

DEVELOPED & BROUGHT TO YOU BY

# IRTH

HQ  
— by —  
ROVE  
MARASI BAY

WORK LOOKS DIFFERENT HERE



# WELCOME TO THE OFFICE YOU ACTUALLY WANT TO SHOW UP FOR

HQ by Rove was born out of a question:  
what if the office could feel alive again?

Now, the first ever hospitality-branded  
office building in Dubai is here to answer it.

Starting in Marasi Bay.





Living rooms became boardrooms,  
kitchens became creative hubs.

But as the world returned, the office  
didn't keep up.

HQ by Rove is the answer - an office  
with a living touch.



# WELCOME TO HQ





# WE DON'T FIT THE GRADE. WE SET IT.

This is not another tower. Not another set of desks and glass walls.  
HQ by Rove sets its own standard. A place designed with people at its heart, where hospitality meets productivity, and work finds its flow.





MORE THAN AN OFFICE,  
A LIFESTYLE.





# ABOUT ROVE

Rove Hotels, a joint venture between **Emaar Properties PJSC** and **Dubai Holding**, is reimagining the boundaries between hospitality, living and working. Its integrated ecosystem brings together the vibrant energy and fuss-free service of **Rove Hotels**, the comfort and convenience of **Rove Home** residences, and the innovative flexibility of **HQ by Rove** workspaces - all while guests enjoy the Rove experience of thoughtful design, genuine hospitality and a strong sense of community.



R O V E  
HOTELS

HQ  
by  
ROVE

R O V E  
HOME





# IRTH

Founded under the legacy of the renowned Alshamsi family, IRTH Group is a new-generation real estate platform based on the philosophy of value creation, innovation and building world-class living experiences. With trust, strength, and agility at its core, IRTH is shaping the future of real estate through bold developments, strategic partnerships, and a blend of legacy with forward-thinking ambition.





HQ IS NOT JUST A WORKPLACE,  
IT'S A DESTINATION.







To HQ by Rove  
From [My Location](#)

5 min  
DIFC  
[Fastest route](#)

GO



Walk



[Car](#)



E-Scooter



Zeppelin



# MARASI BAY MARINA

Just steps from HQ by Rove, Marasi Bay Marina is a vibrant waterfront destination featuring a 12-kilometer promenade of lively dining, leisure, and lifestyle experiences.

Marasi Bay promises to be a hub of elevated lifestyle experiences blending high-end living, premium workspaces, hospitality, leisure, and wellness experiences, including the first beach club in the Burj Khalifa District.





# HQ HAS ITS OWN LANE

While most offices fight for space on Al Khail or Sheikh Zayed Road, HQ by Rove takes a different route - literally. With its own private road entrance, getting to work is smoother, faster, and way less stressful. No more slip road scrambles or last-minute U-turns, just a seamless arrival that sets the tone for a better day. Because productivity starts before you even clock in.







JUMEIRAH BEACH

PALM JUMEIRAH,  
DUBAI MARINA

SAFA PARK

CITY WALK

ROVE CITY  
WALK HOTEL

COCA-COLA  
ARENA

SHEIKH ZAYED ROAD

BUSINESS BAY  
METRO STATION

EMIRATES TOWERS  
METRO STATION

WORLD TRADE  
CENTRE

MUSEUM OF  
THE FUTURE

BURJ  
KHALIFA

DUBAI MALL

ROVE  
DOWNTOWN  
HOTEL

DUBAI OPERA

ROVE HOME  
DOWNTOWN

HQ BY ROVE

DUBAI  
DESIGN  
DISTRICT

RBC TOWER 2  
BUS STOP

AL KHAİL ROAD

ROVE HOME  
MARASI DRIVE

BUSINESS BAY

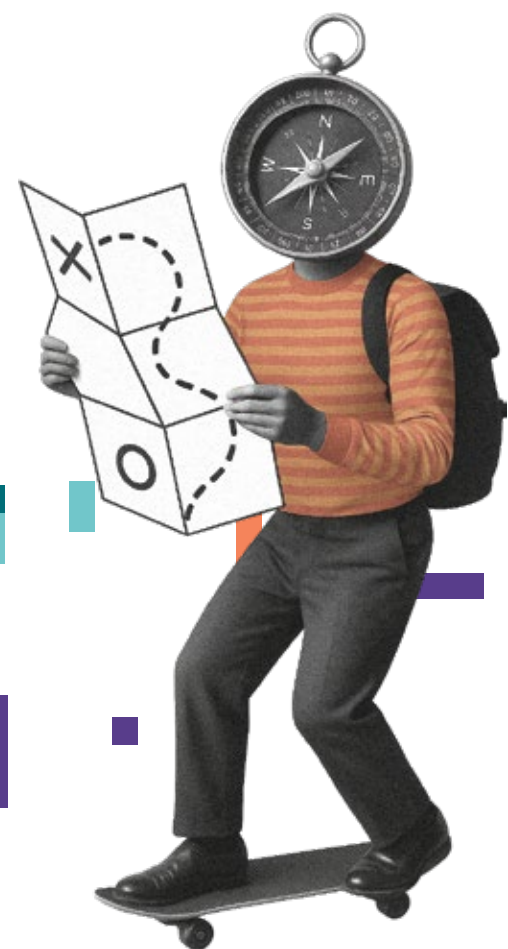
DUBAI WATER  
CANAL



# SEAMLESSLY CONNECTED

A workspace designed for today's pace, HQ by Rove keeps you seamlessly connected.

From the Dubai Canal at your doorstep to Sheikh Zayed Road in minutes, with Downtown, DIFC and d3 all close by, you're never far from the city's pulse.



**DUBAI CANAL WALK**  
DIRECT ACCESS 🚶

**SHEIKH ZAYED  
& AL KHAIL ROADS**  
3 MINS 🚗

**DIFC**  
5 MINS 🚗

**DOWNTOWN DUBAI**  
5 MINS 🚗

**DUBAI DESIGN DISTRICT**  
10 MINS 🚗

**DXB AIRPORT**  
15 MINS 🚗



# 360° VIEWS

From sunrise over Creek Harbour to sunsets behind the Burj Khalifa, HQ by Rove opens up panoramic views across the whole city. With Marasi Bay below and d3 on the horizon, every angle connects you to Dubai's most iconic districts, a workspace with a skyline like no other.





# WHAT HQ BY ROVE STANDS FOR

## FLEXIBILITY

in every step.

## DESIGN

that energises.

## HARMONY

between hustle and pause.

## ACCESS

to premium workspaces without barriers.

## COMMUNITY

that brings it all together effortlessly.



**MODULAR OFFICES**  
FOR EVERY TEAM SIZE

**FULLY-FITTED  
& FURNISHED**  
SPACES THAT SPARK ACTION

**FULLY-SERVICED  
OFFICES**  
FOR ULTIMATE BUSINESS  
CONVENIENCE



000, INTO HQ

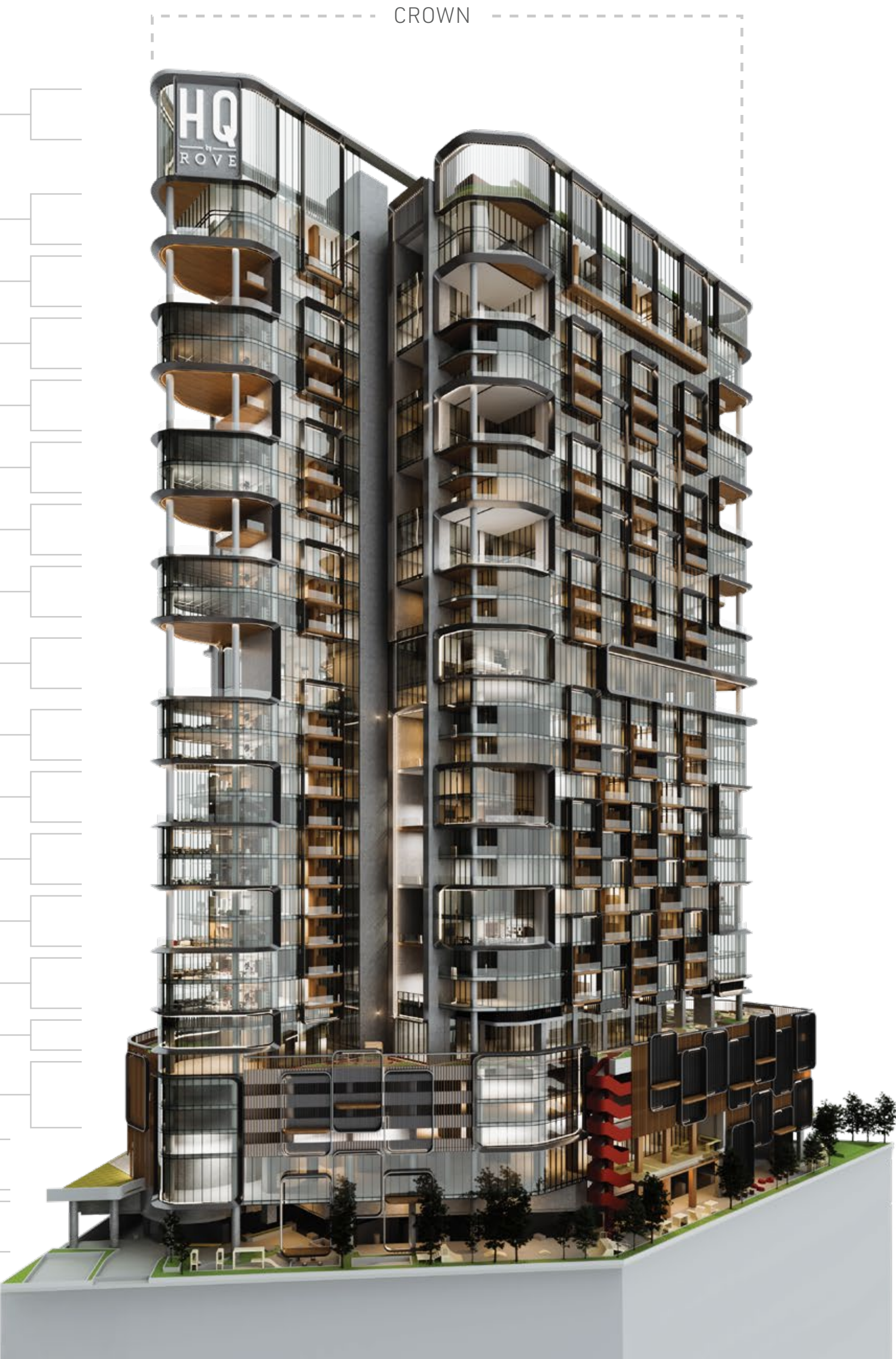




# BUILDING OVERVIEW

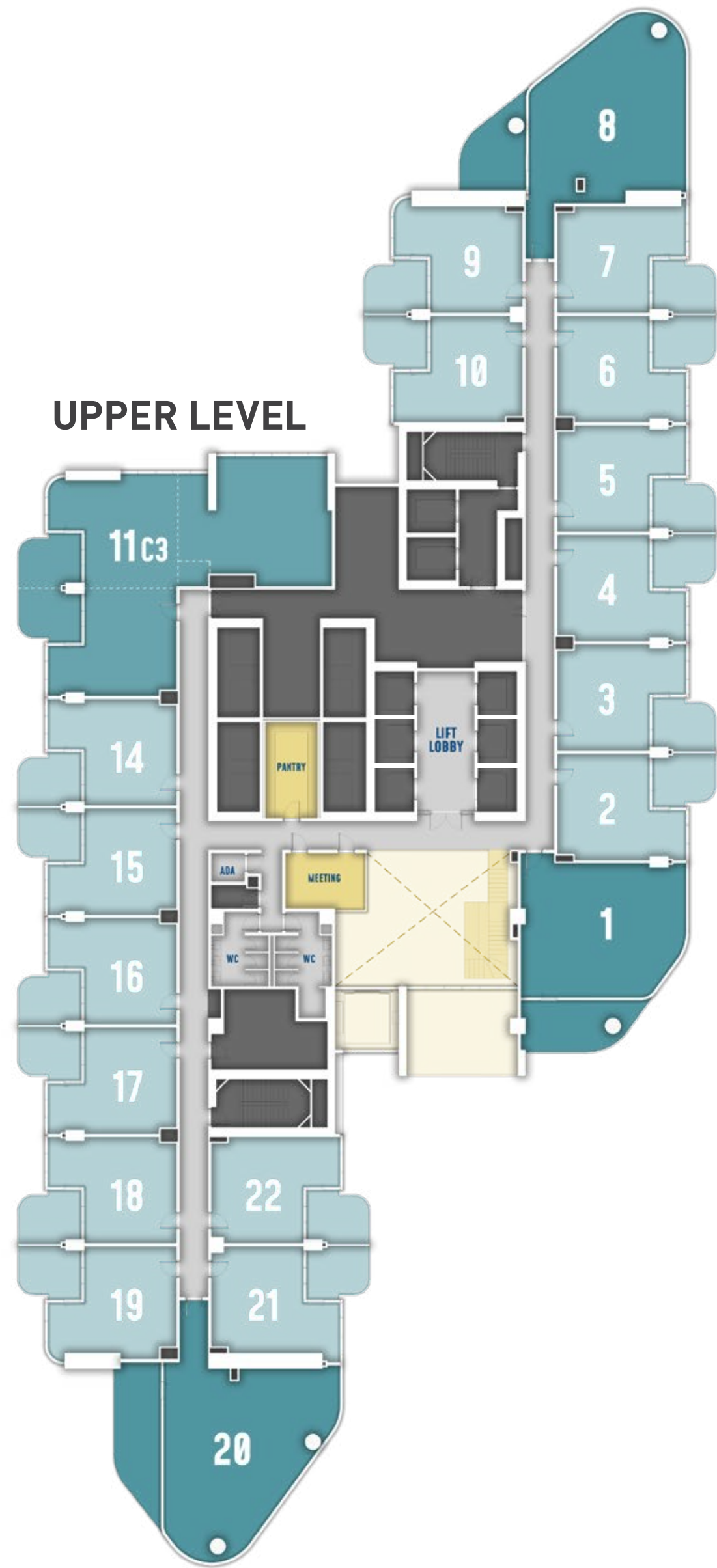
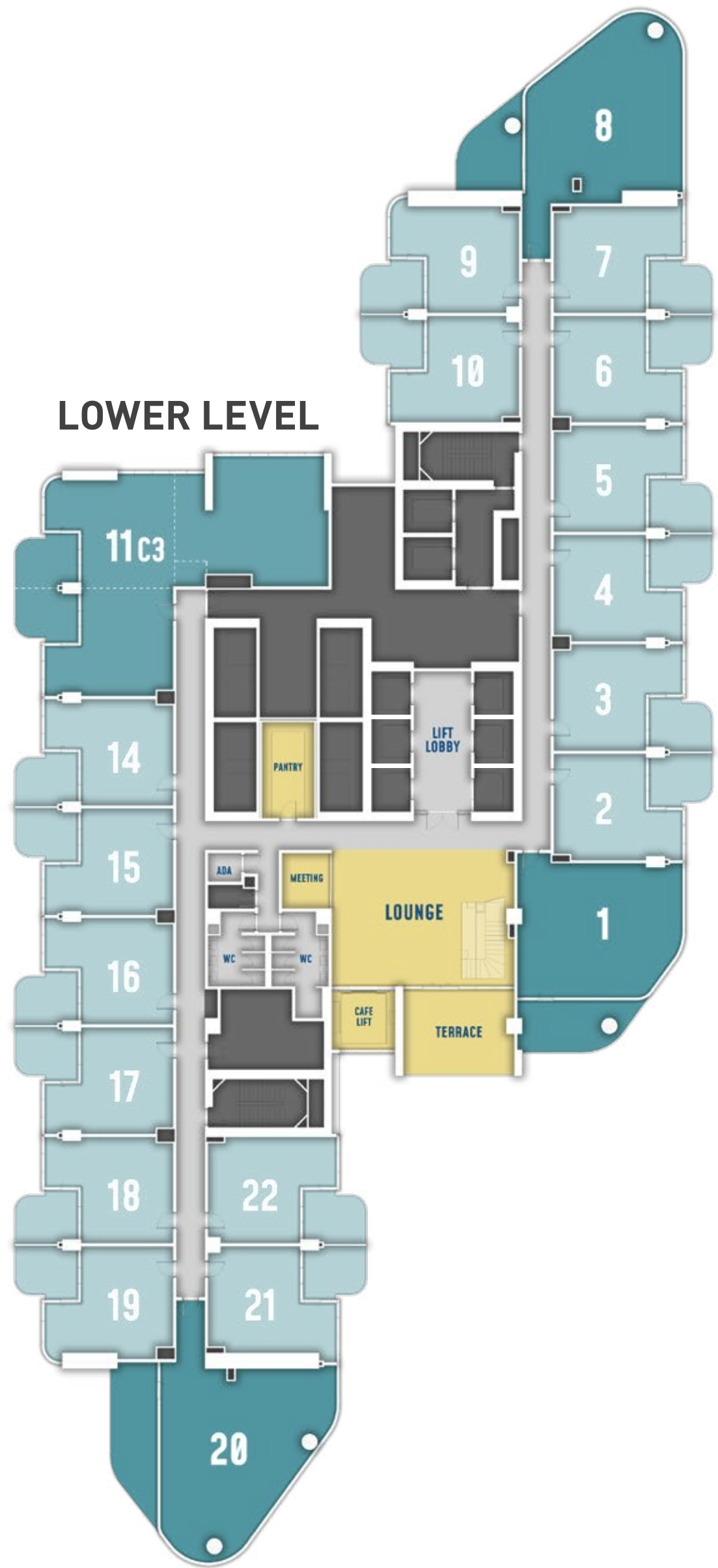
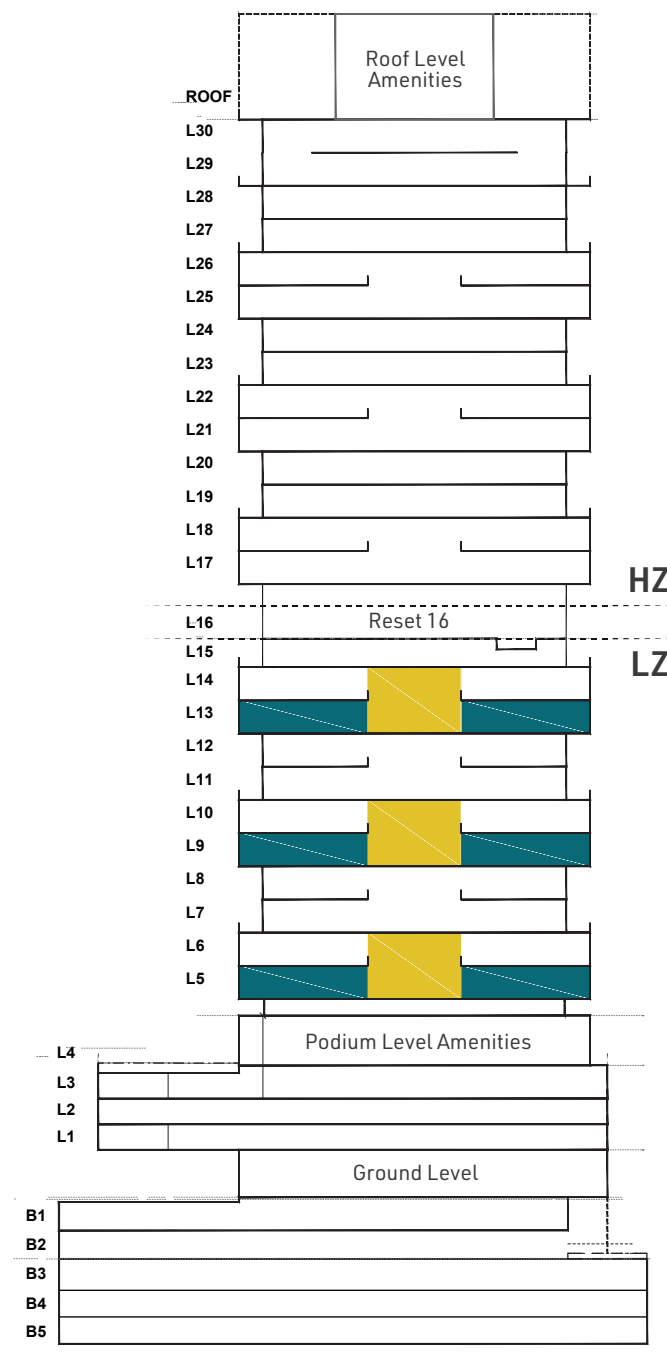


	ROOF LEVEL	
L29 & L30	PENTHOUSE LOFTS	
L27 & L28	SIMPLEX FULL FLOOR	
L25 & L26	MODULAR COLLECTION WITH SIMPLEX EDGES	
L23 & L24	SIMPLEX FULL FLOOR	
L21 & L22	MODULAR COLLECTION WITH SIMPLEX EDGES	
L19 & L20	SIMPLEX FULL FLOOR	
L17 & L18	MODULAR COLLECTION WITH SIMPLEX EDGES	
L16	RESET 16	
L13 & L14	MODULAR COLLECTION WITH SIMPLEX EDGES	
L11 & L12	MODULAR COLLECTION WITH LOFT EDGES	
L9 & L10	MODULAR COLLECTION WITH SIMPLEX EDGES	
L7 & L8	MODULAR COLLECTION WITH LOFT EDGES	
L5 & L6	MODULAR COLLECTION WITH SIMPLEX EDGES	
L4	PODIUM LEVEL	
L1, L2 & L3	PARKING LEVELS	
	GROUND LEVEL	
	ARCADE LEVEL	

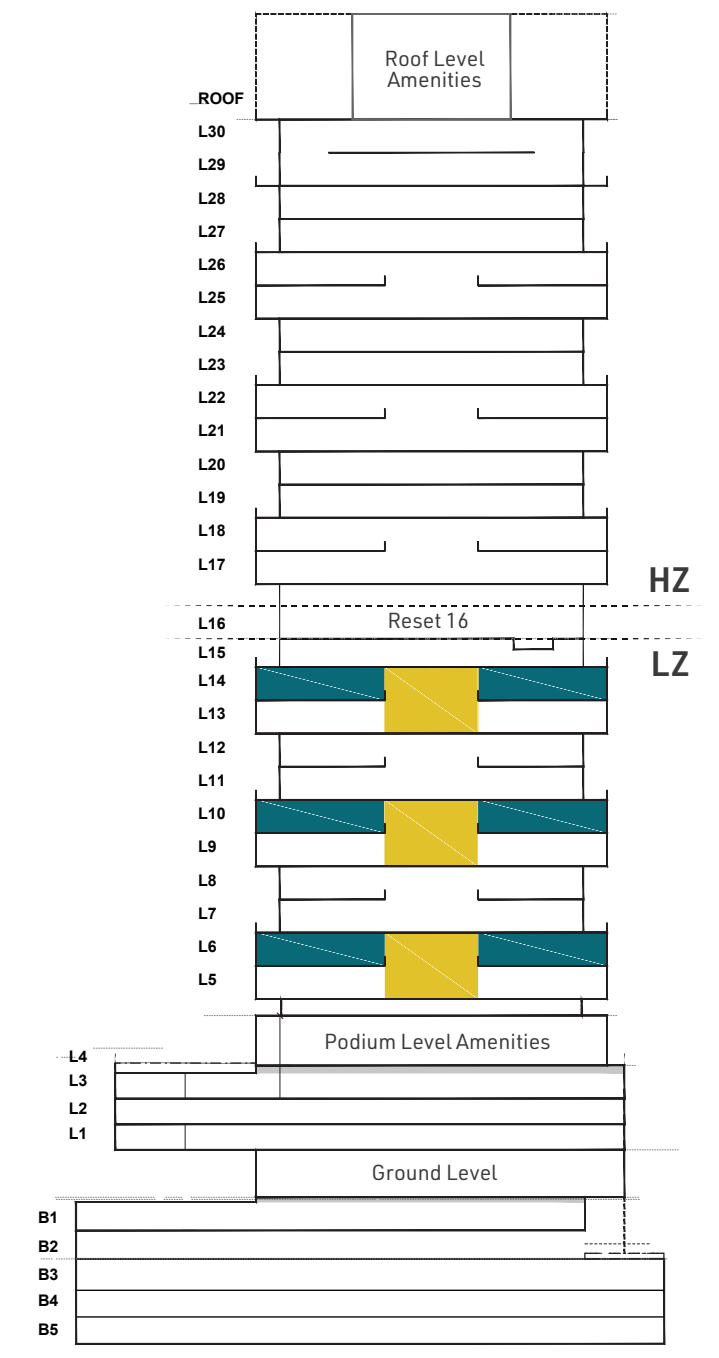




L05 - L09 - L13  
MODULAR OFFICE COLLECTION  
WITH SIMPLEX EDGES

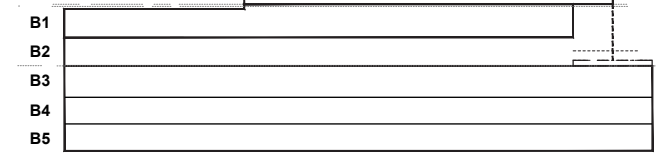


L06 - L10 - L14  
MODULAR OFFICE COLLECTION  
WITH SIMPLEX EDGES





## MODULAR OFFICE COLLECTION WITH LOFT EDGES



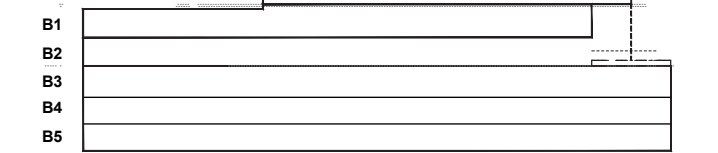
**LOWER LEVEL**

The Lower Level floor plan shows a central corridor with rooms on both sides. On the left side, from top to bottom, are rooms 12c3, 15c2, 17c3, and 21c2. On the right side, from top to bottom, are rooms 9c2, 5c3, 2c3, and 1. At the bottom of the plan is room 20. In the center, there is a common area containing a LIFT LOBBY, a PANTRY, a MEETING room, a LOUNGE, a CAFE LIFT, and a TERRACE. Restrooms (WC) and an ADA-compliant area are also located in the central corridor.

**UPPER LEVEL**

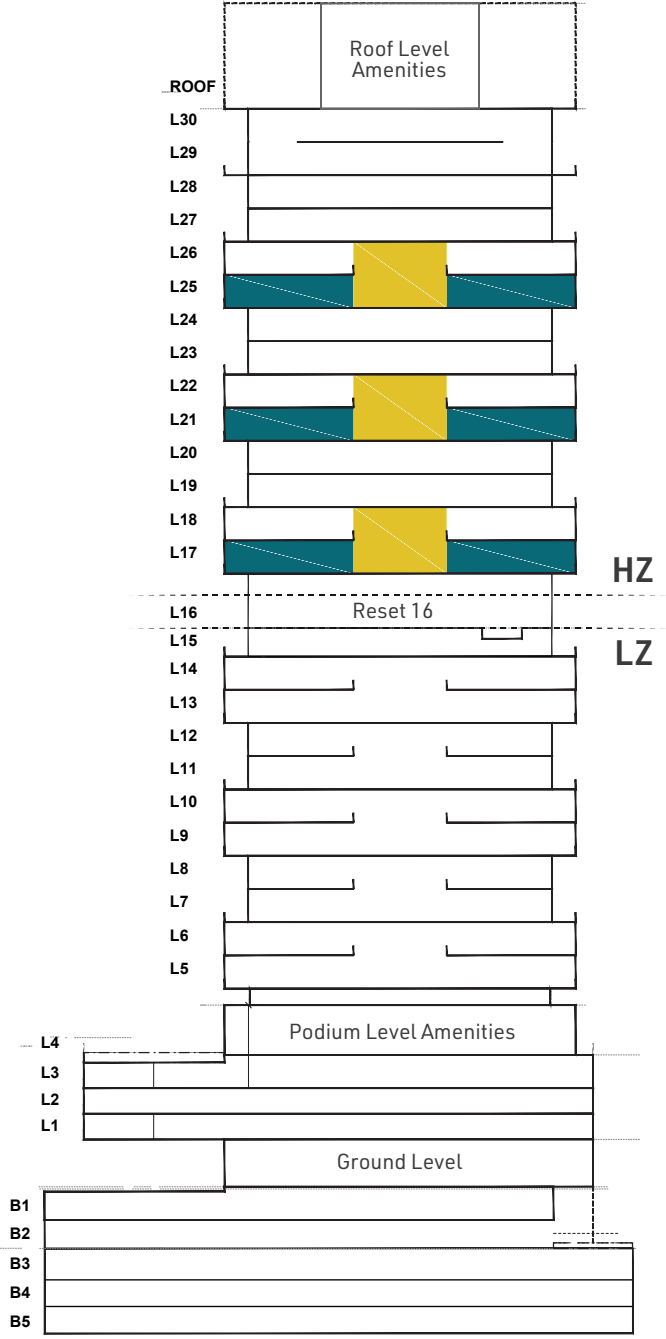
The upper level floor plan shows a central corridor with rooms on both sides. On the left side, from top to bottom, are rooms 12c3, 15c2, and 17c3. On the right side, from top to bottom, are rooms 9c2, 5c3, and 2c3. The central area contains a LIFT LOBBY, a PANTRY, a MEETING room, and two restrooms (WC). There are also ADA-compliant areas and a large yellow area marked with a large 'X'. The bottom of the plan shows rooms 21c2 and 20, and a small room labeled 1 on the right side.

## MODULAR OFFICE COLLECTION WITH LOFT EDGES

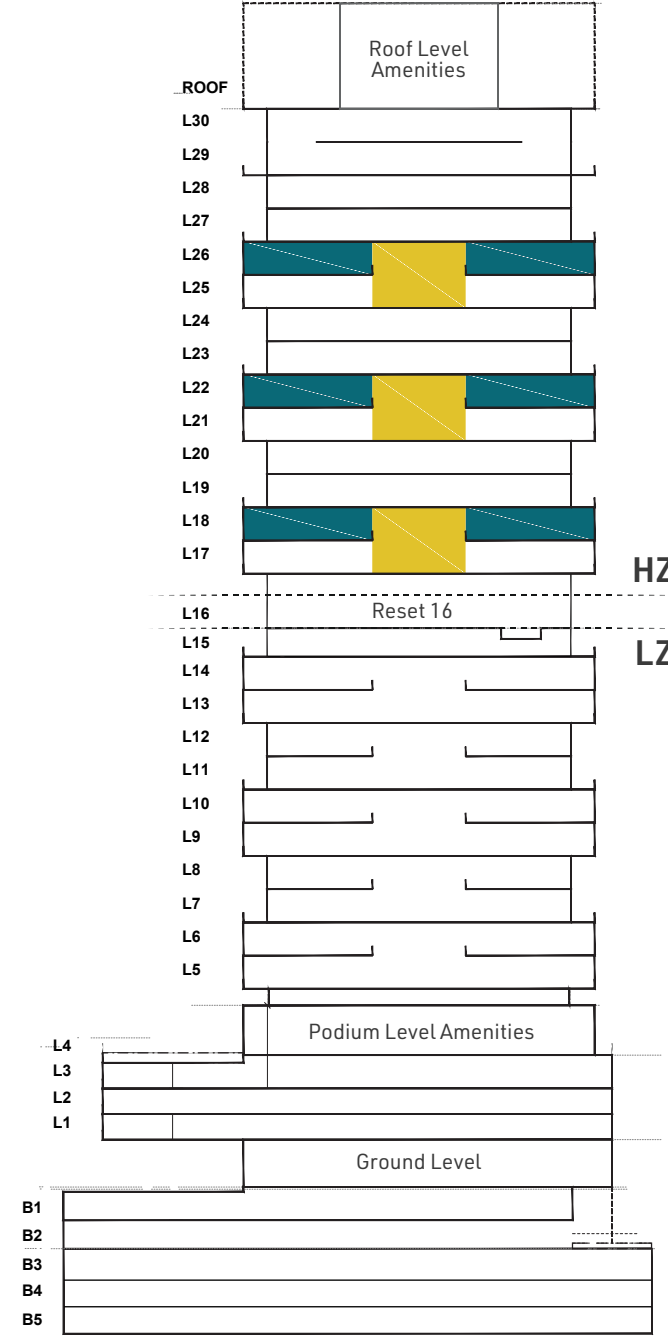




L17 - L21 - L25  
MODULAR OFFICE COLLECTION  
WITH SIMPLEX EDGES



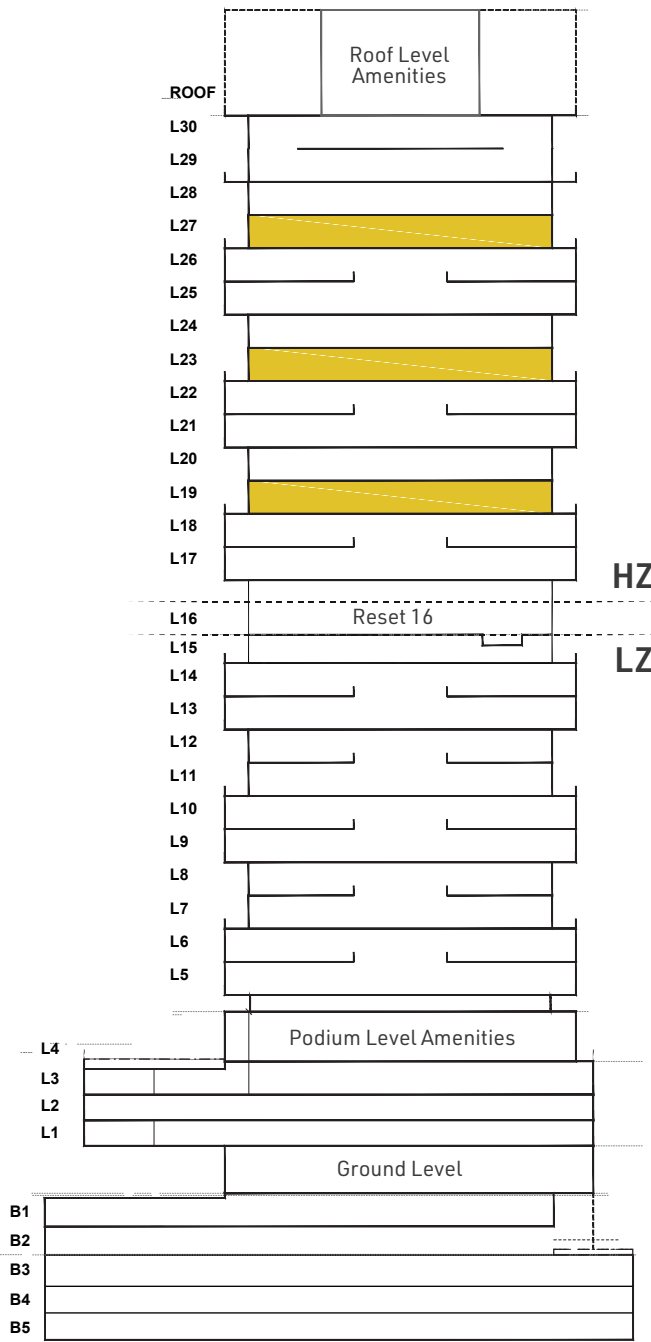
L18 - L22 - L26  
MODULAR OFFICE COLLECTION  
WITH SIMPLEX EDGES



