

OWN THE LAST SLICE  
OF DUBAI MARINA,  
ROVE STYLE.

R O V E  
HOME  
DUBAI MARINA

DEVELOPED BY  
IRTH





# 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

## 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.



# 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 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.





# 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

## JLT TRAM STATION



5 min



2 min

## DMCC METRO STATION



5 min



2 min







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





**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



# 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 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 <sup>2</sup>	Type A, B, C	434
1 Bedroom <sup>2</sup>	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

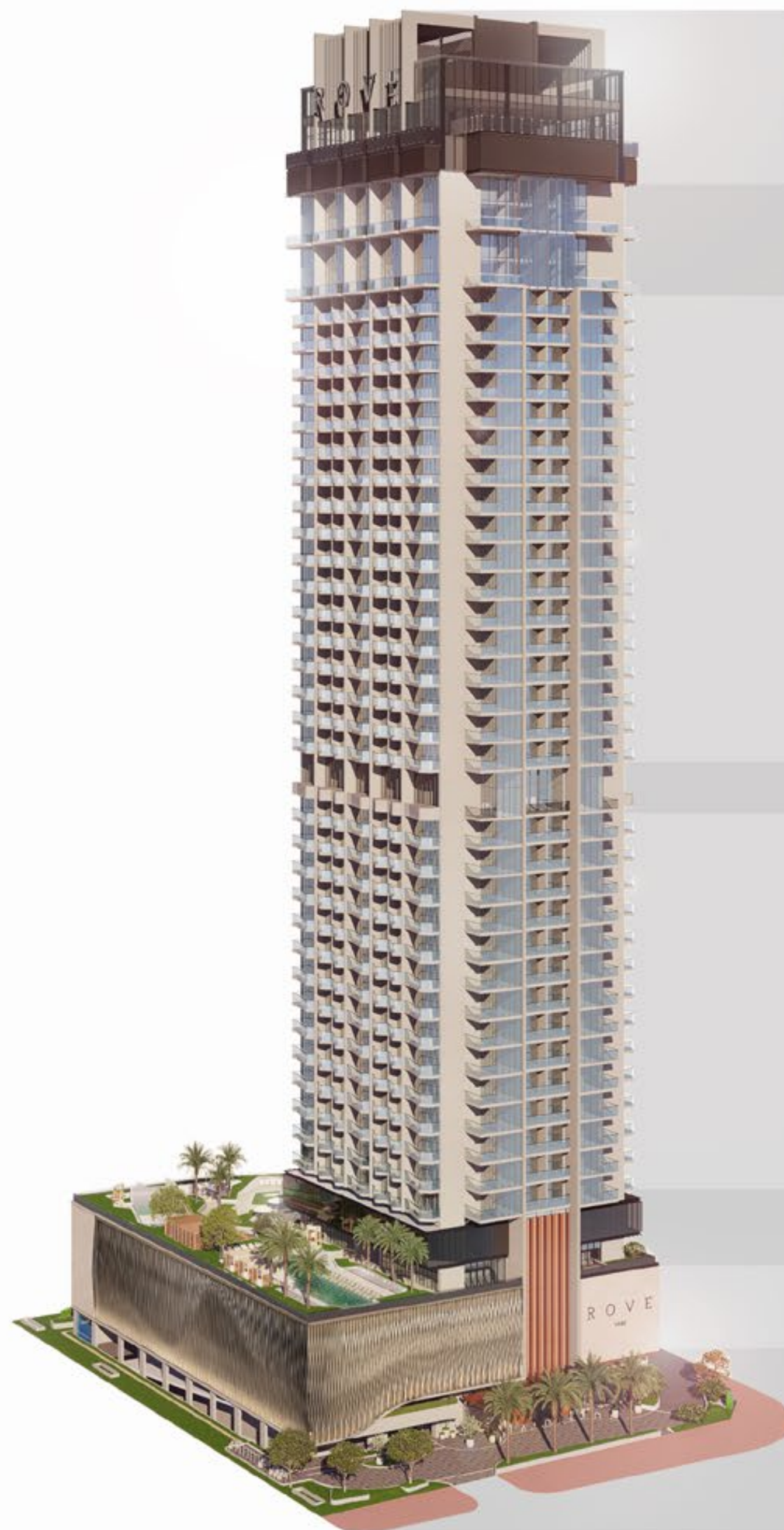
Residential	6
Service	1
Max. Travel Distance to Lift Lobby 16m	
Elevator Speed 5m/s	
Waiting Time 37sec	





# 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

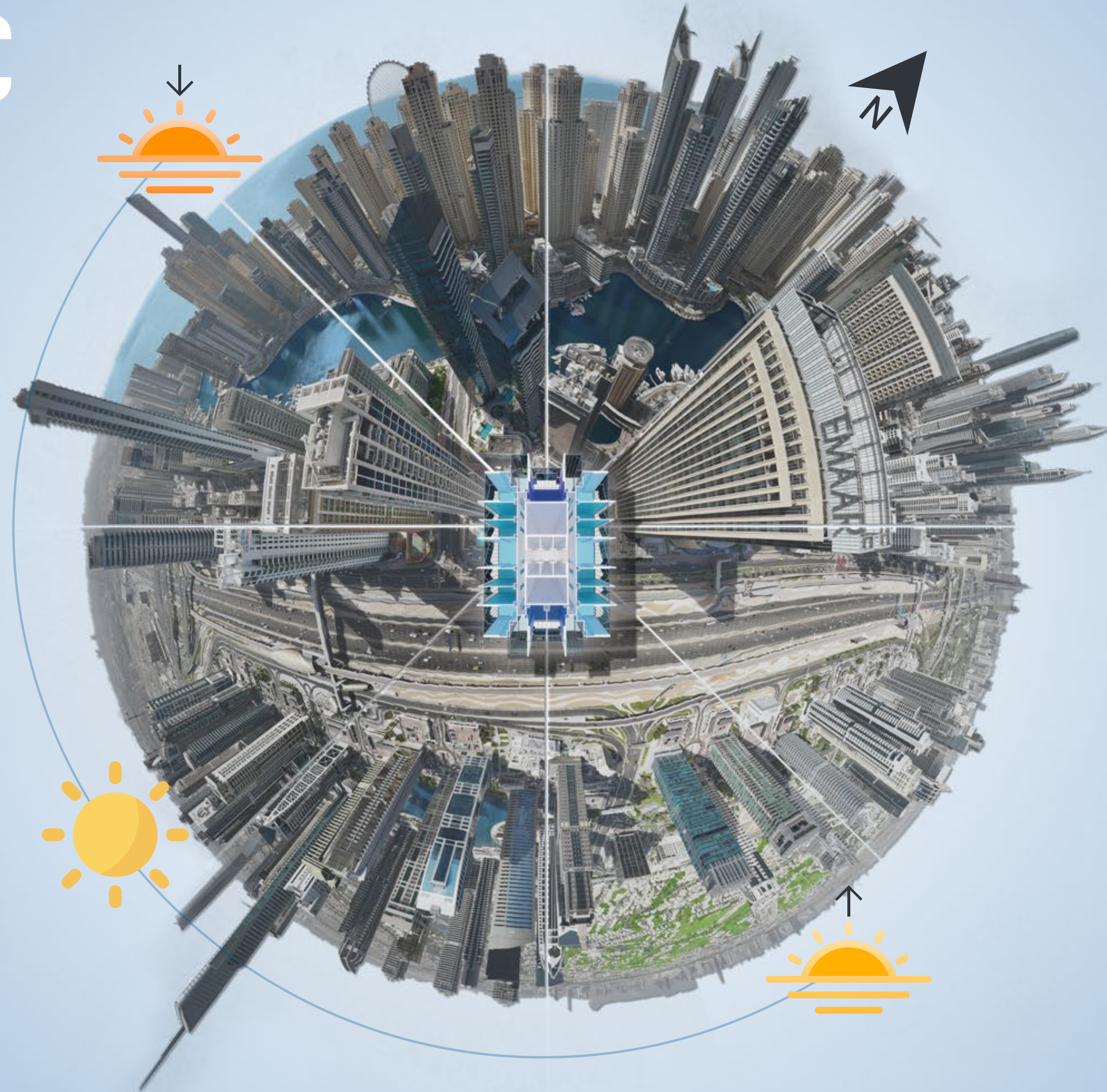
Podium Amenities (L5-L6)

Podium Parking (P1-P4)

Ground Floor



# PANORAMIC VIEWS





# DUBAI, WITHIN REACH





# 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



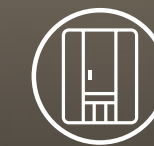
Finnish  
Sauna Pod



Aroma Steam  
Pod



Salt Steam  
Pod



Ultra Shield  
Oxygen Pod



Experience  
Shower Pods



Hydration  
Station



# FIRST-EVER CONVERTIBLE INDOOR INFINITY POOL

Breezy 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.





# 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



# 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.





# BOUTIQUE FITNESS STUDIO

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

CRANK





# 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



# 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.





# LOBBY LOUNGE

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





# 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





# RENTABLE GUEST ROOM

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





# ENTRANCE & CONCIERGE

An unforgettable welcome, every time you come home.

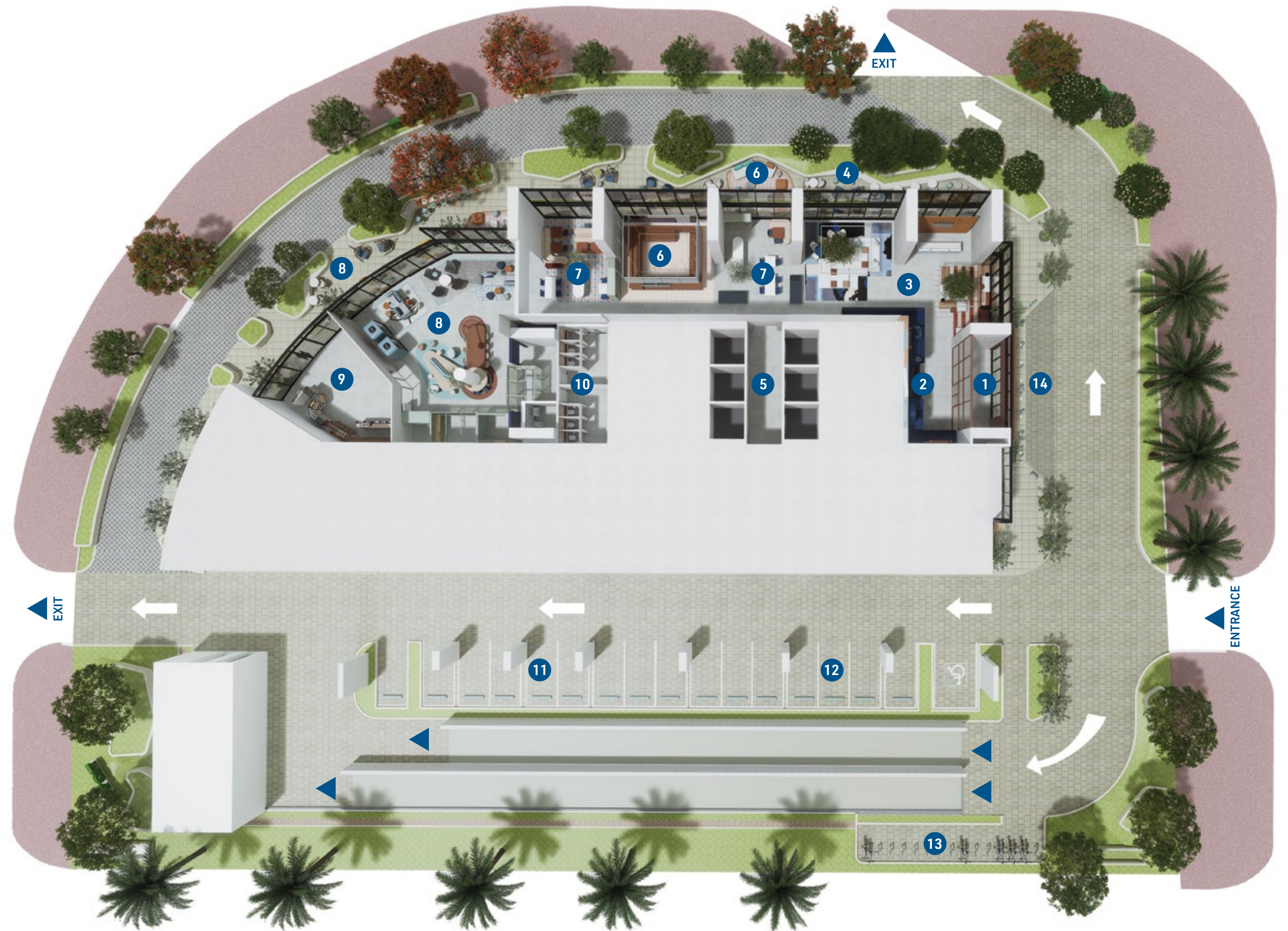
A vibrant, modern interior space, likely a community center or a modern office lobby. The space is characterized by its bold colors and geometric forms. On the left, a large, multi-level blue staircase with white steps leads up to a second floor. Two circular blue pods are integrated into the staircase structure, each with a person sitting inside. A man is walking up the stairs. To the right of the staircase, a man is sitting on a blue sofa, looking at a laptop. The floor is covered in a red and white striped pattern. In the center, a large, leafy green tree stands in a planter box. To the right of the tree, a man is sitting on a brown sofa. Further right, a woman is sitting on a brown sofa, looking at a laptop. In the background, a man is walking towards a reception desk. The reception desk is a long, white counter with a blue base. A woman is standing behind the counter, and a man is standing in front of it. To the right of the reception desk, a large red brick wall with a grid pattern is visible. A large screen is mounted on the wall, displaying a blue and white graphic. The ceiling is white with several large, white, rectangular light fixtures. The overall atmosphere is bright, modern, and welcoming.

An unforgettable welcome, every time you come home.



