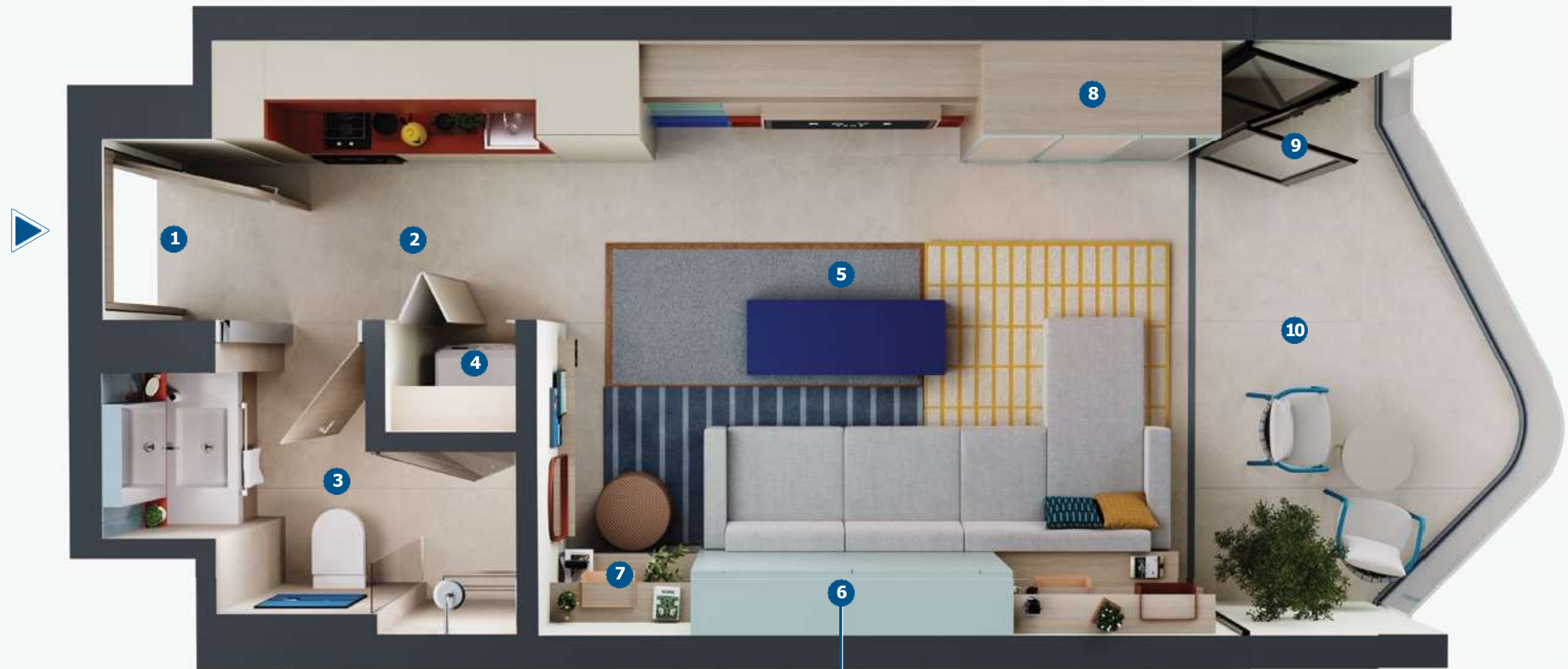
UNITS PER FLOOR

Studio ²	14 Units
1 Bedroom ²	7 Units



STUDIO² TYPE A

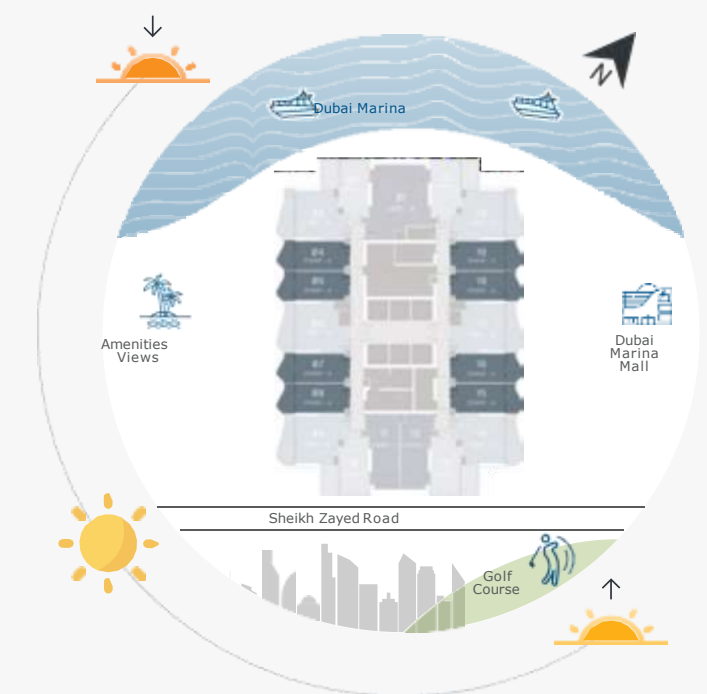
1. Entrance
2. Kitchen (1.85m x 2.7m)
3. Bathroom (1.95m x 2.7m)
4. Laundry & Storage
5. Living & Bedroom (3.8m x 4.6m)
6. Flexibed
7. Study/Vanity Corner
8. Wardrobe
9. Bifold Glass Doors
10. Balcony (3.9m x 1.35m ~2.4m)



Opened Flexibed

STUDIO² - TYPE A

INTERNAL AREA	29.73	(320 ft ²)
m ² BALCONY AREA	7.61 m ²	(82 ft ²)
TOTAL AREA	37.34 m ²	(402 ft ²)



Level 7-20 & Level 22-38

STUDIO²
TYPEA

FLEXIBEDCLOSED



STUDIO²
TYPEA

FLEXIBED OPEN



STUDIO² TYPE B

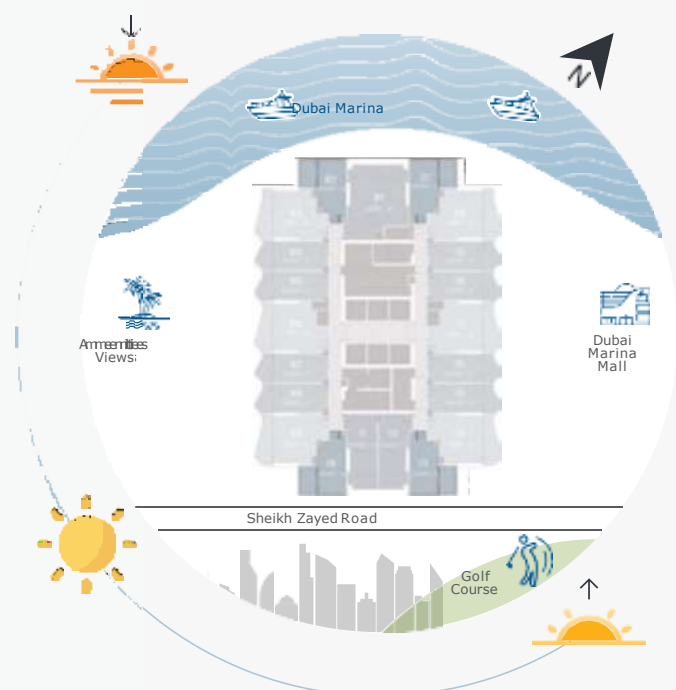
- 1. Entrance
- 2. Kitchen (3.7m x 1.95m)
- 3. Bathroom (2.75m x 1.85m)
- 4. Laundry & Storage
- 5. Living & Bedroom(4.8m x 3.8m)
- 6. Flexibed
- 7. Study/Vanity Corner
- 8. Wardrobe
- 9. Rotatable TV
- 10. Bifold Glass Doors
- 11. Balcony (3.9m x 2.4m)

STUDIO² - TYPE B

INTERNAL AREA	31.84	(343 ft ²)
m ² BALCONY AREA	9.42 m ²	(101 ft ²)
TOTAL AREA	41.26 m ²	(444 ft ²)



Opened Flexibed



Level 7-20 & Level 22-38

STUDIO²

TYPE B

FLEXIBEDCLOSED



STUDIO²

TYPE B

FLEXIBED OPEN

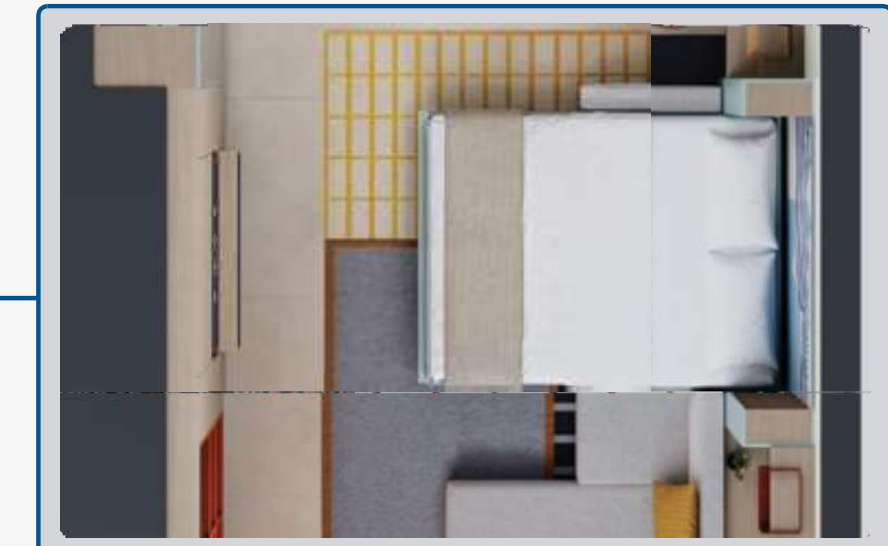


STUDIO² TYPE C

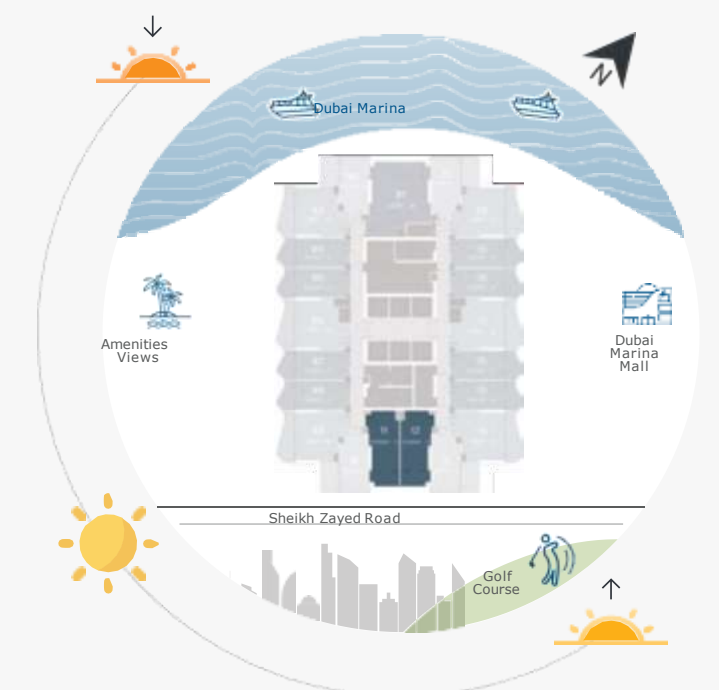
- 1. Entrance
- 2. Hideaway Kitchen (3.4m x 2.85m)
- 3. Bathroom (3.35m x 2.2m)
- 4. Laundry & Storage
- 5. Living & Bedroom (4.6m x 4m)
- 6. Flexibed
- 7. Study/Vanity Corner
- 8. Wardrobe
- 9. Bifold Glass Doors
- 10. Balcony (2m x 4m)

