



ROVE  
HOME  
MEYDAN HORIZON

DEVELOPED BY  
**ALAIN OCTA**  
PRESENTED BY  
PROPERTIES

# ALAIN

Since 1996, ALAIN has shaped the future of the UAE through purposeful investments in real estate, hospitality, education and capital.

Guided by integrity and a long-term vision, we remain committed to creating sustainable spaces that enrich lives and foster enduring value for generations to come.

Together, Rove and ALAIN bring fresh energy, unmatched quality and a new benchmark for inspired urban living.



# LIFE ON THE BRIGHT SIDE

From prime spots to sleek, modern designs, Rove Home Meydan Horizon flips the script on everyday living. Here, young-at-heart isn't just a saying; it's how we live. We wanted a place we'd love to call home, so we built exactly that.



# ROVE HOTELS

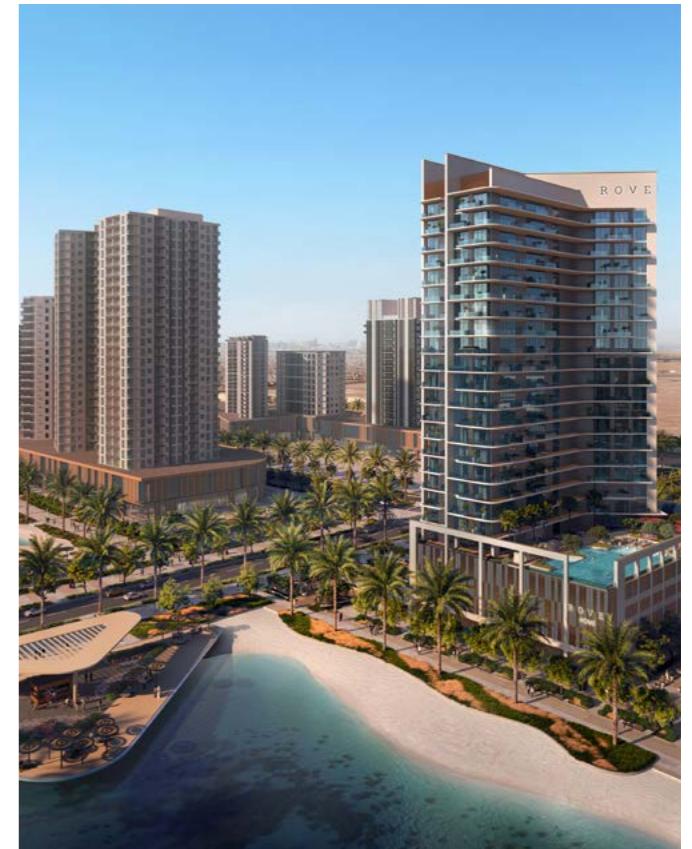
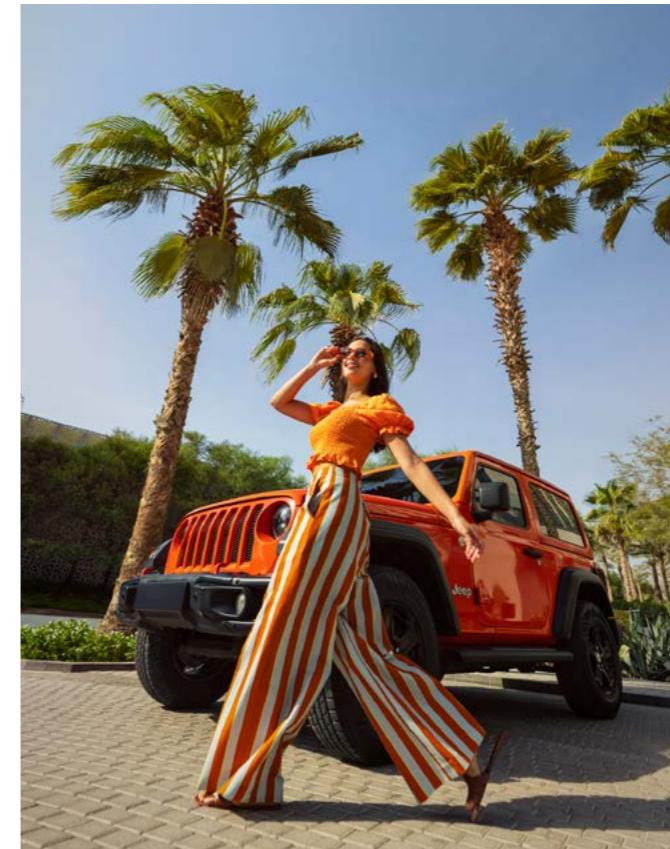
Centrally located and stylish, our hotels are the perfect jump-off point to explore the city from. A joint venture between Emaar Properties PJSC and Dubai Holding, Rove Hotels redefines the art of hospitality with a fresh, contemporary twist, featuring tech-savvy rooms and a range of amenities designed 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.





# ROVE HOME MEYDAN HORIZON

Rove Home Meydan Horizon redefines the rules on what modern living should feel like. Fully furnished 1- and 2-bedroom apartments come alive with smart layouts, stylish finishes and vibrant interiors designed to spark creativity and movement.

This is city living with personality, made effortless. From sweeping canal views to balconies that stretch your living outdoors, every detail is set to energise your everyday.



