

R O V E
HOME
MEYDAN HORIZON

DEVELOPED BY
ALAIN

PRESENTED BY
OCTA
PROPERTIES

ALAIN

Four Seasons Private Residences Abu Dhabi at Saadiyat Beach

56

Villas

60

Suites

2-7

Bedrooms



Vida Residences at Saadiyat Island Abu Dhabi

121

Apartments

1-3

Bedrooms

654 - 1,652

Sq.ft



Address Beach Resort & Residences at Jumeirah Beach Dubai

3B + 2P + 72

Twin towers

921

Apartments

217

Hotel keys

Oct. 2017

Construction started

Dec. 2020

Hotel opening



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

R O V E

HOME



In DOWNTOWN dubai

R O V E

HOME

MARASI DRIVE



ROVE

HOME
DUBAI MARINA



HQ

by
ROVE

MARASI BAY



R O V E

HOME

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



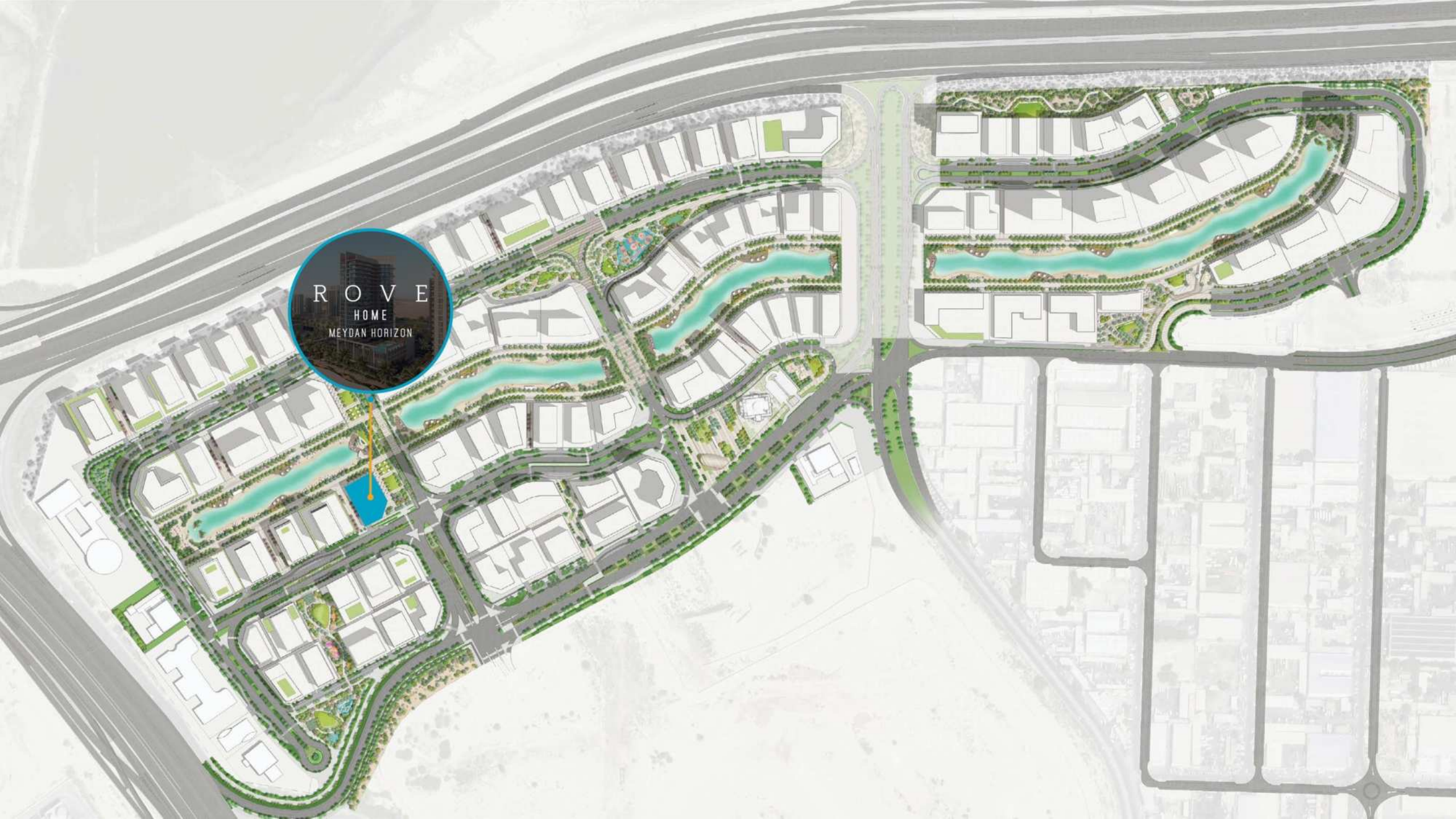
Meydan Racecourse

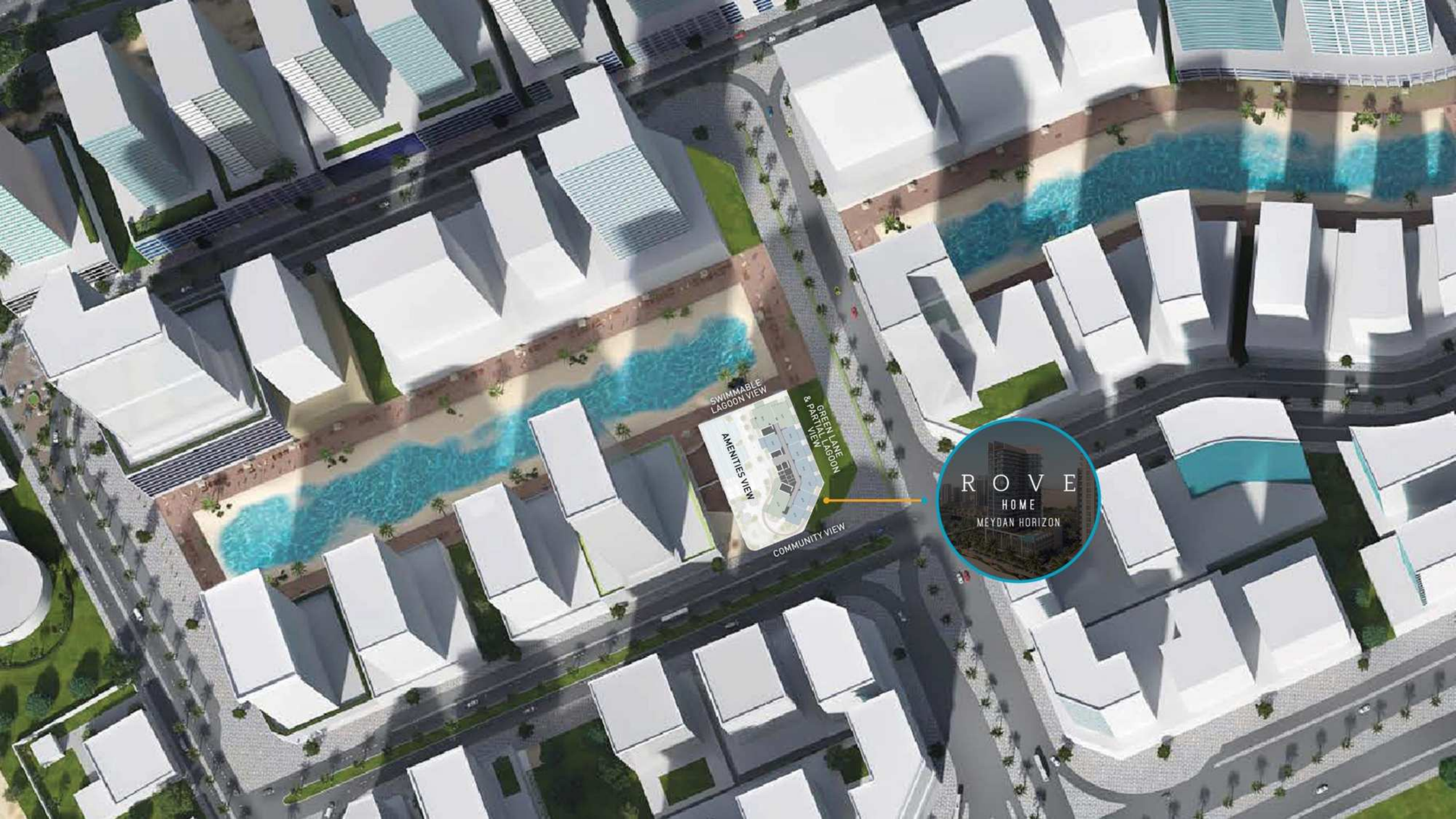
SHEIKH ZAYED ROAD

AL KHAIL ROAD

DUBAI - ALAIN ROAD

AL KHAIL ROAD





SWIMMABLE
LAGOON VIEW

AMENITIES VIEW

COMMUNITY VIEW

GREEN LAKE
& PARTIAL LAGOON



ROVE
HOME
MEYDAN HORIZON





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:

