



RR GRAND

Step Into the Future of Living in Dubai South

BY RED ROSE PROPERTIES



RR GRAND

Introduction

A Thoughtful Approach to Urban Living

Building on the remarkable sell-out success of **RR Residence**, **RR Grand** continues a distinguished legacy of refined architecture, enduring craftsmanship, and a truly exceptional address. Each residence embodies Ellington's unwavering commitment to creating homes that are both sophisticated and deeply personal where thoughtful design nurtures connection, and modern living is redefined with elegance, purpose, and timeless appeal.



Lifestyle Philosophy

Life in Balance

Life at RR Grand unfolds at a natural, comfortable rhythm. Mornings are filled with soft daylight, interiors remain peaceful throughout the day, and evenings settle into quiet comfort. Every space is designed to support real living — free from excess, yet rich in functionality.

Here, lifestyle is not rushed. It is considered, effortless, and grounded in everyday ease.



Dubai South Story

A City Designed for the Future

Dubai South is a master-planned city created to support Dubai's long-term vision. Built around innovation, global connectivity, and economic strength, it brings together aviation, logistics, business, and residential life within a single integrated ecosystem.

Living in Dubai South means becoming part of a future-focused community — one that continues to grow in opportunity, infrastructure, and value.

**RR RESIDENCE**





Architecture

Timeless Design with Modern Character

The architectural language of RR Grand is defined by clean lines, balanced proportions, and warm material tones. Designed to age gracefully, the building reflects a modern aesthetic that remains relevant over time.

Its form is contemporary yet restrained — allowing architecture to complement the surroundings rather than overpower them.

Community

A Neighbourhood That Grows With You

The surrounding community is planned to evolve alongside its residents. Green spaces, infrastructure, and essential services come together to support a balanced and comfortable lifestyle.

It is a place designed not just to live in but to belong to.





Connectivity

Connected to What Matters Most

RR Grand places residents within easy reach of Dubai's business districts, leisure destinations, and future infrastructure developments. With efficient travel times and well-planned access routes, convenience becomes part of everyday living.

Time is saved. Life feels more balanced.



Location Advantage

Perfectly Positioned for Convenience

RR Grand enjoys a strategic location close to Al Maktoum International Airport, Expo City Dubai, and major transport corridors. This connectivity ensures seamless access to key destinations while preserving the calm and privacy of a residential environment.

Every journey becomes shorter. Every return feels more relaxed.



Connectivity Map

- RED METRO LINE (CORRENT)
- BLUE METRO LINE (PROPOSED)
- DUBAI LOOP LINE



Driving Distances

Excellent Connectivity to Key Destinations

03
MINUTES



AL MAKTOUM
INTERNATIONAL
AIRPORT

11
MINUTES



ETIHAD RAIL
STATION DUBAI

16
MINUTES



EXPO CITY

12
MINUTES



MBR
AEROSPACE HUB

14
MINUTES



JAFZA GATE

15
MINUTES



IBN BATTUTA
MALL

18
MINUTES



MINA
JEBEL ALI

23
MINUTES



DUBAI PARKS
AND RESORTS

22
MINUTES



JUMEIRAH GOLF
ESTATE

15
MINUTES



PALM
JEBEL ALI

15
MINUTES



DP WORLD
TERMINAL

Future Growth

Positioned for Tomorrow

With major aviation expansion and large-scale developments underway, the district promises sustained momentum. As the area grows, residential demand follows — reinforcing long-term value for homeowners and investors alike.

RR Grand stands ready for what lies ahead.



Residences

Homes Designed for Everyday Comfort

RR Grand offers a carefully curated mix of studio, one-bedroom, and two-bedroom residences. Every layout is planned to maximise space, usability, and comfort without unnecessary complexity.

These homes respond to modern lifestyles — practical, flexible, and thoughtfully proportioned.



Amenities

Essential Comforts, Thoughtfully Provided

Amenities at RR Grand are designed as natural extensions of daily life. From moments of relaxation to spaces that support wellness and family time, every facility serves a clear and meaningful purpose.





DR GRAND



Interiors

Spaces That Feel Calm and Functional

Interiors at RR Grand are shaped by light, openness, and efficient layouts. Neutral colour palettes create a sense of calm, while generous windows invite natural light into everyday living spaces.

Each home is designed to be adaptable — equally suited for personal living or long-term investment.

