

ROVE
HOME
MEYDAN HORIZON



DEVELOPED BY

ALAIN

PRESENTED BY

OCTA
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

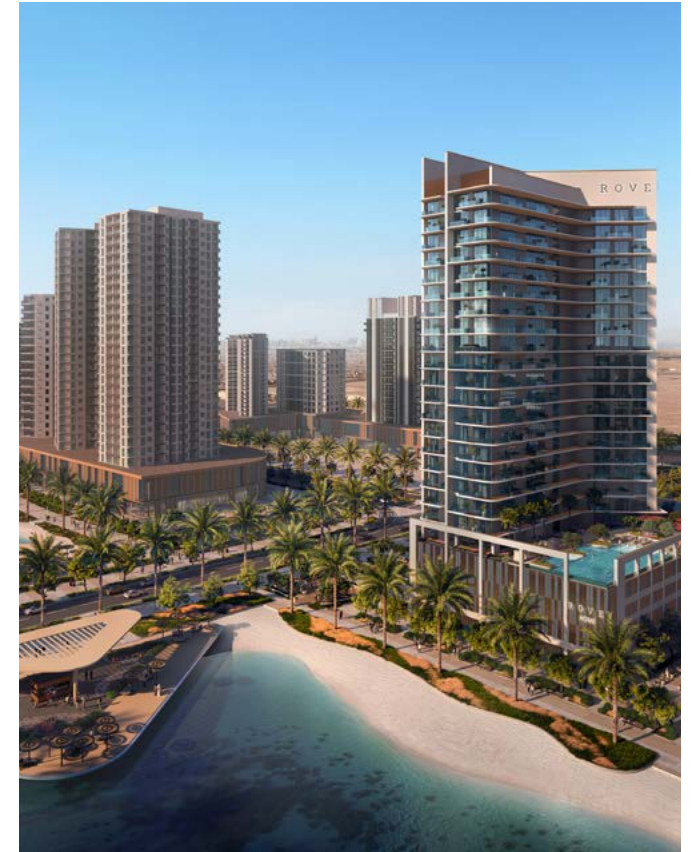
Centrally located and stylish, our hotels are the perfect jump-off point to explore the city from. A joint venture between Emaar Properties PJSC and Dubai Holding, Rove Hotels redefines the art of hospitality with a fresh, contemporary twist, featuring tech-savvy rooms and a range of amenities designed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




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.