# 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





# 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







**SEMI-OLYMPIC (25M) LEISURE POOL**



# 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





# STATE - OF - THE ART GYM WITH MEZZANINE





# 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.)





# MULTIPURPOSE HALL

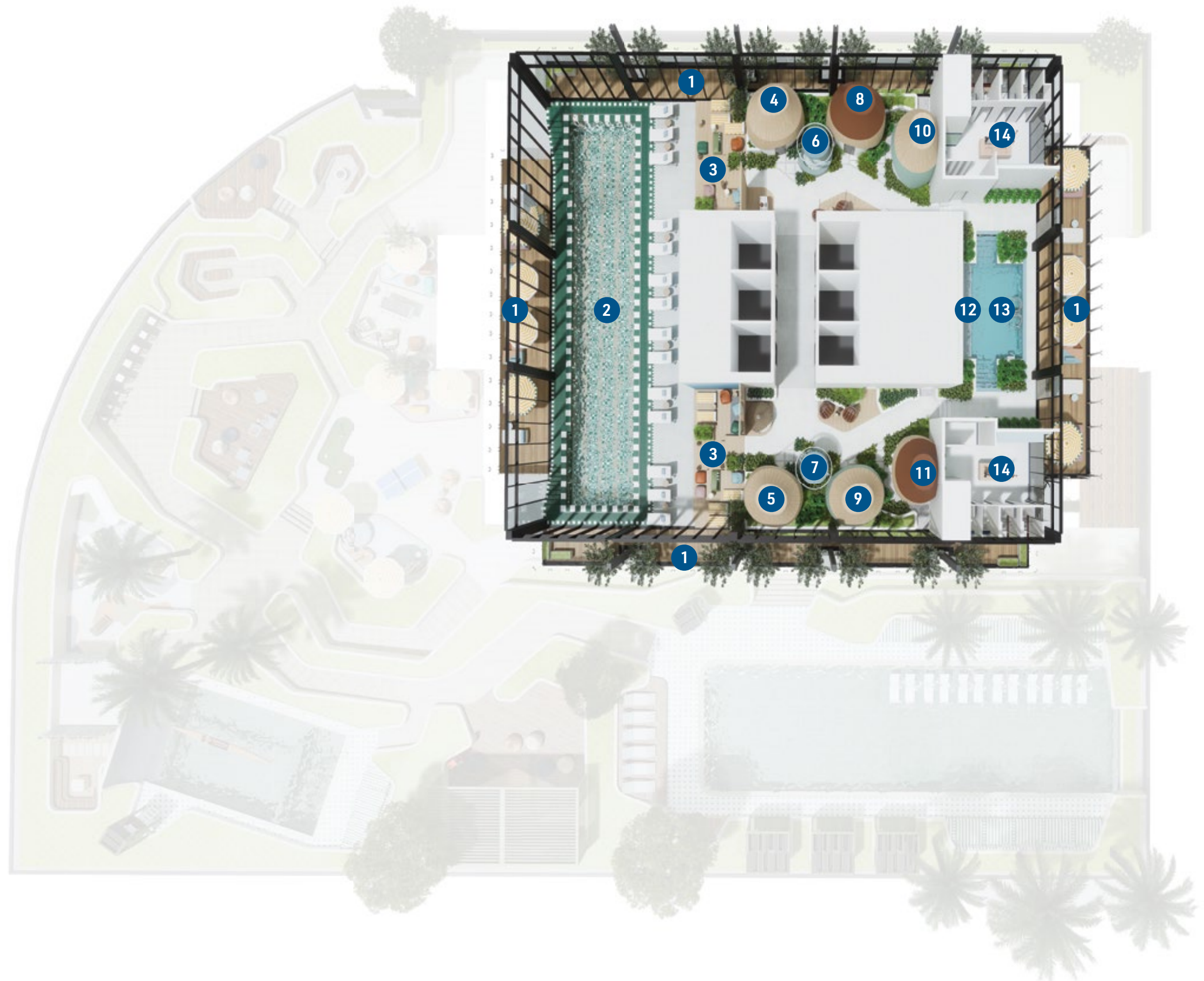




# ROOF TOP

## 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





# VITALITY POOL





# UNIT TYPES



## STUDIO<sup>2</sup>

Designed efficiently, Studio<sup>2</sup> apartments are your perfect place to relax and recharge. Featuring Flexibed that seamlessly converts your space, enjoy ultimate comfort and convenience.

## 1 BEDROOM<sup>2</sup>

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.

( ... )<sup>2</sup> Featuring Flexibeds to convert your living room into a bedroom.



# FIRST-EVER COMBINABLE APARTMENTS, ON-DEMAND

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

**STUDIO<sup>2</sup> + STUDIO<sup>2</sup> = 1 BEDROOM<sup>2</sup>**

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





# FIRST-EVER COMBINABLE APARTMENTS, ON-DEMAND

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

**STUDIO<sup>2</sup> + 1 BEDROOM<sup>2</sup> = 2 BEDROOM**

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





# SIZES & PRICES

UNIT TYPE	SIZES [SQFT]	AVERAGE PRICES [AED]
STUDIO <sup>2</sup>	402 - 460	1.35 M
1 BEDROOM <sup>2</sup>	613 - 620	2.15 M
1 BEDROOM <sup>2</sup> LARGE	827	2.55 M
2 BEDROOM ON DEMAND	1064	3.32 M
SKY LOFT 1 BEDROOM	1095 - 1361	4.05 M
SKY LOFT 2 BEDROOM	1511	5.21 M





# TYPICAL PLAN

7<sup>TH</sup> - 20<sup>TH</sup> FLOORS  
22<sup>ND</sup> - 38<sup>TH</sup> FLOORS

## UNITS PER FLOOR

Studio<sup>2</sup>  
1 Bedroom<sup>2</sup>

14 Units  
7 Units





# TYPICAL PLAN ON DEMAND



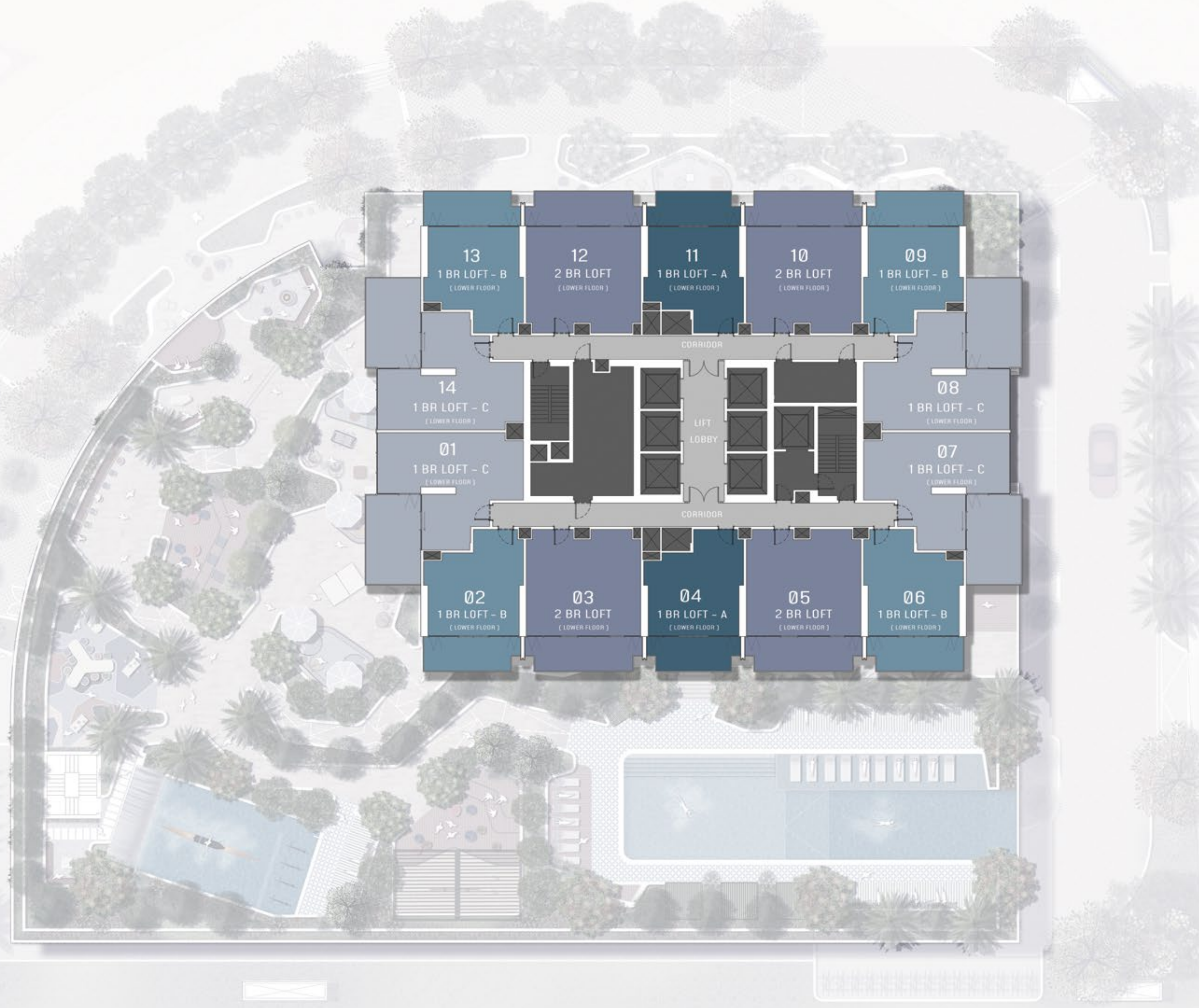


# LOFT LOWER FLOOR

39<sup>TH</sup> & 41<sup>ST</sup>

## UNITS PER FLOOR

1 Bedroom Loft	10 Units
2 Bedroom Loft	4 Units





# LOFT UPPER FLOOR

40<sup>TH</sup> & 42<sup>ND</sup>

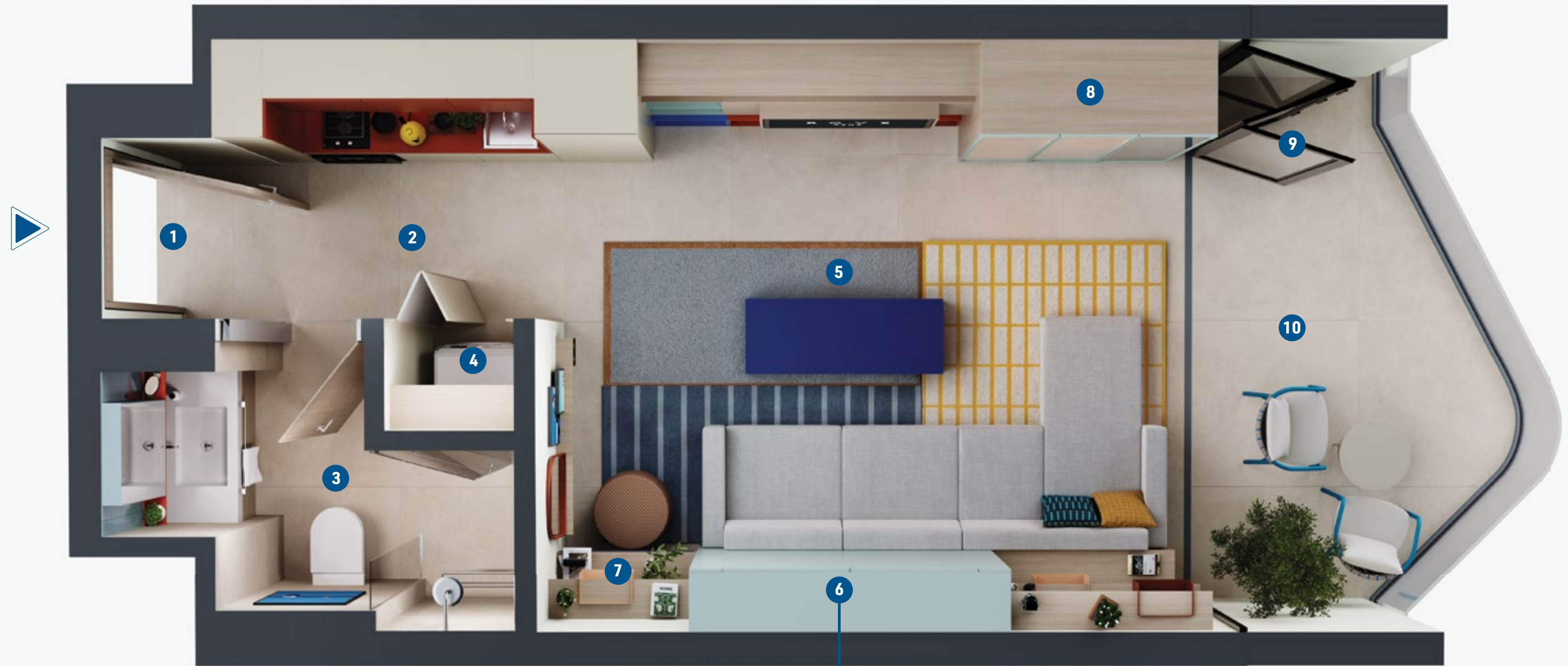




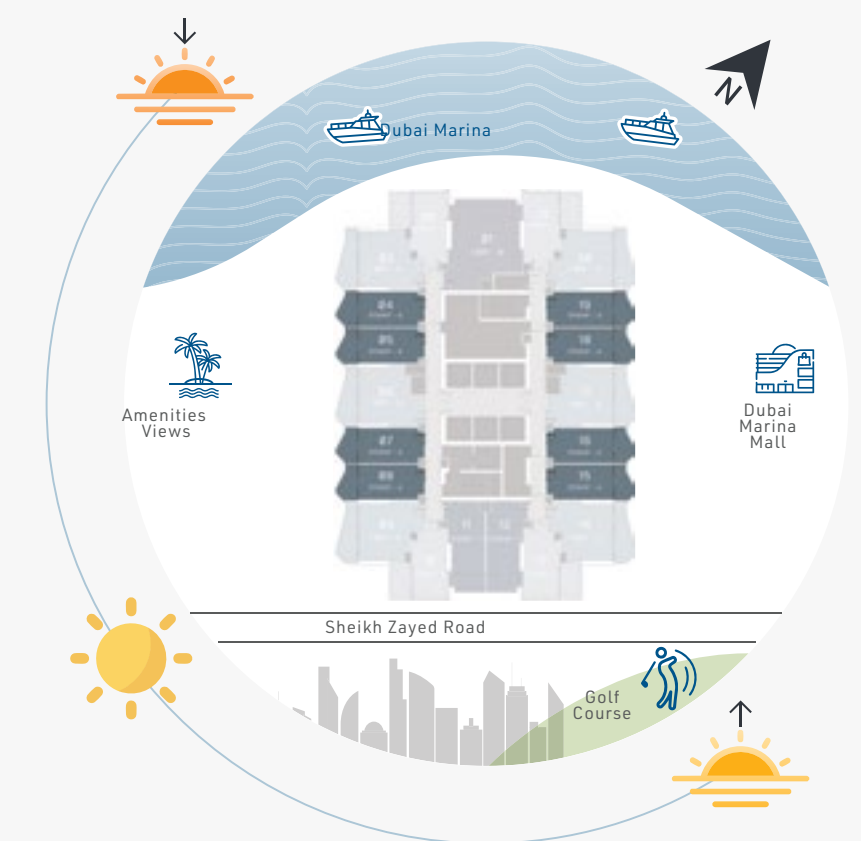
# STUDIO<sup>2</sup>

## 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



Level 7-20 & Level 22-38

### STUDIO<sup>2</sup> - TYPE A

INTERNAL AREA	29.73 m <sup>2</sup>	(320 ft <sup>2</sup> )
BALCONY AREA	7.61 m <sup>2</sup>	(82 ft <sup>2</sup> )
TOTAL AREA	37.34 m <sup>2</sup>	(402 ft <sup>2</sup> )