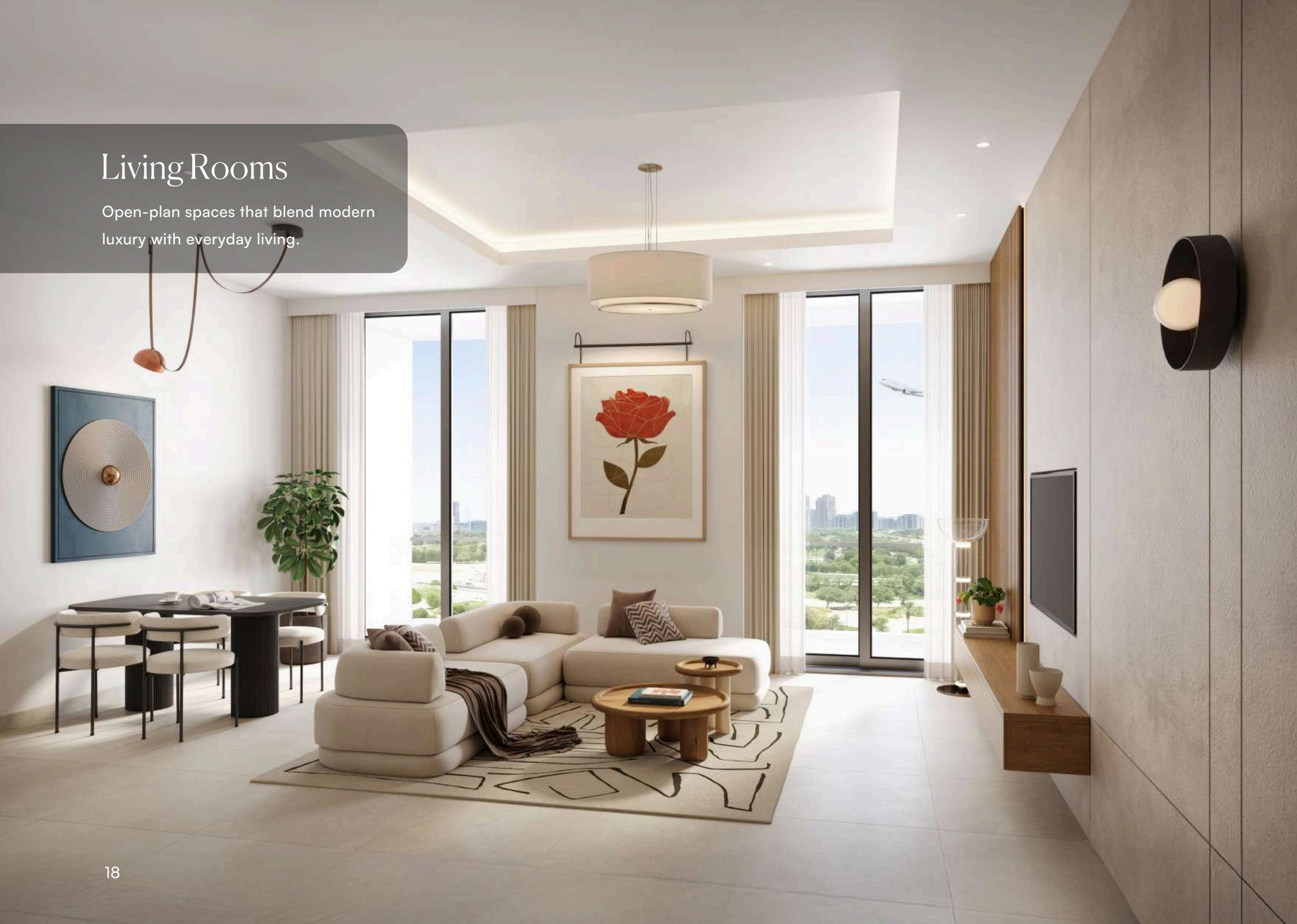
Lobby

An impressive welcome that reflects refined contemporary design.