THE CITY AT YOUR DOORSTEP


- 

10 MINS
BURJ KHALIFA
- 

10 MINS
DOWNTOWN
- 

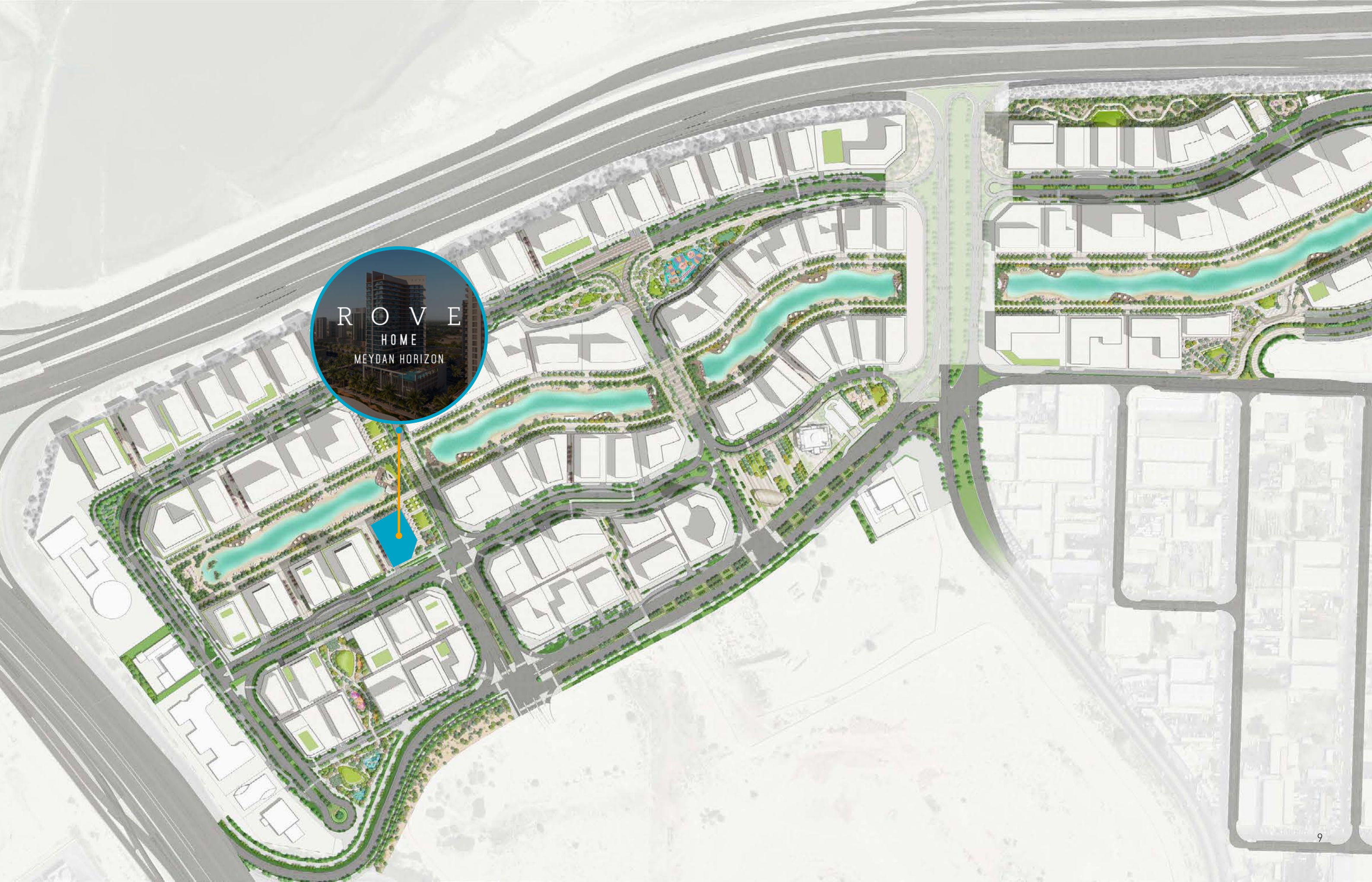
15 MINS
DIFC
- 

20 MINS
PALM JUMEIRAH
- 

20 MINS
DUBAI
INTERNATIONAL
AIRPORT
- 

25 MINS
DUBAI MARINA







2KM LAGOON





ROVE
HOME

ROVE

DROP-OFF

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



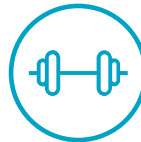
STEAM
ROOM



