

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.





ATLANTIS THE PALM

ATLANTIS THE ROYAL

PALM JUMEIRAH

BURJ AL ARAB

SHARJAH

EMIRATES GOLF CLUB

EMIRATES HILLS

INTERNET CITY

DUBAI HARBOUR

SKYDIVE DUBAI

ROVE JBR HOTEL

DUBAI MARINA MALL

METRO STATION

JLT

JUMEIRAH ISLANDS

ABU DHABI

DUBAI MARINA

ROVE DUBAI MARINA HOTEL

JBR BEACH

BLUEWATERS ISLAND

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





**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.

BUILDING OVERVIEW

Discover Whats'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 MARINA VIEWS THAT INSPIRE

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

DUBAI'S 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 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.



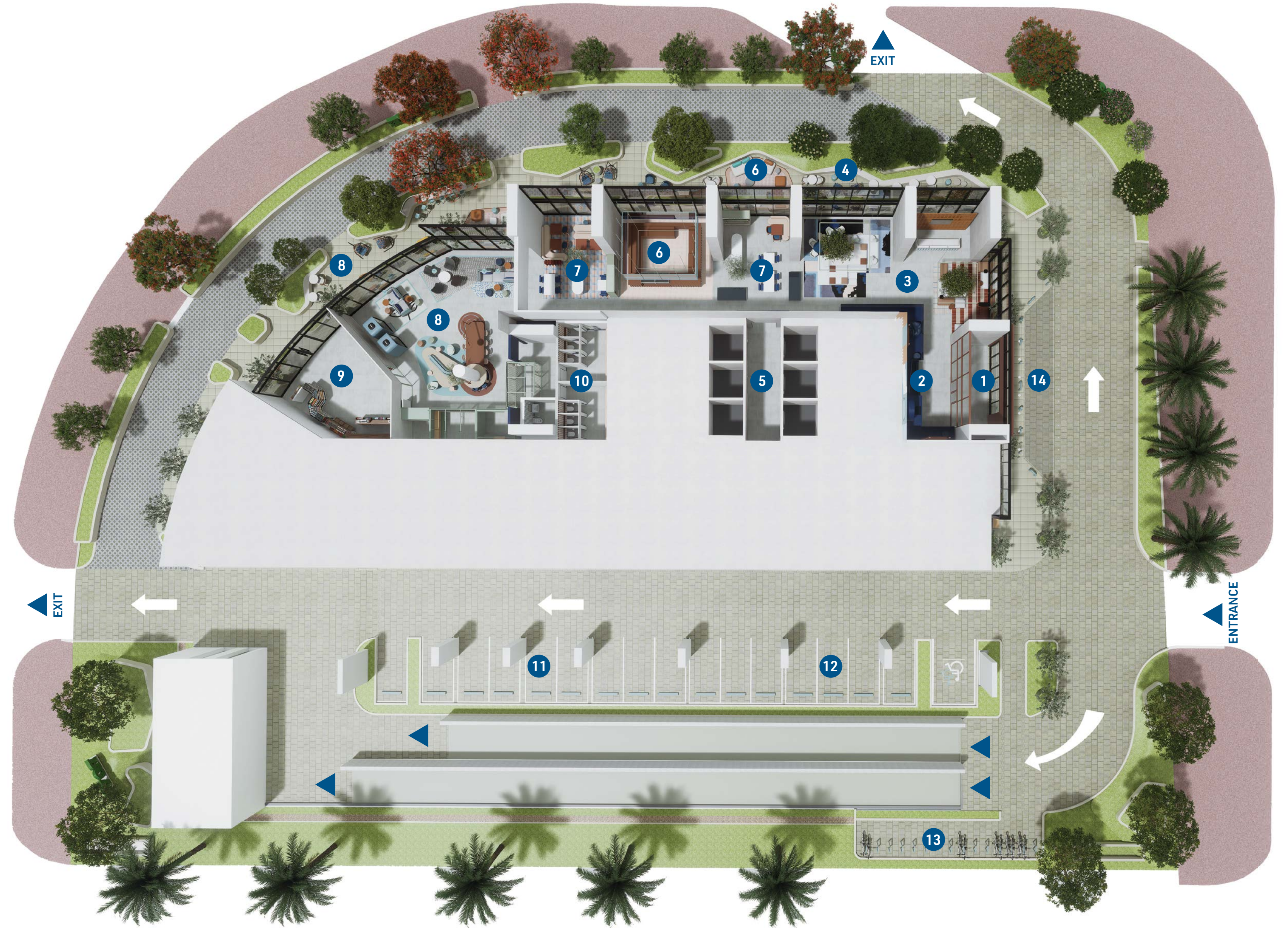
ENTRANCE & CONCIERGE

An unforgettable welcome, every time you come home.



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



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.)



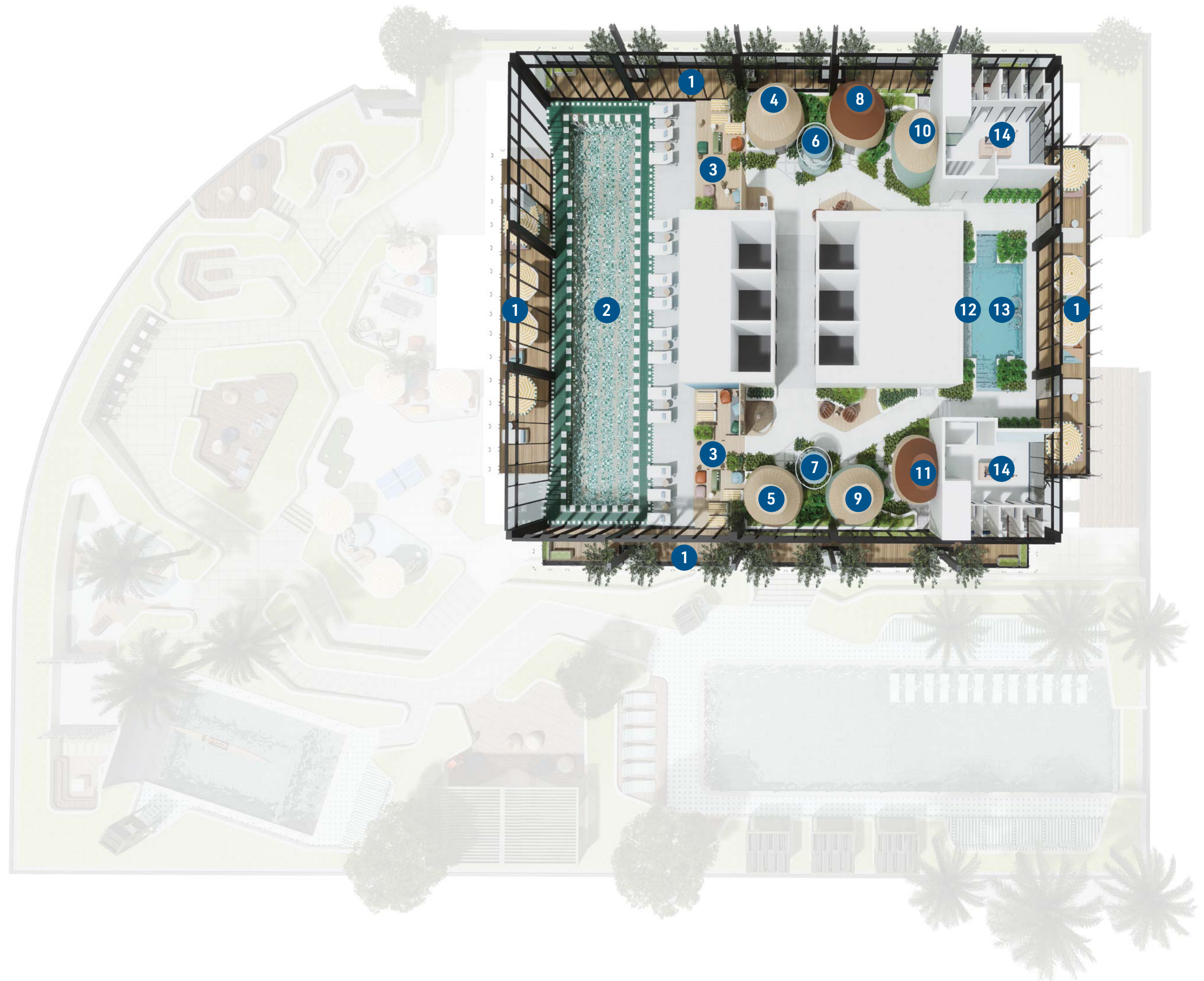


PODIUM LEVEL 5 & 6

SKY 44

ROOFTOP

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



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 in Dubai, 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.

UNIT SIZES

UNIT TYPE

SIZES [SQFT]

STUDIO² 402 - 460

1 BEDROOM² 613 - 620

1 BEDROOM² 804
LARGE

1 BEDROOM 919
COMBINABLE ON-DEMAND

2 BEDROOM 1064
COMBINABLE ON-DEMAND

SKY LOFT 1 BEDROOM 1095 - 1361

SKY LOFT 2 BEDROOM 1511



DUBAI'S FIRST-EVER COMBINABLE APARTMENTS, ON-DEMAND

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

STUDIO² + STUDIO² = 1 BEDROOM²

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



DUBAI'S 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.



TYPICAL PLAN

7TH - 20TH FLOORS

22ND - 38TH FLOORS

UNITS PER FLOOR

Studio²

14 Units

1 Bedroom²

7 Units



TYPICAL PLAN

ON-DEMAND APARTMENTS

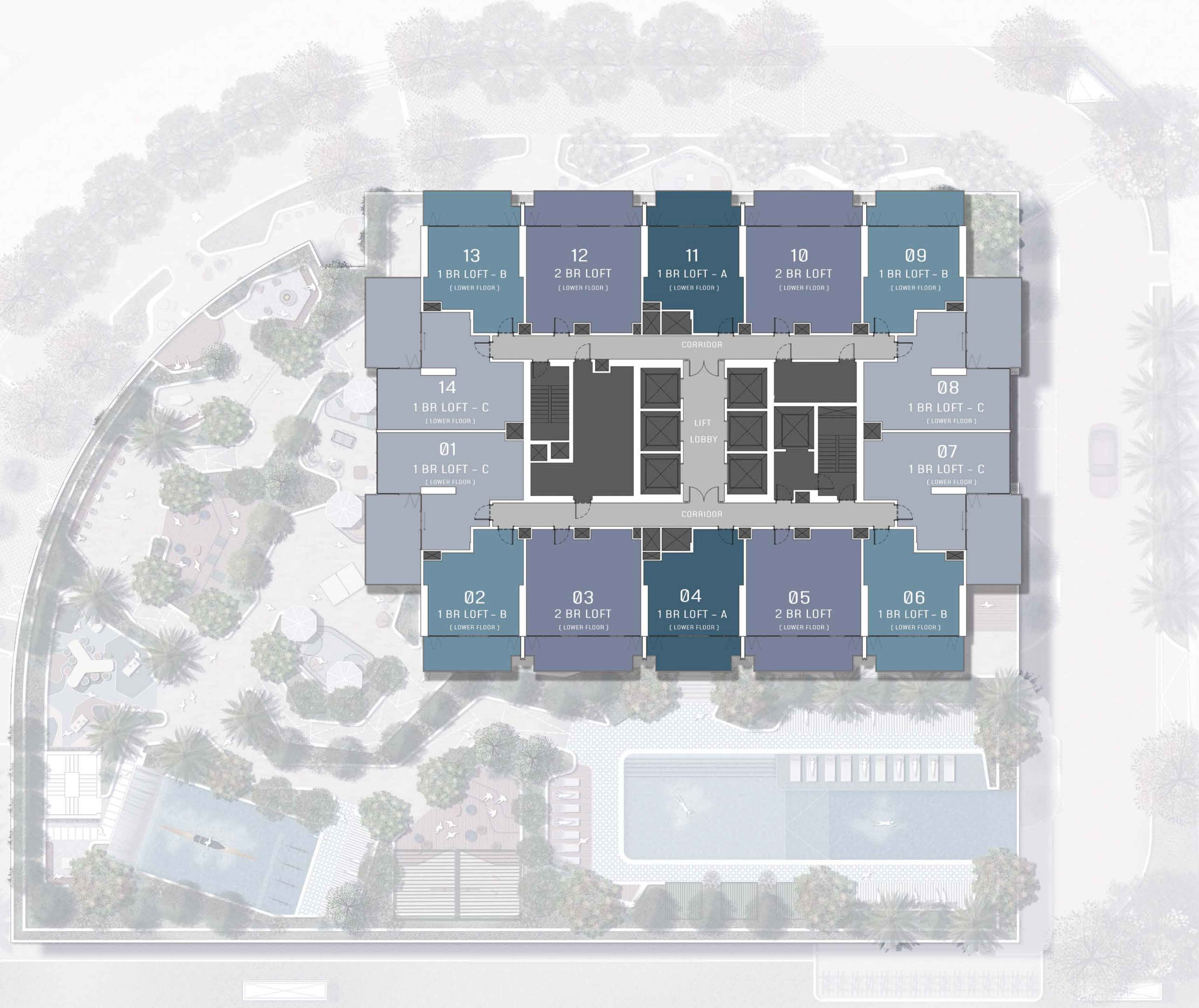


LOFT LOWER FLOOR

39TH & 41ST

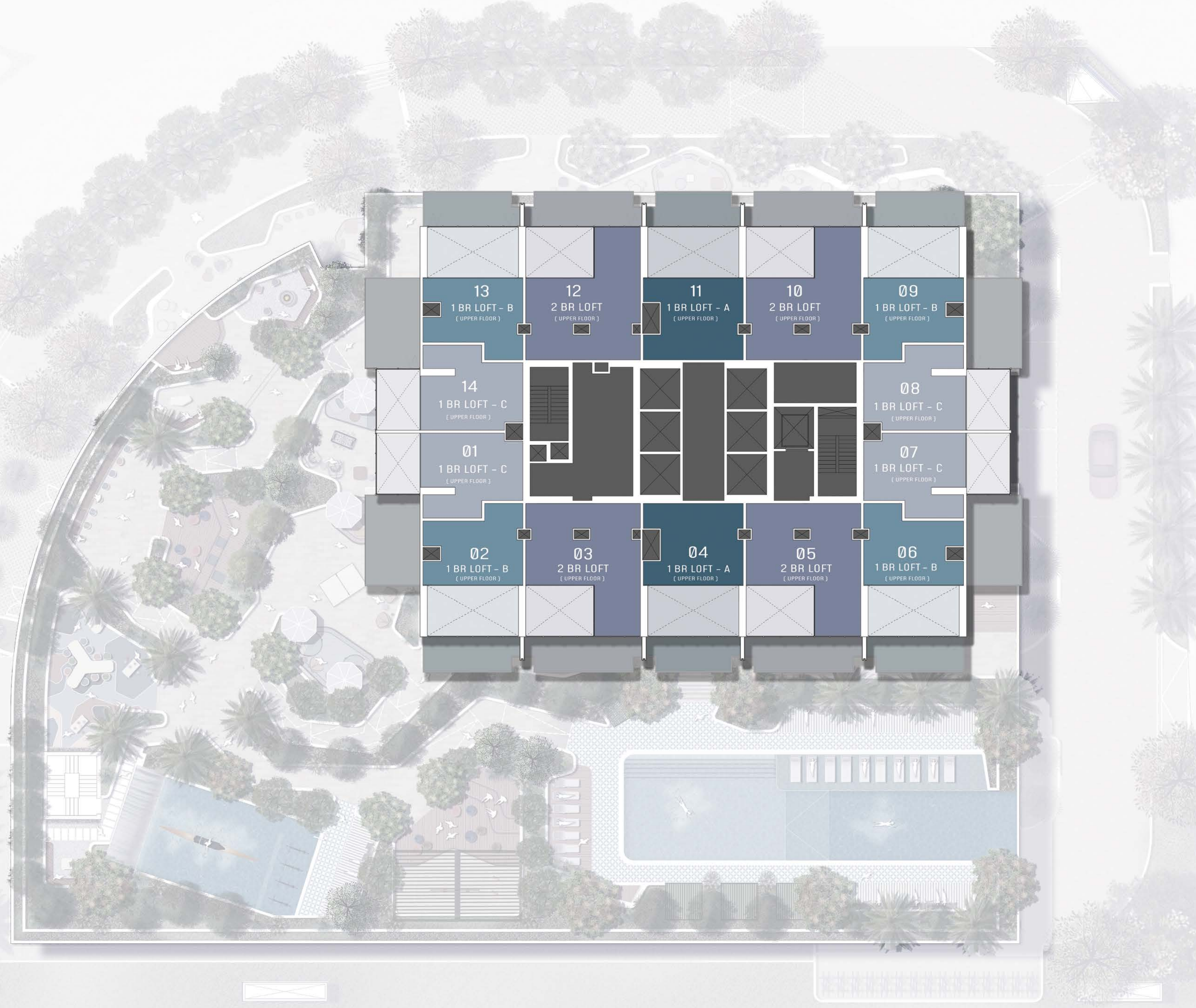
UNITS PER FLOOR

1 Bedroom Loft	10 Units
2 Bedroom Loft	4 Units



LOFT UPPER FLOOR

40TH & 42ND



TYPE A

A modern, minimalist living room interior with a large window overlooking a city skyline. The room features a grey sofa, a blue coffee table, and a red shelving unit. The text "STUDIO²" and "TYPE A" is visible in the top left corner, and "FLEXIBED CLOSED" is visible in the top right corner.