YOUR VIBE  
FINDS ITS  
TRIBE



LOCATION

IN THE  
HEART OF  
THE CITY



# PERFECTLY PLACED IN MEYDAN

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, 2km lagoon and first-class leisure attractions, keeping you connected to everything that matters.

LOCATION

# THE CITY AT YOUR DOORSTEP

10 MINS  
BURJ KHALIFA

10 MINS  
DOWNTOWN

15 MINS  
DIFC

20 MINS  
PALM JUMEIRAH

20 MINS  
DUBAI  
INTERNATIONAL  
AIRPORT

25 MINS  
DUBAI MARINA

Kite Beach

Jumeirah

SHEIKH ZAYED ROAD

AL KHAIL ROAD

Business  
Bay Metro  
Station

Coca-Cola Arena



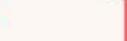
Dubai  
Opera



Dubai  
Mall



Burj Khalifa



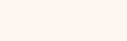
DIFC



ROVE  
CITY WALK



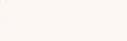
ROVE  
DOWNTOWN



ROVE  
TRADE  
CENTRE



ROVE  
LA MER  
BEACH



Jumeirah 1



ROVE  
CITY  
CENTRE



ROVE  
HEALTHCARE  
CITY



DXB  
Airport



ROVE  
HOME



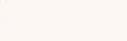
Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



DXB  
Airport



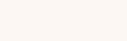
ROVE  
HOME



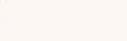
Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



DXB  
Airport



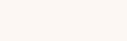
ROVE  
HOME



Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



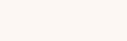
DXB  
Airport



ROVE  
HOME



Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



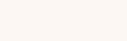
DXB  
Airport



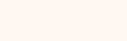
ROVE  
HOME



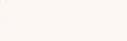
Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



DXB  
Airport



ROVE  
HOME



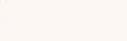
Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



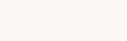
DXB  
Airport



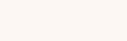
ROVE  
HOME



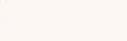
Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



DXB  
Airport



ROVE  
HOME



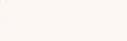
Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