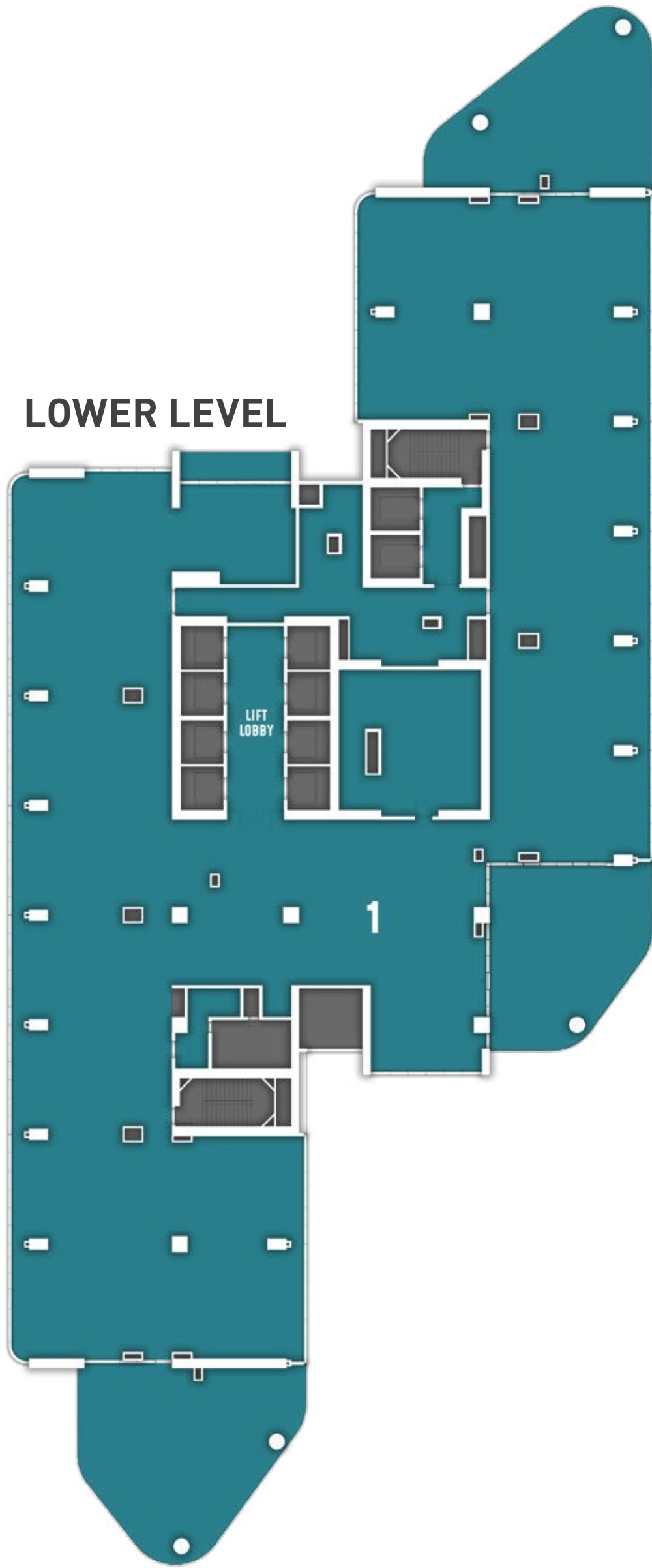


L19 - L23 - L27  
SIMPLEX FULL FLOOR  
1 TITLE DEED

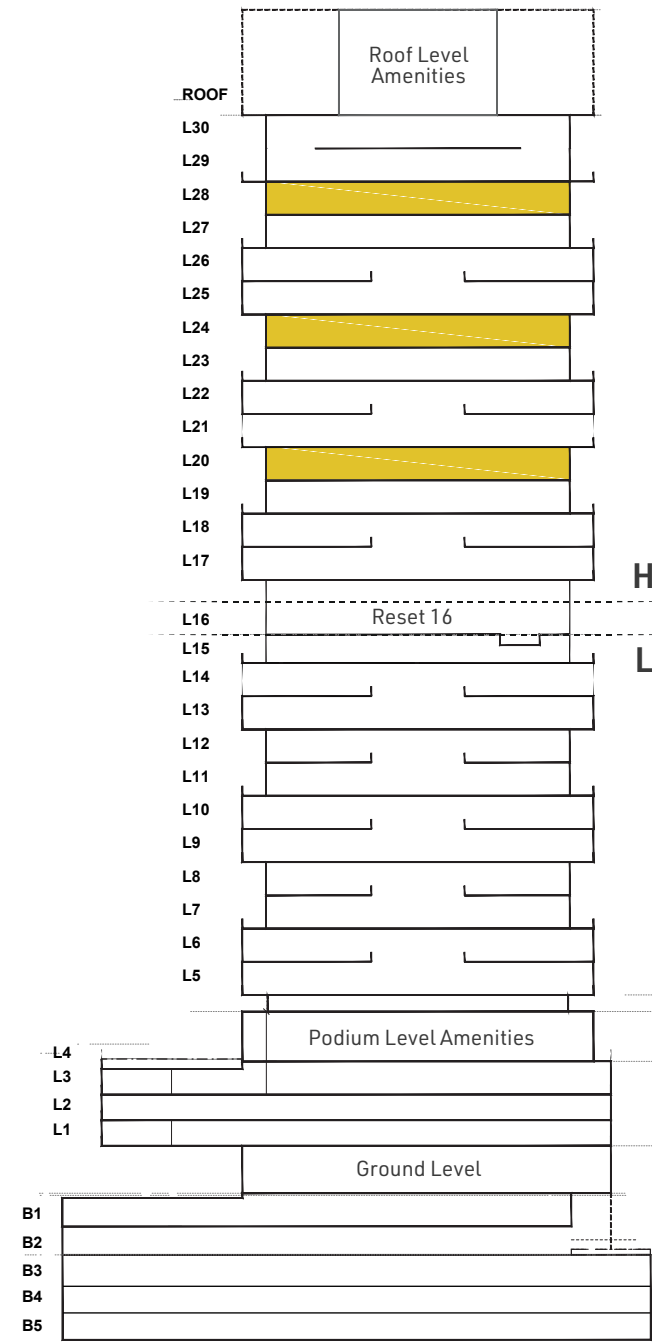
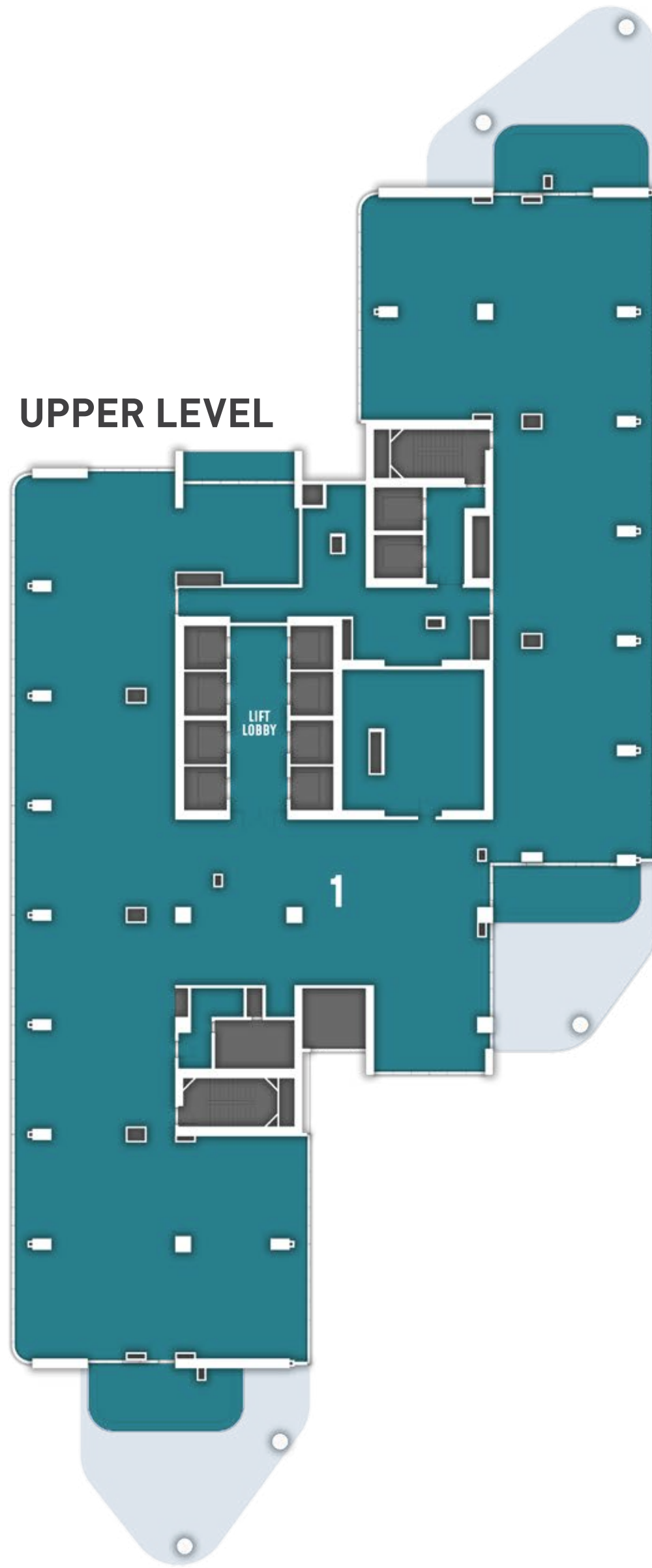
L20 - L24 - L28  
SIMPLEX FULL FLOOR  
1 TITLE DEED



LOWER LEVEL

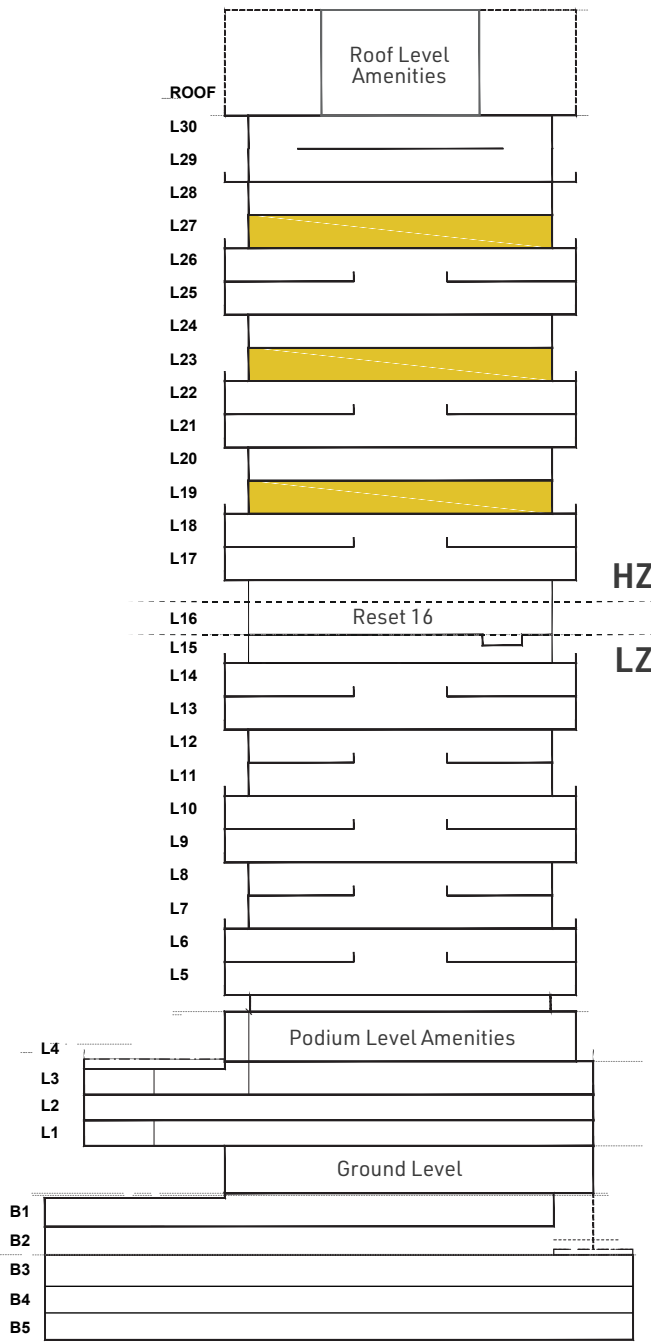


UPPER LEVEL

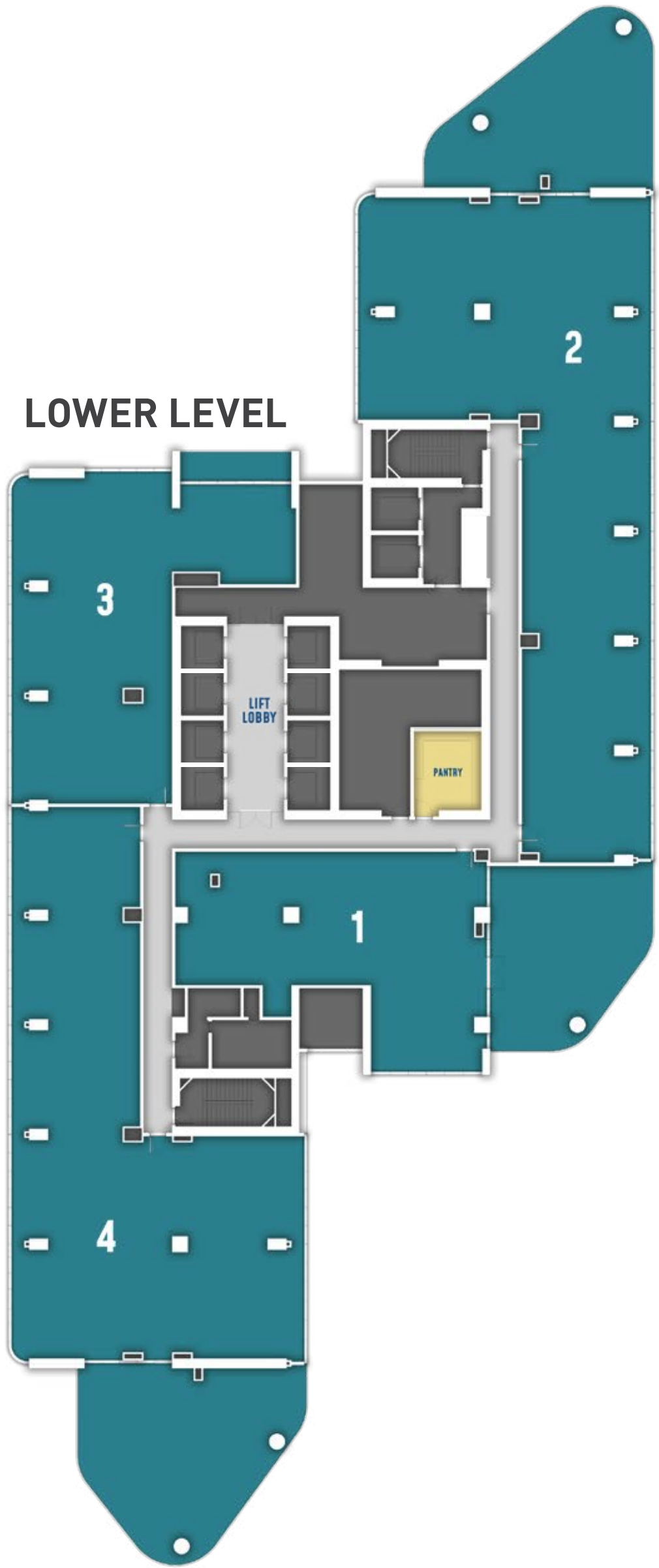




L19 - L23 - L27  
SIMPLEX FULL FLOOR  
4 TITLE DEEDS



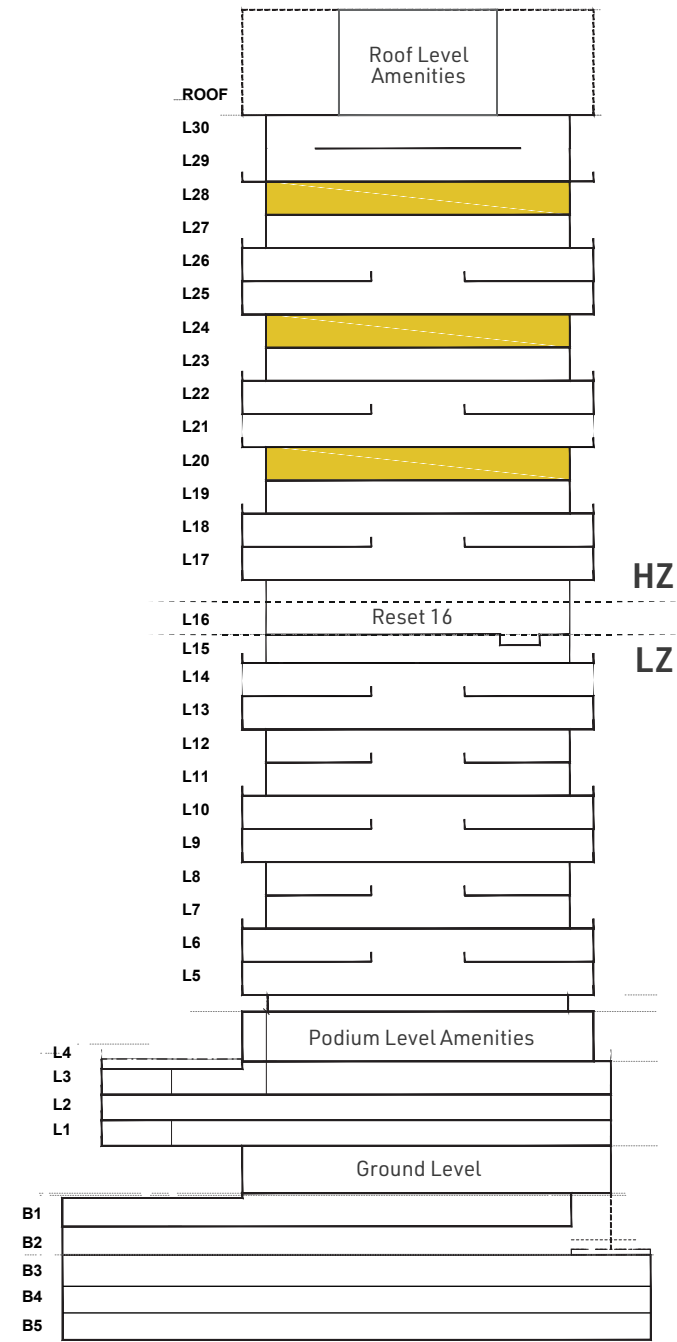
LOWER LEVEL



UPPER LEVEL

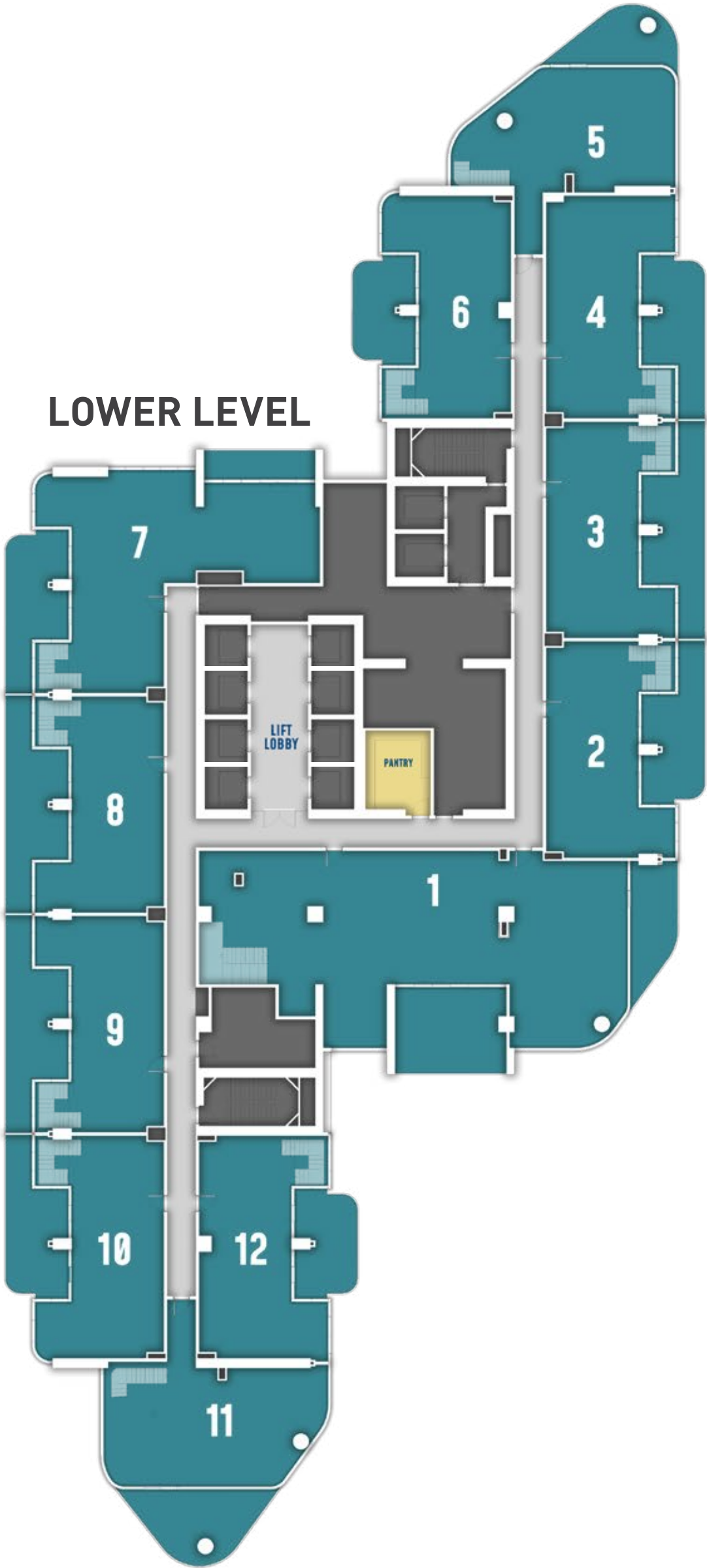
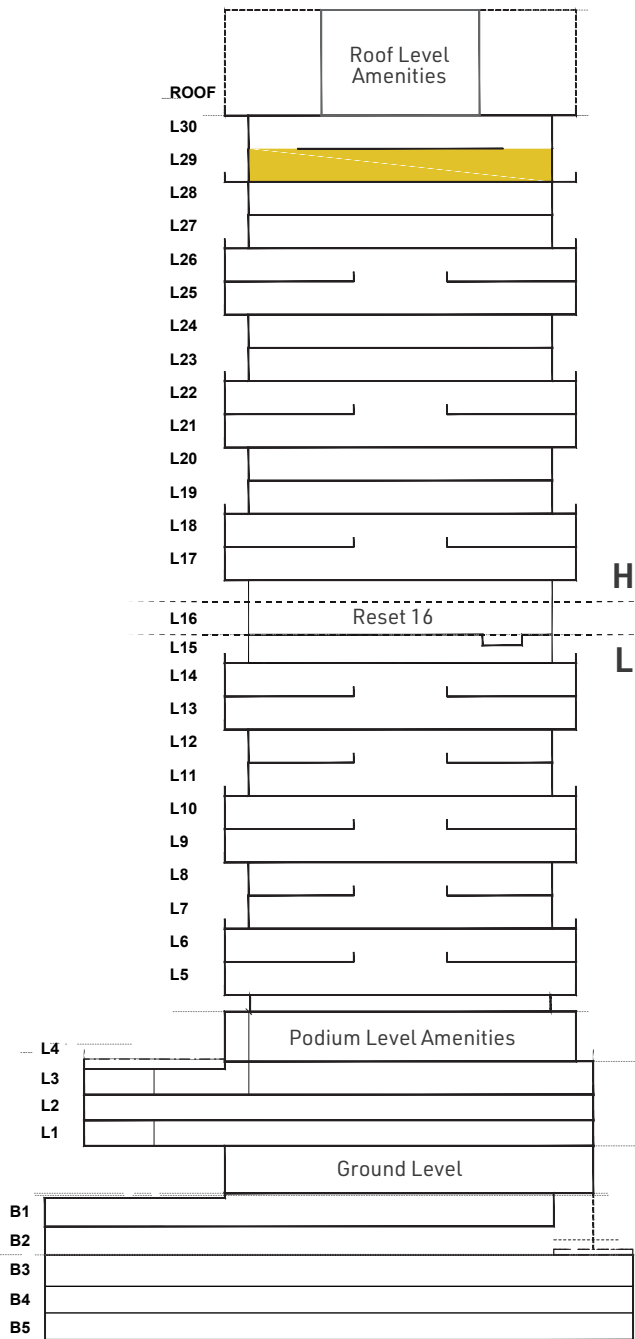


L20 - L24 - L28  
SIMPLEX FULL FLOOR  
6 TITLE DEEDS

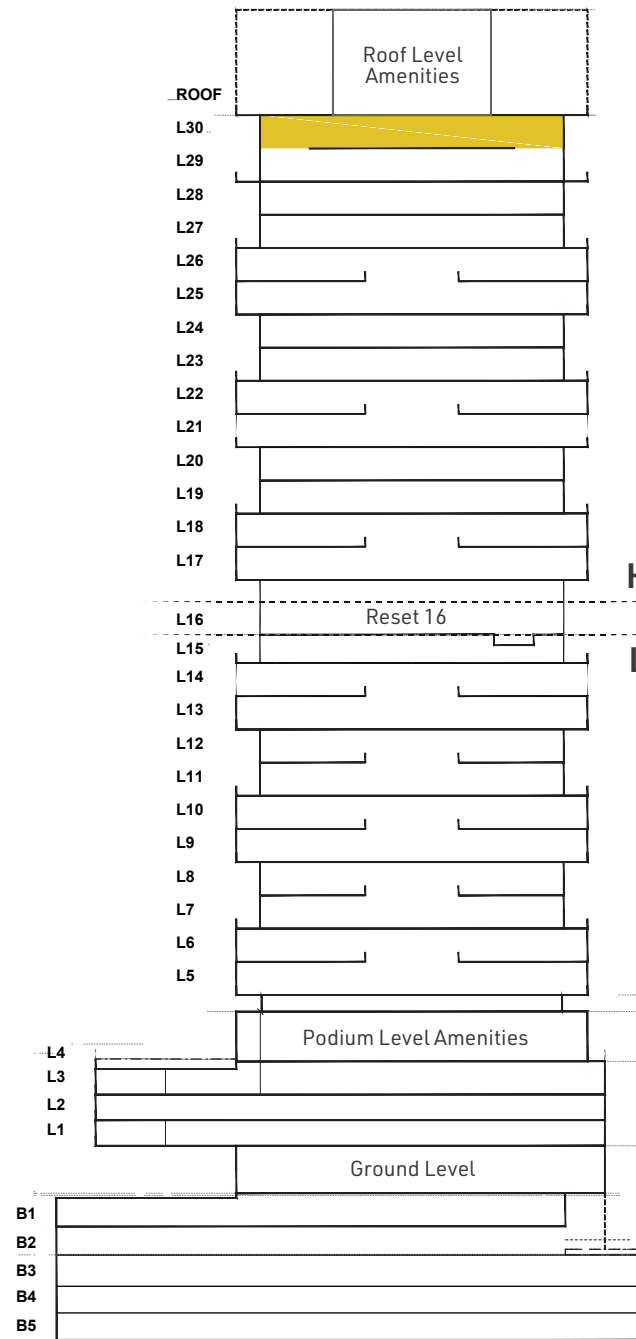




L29  
PENTHOUSE LOFTS



L30  
PENTHOUSE LOFTS





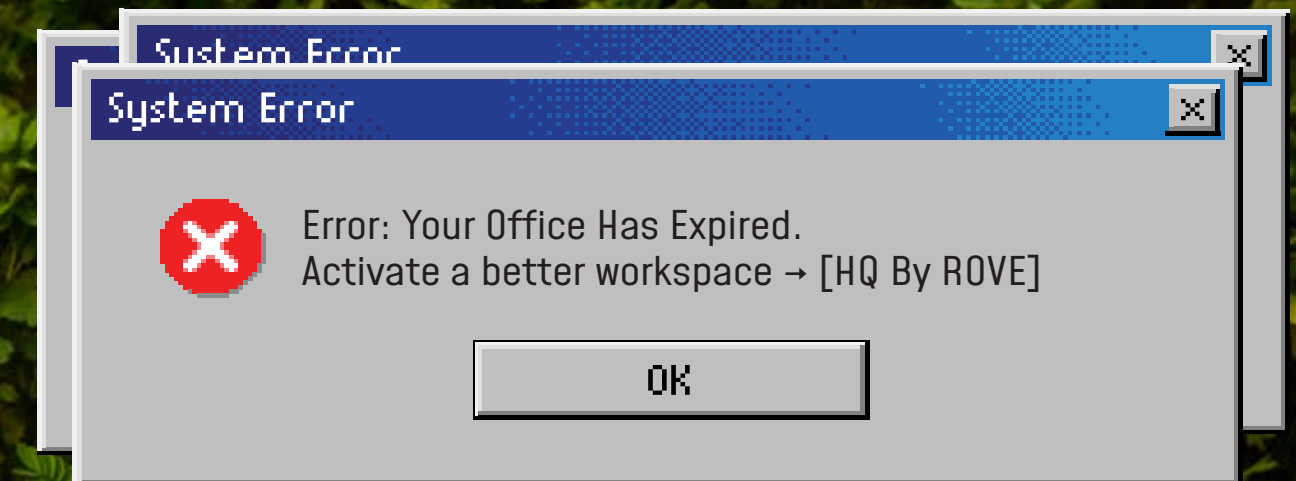


**WORK-LIFE  
HARMONY BUILT  
INTO DESIGN**



# OOO PHILOSOPHY

At HQ by Rove, Out Of Office isn't just an email reply, it's a mindset. It's stepping into a space that blurs the lines between work and play, where deadlines meet downtime, and productivity thrives alongside personality. Here, you're not escaping the office, you're upgrading it.



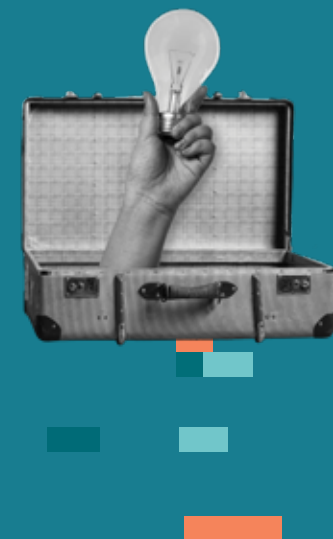


# ARCADE LEVEL

POWER UP BELOW GROUND

- ARRIVAL NODE
- URBAN GALLERY
- SUNKEN SEATING
- SKATE PARK
- URBAN GYM
- CONNECTING STAIRCASE TO GF
- SCULPTURAL RIBBON SEATING
- CHILL ZONE
- PROMENADE ARRIVAL

OUTDOOR



# GROUND LEVEL

WELCOME WAGON

- CONCIERGE
- LOBBY LOUNGE
- LIFT LOBBY
- CO-WORKING ZONE
- FOOD HALL - THE BLOCK
- SERVING KITCHENS
- SOCIAL SPACES
- EVENTS STAGE
- COFFEE CORNER
- LIBRARY
- DROP OFF AREA
- VALET
- SCOOTER PARKING
- OUTDOOR COURTYARD
- CONNECTION STAIRCASE

INDOOR

OUTDOOR

# PODIUM LEVEL

HQ LAND

- FULLY-FITTED GYM
- CRANK STUDIO
- BEAUTY LOUNGE
- NAIL SALON
- ONE-STOP SHOP
- VITAMIN BAR
- PODCAST CABIN
- FOAM PIT
- RENTABLE MULTIPURPOSE AREA
- CO-WORKING ZONE
- EVENT SPACES
- YOGA SPACE
- PADEL COURT
- BASKETBALL COURT
- SKYLINE TERRACE
- VIEWING DECK
- FLOATING TREEHOUSE PODS
- SUNKEN SEATING
- PLAY & PAUSE ZONE
- RUNNING TRACK

INDOOR

OUTDOOR







INDOOR | OUTDOOR

# RESET 16

DIVE IN, ZONE OUT

- SPA PODS
- JACUZZI
- STEAM POD
- SAUNA POD
- PLUNGE POOL
- NAP PODS
- SEMI-OLYMPIC POOL
- SUN LOUNGERS
- JUICE BAR
- ZEN GARDEN
- CHILL GARDEN
- CHANGING ROOMS



# THE HUB

PLUG, UNPLUG

INDOOR | OUTDOOR

- COFFEE CORNER
- UPRESSO VERTICAL CAFE
- COMMUNAL LOUNGE
- CO-WORKING ZONE
- COMBINABLE MEETING ROOMS
- OOO PODS
- SHARED PANTRY
- INTEGRATED STAIR SEATING
- FEATURE STAIRCASE
- OUTDOOR COURTYARD

# ROOFTOP

WORK WITH VIEWS

INDOOR | OUTDOOR

- LIFT LOBBY
- GARDEN MEETING PODS
- SCULPTURAL RIBBON SEATING
- SOCIAL CORNER
- OBSERVATION DECK
- CO-WORKING ZONE





DESIGN THAT  
SPEAKS EVERY  
LANGUAGE







ARCADE LEVEL

# WORK MEETS PLAY

A vibrant, social space with skate-park vibes, sunken seating, and relaxed zones that make work feel anything but ordinary.



## ARCADE LEVEL

- 01 PRIVATE ROAD ACCESS
- 02 URBAN GALLERY
- 03 SUNKEN SEATING
- 04 SKATE PARK
- 05 URBAN GYM
- 06 CONNECTING STAIRCASE TO GF
- 07 SCULPTURAL RIBBON SEATING
- 08 CHILL ZONE
- 09 PROMENADE ARRIVAL



# GROUND LEVEL

- 01 DROP-OFF AREA
- 02 VALET
- 03 SCOOTER PARKING
- 04 CONCIERGE
- 05 LOBBY LOUNGE
- 06 LIFT LOBBY
- 07 CO-WORKING ZONE
- 08 FOOD HALL - THE BLOCK
- 09 SERVING KITCHENS
- 10 SOCIAL SPACES
- 11 EVENTS STAGE
- 12 COFFEE CORNER
- 13 LIBRARY
- 14 OUTDOOR COURTYARD
- 15 CONNECTION STAIRCASE

FLOOR  
PLAN

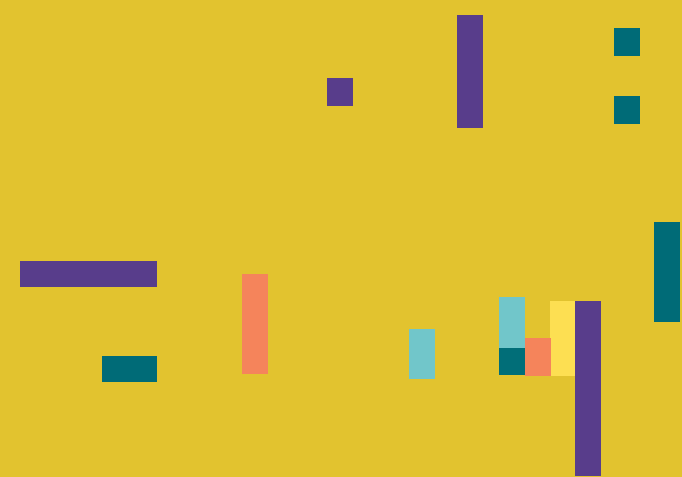






GROUND LEVEL

**STEP IN. STAND OUT.**  
**DROP-OFF AREA**







# ARRIVAL, THE ROVE WAY

The reception lobby is more than a transition - it's a curated pause. Blending art, greenery, and comfort, it carries the signature Rove DNA that makes every arrival feel alive.





