

R O V E  
HOME  
MEYDAN HORIZON

DEVELOPED BY  
**ALAIN**

PRESENTED BY  
**OCTA**  
P R O P E R T I E S

ALAIN



## Four Seasons Private Residences Abu Dhabi at Saadiyat Beach

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56

Villas

---

60

Suites

---

2-7

Bedrooms

---





## Vida Residences at Saadiyat Island Abu Dhabi

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121

Apartments

---

1-3

Bedrooms

---

654 - 1,652

Sq.ft

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# Address Beach Resort & Residences at Jumeirah Beach Dubai

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3B + 2P + 72

Twin towers

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921

Apartments

---

217

Hotel keys

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Oct. 2017

Construction started

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Dec. 2020

Hotel opening

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# WELCOME TO ROVE

Centrally located and stylish, Rove Hotels are your launchpad to the city. Buzzing with energy, convenience, and clever design that keeps life simple and connected.

Built on the same spirit, Rove Home takes that lifestyle home, offering hassle-free living in prime locations with fully loaded amenities, uplifting interiors, and spaces designed for comfort and character. Whether you're checking in or moving in, Rove is all about living smart, staying social, and feeling right at home.

R O V E  
H O M E



# ROVE

## HOME

In DOWNTOWN dubai





# ROVE

## HOME

### MARASI DRIVE





# ROVE

HOME  
DUBAI MARINA





# HQ

by  
ROVE

MARASI BAY



R O V E

H O M E

MEYDAN HORIZON







# IN THE HEART OF MEYDAN

Location is everything, and we never treat it as an afterthought. It's the heartbeat of how you live. Set within Meydan, you're in one of Dubai's most connected new neighbourhoods. Just minutes from the city's biggest highlights, with seamless access to Sheikh Zayed Road and Al Khail Road.

Step outside to discover retail, dining, and leisure right on your doorstep, or explore Meydan's growing lifestyle hub with its cycling tracks, golf course, and world-class attractions. Here, city energy and local convenience meet, giving you a community that keeps you connected to everything that matters.