STUDIO²

TYPE A

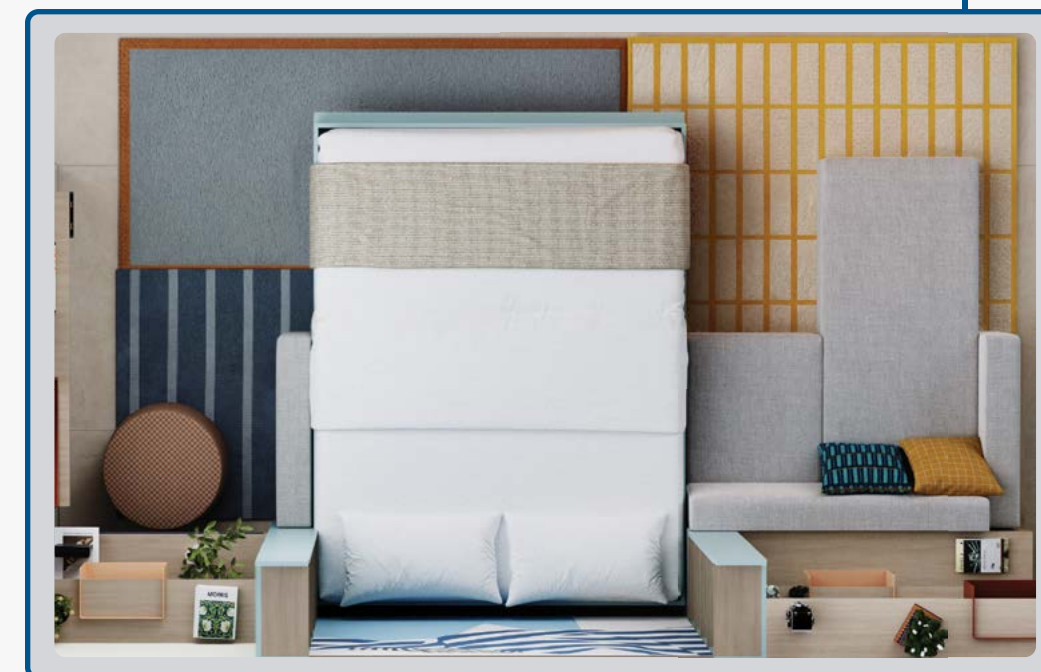
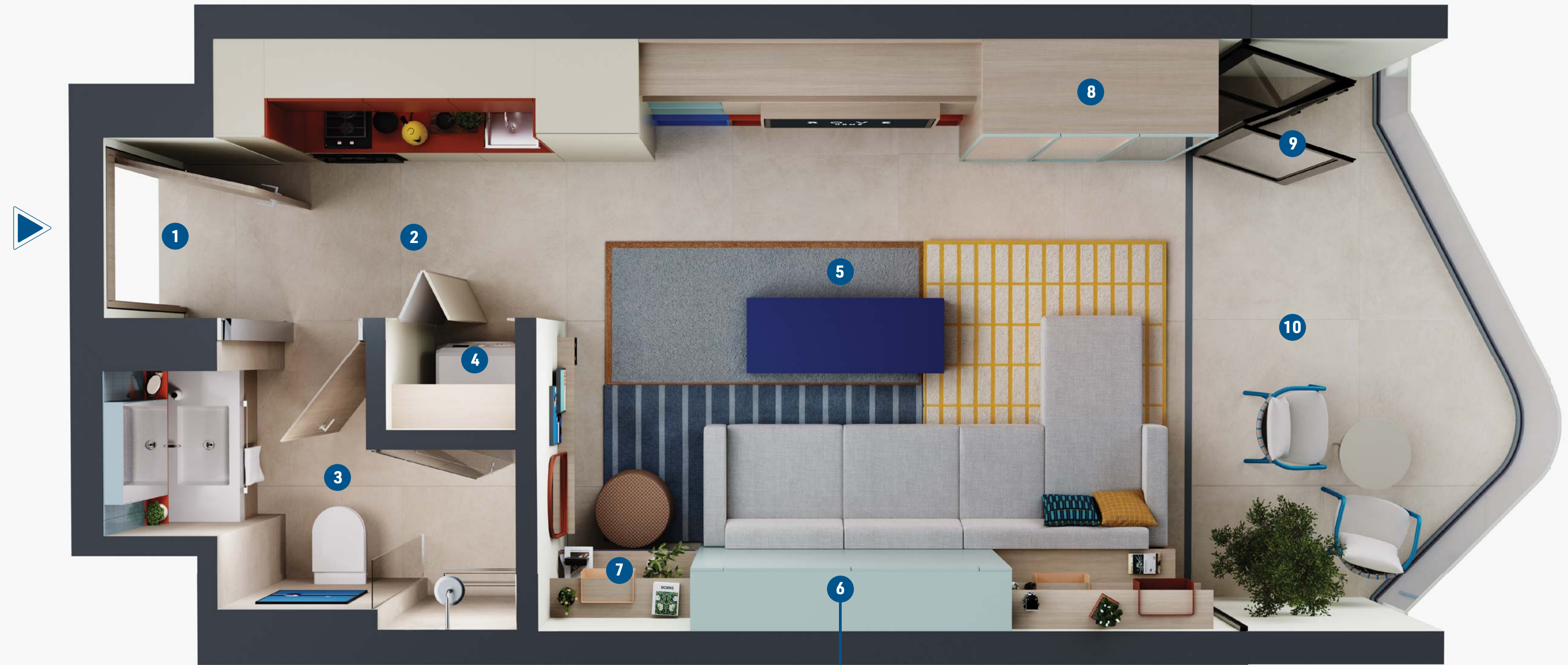
FLEXIBED OPENED



STUDIO²

TYPE A

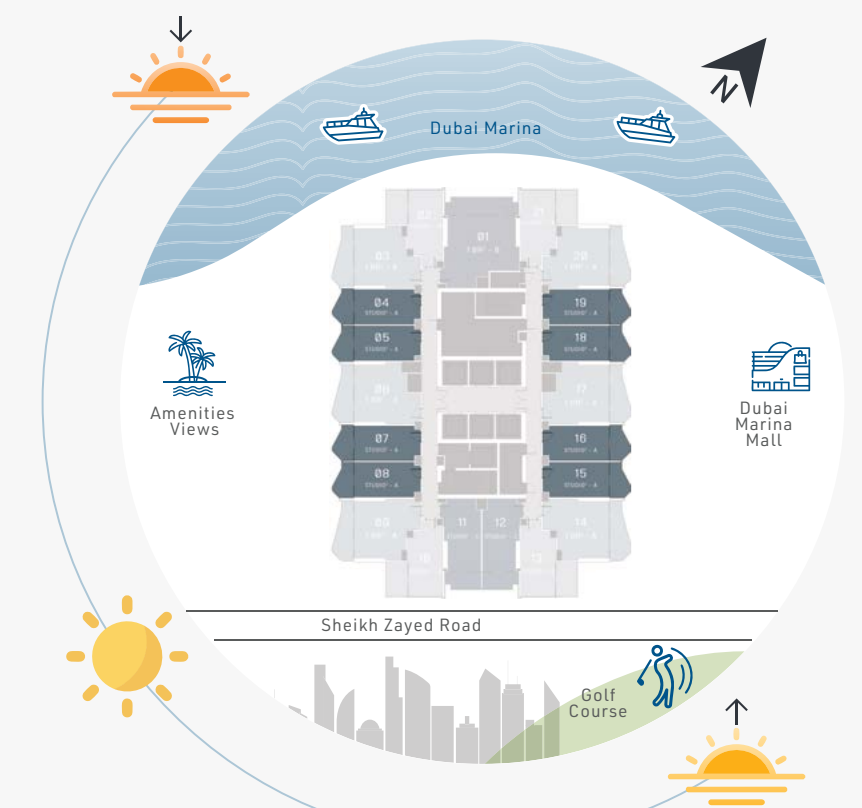
1. Entrance
2. Kitchen (1.85m x 2.7m)
3. Bathroom (1.95m x 2.7m)
4. Laundry & Storage
5. Living & Bedroom (3.8m x 4.6m)
6. Flexibed
7. Study/Vanity Corner
8. Wardrobe
9. Bifold Glass Doors
10. Balcony (3.9m x 1.35m ~ 2.4m)



Opened Flexibed

STUDIO² - TYPE A

INTERNAL AREA	29.73 m ²	(320 ft 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

TYPE B

FLEXIBED CLOSED



STUDIO²

TYPE B

FLEXIBED OPENED



STUDIO²

TYPE B

FLEXIBED CLOSED



STUDIO²

TYPE B

FLEXIBED OPENED



STUDIO²

TYPE B

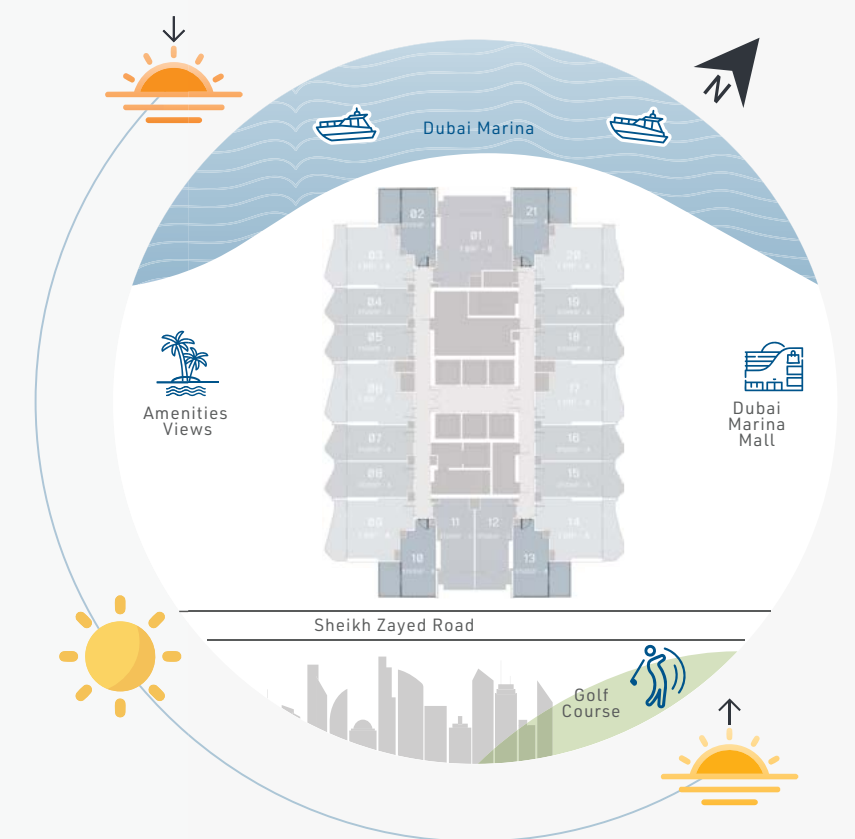
1. Entrance
2. Kitchen (3.7m x 1.95m)
3. Bathroom (2.75m x 1.85m)
4. Laundry & Storage
5. Living & Bedroom (4.8m x 3.8m)
6. Flexibed
7. Study/Vanity Corner
8. Wardrobe
9. Rotatable TV
10. Bifold Glass Doors
11. Balcony (3.9m x 2.4m)

STUDIO² - TYPE B

INTERNAL AREA	31.84 m ²	(343 ft 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 C

FLEXIBED CLOSED



STUDIO²

TYPE C

FLEXIBED OPENED

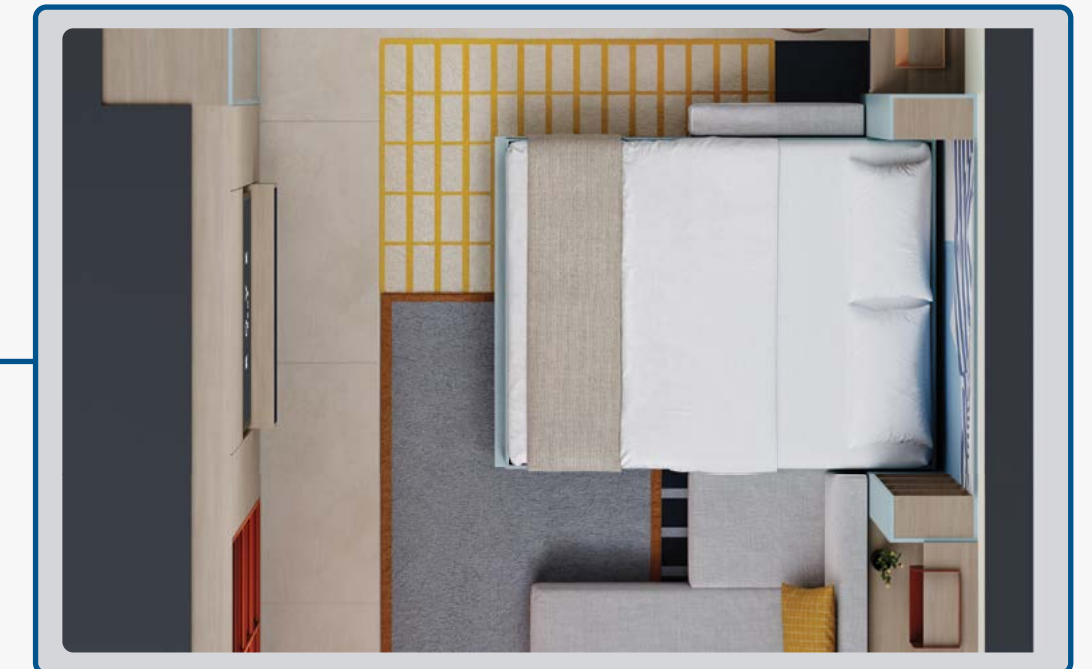
STUDIO²

TYPE C

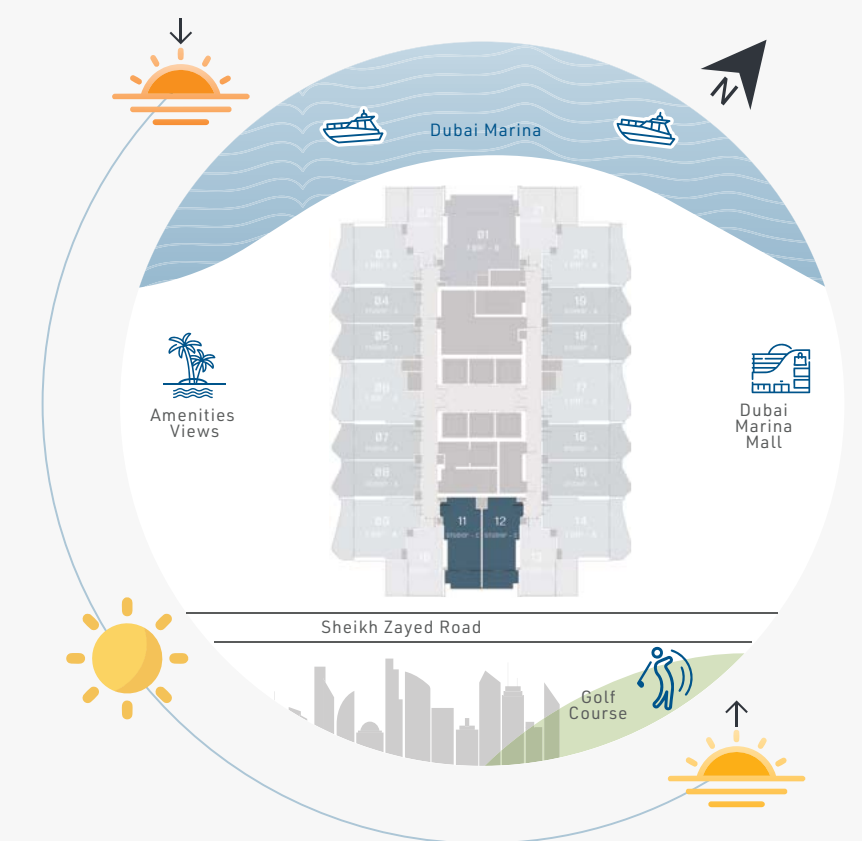
1. Entrance
2. Hideaway Kitchen (3.4m x 2.85m)
3. Bathroom (3.35m x 2.2m)
4. Laundry & Storage
5. Living & Bedroom (4.6m x 4m)
6. Flexibed
7. Study/Vanity Corner
8. Wardrobe
9. Bifold Glass Doors
10. Balcony (2m x 4m)