# THE BEGINNING OF EVERY JOURNEY

This is more than just an entrance; it's a space that connects people instantly. From the very first moment, the atmosphere sets the tone for the day ahead.





# THE BLOCK INSPIRE

The Block is a vibrant food hall framed by bold pillars, bringing people together through food, culture, and community. With multi-cuisine F&B options and lively social spaces, it's where flavors meet conversations.



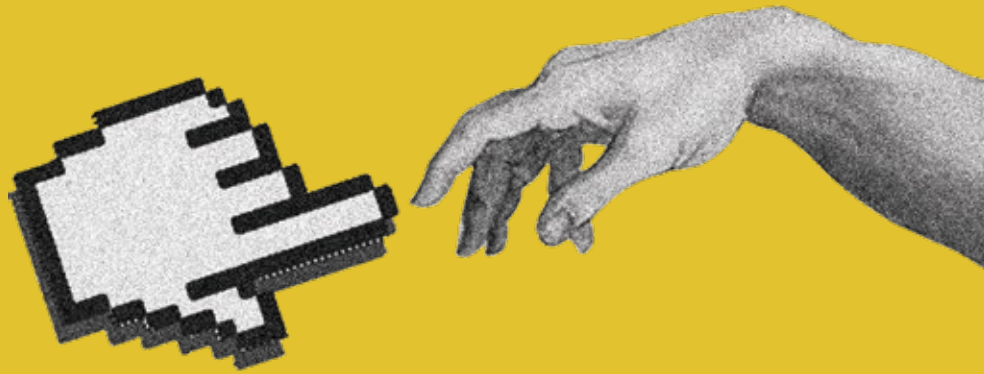


HOW HAVE YOU BEAN?

FOR THE  
FOODIES

GROUND LEVEL

# THE BLOCK: REFUEL







GROUND LEVEL

# THE BLOCK: FOCUS







# THE BLOCK: PLAY

The Block blends a buzzing food hall with event corners, social hangouts, and quiet reading nooks - making it the heart of HQ's everyday life.





GROUND LEVEL

# SOCIAL SPACE CONNECT

FOR  
CASUAL  
CHATS





GROUND LEVEL

# EVENT SPACE CONNECT MORE


FOR MIC  
DROPS







Success

 You've arrived in your new workspace

OK



# NO WAITING, ALWAYS MOVING

Every second matters. That's why HQ by Rove features 21 destination-controlled high-speed elevators, ensuring your next stop is never more than 30 seconds away. Each one is designed to carry up to 21 people, so everyone moves with ease.





# FLOOR PLAN



## PODIUM LEVEL

- 01 LIFT LOBBY
- 02 VITAMIN BAR
- 03 GYM-OUTDOOR/INDOOR
- 04 FOAM PIT
- 05 RENTABLE MULTI-PURPOSE AREA  
INDOOR/OUTDOOR
- 06 BEAUTY LOUNGE
- 07 NAIL SALON
- 08 ONE-STOP SHOP
- 09 MASSAGE ROOM
- 10 CRANK STUDIO
- 11 CO-WORKING ZONE
- 12 YOGA SPACE
- 13 BASKETBALL COURT
- 14 PADEL COURT
- 15 FLOATING TREEHOUSE PODS
- 16 PODCAST CABIN
- 17 SUNKEN SEATING
- 18 STEPPED GARDEN
- 19 PLAY & PAUSE ZONE
- 20 RUNNING TRACK
- 21 CONNECTION STAIRCASE



PODIUM LEVEL

FOR THE  
CARDIO  
LOVERS





PODIUM LEVEL

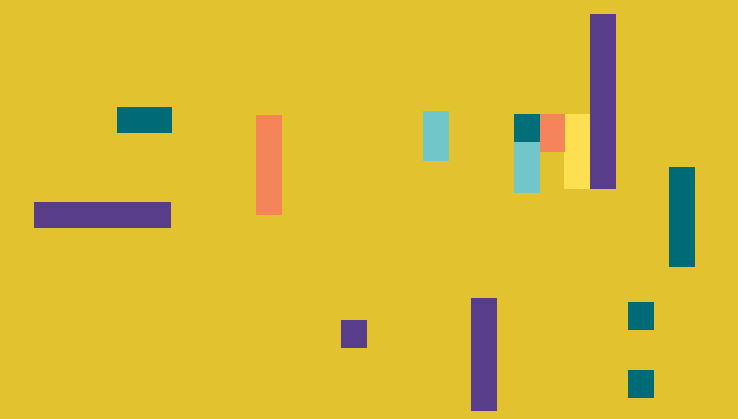


FOR THE  
GYM RATS



# VITAMIN BAR

With its complete setup and inviting design, this space stands out as a signature of HQ by Rove, bringing wellness and refreshment into daily life.







PODIUM LEVEL

# POWERED BY CRANK

Crank brings a dynamic fitness experience right into HQ, giving you the chance to reset, recharge, and rise stronger - without ever leaving the building.





PODIUM LEVEL

RENTABLE  
SPACES





PODIUM LEVEL

FOR THE  
QUICK  
FIXES



RELAX



ASK HQ

BEAUTY LOUNGE







# WORK HARD, PLAY ALWAYS

The Podium is your outdoor arena featuring basketball court, padel court, floating treehouse pods and all the space you need to recharge between the grind.







PODIUM LEVEL

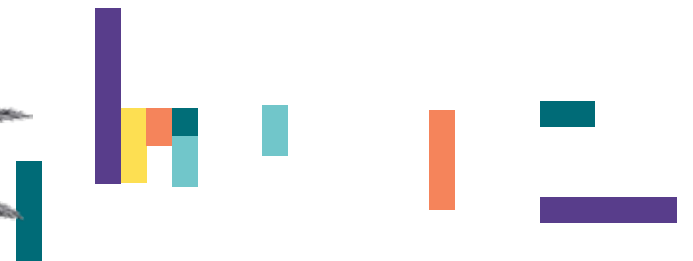
# CREATIVITY ABOVE GROUND

Perched among the trees, these floating treehouse pods give meetings and ideas a new perspective. Cooled by AC, they make sure you're out of office without leaving HQ.



# FRESH PERSPECTIVES

The terrace offers a space to pause, breathe, and reconnect with your surroundings. Here, inspiration flows as naturally as the breeze.







# A STAGE FOR EVERYDAY CONNECTIONS

The Podium level brings people together in ways that feel effortless. Conversations, encounters, and shared moments naturally rise above the ordinary.





PODIUM LEVEL

# PLAY & PAUSE ZONE

FOR QUIET  
SEEKERS







Reminder

Take that call during your gym session

Options

Close



# RESET 16

- |              |                      |                   |
|--------------|----------------------|-------------------|
| 01 SPA PODS  | 05 PLUNGE POOL       | 09 JUICE BAR      |
| 02 JACUZZI   | 06 NAP PODS          | 10 ZEN GARDEN     |
| 03 STEAM POD | 07 SEMI-OLYMPIC POOL | 11 CHILL GARDEN   |
| 04 SAUNA POD | 08 SUN LOUNGERS      | 12 CHANGING ROOMS |

FLOOR  
PLAN





RESET 16 LEVEL



INDOOR  
SEMI-OLYMPIC  
POOL



RESET 16 LEVEL

FOR  
TIMEOUT





RESET 16 LEVEL

# NAP PODS



FOR THE  
SERENITY



```
C:\PROGRAMS\system32> reg /?

REG operation { HQbyRove.exe }

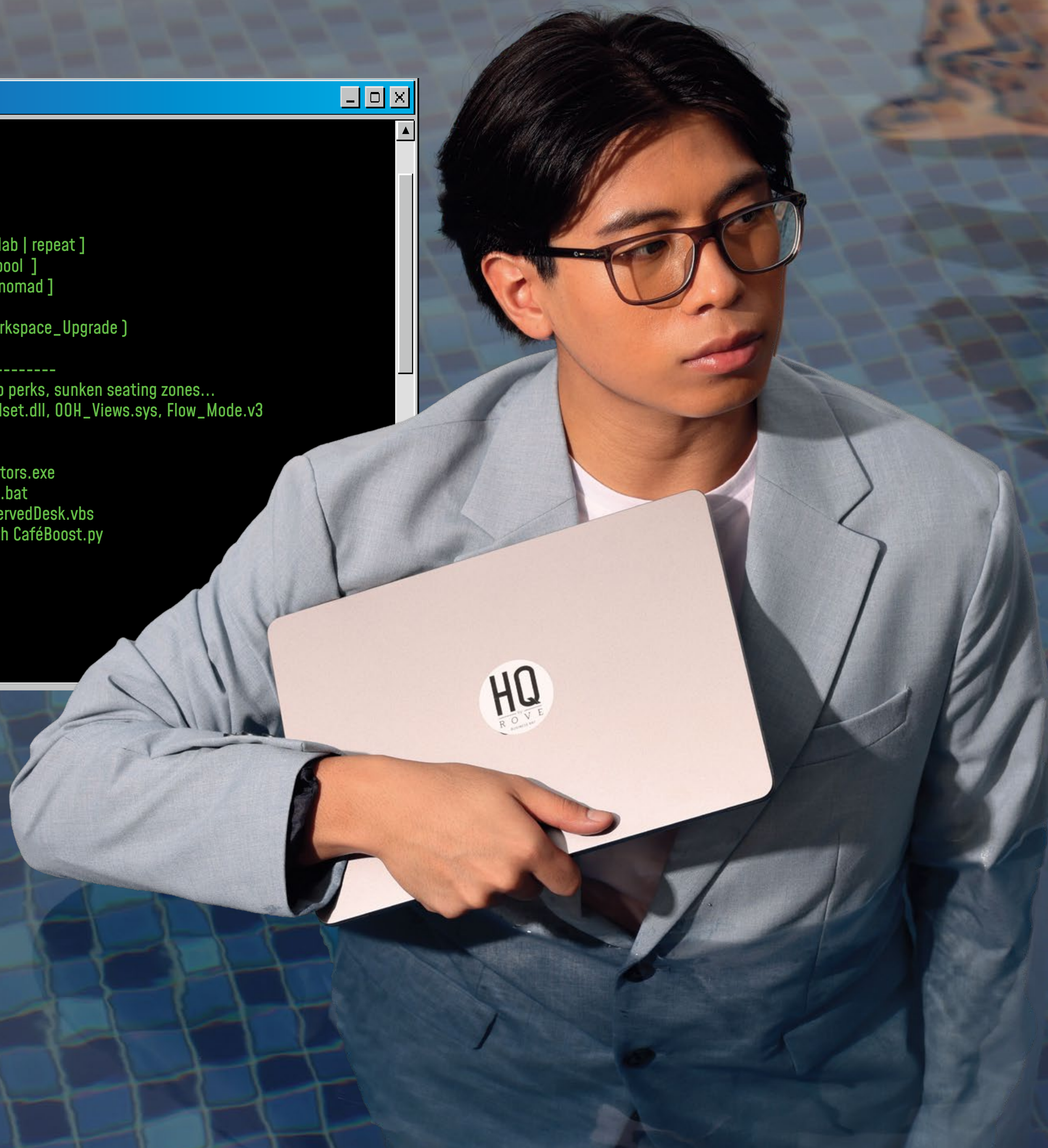
Operation [ cowork | caffeinate | collab | repeat ]
          [ pitch | padel   | podcast | pool  ]
          [ nap   | network | nourish | nomad ]

Return Code: [ Welcome_to_the_Workspace_Upgrade ]

-----
Now loading: Flexible layouts, rooftop perks, sunken seating zones...
Modules detected: OutOfOffice_Mindset.dll, OOH_Views.sys, Flow_Mode.v3

Execute / ?
> Tired of lift lobbies? Try HQ_Elevators.exe
> Stuck in traffic? Activate HQDrive.bat
> Searching for a seat? Deploy ReservedDesk.vbs
> Running low on ideas? Reboot with CaféBoost.py
> Still in your cubicle? [Y/N]

Work looks different here.
#OUTOFFICE
```





## FLOOR PLAN

# THE HUB

- |                             |                             |
|-----------------------------|-----------------------------|
| 01 COFFEE CORNER            | 06 OOO PODS                 |
| 02 UPRESSO VERTICAL CAFE    | 07 SHARED PANTRY            |
| 03 COMMUNAL LOUNGE          | 08 INTEGRATED STAIR SEATING |
| 04 CO-WORKING ZONE          | 09 FEATURE STAIRCASE        |
| 05 COMBINABLE MEETING ROOMS | 10 OUTDOOR COURTYARD        |





THE HUB LEVEL

FOR THE  
CLEAR  
MINDS







# THE HUB: HQ'S SOCIAL HEART

With the vertical Upresso café at its core, versatile meeting rooms, and open lounge areas, it's designed for everyday convenience - whether you're grabbing a coffee, catching up, or collaborating.





THE HUB LEVEL

FOR QUICK MEETS

THE HUB

CHANGE OF PLAN

UPRESSO

STEP IN. ZONE OUT





UPRESSO



# HQ MENU

COFFEE	
SMALL	฿25
LESS SMALL	฿30
BIG	฿35
MUCH BIGGER	฿40

MORE COFFEE	
EVEN BIGGER	฿25
THE BIGGEST	฿30
TOO BIG	฿35
ENOUGH	฿40

\*PRICES ARE NOT ACCURATE





## FLOOR PLAN

# ROOFTOP LEVEL

- 01 LIFT LOBBY
- 02 GARDEN MEETING PODS
- 03 SCULPTURAL RIBBON SEATING
- 04 SOCIAL CORNER
- 05 OBSERVATION DECK
- 06 CO-WORKING ZONE







ROOFTOP LEVEL

# INSPIRATION AT NEW HEIGHTS

The rooftop terrace opens up to sweeping city views that spark imagination and calm the mind. It's a place for golden hours, fresh air, and unforgettable moments.





ROOFTOP LEVEL

# OBSERVATION DECK





**FOR THE  
DREAMERS**

WORK  
LOOKS  
DIFFERENT  
HERE

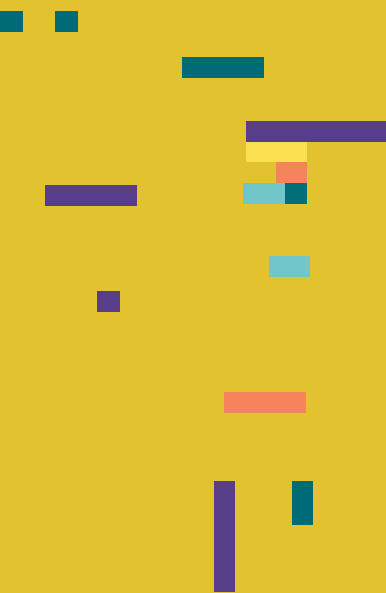




**FOR THE  
VIEW  
SEEKERS**



# UNIT TYPES



## MODULAR OFFICE COLLECTION

### STUDIO: 680-865 SQFT

Efficient spaces that merge intelligent design with everyday practicality, available in open and closed layouts to suit your style.

### DELUXE: 1360-1446 SQFT STUDIO + STUDIO = DELUXE

Double the size, enjoy dedicated meeting rooms, upgraded furnishings, and the option to tailor your space with open or closed layouts.

### EXECUTIVE: 1986-2264 SQFT STUDIO + DELUXE = EXECUTIVE

Triple-sized with expanded seating, generous storage, and versatile layouts, available in open, semi-open, or closed configurations to suit growing teams.

### SIMPLEX EDGE: 1230-1614 SQFT

Nestled on the edge, most expansive setting, with generous layouts, premium furniture, and a statement-making workspace.

## A LA CARTE

### 2700 SQFT AND ABOVE

Bespoke offices designed around you. Select from our modular collection and create on-demand spaces perfectly tailored to your size and requirements.

## LOFT OFFICE COLLECTION

### LOFT EDGE: 2051-2467 SQFT

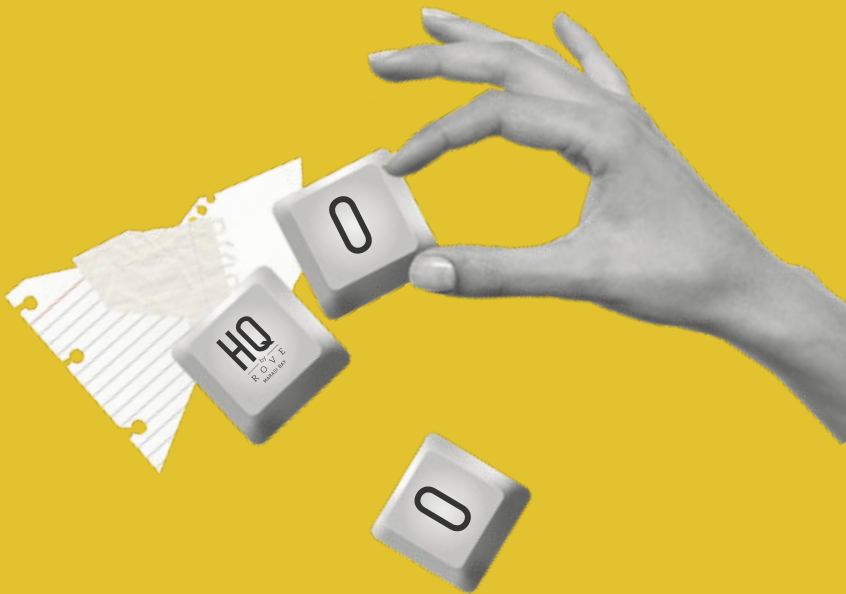
Soaring double-height ceilings, curated design details, and a warm living touch that makes the office feel like home.

### PENTHOUSE LOFTS: 2185-3708 SQFT

Enjoy more of space, style, and comfort. With integrated stair seating, a private kitchenette, and an in-office washroom, these lofts blend thoughtful design with premium interiors to create a workspace that feels truly complete.

### PRESIDENTIAL LOFT: 5800 SQFT

Step into a panoramic Presidential Loft Office on the highest floors - spacious, light-filled, and beautifully designed with a living touch.





Introducing the modular office collection - providing businesses the freedom to select on-demand spaces that expand and adapt with ease. Each office comes with its own private outdoor courtyard, equipped with smart furniture and thoughtful design details.



# STUDIO + STUDIO = DELUXE





Introducing the modular office collection - providing businesses the freedom to select on-demand spaces that expand and adapt with ease. Each office comes with its own private outdoor courtyard, equipped with smart furniture and thoughtful design details.



# STUDIO + DELUXE = EXECUTIVE





TYPICAL CORRIDOR

# YOUR INTERNAL ROUTE





MODULAR

# STUDIO

(680-865 SQFT)

Efficient spaces that merge intelligent design with everyday practicality, available in open and closed layouts to suit your style.

OCCUPANCY  6-14



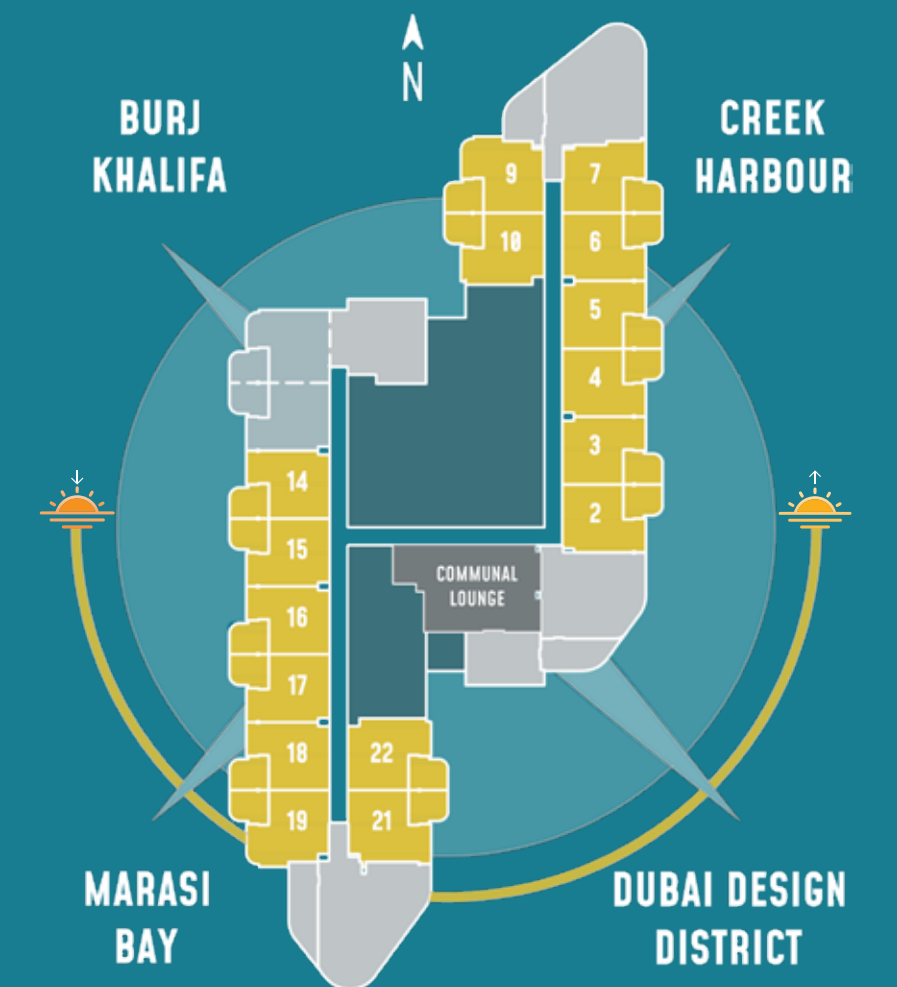


# STUDIO FLOOR PLAN



- 01 ENTRANCE
- 02 SERVER/PRINTER
- 03 FOCUS BOOTH
- 04 SHELVING/STORAGE UNIT
- 05 OPEN WORKSTATIONS
- 06 BREAKOUT AREA
- 07 THINK WALL
- 08 COURTYARD

SIZE	(FROM - TO)
INTERNAL AREA	539-595 SQFT
OUTDOOR AREA	141 SQFT
TOTAL AREA	680-736 SQFT
LEVELS	L05-L06-L09-L10 L13-L14-L17-L18 L21-L22-L25-L26



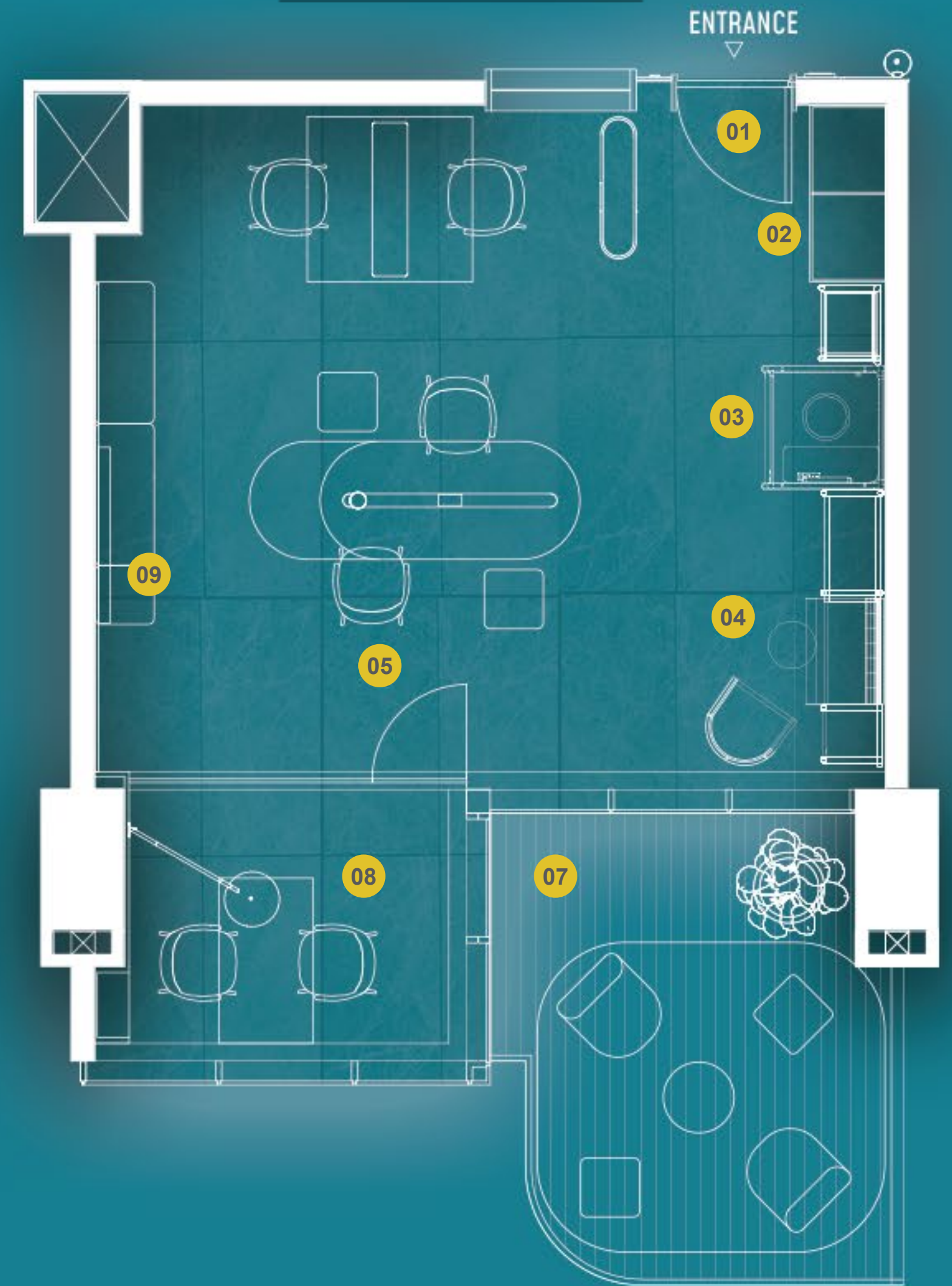
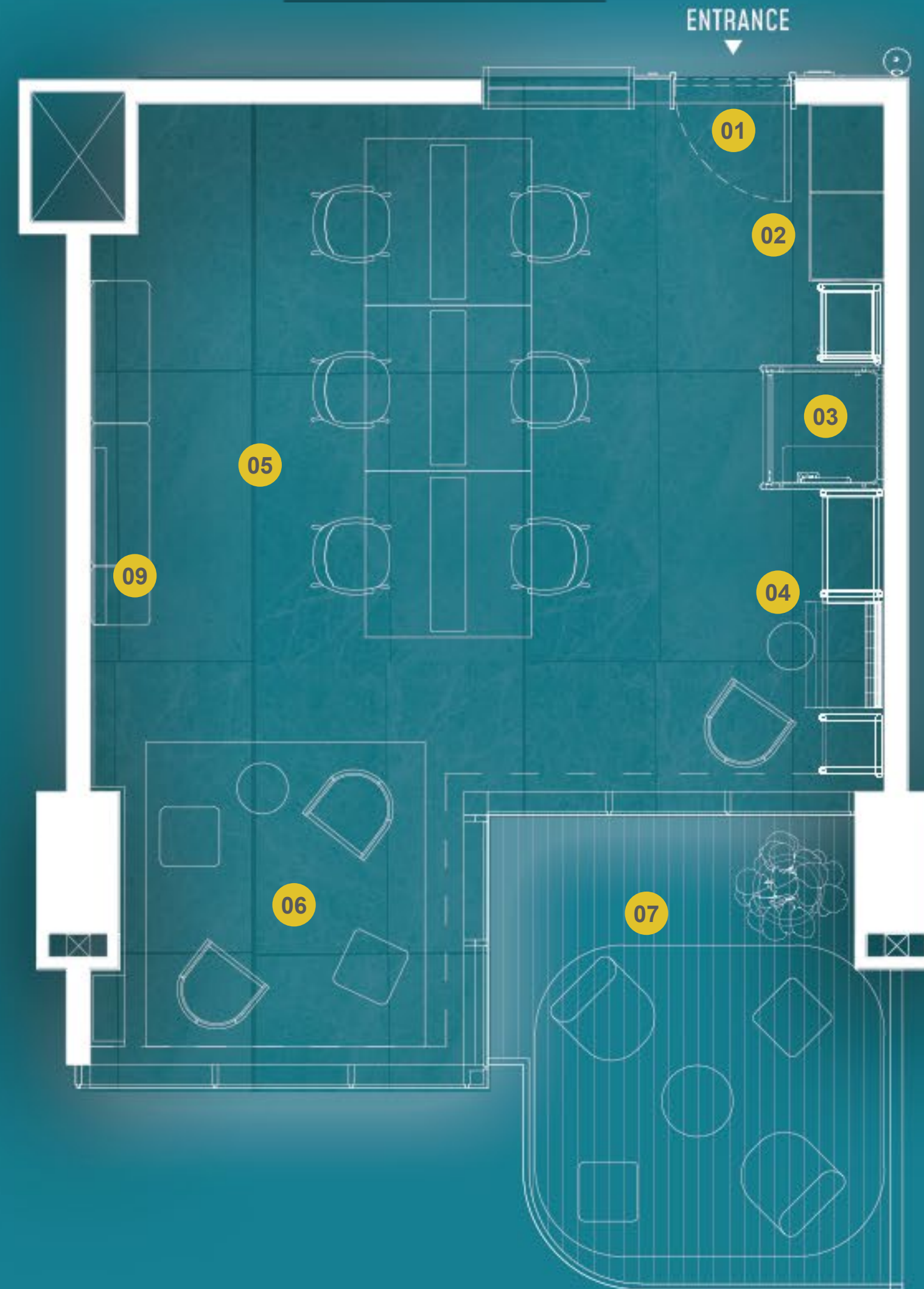
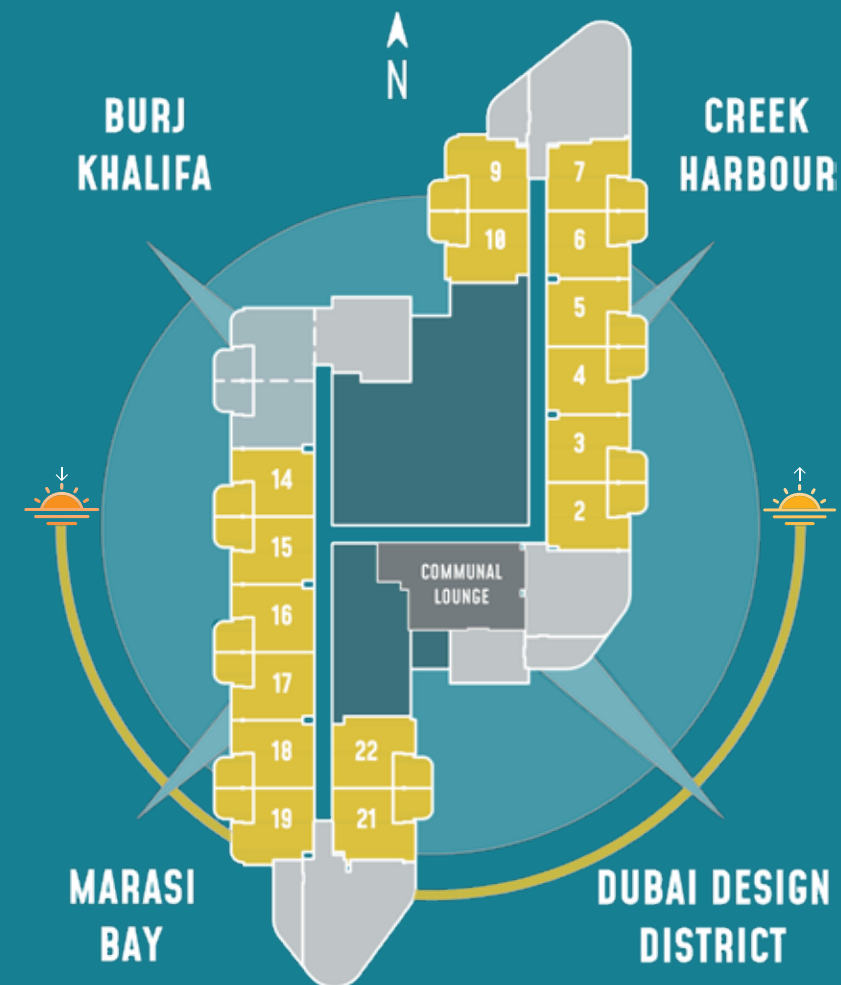