# THE CITY AT YOUR DOORSTEP

  
10 MINS  
BURJ KHALIFA

  
10 MINS  
DOWNTOWN

  
15 MINS  
DIFC

  
25 MINS  
DUBAI MARINA

  
20 MINS  
DUBAI  
INTERNATIONAL  
AIRPORT

  
20 MINS  
PALM JUMEIRAH

Jumeirah

Kite Beach

Jumeirah 1

ROVE  
LA MER  
BEACH

ROVE  
TRADE  
CENTRE

ROVE  
HEALTHCARE  
CITY

ROVE  
CITY  
CENTRE

  
DXB  
Airport



Coca-Cola Arena

Business  
Bay Metro

ROVE  
CITY WALK



Burj Khalifa

Dubai Mall



Dubai  
Opera

ROVE  
DOWNTOWN

FINANCIAL CTR ST



Dubai  
Design District

Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour

ROVE  
HOME

Meydan  
Horizon



Meydan Racecourse

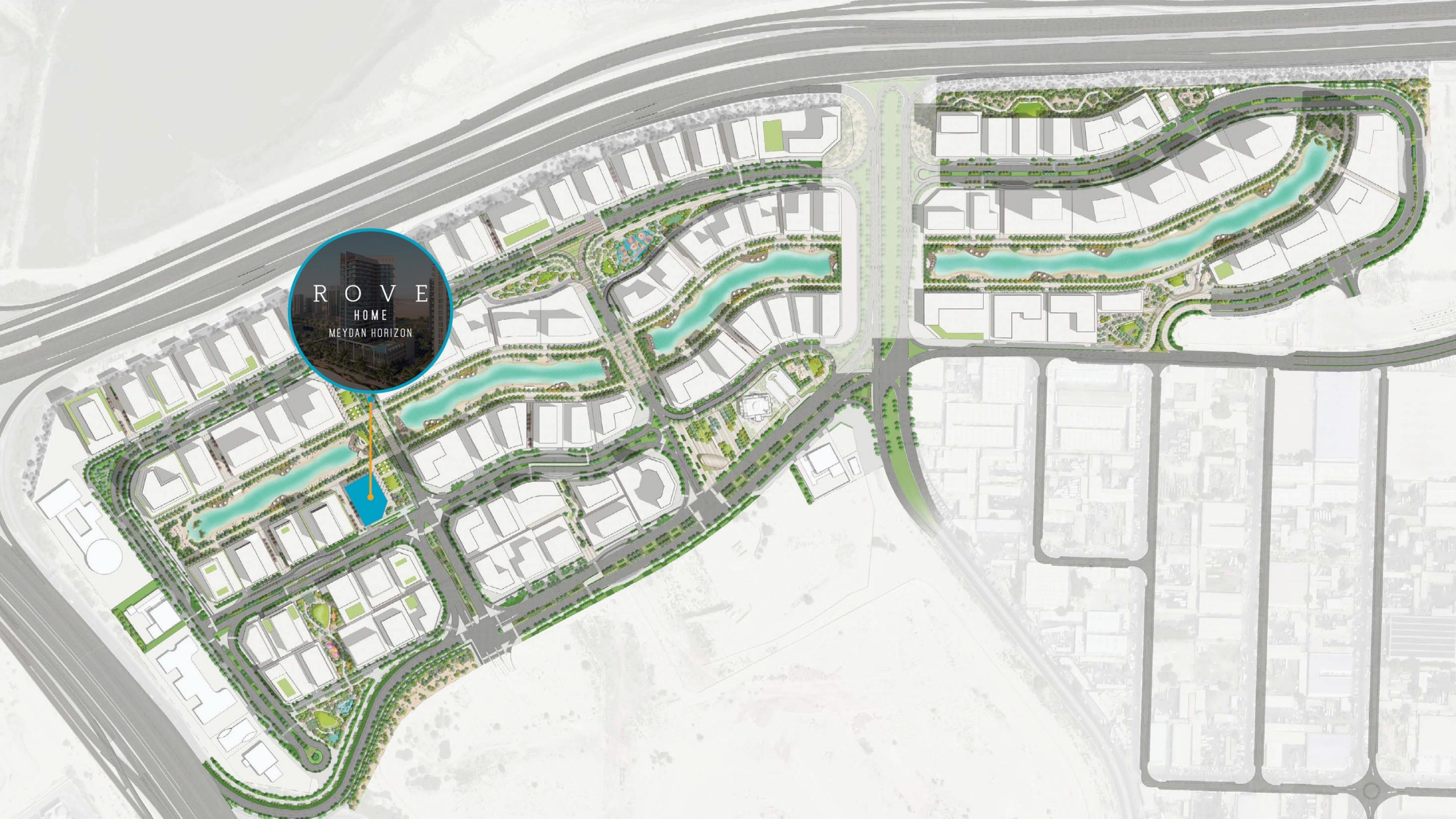
SHEIKH ZAYED ROAD

AL KHAIL ROAD

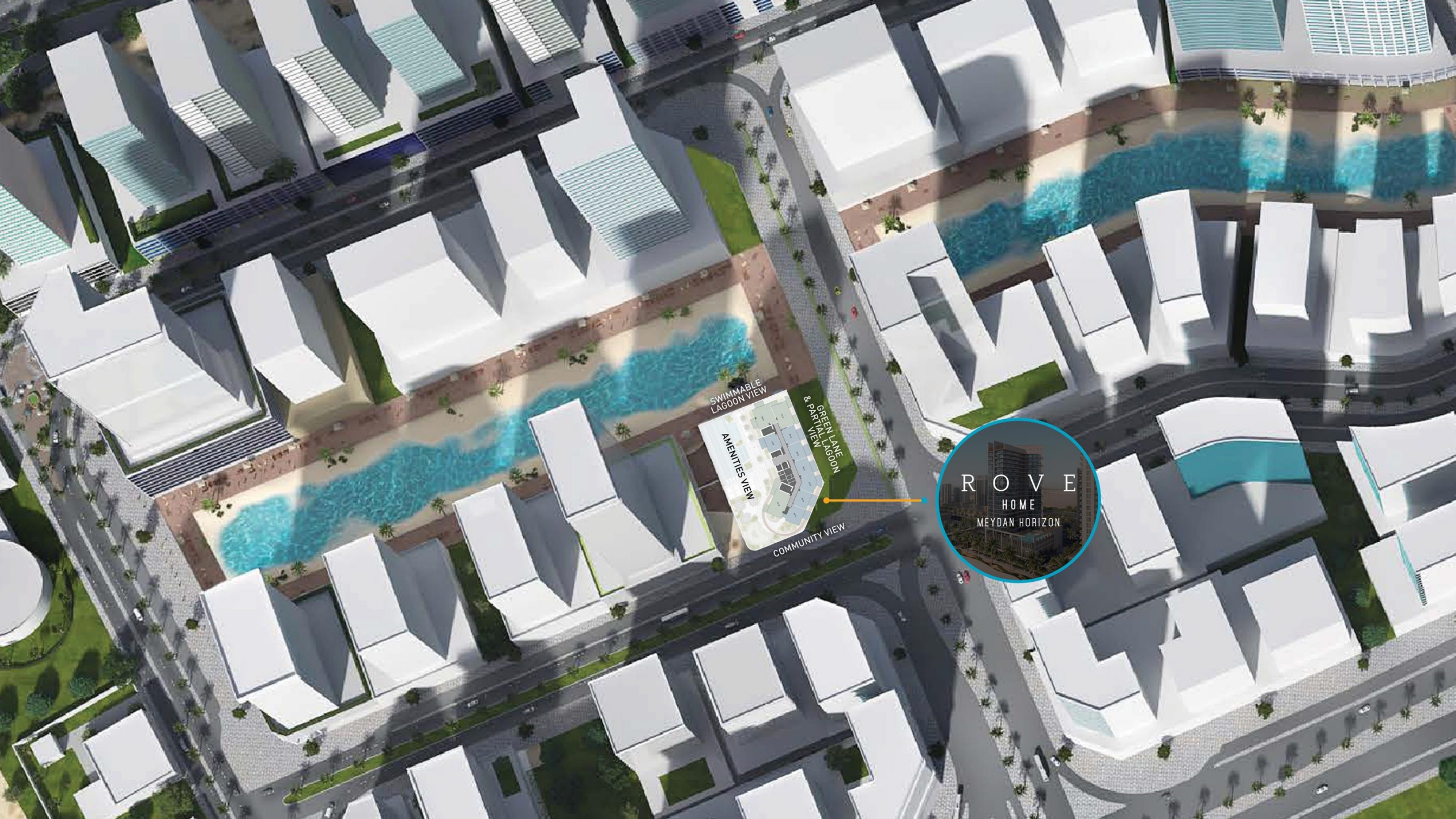
DUBAI - ALAIN ROAD

AL KHAIL ROAD



















ROVE







**20+**  
**AMENITIES**



# WELLNESS & FITNESS



OUTDOOR  
YOGA



RUNNING  
TRACK



OUTDOOR  
EXERCISE  
AREA



CABANAS &  
SUN DECK



STEAM  
ROOM



SWIMMING  
POOL



JACUZZI



GYM





# COMMUNITY



MULTI  
FUNCTIONAL  
ROOM



CO-WORKING  
& MEETING  
ROOMS



WORKING  
PODS



RESIDENTS'  
LOUNGE



GAMES'  
TABLE



ENTERTAINMENT



PUTTING  
GREEN



OUTDOOR  
CINEMA





# CONVENIENCE



24/7  
CONCIERGE



RECEPTION



ROVE  
CONNECT



ROVE  
CAFÉ



KITCHEN /  
DINING ROOM



FREE WIFI IN  
PUBLIC SPACES























# ROVE HOME CONNECT

## Rove Home owners enjoy:

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

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## Rove Home residents enjoy:

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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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Complimentary access to community spaces

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# À LA CARTE SERVICES



## HOME & PROPERTY SERVICES

HOUSEKEEPING  
LAUNDRY,  
DRY-CLEANING &  
ALTERATION  
VACANT HOME  
MAINTENANCE &  
ENGINEERING  
SERVICES  
FLORIST SERVICES



