

R O V E
HOME
MEYDAN HORIZON

DEVELOPED BY

ALAIN

PRESENTED BY

OCTA
PROPERTIES

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

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 1.90M
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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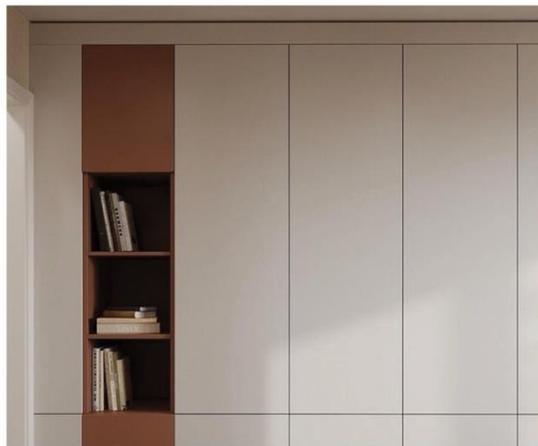
FULLY FURNISHED UNITS



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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