DXB  
Airport



ROVE  
HOME



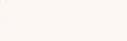
Ras Al Khor  
Sanctuary



Dubai  
Creek Harbour



Meydan  
Horizon



Meydan  
Racecourse



ROVE  
TRADE  
CENTRE



ROVE  
HEALTHCARE  
CITY



DXB  
Airport



ROVE  
HOME



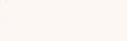
Ras Al Khor  
Sanctuary

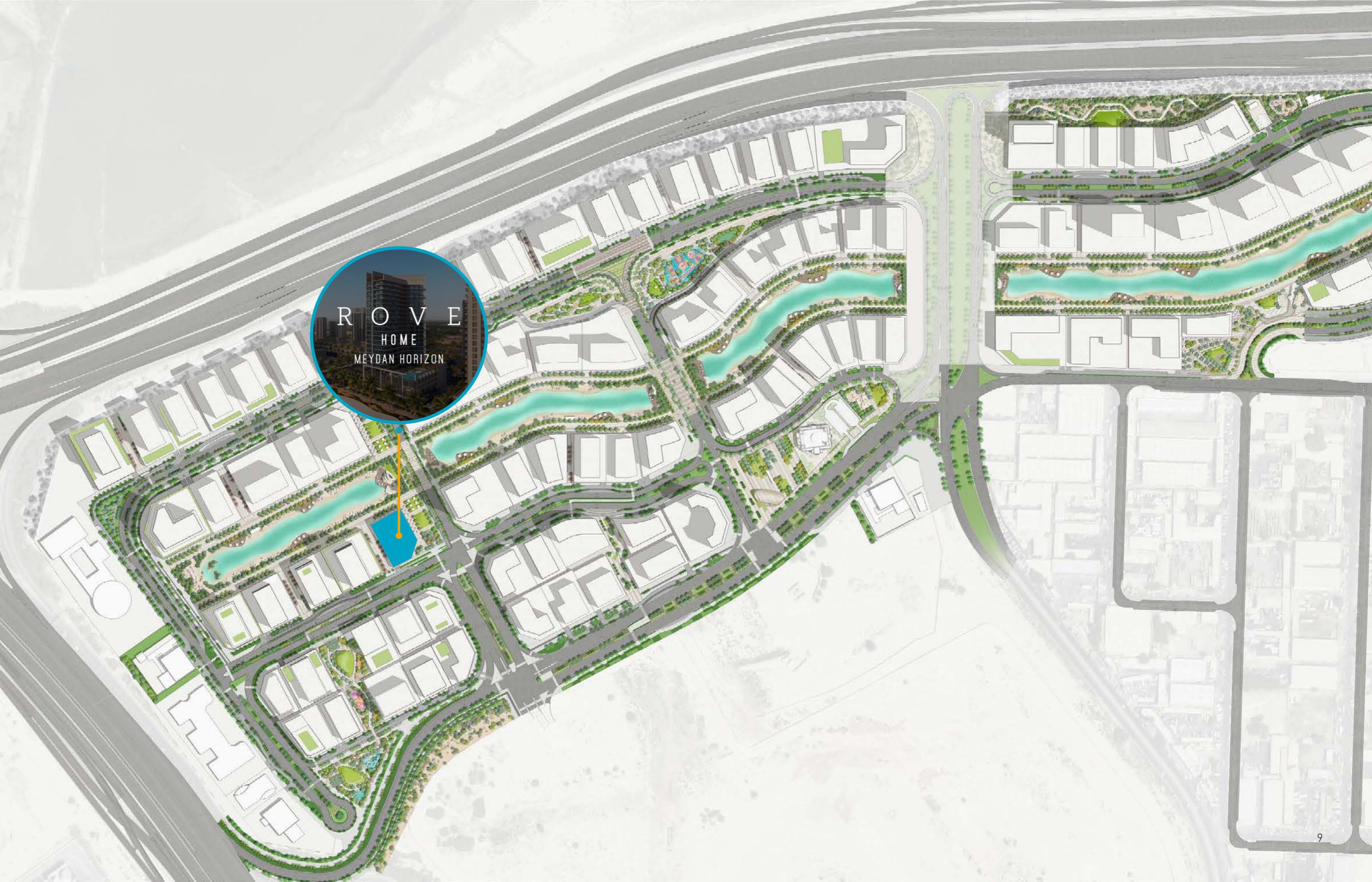


Dubai  
Creek Harbour



Meydan  
Horizon







2KM LAGOON





DROP-OFF

BUILDING CONFIGURATION

TYPICAL FLOOR 1  
2ND - 20TH EVEN FLOORS

TYPICAL FLOOR 2  
3RD - 19TH ODD FLOORS

FIRST FLOOR / AMENITIES

3 PODIUM FLOORS

GROUND FLOOR / AMENITIES

BASEMENT





PACKED  
WITH PERKS,  
READY  
TO ROVE

# LIFE IN MOTION

At Rove Home Meydan Horizon, life is designed with choice in mind. From catching up over coffee in the Rove Café to focusing in the co-working lounge, every detail makes daily living effortless and enjoyable. When it's time to recharge, the options are endless; swim, stretch, or train at the pool, gym, or outdoor exercise area, enjoy a round of table tennis, jog along the track, or simply relax by the canal.