STUDIO² - TYPE C

INTERNAL AREA	34.75	(374 ft ²)
m ² BALCONY AREA	7.96 m ²	(86 ft ²)
TOTAL AREA	42.71 m ²	(460 ft ²)



Opened Flexibed



Level 7-20 & Level 22-38



STUDIO²
TYPE C

FLEXIBED CLOSED



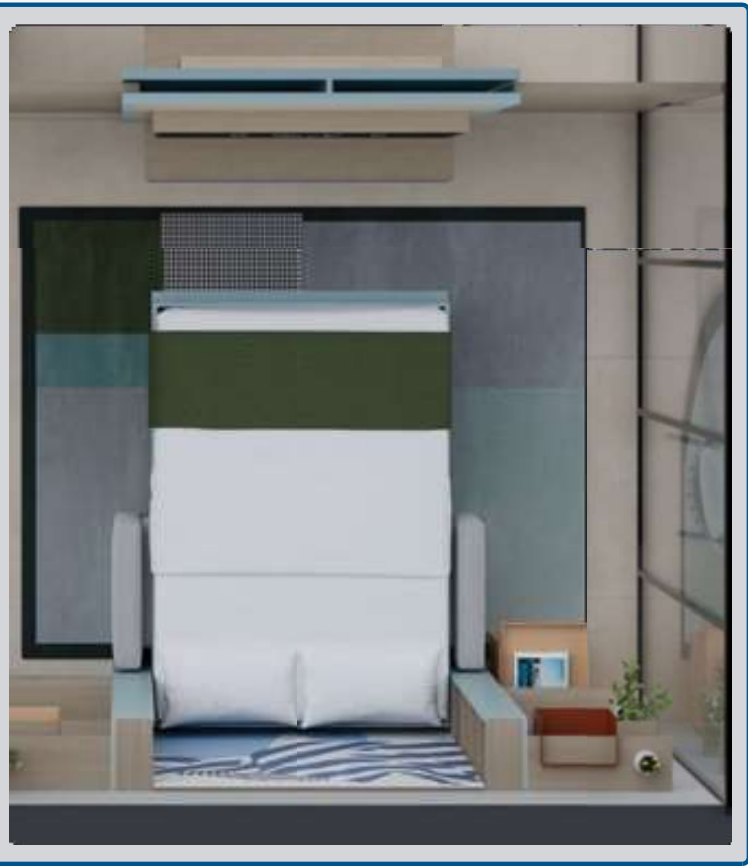
STUDIO²
TYPE C

FLEXIBED OPEN

1 BEDROOM²

TYPE A

1. Entrance
2. Kitchen & Dining (3.4m x 3.8m)
3. Bathroom (3.4m x 1.55m)
4. Laundry & Storage
5. Living Room (3.1m x 3.5m)
6. Flexibed
7. Bedroom (3.1m x 4.15m)
8. Wardrobe
9. Study/Vanity Corner
10. Pocket Wall
11. Bifold Glass Doors
12. Balcony (6.4m x 1.35m ~ 2.4m)

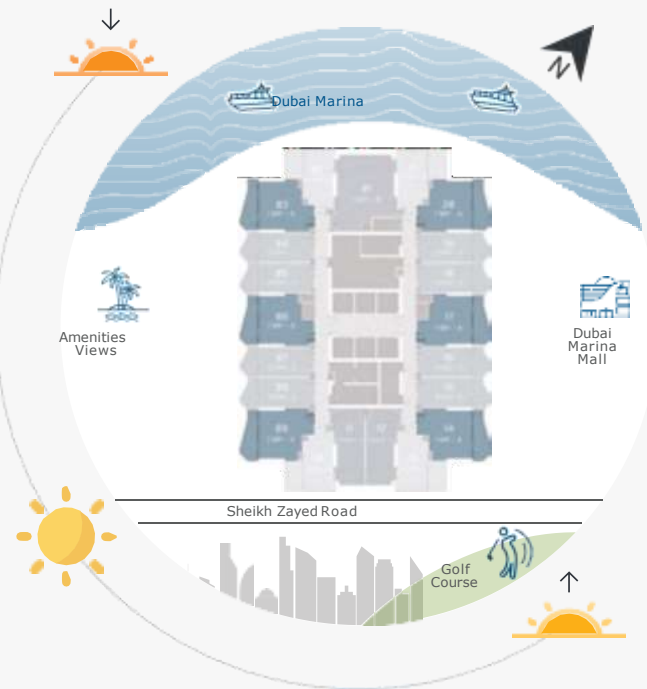


Opened Flexibed

1 BEDROOM² - TYPE A

INTERNAL AREA	44.88m ² &	(483 ft ² & 489 ft ²)
45.4m ² BALCONY AREA	12.07m ²	(130 ft ² & 131 ft ²)
& 12.2m ²	TOTAL AREA	(613 ft ² & 620 ft ²)

56.95m² & 57.6m²



Level 7-20 & Level 22-38

1 BEDROOM²

TYPE A

FLEXIBED CLOSED



1 BEDROOM²

TYPE A

FLEXIBED OPEN



1 BEDROOM²

TYPE B

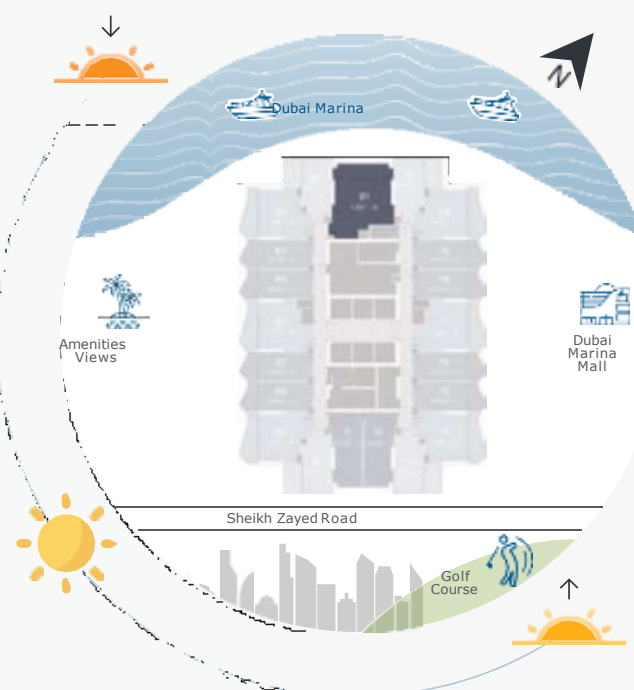
1. Entrance
2. Kitchen & Dining (4.5m x 3.67m)
3. Pantry Storage
4. Bathroom (2.55m x 1.63m)
5. Laundry/Storage & Hall (2m x 1.1m)
6. Living Room (3.5m x 3.1m)
7. Flexibed
8. Study Nook (2.2m x 1.1m)
9. Pocket Wall
10. Bedroom (3.55m x 3.2m)
11. Walk- in Closet (2.55m x 1.72m)
12. Vanity Corner
13. Master Bathroom (2.55m x 1.58m)
14. Bifold Glass Doors
15. Balcony (2m x 8m)

1 BEDROOM² - TYPE B

INTERNAL AREA	60.93	m ²	(659 ft ²)
m BALCONY AREA	15.92	m ²	(171 ft ²)
m TOTAL AREA	76.85	m ²	(827 + 43 ft ²)



Opened Flexibed



Level 7-20 & Level 22-38



1 BEDROOM²

TYPE B

FLEXIBED CLOSED

1 BEDROOM²

TYPE B

FLEXIBEDCLOSED



TYPICAL PLAN ON DEMAND



FIRST-EVER COMBINABLE APARTMENTS, ON DEMAND

Enjoy the option to combine 2 apartments and
create a larger space and configuration.

STUDIO² + STUDIO² = 1 BEDROOM²

Enjoy the flexibility to combine 2 Studio
apartments into a 1 Bedroom space.



