

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

ROVE DUBAI MARINA HOTEL

DUBAI MARINA

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





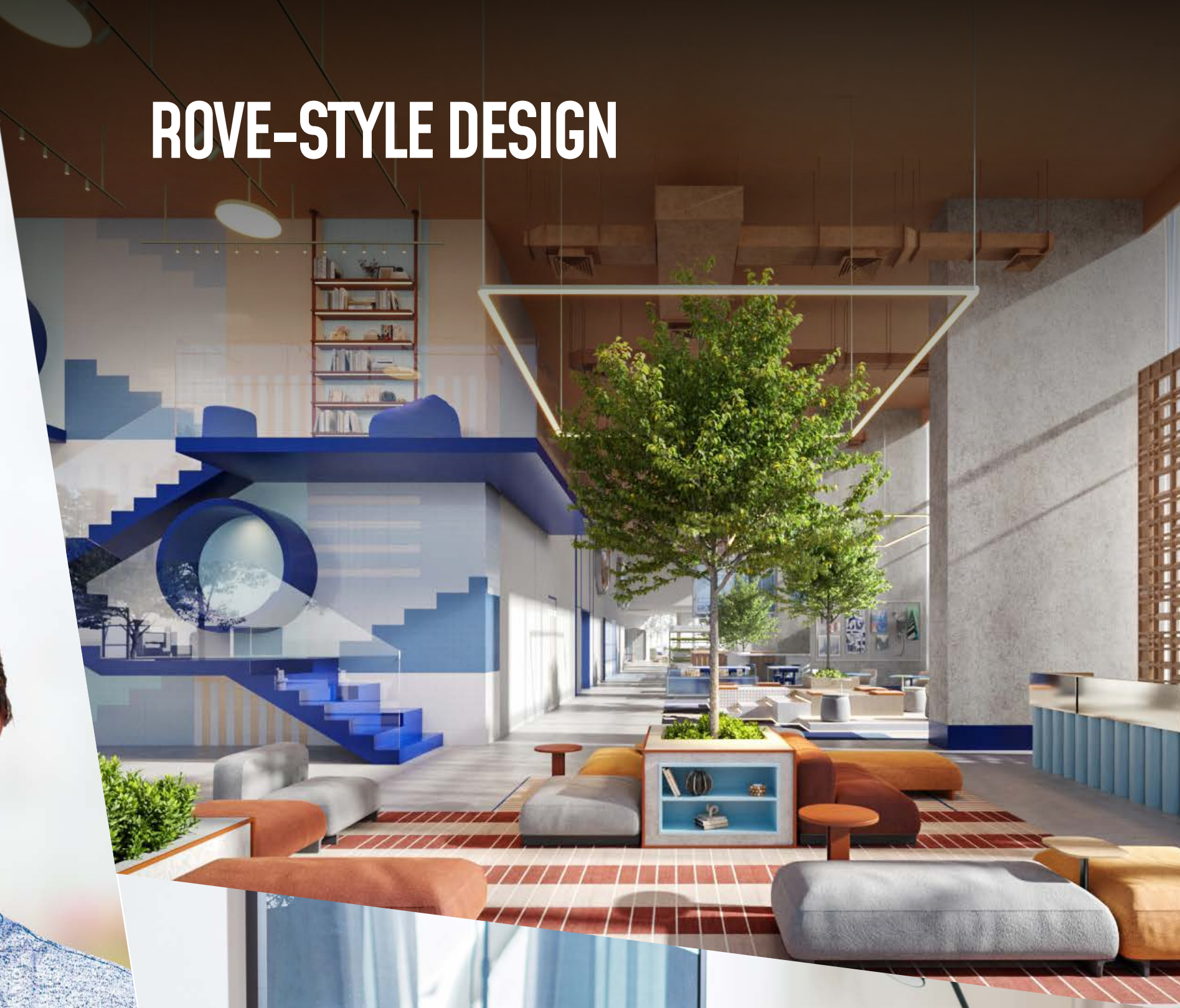
**71,000 SQFT OF  
LIFE-ENHANCING AMENITIES**



# 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.

Esc



# 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



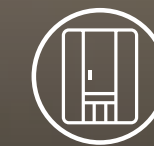
Finnish  
Sauna Pod



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.