STUDIO² - TYPE C

INTERNAL AREA	34.75 m ²	(374 ft 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

1 BEDROOM²

TYPE A

FLEXIBED CLOSED



1 BEDROOM^{M²}

TYPE A

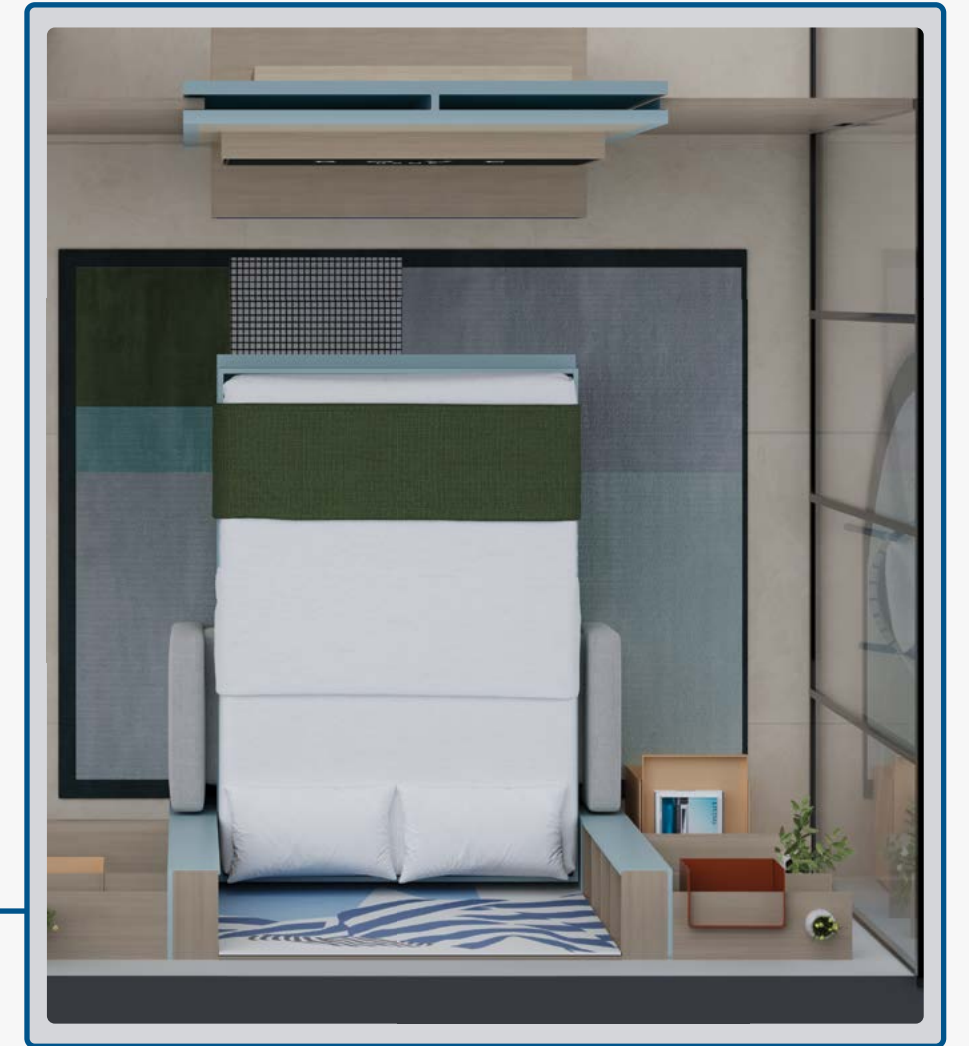
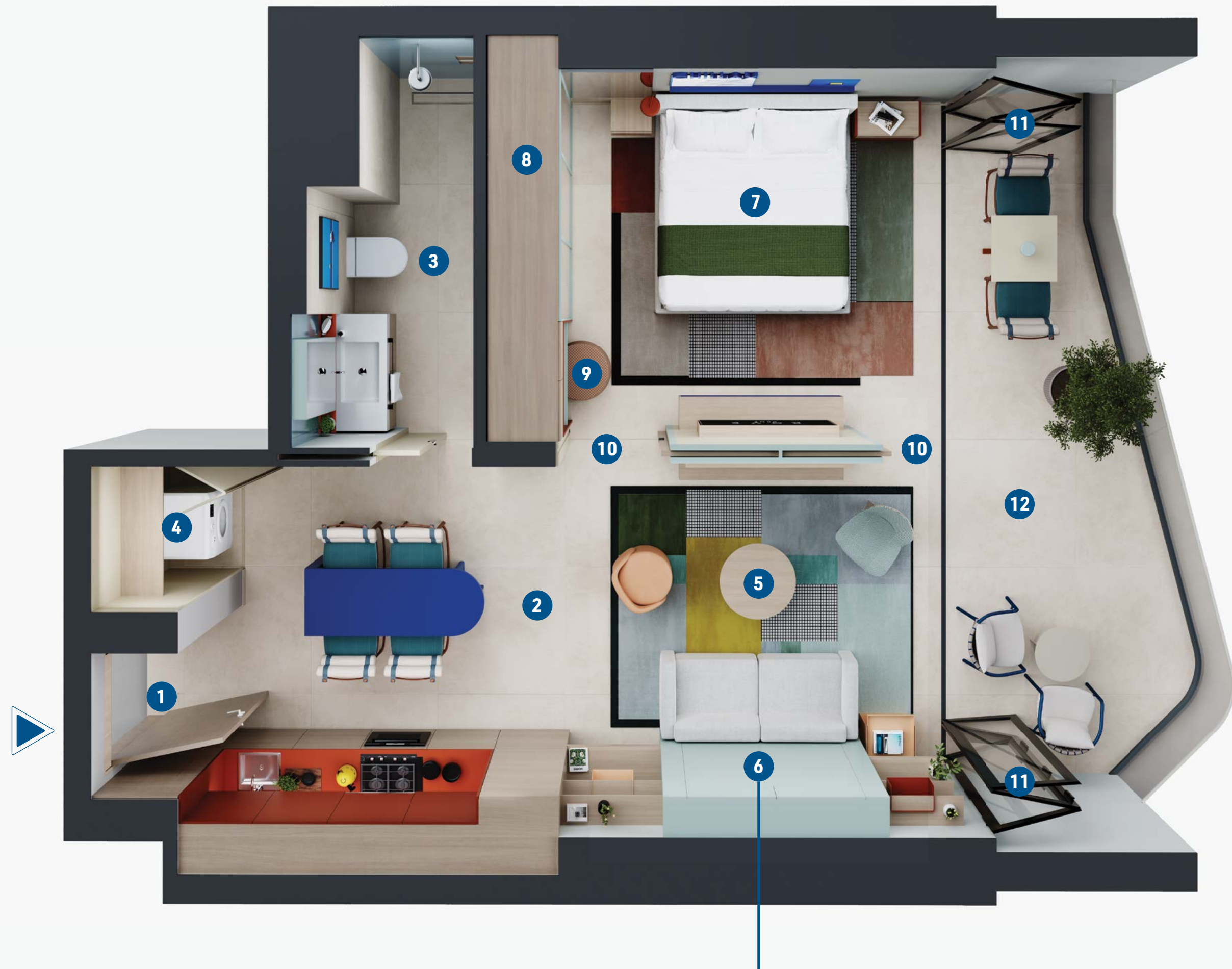
FLEXIBED OPENED



1 BEDROOM²

TYPE A

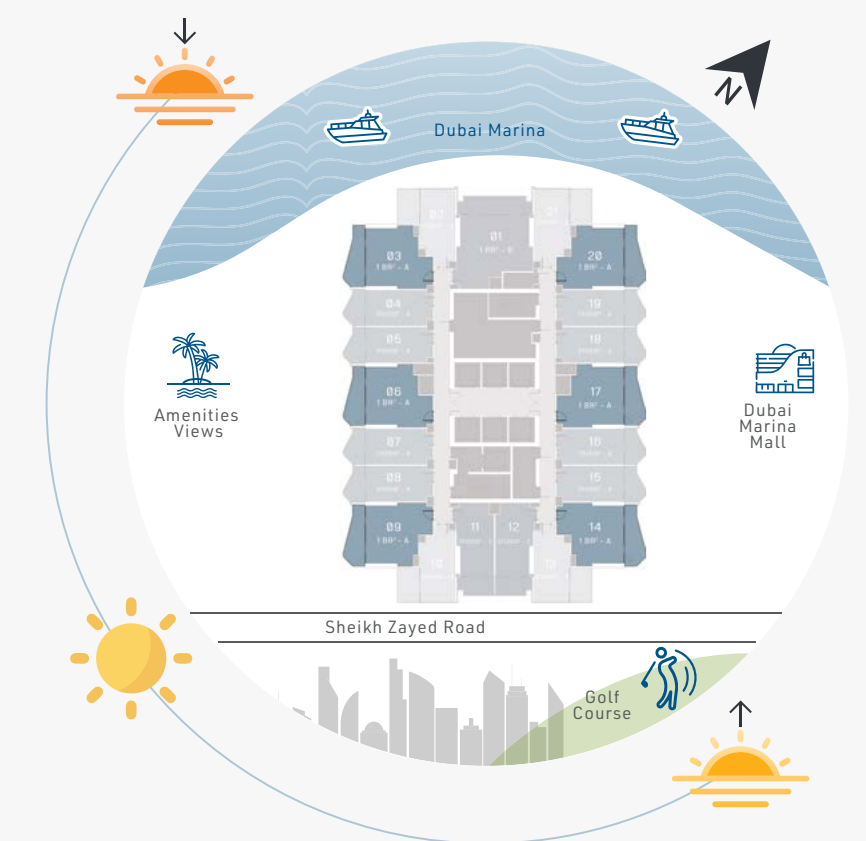
1. Entrance
2. Kitchen & Dining (3.4m x 3.8m)
3. Bathroom (3.4m x 1.55m)
4. Laundry & Storage
5. Living Room (3.1m x 3.5m)
6. Flexibed
7. Bedroom (3.1m x 4.15m)
8. Wardrobe
9. Study/Vanity Corner
10. Pocket Wall
11. Bifold Glass Doors
12. Balcony (6.4m x 1.35m ~ 2.4m)



Opened Flexibed

1 BEDROOM² - TYPE A

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



Level 7-20 & Level 22-38



1 BEDROOM²

TYPE B

FLEXIBED CLOSED

1 BEDROOM²

TYPE B

FLEXIBED OPENED



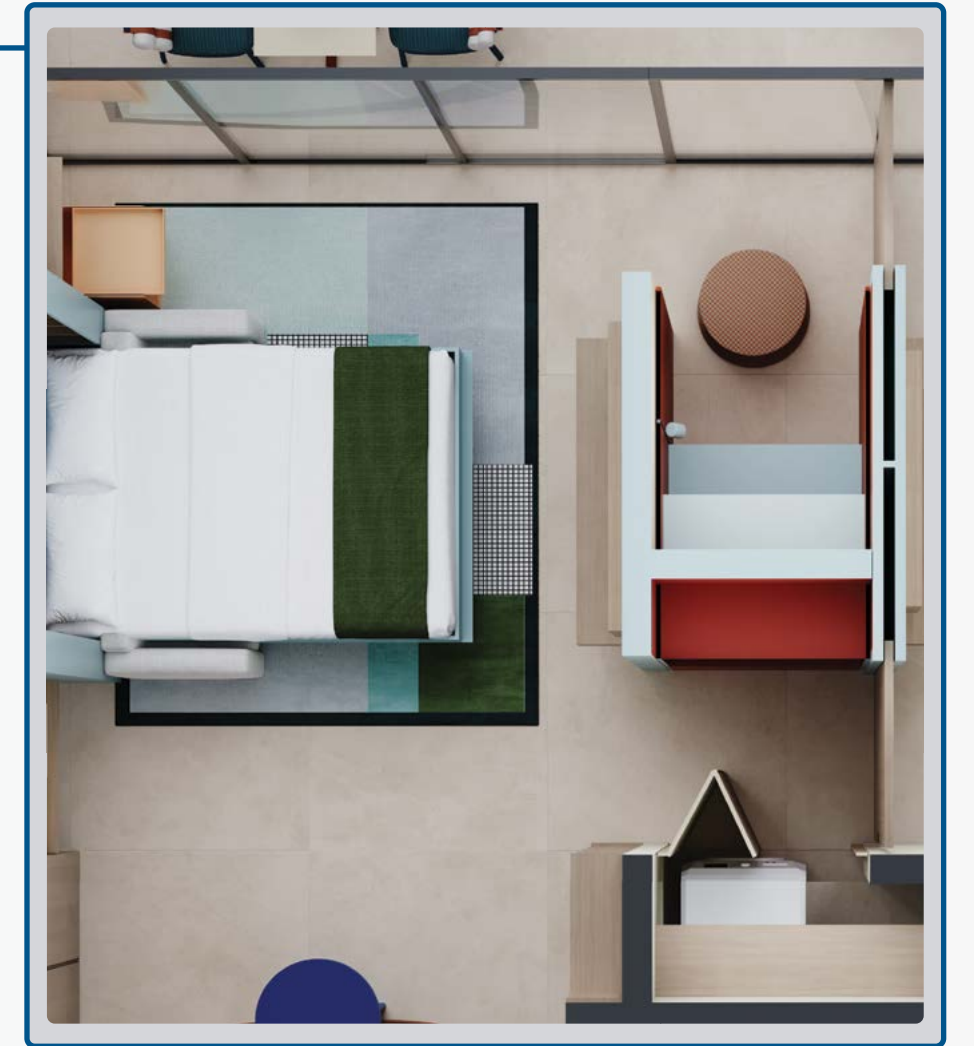
1 BEDROOM²

TYPE B

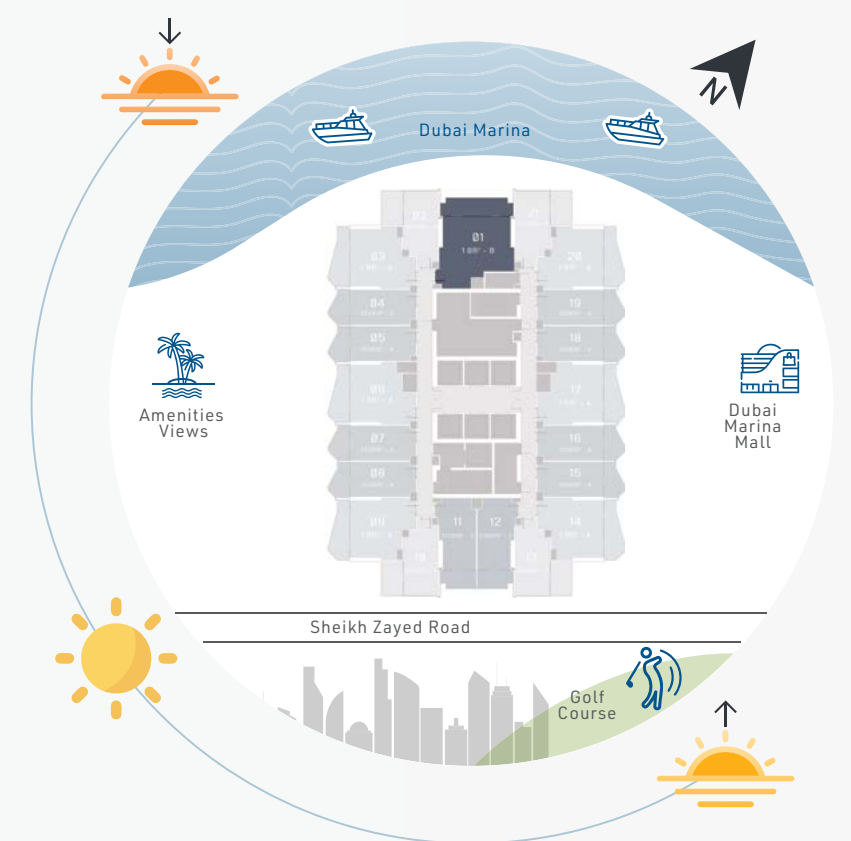
1. Entrance
2. Kitchen & Dining (4.5m x 3.67m)
3. Pantry Storage
4. Bathroom (2.55m x 1.63m)
5. Laundry/Storage & Hall (2m x 1.1m)
6. Living Room (3.5m x 3.1m)
7. Flexibed
8. Study Nook (2.2m x 1.1m)
9. Pocket Wall
10. Bedroom (3.55m x 3.2m)
11. Walk- in Closet (2.55m x 1.72m)
12. Vanity Corner
13. Master 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	(656 ft ²)
BALCONY AREA	15.92 m ²	(171 ft ²)
TOTAL AREA	76.85 m ²	(827 ft ²)