# STUDIO<sup>2</sup>

TYPE A

FLEXIBED CLOSED





# STUDIO<sup>2</sup>

TYPE A

FLEXIBED OPEN





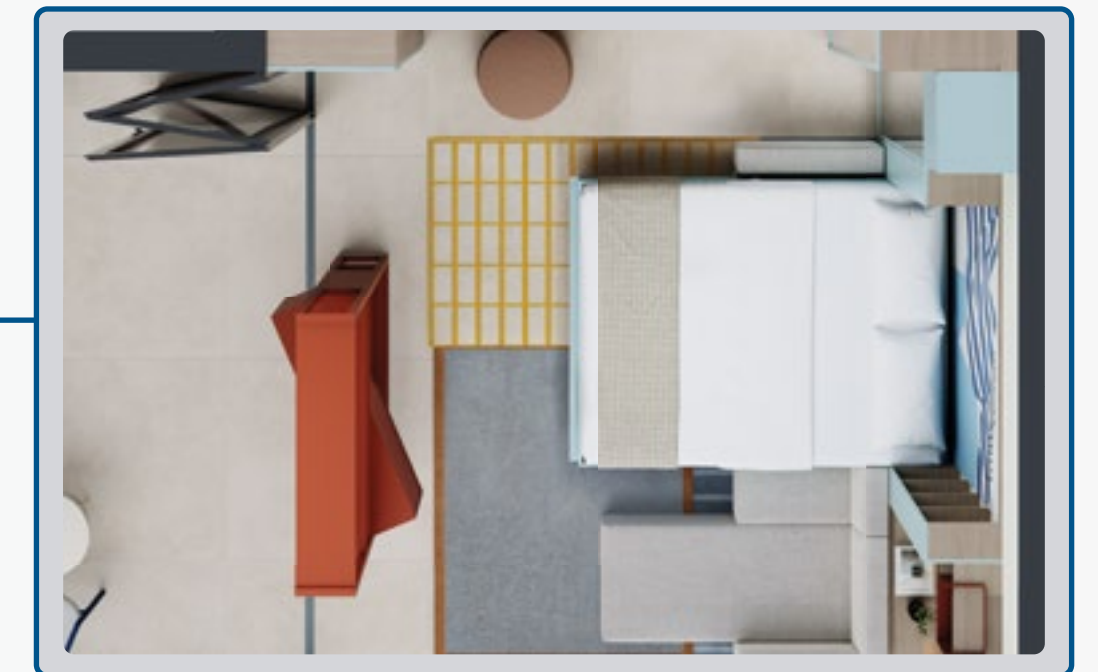
# STUDIO<sup>2</sup>

## TYPE B

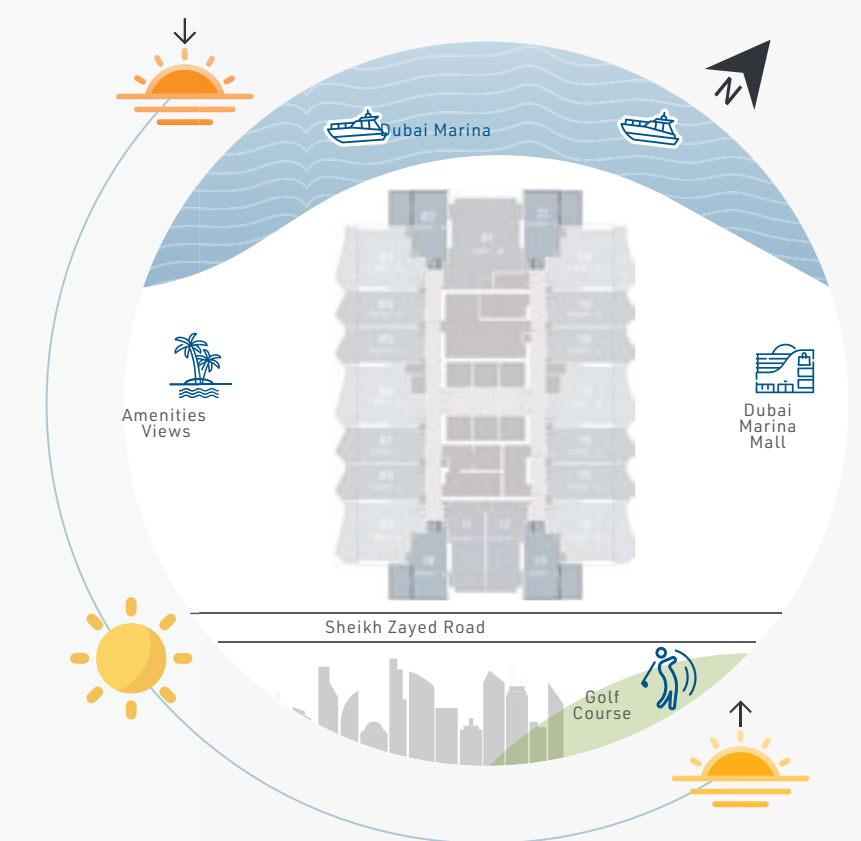
1. Entrance
2. Kitchen (3.7m x 1.95m)
3. Bathroom (2.75m x 1.85m)
4. Laundry & Storage
5. Living & Bedroom(4.8m x 3.8m)
6. Flexibed
7. Study/Vanity Corner
8. Wardrobe
9. Rotatable TV
10. Bifold Glass Doors
11. Balcony (3.9m x 2.4m)

### STUDIO<sup>2</sup> - TYPE B

INTERNAL AREA	31.84 m <sup>2</sup>	(343 ft <sup>2</sup> )
BALCONY AREA	9.42 m <sup>2</sup>	(101 ft <sup>2</sup> )
TOTAL AREA	41.26 m <sup>2</sup>	(444 ft <sup>2</sup> )



Opened Flexibed



Level 7-20 & Level 22-38



# STUDIO<sup>2</sup>

TYPE B

FLEXIBED CLOSED





# STUDIO<sup>2</sup>

TYPE B

FLEXIBED OPEN





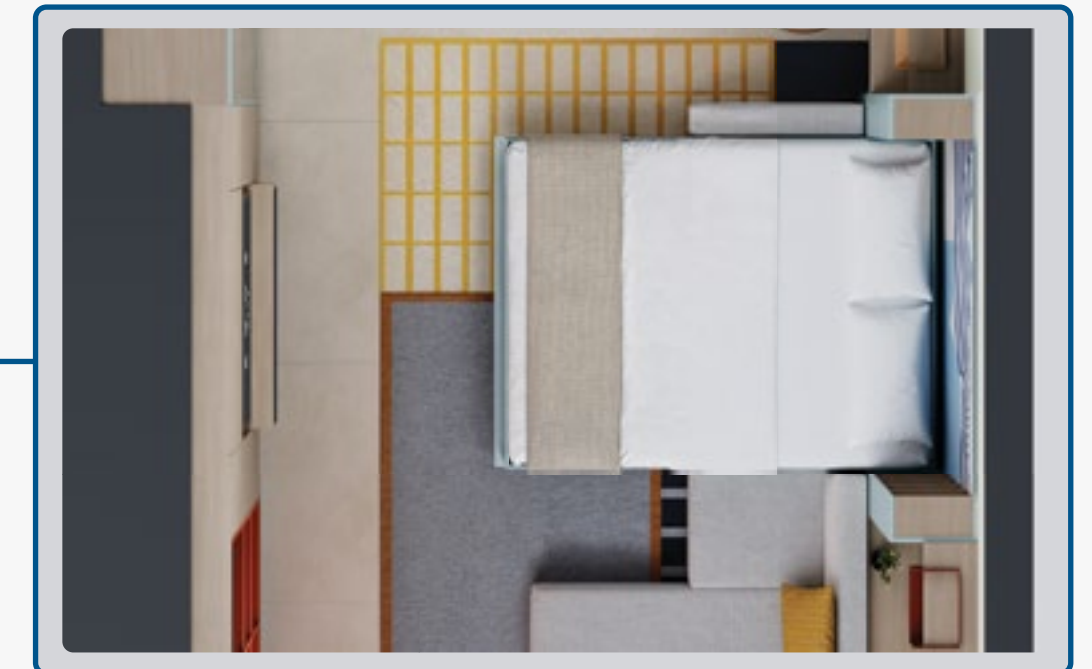
# STUDIO<sup>2</sup>

## TYPE C

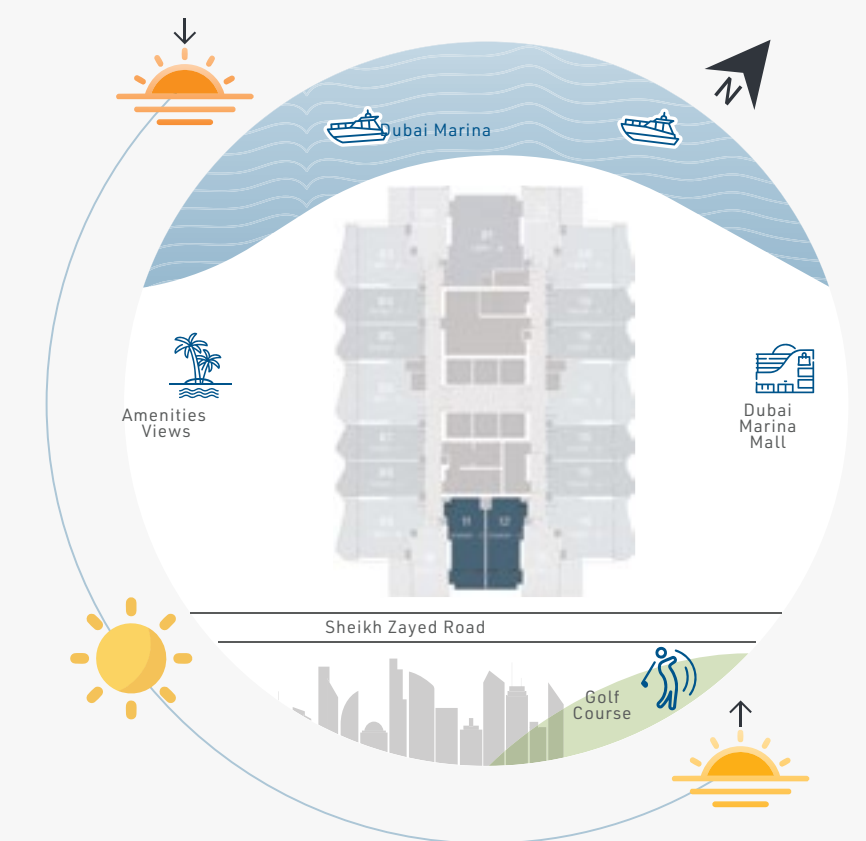
1. Entrance
2. Hideaway Kitchen (3.4m x 2.85m)
3. Bathroom (3.35m x 2.2m)
4. Laundry & Storage
5. Living & Bedroom (4.6m x 4m)
6. Flexibed
7. Study/Vanity Corner
8. Wardrobe
9. Bifold Glass Doors
10. Balcony (2m x 4m)

### STUDIO<sup>2</sup> - TYPE C

INTERNAL AREA	34.75 m <sup>2</sup>	(374 ft <sup>2</sup> )
BALCONY AREA	7.96 m <sup>2</sup>	(86 ft <sup>2</sup> )
TOTAL AREA	42.71 m <sup>2</sup>	(460 ft <sup>2</sup> )