Discounts on stays at Rove Hotels

Preferential dining rates across Rove properties

Privileged access to events across Rove locations

Dedicated customer care

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

Rove Home residents enjoy:

Significant discounts on stays at Rove Hotels

Preferential dining rates across Rove properties

Complimentary access to community spaces

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



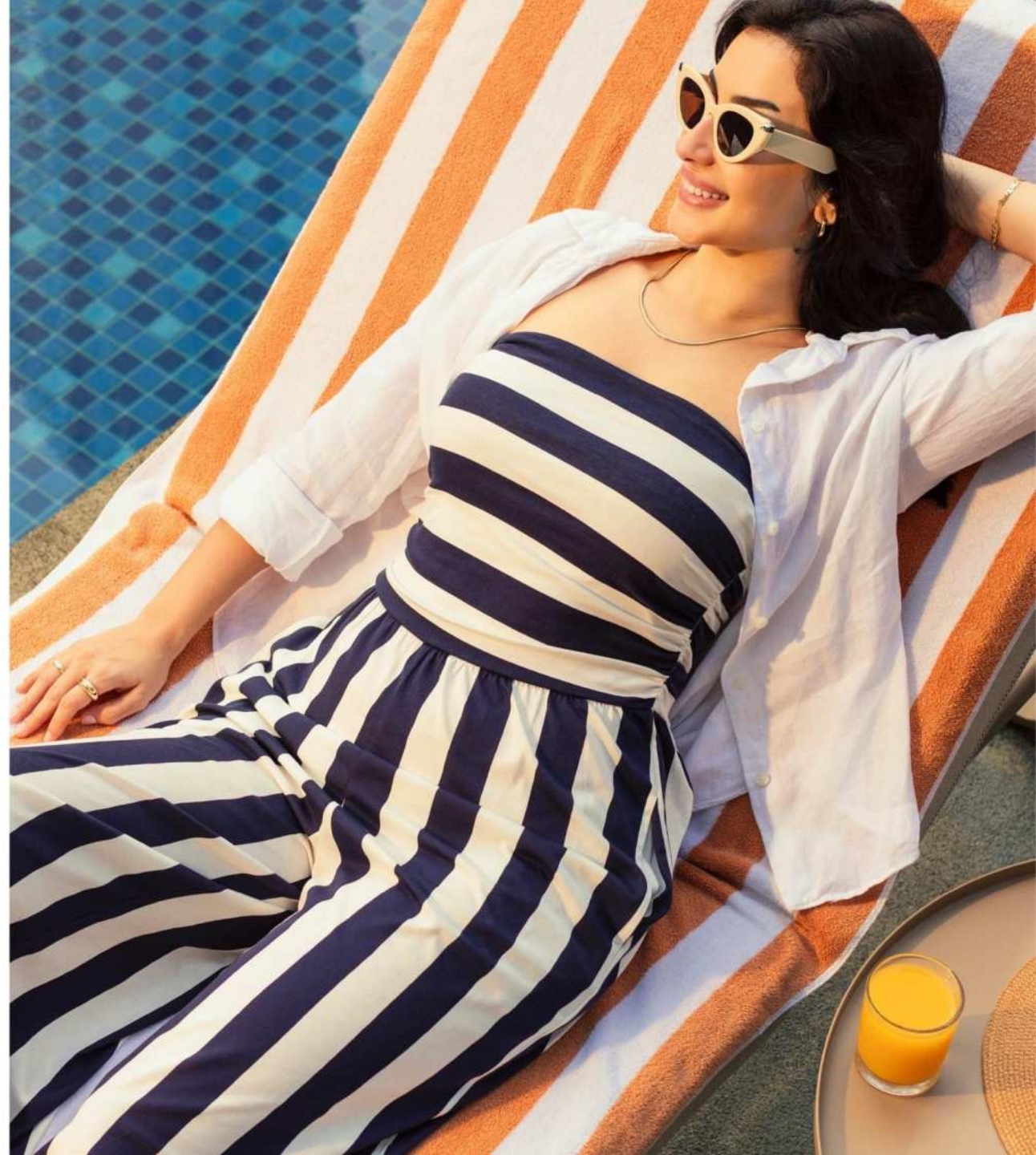
CULINARY & DINING

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

2ND - 20TH

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.

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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