Opened Flexibed



Level 7-20 & Level 22-38



1 BEDROOM²

TYPE C ON - DEMAND

FLEXIBED CLOSED



1 BEDROOM²

TYPE C ON - DEMAND

FLEXIBED OPENED

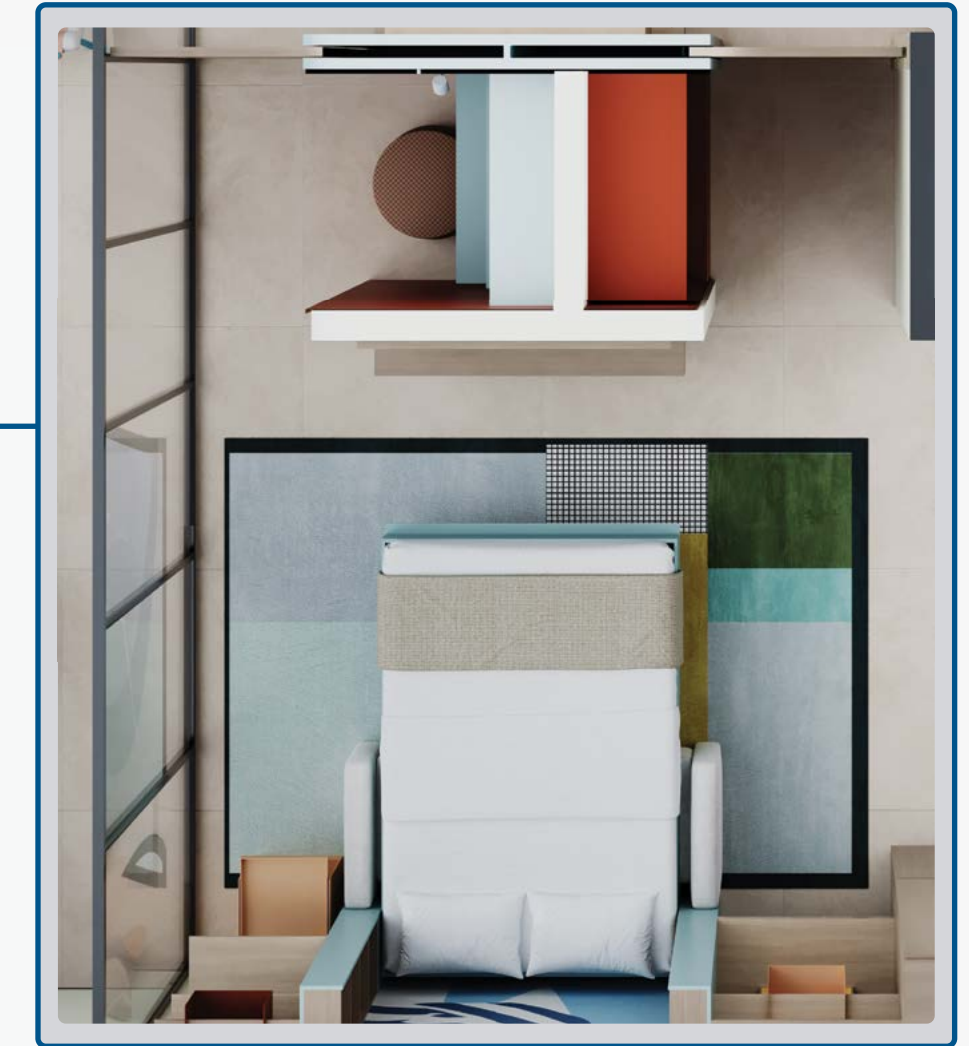
1 BEDROOM²

(STUDIO² + STUDIO²)
TYPE C ON - DEMAND

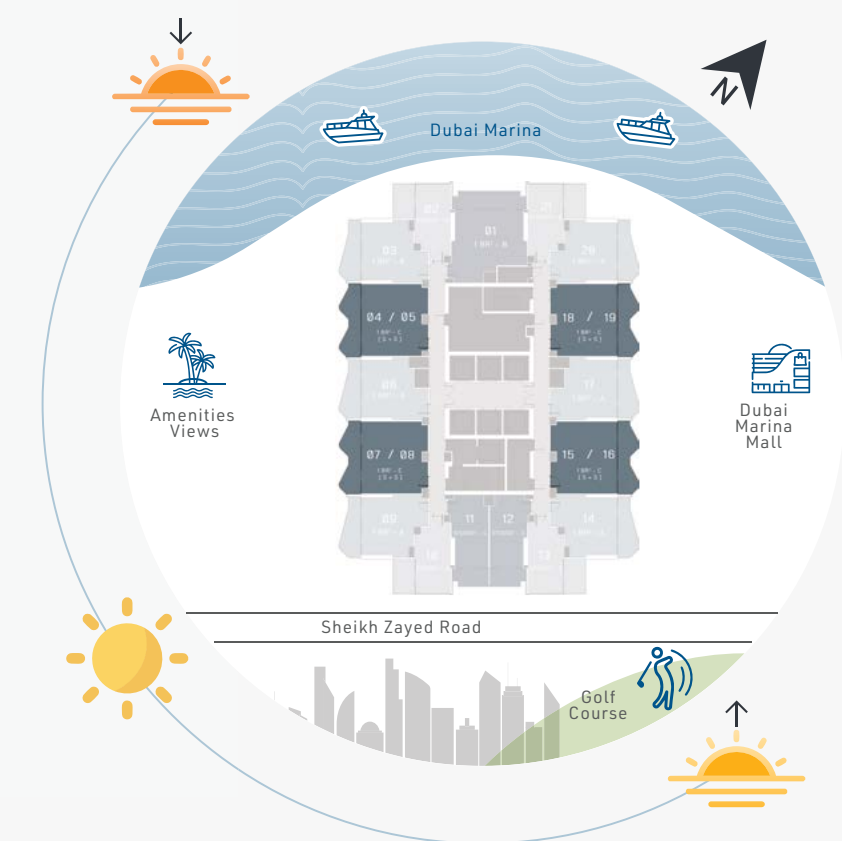
1. Entrance
2. Kitchen & Dining (3.37m x 3.8m)
3. Pantry Storage
4. Bathroom (2.22m x 2.45m)
5. Laundry & Storage
6. Living Room (3.35m x 3.5m)
7. Flexibed
8. Study Nook (1.17m x 2.04m)
9. Pocket Wall
10. Bedroom (3.3m x 3.5m)
11. Vanity Corner (1.35m x 1.35m)
12. Walk- in Closet (2.2m x 1.57m)
13. Master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

TYPE D ON - DEMAND

MODULAR SOFA - BED CLOSED

1 BEDROOM

TYPE D ON - DEMAND

ROVE
HOME

MODULAR SOFA - BED CLOSED

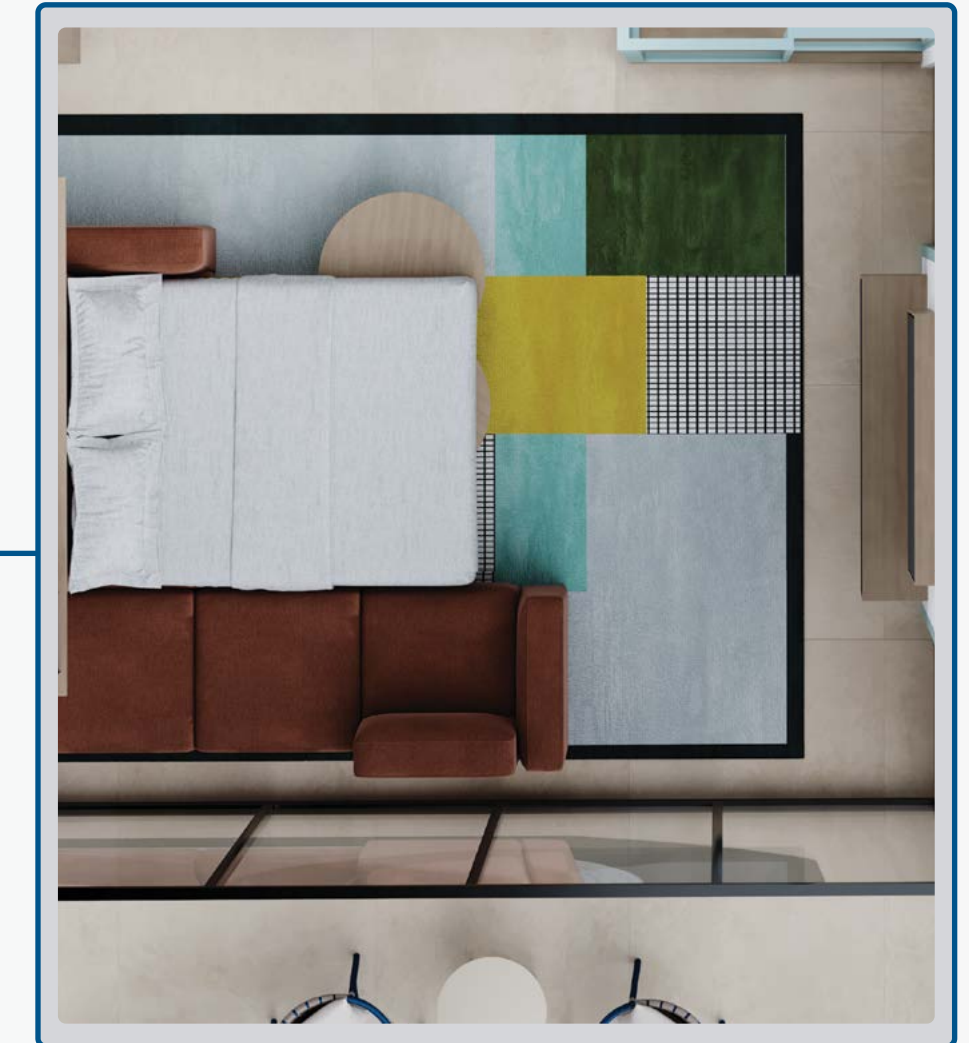
1 BEDROOM

(STUDIO² + STUDIO²)
TYPE D ON - DEMAND

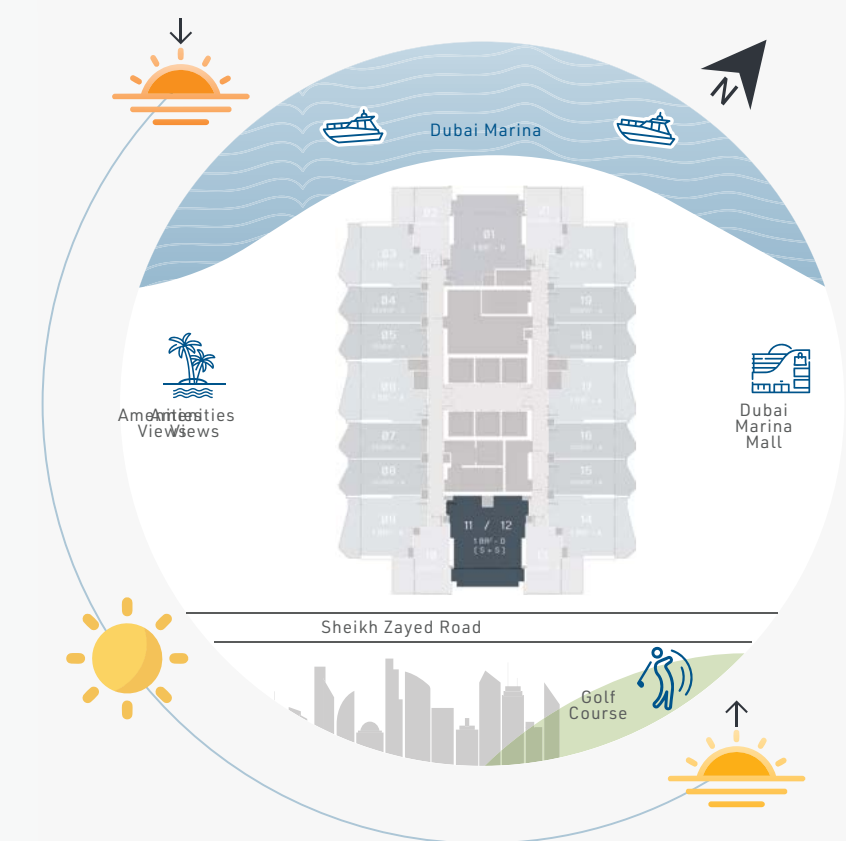
1. Entrance
2. Kitchen & Dining (4.5m x 3.59m)
3. Pantry Storage
4. Laundry/Storage&Hall (1.75m x 1.24m)
5. Bathroom(3m x 1.62m)
6. Living Room (3.5m x 4.22m)
7. Modular Sofa - Bed
8. Study Cubicle (1.41m x 2.21m)
9. Pocket Wall
10. Bedroom (3.5m x 3.18m)
11. Vanity Corner (1.5m x 0.65m)
12. Walk- in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