Opened Flexibed



Level 7-20 & Level 22-38





**STUDIO<sup>2</sup>**

TYPE C

FLEXIBED CLOSED





**STUDIO<sup>2</sup>**

TYPE C

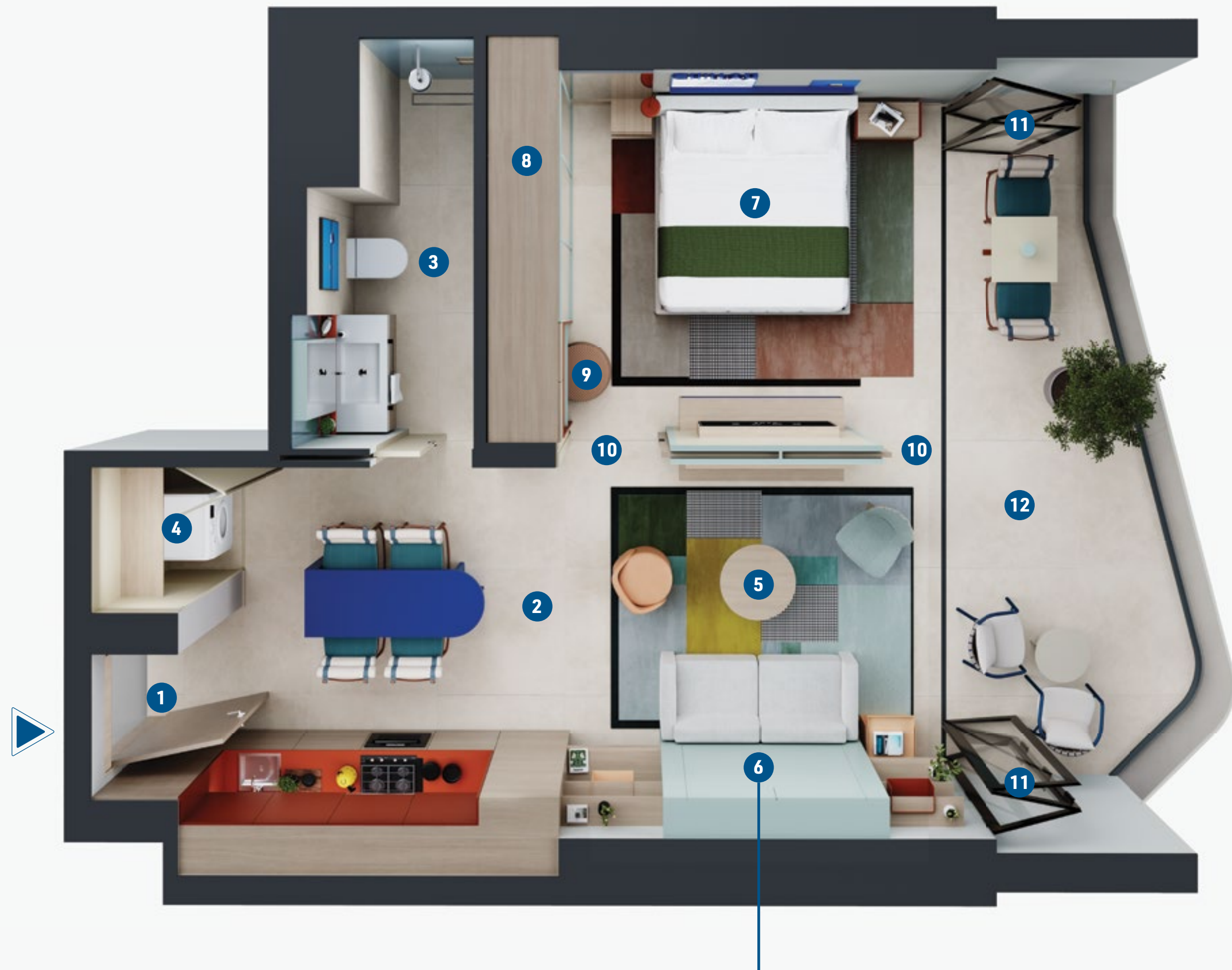
FLEXIBED OPEN



# 1 BEDROOM<sup>2</sup>

## TYPE A

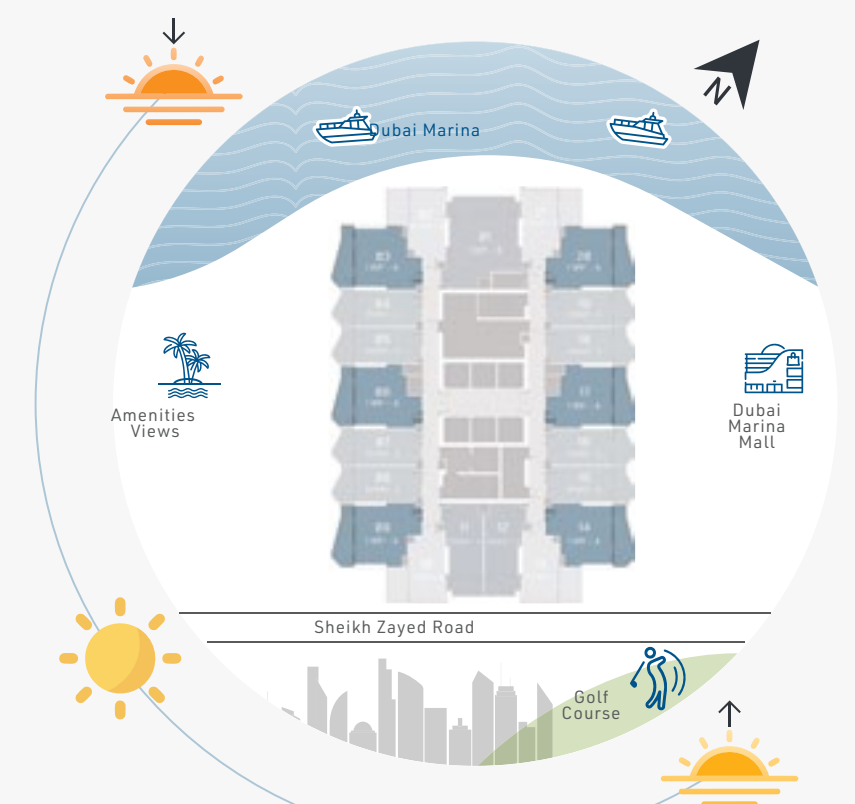
1. Entrance
2. Kitchen & Dining (3.4m x 3.8m)
3. Bathroom (3.4m x 1.55m)
4. Laundry & Storage
5. Living Room (3.1m x 3.5m)
6. Flexibed
7. Bedroom (3.1m x 4.15m)
8. Wardrobe
9. Study/Vanity Corner
10. Pocket Wall
11. Bifold Glass Doors
12. Balcony (6.4m x 1.35m ~ 2.4m)



Opened Flexibed

### 1 BEDROOM<sup>2</sup> - TYPE A

INTERNAL AREA	44.88m <sup>2</sup> & 45.4m <sup>2</sup>	(483 ft <sup>2</sup> & 489 ft <sup>2</sup> )
BALCONY AREA	12.07m <sup>2</sup> & 12.2m <sup>2</sup>	(130 ft <sup>2</sup> & 131 ft <sup>2</sup> )
TOTAL AREA	56.95m <sup>2</sup> & 57.6m <sup>2</sup>	(613 ft <sup>2</sup> & 620 ft <sup>2</sup> )



Level 7-20 & Level 22-38



# 1 BEDROOM<sup>2</sup>

TYPE A

FLEXIBED CLOSED





# 1 BEDROOM<sup>2</sup>

TYPE A

FLEXIBED OPEN





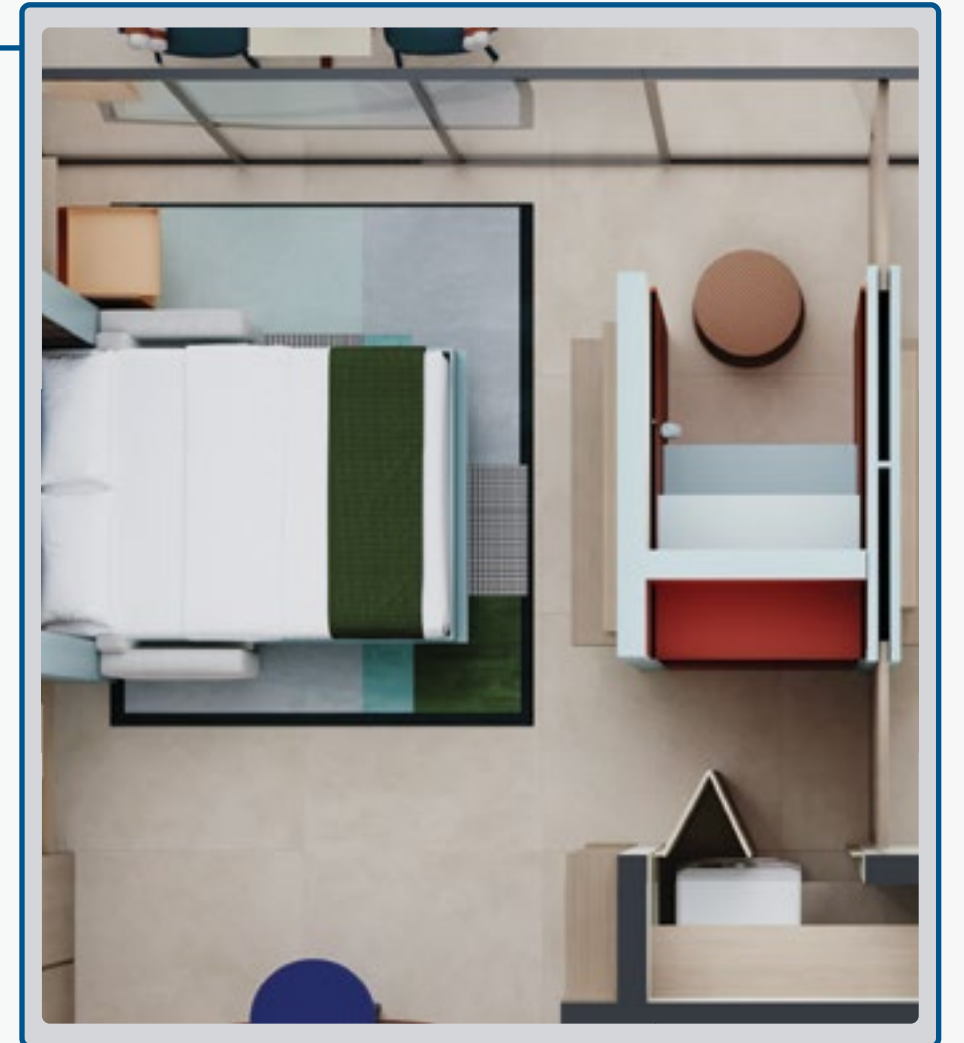
# 1 BEDROOM<sup>2</sup>

## TYPE B

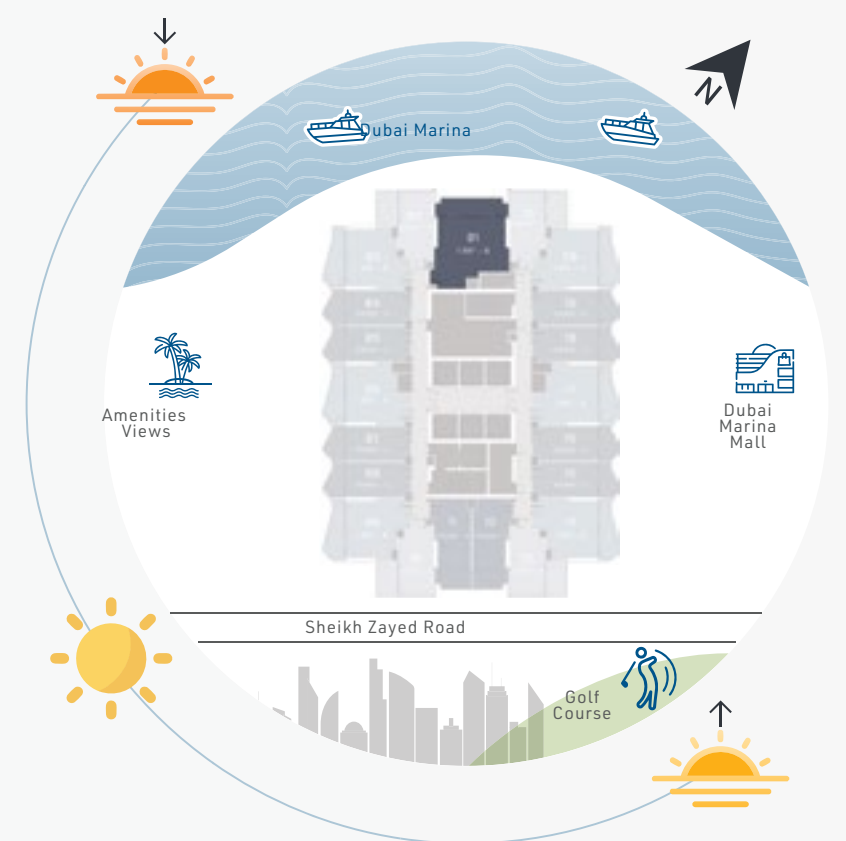
1. Entrance
2. Kitchen & Dining (4.5m x 3.67m)
3. Pantry Storage
4. Bathroom (2.55m x 1.63m)
5. Laundry/Storage & Hall (2m x 1.1m)
6. Living Room (3.5m x 3.1m)
7. Flexibed
8. Study Nook (2.2m x 1.1m)
9. Pocket Wall
10. Bedroom (3.55m x 3.2m)
11. Walk- in Closet (2.55m x 1.72m)
12. Vanity Corner
13. Master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

### 1 BEDROOM<sup>2</sup> - TYPE B

INTERNAL AREA	60.93 m <sup>2</sup>	(656 ft <sup>2</sup> )
BALCONY AREA	15.92 m <sup>2</sup>	(171 ft <sup>2</sup> )
TOTAL AREA	76.85 m <sup>2</sup>	(827 ft <sup>2</sup> )



Opened Flexibed



Level 7-20 & Level 22-38





# 1 BEDROOM<sup>2</sup>

TYPE B

FLEXIBED CLOSED



# 1 BEDROOM<sup>2</sup>

TYPE B

FLEXIBED CLOSED





# 1 BEDROOM<sup>2</sup>

[STUDIO<sup>2</sup> + STUDIO<sup>2</sup>]  
TYPE C ON - DEMAND

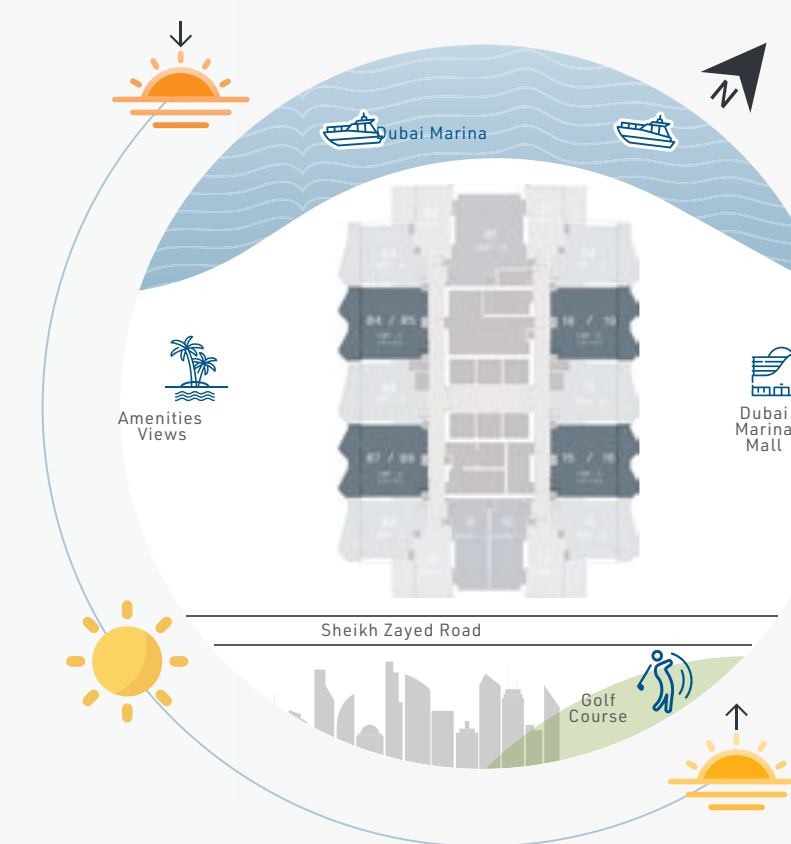
1. Entrance
2. Kitchen & Dining (3.37m x 3.8m)
3. Pantry Storage
4. Bathroom (2.22m x 2.45m)
5. Laundry & Storage
6. Living Room (3.35m x 3.5m)
7. Flexibed
8. Study Nook (1.17m x 2.04m)
9. Pocket Wall
10. Bedroom (3.3m x 3.5m)
11. Vanity Corner (1.35m x 1.35m)
12. Walk- in Closet (2.2m x 1.57m)
13. Master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

## 1 BEDROOM<sup>2</sup> - TYPE C

INTERNAL AREA	59.46 m <sup>2</sup>	(640 ft <sup>2</sup> )
BALCONY AREA	15.22 m <sup>2</sup>	(164 ft <sup>2</sup> )
TOTAL AREA	74.68 m <sup>2</sup>	(804 ft <sup>2</sup> )