DROP-OFF







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



# STATE-OF-THE ART GYM WITH MEZZANINE







## PODIUM LEVEL 5 & 6



# 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 in Dubai, 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.



# UNIT SIZES

## UNIT TYPE

## SIZES [SQFT]

STUDIO<sup>2</sup> 402 - 460

1 BEDROOM<sup>2</sup> 613 - 620

1 BEDROOM<sup>2</sup> 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





# STUDIO<sup>2</sup>

TYPE A

FLEXIBED CLOSED





# STUDIO<sup>2</sup>

TYPE A

FLEXIBED OPENED





# STUDIO<sup>2</sup>

TYPE B

FLEXIBED CLOSED





# STUDIO<sup>2</sup>

TYPE B

FLEXIBED OPENED







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

TYPE C

FLEXIBED CLOSED





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

TYPE C

FLEXIBED OPENED



# 1 BEDROOM<sup>2</sup>

TYPE A

FLEXIBED CLOSED





# 1 BEDROOM<sup>2</sup>

TYPE A

FLEXIBED OPENED







**1 BEDROOM<sup>2</sup>**

TYPE B

FLEXIBED CLOSED



# 1 BEDROOM<sup>2</sup>

TYPE B

FLEXIBED CLOSED







# 1 BEDROOM<sup>2</sup>

TYPE C ON - DEMAND

FLEXIBED CLOSED





# 1 BEDROOM<sup>2</sup>

TYPE C ON - DEMAND

FLEXIBED CLOSED





# 1 BEDROOM

TYPE D ON - DEMAND

MODULAR SOFA - BED CLOSED



# 1 BEDROOM

TYPE D ON - DEMAND

ROVE  
HOME

MODULAR SOFA - BED CLOSED



# 2 BEDROOM

TYPE A ON - DEMAND

MODULAR SOFA - BED CLOSED





# 2 BEDROOM

TYPE A ON - DEMAND





# SKY LOFT - 1 BEDROOM

TYPE A & B

MODULAR SOFA - BED CLOSED





# SKY LOFT - 1 BEDROOM

TYPE A & B





# SKY LOFT 1 BEDROOM

TYPE C

MODULAR SOFA BED - CLOSED





# SKY LOFT - 1 BEDROOM

TYPE C





# SKY LOFT - 1 BEDROOM

TYPE C





# 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

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Significant discounts on stays at Rove Hotels

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Preferential dining rates across Rove properties

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Privileged access to events across Rove locations

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Dedicated customer care

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Access to special rates and promotions

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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 KHAİL ROAD

ROVE HOME DOWNTOWN

ROVE HOME MARASI DRIVE

DUBAI INTERNATIONAL AIRPORT

ROVE EXPO CITY

AL MAKTOUM INTERNATIONAL AIRPORT



# BRAND SERVICES

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

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24/7 Concierge & Reception

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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 <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 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