# 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  
CAFE



KITCHEN /  
DINING ROOM



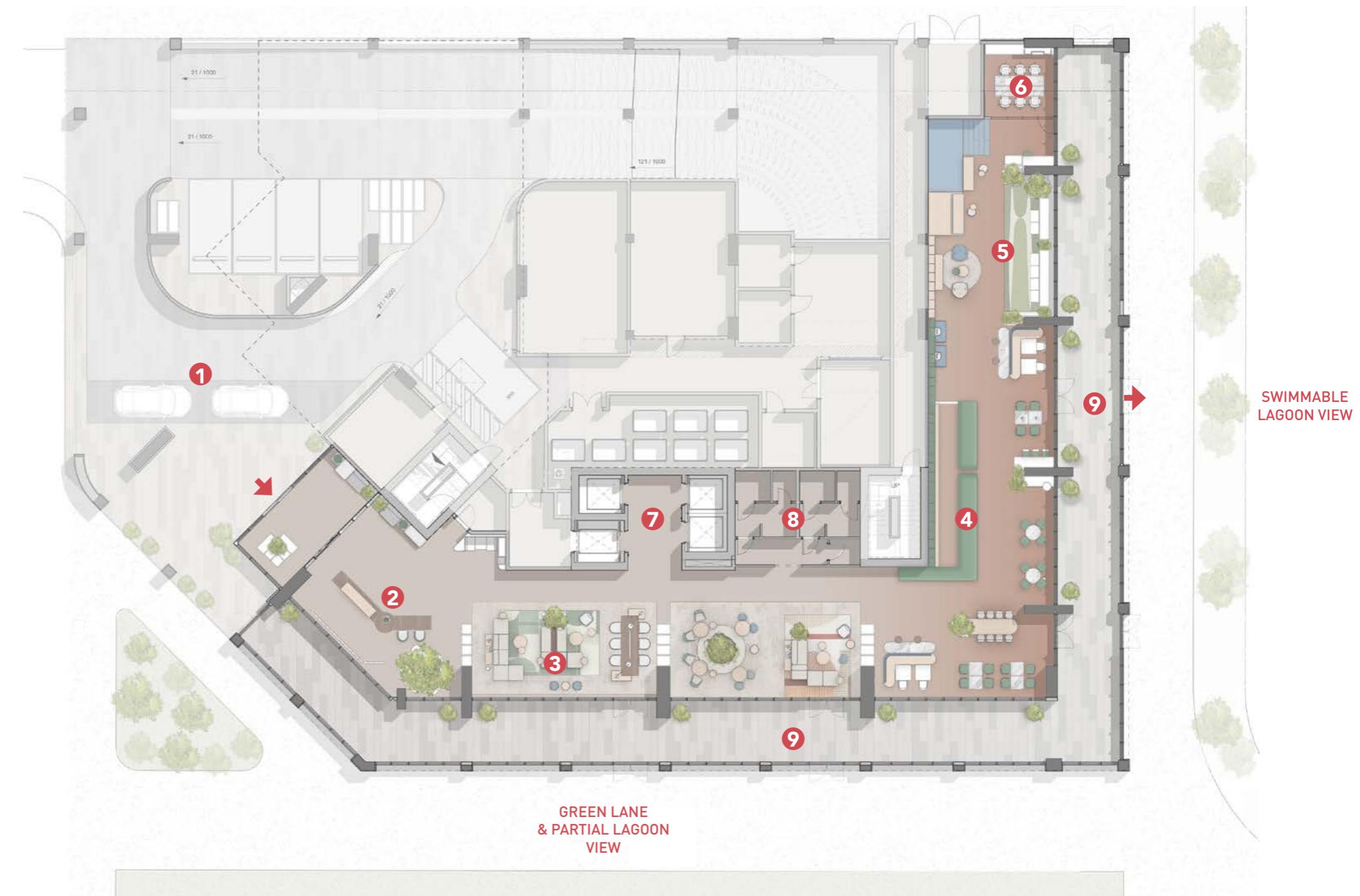
FREE WIFI IN  
PUBLIC SPACES



# GROUND FLOOR

## LEGEND

- 1. DROP-OFF
- 2. CONCIERGE
- 3. LOUNGE
- 4. ROVE CAFÉ
- 5. CO-WORKING SPACE
- 6. MEETING ROOM
- 7. LIFT LOBBY
- 8. RESTROOMS (M/F)
- 9. AIR CONDITIONED PROMENADE





CONCIERGE



LOUNGE



ROVE CAFÉ

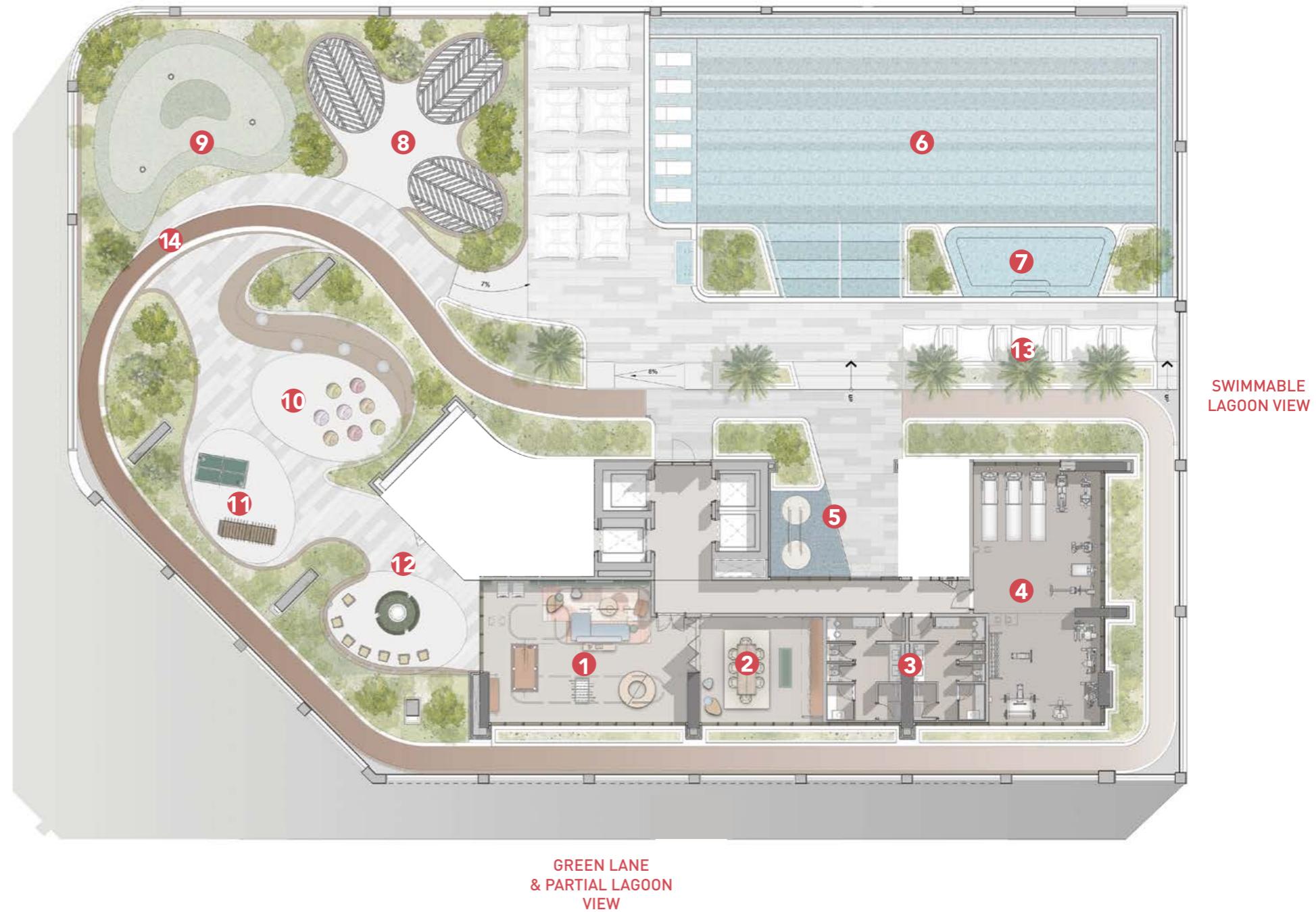


## CO-WORKING SPACE

# FIRST FLOOR

## LEGEND

1. MULTI-FUNCTION / GAMING ROOM
2. PRIVATE DINING ROOM
3. CHANGING FACILITY (WITH SAUNA)
4. FITNESS CENTRE
5. OUTDOOR GYM
6. SWIMMING POOL
7. JACUZZI
8. SOCIAL SEATING
9. PUTTING GREEN
10. OUTDOOR CINEMA
11. GAMING AREA
12. CO-WORKING TERRACE
13. CABANAS
14. RUNNING TRACK