# STUDIO CONFIGURATIONS

## FLEX OPEN LAYOUT

## FLEX FOCUSED LAYOUT

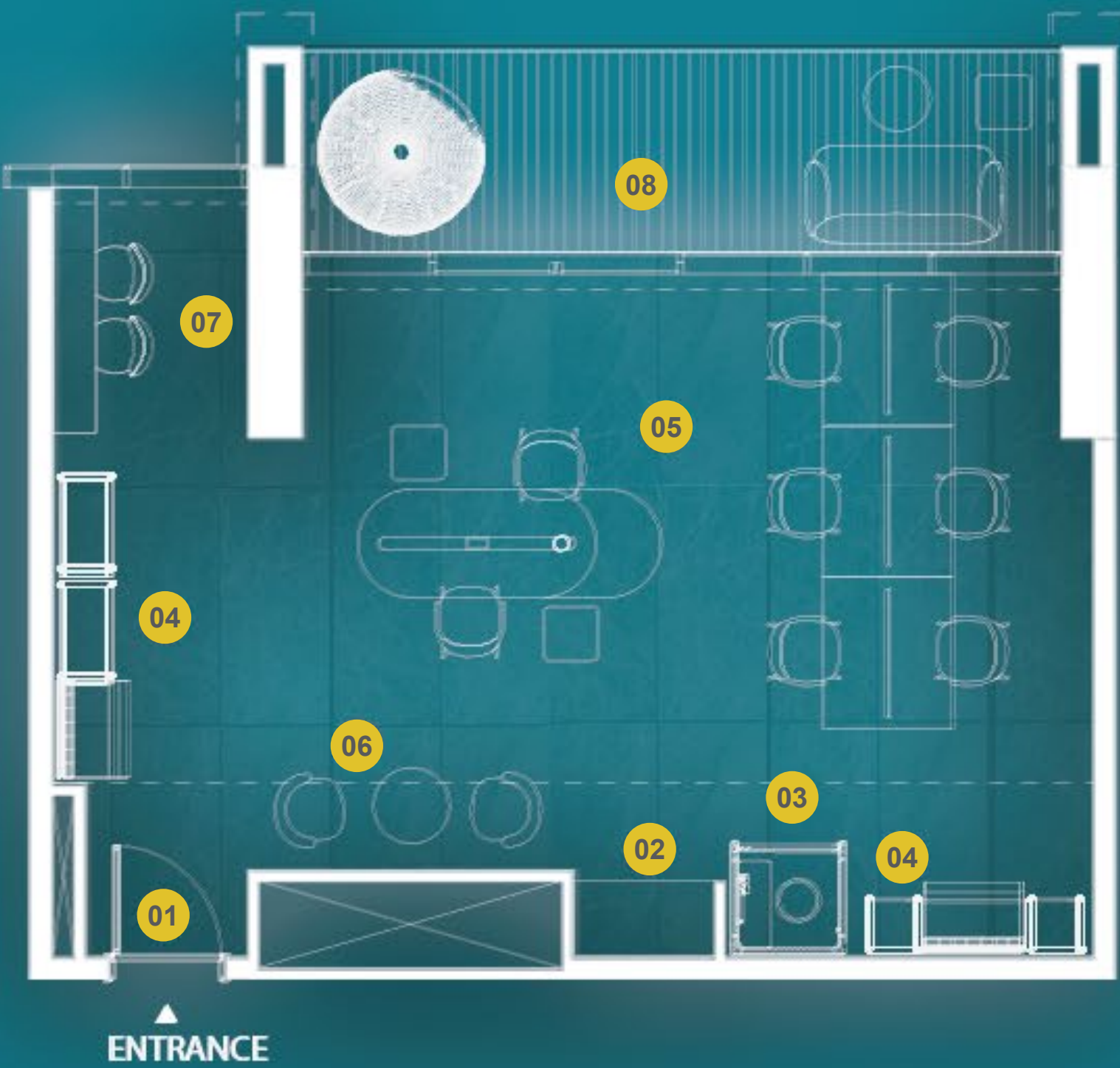
- 01 ENTRANCE
- 02 SERVER/PRINTER
- 03 FOCUS BOOTH
- 04 STORAGE
- 05 OPEN WORKSTATIONS
- 06 BREAKOUT AREA
- 07 COURTYARD
- 08 PRIVATE OFFICE
- 09 THINK WALL



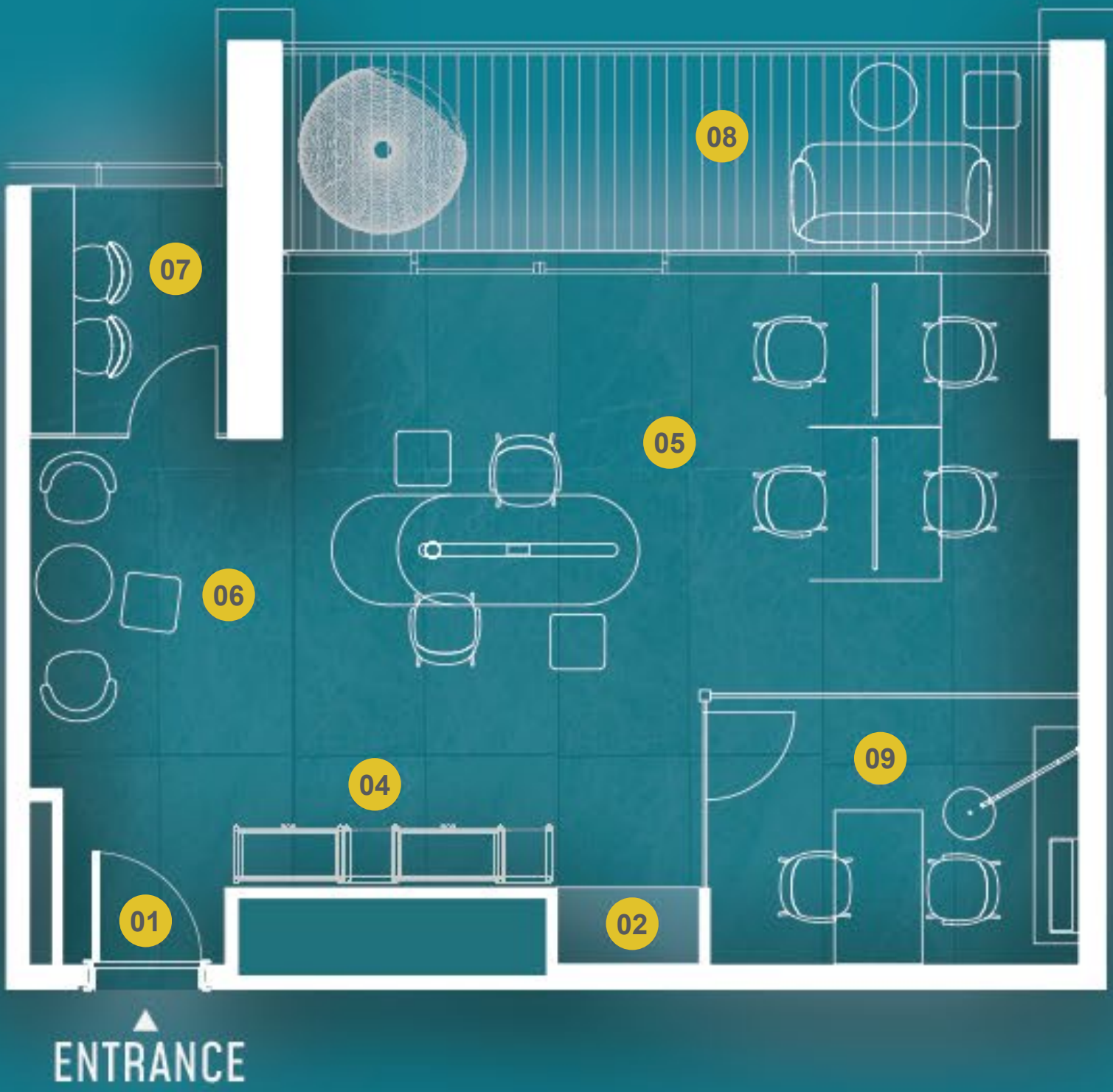


# STUDIO (UNIT-11) CONFIGURATIONS

FLEX OPEN LAYOUT

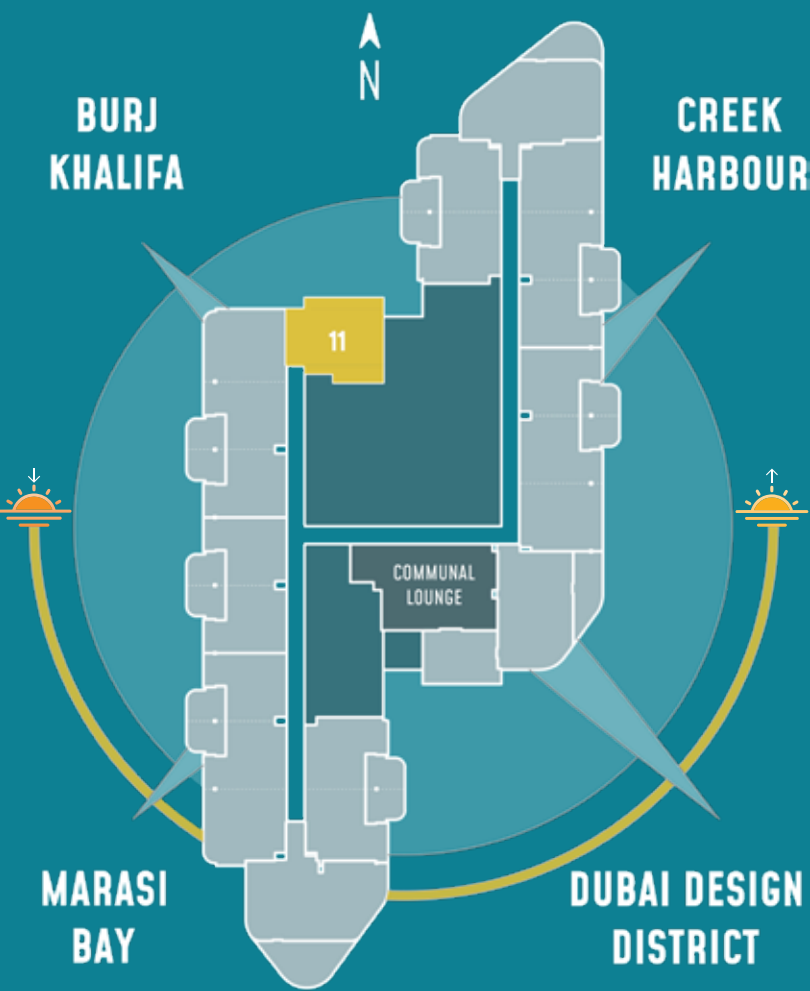


FLEX FOCUSED LAYOUT



- 01 ENTRANCE
- 02 SERVER/PRINTER
- 03 FOCUS BOOTH
- 04 SHELVING/STORAGE UNIT
- 05 OPEN WORKSTATIONS
- 06 BREAKOUT AREA
- 07 HOT DESKS
- 08 COURTYARD
- 09 PRIVATE OFFICE

INTERNAL AREA	702 SQFT
OUTDOOR AREA	163 SQFT
TOTAL AREA	865 SQFT
LEVELS	L7-L8-L11-L12





STUDIO





MODULAR

# DELUXE

(1360-1446 SQFT)

STUDIO + STUDIO = DELUXE

Double the size, enjoy dedicated meeting rooms, upgraded furnishings, and the option to tailor your space with open or closed layouts.

OCCUPANCY  11-21



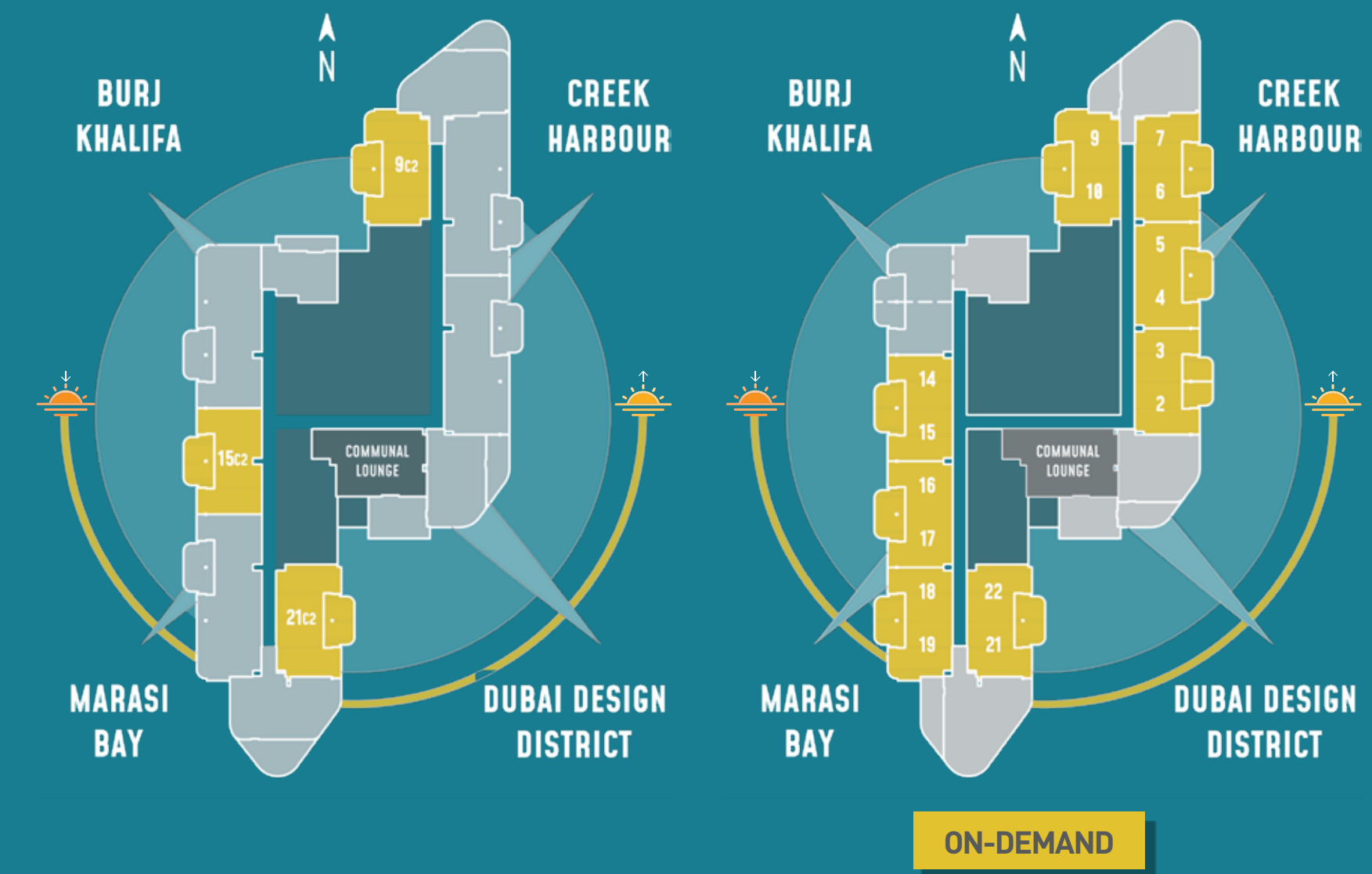


# DELUXE FLOOR PLAN



- 01 ENTRANCE
- 02 SERVER/PRINTER
- 03 SHELVING/STORAGE UNIT
- 04 OPEN WORKSTATIONS
- 05 BREAKOUT AREA
- 06 THINK WALL
- 07 COURTYARD
- 08 FOCUS BOOTH

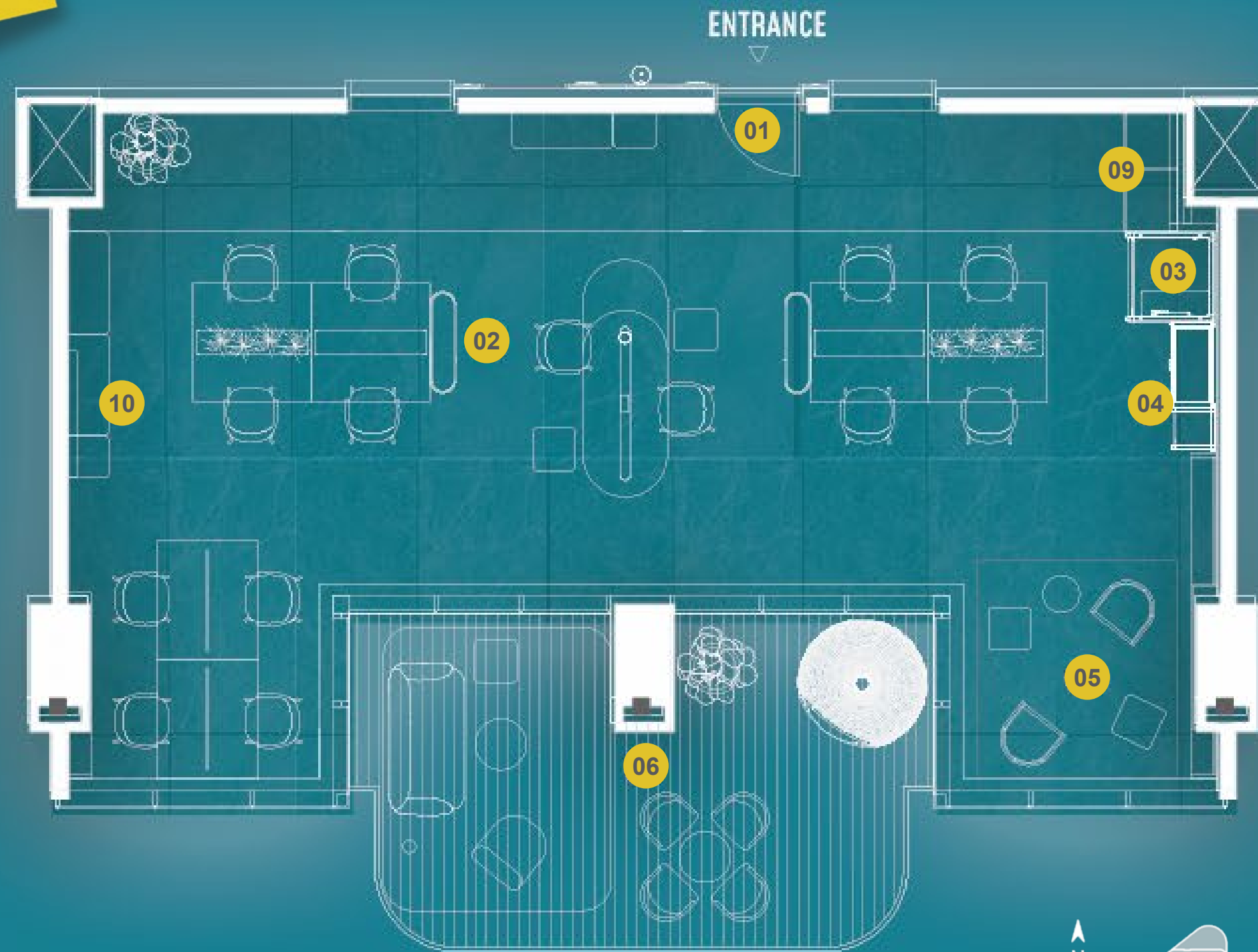
SIZE	(FROM - TO)
INTERNAL AREA	1078-1153 SQFT
OUTDOOR AREA	282 SQFT
TOTAL AREA	1360-1446 SQFT
LEVELS	L07-L08-L11-L12
ON-DEMAND LEVELS	L05-L06-L09-L10 L13-L14-L17-L18 L21-L22-L25-L26





# DELUXE CONFIGURATIONS

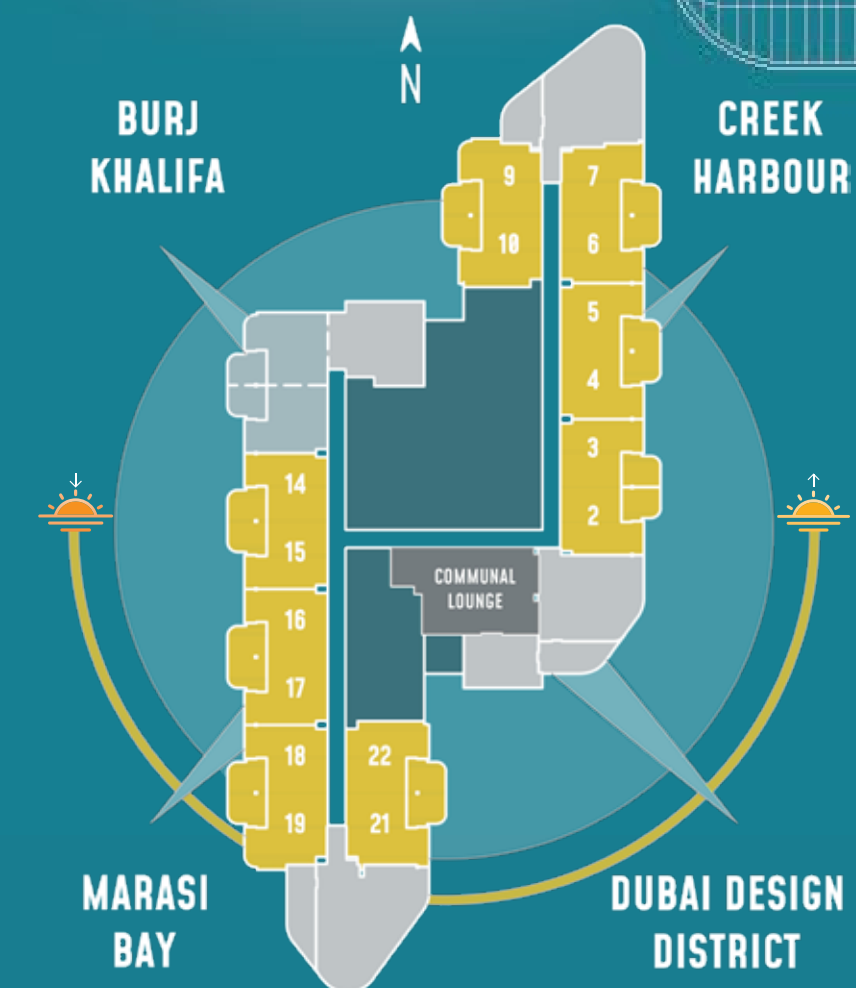
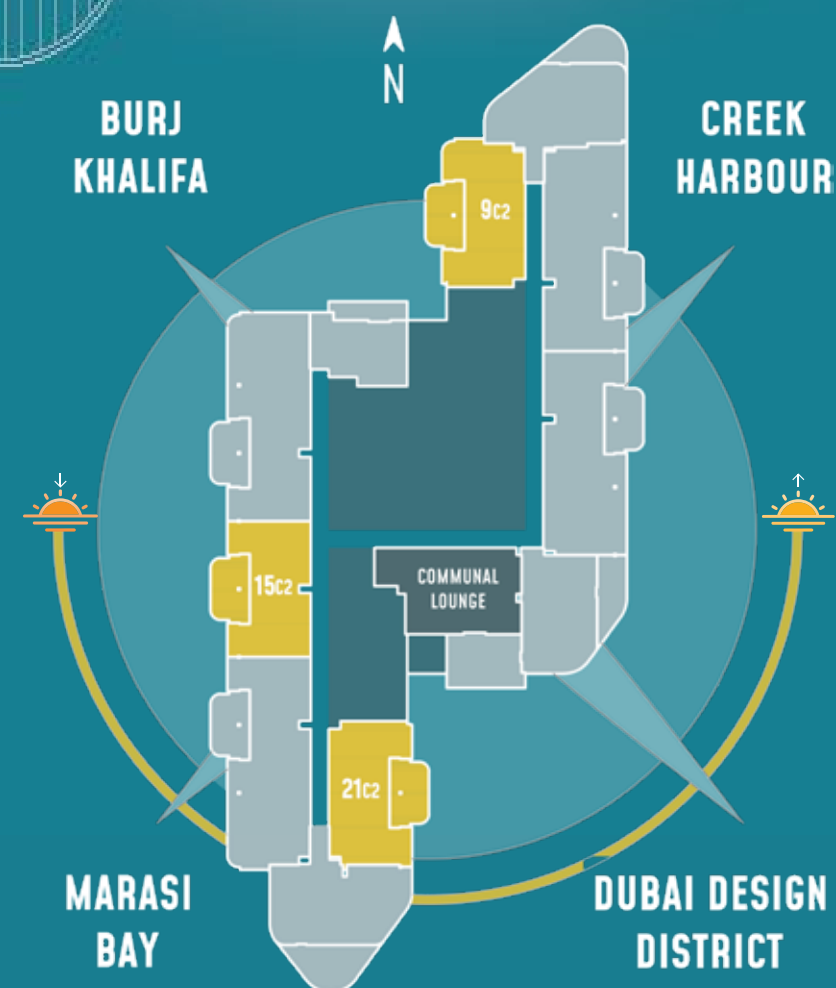
## FLEX OPEN LAYOUT



## FLEX FOCUSED LAYOUT



- 01 ENTRANCE
- 02 OPEN WORKSPACE
- 03 FOCUS BOOTH
- 04 STORAGE
- 05 BREAKOUT AREA
- 06 COURTYARD
- 07 PRIVATE OFFICES
- 08 MEETING ROOM
- 09 SERVER/PRINTER
- 10 THINK WALL



ON-DEMAND



DELUXE  
FLEX OPEN





DELUXE  
FLEX FOCUSED





MODULAR

# EXECUTIVE

(1986-2264 SQFT)

STUDIO + DELUXE = EXECUTIVE

Triple-sized with expanded seating, generous storage, and versatile layouts - available in open, semi-open, or closed configurations to suit growing teams.

OCCUPANCY  17-39



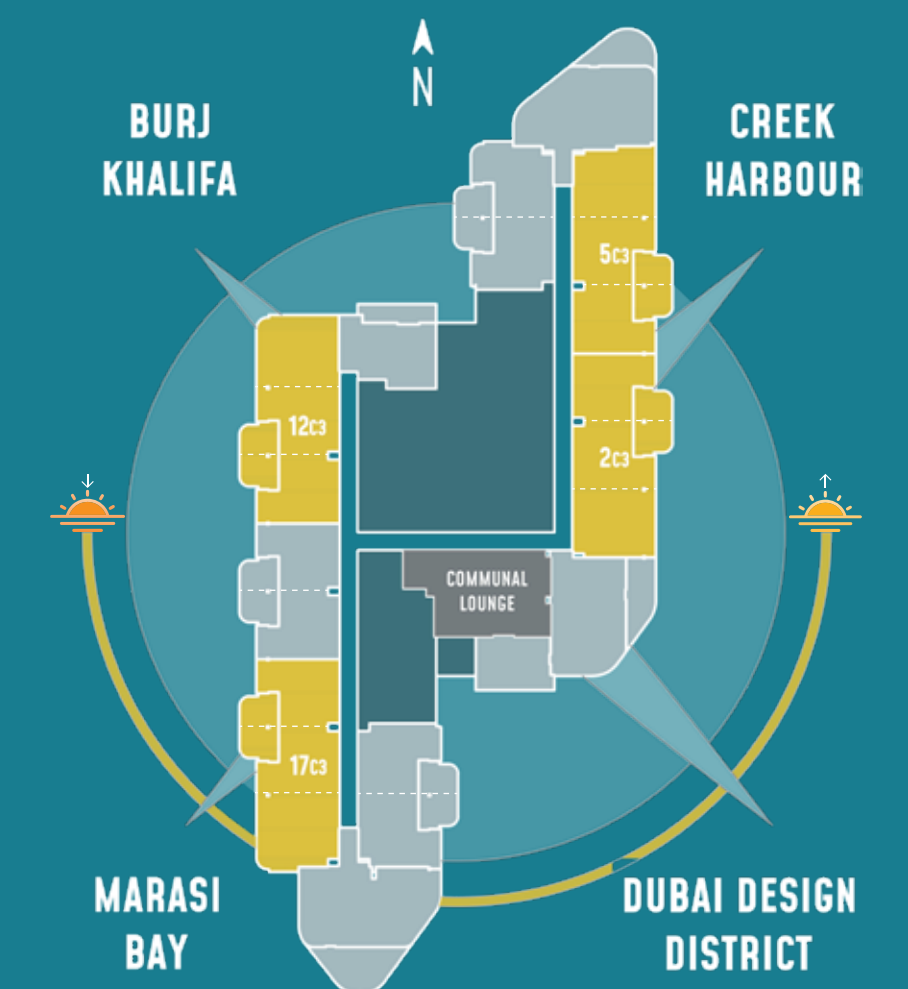


# EXECUTIVE



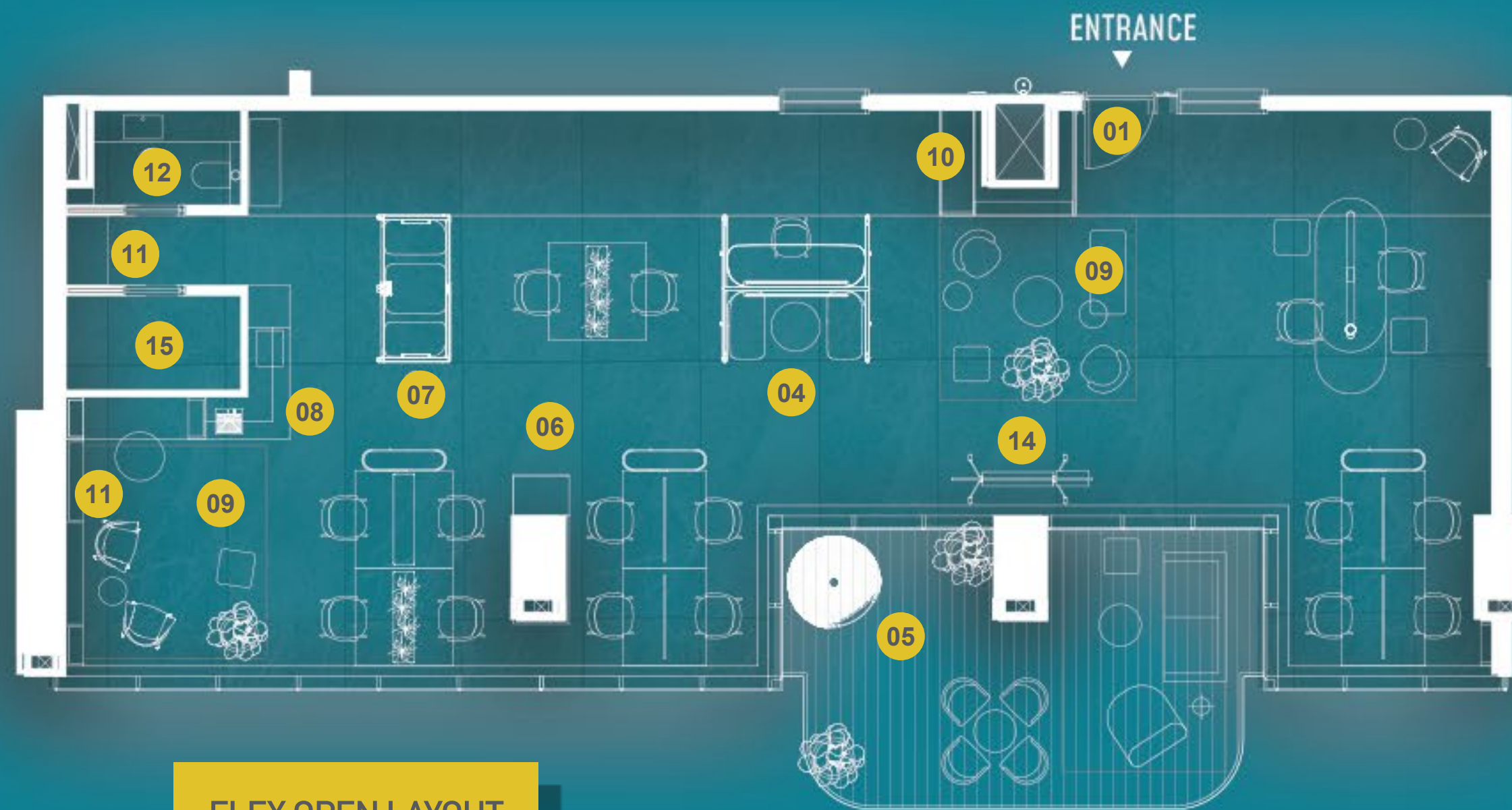
- 01 ENTRANCE
- 02 RECEPTION
- 03 THINK WALL
- 04 MODULAR PAVILION
- 05 FOCUS BOOTH
- 06 POWDER ROOM
- 07 SERVER/PRINTER
- 08 BREAKOUT AREA
- 09 OPEN WORKSTATIONS
- 10 COURTYARD
- 11 PANTRY
- 12 SHELVING/STORAGE UNIT
- 13 STORAGE ROOM

SIZE	(FROM - TO)
INTERNAL AREA	1704-1749 SQFT
OUTDOOR AREA	282 SQFT
TOTAL AREA	1986-2031 SQFT
LEVELS	L07-L08-L11-L12

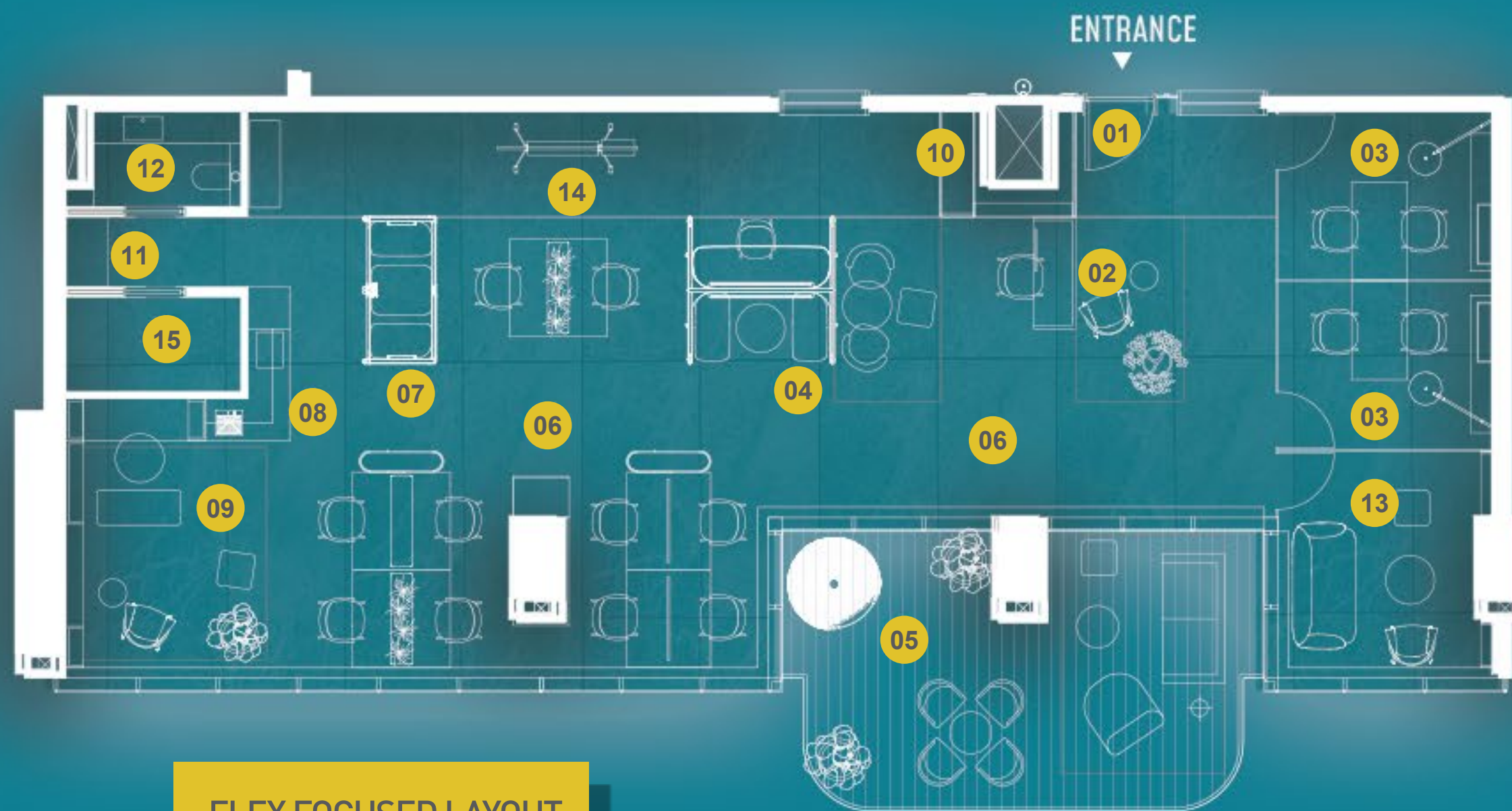




## EXECUTIVE CONFIGURATIONS

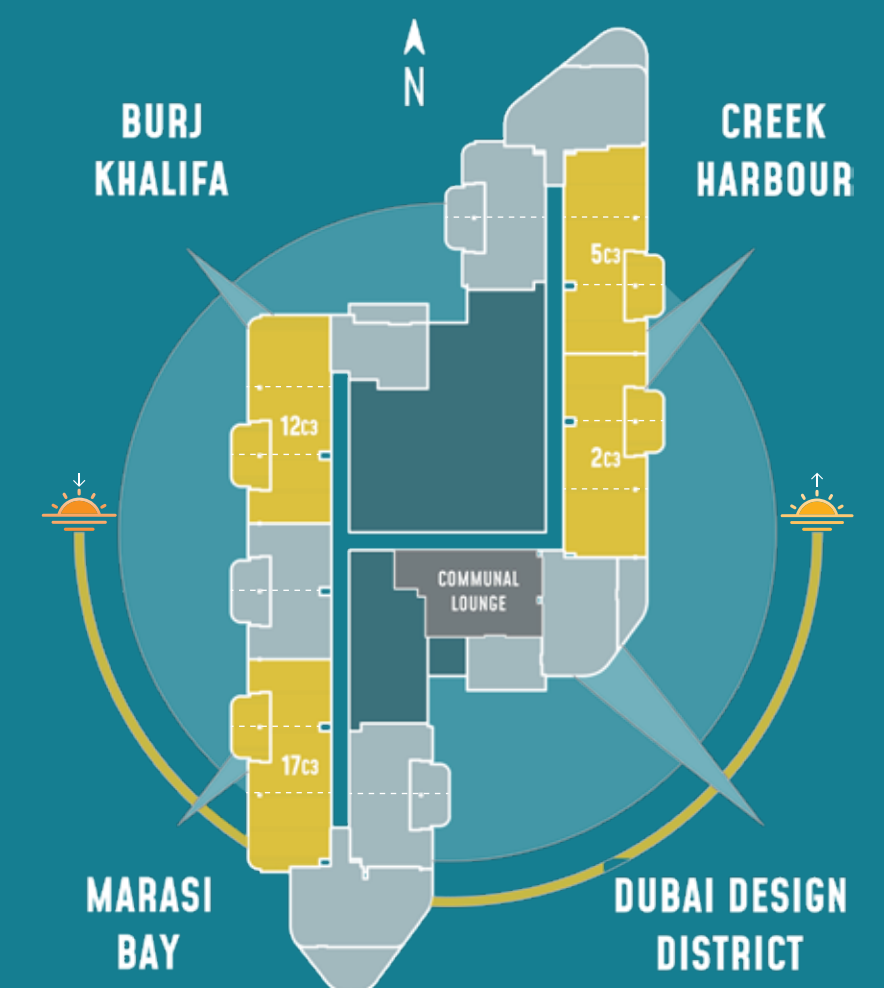


FLEX OPEN LAYOUT



FLEX FOCUSED LAYOUT

- 01 ENTRANCE
- 02 RECEPTION
- 03 PRIVATE OFFICES
- 04 MODULAR PAVILION
- 05 COURTYARD
- 06 OPEN WORKSPACE
- 07 FOCUS BOOTH
- 08 PANTRY
- 09 BREAKOUT AREA
- 10 SERVER/PRINTER
- 11 SHELVING/STORAGE UNIT
- 12 POWDER ROOM
- 13 MEETING ROOM
- 14 THINK WALL
- 15 STORAGE ROOM