Opened Flexibed



Level 7-20 & Level 22-38





# 1 BEDROOM<sup>2</sup>

TYPE C ON - DEMAND

FLEXIBED CLOSED





# 1 BEDROOM<sup>2</sup>

TYPE C ON - DEMAND

FLEXIBED CLOSED



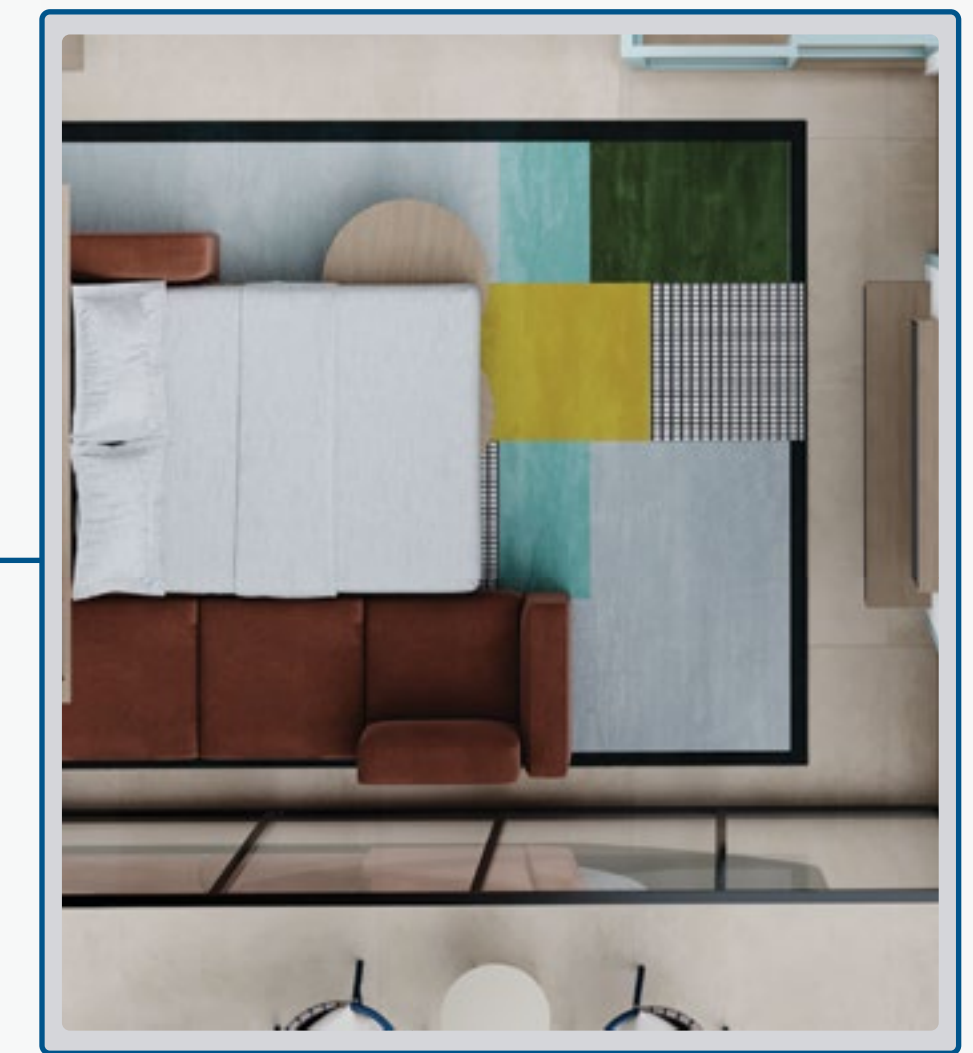
# 1 BEDROOM

(STUDIO<sup>2</sup> + STUDIO<sup>2</sup>)  
TYPE D ON - DEMAND

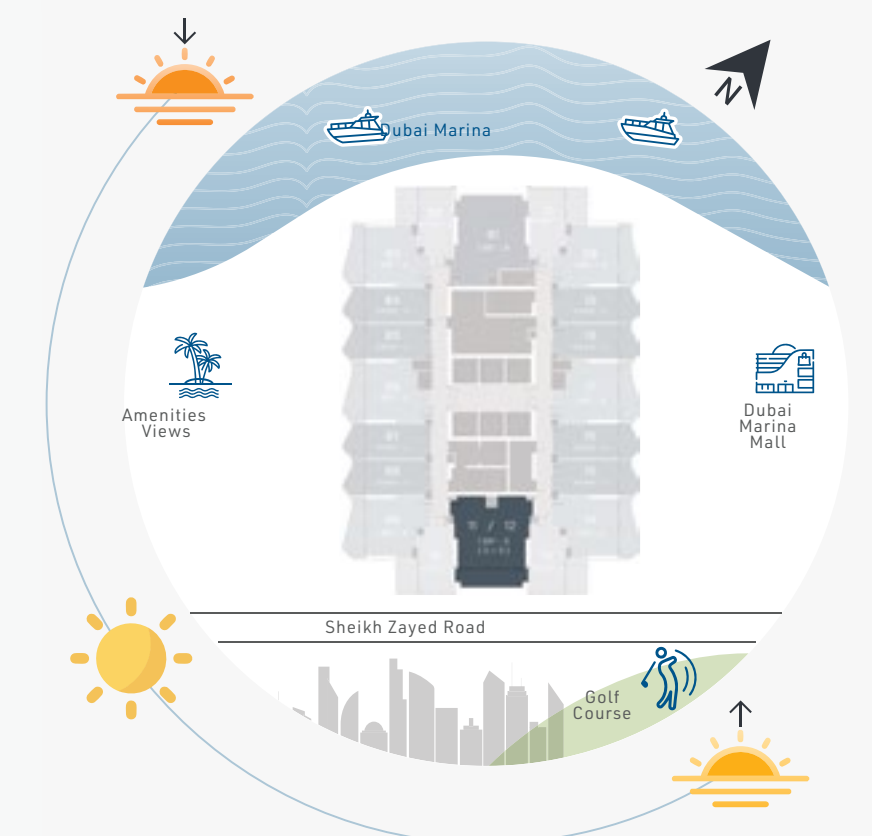
1. Entrance
2. Kitchen & Dining (4.5m x 3.59m)
3. Pantry Storage
4. Laundry/Storage&Hall (1.75m x 1.24m)
5. Bathroom(3m x 1.62m)
6. Living Room (3.5m x 4.22m)
7. Modular Sofa - Bed
8. Study Cubicle (1.41m x 2.21m)
9. Pocket Wall
10. Bedroom (3.5m x 3.18m)
11. Vanity Corner (1.5m x 0.65m)
12. Walk- in 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 <sup>2</sup>	(748 ft <sup>2</sup> )
BALCONY AREA	15.92 m <sup>2</sup>	(171 ft <sup>2</sup> )
TOTAL AREA	85.42 m <sup>2</sup>	(919 ft <sup>2</sup> )



Open Modula Sofa



Level 7-20 & Level 22-38





# 1 BEDROOM

TYPE D ON - DEMAND

MODULAR SOFA - BED CLOSED



# 1 BEDROOM

TYPE D ON - DEMAND

ROVE  
HOME

MODULAR SOFA - BED CLOSED



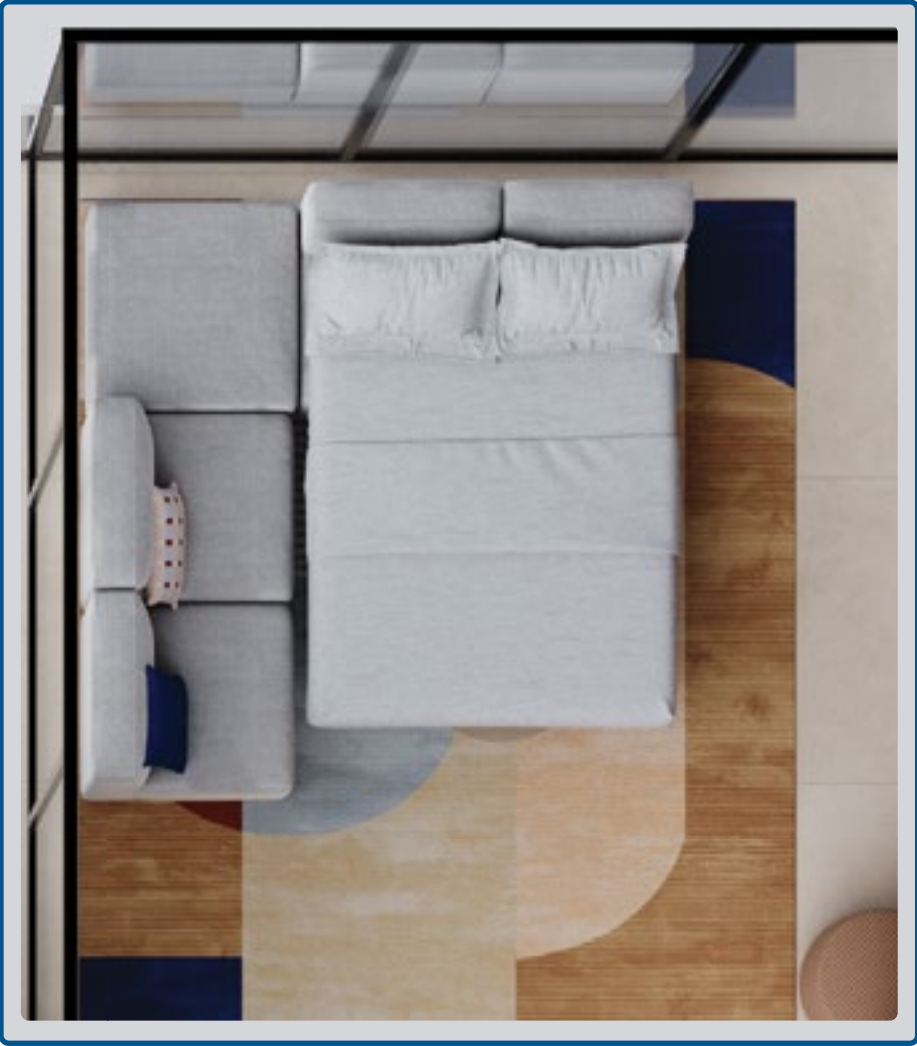
# 2 BEDROOM

(1BEDROOM<sup>2</sup> + STUDIO<sup>2</sup>)  
ON - DEMAND

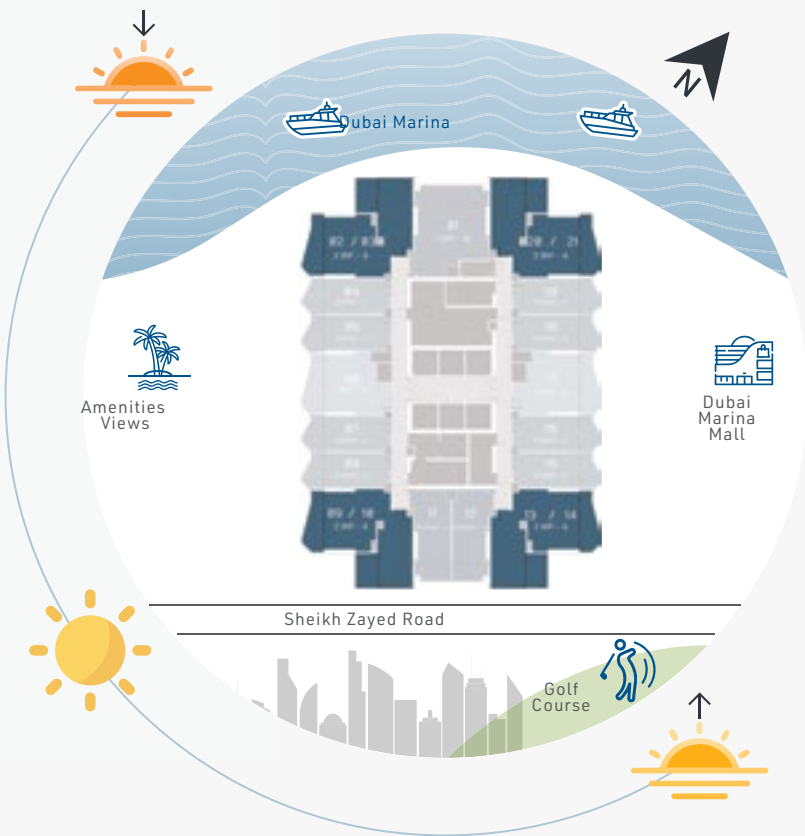
- 1. Entrance
- 2. Kitchen & Dining (4.7m x 3.85m)
- 3. Laundry & Storage
- 4. Pantry Storage
- 5. Living Room (3.8m x 3.8m)
- 6. Modular Sofa -Bed
- 7. Study Corner
- 8. Balcony (3.9m x 2.4m)
- 9. Hall & Storage (2.32m x 2.55m)
- 10. Bathroom (2.32m x 2.3m)
- 11. Bedroom (3.1m x 3.55m)
- 12. Vanity 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 <sup>2</sup>	(831 ft <sup>2</sup> )
BALCONY AREA	21.62 m <sup>2</sup>	(233 ft <sup>2</sup> )
TOTAL AREA	98.86 m <sup>2</sup>	(1064 ft <sup>2</sup> )