N



# SWIMMING POOL



# POOL DECK



PUTTING GREEN



RUNNING TRACK



# OUTDOOR CINEMA AND GAMING



## CO-WORKING TERRACE



GYM



# GAMING ROOM

DESIGNED  
WITH LOVE,  
LIVED  
WITH EASE



# TYPICAL FLOOR

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

### UNITS PER FLOOR

1 Bedroom	7 Units
2 Bedroom	3 Units



# TYPICAL FLOOR

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

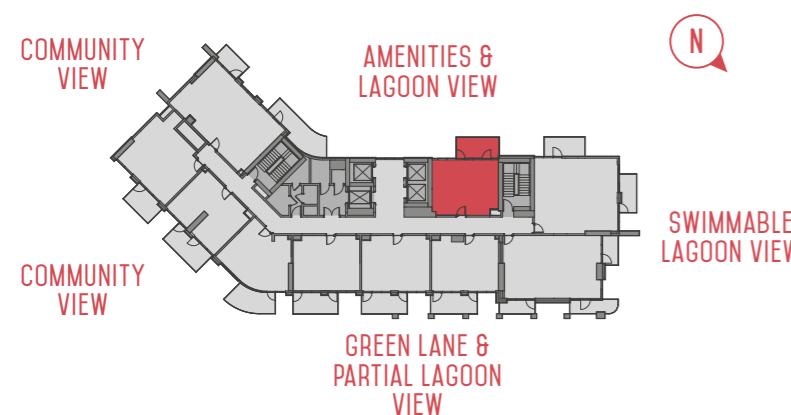
### UNITS PER FLOOR

1 Bedroom	7 Units
2 Bedroom	3 Units



# 1 BED TYPE A

1. ENTRANCE	
2. KITCHEN & DINING AREA	2.45 X 2.85M
3. LIVING ROOM	3.75 X 3.05M
4. BEDROOM	3.25 X 3.70M
5. BATHROOM	2.10 X 2.20M
6. LAUNDRY	0.90 X 0.60M
7. BALCONY	4.70 X 2.30M