## PERSONAL & LIFESTYLE ASSISTANCE

PERSONAL SERVICES  
(FROM FITNESS  
TO SHOPPING)  
CHILDCARE &  
NURSING SERVICES  
ASSISTANT/  
SECRETARIAL



## CULINARY & DINING

CHEF SERVICES  
FOOD & BEVERAGE  
SERVICES



## TRAVEL, EVENTS & EXPERIENCES

AIR & LAND  
TRANSPORTATION  
TOUR BOOKINGS  
ACCOMMODATION,  
STORAGE &  
EVENT SPACES





DESIGNED  
WITH LOVE,  
LIVED  
WITH EASE





TYPICAL FLOOR 1  
2ND - 20TH EVEN FLOORS

TYPICAL FLOOR 2  
3RD - 19TH ODD FLOORS

FIRST FLOOR / AMENITIES

3 PODIUM FLOORS

GROUND FLOOR / AMENITIES

BASEMENT





# TYPICAL FLOOR

## 2<sup>ND</sup> - 20<sup>TH</sup>

EVEN FLOORS

### UNITS PER FLOOR

1 Bedroom	7 Units
2 Bedroom	3 Units



Disclaimer: All images, plans, features, and specifications are for illustrative purposes only and subject to change without notice. Final details, dimensions, and inclusions may vary. Items shown—such as furniture, appliances, finishes, pools, and landscaping—are not included unless stated. Masterplans and renderings are preliminary and not binding. The Sale and Purchase Agreement and Offering Plan govern final terms. The Developer may substitute materials or components with equal or superior quality at its discretion.



# TYPICAL FLOOR

## 3<sup>RD</sup> - 19<sup>TH</sup>

ODD FLOORS

### UNITS PER FLOOR

1 Bedroom	7 Units
2 Bedroom	3 Units

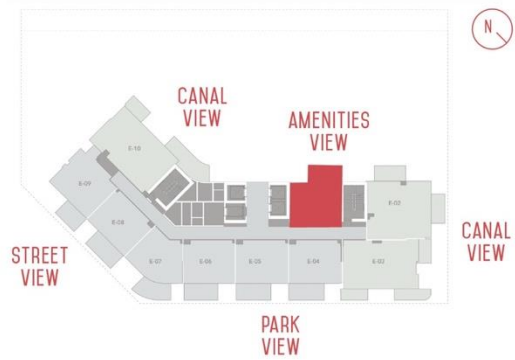


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# 1 BED TYPE A

1. ENTRANCE	
2. KITCHEN & DINING AREA	2.40 X 2.80M
3. LIVING ROOM	3.75 X 3.05M
4. BEDROOM	3.25 X 3.70M
5. BATHROOM	2.10 X 2.20M
6. BALCONY	4.70 X 2.30M
7. LAUNDRY	



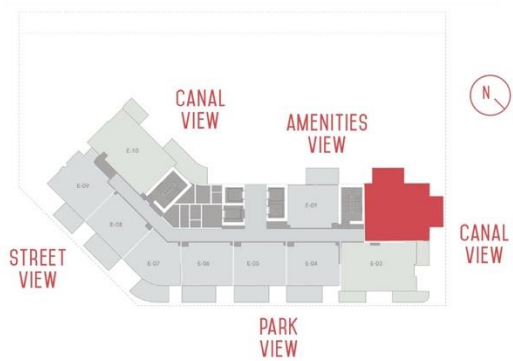
INTERNAL AREA    498 SQ FT    BALCONY AREA    120 SQ FT    TOTAL AREA    618 SQ FT

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# 2 BED TYPE A

1. ENTRANCE	
2. KITCHEN	3.20 X 1.90M
3. LIVING ROOM & DINING AREA	5.60 X 3.50M
4. BEDROOM	3.30 X 3.40M
5. BATHROOM	3.30 X 1.40M
6. MASTER BEDROOM	3.15 X 3.80M
7. MASTER BATHROOM	2.35 X 2.10M
8. BALCONY	4.40 X 2.10M
9. BALCONY	1.90 X 4.20M
10. LAUNDRY	