1 BEDROOM²

(STUDIO² + STUDIO²)
TYPE C ON-DEMAND

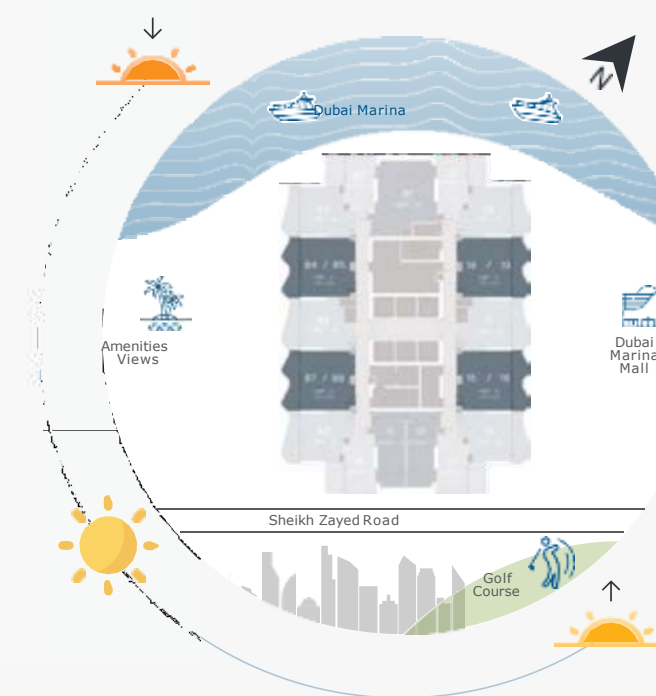
1. Entrance
2. Kitchen & Dining (3.37m x 3.8m)
3. Pantry Storage
4. Bathroom (2.22m x 2.45m)
5. Laundry & Storage
6. Living Room (3.35m x 3.5m)
7. Flexibed
8. Study Nook (1.17m x 2.04m)
9. Pocket Wall
10. Bedroom (3.3m x 3.5m)
11. Vanity Corner (1.35m x 1.35m)
12. Walk-in Closet (2.2m x 1.57m)
13. Master Bathroom (2.2m x 2.2m)
14. Bifold Glass Doors
15. Balcony (8m x 1.35m ~2.4m)

1 BEDROOM² - TYPE C

INTERNAL AREA	59.46 m ²	(640 ft ²)
BALCONY AREA	15.22 m ²	(164 ft ²)
TOTAL AREA	74.68 m ²	(804 ft ²)



Opened Flexibed



Level 7-20 & Level 22-38



1 BEDROOM²

TYPE CON- DEMAND

FLEXIBED CLOSED



1 BEDROOM²

TYPE C ON-DEMAND

FLEXIBEDCLOSED

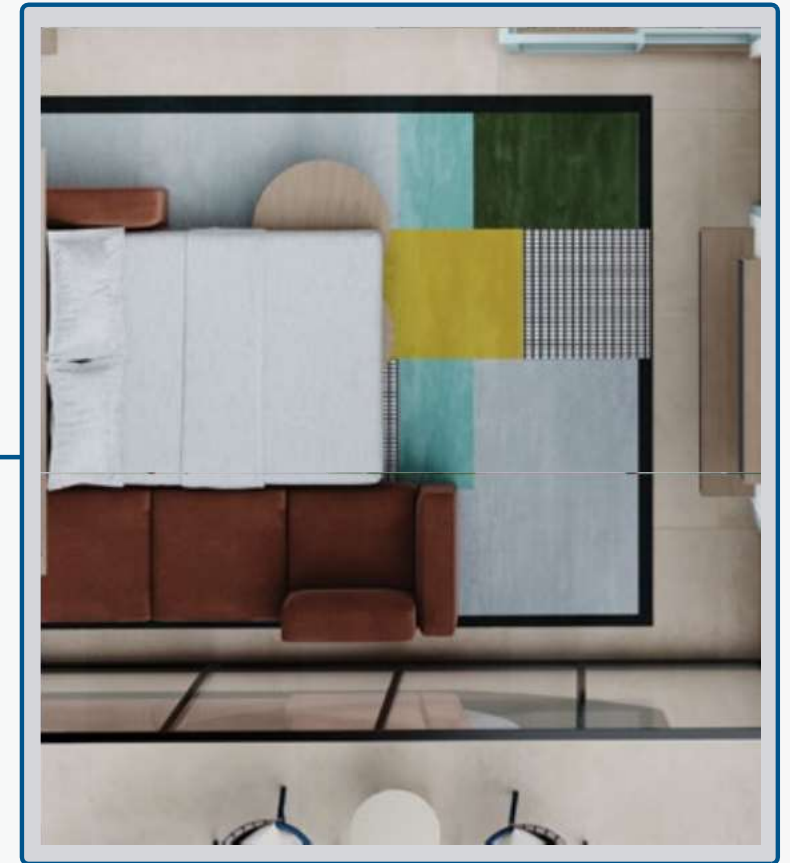
1 BEDROOM

(STUDIO² + STUDIO²)
TYPE D ON-DEMAND

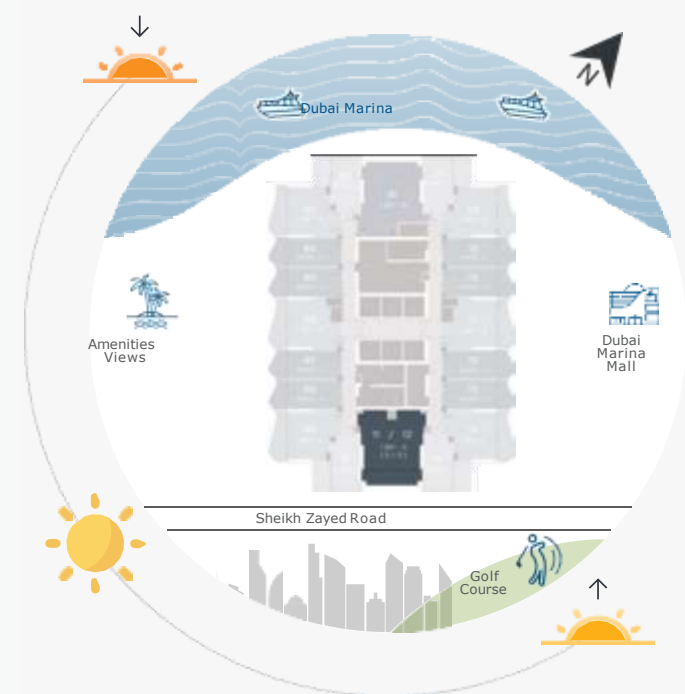
1. Entrance
2. Kitchen & Dining (4.5m x 3.59m)
3. Pantry Storage
4. Laundry/Storage&Hall (1.75m x 1.24m)
5. Bathroom(3m x 1.62m)
6. Living Room (3.5m x 4.22m)
7. Modular Sofa - Bed
8. Study Cubicle (1.41m x 2.21m)
9. Pocket Wall
10. Bedroom (3.5m x 3.18m)
11. Vanity Corner (1.5m x 0.65m)
12. Walk- in Closet (2.48m x 2.15m)
13. Master Bathroom (2.02m x 2.55m)
14. Bifold Glass Doors
15. Balcony (2m x 8m)

1 BEDROOM - TYPE D

INTERNAL AREA	69.5 m ²	(748 ft ²)
BALCONY AREA	15.92	(171 ft ²)
m ² TOTAL AREA	85.42 m ²	(919 ft ²)



Open Modula Sofa



Level 7-20 & Level 22-38



1 BEDROOM

TYPE DON- DEMAND

MODULAR SOFA - BED CLOSED



1 BEDROOM

TYPE ON-DEMAND

MODULAR SOFA - BED CLOSED

FIRST-EVER COMBINABLE APARTMENTS, ON DEMAND

Enjoy the option to combine 2 apartments and
create a larger space and configuration.

STUDIO² + 1 BEDROOM² = 2 BEDROOM

Combine a Studio and 1 Bedroom apartment
into a spacious 2 Bedroom home.



2 BEDROOM

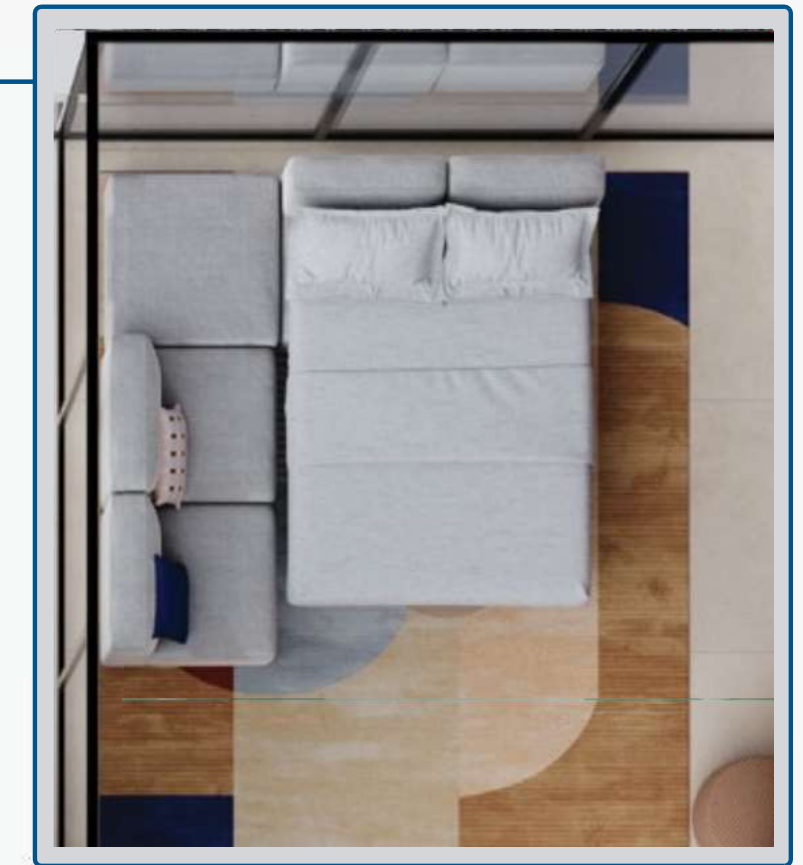
(1BEDROOM² + STUDIO²)

ON- DEMAND

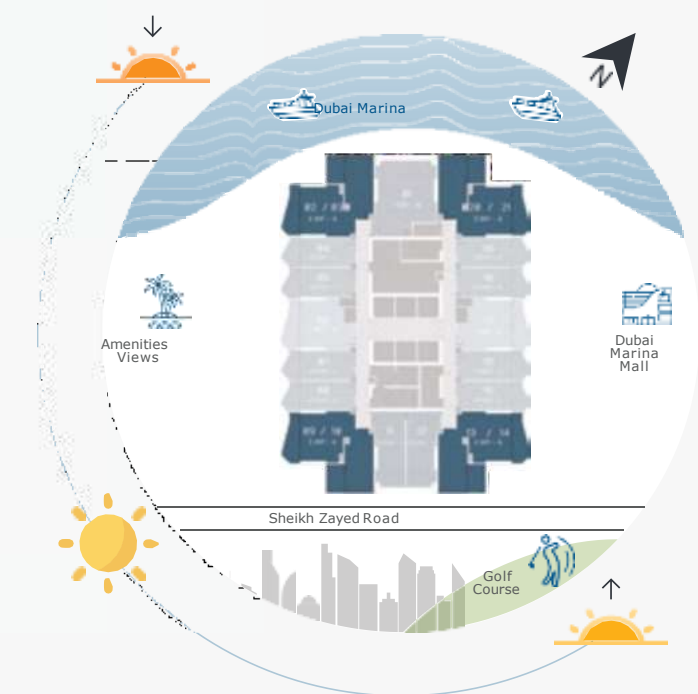
1. Entrance
2. Kitchen & Dining (4.7m x 3.85m)
3. Laundry & Storage
4. Pantry Storage
5. Living Room (3.8m x 3.8m)
6. Modular Sofa -Bed
7. Study Corner
8. Balcony (3.9m x 2.4m)
9. Hall & Storage (2.32m x 2.55m)
10. Bathroom (2.32m x 2.3m)
11. Bedroom (3.1m x 3.55m)
12. Vanity Corner
13. Wardrobe
14. Master Bedroom (3.1m x 3.5m)
15. Walk -in Closet (2.25m x 1.68m)
16. Master Bathroom (2.25m x 2.12m)
17. Bifold Glass Doors
18. Balcony (6.65m x 1.35m ~2.4m)