INTERNAL AREA

502 SQ FT

BALCONY AREA

115 SQ FT

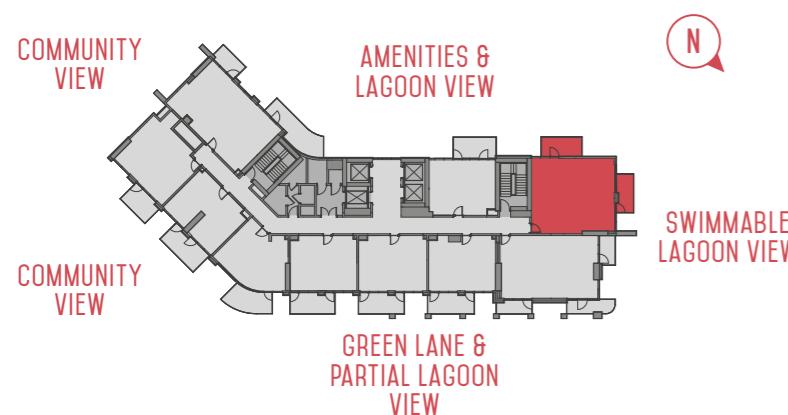
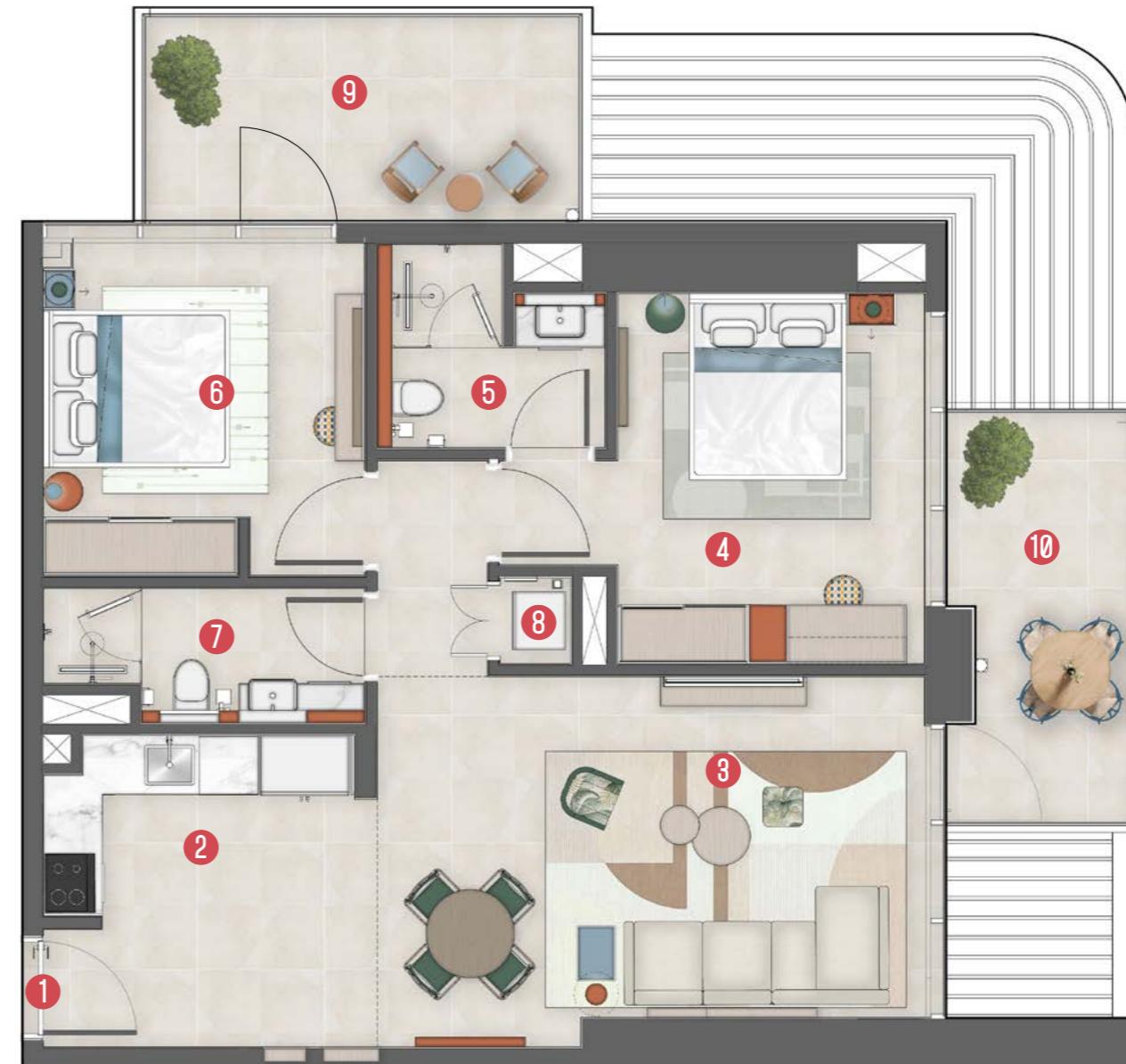
TOTAL AREA

617 SQ FT

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.

# 2 BED TYPE A

1. ENTRANCE	
2. KITCHEN	3.20 X 1.80M
3. LIVING ROOM & DINING AREA	4.45 X 3.75M
4. MASTER BEDROOM	3.15 X 3.85M
5. MASTER BATHROOM	2.35 X 2.10M
6. BEDROOM	3.30 X 3.40M
7. BATHROOM	3.30 X 1.40M
8. LAUNDRY	0.75 X 0.95M
9. BALCONY 1	4.50 X 2.10M
10. BALCONY 2	1.90 X 4.20M



INTERNAL AREA 835 SQ FT BALCONY AREA 189 SQ FT TOTAL AREA 1,024 SQ FT

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.

# A BOLD CANVAS FOR YOUR EVERY DAY



# COLOURED WITH CREATIVITY

Step inside and you'll find spaces that are full of character and easy to live in. Each fully-furnished one and two-bedroom apartment comes with smart layouts, stylish finishes, and everything you need to move straight in.

Think comfy sofas, statement lighting, and all the details that make a place feel like home and designed for real living.