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



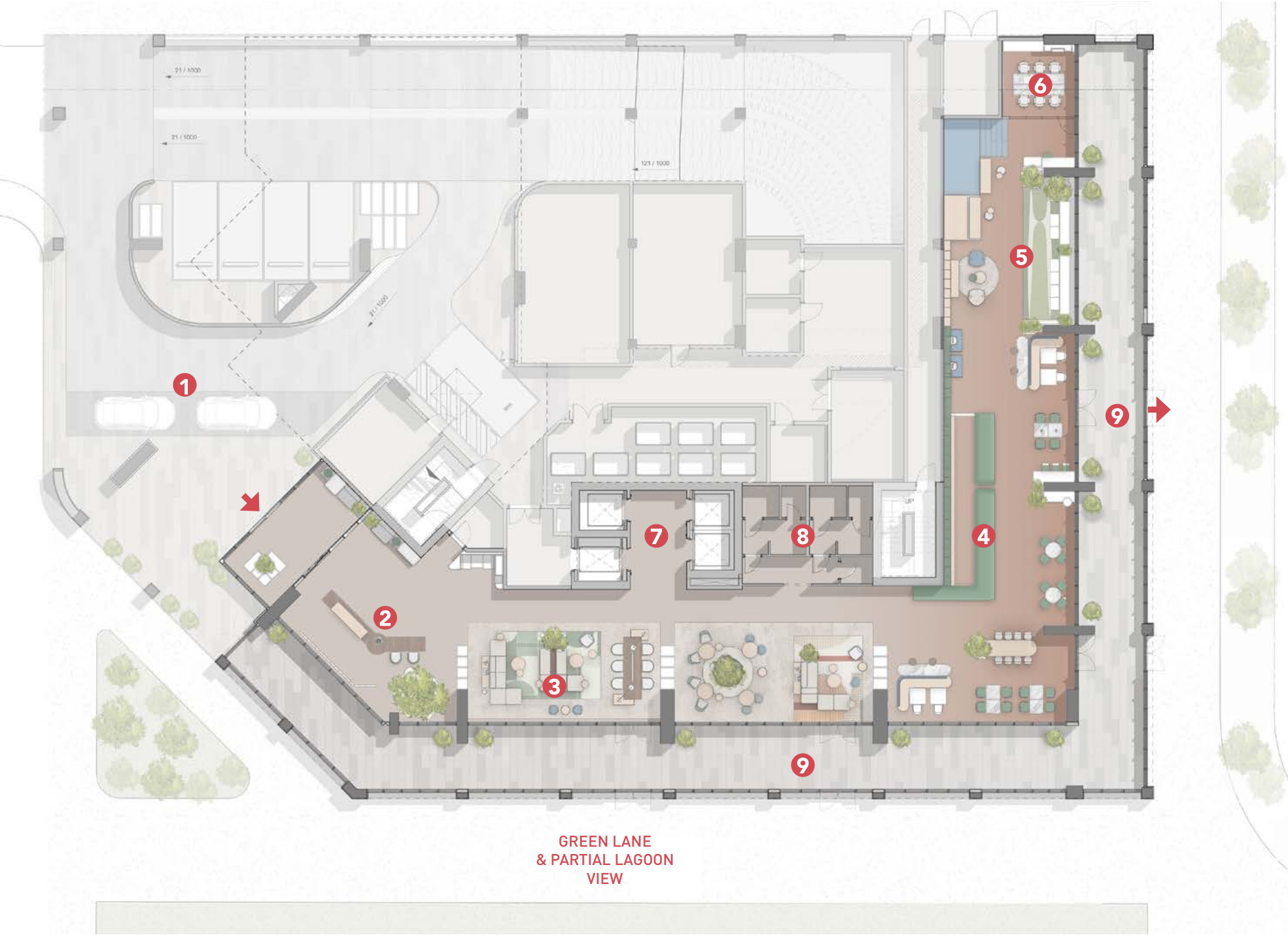
FREE WIFI IN
PUBLIC SPACES



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

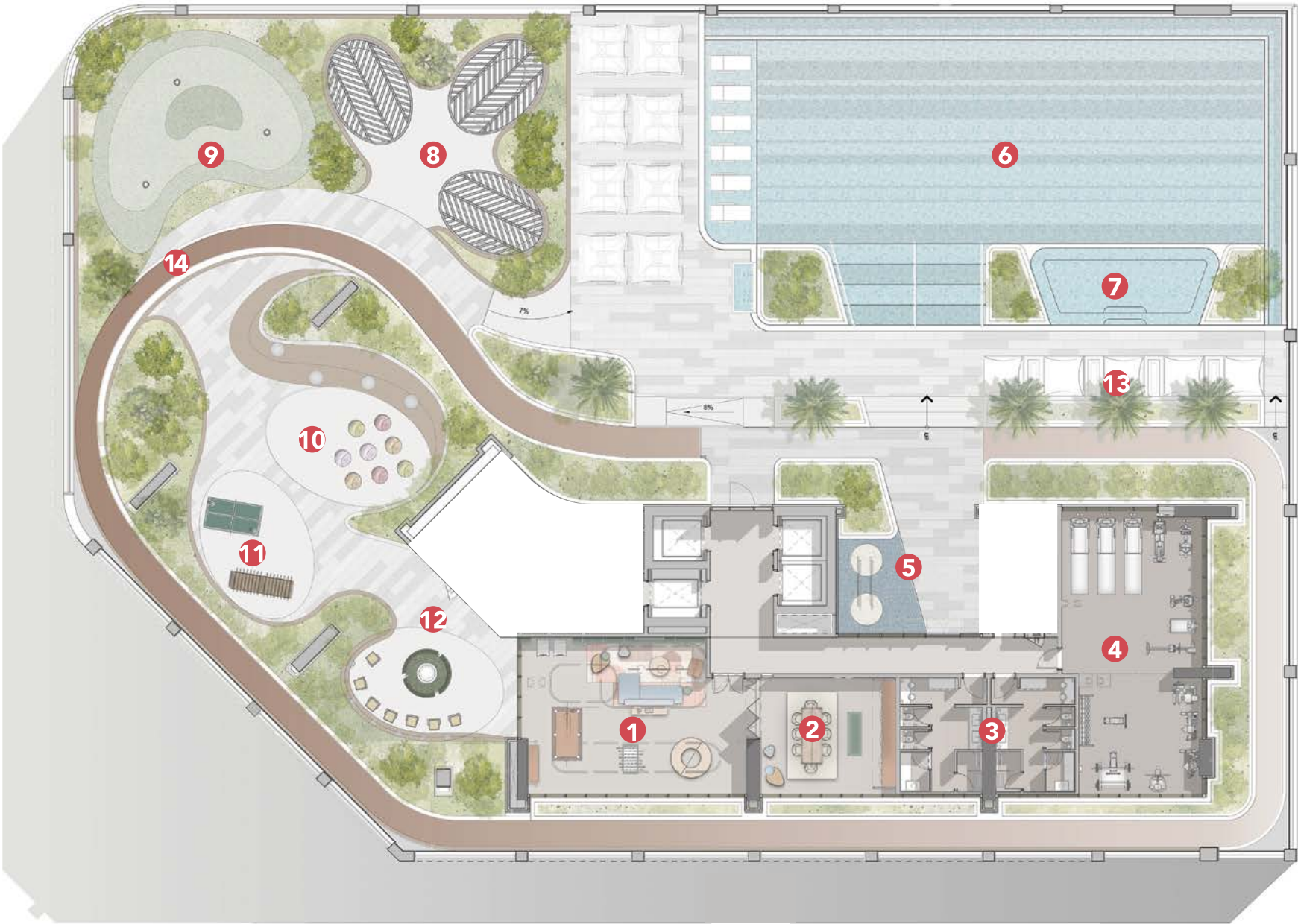


CO-WORKING SPACE

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



SWIMMABLE
LAGOON VIEW

GREEN LANE
& PARTIAL LAGOON
VIEW