2 BEDROOM

INTERNAL AREA	77.24 m ²	(831 ft ²)
BALCONY AREA	21.62 m ²	(233 ft ²)
TOTAL AREA	98.86 m ²	(1064 ft ²)



Opened Modular Sofa



Level 7-20 & Level 22-38

2 BEDROOM

TYPE A ON-DEMAND

MODULAR SOFA - BED CLOSED



2 BEDROOM

TYPE A ON-DEMAND

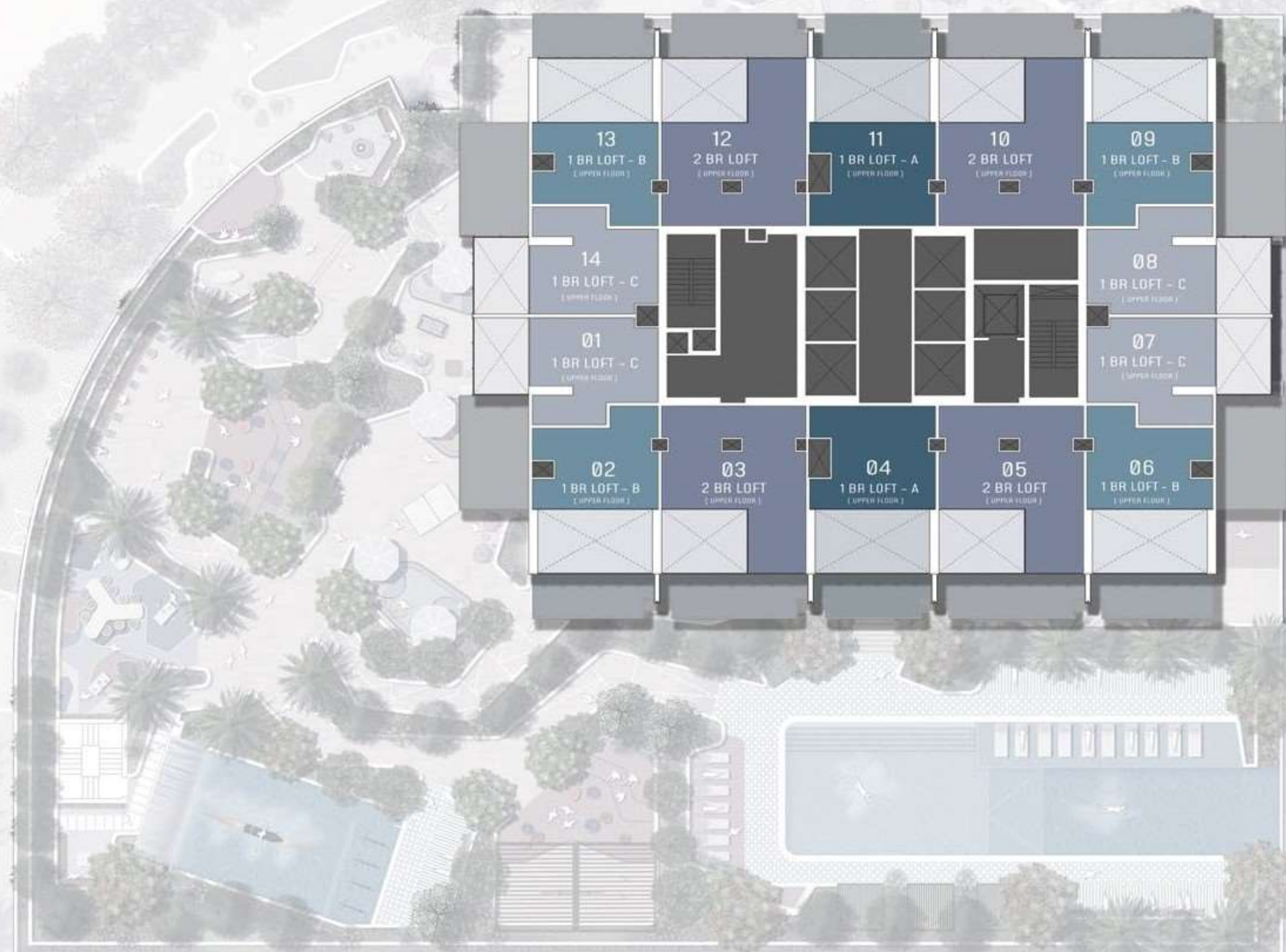


39th & 41st

1 Bedroom Loft	10 Units
2 Bedroom Loft	4 Units

LOFT UPPER FLOOR

40th & 42nd



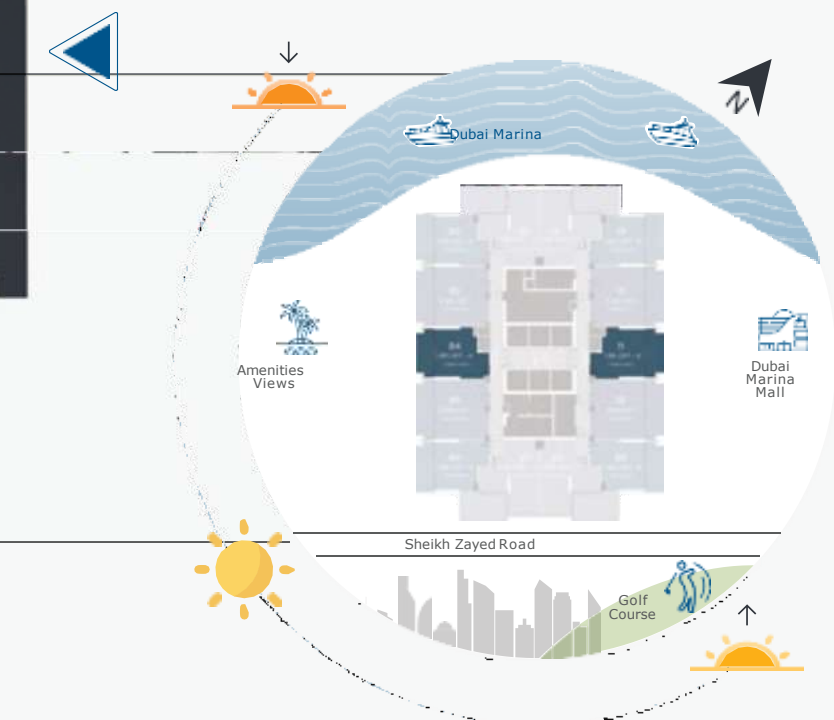
SKY LOFT

1 BEDROOM - TYPE A LOWER

1. Entrance
2. Kitchen & Dining (3.38m x 3.15m)
3. Bathroom (3.42m x 1.55m)
4. Laundry & Storage
5. 6.8m Double Height Living Room (6.2m x 4.15m)
6. Modular Sofa -Bed
7. Study & Reading Nook
8. Feature Staircase
9. Bifold Glass Doors
10. Balcony (6.4m x 2.4 m)