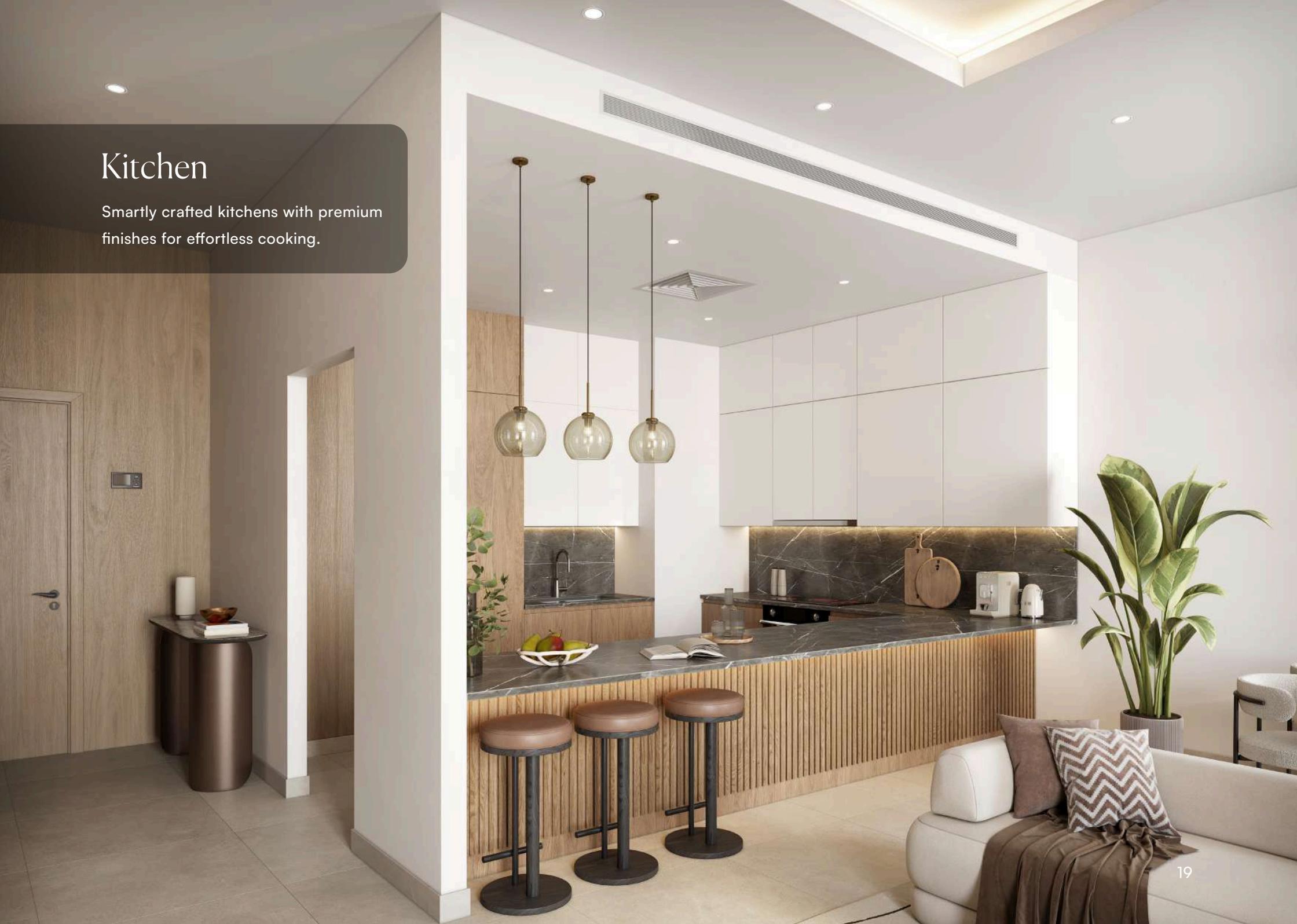
Living Rooms

Open-plan spaces that blend modern luxury with everyday living.



Kitchen

Smartly crafted kitchens with premium finishes for effortless cooking.