Opened Modula Sofa



Level 7-20 & Level 22-38

2 BEDROOM

TYPE A ON - DEMAND

MODULAR SOFA - BED CLOSED



2 BEDROOM

TYPE A ON - DEMAND



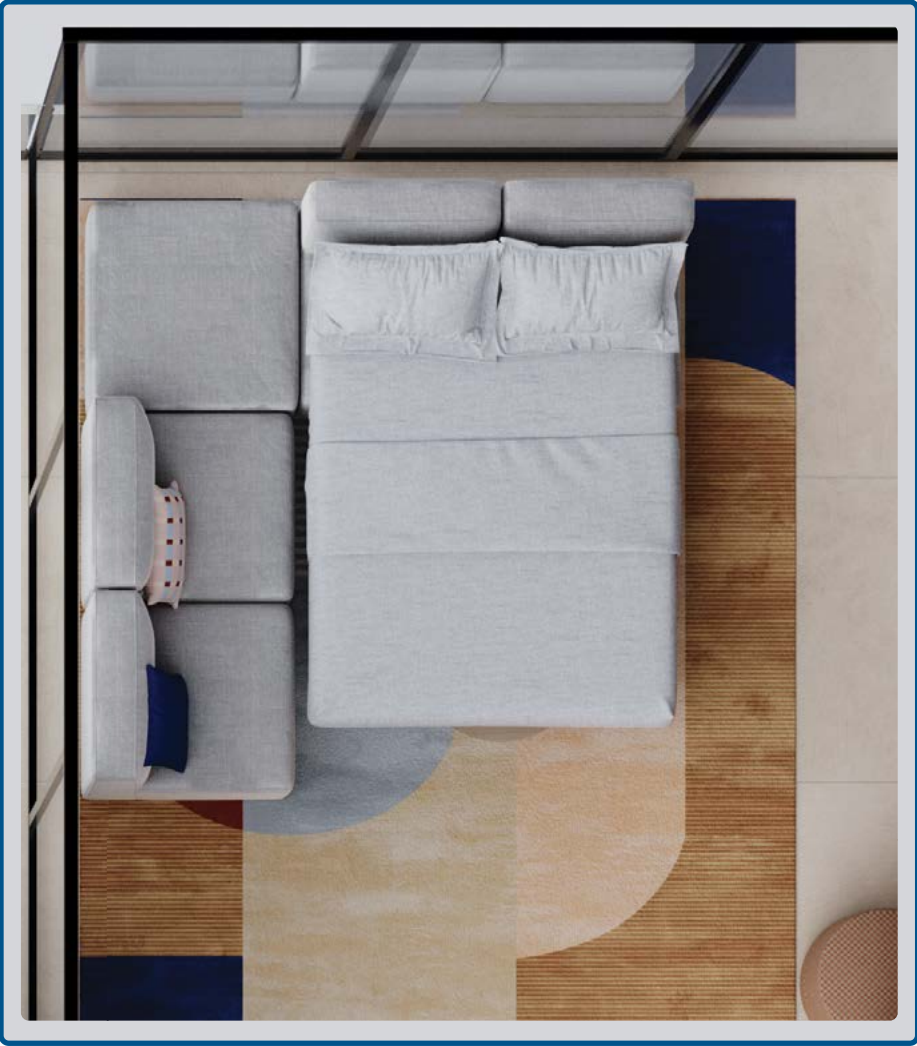
2 BEDROOM

(1BEDROOM² + STUDIO²)
ON - DEMAND

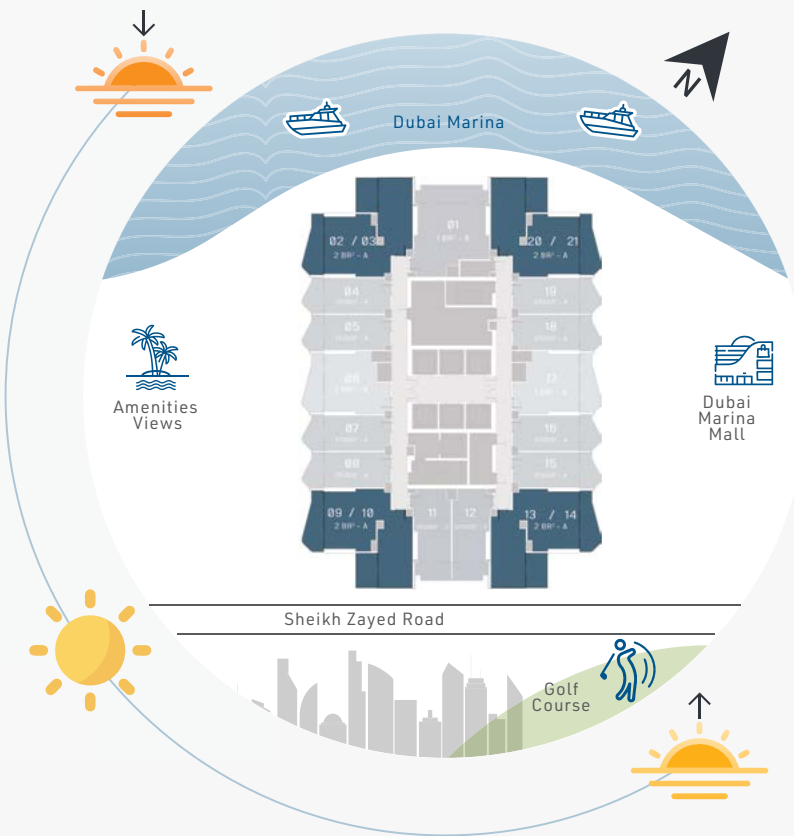
- 1. Entrance
- 2. Kitchen & Dining (4.7m x 3.85m)
- 3. Laundry & Storage
- 4. Pantry Storage
- 5. Living Room (3.8m x 3.8m)
- 6. Modular Sofa -Bed
- 7. Study Corner
- 8. Balcony (3.9m x 2.4m)
- 9. Hall & Storage (2.32m x 2.55m)
- 10. Bathroom (2.32m x 2.3m)
- 11. Bedroom (3.1m x 3.55m)
- 12. Vanity 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

SKY LOFT - 1 BEDROOM

TYPE A & B

MODULAR SOFA - BED CLOSED



SKY LOFT - 1 BEDROOM

TYPE A & B



SKY LOFT 1 BEDROOM

TYPE A&B



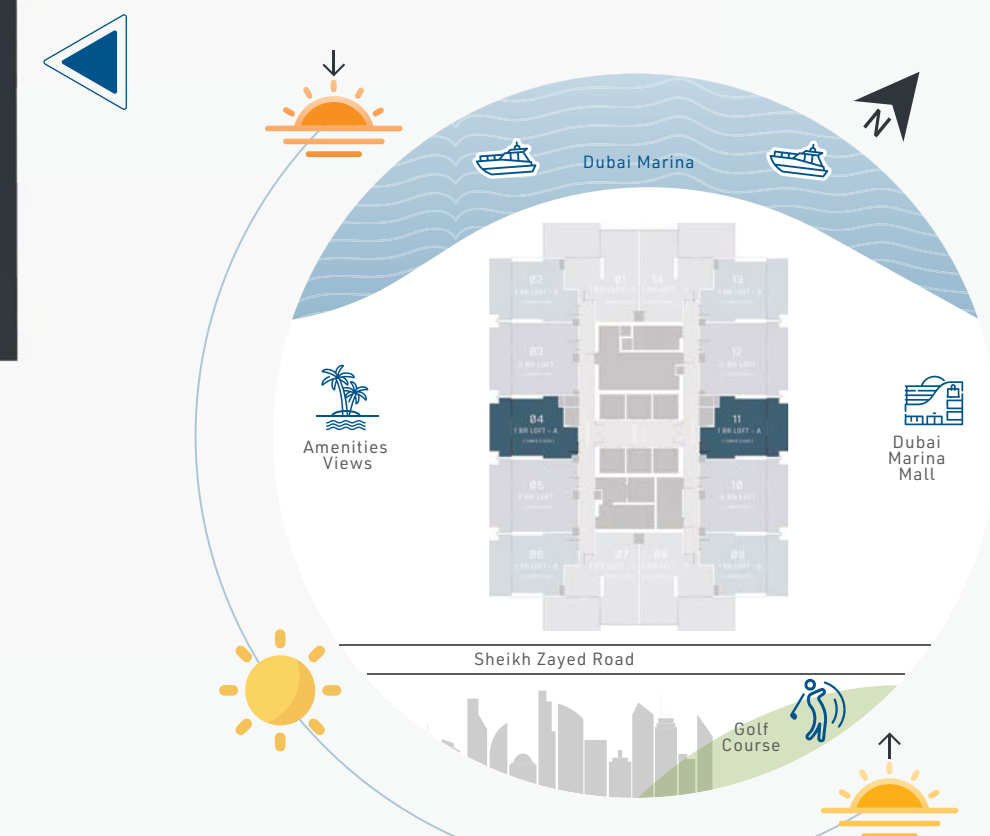
SKY LOFT

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

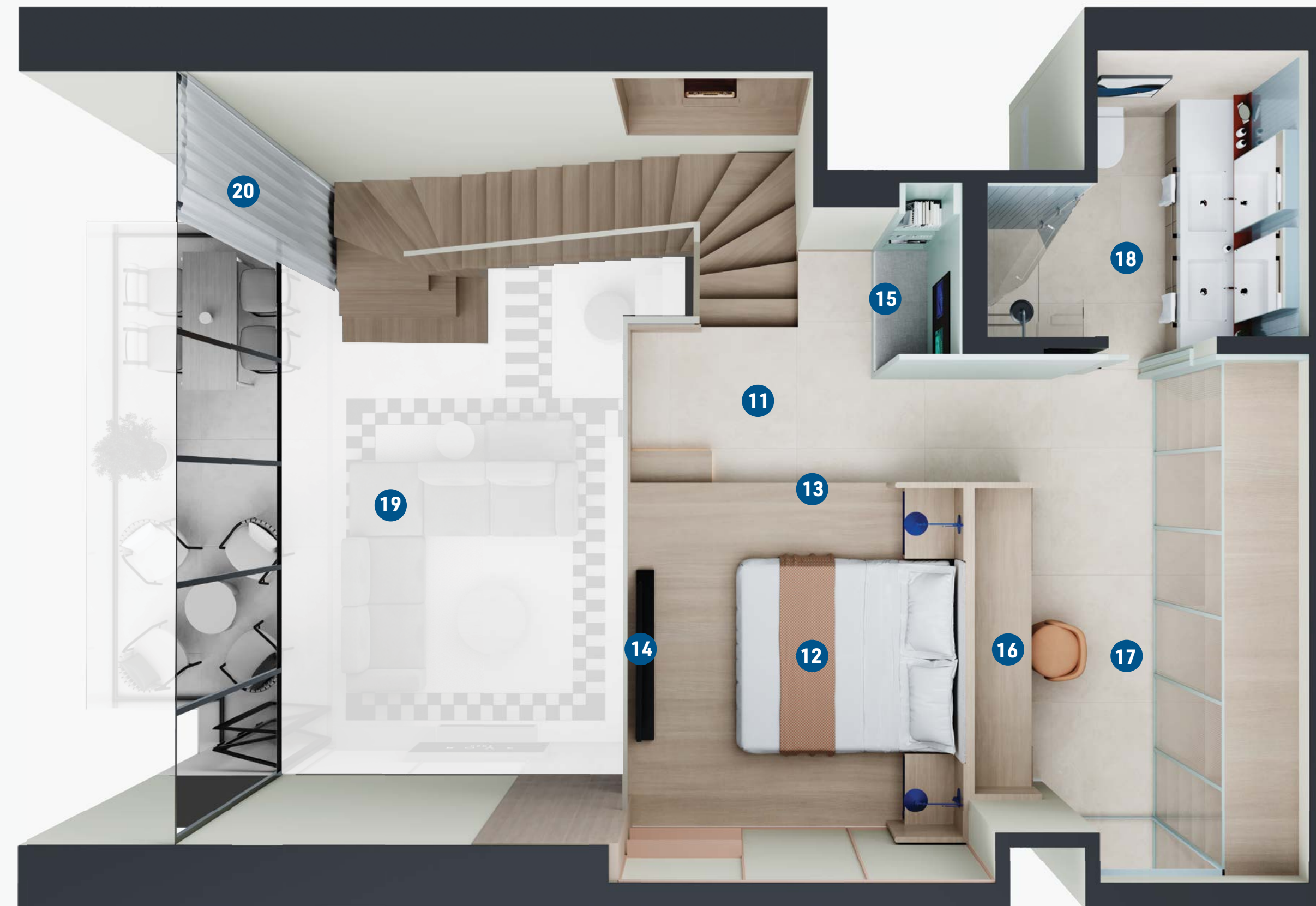


Level 39 & Level 41

SKY LOFT

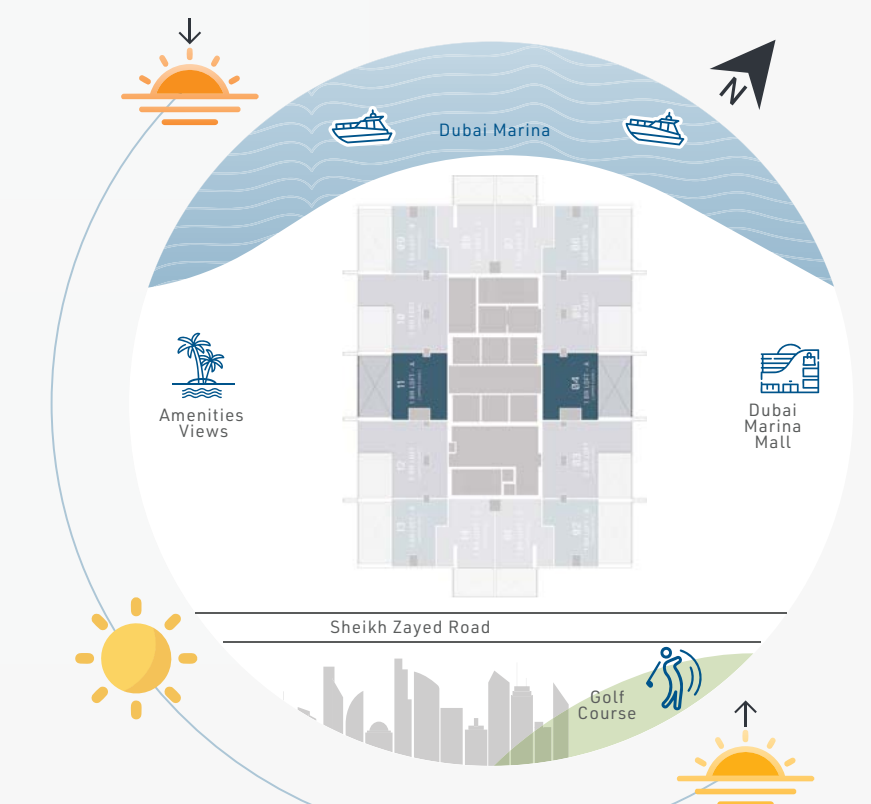
1 BEDROOM - TYPE A UPPER

- 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)