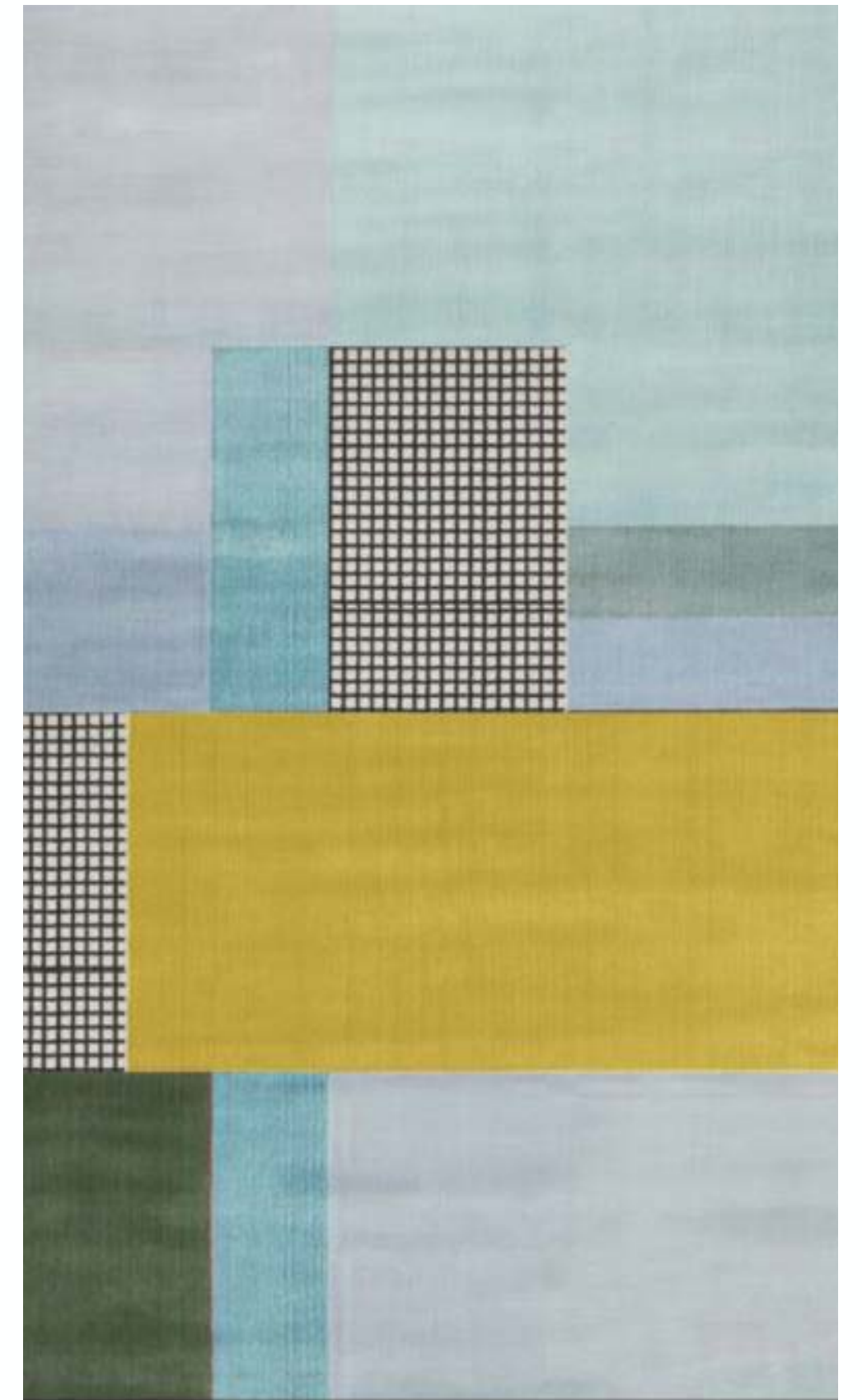
## KITCHEN AND DINING





# MATERIAL BOARD

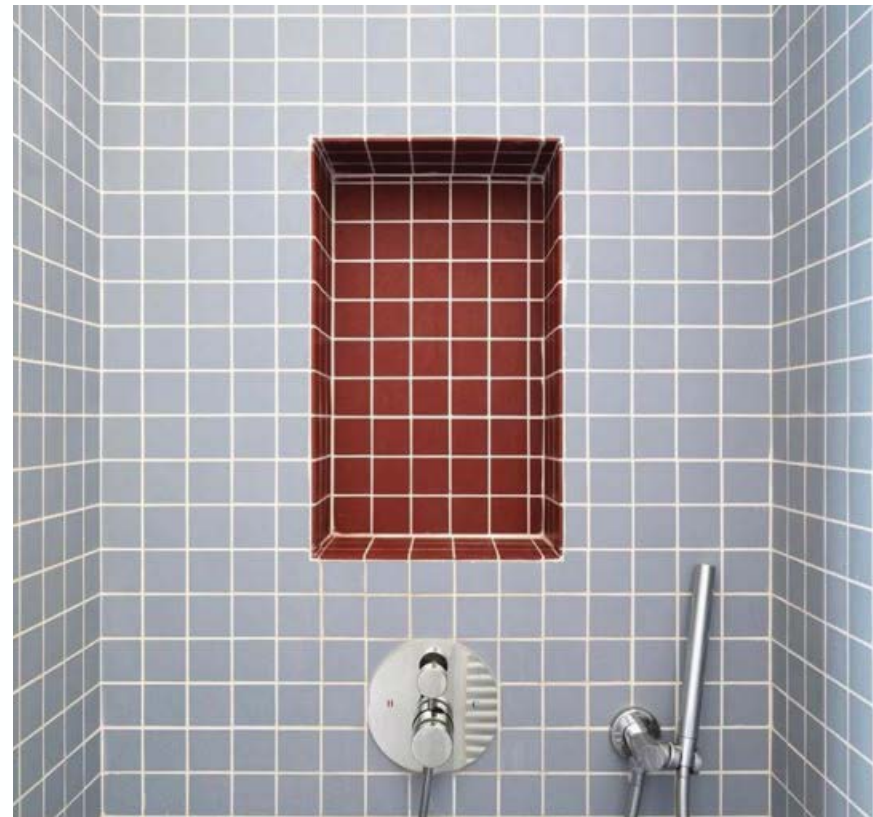
## BEDROOMS





# MATERIAL BOARD

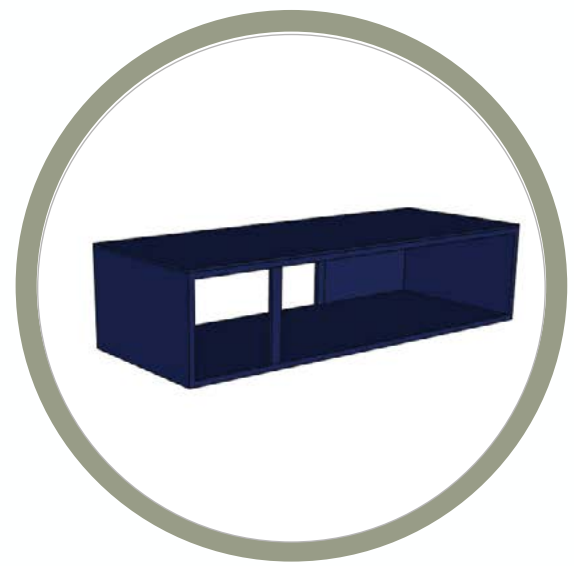