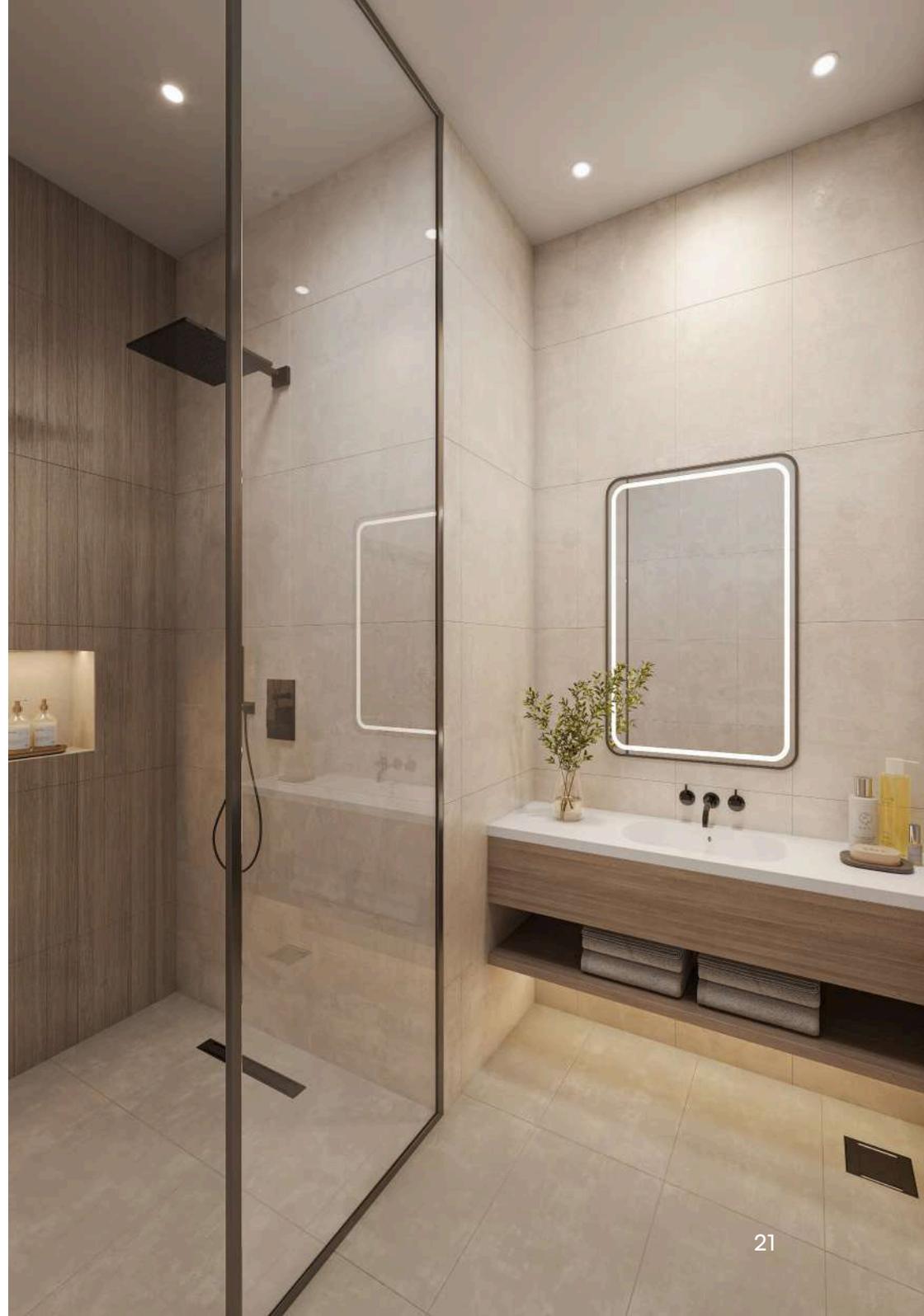
Bedrooms

Your private retreat designed for rest, comfort, and rejuvenation.



Bathrooms

Spa-inspired bathrooms with elegant fittings and serene ambiance.

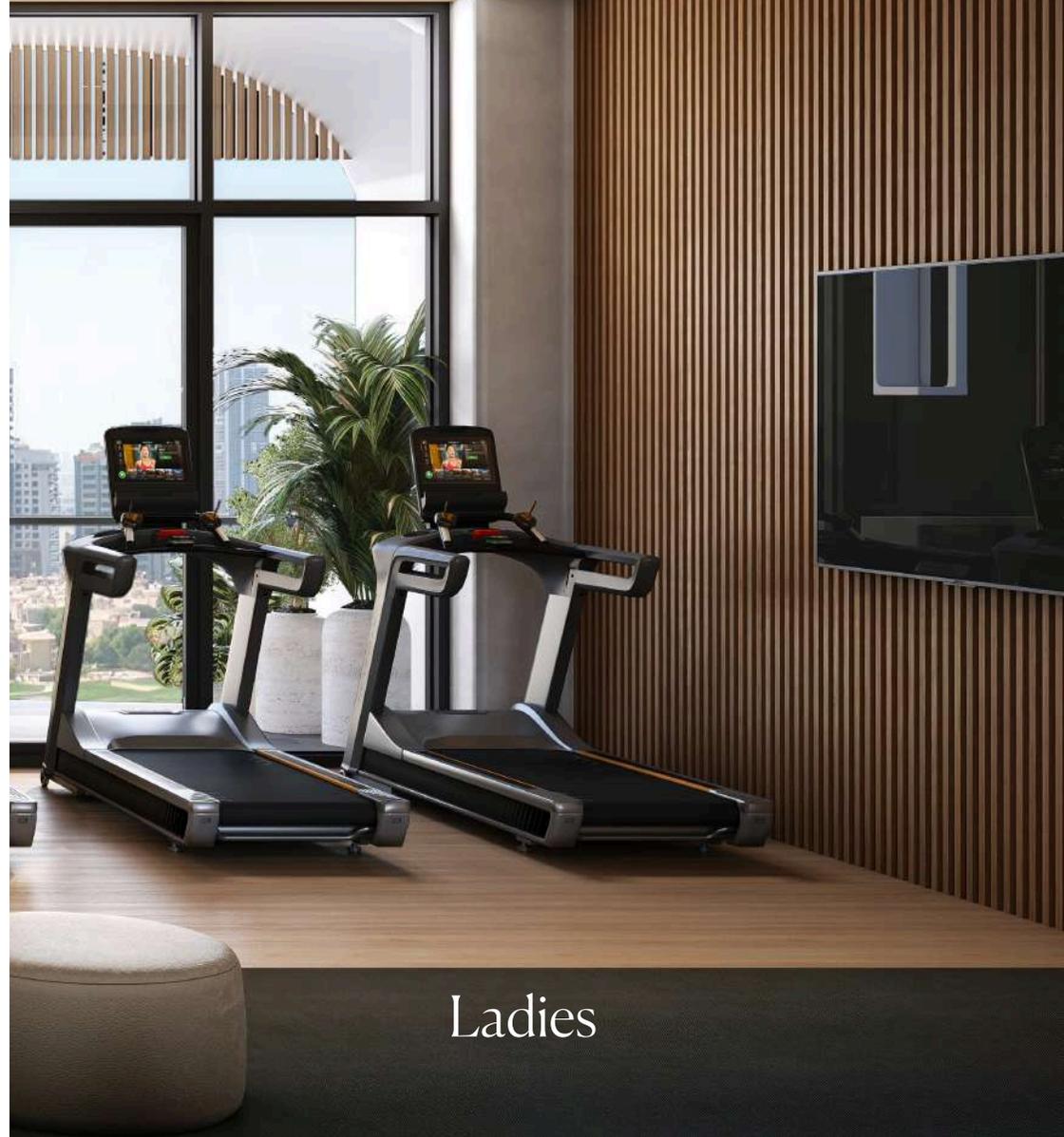


Indoor Gym

Stay fit in a fully equipped gym within the comfort of your home.