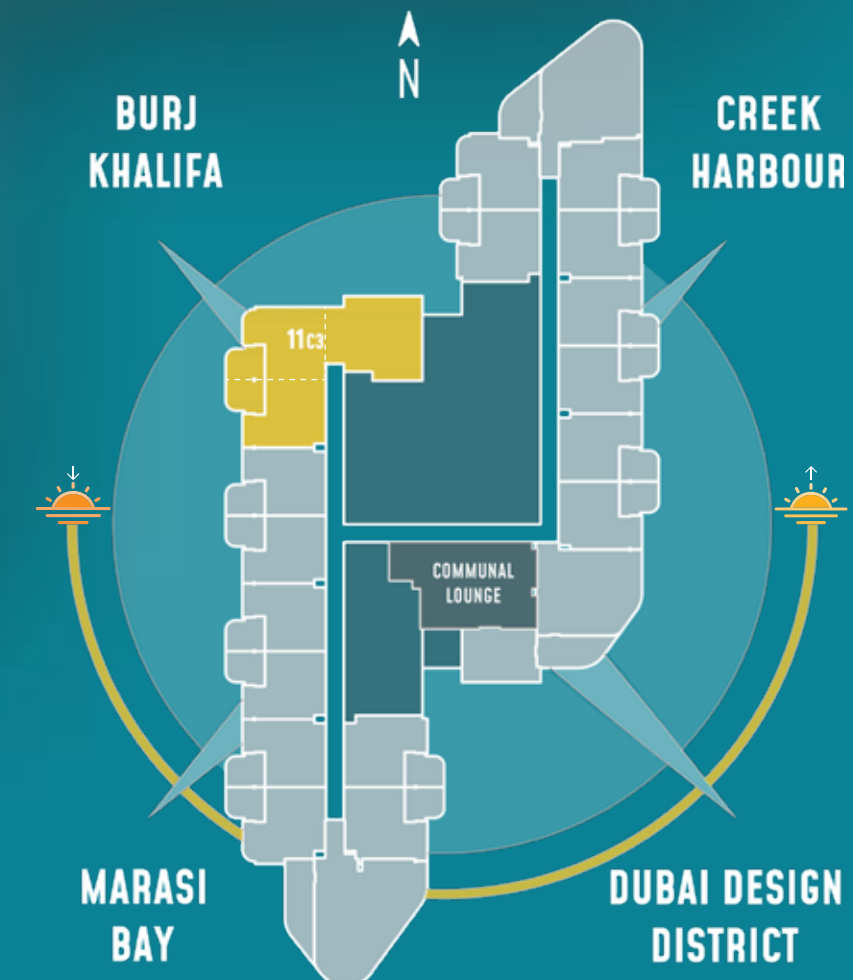
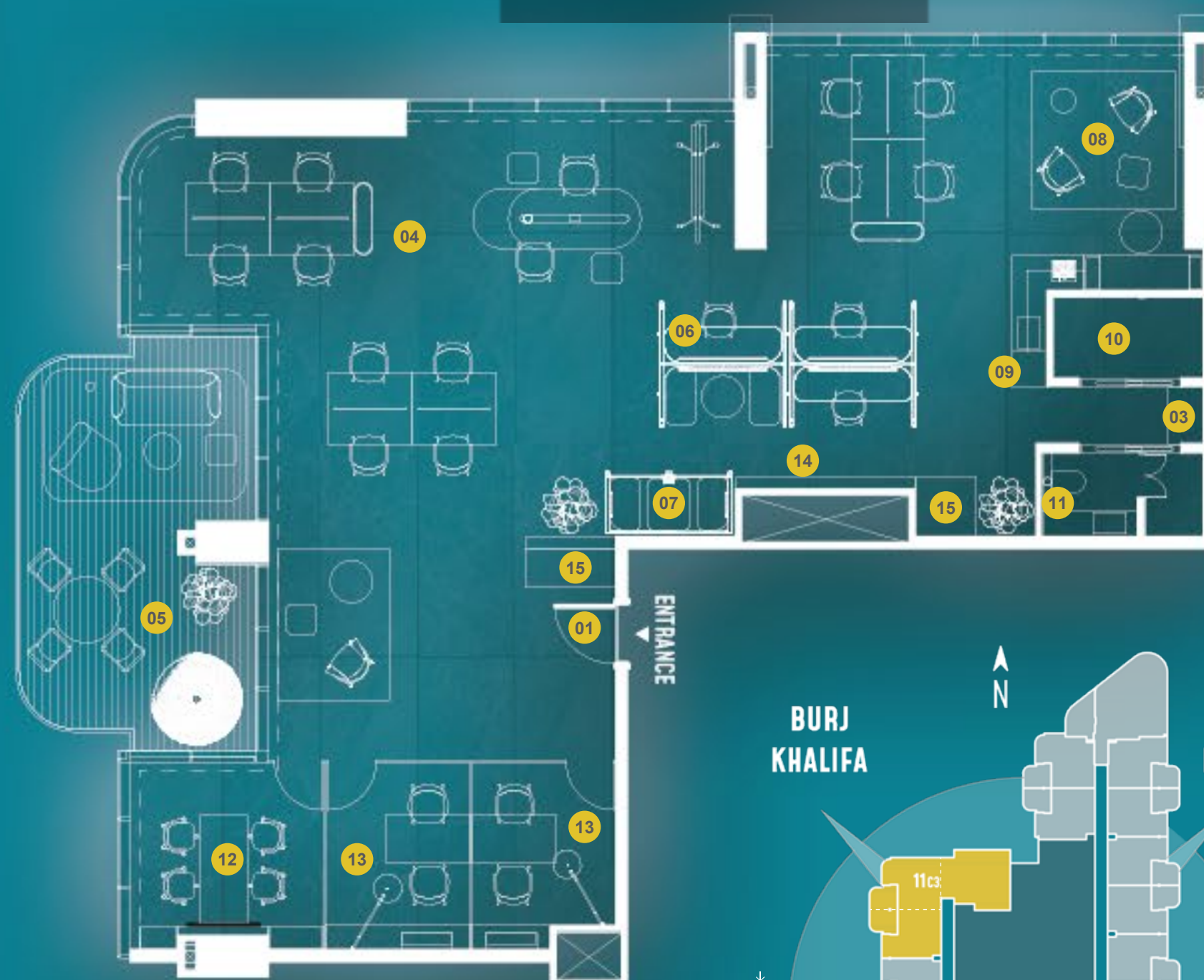


EXECUTIVE  
(UNIT-11)  
CONFIGURATIONS

FLEX OPEN LAYOUT



FLEX FOCUSED LAYOUT



- 01 ENTRANCE
- 02 RECEPTION
- 03 SHELVING/STORAGE UNIT
- 04 OPEN WORKSTATIONS
- 05 COURTYARD
- 06 MODULAR PAVILION
- 07 FOCUS BOOTH
- 08 BREAKOUT AREA
- 09 KITCHENETTE
- 10 STORAGE ROOM
- 11 POWDER ROOM
- 12 MEETING ROOM
- 13 PRIVATE OFFICES
- 14 THINK WALL
- 15 SERVER/PRINTER

INTERNAL AREA	1982 SQFT
OUTDOOR AREA	282 SQFT
TOTAL AREA	2264 SQFT
LEVELS	L05-L06-L09-L10 L13-L14-L17-L18 L21-L22-L25-L26



EXECUTIVE  
FLEX OPEN





EXECUTIVE  
FLEX FOCUSED





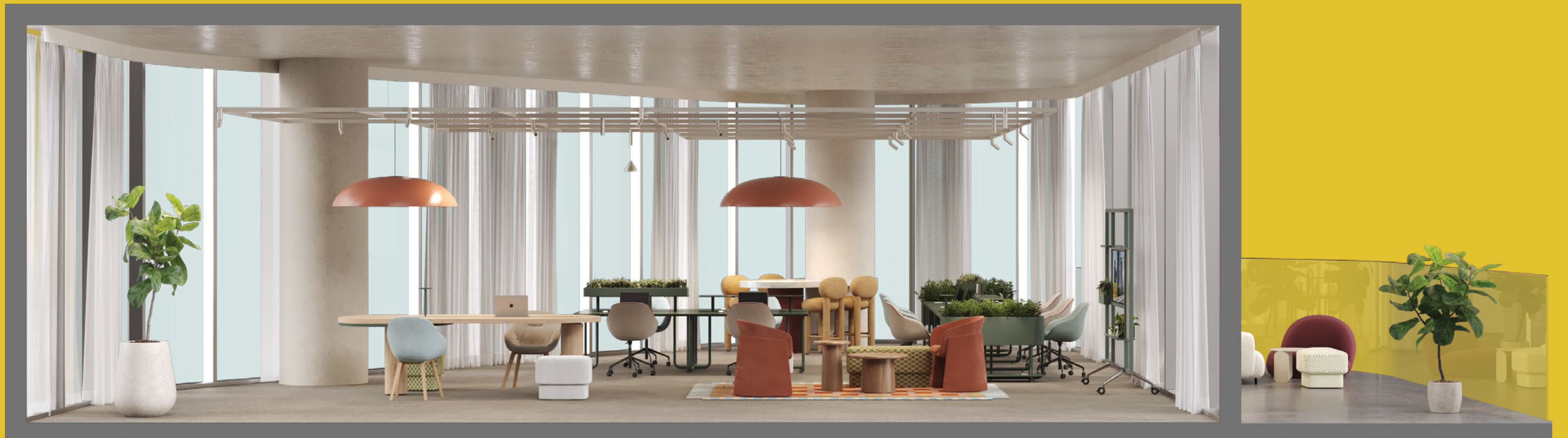
MODULAR

# SIMPLEX EDGE

(1230-1614 SQFT)

Nestled on the edge, most expansive setting, with generous layouts premium furniture, and a statement-making workspace.

OCCUPANCY  10-26



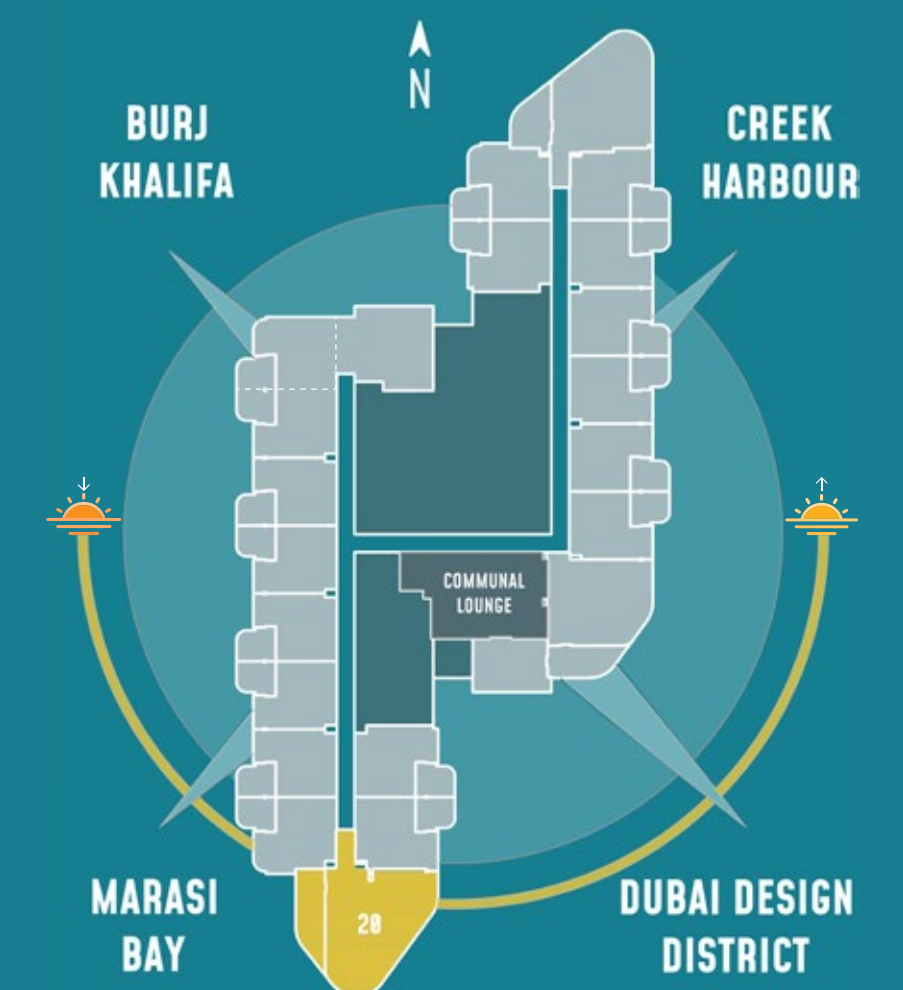


SIMPLEX  
EDGE  
(UNIT-20)



- 01 ENTRANCE
- 02 SERVER/PRINTER
- 03 SHELVING/STORAGE UNIT
- 04 FOCUS BOOTH
- 05 OPEN WORKSTATIONS
- 06 BREAKOUT AREA
- 07 THINK WALL
- 08 COURTYARD

INTERNAL AREA	1327 SQFT
OUTDOOR AREA	287 SQFT
TOTAL AREA	1614 SQFT
LEVELS	L05-L06-L09-L10 L13-L14-L17-L18 L21-L22-L25-L26

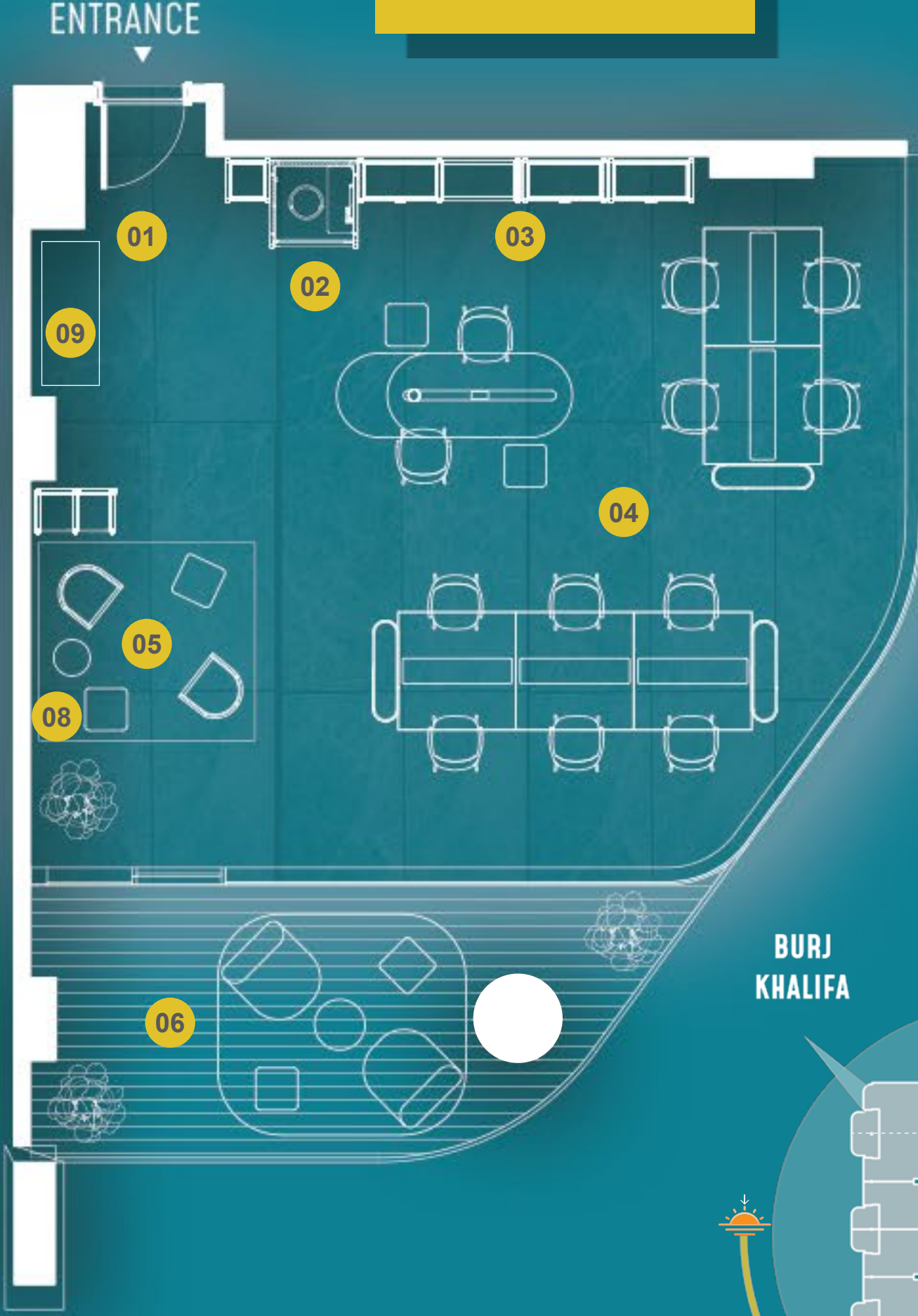




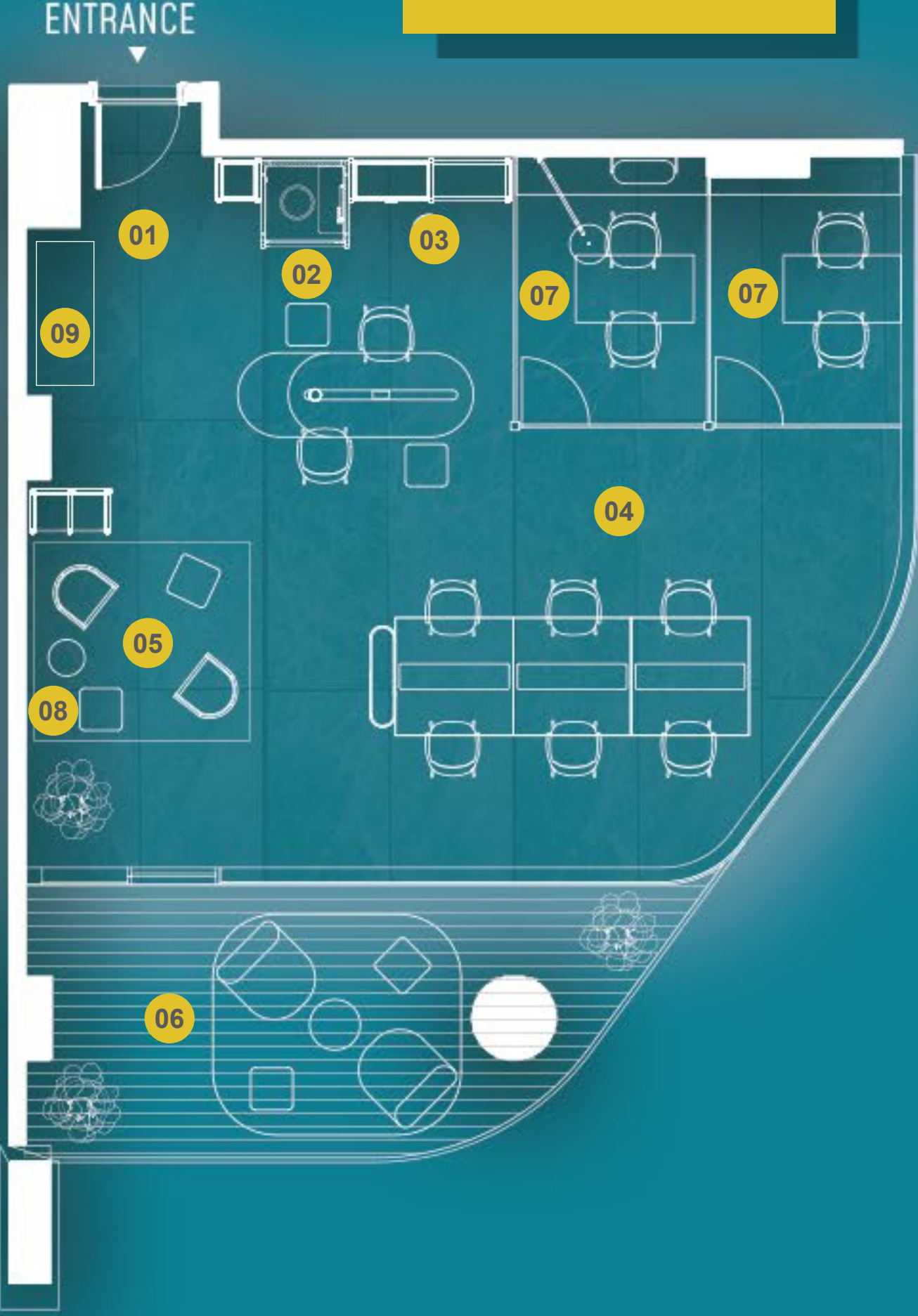
SIMPLEX EDGE  
(UNIT-01)  
CONFIGURATIONS

- 01 ENTRANCE
- 02 FOCUS BOOTH
- 03 SHELVING/STORAGE UNIT
- 04 OPEN WORKSTATIONS
- 05 BREAKOUT AREA
- 06 COURTYARD
- 07 PRIVATE OFFICES
- 08 THINK WALL
- 09 SERVER/PRINTER

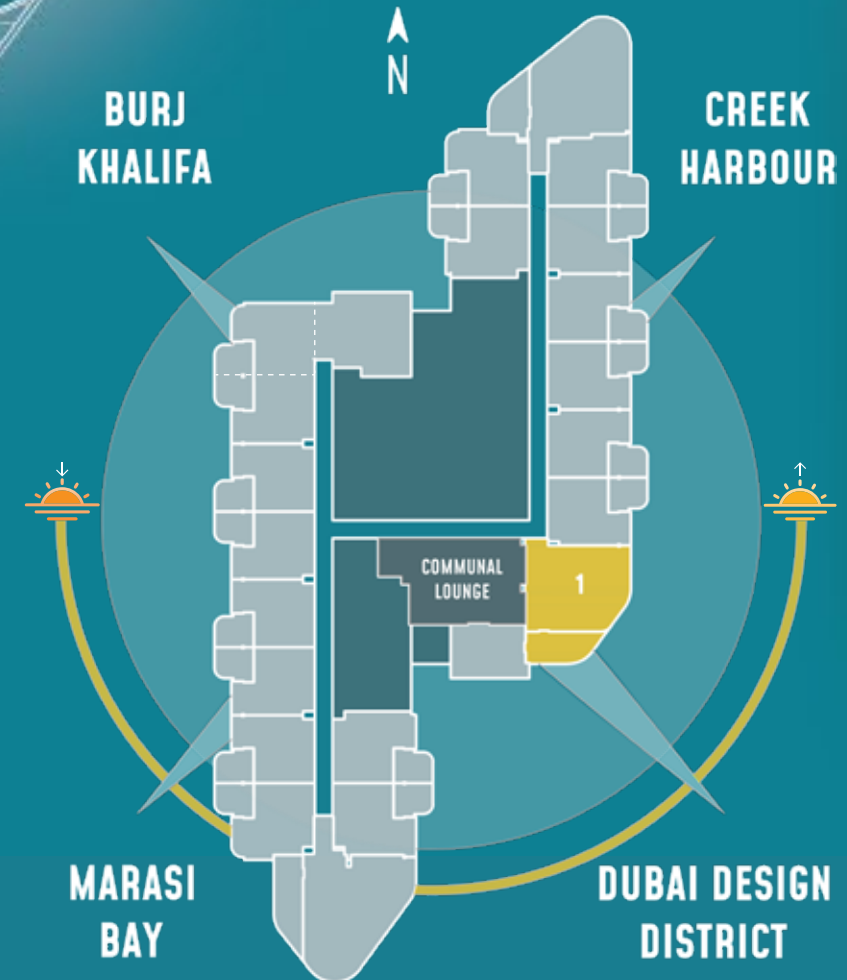
FLEX OPEN LAYOUT



FLEX FOCUSED LAYOUT



INTERNAL AREA	981 SQFT
OUTDOOR AREA	249 SQFT
TOTAL AREA	1230 SQFT
LEVELS	L05-L06-L09-L10 L13-L14-L17-L18 L21-L22-L25-L26





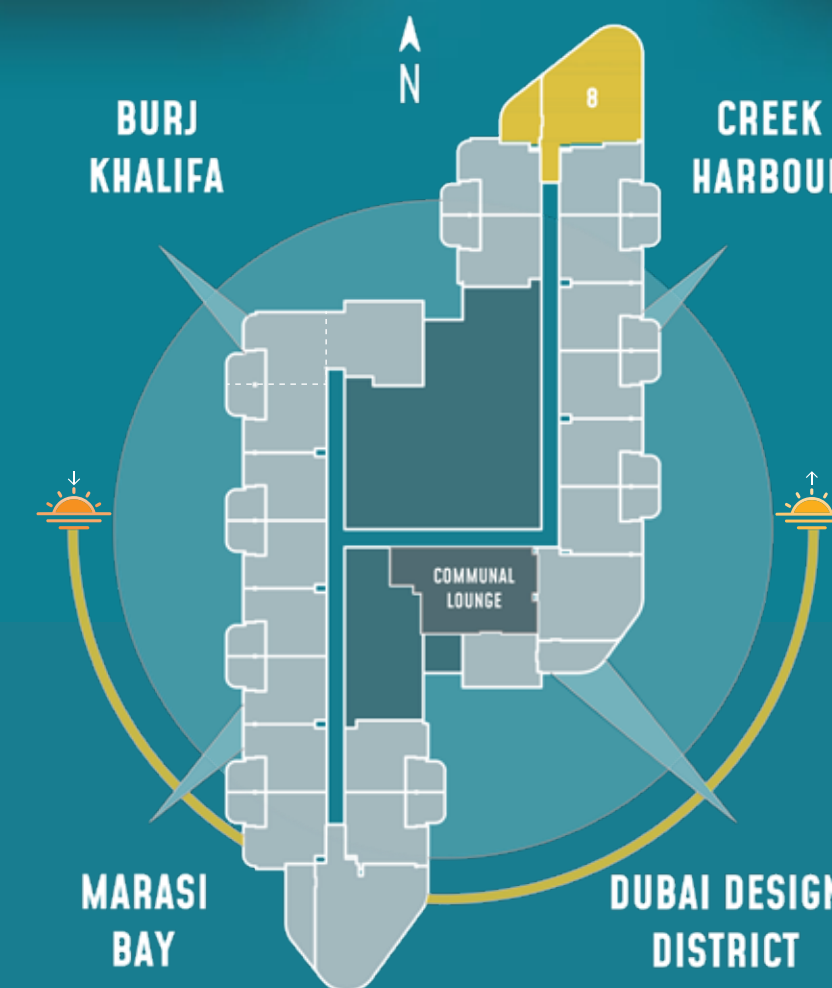
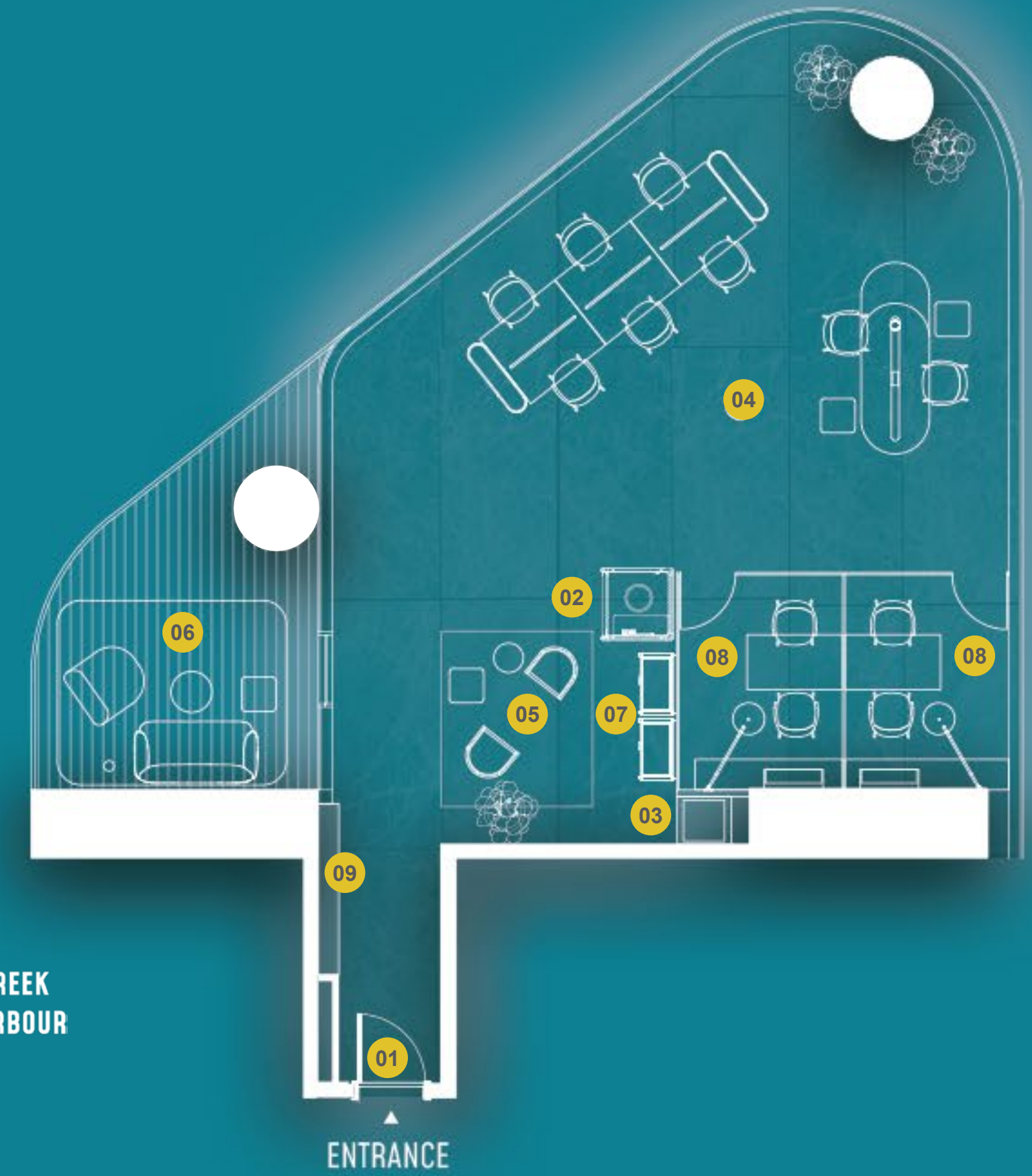
# SIMPLEX EDGE (UNIT-08) CONFIGURATIONS

FLEX OPEN LAYOUT

FLEX FOCUSED LAYOUT

- 01 ENTRANCE
- 02 FOCUS BOOTH
- 03 SERVER/PRINTER
- 04 OPEN WORKSTATIONS
- 05 BREAKOUT AREA
- 06 COURTYARD
- 07 SHELVING/STORAGE UNIT
- 08 PRIVATE OFFICE
- 09 THINK WALL

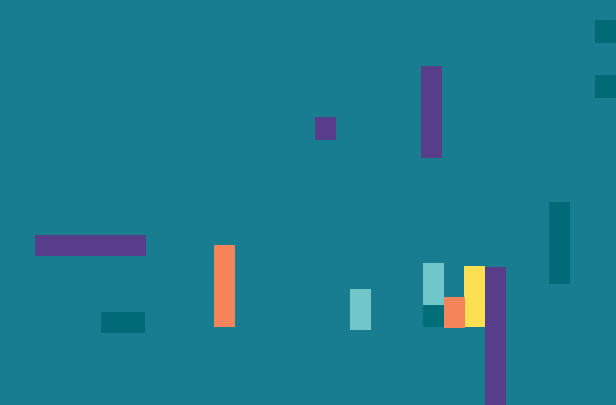
INTERNAL AREA	1232 SQFT
OUTDOOR AREA	240 SQFT
TOTAL AREA	1472 SQFT
LEVELS	L05-L06-L09-L10 L13-L14-L17-L18 L21-L22-L25-L26







Nestled on the edge, most expansive setting, with generous layouts, premium furniture, and a statement-making workspace.