Opened Modular Sofa



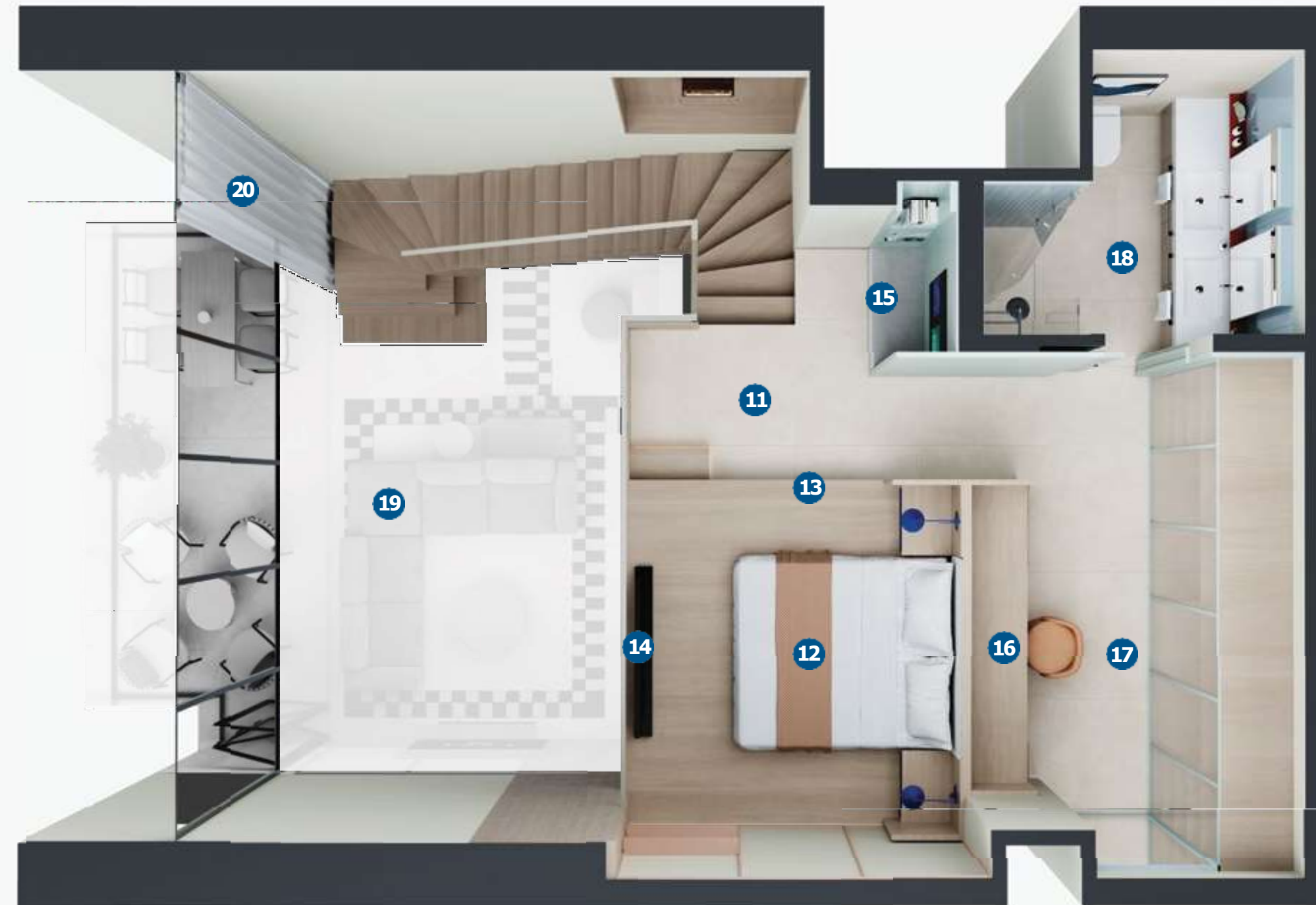
Level 39 & Level 41

SKY LOFT

1 BEDROOM- TYPE A

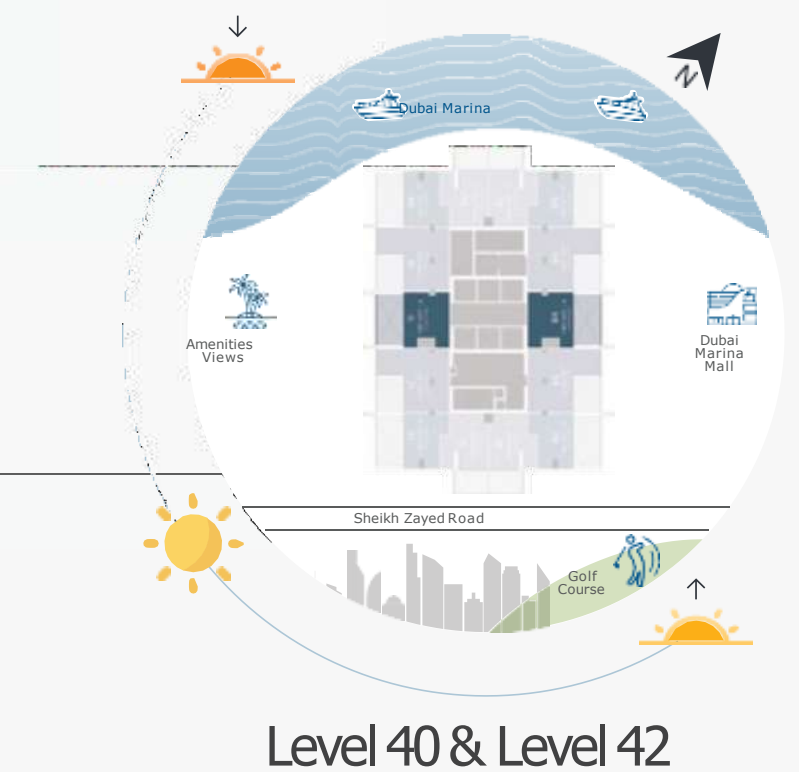
UPPER

- 11. Bedroom (5.6m x 3.1 m)
- 12. Tatami Bed on A Raised Platform
- 13. Built -in Storage
- 14. Roll Out TV Screen
- 15. Reading Pod
- 16. Vanity Corner
- 17. Walk-in Closet (4.28m x 2.5m)
- 18. Master Bathroom (2.52m x 2.7m)
- 19. Double Height Void
- 20. Motorized Curtains



SKY LOFT 1 BEDROOM - TYPE A

INTERNAL AREA	90.47 m ²	(974 ft ²)
BALCONY AREA	14.51 m ²	(156 ft ²)
TOTAL AREA	104.98 m ²	(1130 ft ²)



SKY LOFT

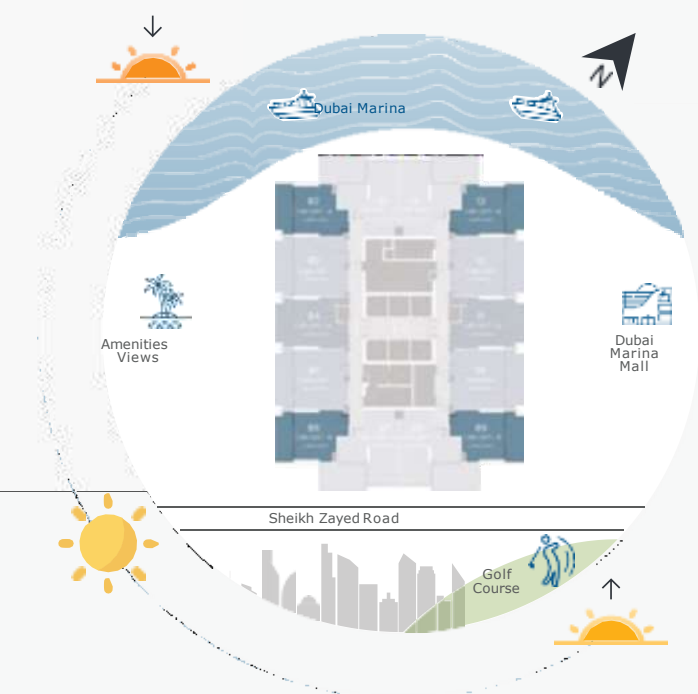
1 BEDROOM - TYPE B

LOWER

1. Entrance
2. Kitchen & Dining (3.38m x 3.15m)
3. Bathroom (3.42m x 1.55m)
4. Laundry & Storage
5. 6.8m Double Height Living Room (6.2m x 4.15m)
6. Modular Sofa -Bed
7. Study & Reading Nook
8. Feature Staircase
9. Bifold Glass Doors
10. Balcony (6.65m x 2.4m)



Opened Modular Sofa



Level 39 & Level 41

SKY LOFT

1 BEDROOM - TYPE B

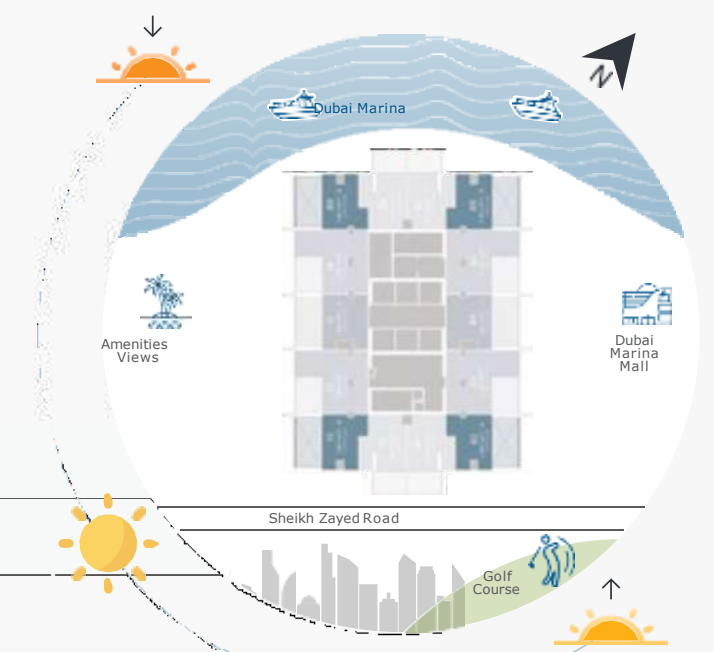
UPPER

- 11. Bedroom (4.23m x 3.1m)
- 12. Tatami Bed on a Raised Platform
- 13. Built-in Storage
- 14. Roll Out TV Screen
- 15. Vanity Corner
- 16. Walk-in Closet (4.23m x 2.5m)
- 17. Master Bathroom (2.57m x 2.8m)
- 18. Double Height Void
- 19. Motorized Curtains



SKY LOFT 1 BEDROOM - TYPE B

INTERNAL AREA	86.21 m ²	(928 ft ²)
BALCONY AREA	15.53 m ²	(167 ft ²)
TOTAL AREA	101.74 m ²	(1095 ft ²)



Level 40 & Level 42

SKY LOFT - 1 BEDROOM

TYPE A&B

MODULAR SOFA - BED CLOSED



SKY LOFT - 1 BEDROOM

TYPE A&B



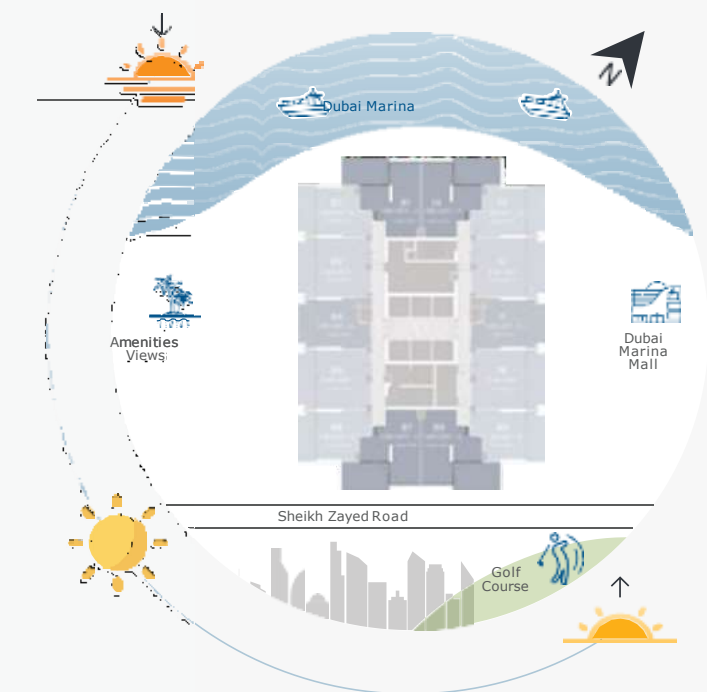
SKY LOFT

1 BEDROOM - TYPE C LOWER - OPTION 1

1. Entrance
2. Kitchen & Dining (3.4m x 4.05m)
3. Pantry Storage
4. Laundry/Storage (2.22m X 1.87m)
5. Bathroom (3.65m x 1.77m)
6. 6.8m Double Height Living Room (6.35m x 3.95m)
7. Modular Sofa -Bed
8. Study Nook
9. Hall & Staircase
10. Bifold Glass Doors
11. Balcony (3.8m x 6.2m)