Gents



Ladies

Swimming Pool

A tranquil poolside escape for relaxation and family leisure.



Building Configuration

Positioned for Tomorrow

ELEVATORS

2 passenger elevators
1 service elevator

PARKING 76

72 apartment parking
3 visitor parking
1 Handicap parking
2 EV Charger Points

ANTICIPATED SERVICE CHARGE

AED 15 per sq.ft.

ANTICIPATED COMPLETION DATE

Q3 2028

FITNESS STUDIO

Indoor Gym & Pool

OWNERSHIP

Freehold





RR GRAND

Floor Plans

The floor plans at RR Grand are crafted with precision, offering spacious layouts that blend elegance with efficiency. Every square foot is optimised to create a harmonious flow, ensuring refined living environments for modern families and professionals.

FLOOR PLANS

1-BEDROOM

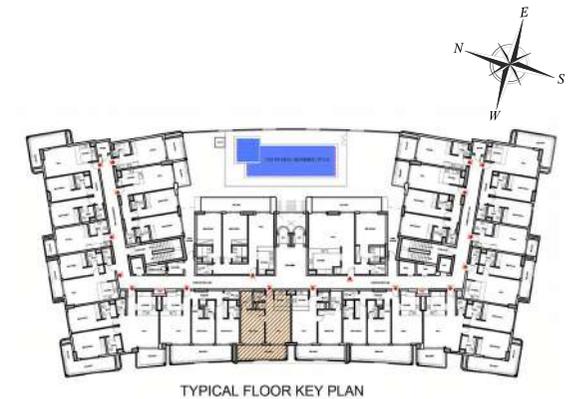


Unit - 01

TOTAL AREA
66.13 M² 711.82 F²

SUITE AREA
49.76 M² 535.61 F²

BALCONY
16.37 M² 176.21 F²



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FLOOR PLANS

2 - BEDROOM



Unit - 02

TOTAL AREA

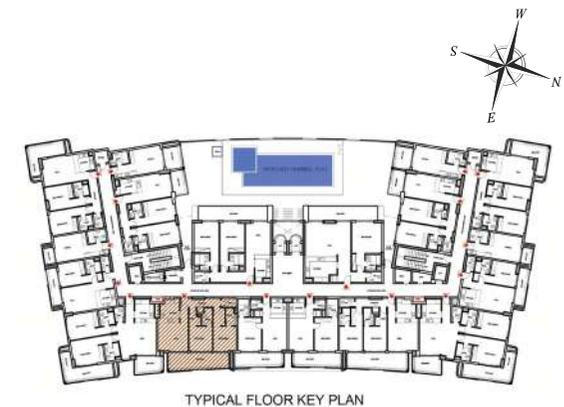
100.59 M² 1082.74 F²

SUITE AREA

78.38 M² 843.68 F²

BALCONY

22.21 M² 239.07 F²



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FLOOR PLANS