INTERNAL AREA

823 SQ FT

BALCONY AREA

196 SQ FT

TOTAL AREA

1,019 SQ FT

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# FULLY FURNISHED UNITS



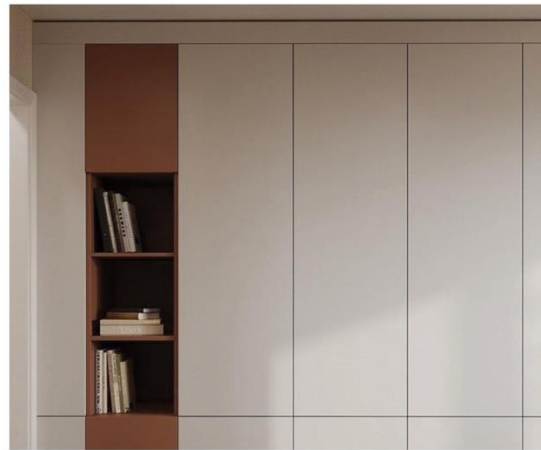
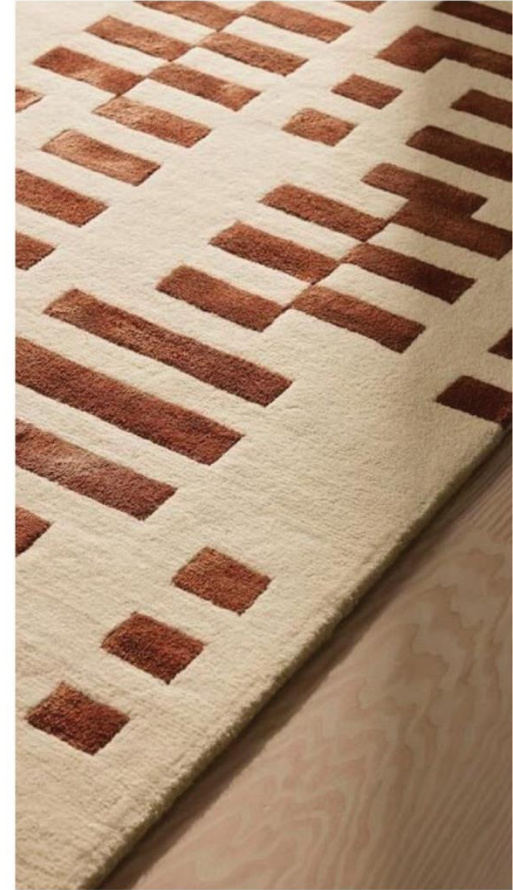


LIVING & DINING





## BEDROOMS















ROVER







# DESIGNED FOR YOU

Project Name	R Home MH
Developer	ALAIN
Plot Area	26,027 Sqft
Plot Number	6117221
Brand	Rove Hotels
Architect	Mimar Architecture Engineering
Furnished	Yes
Total No. of Units	190
Building Height	B+G+3P+20
Anticipated Completion Date	Q1, 2029
Anticipated Service Charges	24 AED / Sq ft
Parking/Unit	1
Elevators	3 Residential / 1 Service
Other Services	À La Carte Services





# REASONS TO INVEST

1.

#### Iconic Views – Lagoon, Downtown Skyline & Meydan Sanctuary.

Direct, uninterrupted views of the crystal lagoon, Burj Khalifa skyline, and Meydan sanctuary.  
One of Dubai's only midrise branded projects offering a full triple-view corridor.

2.

#### The Only Waterfront ROVE Home in Dubai

First and only ROVE-branded, fully furnished lagoon-front residence.  
Unique scarcity ensures long-term capital appreciation.

3.

#### Direct Lagoon Living – 7 Steps to the Water

Located directly on the swimmable lagoon.  
Just 7 steps from beach edge to your doorstep.

4.

#### 4 KM Lagoon Promenade – One of Central Dubai's Largest

Among the longest waterfront experiences in central Dubai.  
Connects the master community through a complete lifestyle loop.

5.

#### Prime Central Masterplan – Heart of Dubai

Situated in Meydan Horizon, Dubai's next major central district.  
7 mins to Downtown, 15 mins to DIFC, 20 mins to DXB Airport.  
Combines urban convenience with resort-style living.

6.

#### Boutique Scale – Only 190 Units

Ultra-low density for privacy and exclusivity.  
Rare midrise boutique product in a 20M+ sq. ft. master community.

7.

#### Best Functional Layouts in the ROVE Family

Smart, efficient layouts with zero wasted space.  
Designed for high functionality, modern living, and strong rentability.

8.

#### Fully Branded, Furnished & Managed by ROVE

Professionally managed by ROVE Hotels.  
Higher occupancy rates, premium rental yields, and zero management hassle.  
Delivered fully furnished and turnkey.

9.

#### 20+ Lifestyle & Resort Amenities

Includes beach pool, cabanas, gym, studios, coworking zones, games rooms, padel courts, kids' club, and more.  
Offers a full resort-living experience within a midrise branded development.

10.

#### Waterfront + Branded Premium = Strong Appreciation

Waterfront locations command 25–40% higher PSF values.  
Branded residences add 12–18% price uplift.  
Combined investment strength = exceptional appreciation potential.





# 50/50 PAYMENT PLAN



Type	Average Size
1 Bedroom	633 Sq ft
2 Bedroom	1,085 Sq ft



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