## KITCHEN AND DINING



LIVING AND DINING

# BEDROOM





BEDROOM

# BEDROOM



ROVER



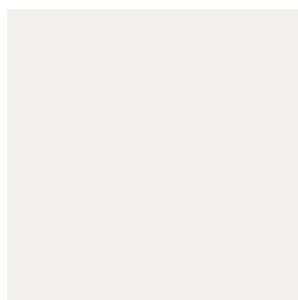
# BATHROOM

# BATHROOM

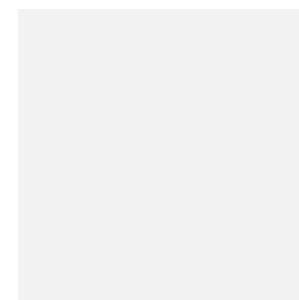


# MATERIALS & FINISHES

## TYPICAL APARTMENTS



WALLS & CEILING PAINT  
RAL 9016



HVAC POWDER COATING  
RAL 9016



FLOORING & BATHROOM  
PORCELAIN TILE  
PRISM CORD



COUNTER RECON STONE  
BRONZE RIVERS



KITCHEN & WARDROBE  
LAMINATE  
OAK



KITCHEN LAMINATE  
HORIZON



STAINLESS STEEL  
BRUSHED



BEDROOM RUG



LIVING ROOM RUG



ACCENT TILES BATHROOM  
COLOR 2.0



INTERNAL DOOR  
LAMINATE  
BEIGE NATURA



JOINERY LAMINATE  
REED GREEN

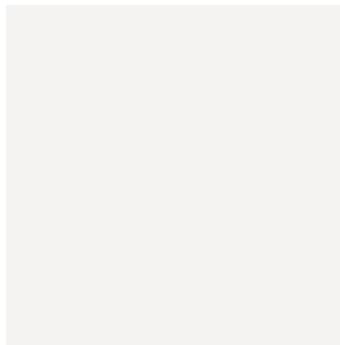


JOINERY LAMINATE  
BRIQUE

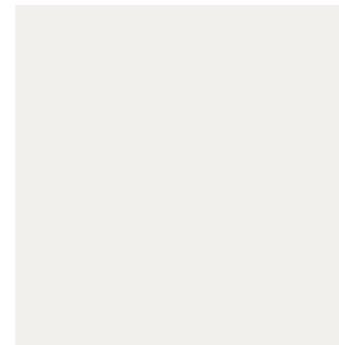


FABRICS

PUBLIC AREAS



HVAC POWDER COATING  
RAL 9016



WALLS & CEILING PAINT  
RAL 9016



DECORATIVE PLASTER



JOINERY LAMINATE  
OAK



COUNTER & TABLE  
RECON STONE  
BRONZE RIVERS



ACRYLIC  
PEACH



ACOUSTIC CEILING



ACCENT TILES  
COLOR 2.0



MICRO CONCRETE  
NCS 7010-G50Y



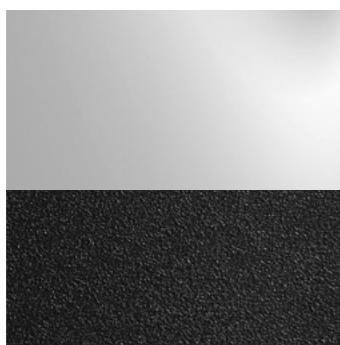
FLOORING  
PORCELAIN TILE  
PRISM CORD



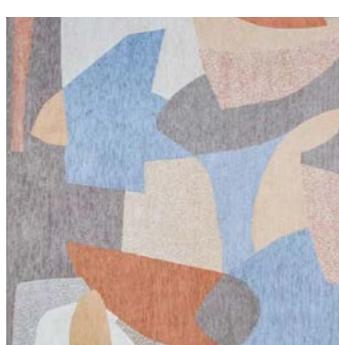
MICRO CONCRETE  
RAL 8003



JOINERY LAMINATE  
HORIZON



METAL  
STAINLESS STEEL &  
POWDER COATED BLACK



RUGS



RUGS



FABRICS



FABRICS

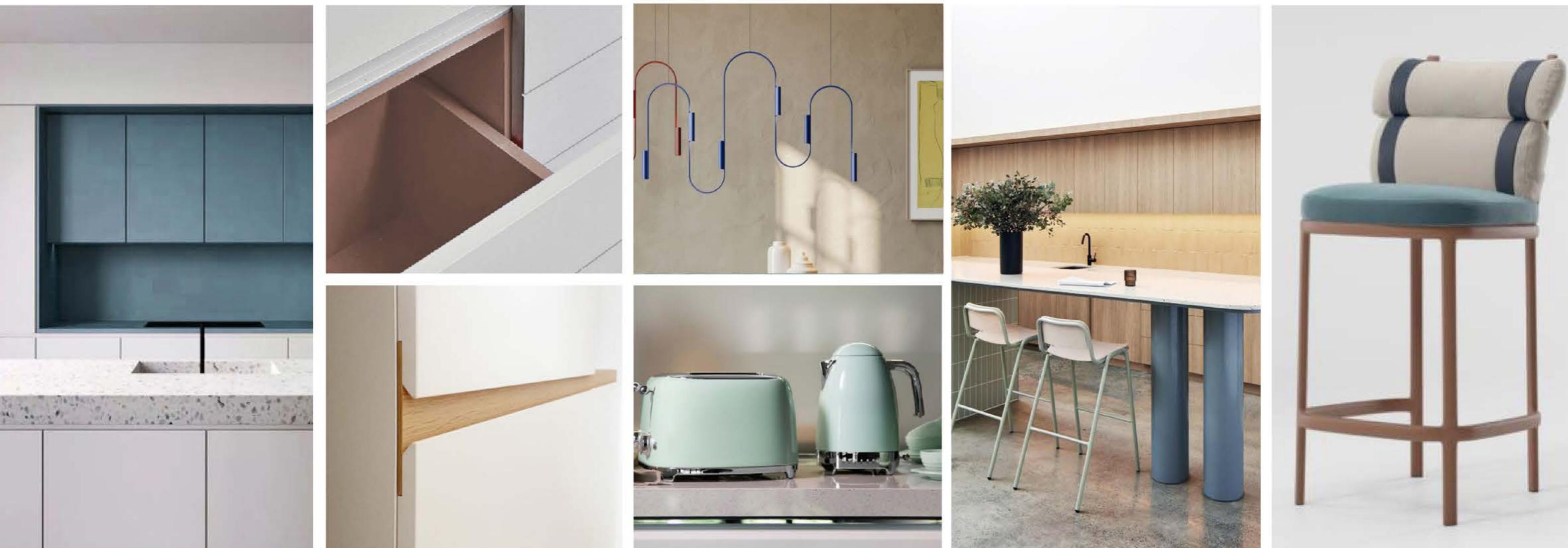


JOINERY LAMINATE  
REED GREEN &  
LIGHT GREEN

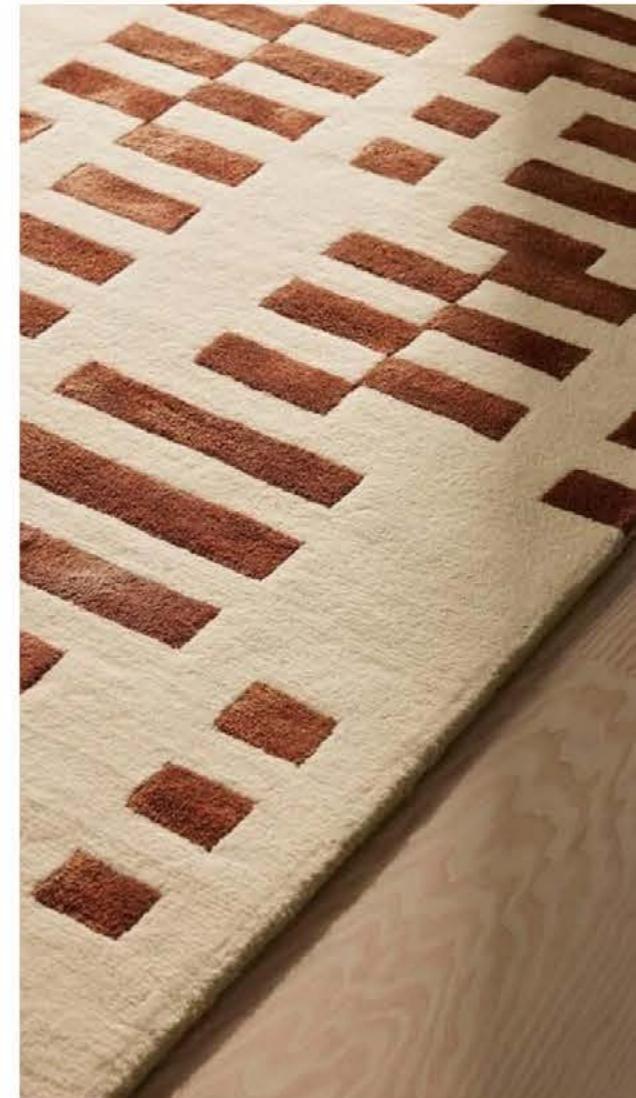
LIVING & DINING



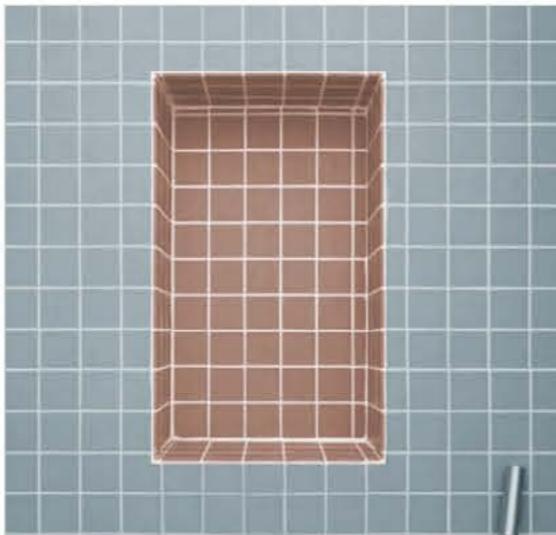
KITCHEN



BEDROOMS



BATHROOMS



# DESIGNED FOR YOU

Project Name	Rove Home Meydan Horizon