Opened Modular Sofa



Level 39 & Level 41

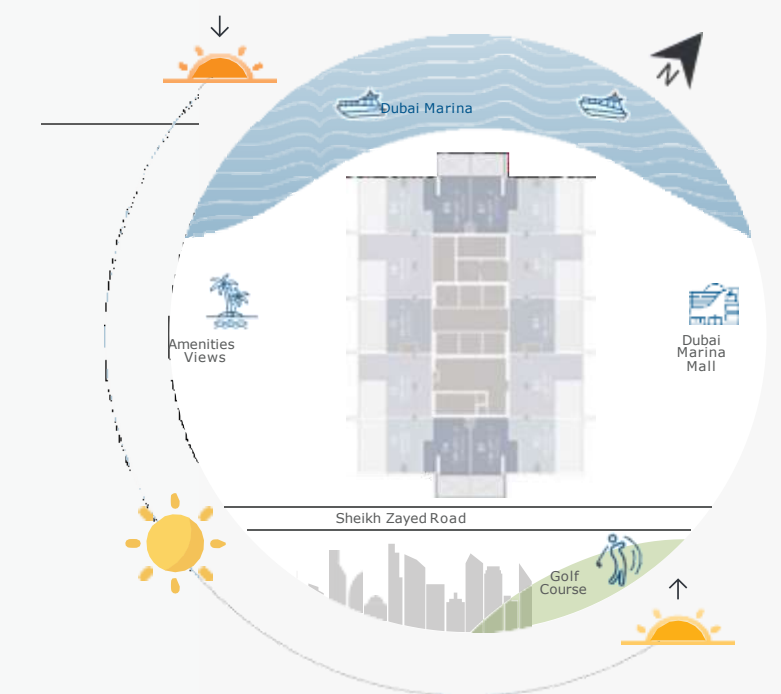
SKY LOFT

1 BEDROOM - TYPE C UPPER - OPTION 1

- 12. Bedroom (3.03m x 3.7m)
- 13. Tatami Bed on a Raised Platform
- 14. Built -in Storage
- 15. Roll Out TV Screen
- 16. Vanity Corner (1.16m x 1.85m)
- 17. Walk - in Closet (3.97m x 1.75m)
- 18. Master Bathroom (4m x 1.65m)
- 19. Double Height Void
- 20. Motorized Curtains

SKY LOFT 1 BEDROOM - TYPE C

INTERNAL AREA	102.64 m ²	(1105 ft ²)
BALCONY AREA	23.84 m ²	(257 ft ²)
TOTAL AREA	126.48 m ²	(1361 ft ²)



Level 40 & Level 42

SKY LOFT 1 BEDROOM

TYPE C

MODULAR SOFA BED - CLOSED



SKY LOFT - 1 BEDROOM

TYPE C



SKY LOFT

2 BEDROOM LOWER

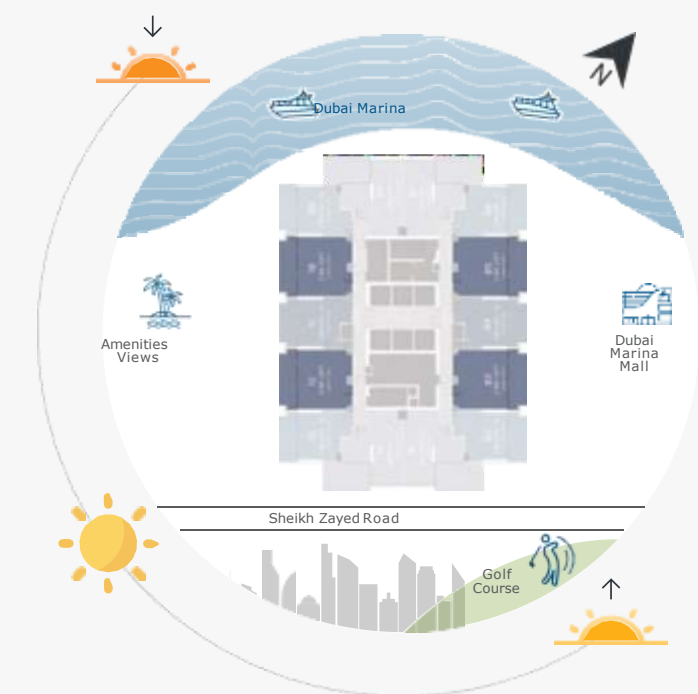
1. Entrance
2. Kitchen & Dining (4.65m x 3.15m)
3. Pantry Storage (0.97m x 1.52m)
4. Laundry/Storage & Hall (1.4m x 1.85m)
5. Bathroom (1.75m x 3.15m)
6. 6.8m Double Height living Room (4.72m x 4.15m)
7. Modular Sofa - Bed
8. Smart Privacy glass
9. Sliding Doors
10. Roll out TV Screen
11. Bedroom (3.08m x 4.15m)
12. Flexibed
13. Wardrobe
14. Feature Staircase
15. Bifold Glass Door
16. Balcony (8m x 2.4m)



Opened Modular Sofa



Opened Flexibed

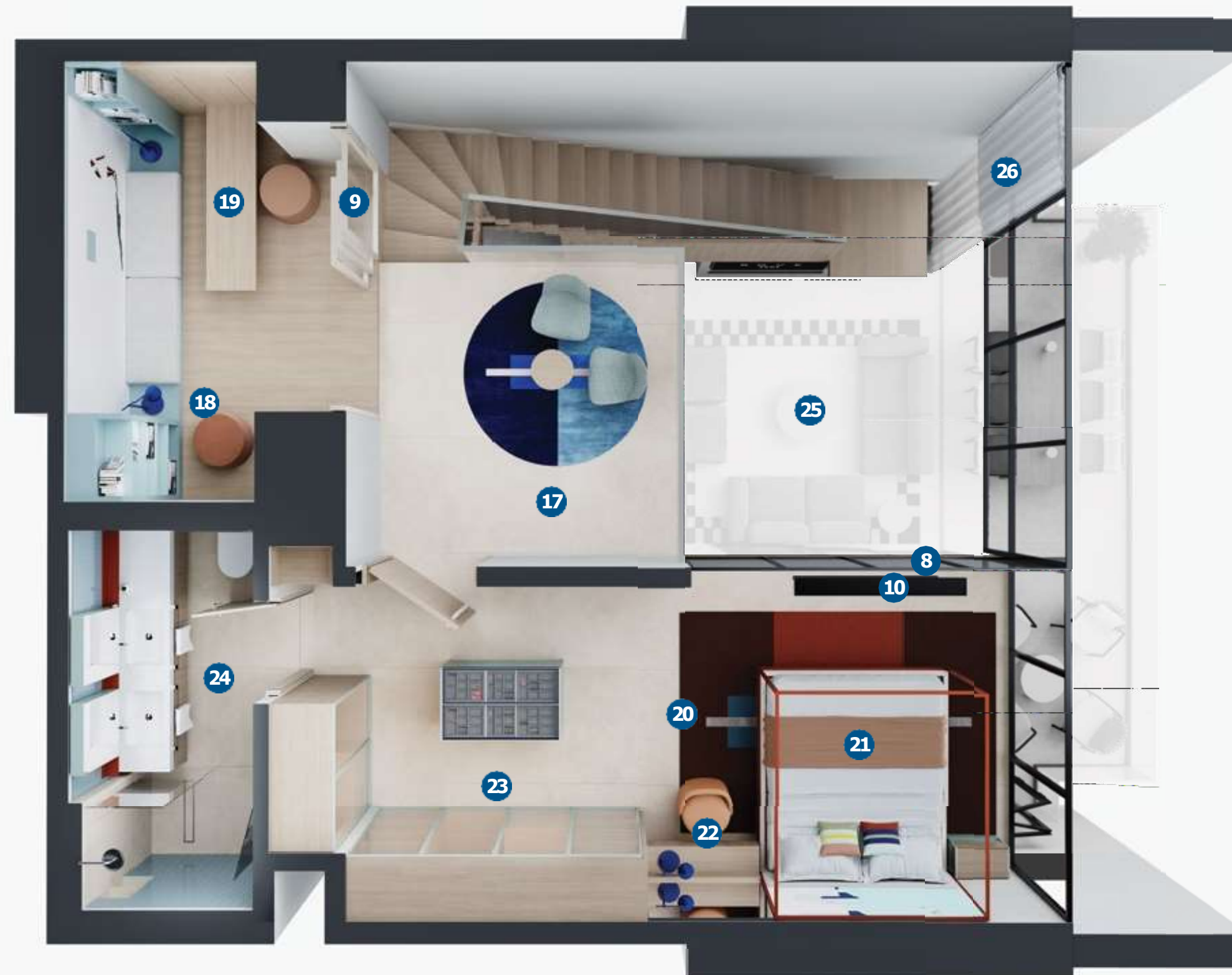


Level 39 & Level 41

SKY LOFT

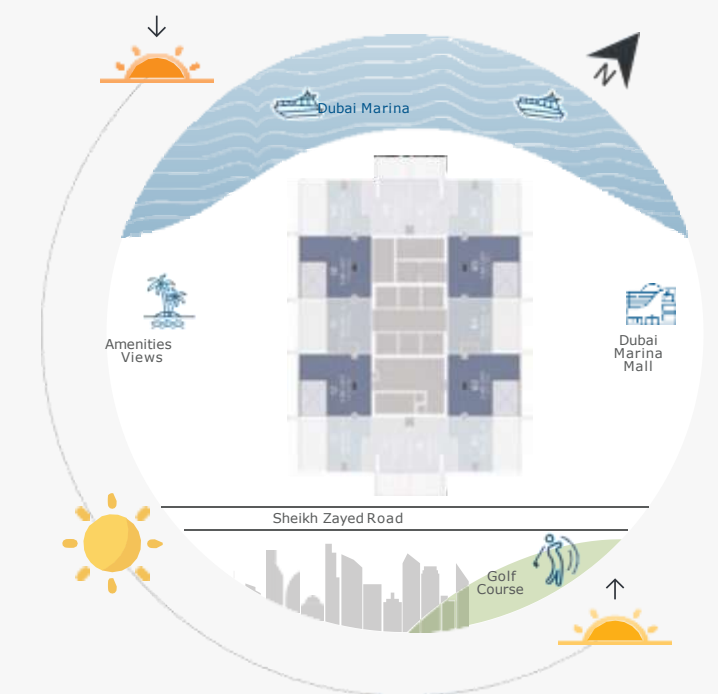
2 BEDROOM UPPER

- 17. Family Hall (3.19m x 3.2m)
- 18. Study Room (4.05m x 2.4m)
- 19. Foldable Desk
- 20. Master Bedroom (3.17m x 3.8)
- 21. Floating Bed
- 22. Vanity Corner
- 23. Walk-in Closet (3.12m x 3.55m)
- 24. Master Bathroom (3.75m x 1.75m)
- 25. Double Height Void
- 26. Motorized Curtains



SKY LOFT 2 BEDROOM

INTERNAL AREA	122.03	(1314 ft ²)
m ² BALCONY AREA	18.35 m ²	(198 ft ²)
TOTAL AREA	140.38 m ²	(1511 ft ²)



Level 40 & Level 42

SKY LOFT 2 BEDROOM

MODULAR SOFA BED- CLOSED

FLEXIBED- CLOSED



SKY LOFT - 2 BEDROOM



INTRODUCING ROVE HOME CONNECT

YOUR NEW HOME PROMISES EXCLUSIVE PERKS AND BENEFITS.