## BATHROOMS





# FURNITURE LAYOUT

## STUDIO²



Coffee  
Table



Pouf



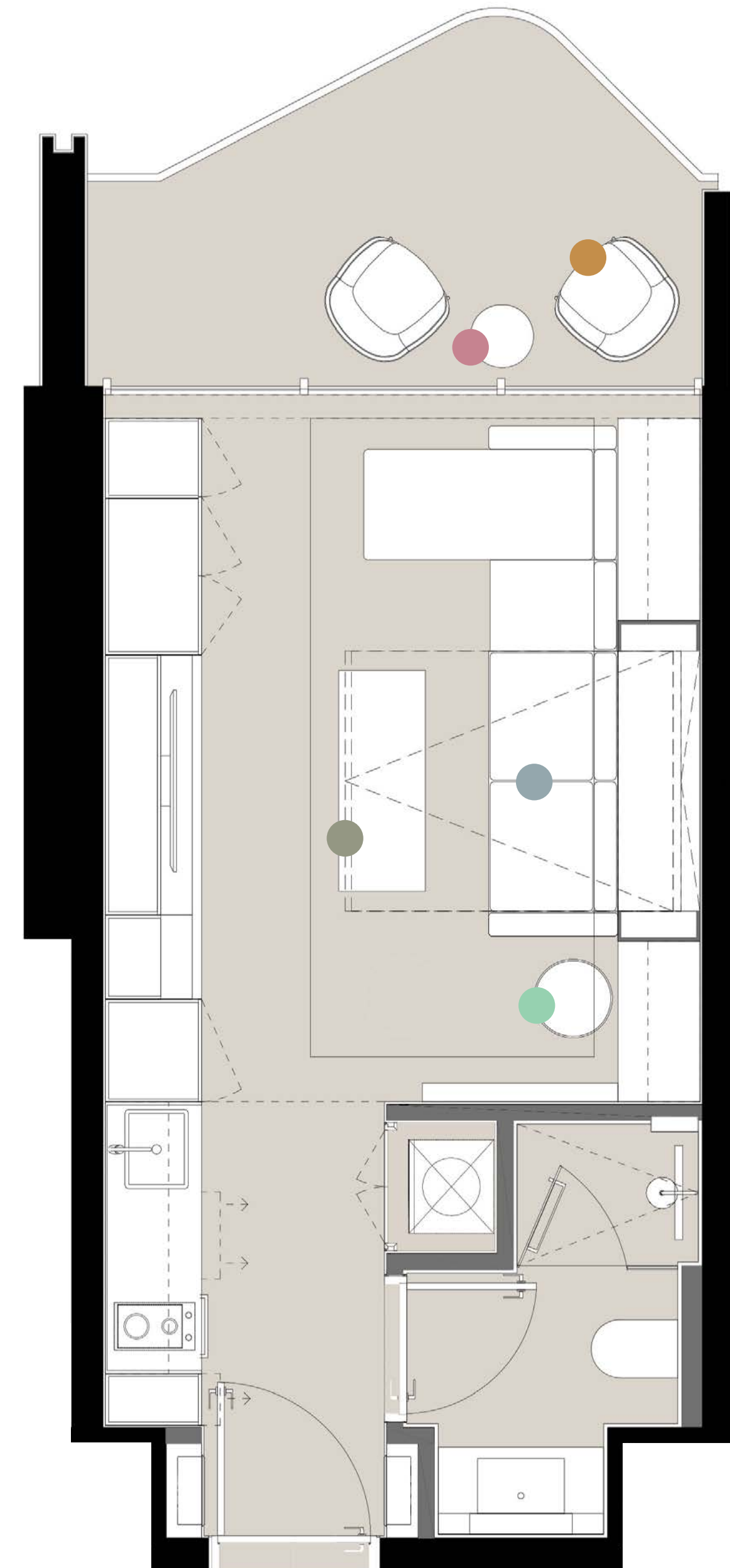
Coffee  
Table



Arm  
Chair



Sofa