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

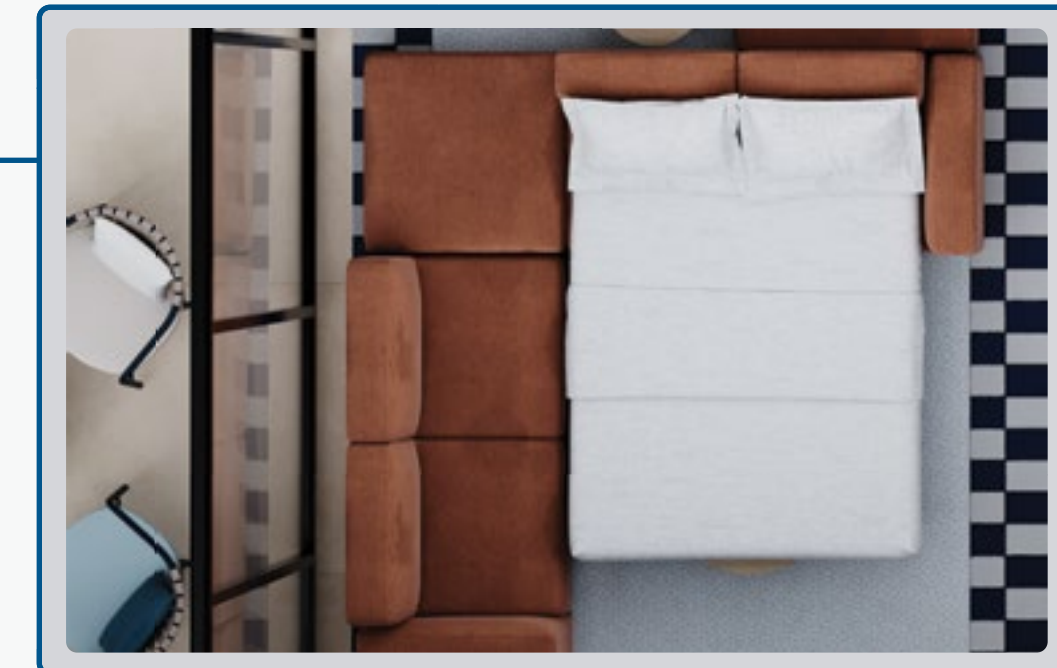




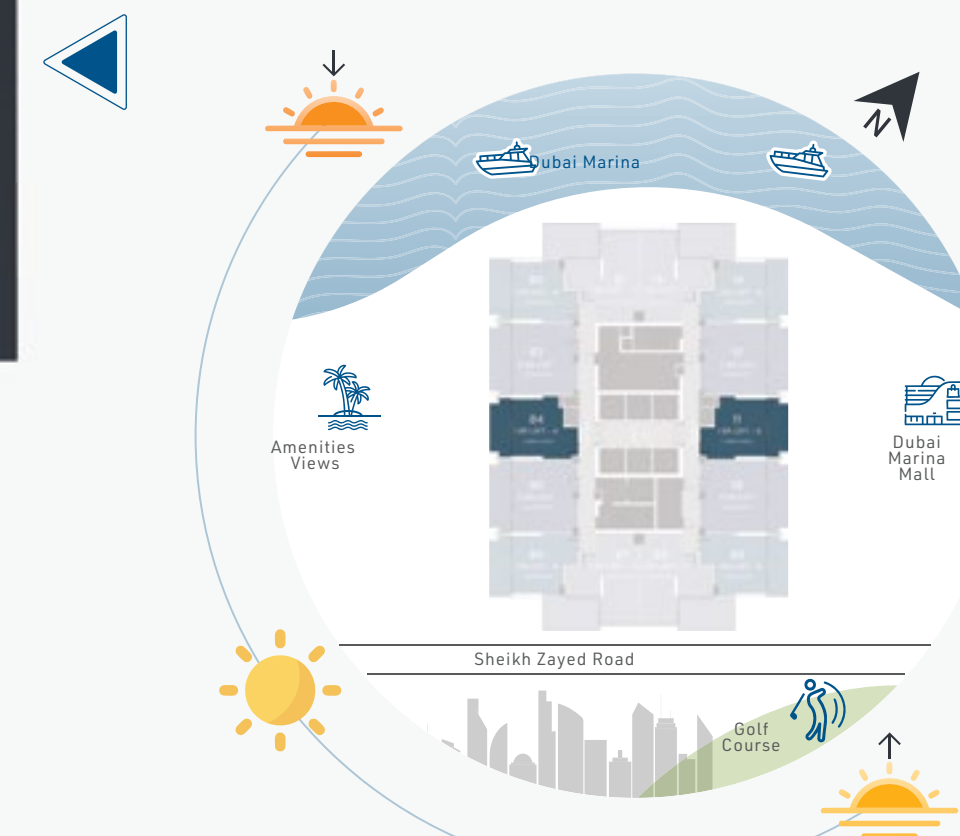
# SKY LOFT

## 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

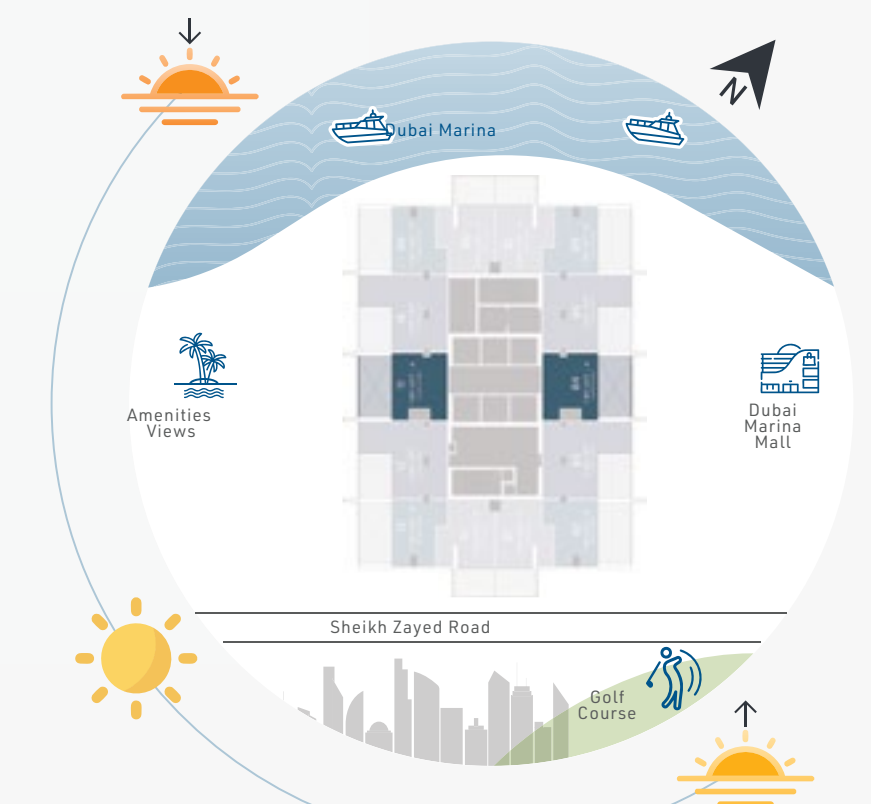
## 1 BEDROOM - TYPE A UPPER

- 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 <sup>2</sup>	(974 ft <sup>2</sup> )
BALCONY AREA	14.51 m <sup>2</sup>	(156 ft <sup>2</sup> )
TOTAL AREA	104.98 m <sup>2</sup>	(1130 ft <sup>2</sup> )



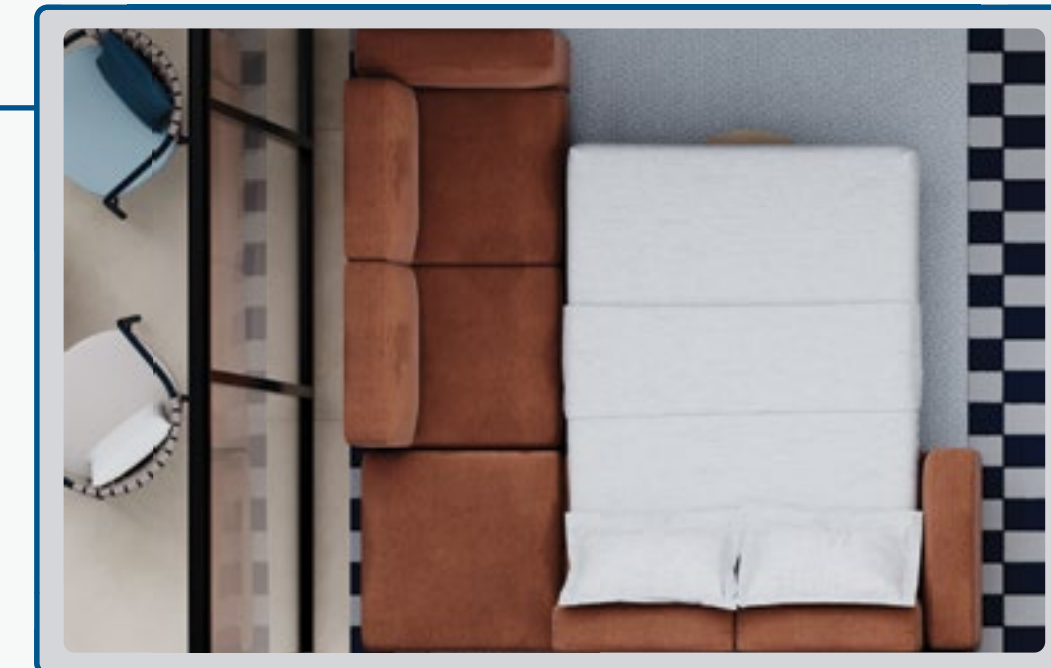
Level 40 & Level 42



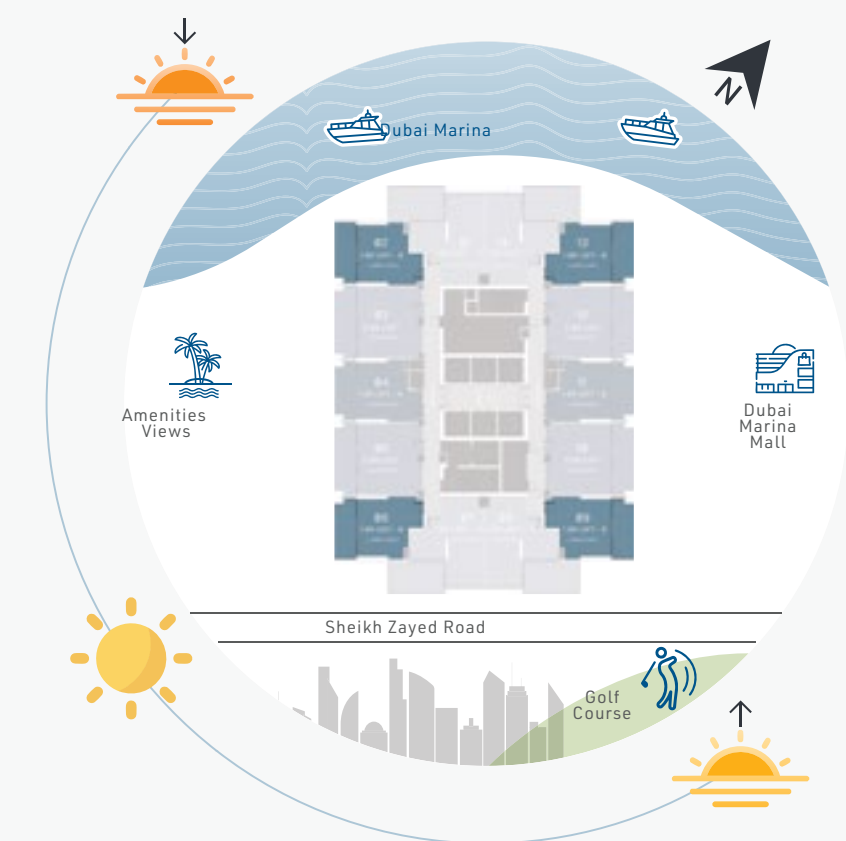
# SKY LOFT

## 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

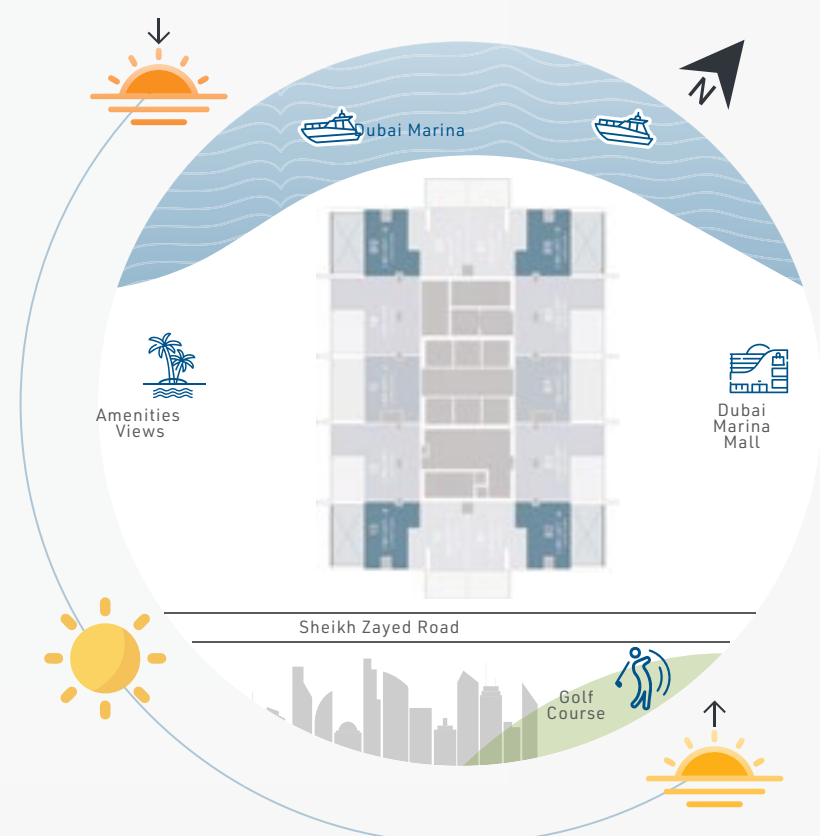
### UPPER

- 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 <sup>2</sup>	(928 ft <sup>2</sup> )
BALCONY AREA	15.53 m <sup>2</sup>	(167 ft <sup>2</sup> )
TOTAL AREA	101.74 m <sup>2</sup>	(1095 ft <sup>2</sup> )