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

2ND - 20TH EVEN

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

3RD - 19TH ODD

UNITS PER FLOOR

	1 Bedroom	7 Units
	2 Bedroom	3 Units




GREEN LANE
& PARTIAL LAGOON
VIEW

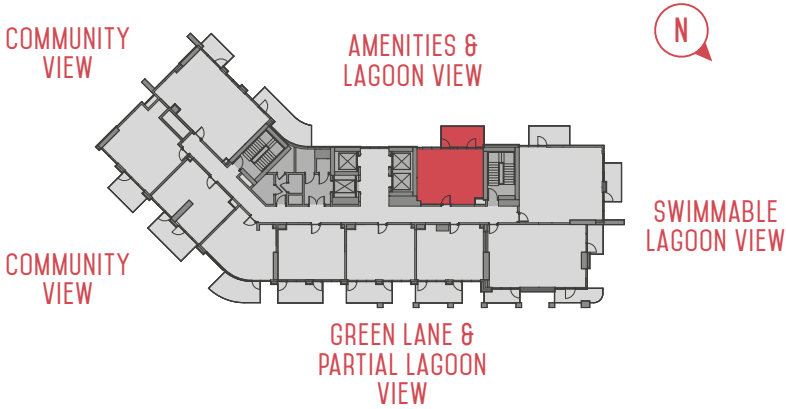

SWIMMABLE
LAGOON
VIEW



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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