# FURNITURE LAYOUT

1 BEDROOM<sup>2</sup>



Sofa



Coffee Table



Pouf



Arm Chair



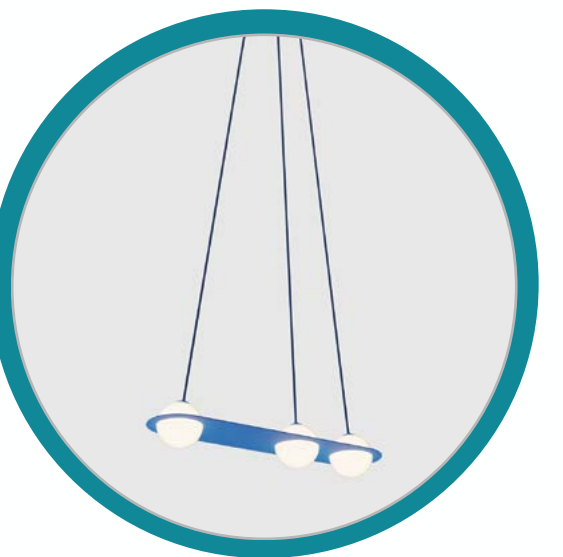
Pouf



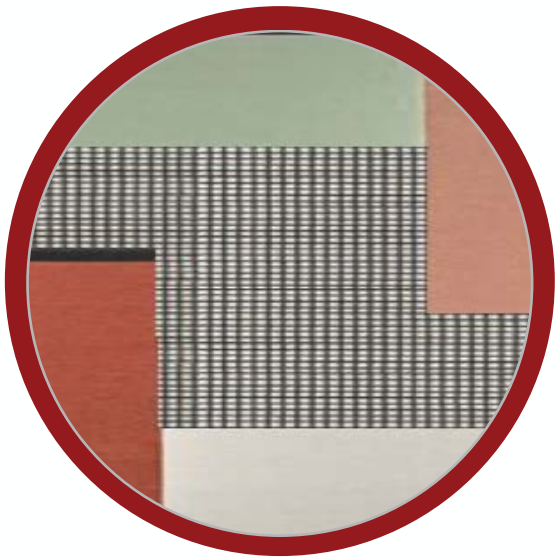