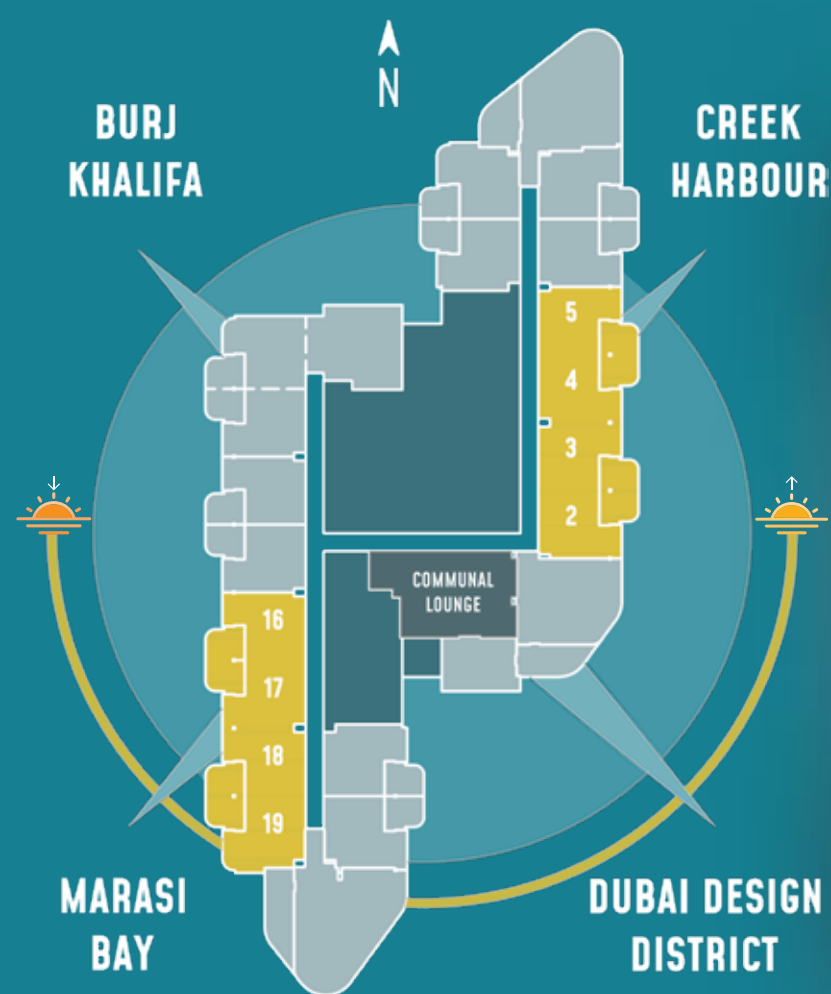
A LA CARTE  
CONFIGURATIONS

## 2700 SQFT AND ABOVE

Bespoke offices designed around you. Select from our modular collection and create on-demand spaces perfectly tailored to your size and requirements.

- 01 ENTRANCE
- 02 RECEPTION
- 03 STORAGE
- 04 MEETING ROOM
- 05 BREAKOUT AREA
- 06 COURTYARD
- 07 OPEN WORKSTATION
- 08 MODULAR PAVILION
- 09 FOCUS BOOTH
- 10 KITCHENETTE
- 11 SERVER/PRINTER
- 12 POWDER ROOM
- 13 PRIVATE OFFICES
- 14 THINK WALL

INTERNAL AREA	2156 SQFT
OUTDOOR AREA	564 SQFT
TOTAL AREA	2720 SQFT
LEVELS	L05-L06-L09-L10 L13-L14-L17-L18 L21-L22-L25-L26



FLEX OPEN LAYOUT



FLEX FOCUSED LAYOUT



LOFT

# LOFT EDGE

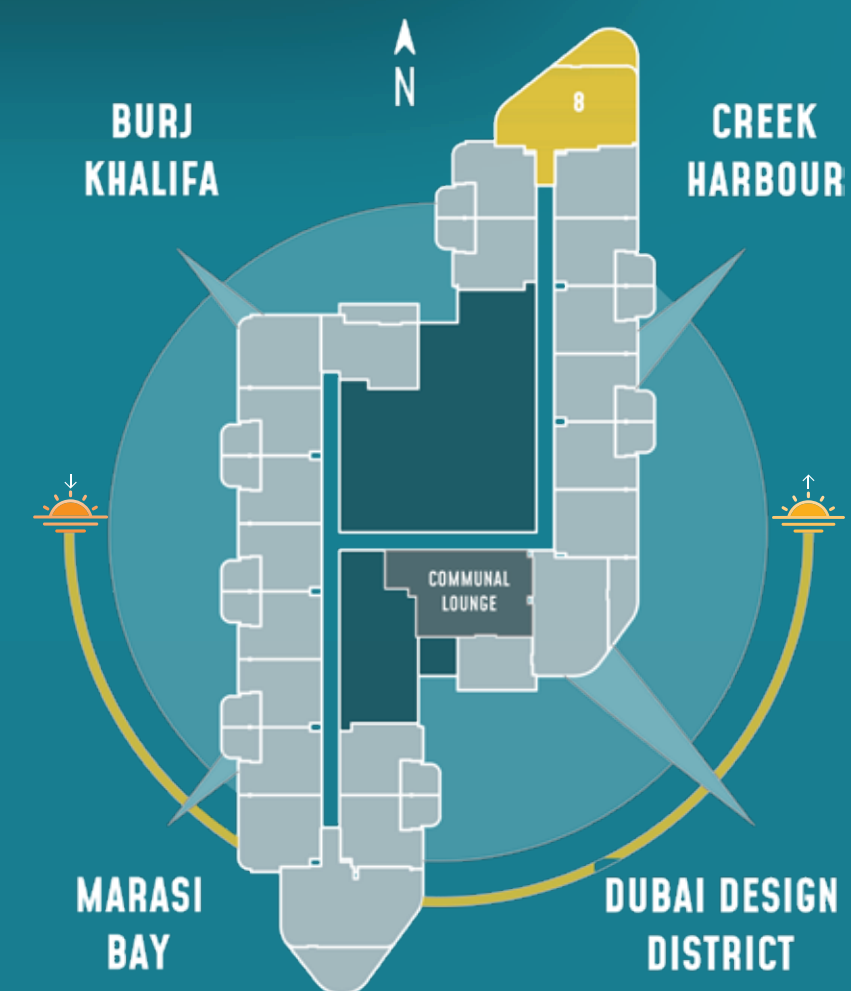
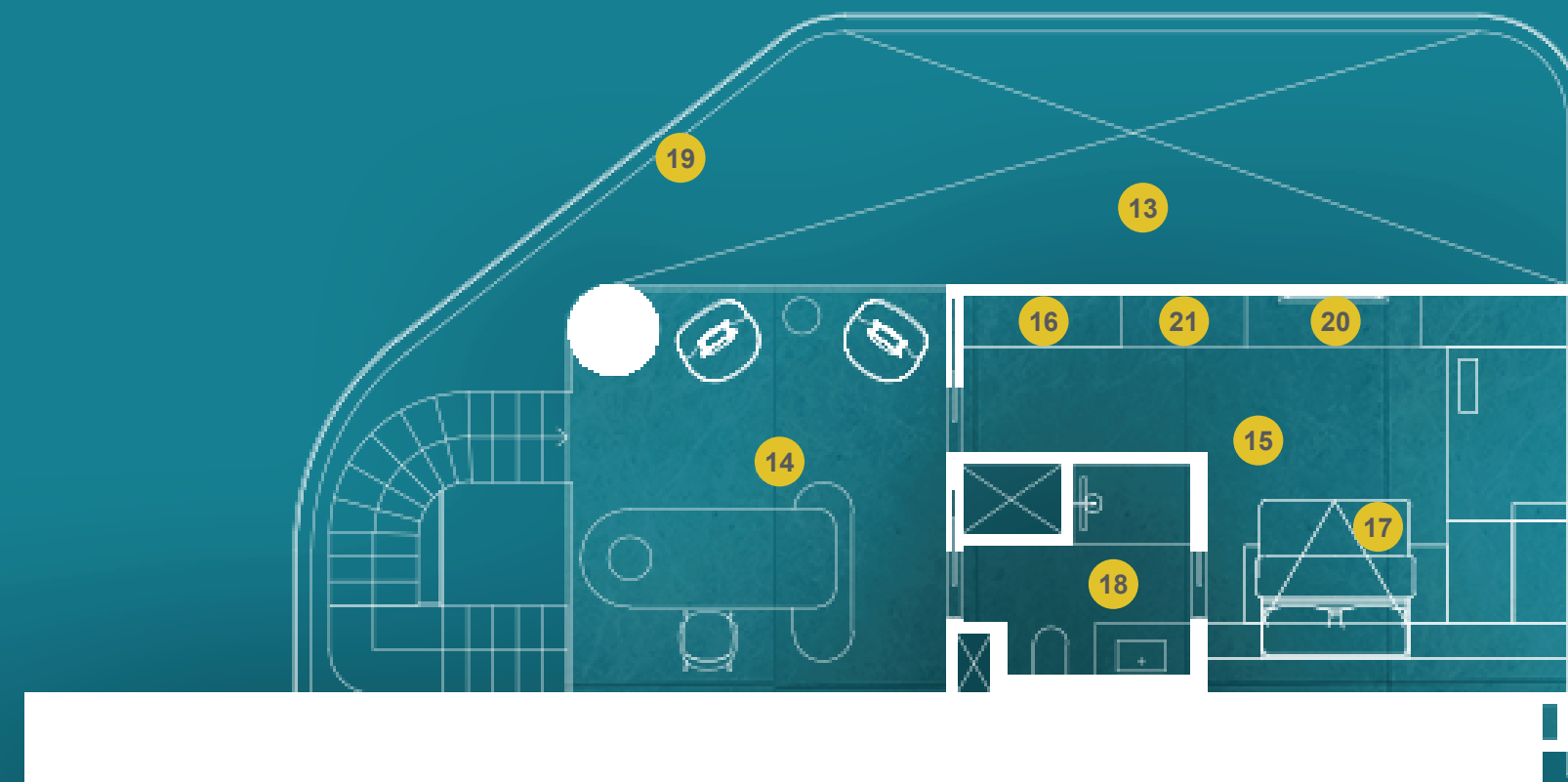
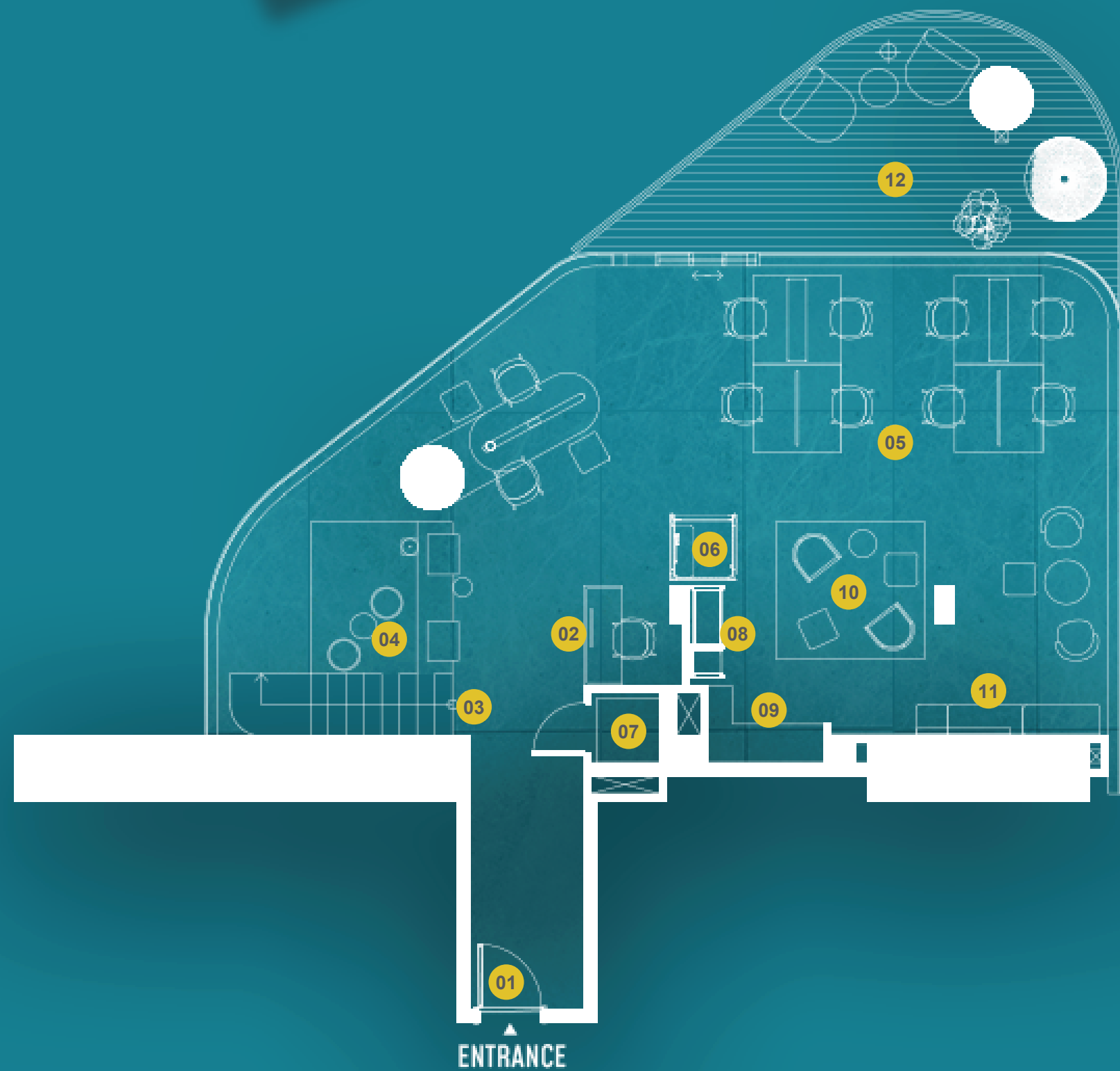
(2051-2467 SQFT)

Soaring double-height ceilings, curated design details, and a warm living touch that makes the office feel like home.





# LOFT EDGE (UNIT-08) CONFIGURATIONS



## LOWER LEVEL

- 01 ENTRANCE
- 02 RECEPTION
- 03 FEATURE STAIRCASE
- 04 INTEGRATED SEATING
- 05 OPEN WORKSTATIONS
- 06 FOCUS BOOTH
- 07 PRINTER/SERVER
- 08 SHELVING/STORAGE UNIT
- 09 KITCHENETTE
- 10 BREAKOUT AREA
- 11 THINK WALL
- 12 COURTYARD

## UPPER LEVEL (THE NEST)

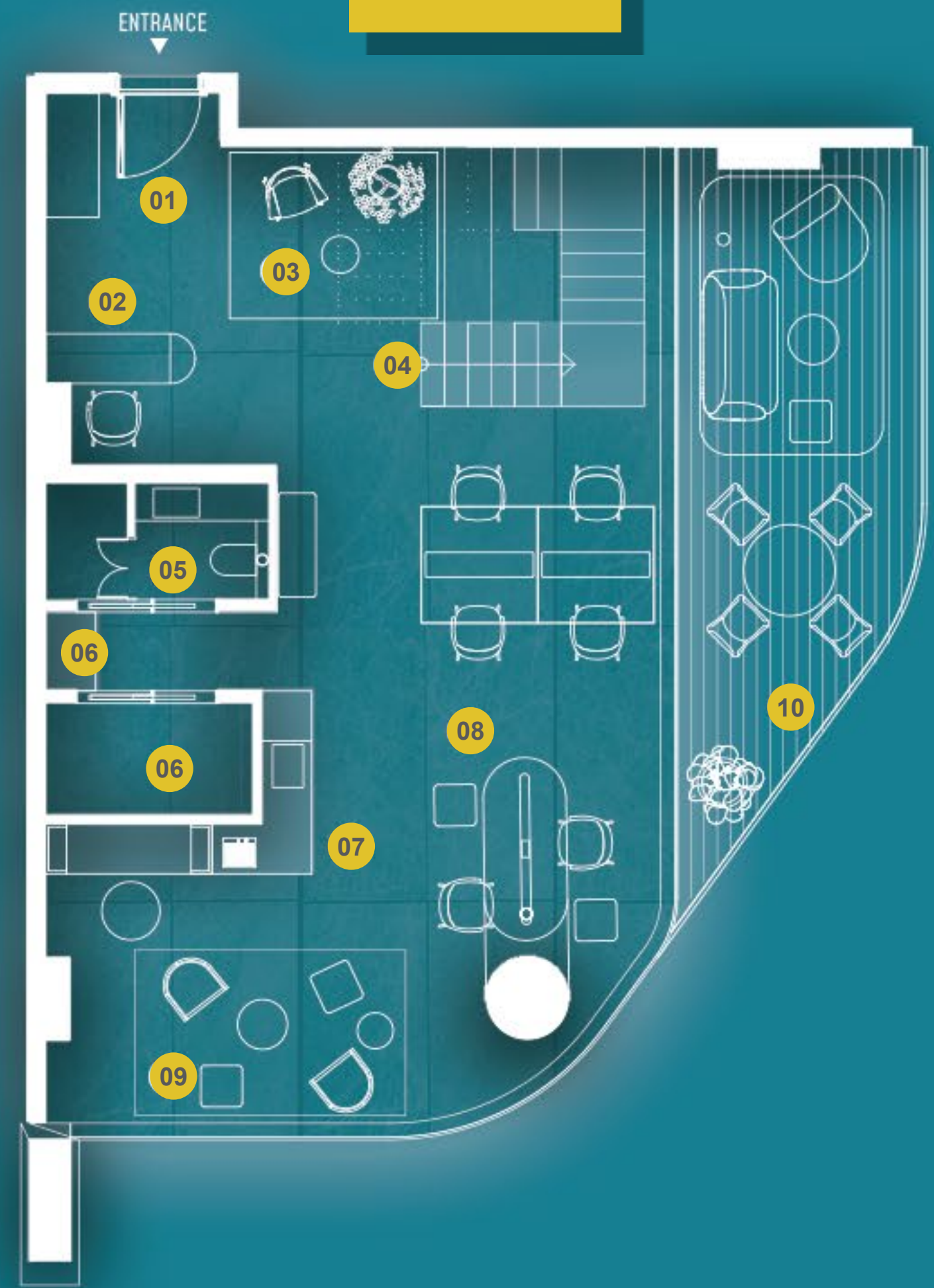
- 13 DOUBLE HEIGHT VOID
- 14 BUSINESS QUARTER
- 15 RESTING DEN
- 16 KITCHENETTE
- 17 FLEXIBED
- 18 POWDER ROOM / SHOWER
- 19 MOTORIZED BLINDS
- 20 TV
- 21 WARDROBE

INTERNAL AREA	2118 SQFT
OUTDOOR AREA	241 SQFT
TOTAL AREA	2359 SQFT
LEVELS	<b>L29</b> (Office Entrance Level), <b>L30</b> (The Nest)

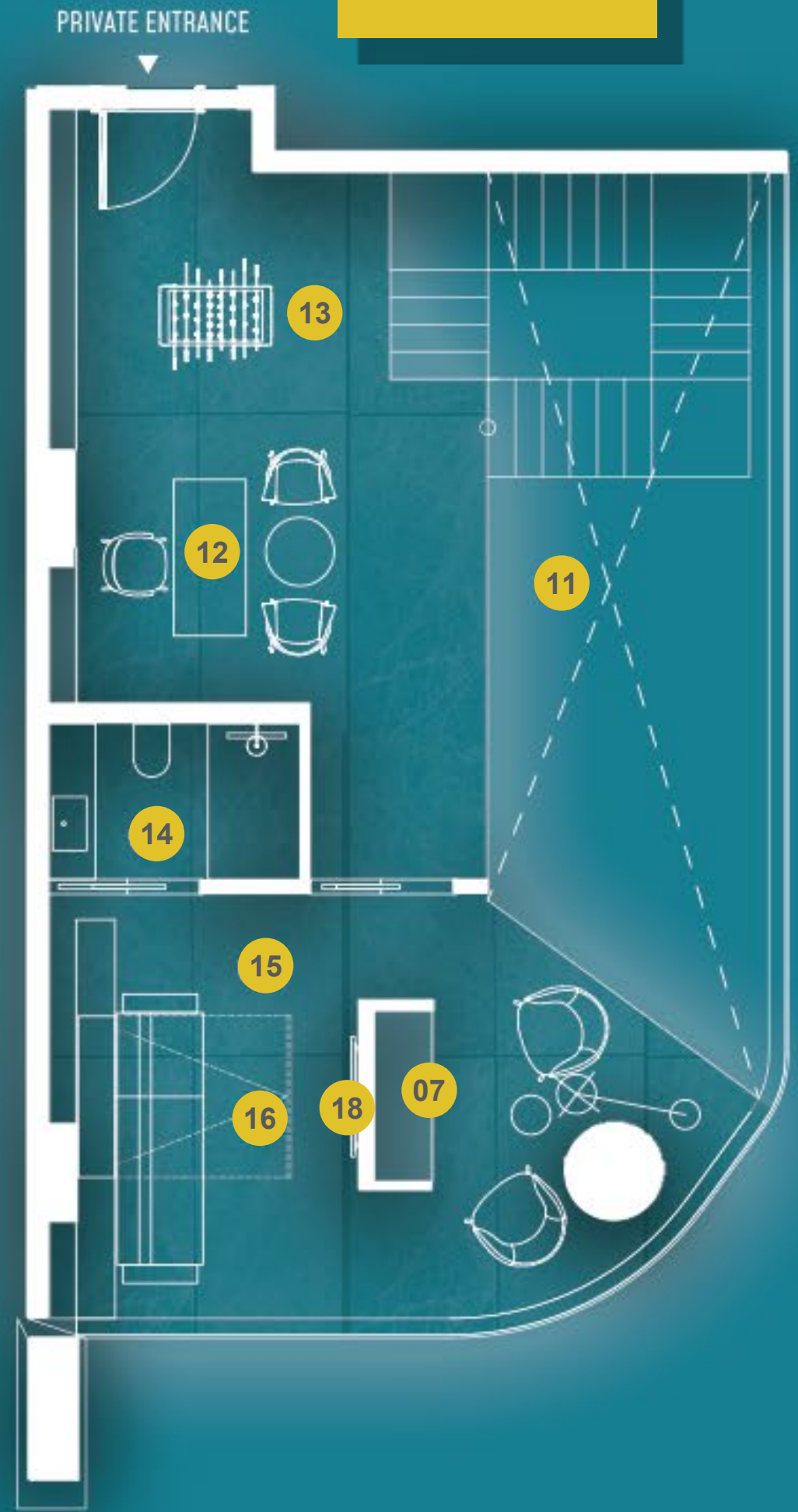


LOFT EDGE  
(UNIT-01)  
CONFIGURATIONS

LOWER LEVEL



UPPER LEVEL



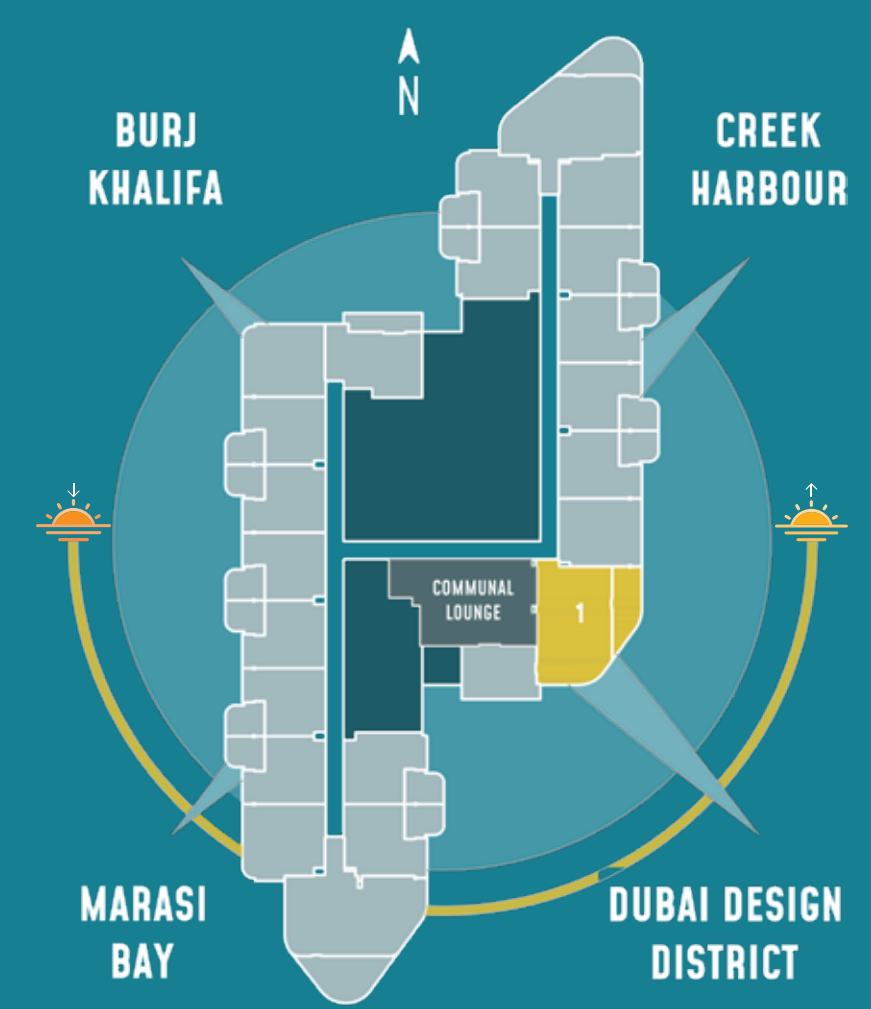
LOWER LEVEL

- 01 ENTRANCE
- 02 RECEPTION
- 03 INTEGRATED SEATING
- 04 FEATURE STAIRCASE
- 05 POWDER ROOM
- 06 SHELVING/STORAGE UNIT
- 07 KITCHENETTE
- 08 OPEN WORKSTATIONS
- 09 BREAKOUT AREA
- 10 COURTYARD

UPPER LEVEL (THE NEST)

- 11 DOUBLE HEIGHT VOID
- 12 BUSINESS QUARTER
- 13 GAME CORNER
- 14 POWDER ROOM & SHOWER
- 15 RESTING DEN
- 16 FLEXIBED
- 17 MOTORIZED BLINDS
- 18 TV

INTERNAL AREA	1810 SQFT
OUTDOOR AREA	242 SQFT
TOTAL AREA	2052 SQFT
LEVELS	L07-L08-L11-L12

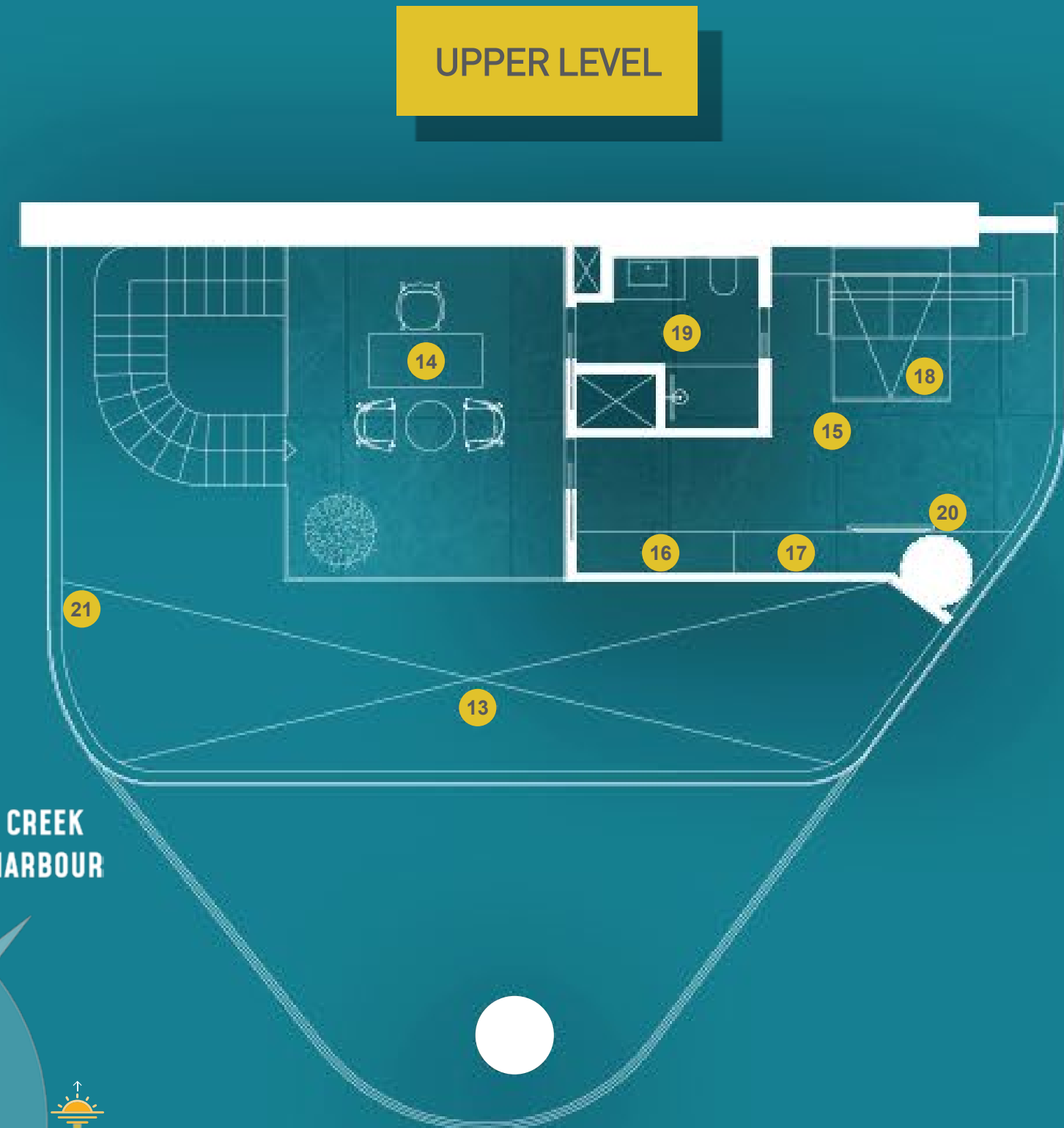




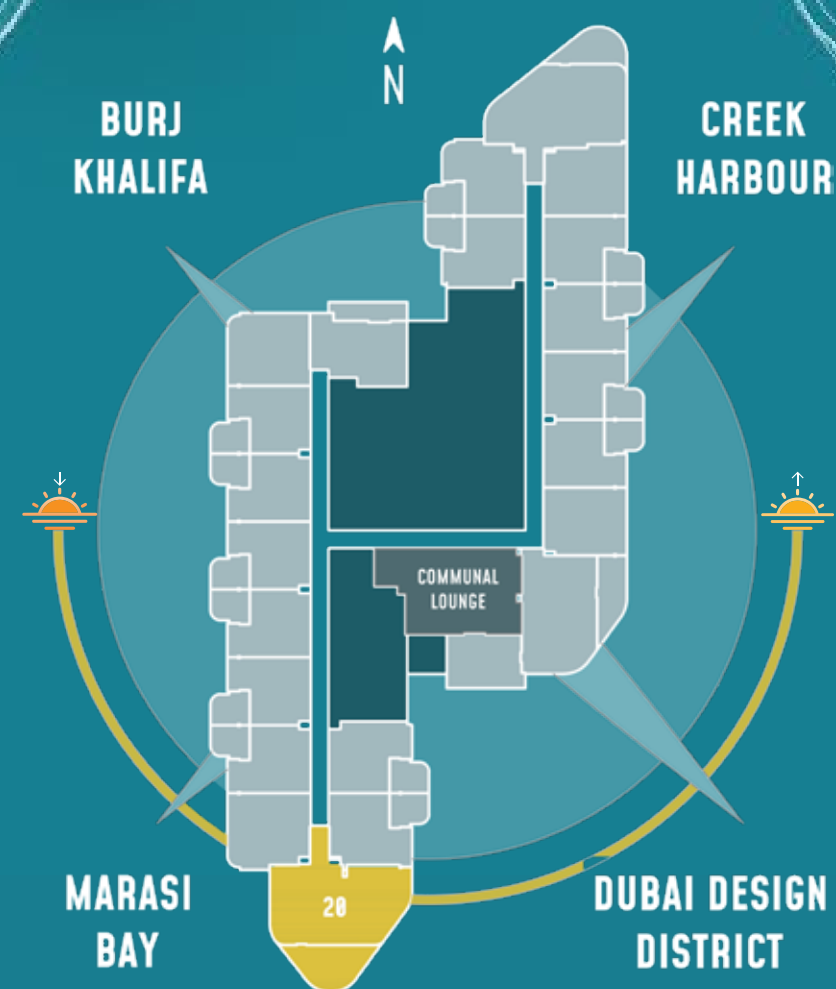
LOFT EDGE  
(UNIT-20)  
CONFIGURATIONS



LOWER LEVEL



UPPER LEVEL



## LOWER LEVEL

- 01 ENTRANCE
- 02 RECEPTION
- 03 INTEGRATED SEATING
- 04 FEATURE STAIRCASE
- 05 PRINTER/SERVER
- 06 FOCUS BOOTH
- 07 KITCHENETTE
- 08 OPEN WORKSTATIONS
- 09 BREAKOUT AREA
- 10 THINK WALL
- 11 SHELVING/STORAGE UNIT
- 12 COURTYARD

## UPPER LEVEL (THE NEST)

- 13 DOUBLE HEIGHT VOID
- 14 BUSINESS QUARTER
- 15 RESTING DEN
- 16 KITCHENETTE
- 17 WARDROBE
- 18 FLEXIBED
- 19 POWDER ROOM / SHOWER
- 20 TV
- 21 MOTORIZED BLINDS

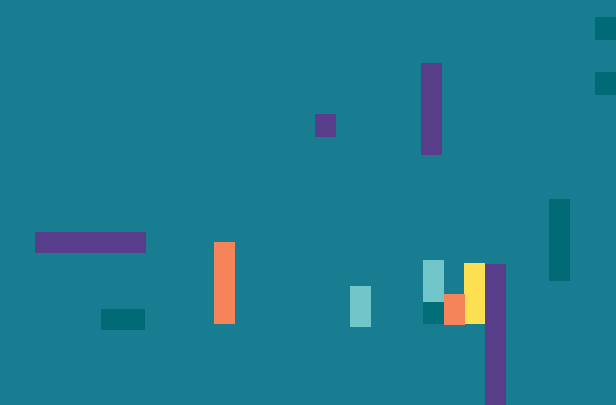
INTERNAL AREA	2124 SQFT
OUTDOOR AREA	342 SQFT
TOTAL AREA	2466 SQFT
LEVELS	L07-L08-L11-L12





LOFT EDGE

Soaring double-height ceilings, curated design details, and a warm living touch that makes the office feel like home.