Developer	ALAIN
Plot Area	26,027 Sqft
Plot Number	6117221
RERA Number	4214
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 / Sqft
Parking/Unit	1
Elevators	3 Residential / 1 Service
Other Services	À La Carte Services





# ROVE BRAND SERVICES

---

24/7 CONCIERGE

---

RECEPTION

---

ROVE CONNECT

---

# 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





# 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

# 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. 2 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.  
10 mins to Downtown, 15 mins to DIFC, 20 mins to DXB Airport.
- 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 swimming pool, cabanas, gym, soundproof working pods, coworking zones, games rooms, 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.



# PAYMENT PLAN

20%

**1<sup>st</sup> PAYMENT**

Down payment\*

5%

**5<sup>th</sup> PAYMENT**

50% construction completion

5%

**2<sup>nd</sup> PAYMENT**

6 months from booking date

5%

**6<sup>th</sup> PAYMENT**

60% construction completion

5%

**3<sup>rd</sup> PAYMENT**

12 months from booking date

5%

**7<sup>th</sup> PAYMENT**

70% construction completion

5%

**4<sup>th</sup> PAYMENT**

40% construction completion

50%

**8<sup>th</sup> PAYMENT**

On completion / handover

# STARTING SIZES & PRICES

Type	Starting Size	Starting Price
1 Bedroom	586 Sq ft	AED 1,617,777
2 Bedroom	942 Sq ft	AED 2,417,777





# LIFE ON THE BRIGHT SIDE

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.

R O V E  
HOME  
MEYDAN HORIZON

DEVELOPED BY

**ALAIN**

PRESENTED BY

**OCTA**  
PROPERTIES