Dining Chair



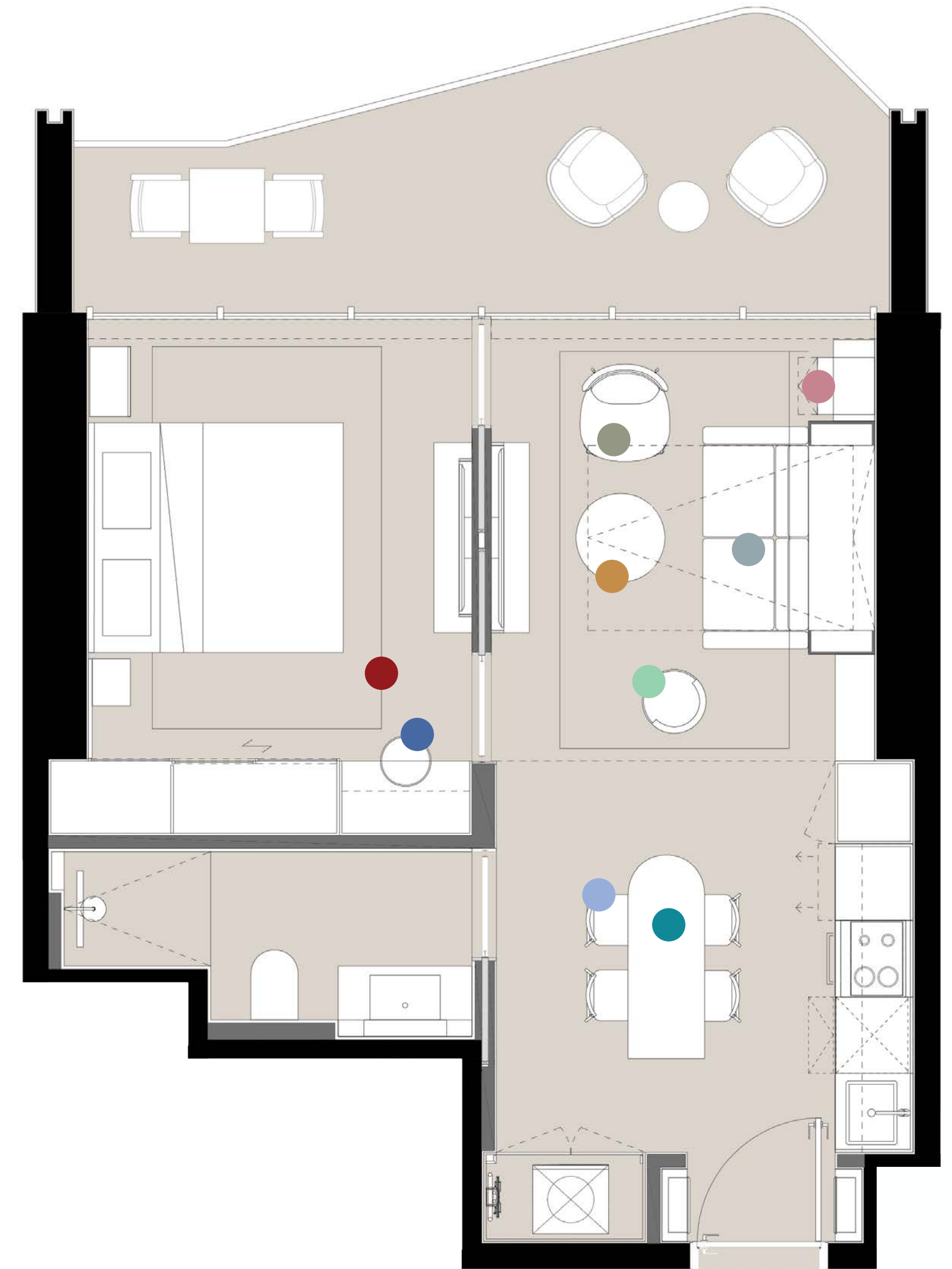
Side Table



Pendant



Rug





# FURNITURE LAYOUT

## LOFT LOWER



Sofa



Dining Table



Pouf



Arm Chair



Dining Chair