FOR YOUR DAILY  
DOSE OF  
INSPIRATION



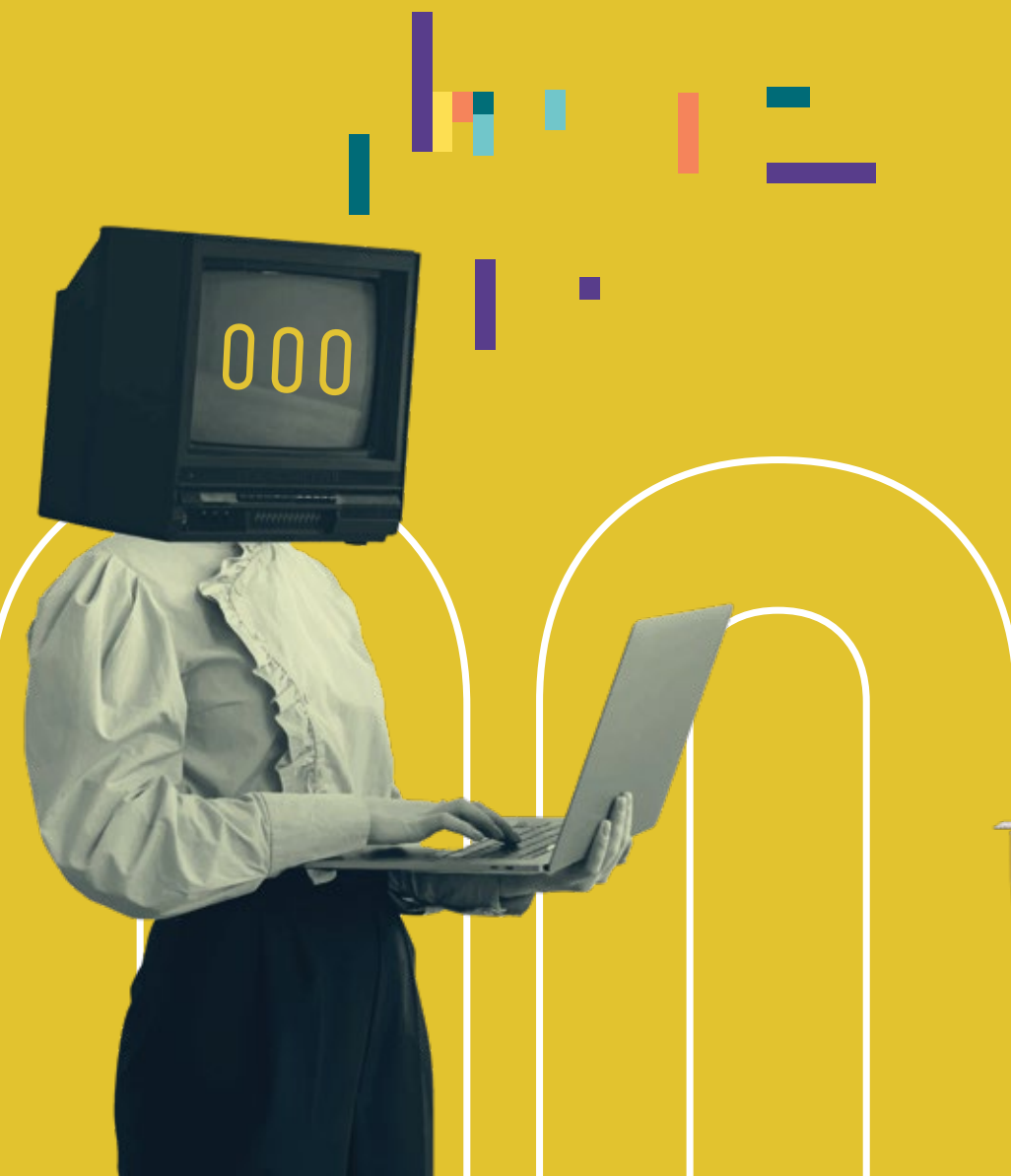


LOFT

# PENTHOUSE LOFTS

(2185-3708 SQFT)

Enjoy more of space, style, and comfort. With integrated stair seating, a private kitchenette, and an in-office washroom, these lofts blend thoughtful design with premium interiors to create a workspace that feels truly complete.





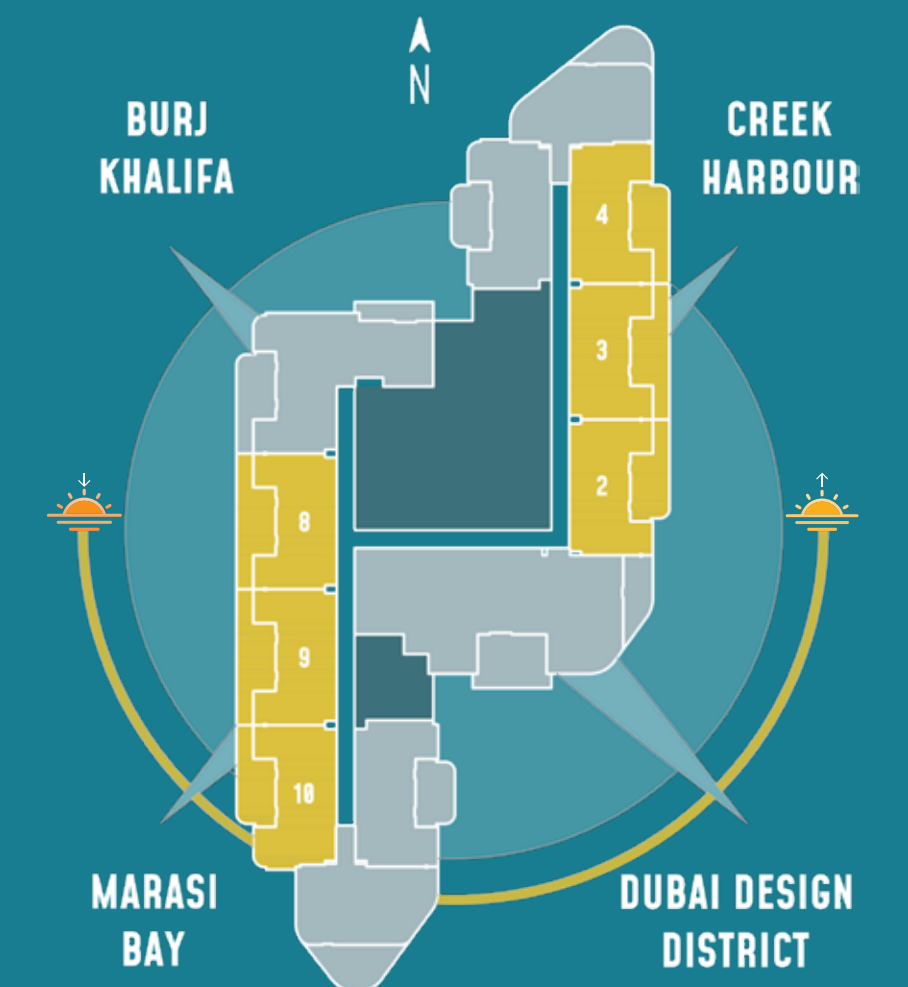
PENTHOUSE  
LOFTS



## LOWER LEVEL

- 01 ENTRANCE
- 02 RECEPTION
- 03 MEETING ROOM
- 04 BREAKOUT AREA
- 05 FEATURE STAIRCASE
- 06 OPEN WORKSTATIONS
- 07 SERVER/PRINTER
- 08 KITCHENETTE
- 09 POWDER ROOM
- 10 COURTYARD
- 11 INTEGRATED SEATING

SIZE	(FROM - TO)
INTERNAL AREA	2095-2177 SQFT
OUTDOOR AREA	353-425 SQFT
TOTAL AREA	2507-2537 SQFT
LEVELS	<b>L29</b> (Office Entrance Level), <b>L30</b> (The Nest)



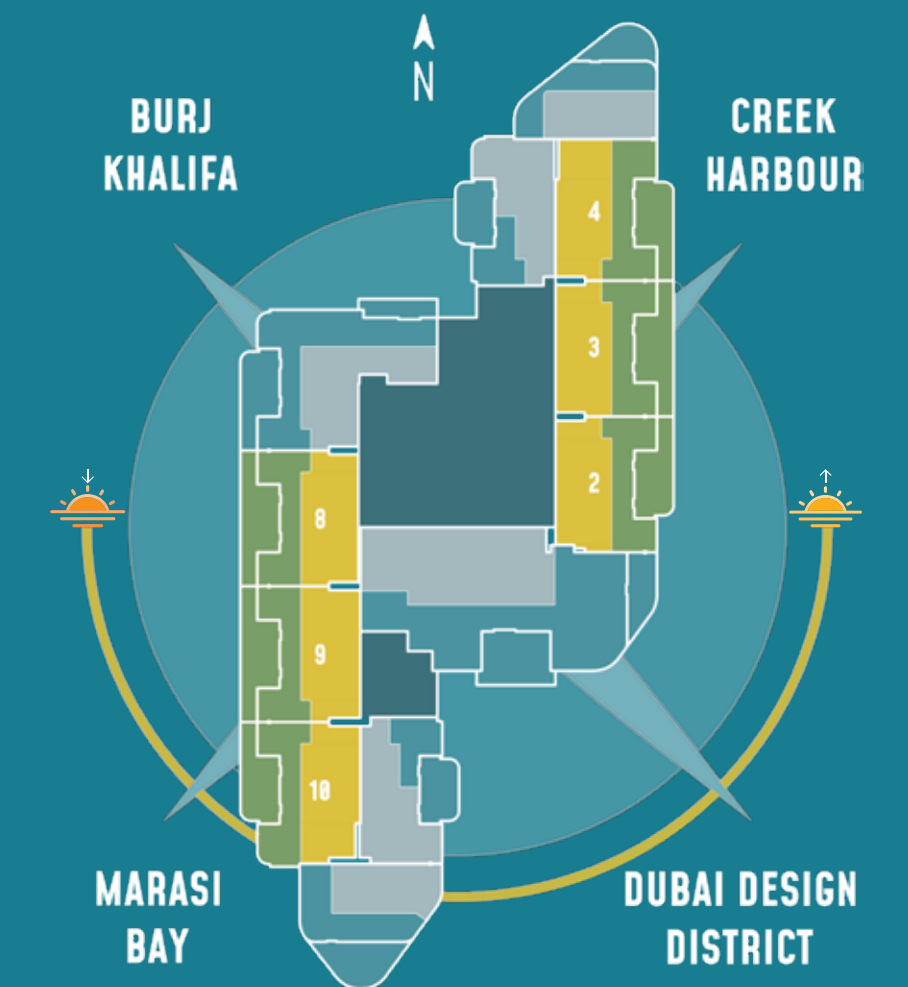


# PENTHOUSE LOFTS



## UPPER LEVEL (THE NEST)

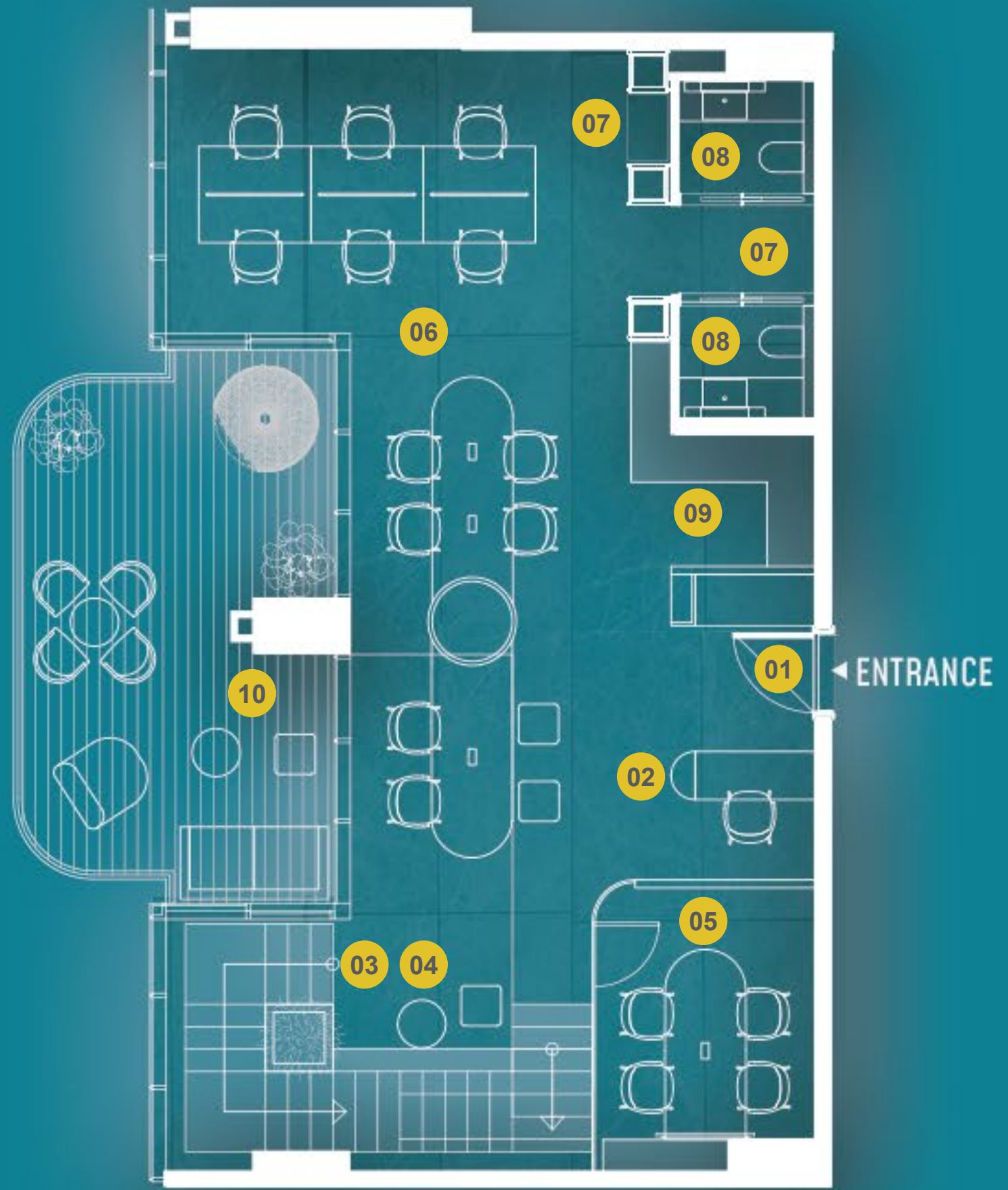
- 10 DOUBLE HEIGHT VOID
- 11 BUSINESS QUARTER
- 12 MEETING CORNER
- 13 RESTING DEN
- 14 WARDROBE
- 15 POWDER ROOM & SHOWER
- 16 FLEXIBED
- 17 KITCHENETTE
- 18 MOTORIZED BLINDS
- 19 TV



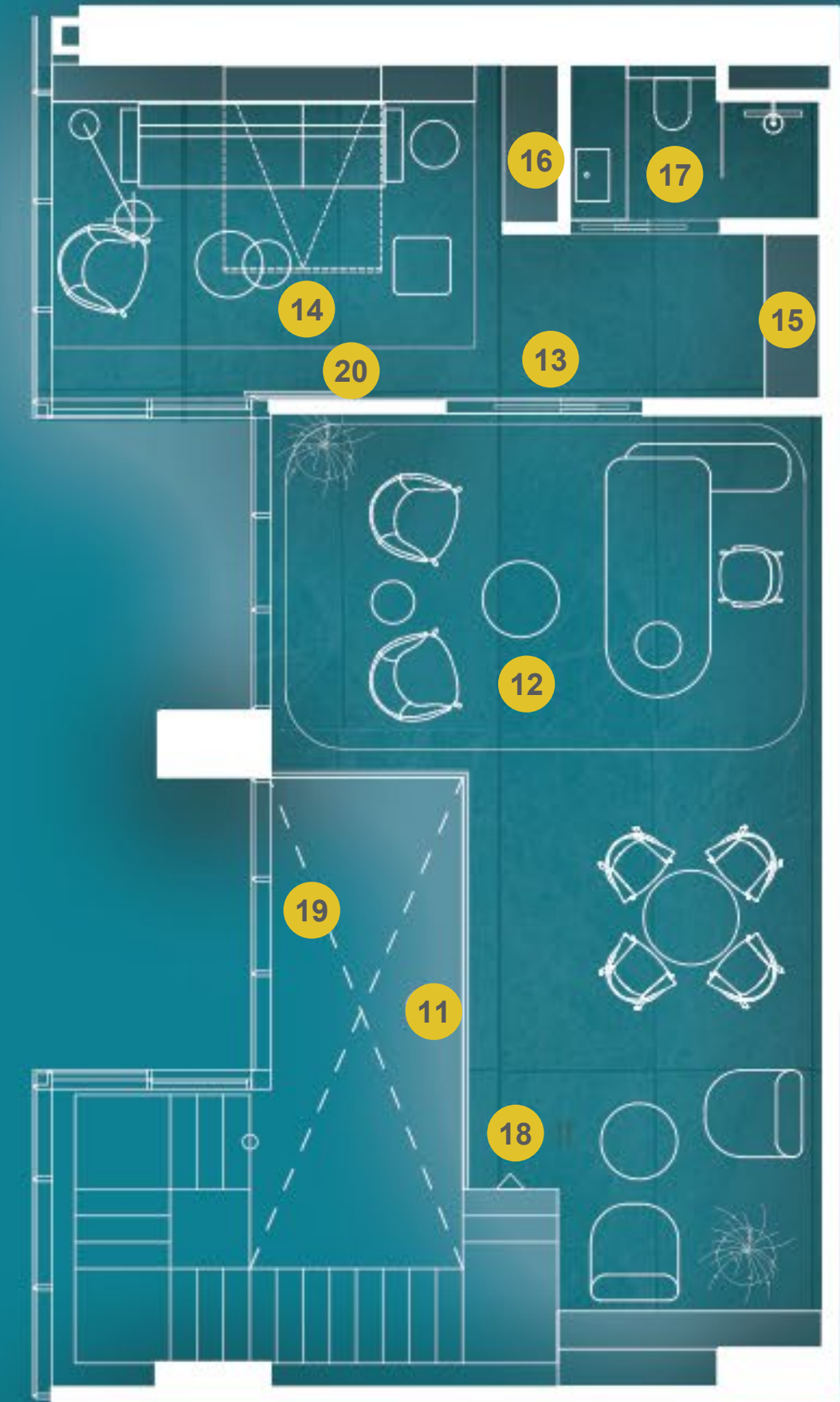


PENTHOUSE LOFTS  
(UNIT-2906  
& 2912)  
CONFIGURATIONS

LOWER LEVEL



UPPER LEVEL

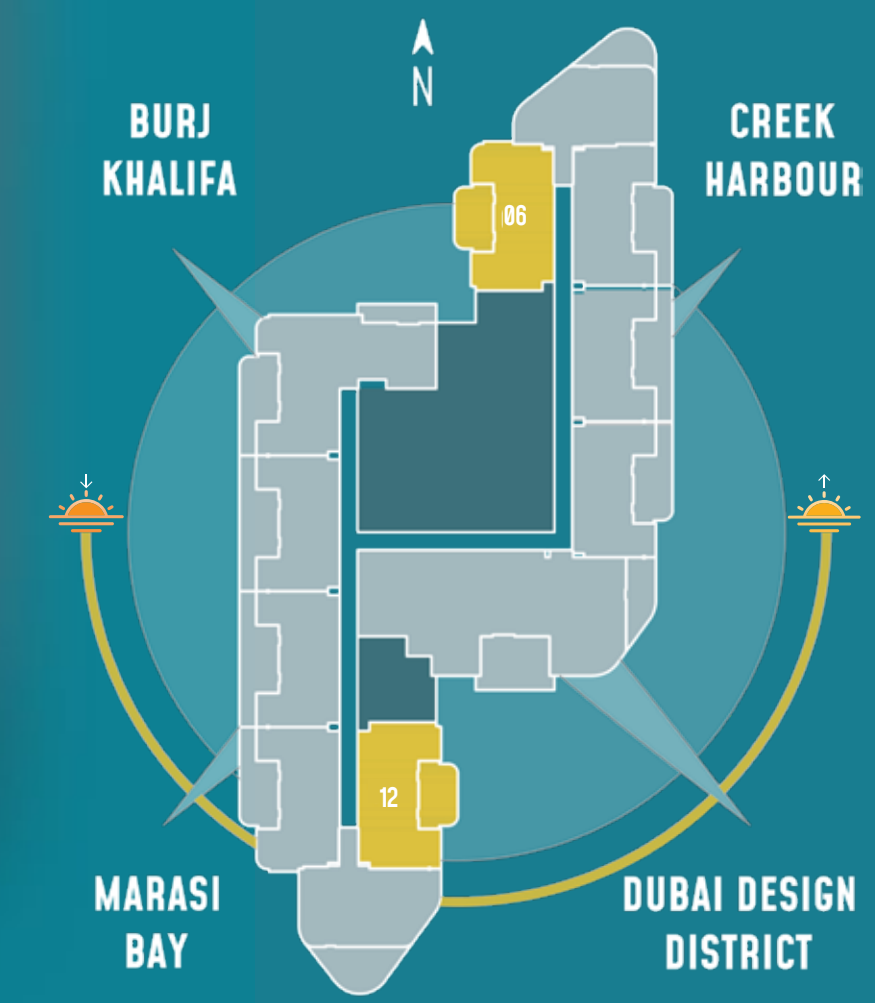


LOWER LEVEL

- 01 ENTRANCE
- 02 RECEPTION
- 03 FEATURE STAIRCASE
- 04 INTEGRATED SEATING
- 05 MEETING ROOM
- 06 OPEN WORKSTATIONS
- 07 SHELVING/STORAGE UNIT
- 08 POWDER ROOM
- 09 KITCHENETTE
- 10 COURTYARD

UPPER LEVEL (THE NEST)

- 11 DOUBLE HEIGHT VOID
- 12 BUSINESS QUARTER
- 13 RESTING DEN
- 14 FLEXIBED
- 15 KITCHENETTE
- 16 WARDROBE
- 17 POWDER ROOM & SHOWER
- 18 MEETING CORNER
- 19 MOTORIZED BLINDS
- 20 TV



	UNIT NO. 2906 & 2912
INTERNAL AREA	2195 & 2181 SQFT
OUTDOOR AREA	282 SQFT
TOTAL AREA	2477 & 2463 SQFT
LEVELS	L29 (Office Entrance Level), L30 (The Nest)



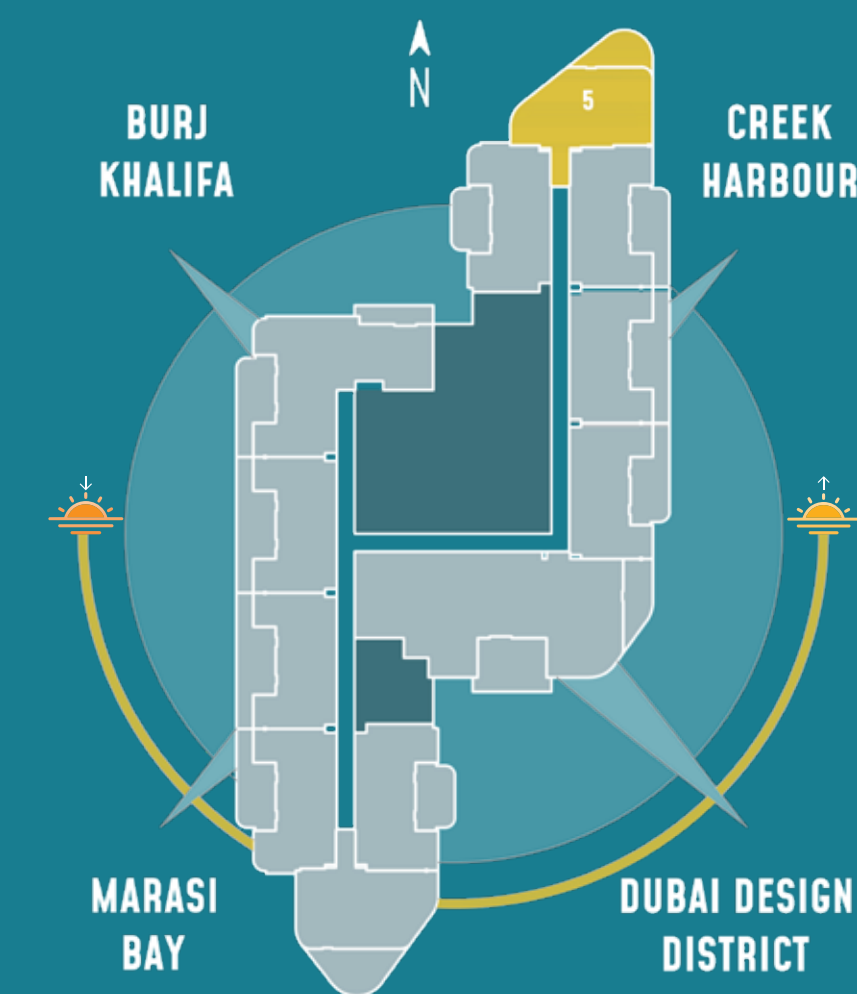
PENTHOUSE LOFT  
(UNIT-2905)  
FLOOR PLAN



## LOWER LEVEL

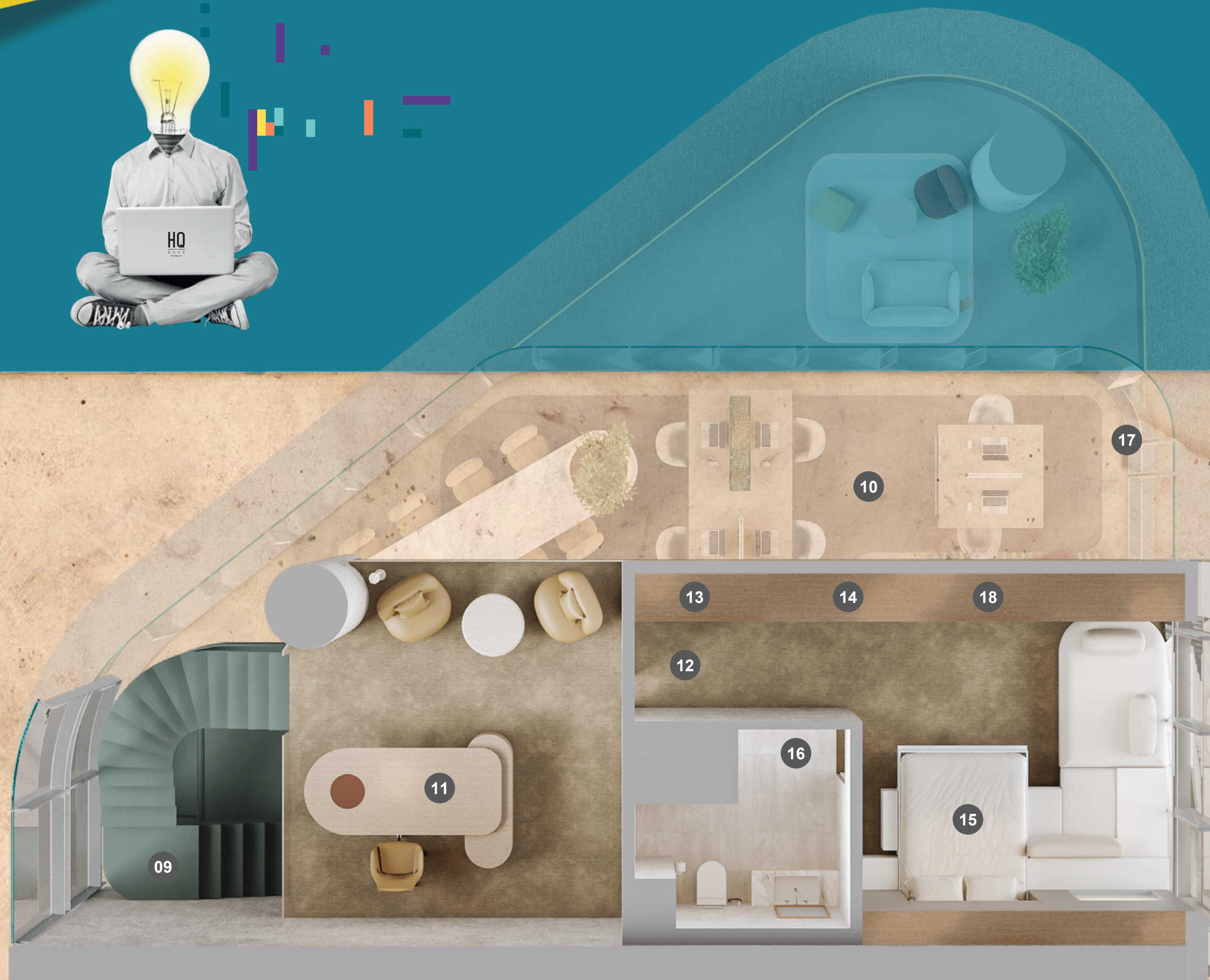
- 01 ENTRANCE
- 02 FEATURE STAIRCASE
- 03 INTEGRATED SEATING
- 04 OPEN WORKSTATIONS
- 05 BREAKOUT AREA
- 06 KITCHENETTE
- 07 SERVER/PRINTER
- 08 POWDER ROOM
- 09 MEETING CORNER
- 10 COURTYARD

INTERNAL AREA	1944 SQFT
OUTDOOR AREA	241 SQFT
TOTAL AREA	2185 SQFT
LEVELS	L29 (Office Entrance Level), L30 (The Nest)



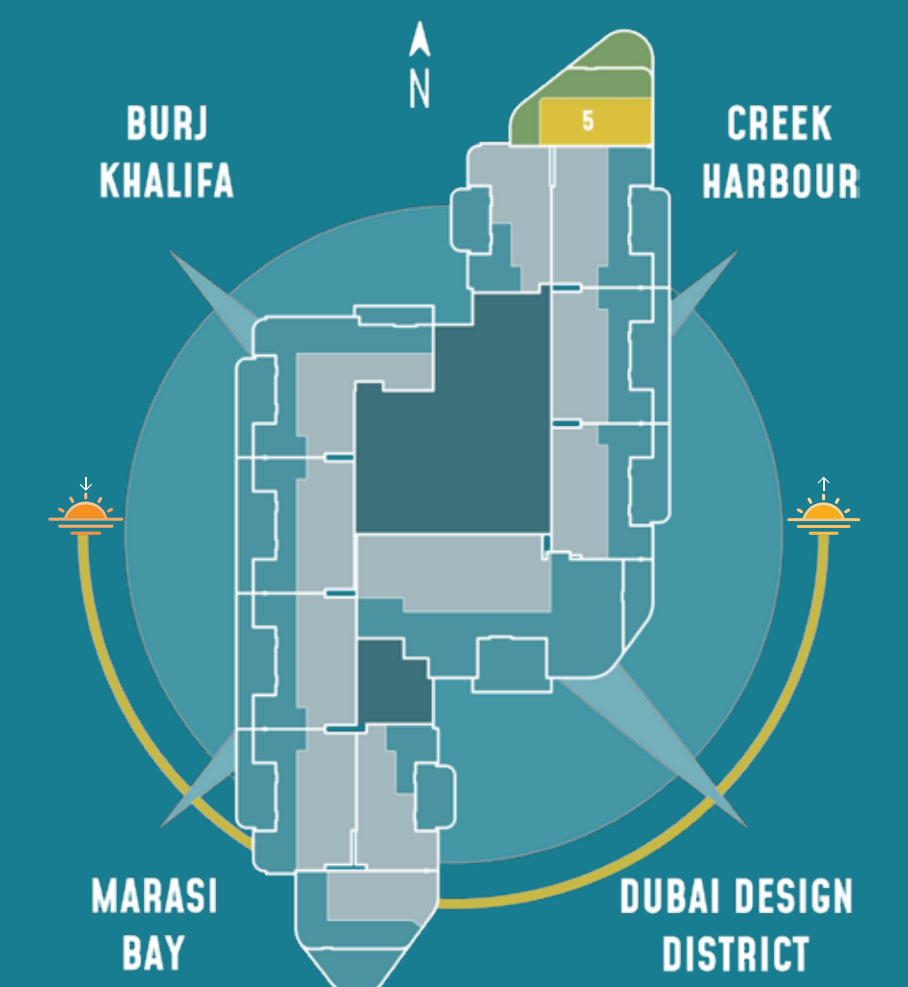


PENTHOUSE LOFT  
(UNIT-2905)  
FLOOR PLAN



## UPPER LEVEL (THE NEST)

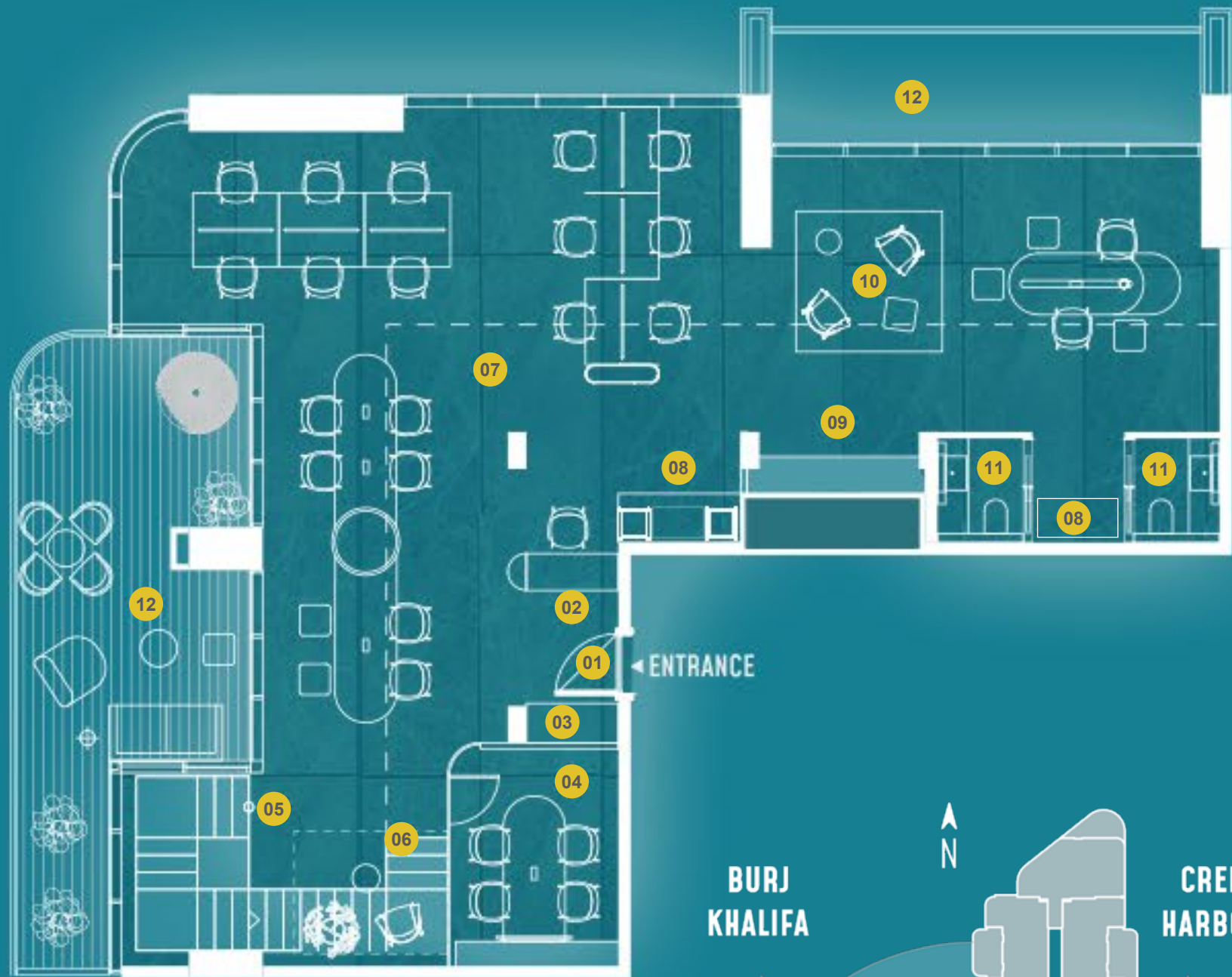
- 09 FEATURE STAIRCASE
- 10 DOUBLE HEIGHT VOID
- 11 BUSINESS QUARTER
- 12 RESTING DEN
- 13 KITCHENETTE
- 14 WARDROBE
- 15 FLEXIBED
- 16 POWDER ROOM & SHOWER
- 17 MOTORIZED BLINDS
- 18 TV