ROVE HOME OWNERS ENJOY

U By Emaar Gold membership. Exclusive benefits and discounts at over 100 participating venues, including hotels, restaurants, entertainment, and more

Significant discounts on stays at Rove Hotels

Preferential dining rates across Rove properties

Access to special rates and promotions

Privileged access to events across Rove locations

Dedicated customer care

Access amenities across all Rove Home properties



DUBAI, WITHIN REACH

■ ROVE HOME ■ ROVE HOTELS ■ LANDMARKS



CONVENIENT PAYMENT PLAN

Enjoy a mortgage-friendly payment plan.



10%

DOWN-PAYMENT

On Booking



5%

1ST INSTALMENT

1 Month From
Booking Date



5%

2ND INSTALMENT

2 Months From
Booking Date



5%

3RD INSTALMENT

5 Months From
Booking Date



5%

4TH PAYMENT

8 Months From
Booking Date



5%

5TH PAYMENT

12 Months From
Booking Date



5%

6TH PAYMENT

40% completion
of construction



5%

7TH PAYMENT

60% completion
of construction



5%

8TH PAYMENT

80% completion
of construction



50%

HANDOVER

100% completion
of construction

PAYMENT METHOD

Payment towards the Unit Price (as per the SPA Term), DLD Fees, ERES Fees and other charges (AED 5,000) for registering the property with Dubai Land Department are payable in the following ways:

1. BANK TRANSFER

2. CHEQUE

3. CREDIT CARD

4. PAYMENT LINK

5. CRYPTO CURRENCY



BANK TRANSFER

ESCROW BANK ACCOUNT DETAILS:

ACCOUNT NUMBER : 1009730894

ACCOUNT NAME : ROVE HOME DUBAI MARINA

BANK NAME : COMMERCIAL BANK OF DUBAI

IBAN NUMBER : AE870230000001009730894

CURRENCY : AED

SWIFT : CBDUAEAD

BANK TRANSFER

CORPORATE BANK ACCOUNT DETAILS:

ACCOUNT NUMBER : 1009725175

ACCOUNT NAME : IRTH ELITE DEVELOPMENT LLC

BANK NAME : COMMERCIAL BANK OF DUBAI

IBAN NUMBER : AE760230000001009725175

CURRENCY : AED

SWIFT : CBDUAEAD

CHEQUE PAYMENT TERMS:

Following information must be clearly mentioned in the payment instruction:

Customer Name:

Unit Number: (E.g. RHDM-XXX)

Fees Type: (E.g. Installment, DLD Fee or Registration Fee)

Please share the Swift Copies for International Transfer Advice & Debit Advice from bank for local transfers with IRTH's Sales Manager & pop@irth.ae

CREDIT CARD AND BANK TRANSFER TERMS:

Cheque Payment should be in favor of " IRTH Elite Development LLC " Please note below are the turnaround time for receipts subject to funds being realized in the account.

Local and managers cheques take 2-3 working days to clear.

For every dishonored cheque an Admin Fee will be chargeable as per the SPA. Cheque bounced / returned due to insufficient funds; charges will be levied as per SPA

PROJECT DETAILS

PROJECT NAME

Rove Home Dubai Marina

PLOT AREA

59,944 Sqft

BRAND

Rove Hotels

ANTICIPATED HANDOVER DATE

Q4 2027

ESTIMATED SERVICE CHARGES

20- 25 AED Per Sqft

OTHER SERVICES

A la Carte Services Available

ADDITIONAL USABLE AREAS

Ground Floor	13,000
Podium	
Level 5	35,000
Level 6	9,500
Sky44	13,500
Grand Total	71,000

AMENITIES MAKE 20% OF THE PROJECT

DEVELOPER

IRTH Elite Development LLC

TOTAL # OF UNITS

Studio ²	Type A, B, C	434
1 Bedroom ²	Type A, B	217
1 Bedroom Sky Loft	Type A, B, C	20
2 Bedroom Sky Loft		8
Total # of Units		679

FULLY FURNISHED UNITS

5 Years of Supplier Warranty
All Units are Fully Furnished and Fully Equipped

TOTAL # OF PARKING

Basement	421
Podium and Ground Floor	307
Total # of Units	728

ALLOTTED PARKING

One Parking Per Unit
One Additional Parking for Combinable Apartments

ELEVATORS

Residential	6
Service	1
Max. Travel Distance to Lift Lobby 16m	
Elevator Speed 5m/s	
Waiting Time 37sec	



BRAND SERVICES

24/7 Concierge

Reception

Door Person – 24 Hours/Day

Rove Connect – Bell Person Service (7.00am - 12.00am)

Management and Coordination of
Gym / Fitness / Yoga / Steam Room / Jacuzzi / Leisure
Pool / Salt Cave Room / Lap Pool / Running Track /
Sport Courts (Padel) / Entertainment
(Gaming, TV & Movies) / Infrared Sauna