2 - BEDROOM

Unit - 03



TOTAL AREA
120.62 M² 1298.34 F²

SUITE AREA
88.59 M² 953.57 F²

BALCONY
32.03 M² 344.77 F²



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FLOOR PLANS

1-BEDROOM



Unit - 04

TOTAL AREA

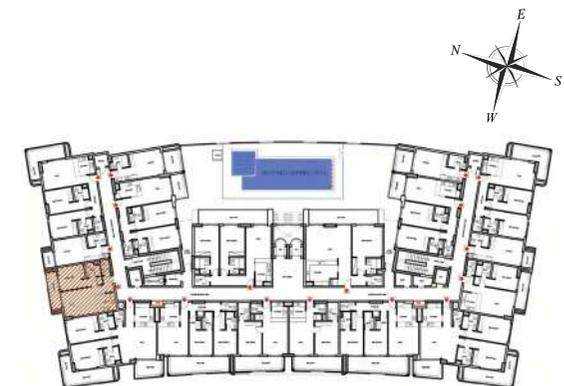
62.53 M² 673.07 F²

SUITE AREA

51.85 M² 558.11 F²

BALCONY

10.68 M² 114.96 F²



TYPICAL FLOOR KEY PLAN

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FLOOR PLANS
STUDIO



Unit - 05

TOTAL AREA

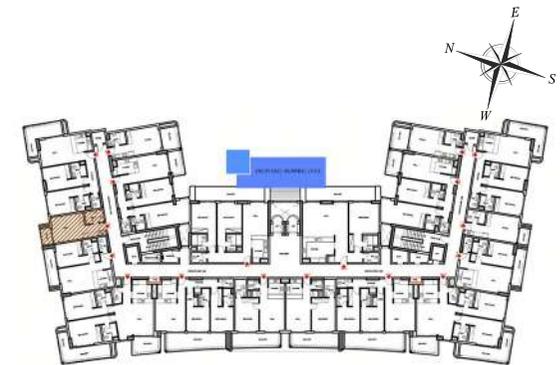
33.59 M² 361.56 F²

SUITE AREA

27.47 M² 295.68 F²

BALCONY

6.12 M² 65.88 F²



TYPICAL FLOOR KEY PLAN

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FLOOR PLANS

2 - BEDROOM

Unit - 06

TOTAL AREA

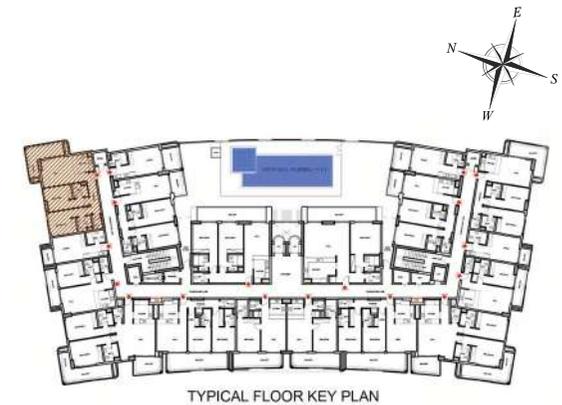
97.51 M² 1045.71 F²

SUITE AREA

77.13 M² 830.22 F²

BALCONY

20.02 M² 215.49 F²



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FLOOR PLANS

STUDIO



Unit - 07

TOTAL AREA

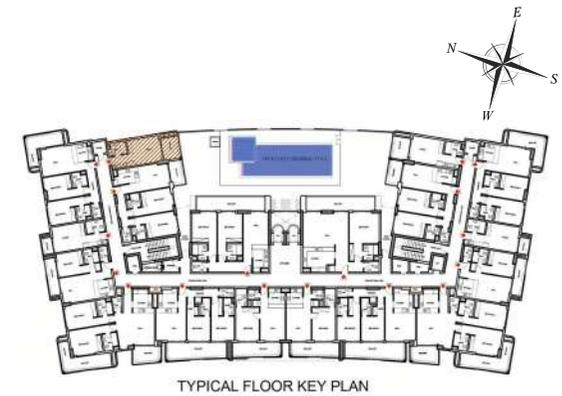
35.68 M² 384.06 F²

SUITE AREA

26.98 M² 290.41 F²

BALCONY

8.70 M² 93.65 F²



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FLOOR PLANS

2-BEDROOM