Level 40 & Level 42

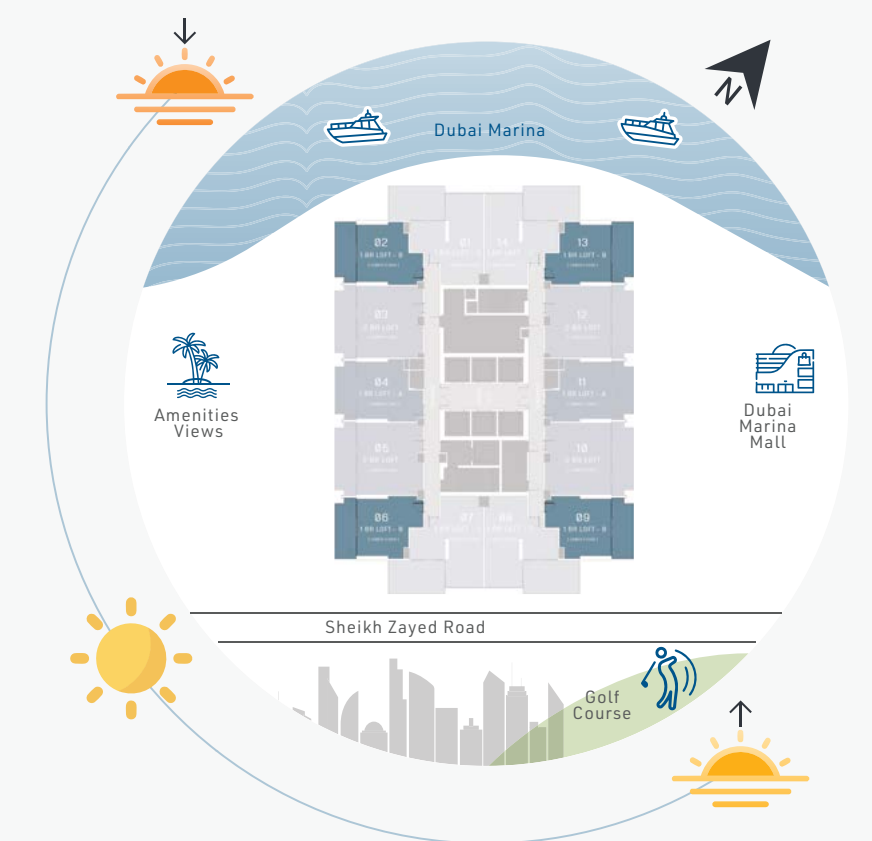
SKY LOFT

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

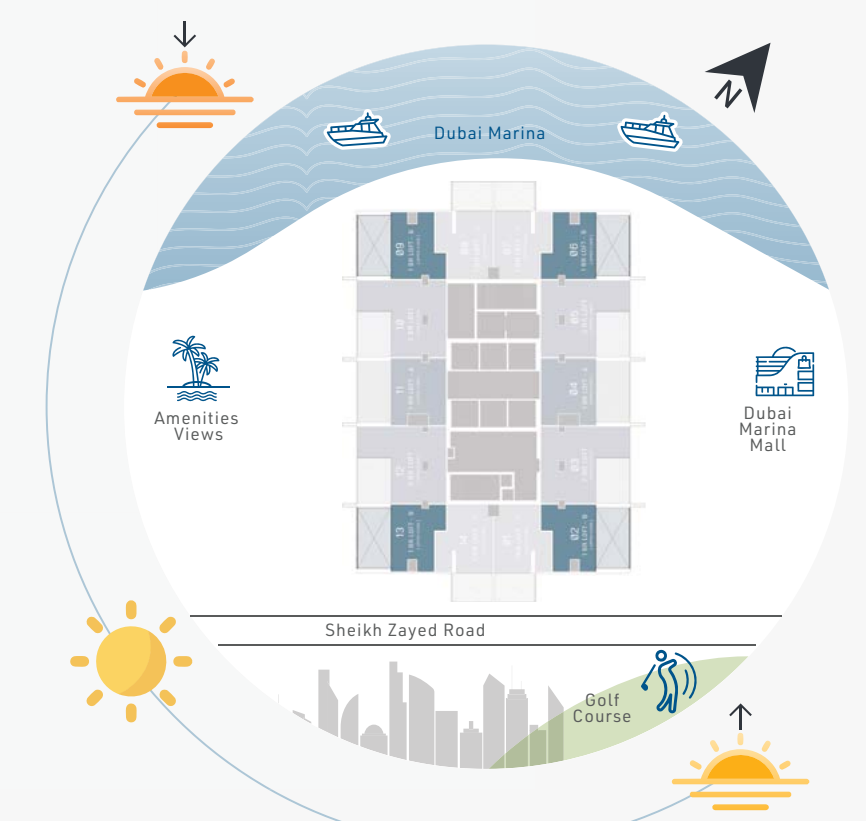
UPPER

- 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 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 C

MODULAR SOFA BED - CLOSED



SKY LOFT - 1 BEDROOM

TYPE C



SKY LOFT - 1 BEDROOM

TYPE C



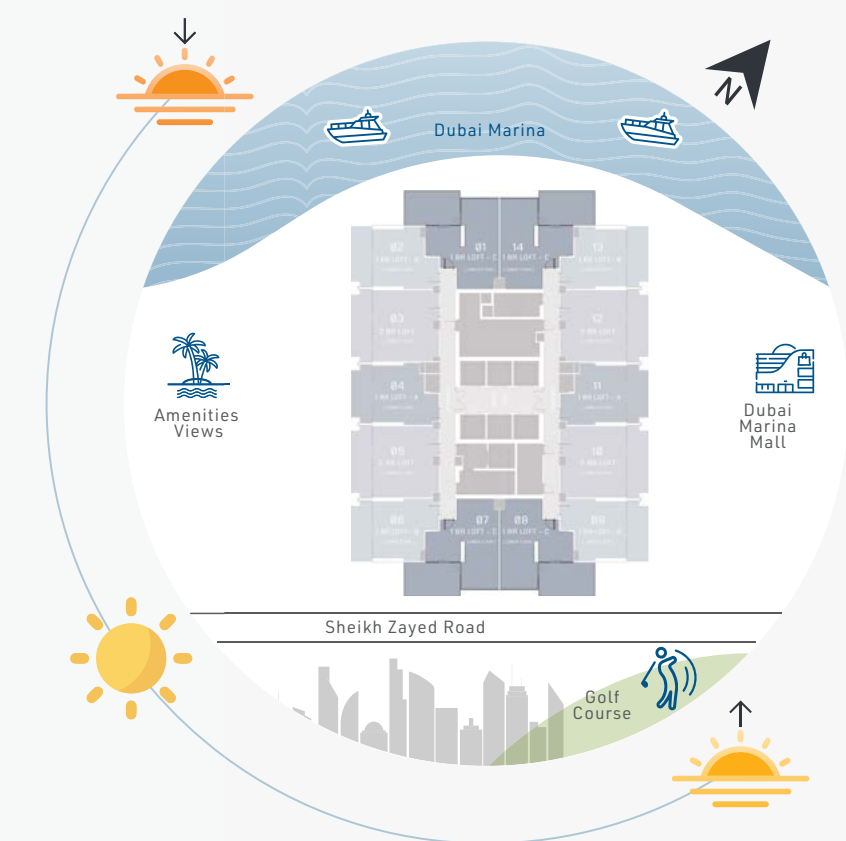
SKY LOFT

1 BEDROOM - TYPE C LOWER

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

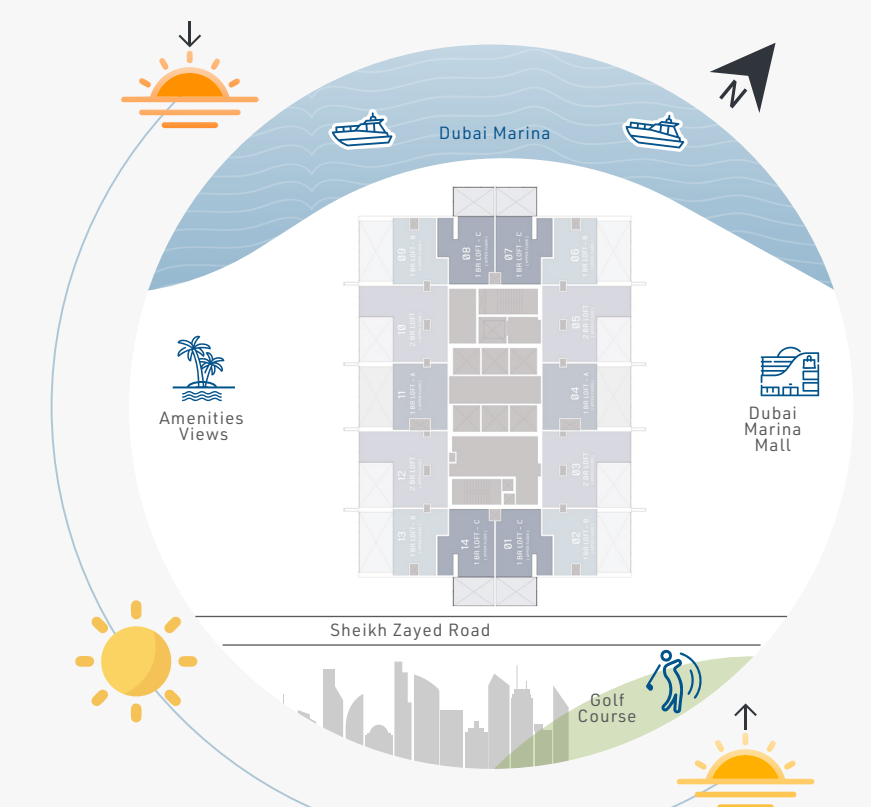
1 BEDROOM - TYPE C UPPER

- 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 2 BEDROOM

MODULAR SOFA BED - CLOSED
FLEXIBED - CLOSED



SKY LOFT 2 BEDROOM

MODULAR SOFA BED - CLOSED
FLEXIBED - OPENED



SKY LOFT - 2 BEDROOM



SKY LOFT

2 BEDROOM LOWER

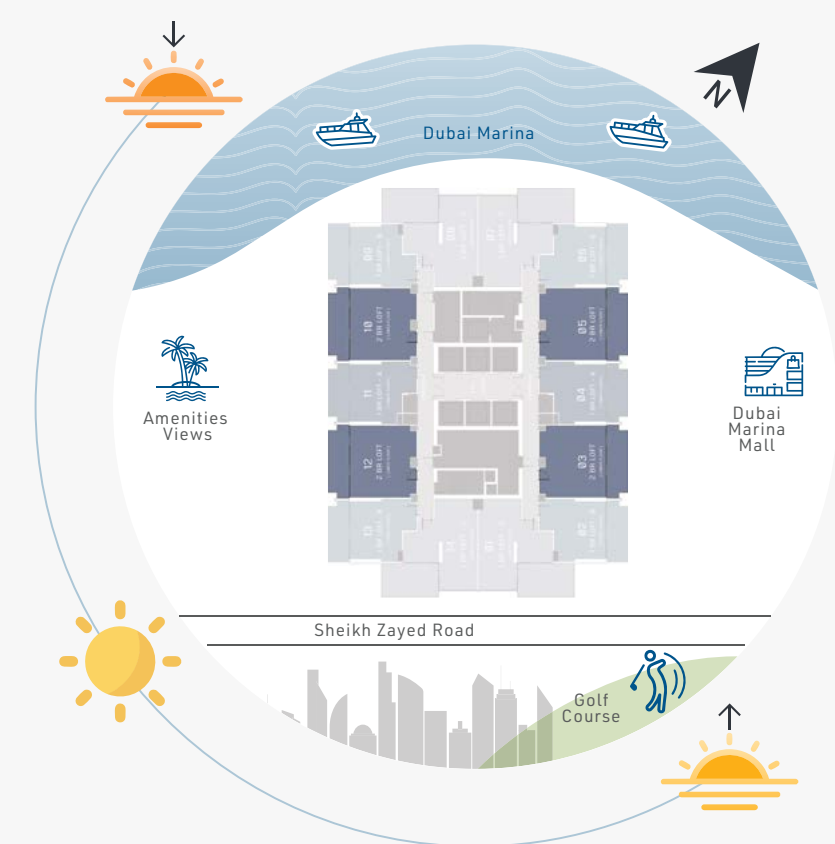
1. Entrance
2. Kitchen & Dining (4.65m x 3.15m)
3. Pantry Storage (0.97m x 1.52m)
4. Laundry/Storage & Hall (1.4m x 1.85m)
5. Bathroom (1.75m x 3.15m)
6. 6.8m Double Height living Room (4.72m x 4.15m)
7. Modular Sofa - Bed
8. Smart Privacy glass
9. Sliding Doors
10. Roll out TV Screen
11. Bedroom (3.08m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

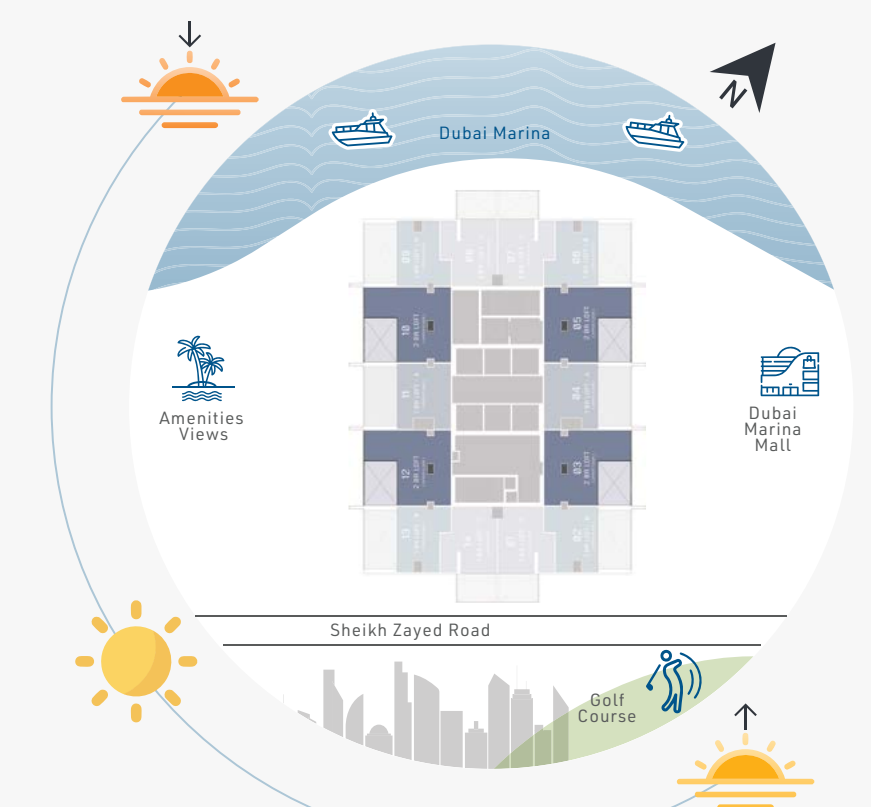
2 BEDROOM UPPER

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



Level 40 & Level 42

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

Privileged access to events across Rove locations

Dedicated customer care

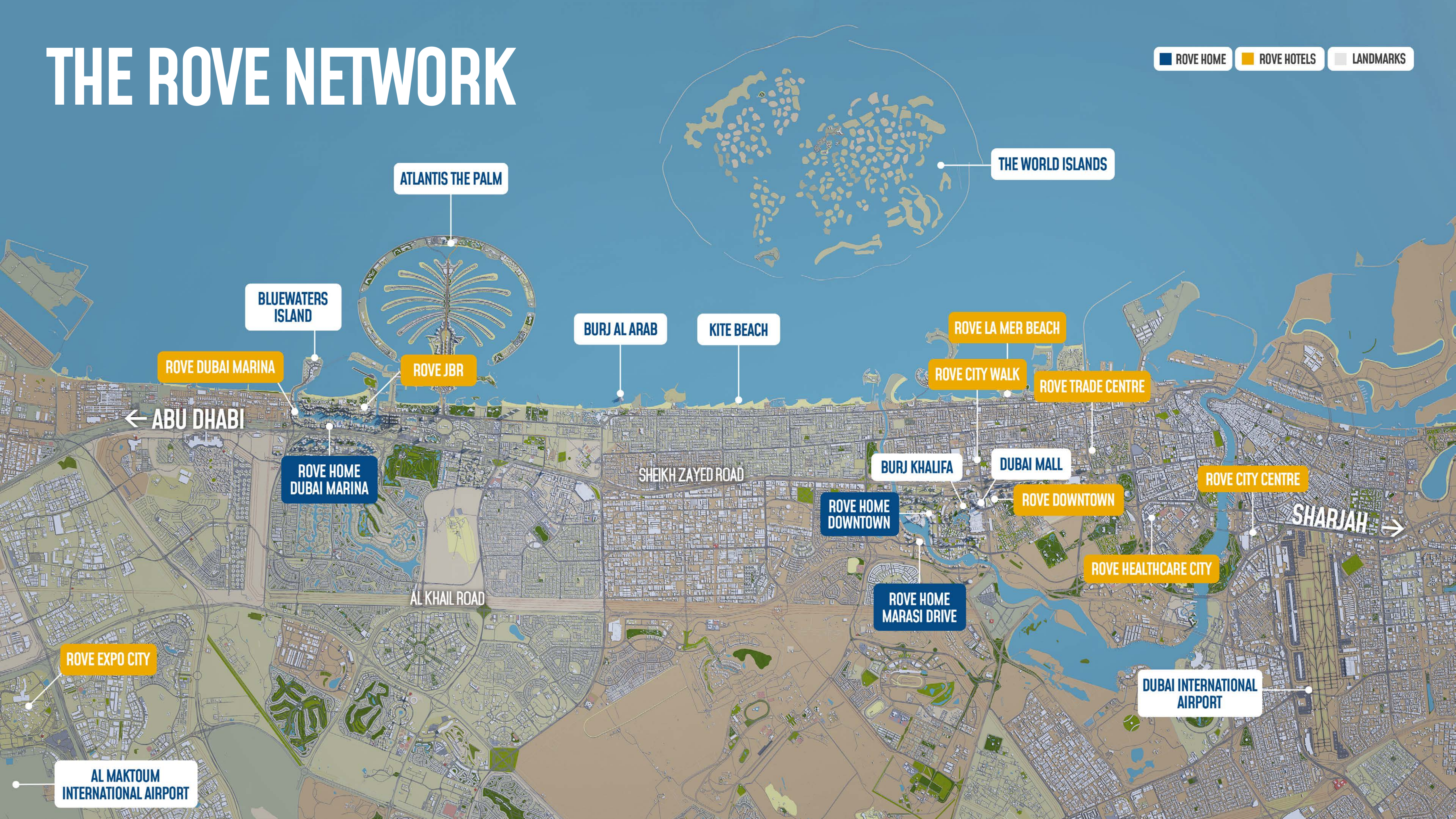
Access to special rates and promotions

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



THE ROVE NETWORK

ROVE HOME ROVE HOTELS LANDMARKS



ATLANTIS THE PALM

THE WORLD ISLANDS

BLUEWATERS ISLAND

ROVE DUBAI MARINA

ROVE JBR

BURJ AL ARAB

KITE BEACH

ROVE LA MER BEACH

ROVE CITY WALK

ROVE TRADE CENTRE

← ABU DHABI

ROVE HOME DUBAI MARINA

SHEIKH ZAYED ROAD

BURJ KHALIFA

DUBAI MALL

ROVE DOWNTOWN

ROVE CITY CENTRE

SHARJAH →

ROVE HEALTHCARE CITY

AL KHAIL ROAD

ROVE HOME DOWNTOWN

ROVE HOME MARASI DRIVE

ROVE EXPO CITY

AL MAKTOUM INTERNATIONAL AIRPORT

DUBAI INTERNATIONAL AIRPORT

BRAND SERVICES

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

24/7 Concierge & Reception

Management and Coordination of Indoor and Outdoor open areas including Gym / Leisure Pool / Convertible Indoor Infinity Pool / Multi-Sensory Wellness Pods / Multi-purpose Hall / Gaming Lounge / Changing Rooms & Showers and more



