

DEVELOPED & BROUGHT TO YOU BY

# IRTH

HQ  
— by —  
R O V E  
MARASI BAY

WORK LOOKS DIFFERENT HERE

# WELCOME TO THE OFFICE YOU ACTUALLY WANT TO SHOW UP FOR

HQ by Rove was born out of a question:  
what if the office could feel alive again?

Now, the first ever hospitality-branded  
office building in Dubai is here to answer it.

Starting in Marasi Bay.



Living rooms became boardrooms,  
kitchens became creative hubs.

But as the world returned, the office  
didn't keep up.

HQ by Rove is the answer - an office  
with a living touch.



# WELCOME TO HQ



# PROJECT DETAILS

## PROJECT NAME

HQ by Rove

## DEVELOPER

IRTH Urban Development LLC

## BRAND

Rove Hotels

## PLOT AREA

76,038 SQFT

## GROSS FLOOR SIZE

~22,500 SQFT

## TOTAL OFFICE FLOORS

23

## TOTAL MODULAR UNITS PER FLOOR

Up to 22 units

## TOTAL AMENITIES AREA

120,000 SQFT

Amenities make 28% of the project

## TOTAL PARKING BAYS: 988 ACROSS 8 FLOORS

1 parking per modular unit  
Additional visitor & valet parking  
Dedicated EV charging stations  
Dedicated bicycle parking

## TOTAL NUMBER OF ELEVATORS: 21

Destination controlled high-speed  
passenger lifts: 14  
Shuttle Lifts: 5  
Service Lifts: 2

## SERVICE CHARGES: AED 24 APPROX.

Special pass for gym and Reset 16

## ANTICIPATED HANDOVER DATE

Q1 2029



## CONSULTANTS

ID TEAM

zebra

LANDSCAPE ARCHITECT

studioCREATE.  
Landscape Architecture

ART TEAM

studio 'eel  
Art Consultancy



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