Level 40 & Level 42



# SKY LOFT - 1 BEDROOM

TYPE A & B

MODULAR SOFA - BED CLOSED





# SKY LOFT - 1 BEDROOM

TYPE A & B





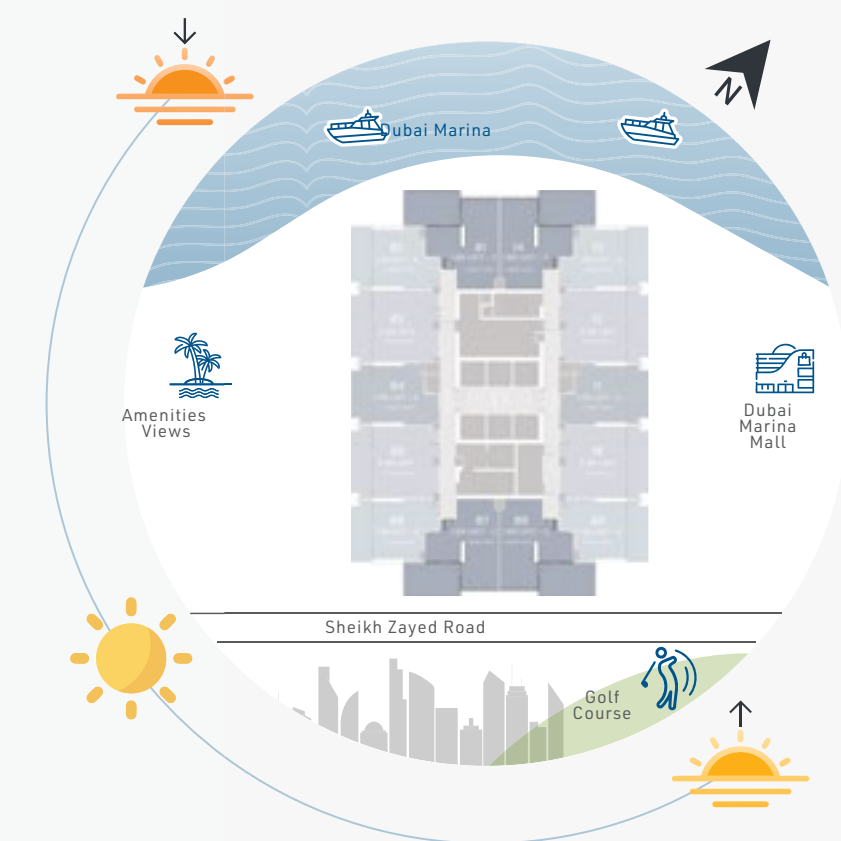
# SKY LOFT

## 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



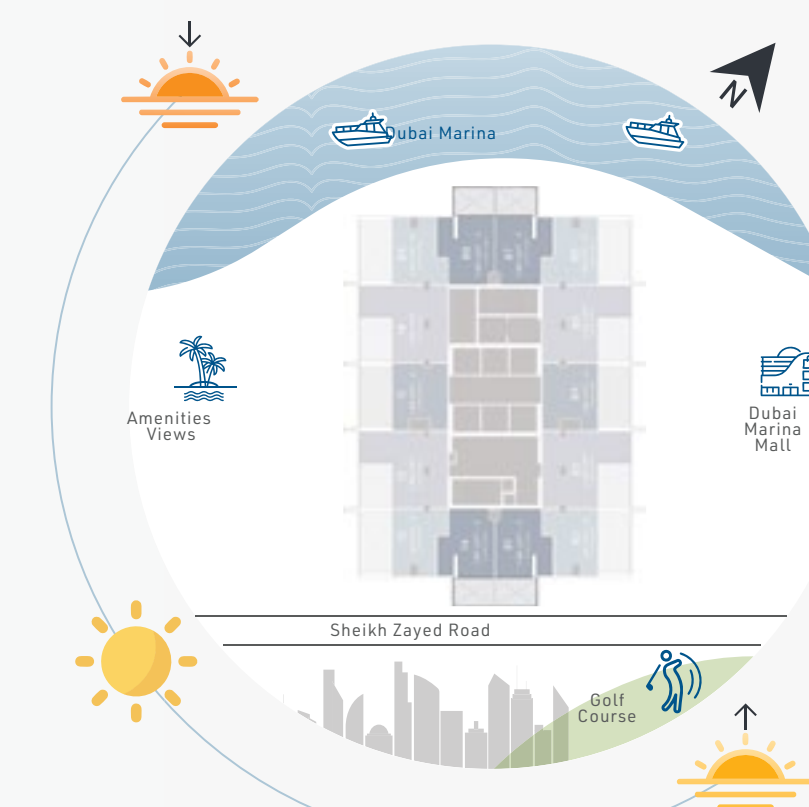
# SKY LOFT

## 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 <sup>2</sup>	(1105 ft <sup>2</sup> )
BALCONY AREA	23.84 m <sup>2</sup>	(257 ft <sup>2</sup> )
TOTAL AREA	126.48 m <sup>2</sup>	(1361 ft <sup>2</sup> )



Level 40 & Level 42



# SKY LOFT 1 BEDROOM

TYPE C

MODULAR SOFA BED - CLOSED





# SKY LOFT - 1 BEDROOM

TYPE C





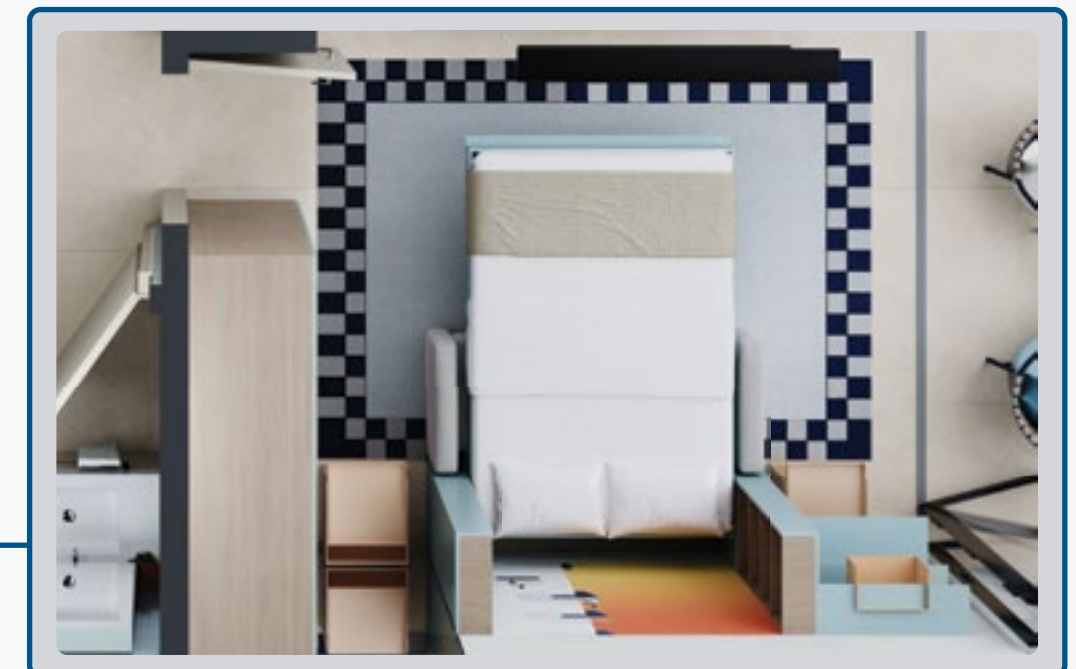
# SKY LOFT

## 2 BEDROOM LOWER

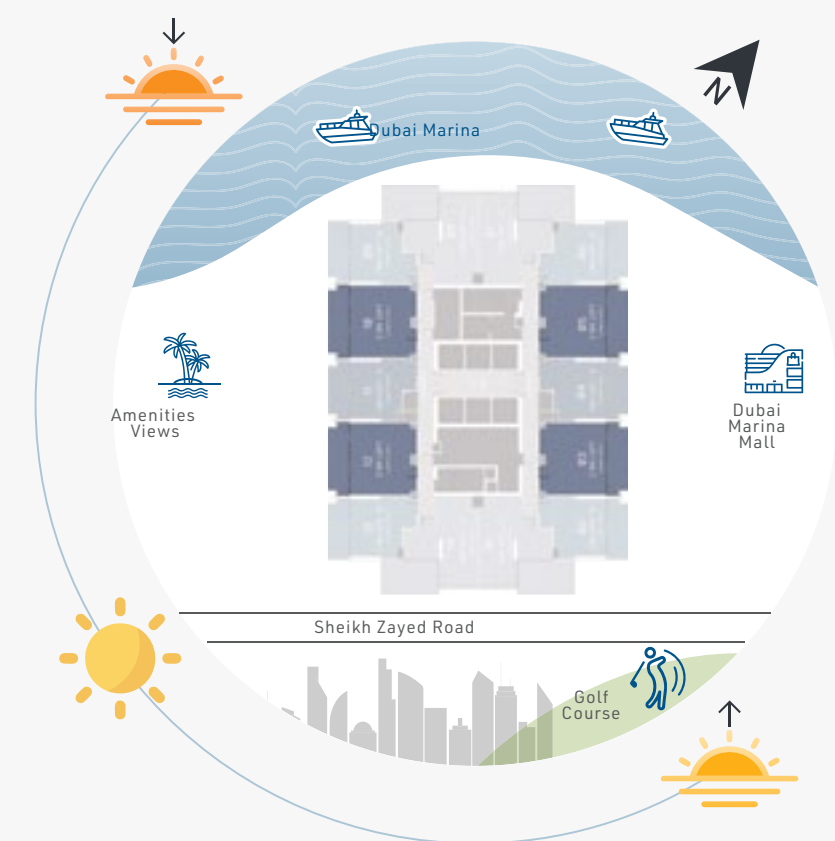
1. Entrance
2. Kitchen & Dining (4.65m x 3.15m)
3. Pantry Storage (0.97m x 1.52m)
4. Laundry/Storage & Hall (1.4m x 1.85m)
5. Bathroom (1.75m x 3.15m)
6. 6.8m Double Height living Room (4.72m x 4.15m)
7. Modular Sofa - Bed
8. Smart Privacy glass
9. Sliding Doors
10. Roll out TV Screen
11. Bedroom (3.08m 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

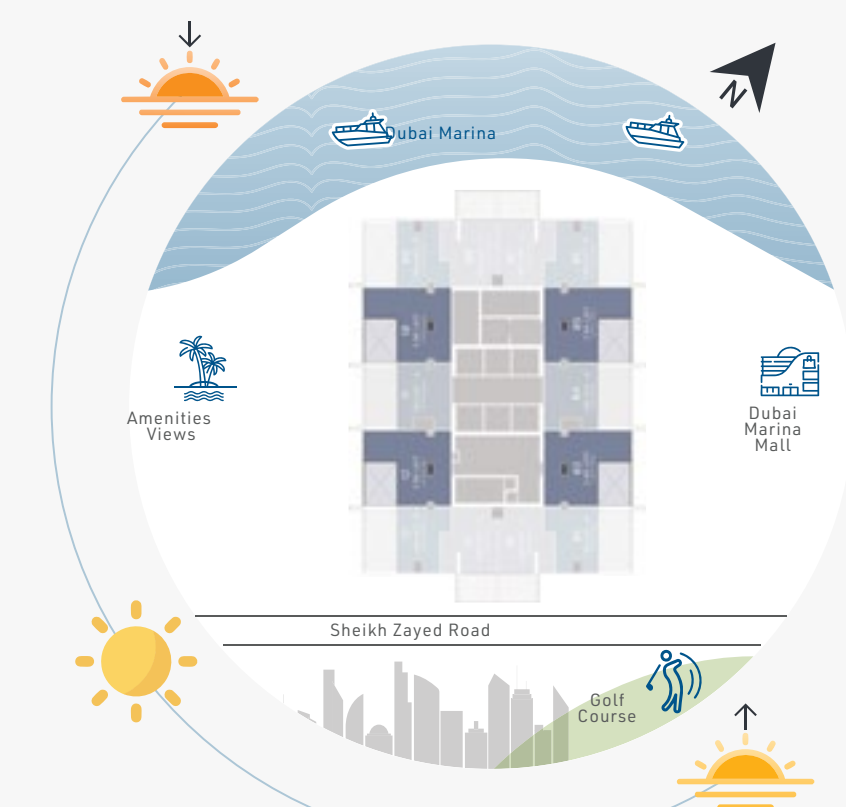
## 2 BEDROOM UPPER

- 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 m <sup>2</sup>	(1314 ft <sup>2</sup> )
BALCONY AREA	18.35 m <sup>2</sup>	(198 ft <sup>2</sup> )
TOTAL AREA	140.38 m <sup>2</sup>	(1511 ft <sup>2</sup> )