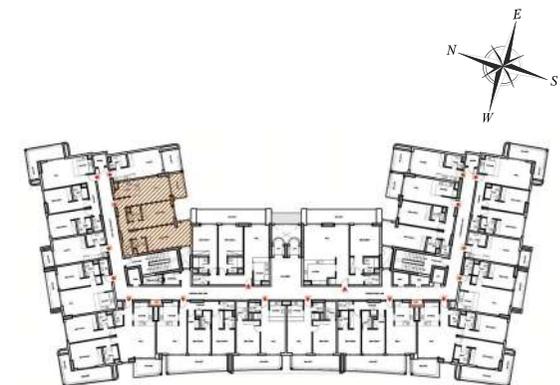


Unit - 08

TOTAL AREA
92.20 M² 992.43 F²

SUITE AREA
84.29 M² 907.29 F²

BALCONY
7.91 M² 85.14 F²



TYPICAL FLOOR KEY PLAN

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FLOOR PLANS

2 - BEDROOM

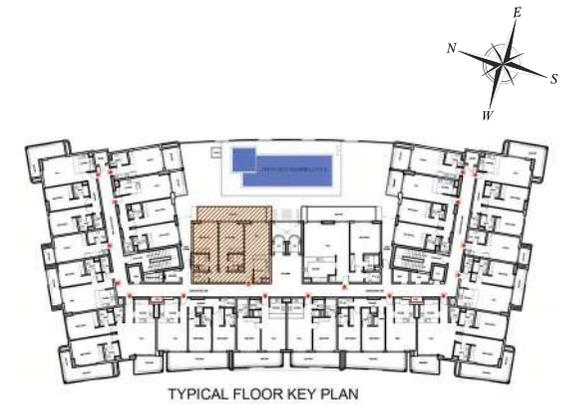
Unit - 09



TOTAL AREA
112.14 M² 1207.06 F²

SUITE AREA
87.44 M² 941.20 F²

BALCONY
24.70 M² 265.87 F²

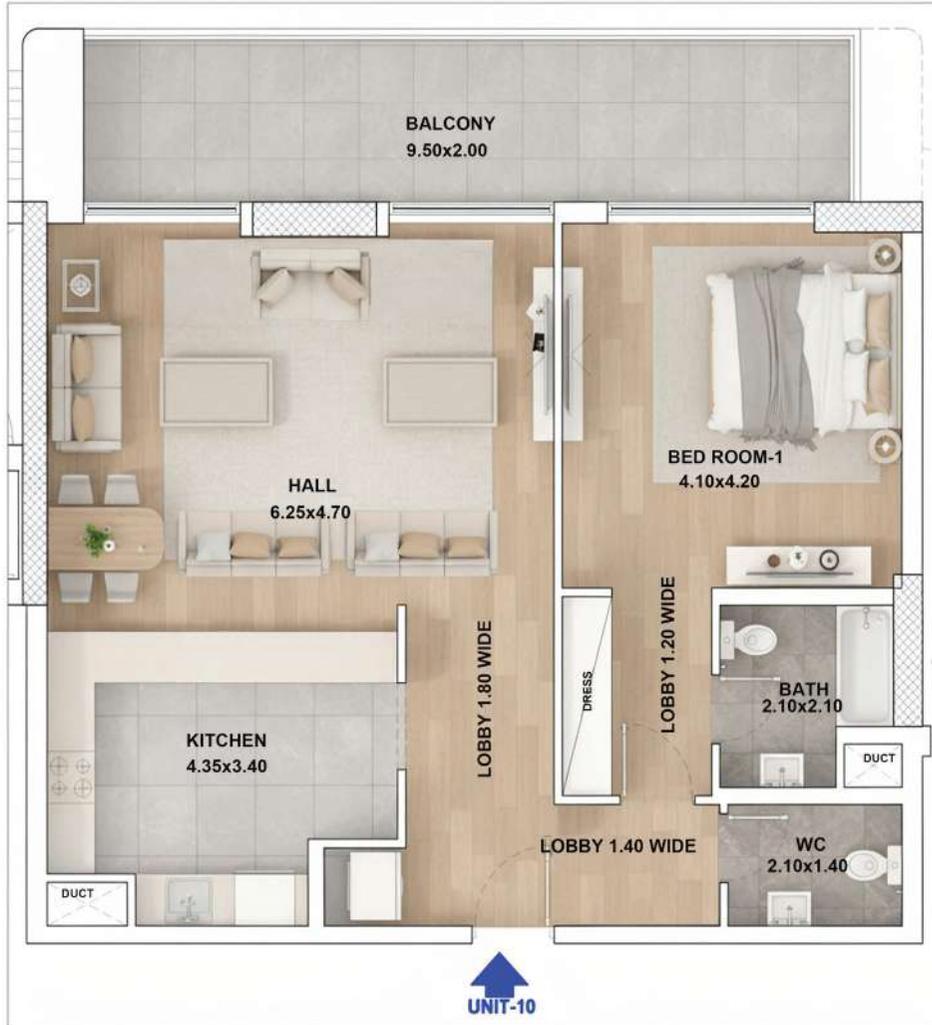


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FLOOR PLANS

1-BEDROOM

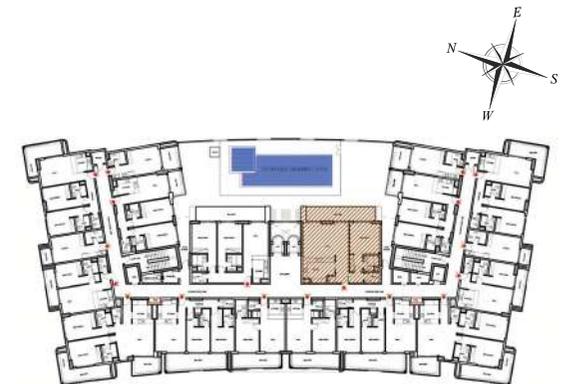
Unit - 10



TOTAL AREA
112.52 M² 1211.16 F²

SUITE AREA
87.86 M² 945.72 F²

BALCONY
24.66 M² 265.44 F²



TYPICAL FLOOR KEY PLAN

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FLOOR PLANS

2 - BEDROOM



Unit - 11

TOTAL AREA

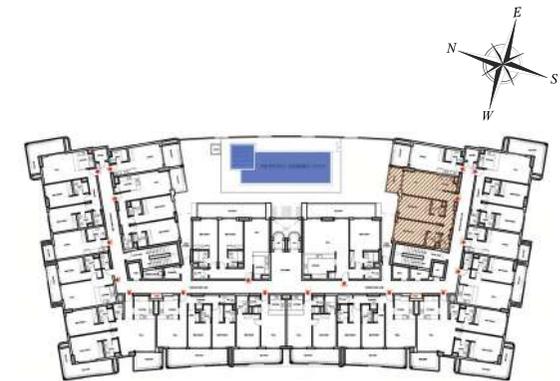
92.07 M² 991.03 F²

SUITE AREA

84.11 M² 905.35 F²

BALCONY

7.96 M² 85.68 F²



TYPICAL FLOOR KEY PLAN

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FLOOR PLANS

STUDIO

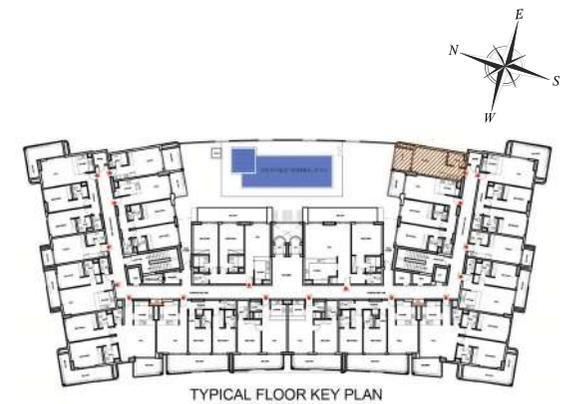


Unit - 12

TOTAL AREA
35.55 M² 382.66 F²

SUITE AREA
26.93 M² 289.87 F²

BALCONY
8.62 M² 92.78 F²



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FLOOR PLANS