Coffee Table

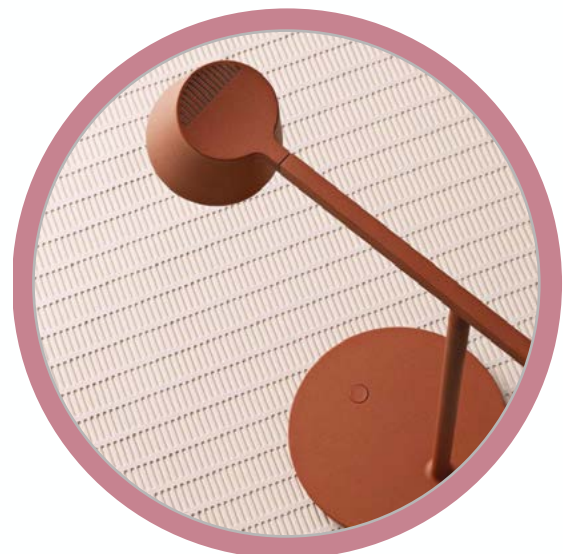


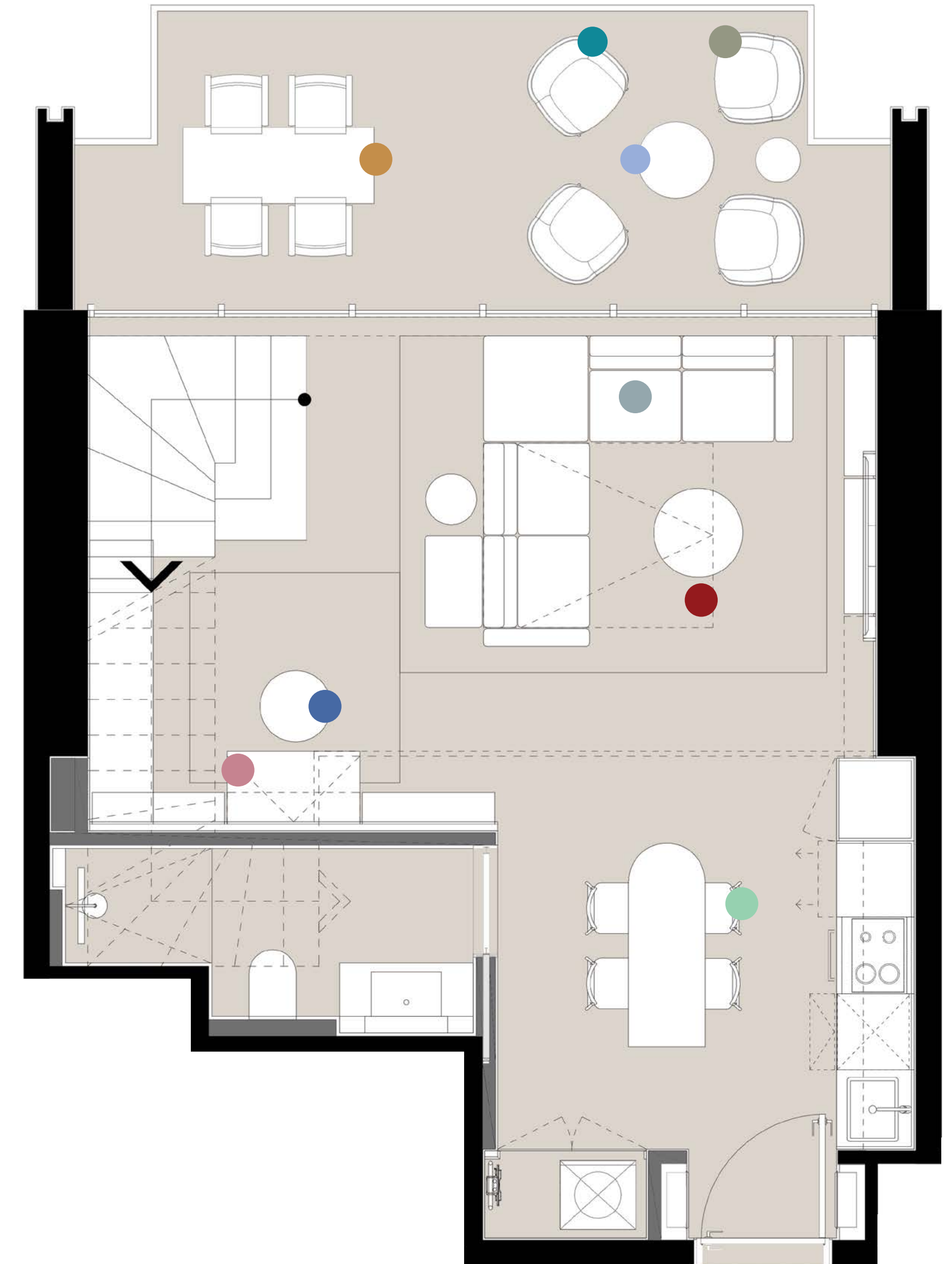
Table Lamp



Arm Chair



Rug





# FURNITURE LAYOUT

## LOFT UPPER



Bed



