

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.





ATLANTIS THE PALM

ATLANTIS THE ROYAL

PALM JUMEIRAH

BURJ AL ARAB

INTERNET CITY

DUBAI HARBOUR

SKYDIVE DUBAI

ROVE JBR HOTEL

DUBAI MARINA MALL

EMIRATES GOLF CLUB

EMIRATES HILLS

SHARJAH

BLUEWATERS ISLAND

JBR BEACH

ROVE DUBAI MARINA HOTEL

DUBAI MARINA

METRO STATION

JLT

JUMEIRAH ISLANDS

TRAM STATION

METRO STATION

ABU DHABI

# 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	



# 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



## 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.



# BRAND SERVICES

24/7 Concierge

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Reception

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Door Person – 24 Hours/Day

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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



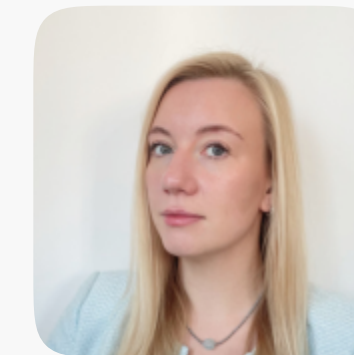


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