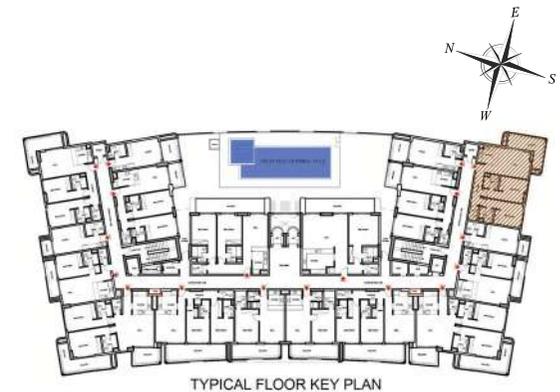
2 - BEDROOM

Unit - 13

TOTAL AREA
97.32 M² 1047.54 F²

SUITE AREA
77.29 M² 831.94 F²

BALCONY
20.03 M² 215.6 F²



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FLOOR PLANS
STUDIO

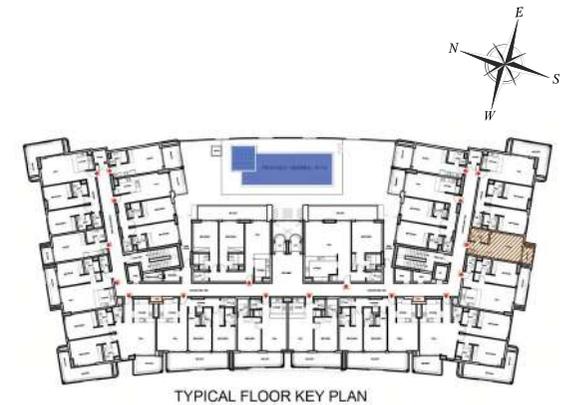


Unit - 14

TOTAL AREA
32.9 M² 354.13 F²

SUITE AREA
27.49 M² 295.9 F²

BALCONY
5.41 M² 58.23 F²



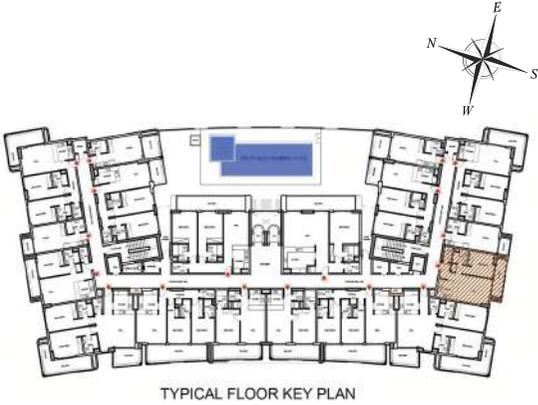
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FLOOR PLANS
1-BEDROOM

Unit - 15



TOTAL AREA	
62.21 M ²	669.62 F ²
<hr/>	
SUITE AREA	
51.66 M ²	556.06 F ²
<hr/>	
BALCONY	
10.55 M ²	113.56 F ²



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FLOOR PLANS

2 - BEDROOM



Unit - 16

TOTAL AREA

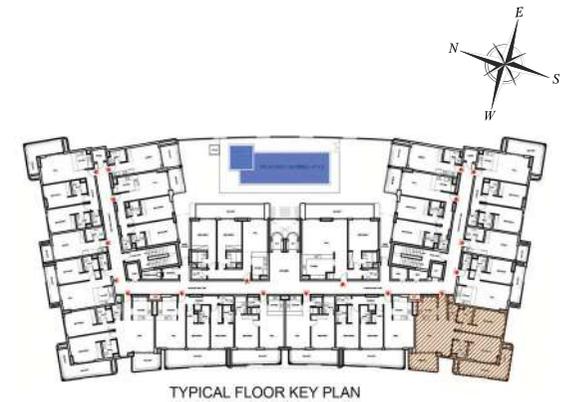
120.73 M² 1299.53 F²

SUITE AREA

88.76 M² 955.4 F²

BALCONY

31.97 M² 344.12 F²



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

FLOOR PLANS

1-BEDROOM

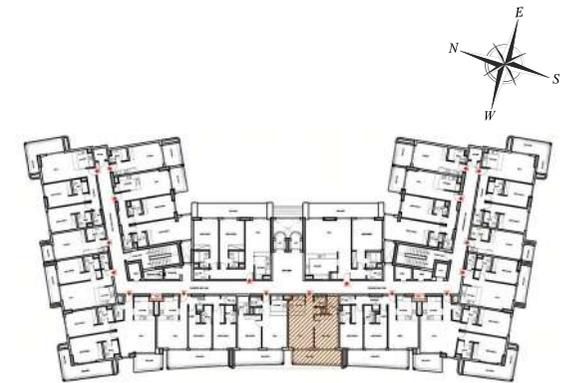


Unit - 18

TOTAL AREA
66.1 M² 711.49 F²

SUITE AREA
49.74 M² 535.4 F²

BALCONY
16.36 M² 176.1 F²



TYPICAL FLOOR KEY PLAN

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