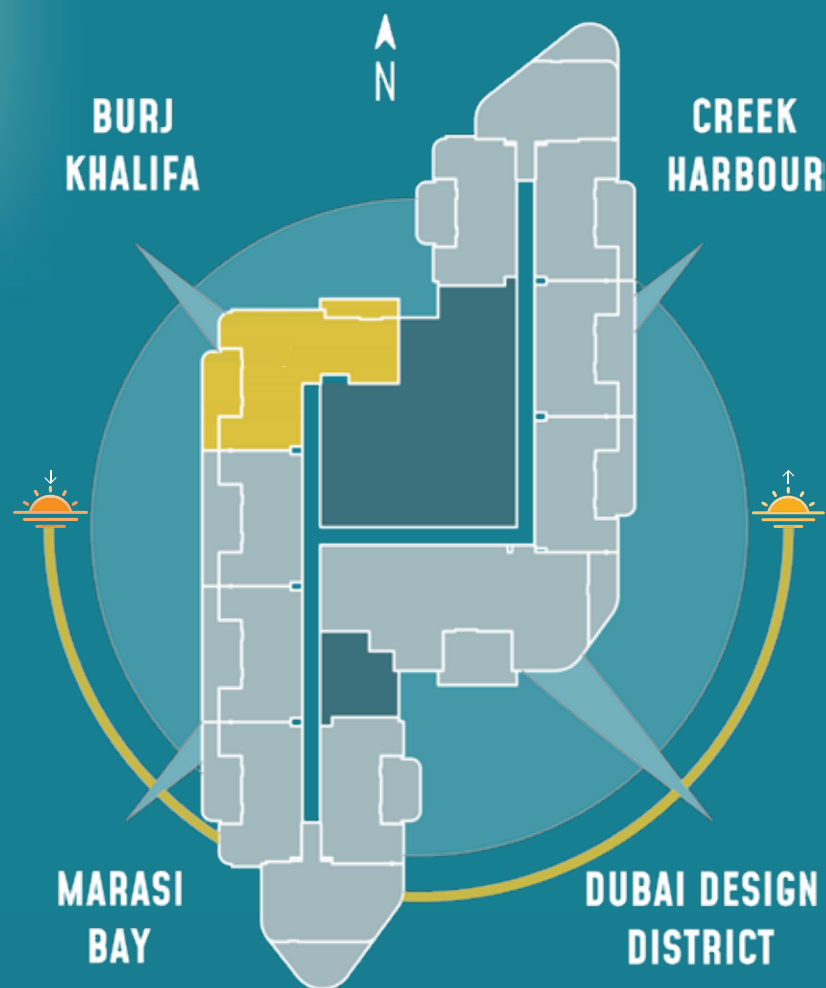
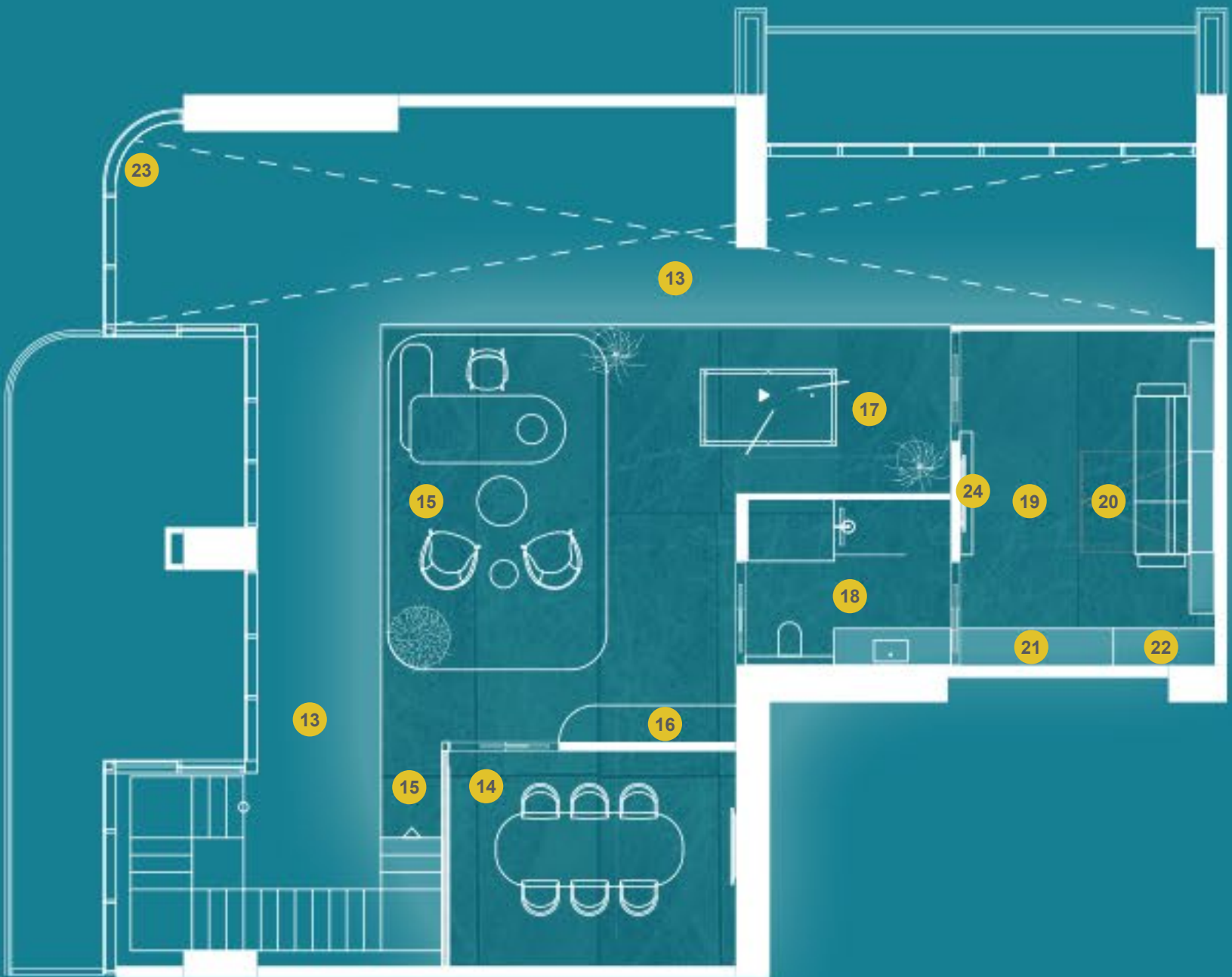


PENTHOUSE LOFT  
(UNIT-2907)  
CONFIGURATIONS

LOWER LEVEL



UPPER LEVEL



INTERNAL AREA	3192 SQFT
OUTDOOR AREA	517 SQFT
TOTAL AREA	3709 SQFT
LEVELS	L29 (Office Entrance Level), L30 (The Nest)

LOWER LEVEL

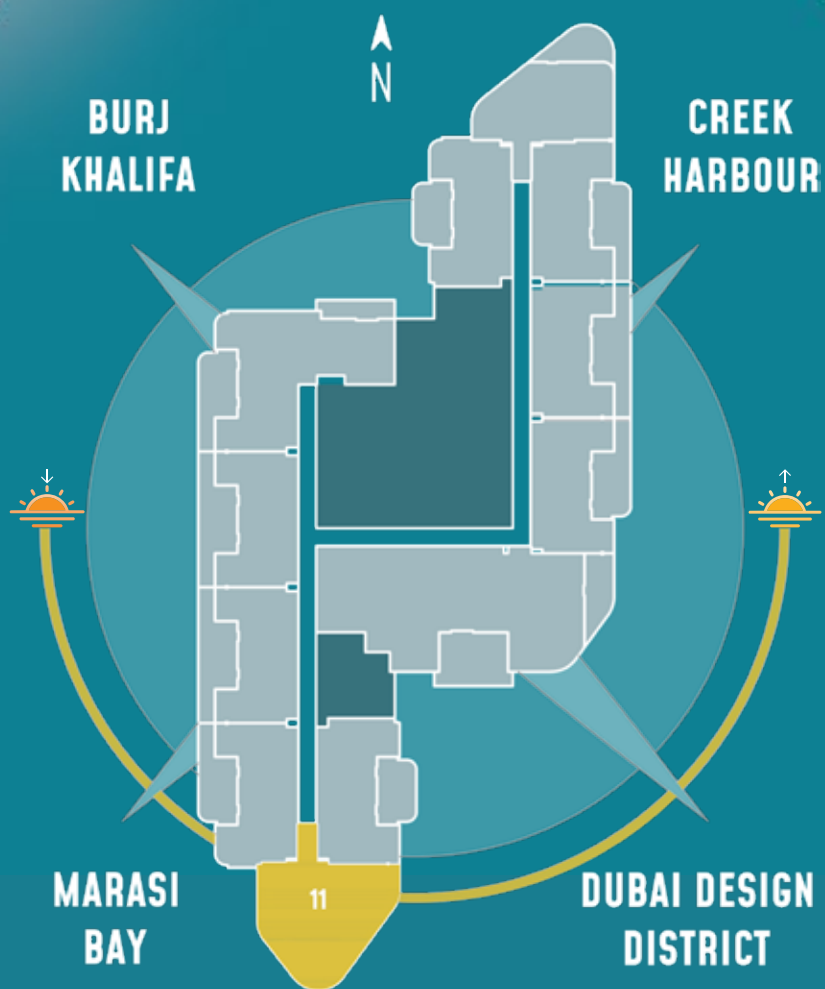
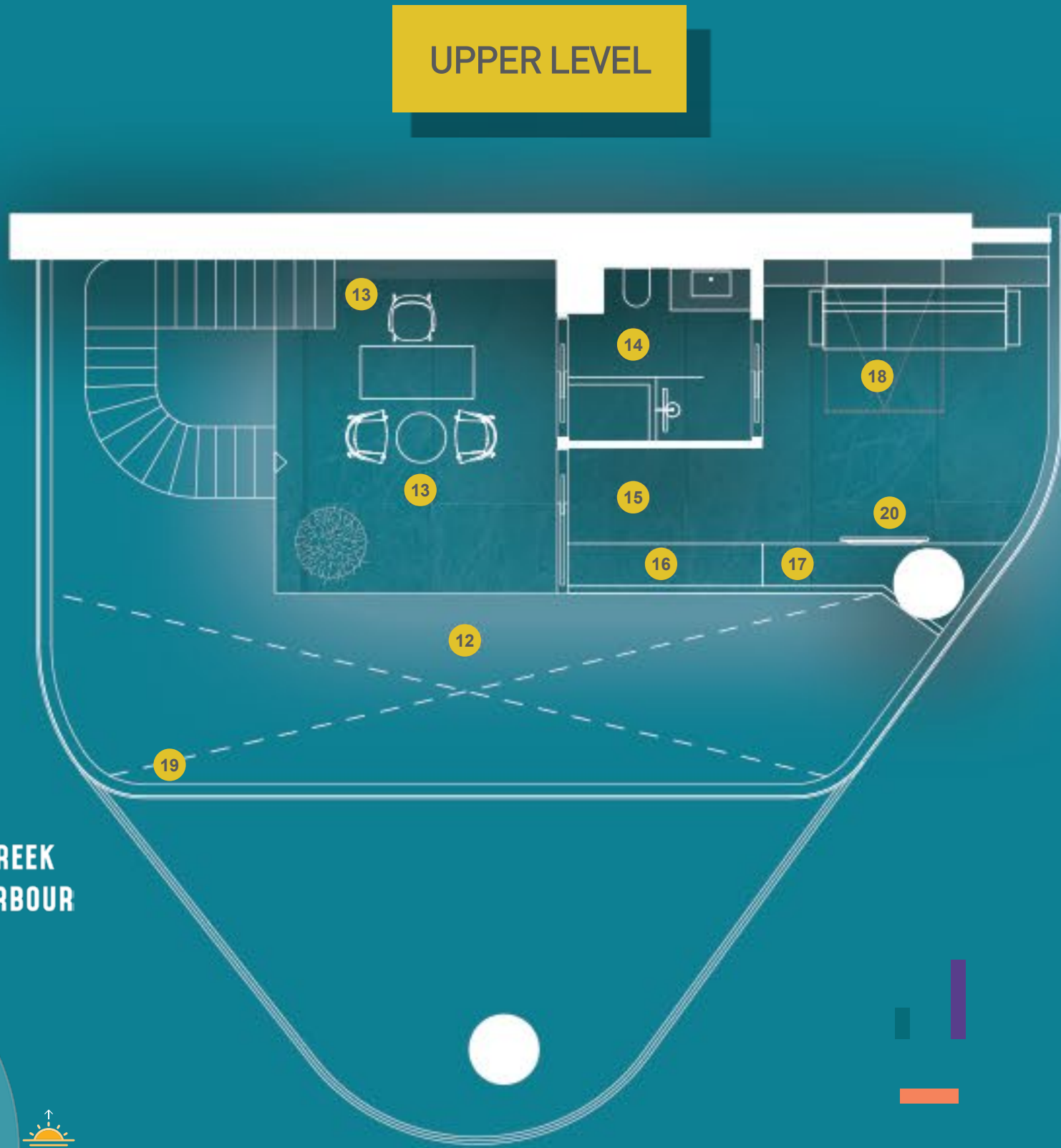
- 01 ENTRANCE
- 02 RECEPTION
- 03 PRINTER
- 04 MEETING ROOM
- 05 FEATURE STAIRCASE
- 06 INTEGRATED SEATING
- 07 OPEN WORKSPACE
- 08 SHELVING/STORAGE UNIT
- 09 PANTRY
- 10 BREAKOUT AREA
- 11 POWDER ROOM
- 12 COURTYARD

UPPER LEVEL (THE NEST)

- 13 DOUBLE HEIGHT VOID
- 14 MEETING ROOM
- 15 BUSINESS QUARTER
- 16 COFFEE COUNTER
- 17 GAME CORNER
- 18 POWDER ROOM & SHOWER
- 19 RESTING DEN
- 20 FLEXIBED
- 21 KITCHENETTE
- 22 WARDROBE
- 23 MOTORIZED BLINDS
- 24 TV



PENTHOUSE LOFT  
(UNIT-2911)  
CONFIGURATIONS



## LOWER LEVEL

- 01 ENTRANCE
- 02 FEATURE STAIRCASE
- 03 SERVER/PRINTER
- 04 RECEPTION
- 05 INTEGRATED SEATING
- 06 OPEN WORKSTATIONS
- 07 KITCHENETTE
- 08 POWDER ROOM
- 09 BREAKOUT AREA
- 10 MEETING ROOM
- 11 COURTYARD

## UPPER LEVEL (THE NEST)

- 12 DOUBLE HEIGHT VOID
- 13 BUSINESS QUARTER
- 14 POWDER ROOM & SHOWER
- 15 RESTING DEN
- 16 KITCHENETTE
- 17 WARDROBE
- 18 FLEXIBED
- 19 MOTORIZED BLINDS
- 20 TV

INTERNAL AREA	2009 SQFT
OUTDOOR AREA	342 SQFT
TOTAL AREA	2351 SQFT
LEVELS	L29 (Office Entrance Level), L30 (The Nest)





**PENTHOUSE  
LOFTS**



LOFT

# PRESIDENTIAL LOFT

(5800 SQFT)

Step into a panoramic Presidential Loft Office on the highest floors - spacious, light-filled, and beautifully designed with a living touch.





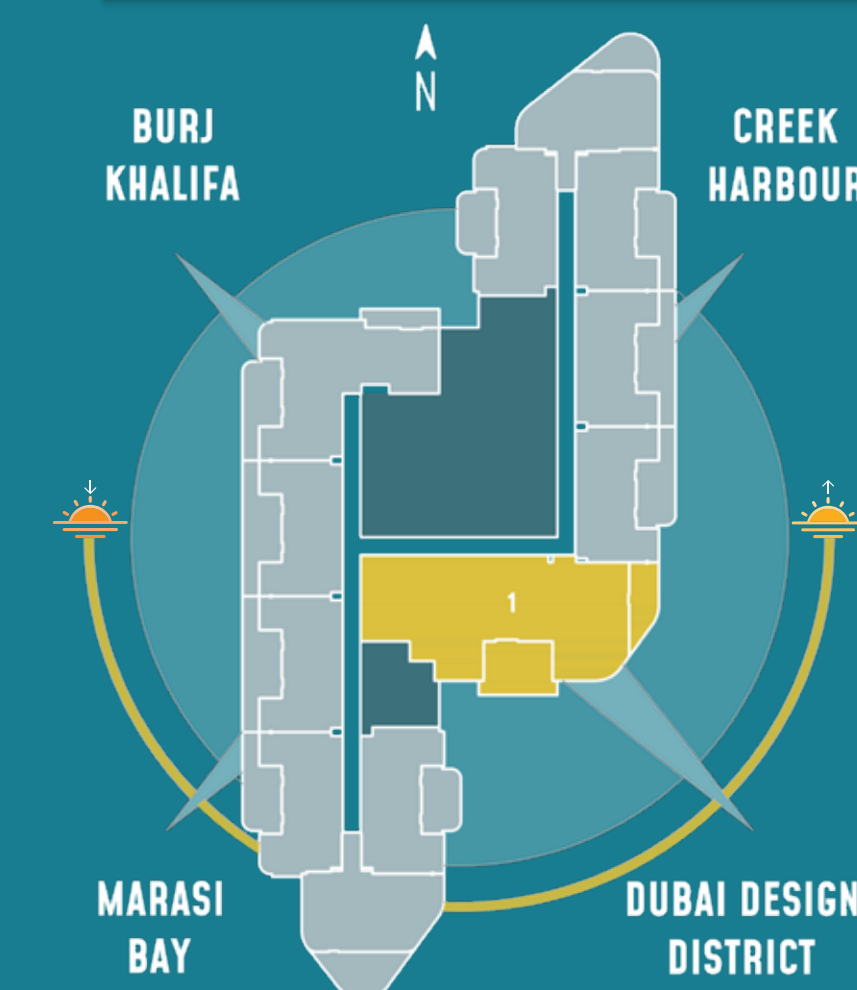
PRESIDENTIAL  
LOFT



## LOWER LEVEL

- 01 ENTRANCE
- 02 RECEPTION
- 03 PRIVATE OFFICE
- 04 OPEN WORKSTATIONS
- 05 POWDER ROOMS
- 06 KITCHENETTE
- 07 BREAKOUT AREA
- 08 INTEGRATED SEATING
- 09 FEATURE STAIRCASE
- 10 FOCUS ROOM
- 11 MEETING ROOM
- 12 COURTYARD
- 13 SHELVING/STORAGE UNIT

INTERNAL AREA	5128 SQFT
OUTDOOR AREA	672 SQFT
TOTAL AREA	5800 SQFT
LEVELS	<b>L29</b> (Office Entrance Level), <b>L30</b> (The Nest)



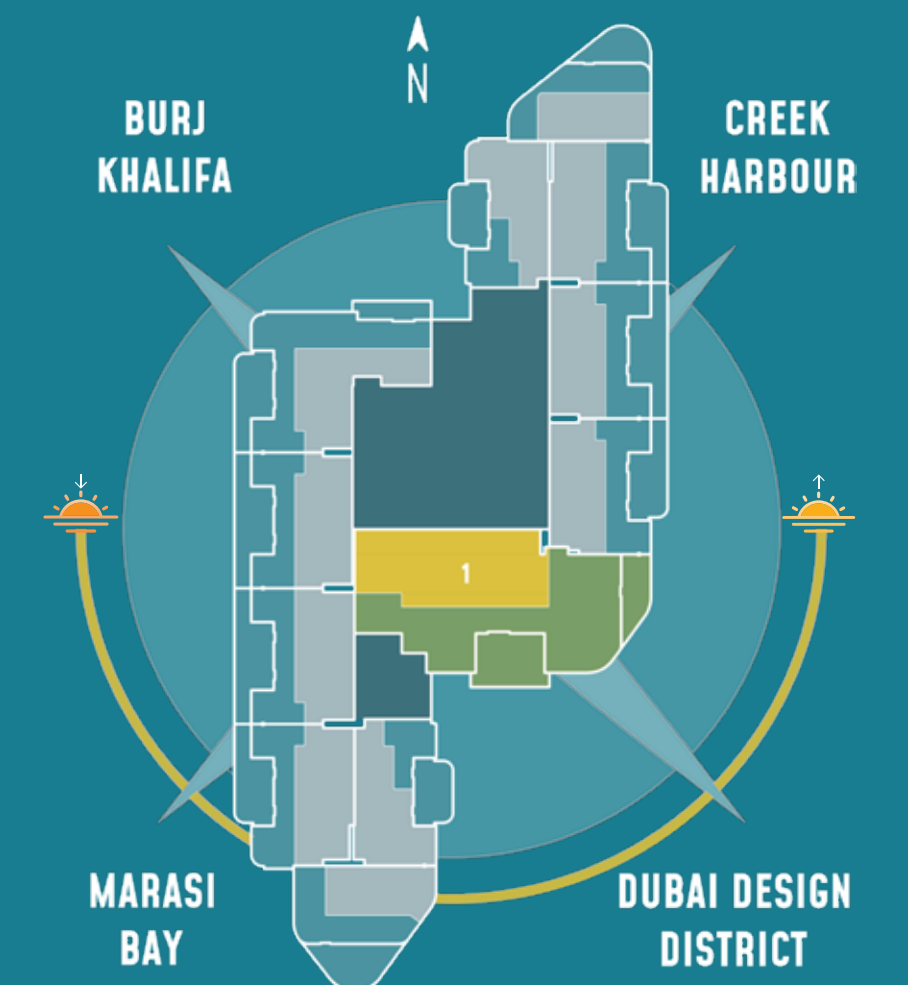


# PRESIDENTIAL LOFT



## UPPER LEVEL (THE NEST)

- 13 FEATURE STAIRCASE
- 14 DOUBLE HEIGHT VOID
- 15 GAME CORNER
- 16 BUSINESS QUARTER
- 17 RESTING DEN
- 18 WARDROBE
- 19 POWDER ROOM & SHOWER
- 20 FLEXIBED
- 21 KITCHENETTE
- 22 PRIVATE MEETING ROOM
- 23 CIGAR LOUNGE WITH HUMIDOR
- 24 MOTORIZED BLINDS
- 25 TV

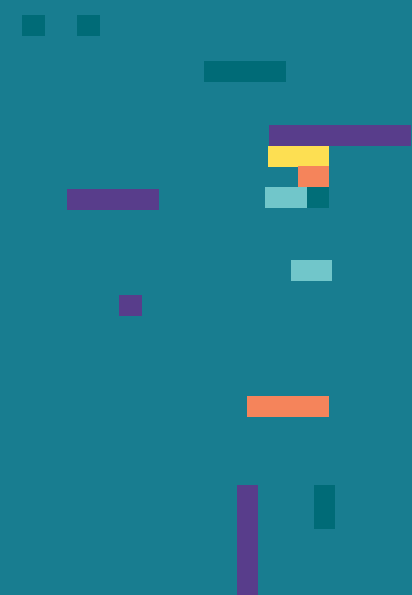






# THE ONE & ONLY. YOU'VE ARRIVED

Perched at the peak, the Presidential Loft Office is a double-height haven featuring an expansive, all-glass, open space with a cigar lounge, private meeting room, and resting suite. A seamless blend of work and life at the very top.





# MATERIAL SELECTION

Function, form, and the living touch...the perfect ingredients for the HQ Modular Collection.

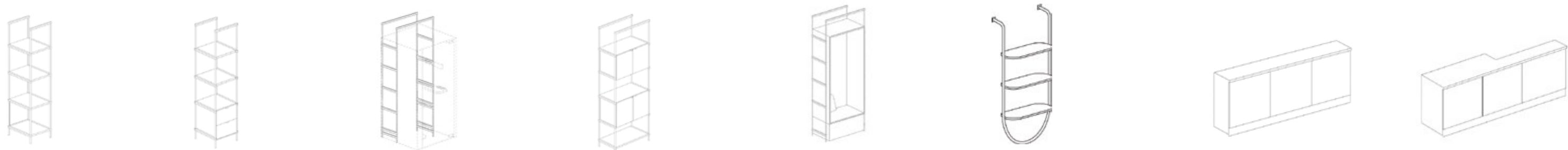




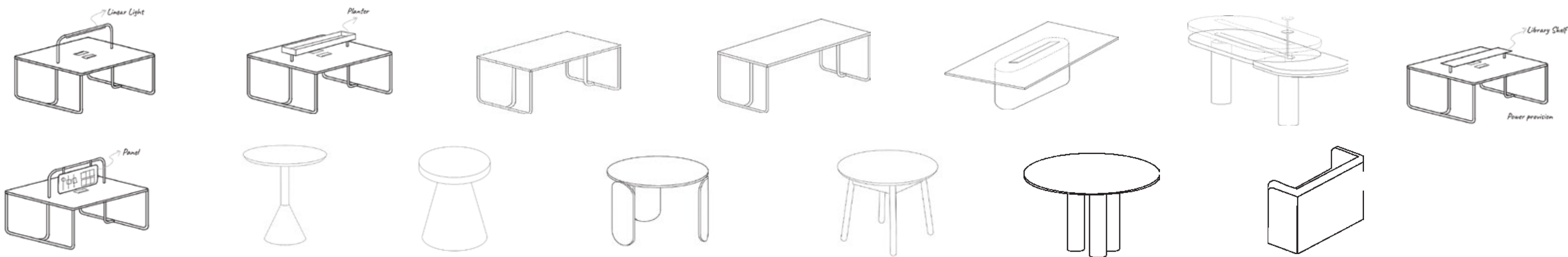
# MODULAR COLLECTION FURNITURE MATRIX

Fully adaptable pieces,  
designed for your work style.

## MODULAR ELEMENTS



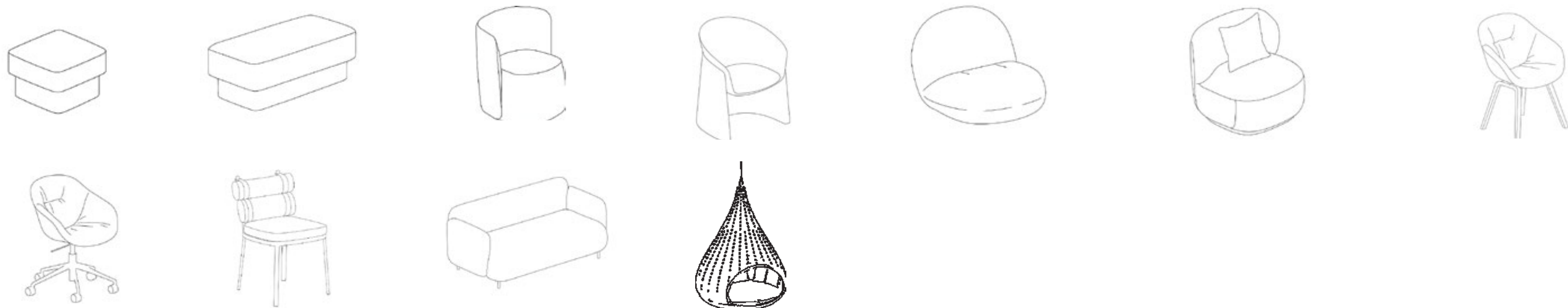
## WORK



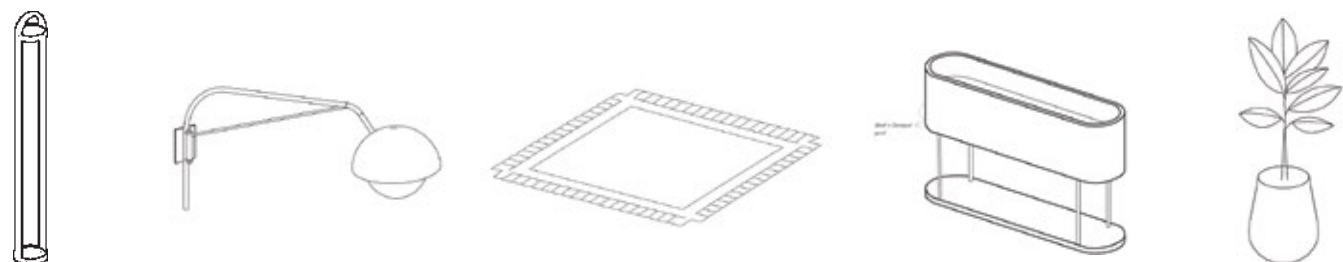
## FOCUS



## LIVE



## BREATHE





# INTRODUCING THE HQ DESK CORPORATE CONCIERGE SERVICES

Powered by Cushman & Wakefield Core

A strategic partnership between **IRTH and Cushman & Wakefield Core** brings global expertise and enterprise-grade services into Dubai's first hospitality-branded office building.

The HQ desk will provide enterprise-class concierge services directly into HQ, enabling founders, lean teams, and established businesses to work faster, smarter, and with fewer friction points from day one.





# YOUR HQ DESK SERVICES

Access a full suite of services designed to keep your business moving fast, efficiently, and without distraction and elevate your workday with seamless support and instant resources.

- More than just a workspace
- A receptionist to answer your calls
- A team to delegate to
- IT support



## PROFESSIONAL CALL HANDLING

A local phone number with dedicated receptionist support, so you never miss an important call, without the added cost of hiring a helpdesk. Also, enjoy access to 24/7 voicemail to email.

## HIGH-SPEED INTERNET EVERYWHERE

Secure, lightning-fast Wi-Fi with a unique password that follows you throughout the building.

## FULL SUPPORT TEAM

Office Assistant, Receptionist, Secretary, dedicated Account Manager, IT Enablers available to assist your business.

## ON-SITE TECH SUPPORT

Dedicated IT assistance and a responsive team, ready to solve issues instantly.

## SMART BOOKINGS MADE EASY

Advanced system to reserve premium co-working zone, meeting rooms, and private pods effortlessly.

## MAIL AND COURIER MANAGEMENT

Professional handling of incoming and outgoing mail, deliveries, and parcel logistics to streamline operations, ensure security, and free up staff to focus on core business activities.



# ADD-ON SERVICES

Add-ons with extra charges



**CRANK Studio**

**Housekeeping Services**

**Laundry, Dry-cleaning and Alteration**

**Personal Services, from Fitness to Shopping**

**Accommodation, Storage and Event Spaces**

**Chef Services**

**Food and Beverage Services**

**Assistant/Secretarial**

**Air and Land Transportation Services**

**Off-site Restaurant Reservations**

**Florist Services**

**Tour Organisations**





# ROVE CONNECT

Your new office promises exclusive perks and benefits.



## HQ OWNERS ENJOY

Discount on hotel room rates at Rove Hotels for business guests, partners, or extended stays.

Tenants at HQ get preferred rates for long-stay accommodation at Rove Hotels.

Special F&B offers across Rove cafés and lounges - whether you're a resident, tenant, or a hotel guest.

HQ investors/tenants enjoy special rates for future Rove branded projects.

Investors and tenants access priority information for launches/community events, etc.

HQ desk can facilitate transport logistics, relocations, short-term accommodation in sync across the Rove Hotels network.



# PROJECT DETAILS

## PROJECT NAME

HQ by Rove

## DEVELOPER

IRTH Urban Development LLC

## BRAND

Rove Hotels

## PLOT AREA

76,038 SQFT

## GROSS FLOOR SIZE

~22,500 SQFT

## TOTAL OFFICE FLOORS

23

## TOTAL MODULAR UNITS PER FLOOR

Up to 22 units

## TOTAL AMENITIES AREA

120,000 SQFT

Amenities make 28% of the project

## TOTAL PARKING BAYS: 988 ACROSS 8 FLOORS

1 parking per modular unit  
Additional visitor & valet parking  
Dedicated EV charging stations  
Dedicated bicycle parking

## TOTAL NUMBER OF ELEVATORS: 21

Destination controlled high-speed  
passenger lifts: 14  
Shuttle Lifts: 5  
Service Lifts: 2

## SERVICE CHARGES: AED 24 APPROX.

Special pass for gym and Reset 16

## ANTICIPATED HANDOVER DATE

Q1 2029



## CONSULTANTS

ID TEAM

zebra

LANDSCAPE ARCHITECT

studioCREATE.  
Landscape Architecture

ART TEAM

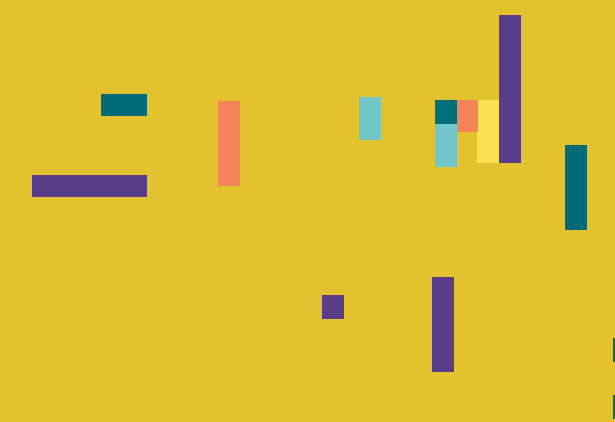
studio 'eel  
Art Consultancy





# CONVENIENT PAYMENT PLAN

Enjoy a mortgage-friendly  
payment plan.



**15%**

Down Payment

**5%**

on 1<sup>st</sup> of November 2025

**5%**

on 1<sup>st</sup> of April 2026

**5%**

on 1<sup>st</sup> of September 2026

**5%**

on 1<sup>st</sup> of February 2027

**5%**

on 40% construction  
progress\*

On or before  
1<sup>st</sup> of December 2027

**5%**

on 60% construction  
progress\*

On or before  
1<sup>st</sup> of May 2028

**5%**

on 80% construction  
progress\*

On or before  
1<sup>st</sup> of November 2028

**50%**

on completion



HQ  
— by —  
R O V E  
MARASI BAY

DEVELOPED & BROUGHT TO YOU BY  
IRTH

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