À LA CARTE SERVICES

ADD-ONS WITH EXTRA CHARGES

CRANK Studio

Housekeeping Services

Laundry, Dry-cleaning and Alteration

Personal Services, from Fitness to Shopping

Guest Rooms, Storage and Multi Purpose Spaces

Chef Services

Catering Services

Secretarial and External Reservation Services

Air and Land Transportation Services

Florist Services

Tour Organisations

Childcare and Nursing Services

Vacant Home Maintenance and Engineering Services



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 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 Parking	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/sec
Max. Waiting Time	37sec

CONSULTANTS

ID TEAM

zebra

ARCHITECT



LANDSCAPE ARCHITECT



ART TEAM

studio 'eel

Art Consultancy



AMENITIES LIST

GROUND LEVEL	INDOOR	OUTDOOR
Rove Café - Rove Energize Bar	✓	✓
Organic Smart Gardens & Seating	✓	✓
Co-working area	✓	✓
Meeting Rooms & Pods	✓	
Lobby Lounge / Concierge	✓	
Electric Vehicle Charging Stations (Ground / parking levels)		✓
Bicycle/scooters rental and storage		✓
Multifunctional Feature Staircase	✓	
24x7 Convenience Store	✓	
Outdoor Landscape Seating Area (Lounge)		✓
Drop-off Area		✓

PODIUM LEVEL 5	INDOOR	OUTDOOR
Multipurpose Hall (Rentable)	✓	
Rentable Kitchen & Dining	✓	
Giant Connect-4 Game Wall	✓	
Gaming Lounge (Karaoke Studio, Pool Table, Table Tennis, Foosball Table,Monkeybars)	✓	
State-of-the-art gym	✓	
7m Climbing Wall	✓	
Changing Room & Lockers	✓	
Semi-Olympic (25m) Leisure Pool		✓
Cabana with daybeds, continuous sunbeds and shallow waterbeds		✓
Outdoor Cinema & Ampitheatre		✓
Popcorn Station		✓
Water Feature Wall		✓
Counter current Multi-Purpose Fitness Pool (Swimming, Aquacycling & Rowing workout)		✓
Communal Gardens		✓
BBQ & Social Zone		✓
Popsicle Cart		✓
Gaming Lounge - Terrace (Minigolf, Table Tennis, Lounge Seating)		✓
Zen Library Area		✓
Coworking Spaces - Pedal – Powered Working Station		✓
Multipurpose Hall with Terrace (Lounge, Foosball, Swings)		✓
Marina Views Chill Zone (Viewing Deck, Firepit)		✓
Outdoor Gym Park		✓

PODIUM LEVEL 6	INDOOR	OUTDOOR
Multipurpose Hall (Rentable)	✓	
Indoor cinema (Laying down)	✓	
Suspended Net Lounge	✓	
Gaming Lounge (Playstation, Arcade Zone, Dart Corner, Multiball Interactive Gaming-50+ Apps)	✓	
State-of-the-art gym	✓	
Boutique Fitness Studio - Crank Ride & Shape	✓	
Hydration Station	✓	
Changing Room & Lockers	✓	
Rentable Guest Rooms (3 nos.)	✓	

SKY 44 ROOFTOP	INDOOR	OUTDOOR
Sky Viewing Lounges	✓	✓
Convertible Indoor Infinity Pool (25m semi-olympic lap pool)	✓	✓
Ultrashield Oxygen Pod	✓	
Experience Shower Pod	✓	
Salt Steam Pod	✓	
Reflexology Pool	✓	
Finnish Sauna Pod	✓	
Cold Bucket Experience Shower Pod	✓	
Aroma Steam Pod	✓	
Cold Plunge Pool	✓	
Marina View Ampitheatre	✓	
Water feature Wall	✓	