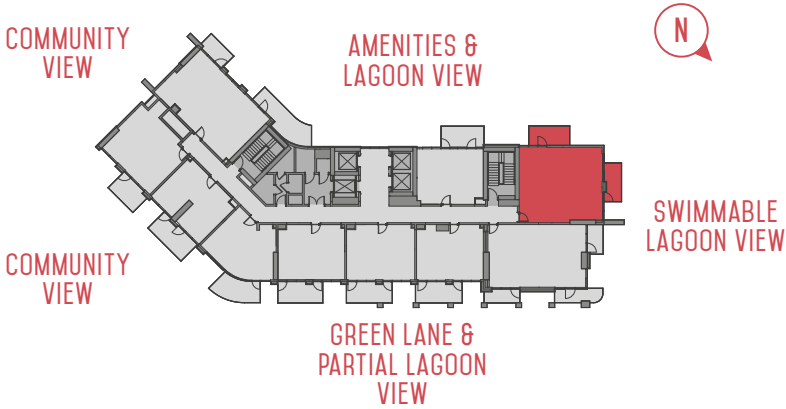
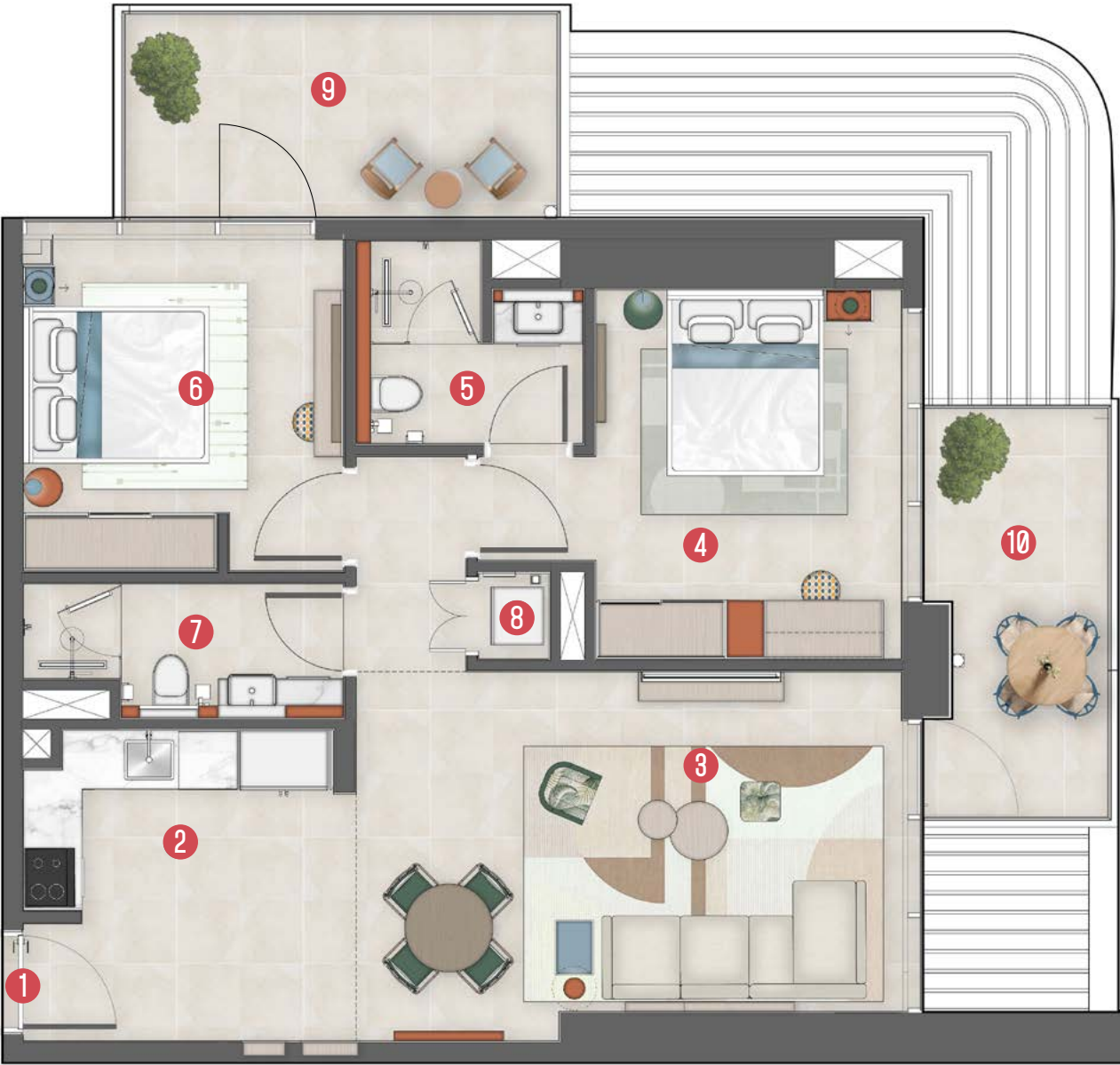
TOTAL AREA

617 SQ FT

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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
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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