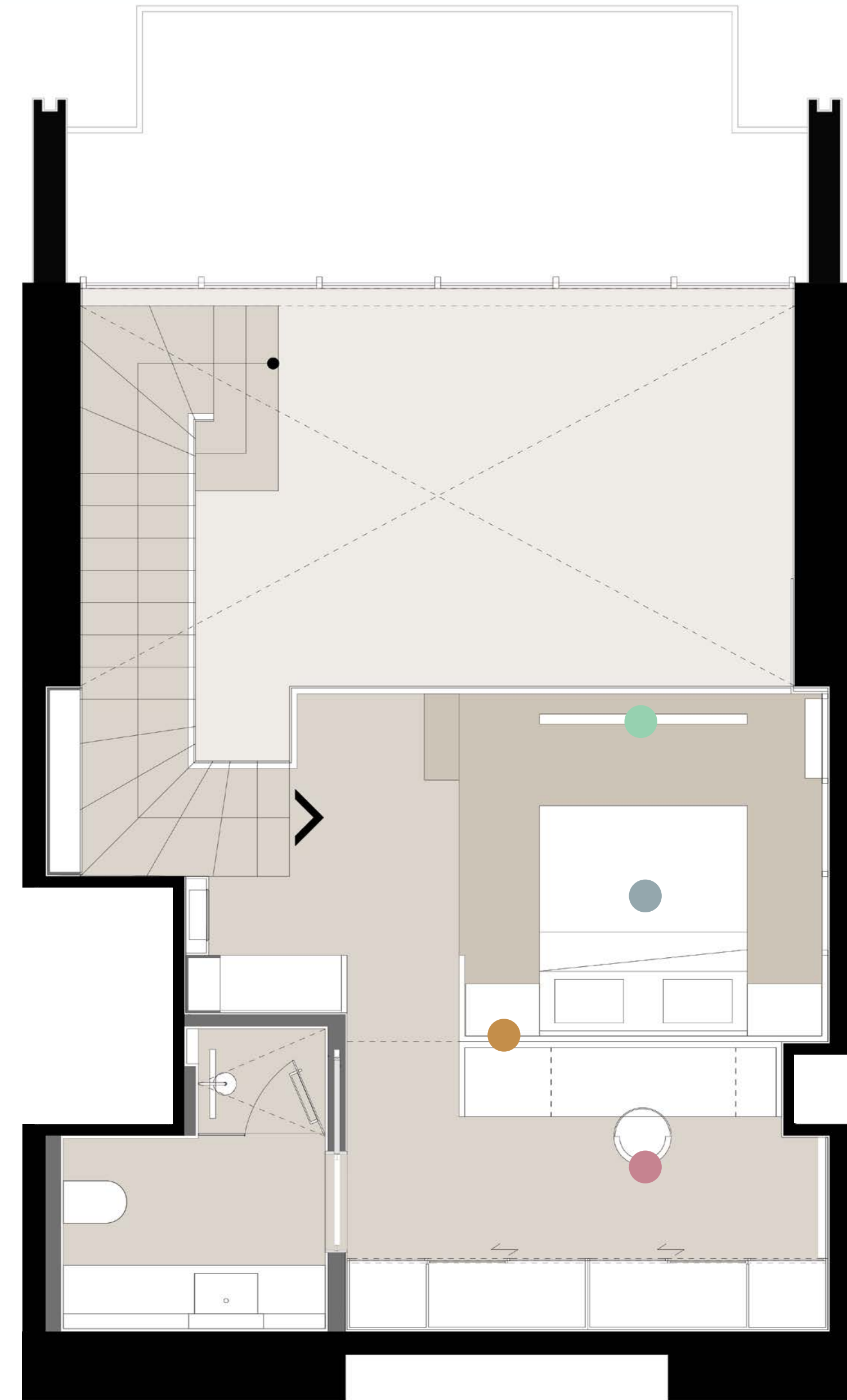
Floor Recessed  
Projector



Bedside  
Lamp



Pouf





R O V E

HOME

DUBAI MARINA

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IRTH