À LA CARTE SERVICES

ADD-ONS WITH EXTRA CHARGES

CRANK Studio

Housekeeping Services

Laundry, Dry-cleaning and Alteration

Personal Services, from Fitness to Shopping

Accommodation, Storage and Event Spaces

Chef Services

Food and Beverage Services

Assistant/Secretarial

Air and Land Transportation Services

Off-site Restaurant Reservations

Florist Services

Tour Organisations

Childcare and Nursing Services

Vacant Home Maintenance and Engineering Services



MATERIAL BOARD

LIVING



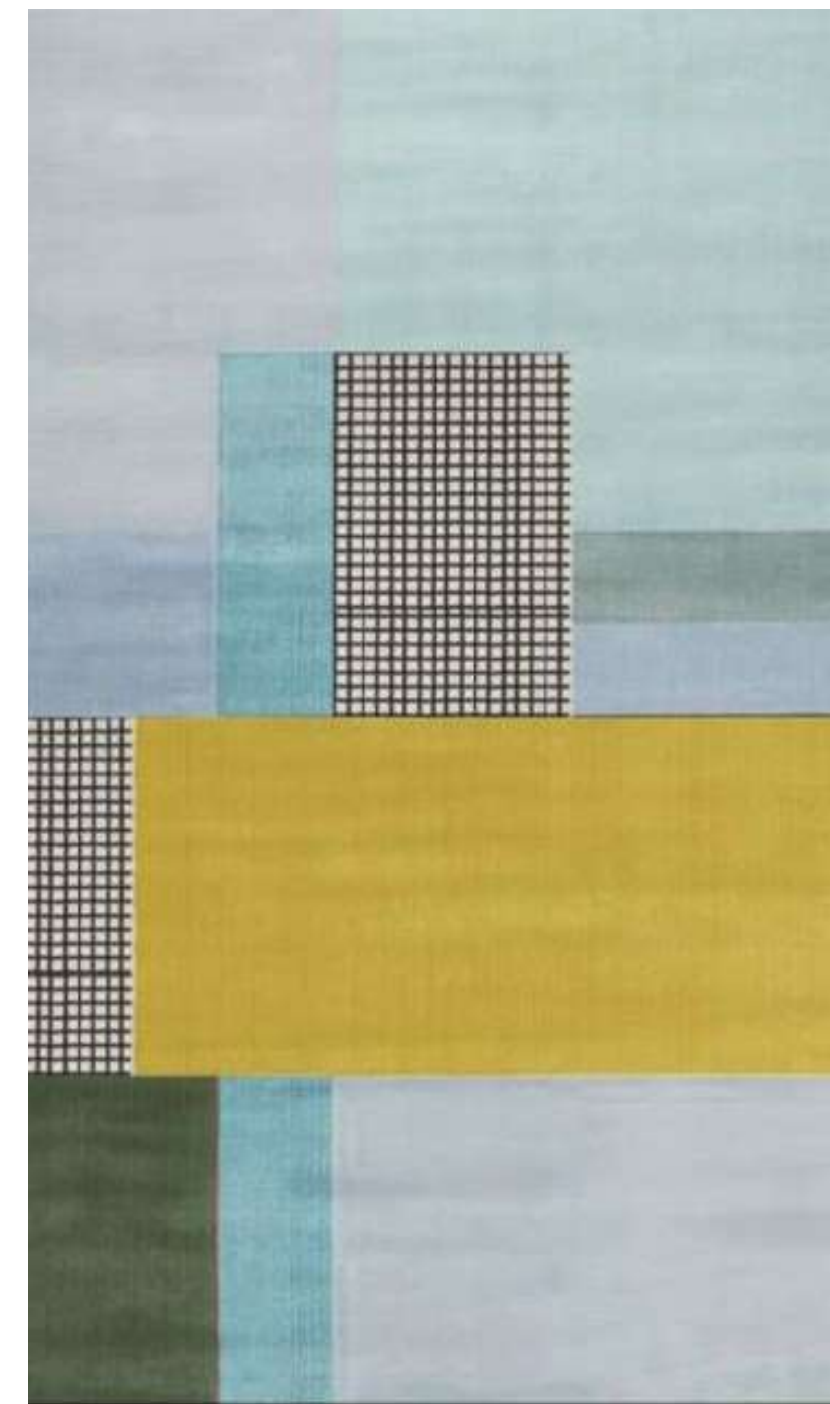
MATERIAL BOARD

KITCHEN AND DINING



MATERIAL BOARD

BEDROOMS



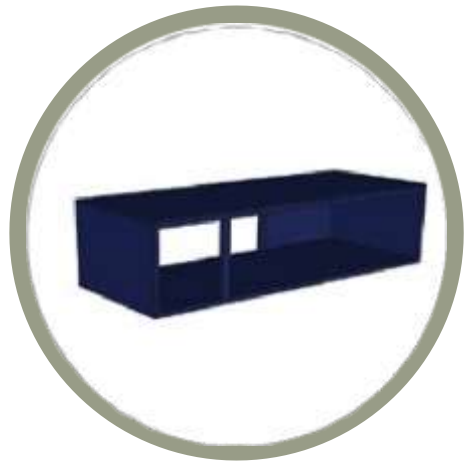
MATERIAL BOARD

BATHROOMS



FURNITURE LAYOUT

STUDIO²



Coffee
Table



Pouf



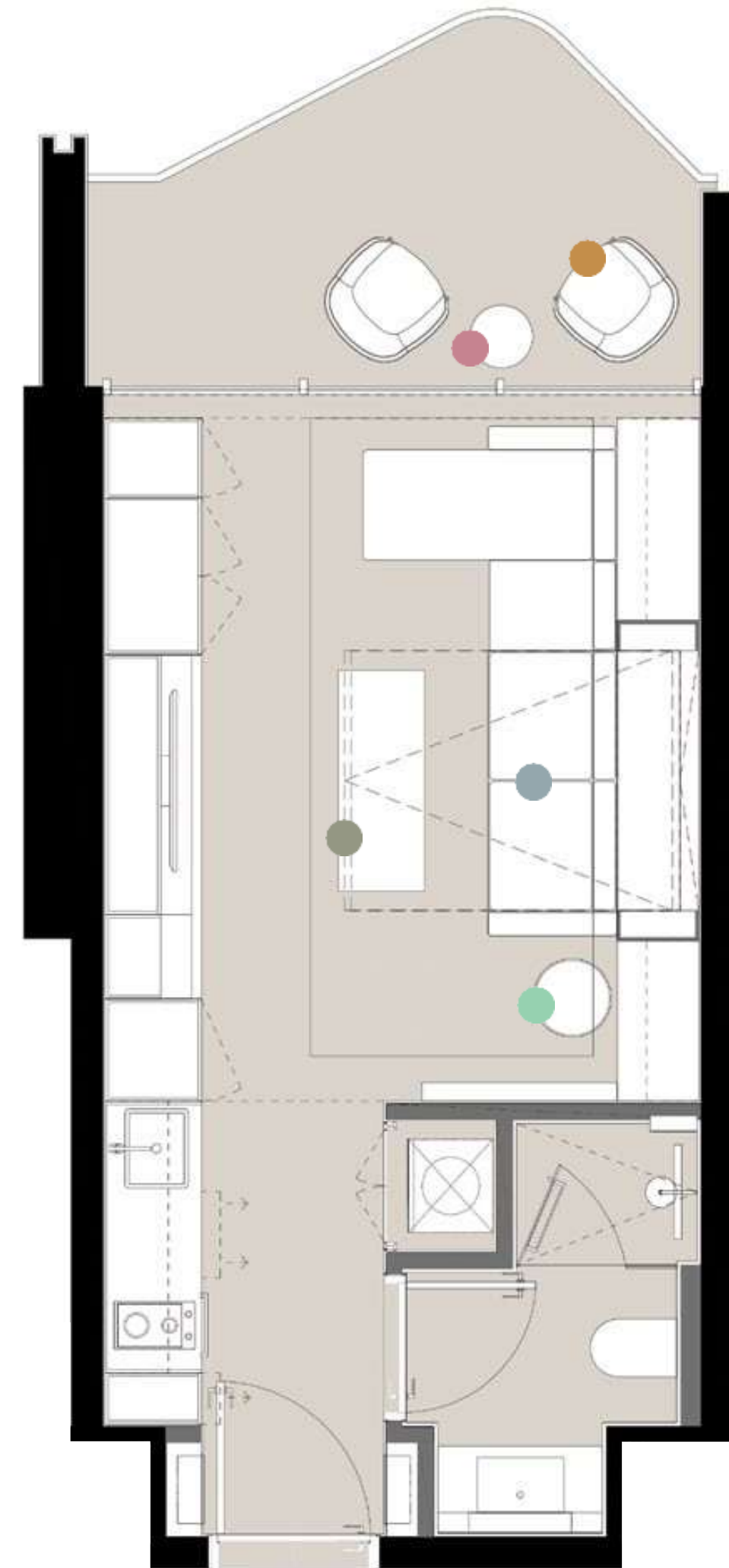
Coffee
Table



Armchair



Sofa



FURNITURE LAYOUT

1 BEDROOM²



Sofa



Coffee
Table



Pouf



ArmChair



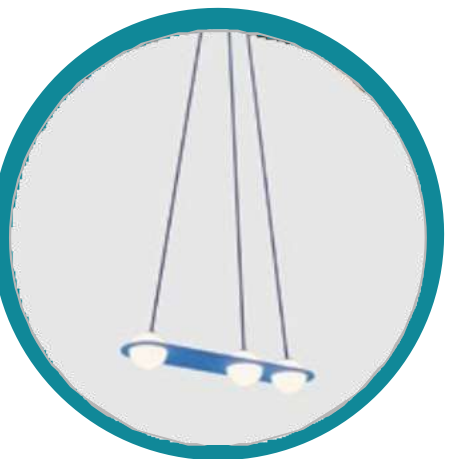
Pouf



Dining
Chair



Side
Table



Pendant



Rug



FURNITURE LAYOUT

LOFT LOWER



Sofa



Dining
Table



Pouf



Armchair



Dining
Chair



Coffee
Table

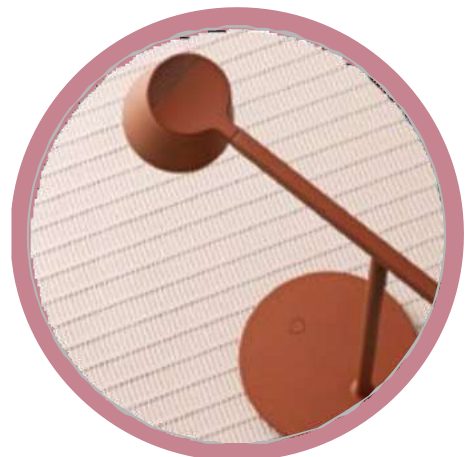


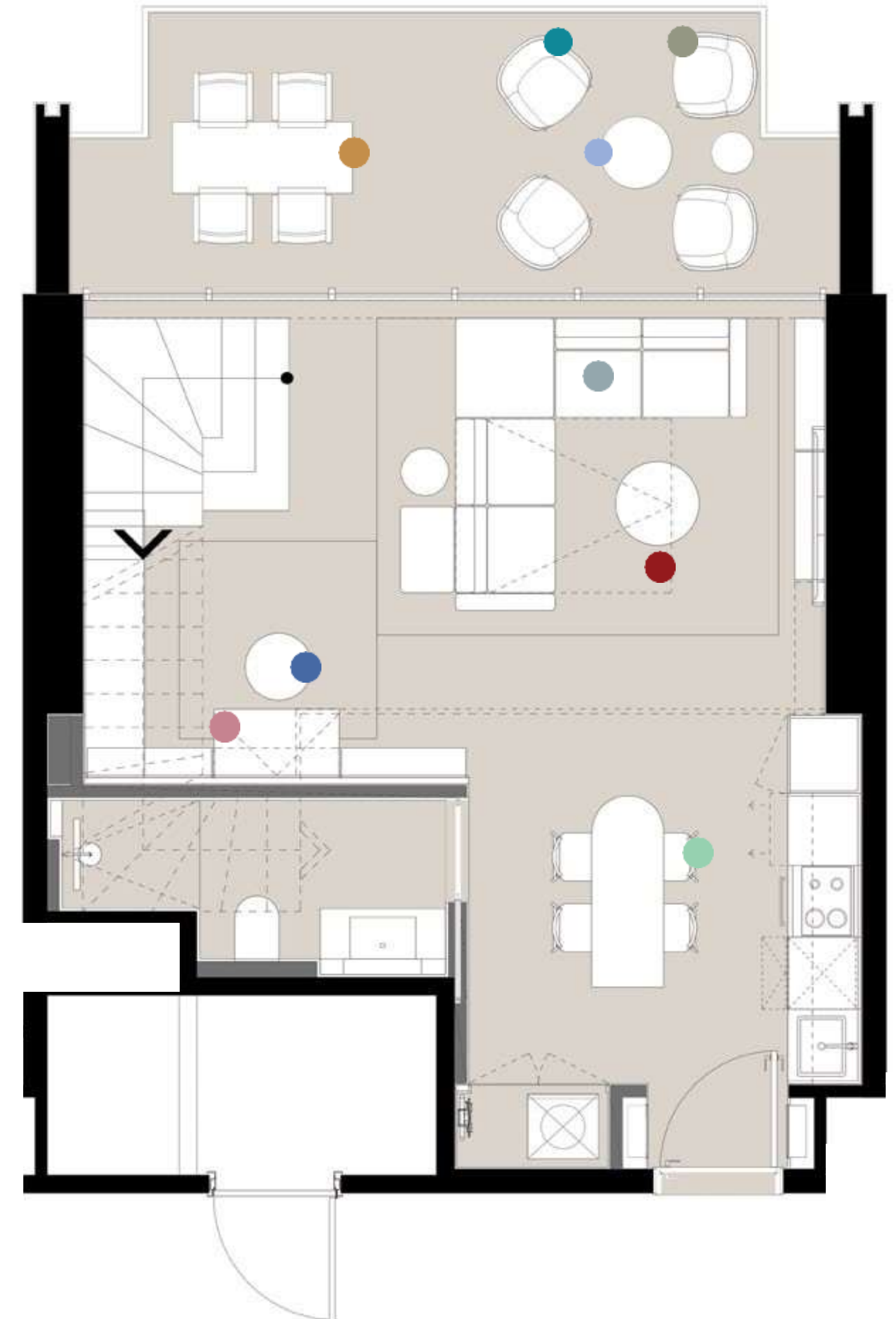
Table
Lamp



Armchair



Rug



FURNITURE LAYOUT

LOFT UPPER



Bed



Floor Recessed
Projector



Bedside
Lamp



Pouf



R O V E

HOME

DUBAI MARINA

DEVELOPED BY

IRTH