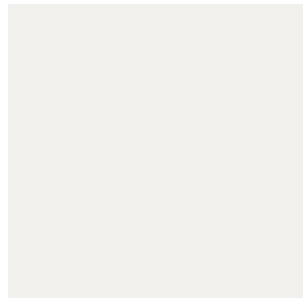
BATHROOM



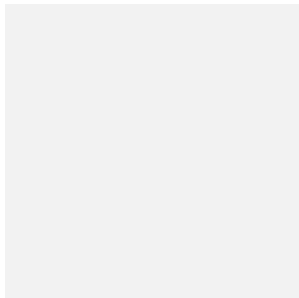
BATHROOM

MATERIALS & FINISHES

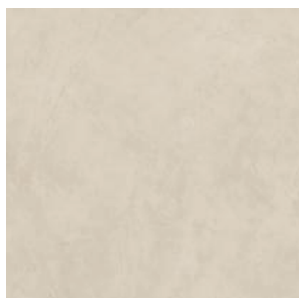
TYPICAL APARTMENTS



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



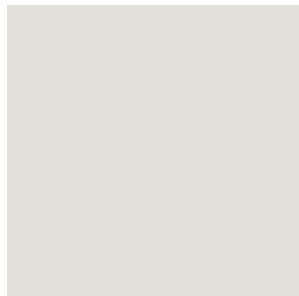
BEDROOM RUG



LIVING ROOM RUG



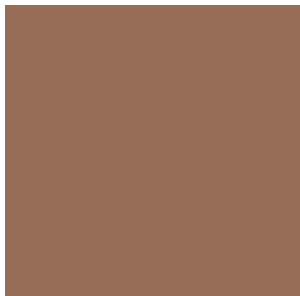
ACCENT TILES BATHROOM
COLOR 2.0



INTERNAL DOOR
LAMINATE
BEIGE NATURA



JOINERY LAMINATE
REED GREEN

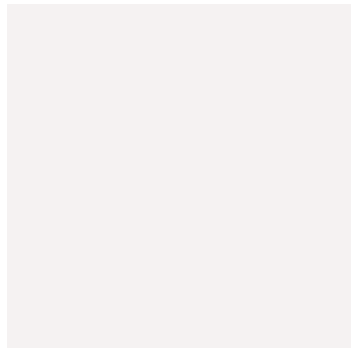


JOINERY LAMINATE
BRIQUE

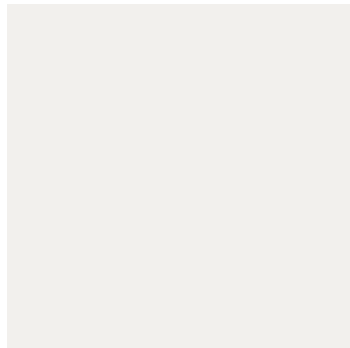


FABRICS

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



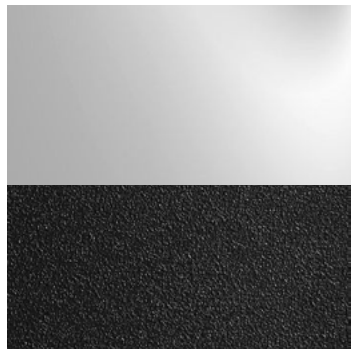
FLOORING
PORCELAIN TILE
PRISM CORD



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



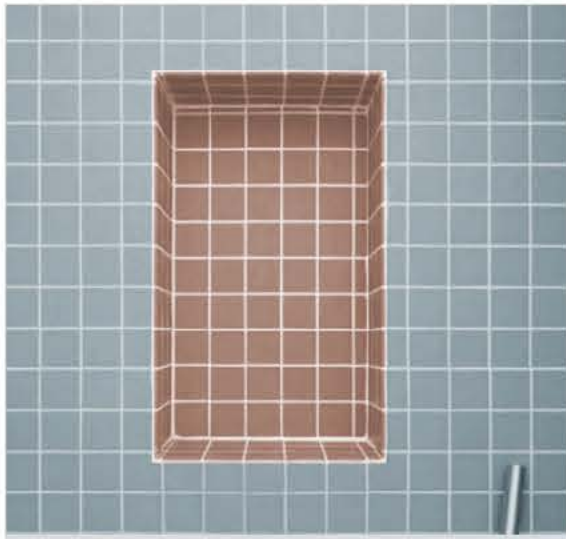
KITCHEN



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%

1st PAYMENT
Down payment*

5%

5th PAYMENT
50% construction completion

5%

2nd PAYMENT
6 months from booking date

5%

6th PAYMENT
60% construction completion

5%

3rd PAYMENT
12 months from booking date

5%

7th PAYMENT
70% construction completion

5%

4th PAYMENT
40% construction completion

50%

8th 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



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MEYDAN HORIZON

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P R O P E R T I E S

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