MATERIAL BOARD

LIVING



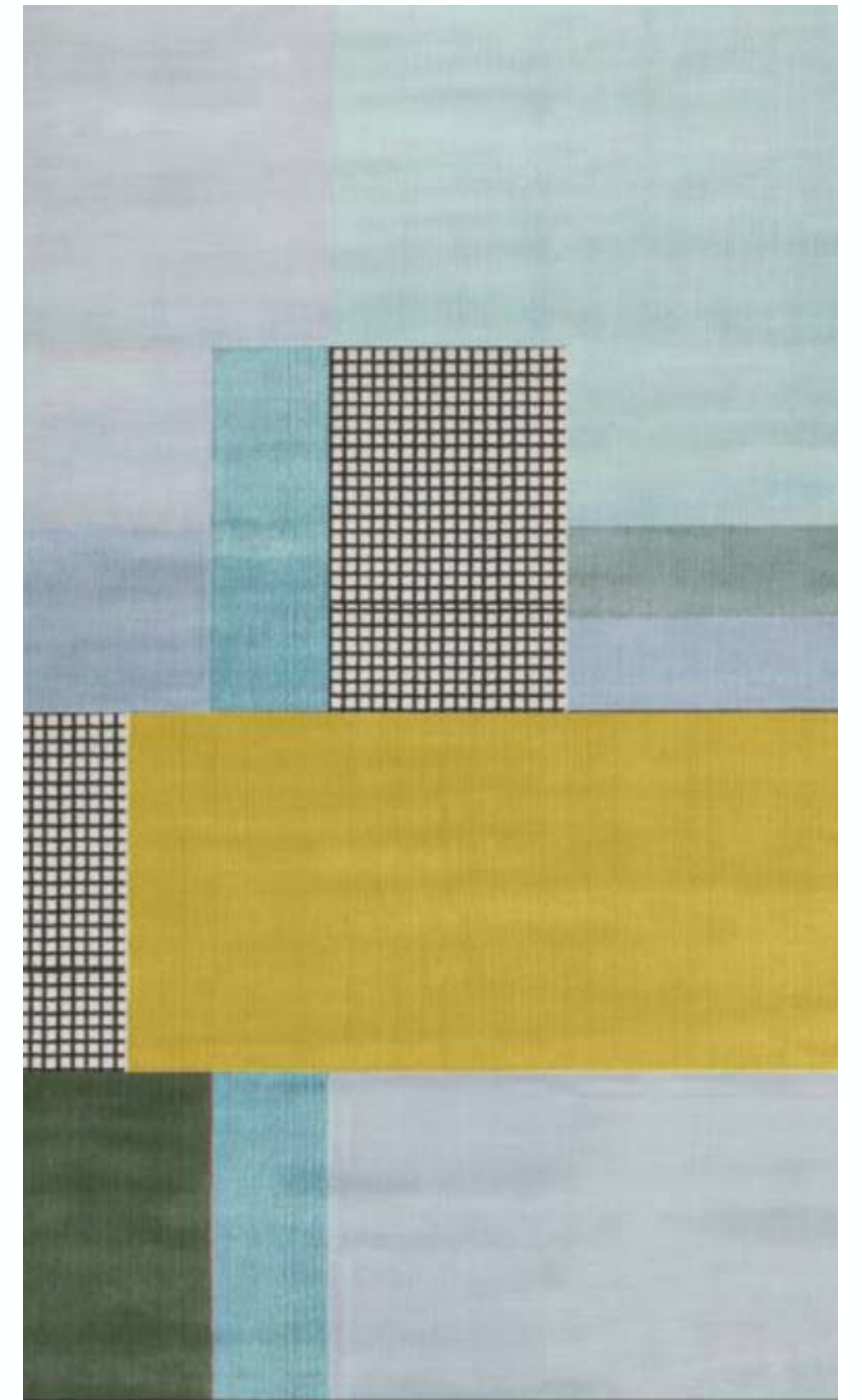
MATERIAL BOARD

KITCHEN AND DINING



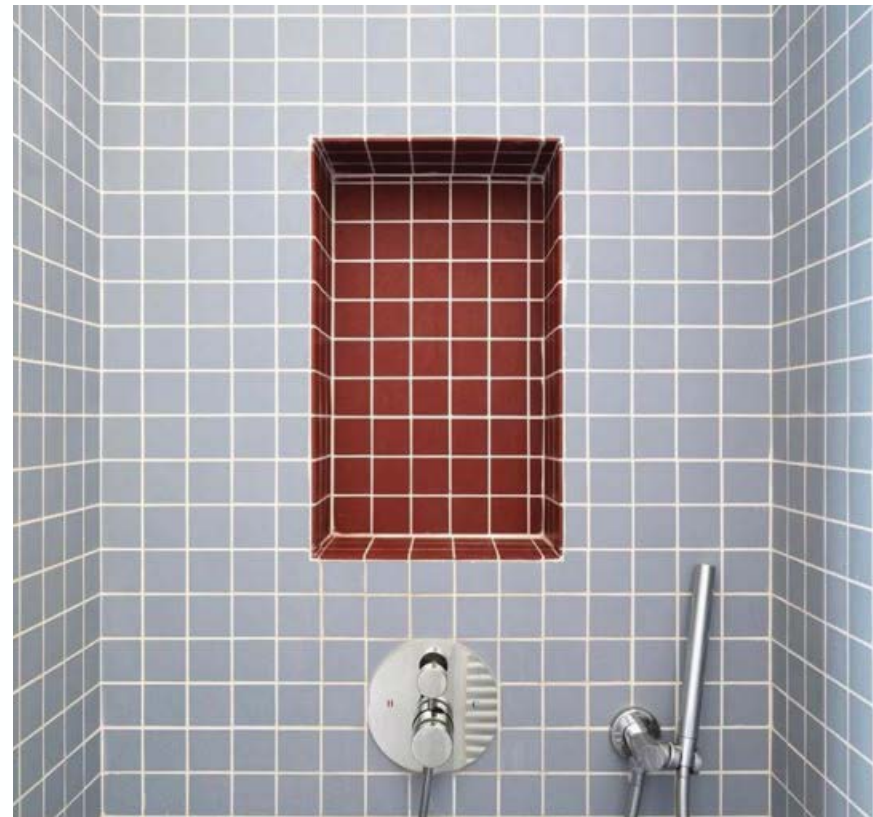
MATERIAL BOARD

BEDROOMS



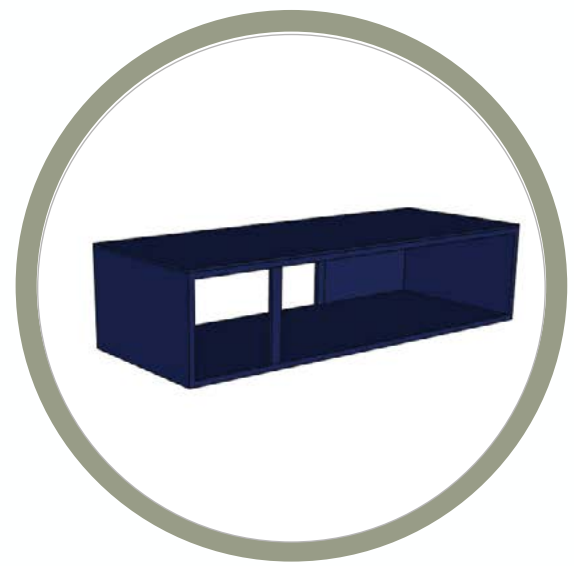
MATERIAL BOARD

BATHROOMS



FURNITURE LAYOUT

STUDIO²



Coffee
Table



Pouf



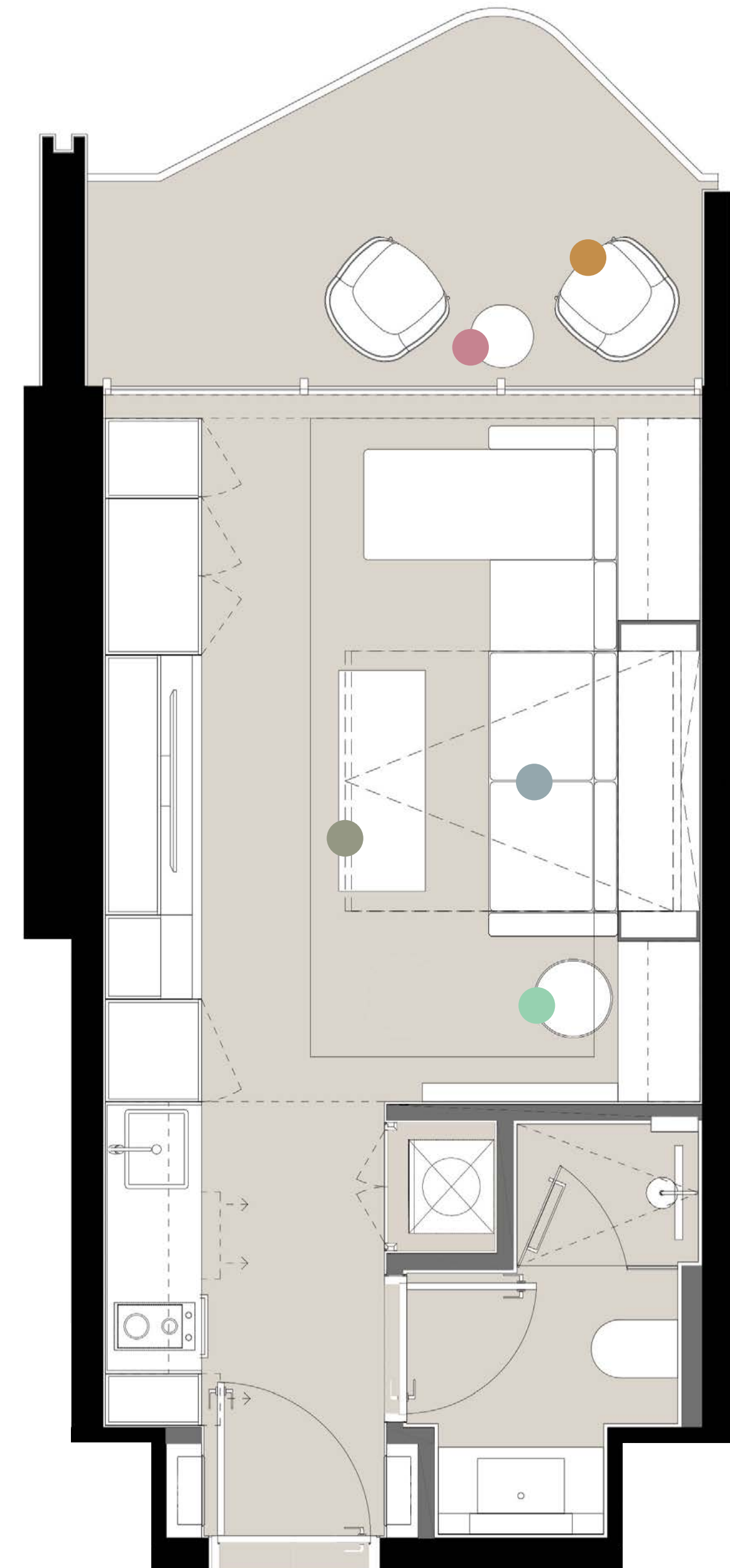
Coffee
Table



Arm
Chair



Sofa



FURNITURE LAYOUT

1 BEDROOM²



Sofa



Coffee Table



Pouf



Arm Chair



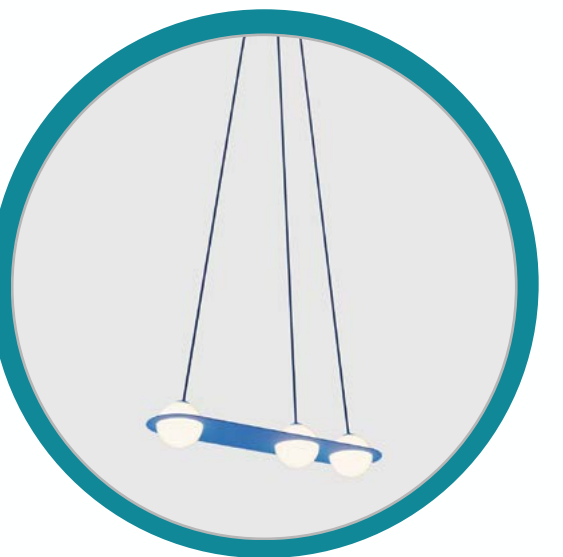
Pouf



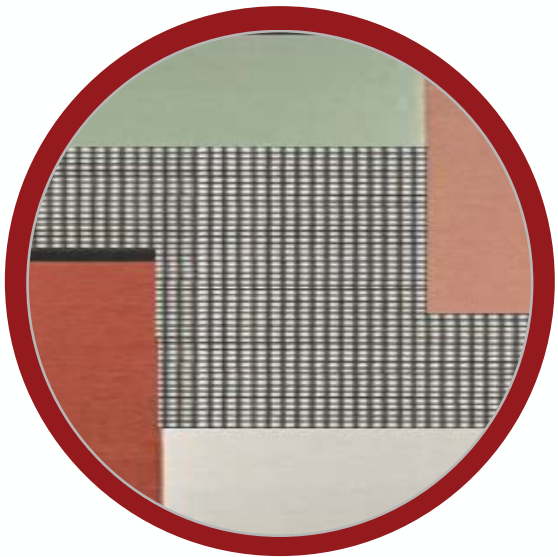
Dining Chair



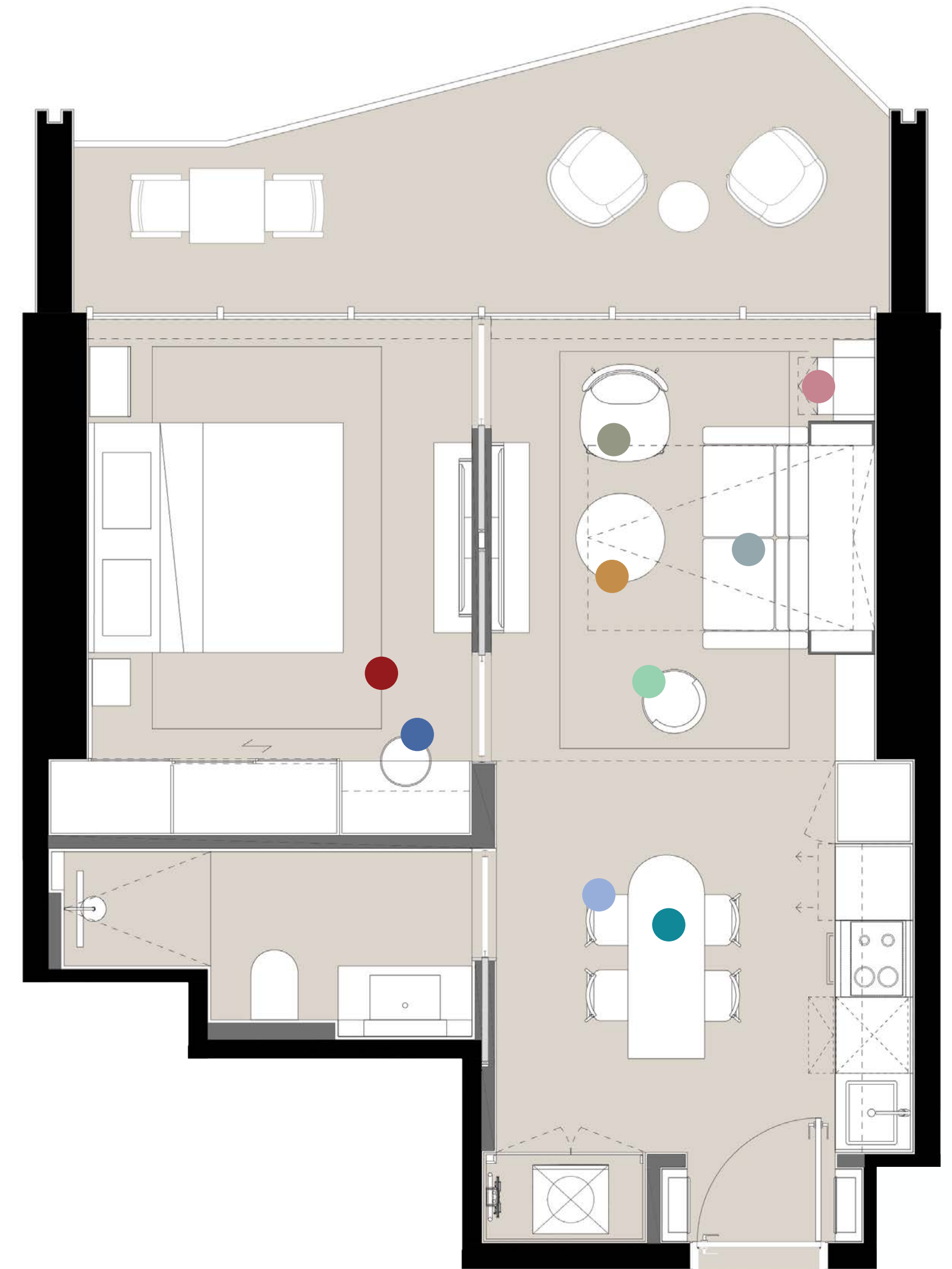
Side Table



Pendant



Rug



FURNITURE LAYOUT

LOFT LOWER



Sofa



Dining Table



Pouf



Arm Chair



Dining Chair



Coffee Table

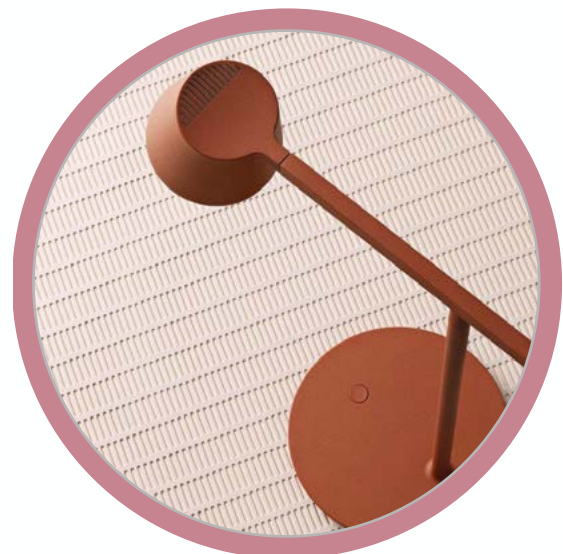


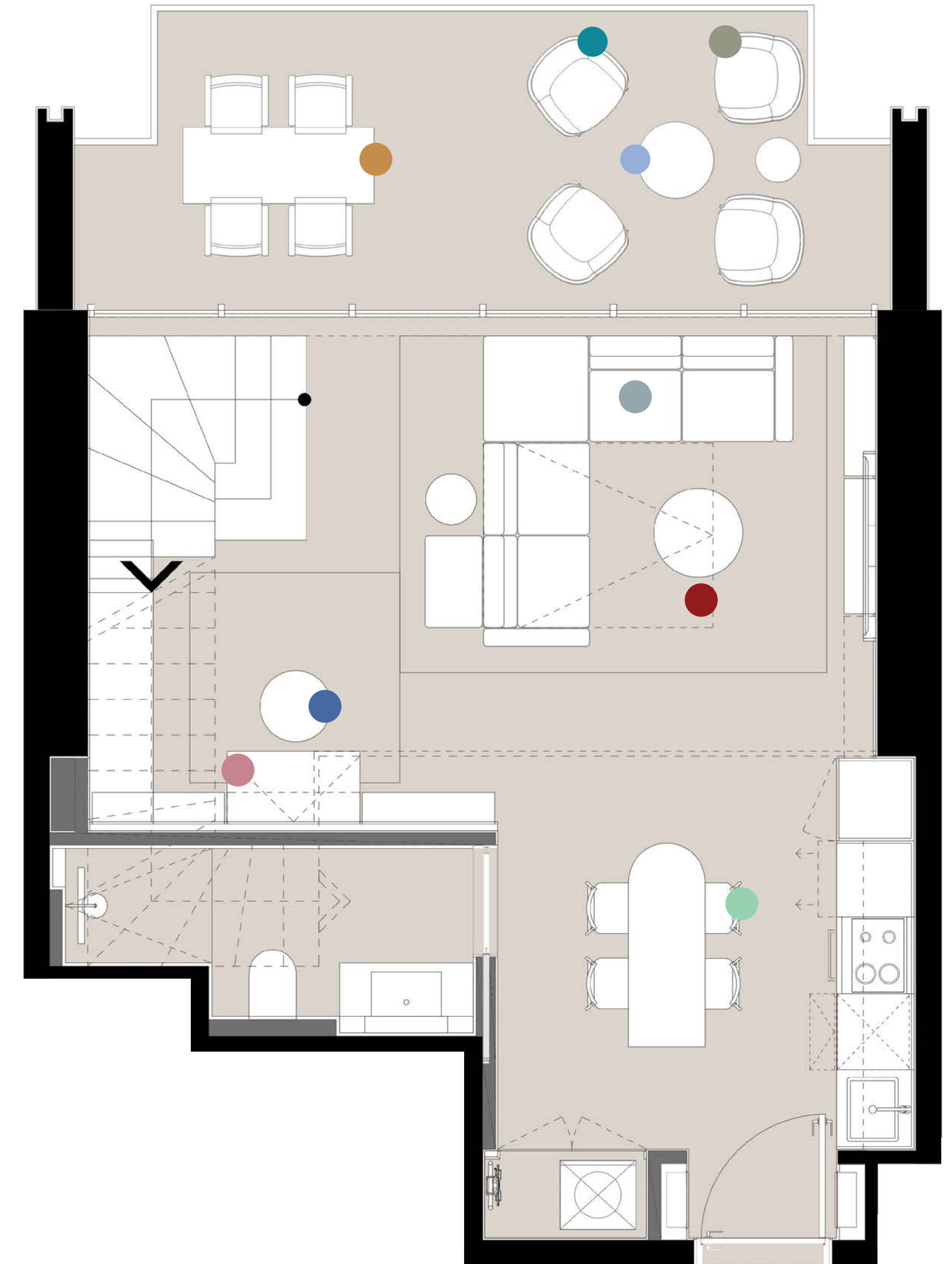
Table Lamp



Arm Chair



Rug



FURNITURE LAYOUT

LOFT UPPER



Bed



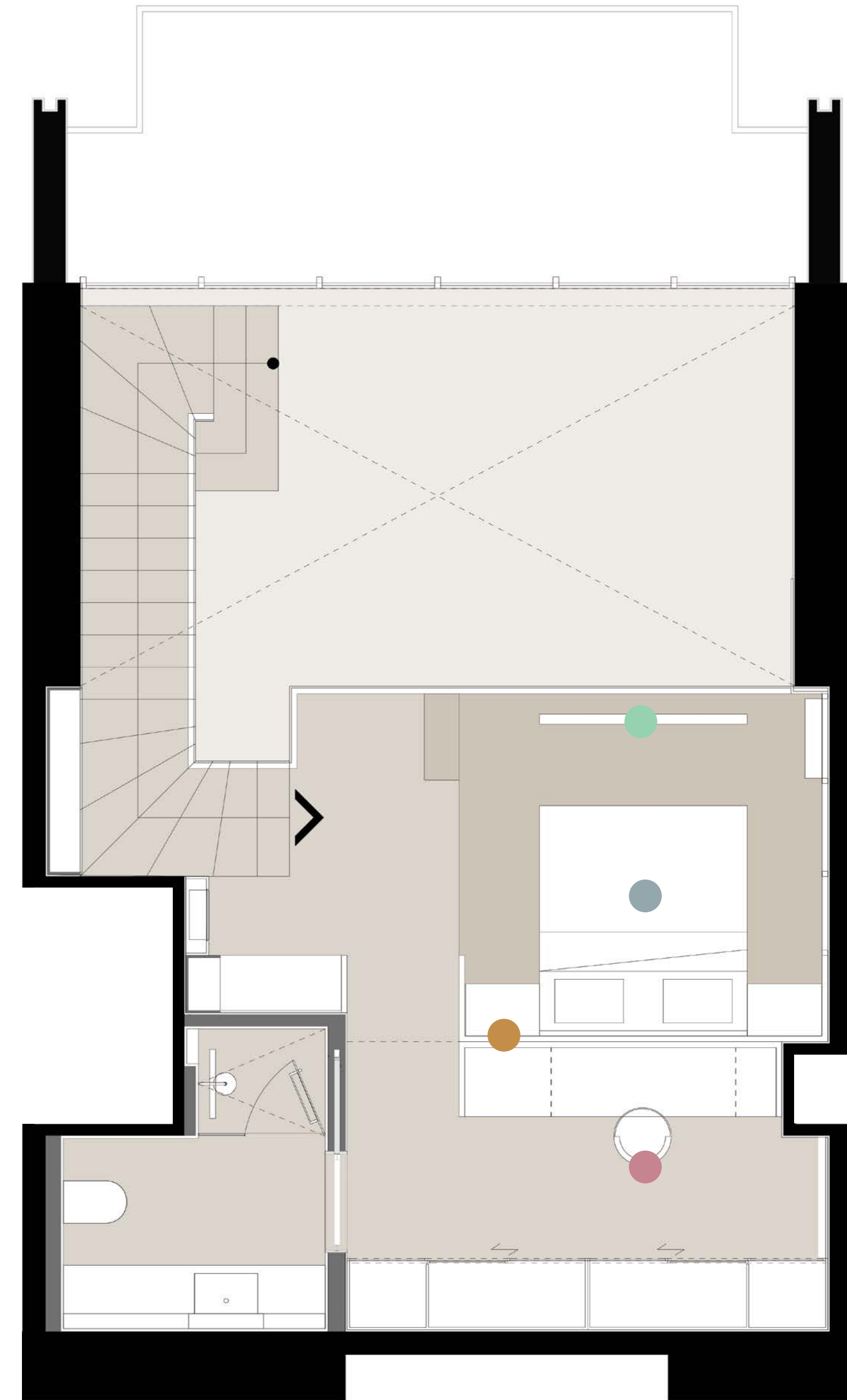
Floor Recessed
Projector



Bedside
Lamp



Pouf



R O V E

HOME

DUBAI MARINA

DEVELOPED BY

IRTH