Level 40 & Level 42



# SKY LOFT 2 BEDROOM

MODULAR SOFA BED - CLOSED  
FLEXIBED - CLOSED





# SKY LOFT - 2 BEDROOM





# MATERIAL BOARD

## LIVING





# MATERIAL BOARD

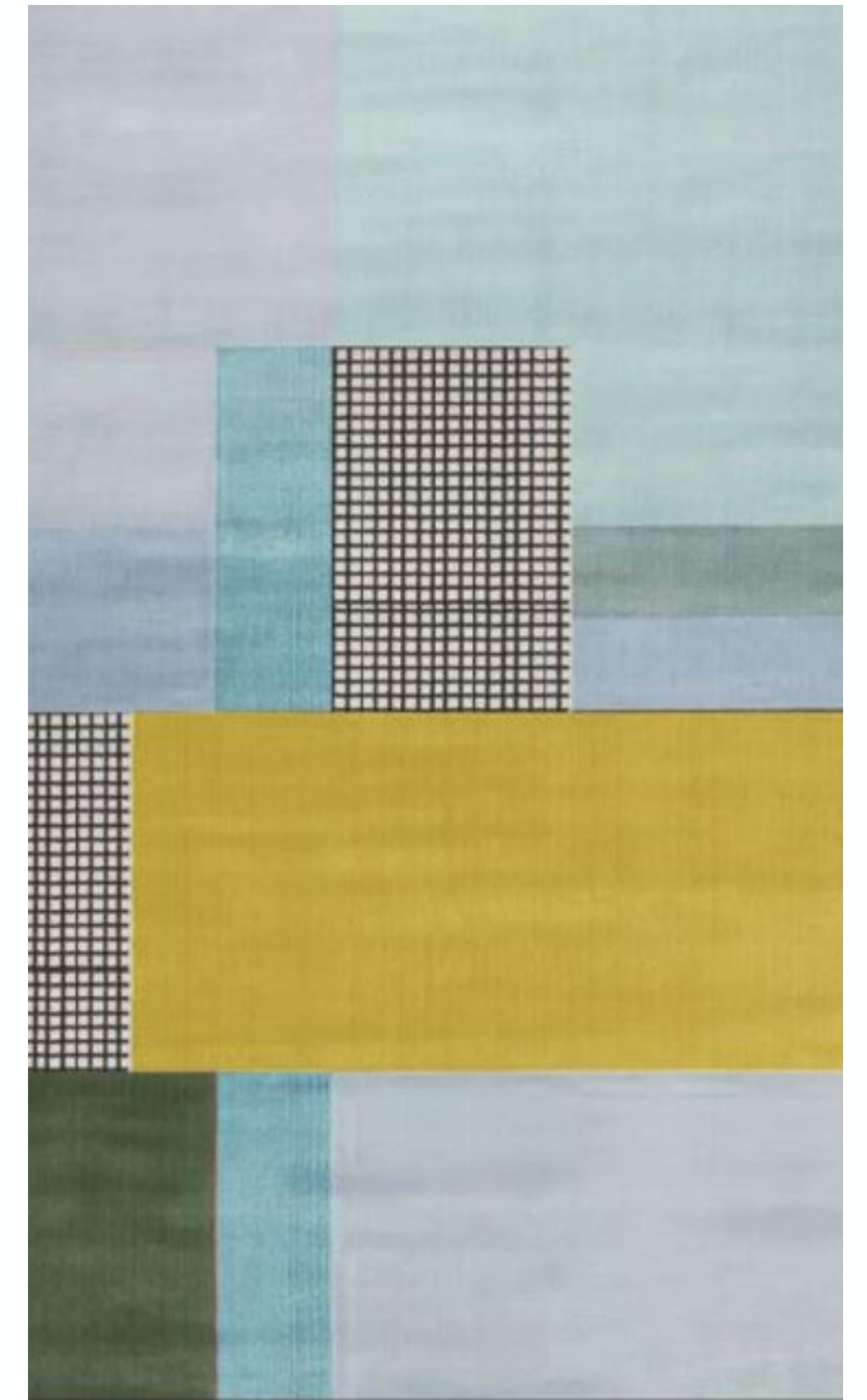
## KITCHEN AND DINING





# MATERIAL BOARD

## BEDROOMS





# MATERIAL BOARD

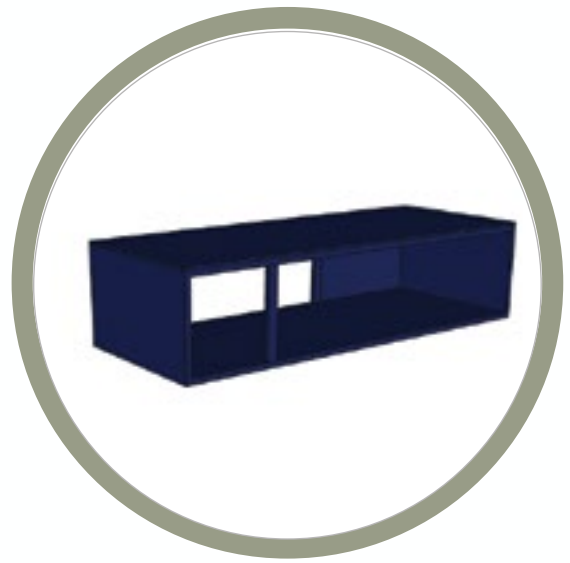
## BATHROOMS





# FURNITURE LAYOUT

## STUDIO²



Coffee Table



Pouf



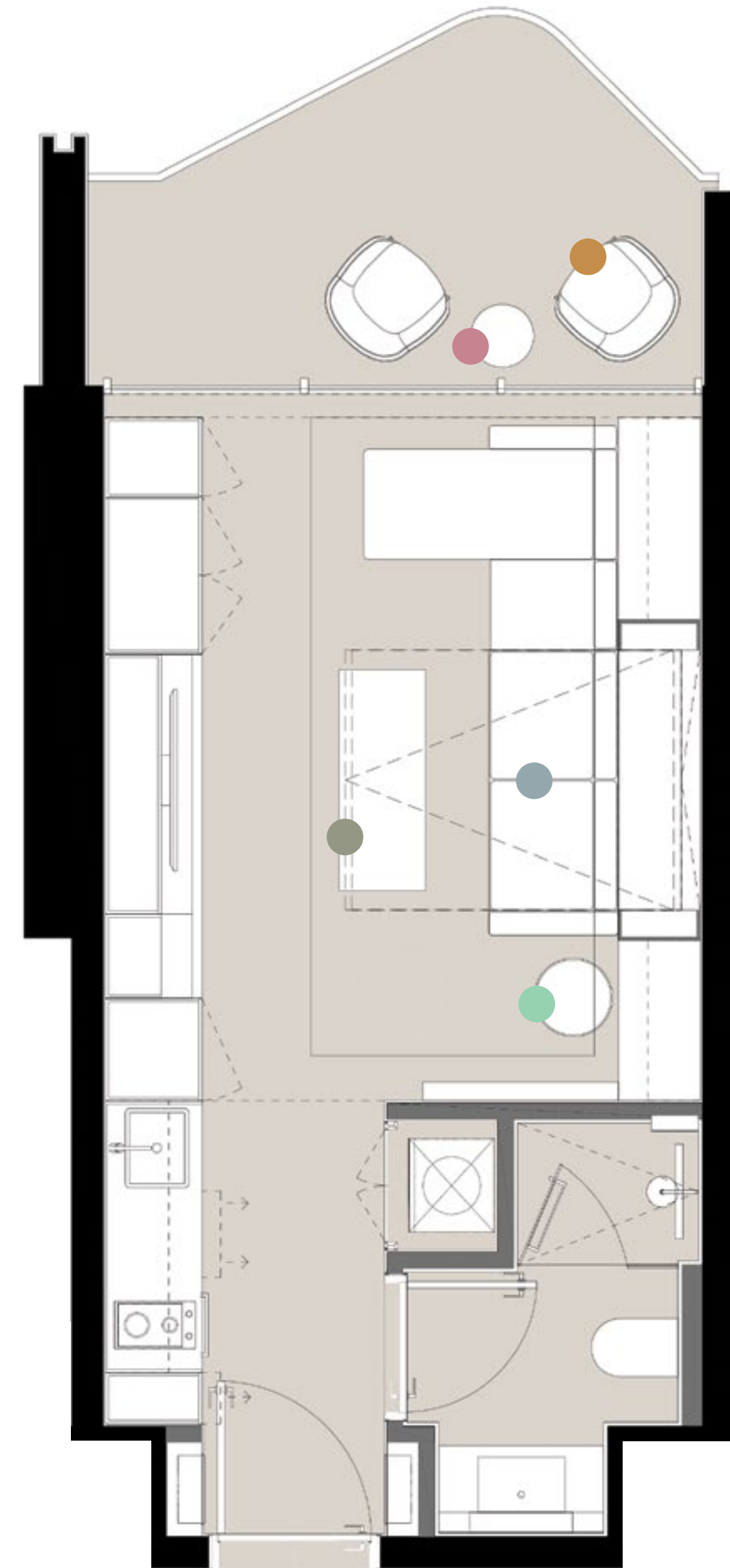
Coffee Table



Armchair



Sofa





# FURNITURE LAYOUT

1 BEDROOM<sup>2</sup>



Sofa



Coffee Table



Pouf



ArmChair



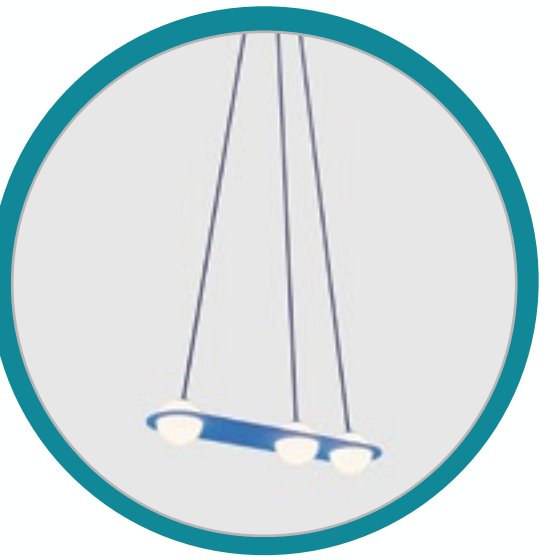
Pouf



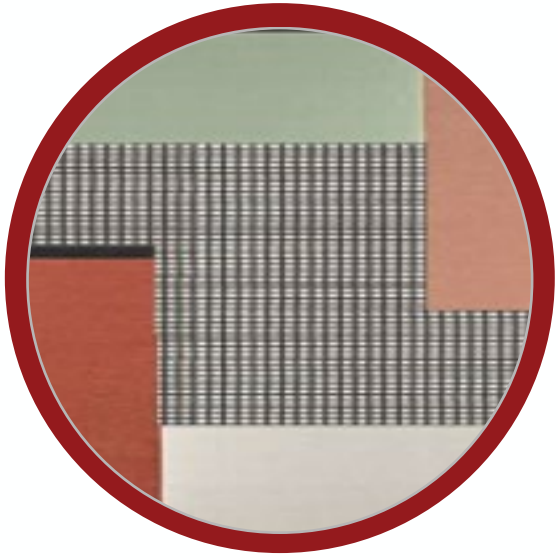
Dining Chair



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



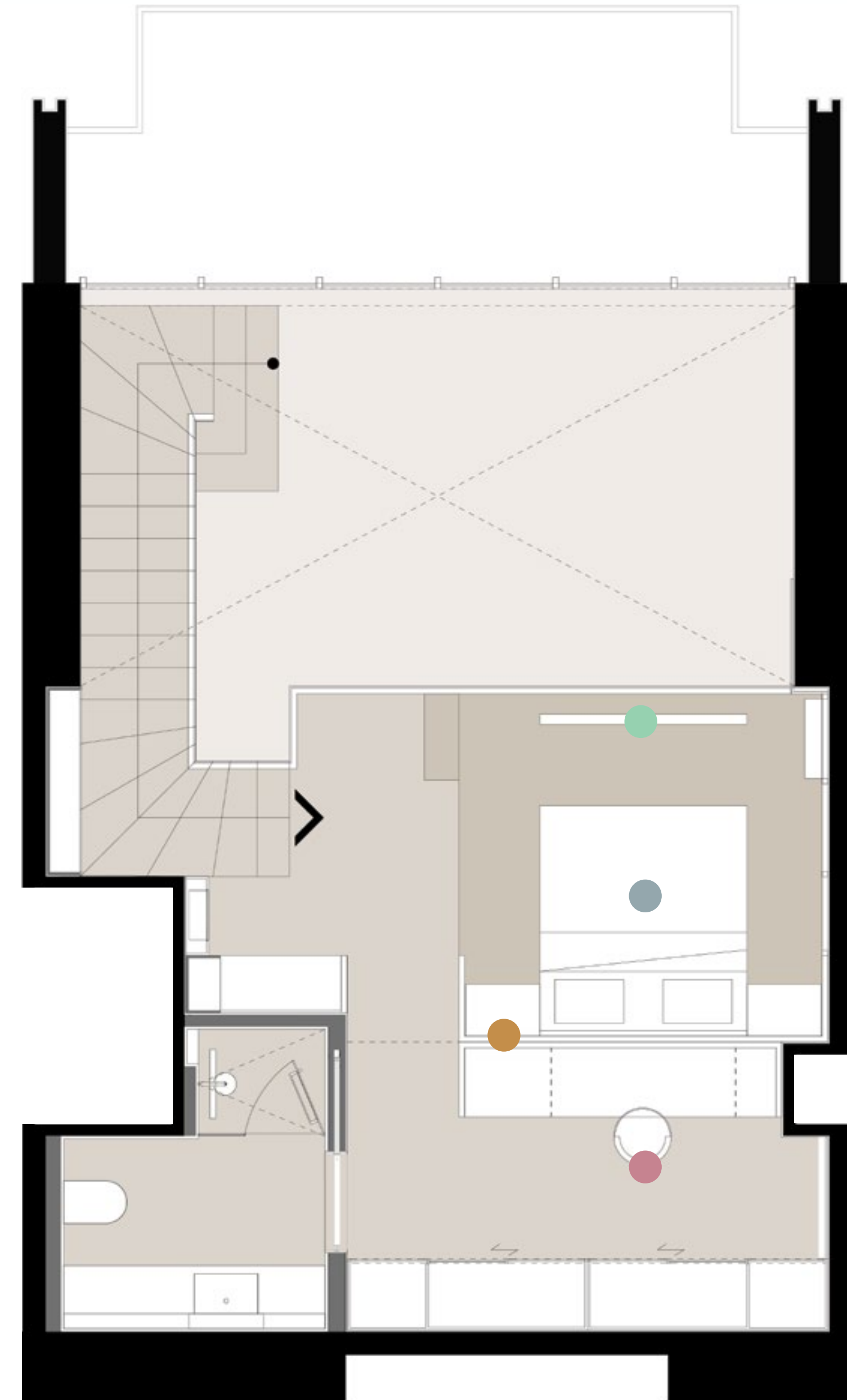
Floor Recessed  
Projector



Bedside  
Lamp



Pouf





# BRAND SERVICES

24/7 Concierge

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Reception

---

Door Person – 24 Hours/Day

---

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

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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





# 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

---

First access to new Rove Home launches and exclusive owners-only programs





# DUBAI, WITHIN REACH

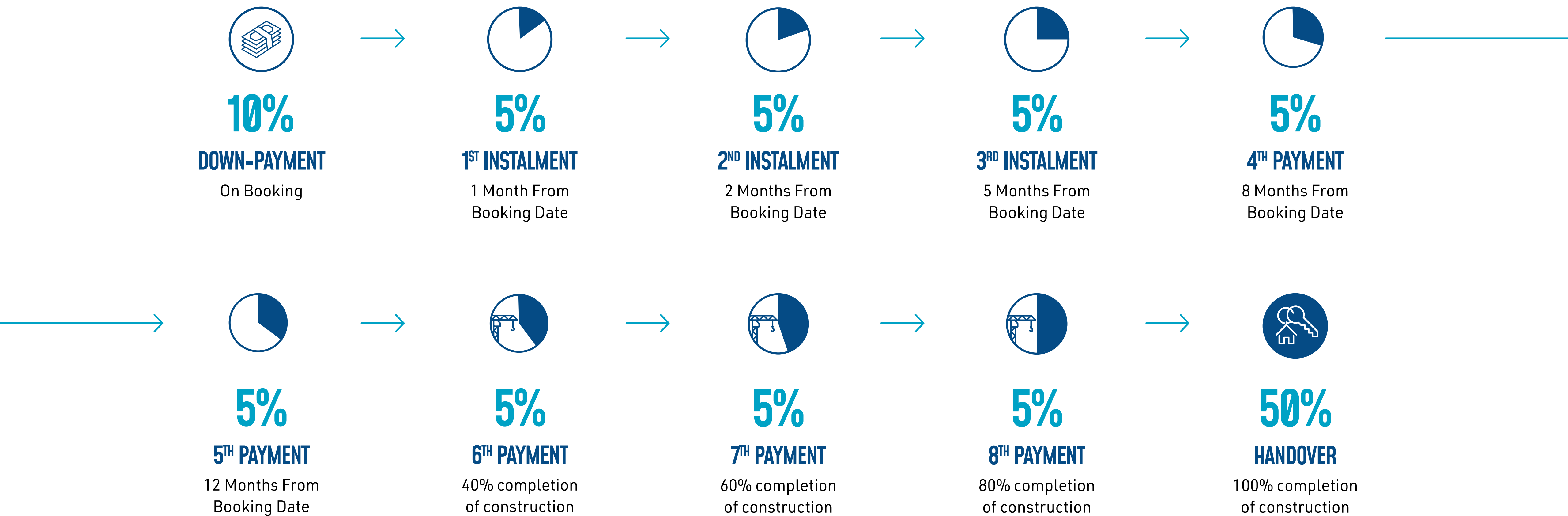
ROVE HOME ROVE HOTELS LANDMARKS





# CONVENIENT PAYMENT PLAN

Enjoy a mortgage-friendly payment plan.





# 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

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R O V E

HOME

DUBAI MARINA

DEVELOPED BY

IRTH