HQ by ROVE MARASI BAY

IRTH

FULL FLOOR AVAILABILITY

THE FULL FLOOR

23,445 SQ FT · UP TO 4 TITLE DEEDS

A complete Grade A floor at HQ by Rove, Marasi Bay — fully fitted, furnished and serviced, and titled your way: one headquarters or up to four independent offices, at one ticket.

COMPLETION	PAYMENT PLAN	PARKING	PRICE
Q1 2029	50 / 50	34 BAYS	ON REQUEST ↗



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THE OPPORTUNITY

A HEADQUARTERS FLOOR, BRANDED, FITTED & SERVICED

HQ by Rove is Dubai's hospitality-branded Grade A office tower on the Business Bay canal — developed by IRTH, branded by Rove Hotels from Emaar Hospitality, and operated with Cushman & Wakefield Core. The full floor delivers 23,445 sq ft on a single level, handed over fitted, furnished and equipped.

TOTAL · 1 DEED	INDOOR OFFICE	OUTDOOR + UTILITY	TITLE DEEDS
23,445 SQ FT	18,916 SQ FT	4,529 SQ FT	1 – 4

PARKING	ELEVATORS	SERVICE CHARGE	COMPLETION
34 BAYS	21	AED 24/SQ FT	Q1 2029

DEVELOPER	BRAND	SERVICES & LEASING	PAYMENT PLAN
IRTH	Rove Hotels · Emaar Hospitality	Cushman & Wakefield Core	50% construction · 50% completion

AVAILABILITY

ONE FLOOR · FOUR WAYS TO OWN IT

23,445	1–4	Q1 2029
MAX SQ FT	TITLE DEEDS	COMPLETION

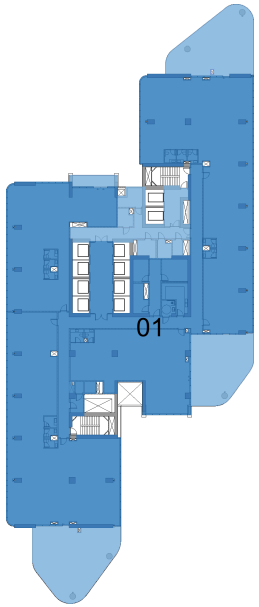
STRUCTURE	OFFICES	OFFICE SIZES (SQ FT)	TOTAL (SQ FT)	PRICE
1 TITLE DEED · FULL FLOOR				
Full floor	Office 01	23,445	23,445	ON REQUEST ↗
2 TITLE DEEDS · HALF FLOORS				
Half floors	Office 01 · 02	11,036 · 9,468	20,505	ON REQUEST ↗
3 TITLE DEEDS				
Mixed	Office 01 · 02 · 03	3,489 · 7,444 · 9,468	20,401	ON REQUEST ↗
4 TITLE DEEDS · INDIVIDUAL OFFICES				
Individual	Office 01 · 02 · 03 · 04	3,489 · 7,444 · 3,145 · 6,324	20,401	ON REQUEST ↗

Areas per IRTH full-floor sales offer, rounded. Same ticket across all structures. 34 parking bays. Prices on request; excl. VAT and DLD fees; subject to availability.

FLOOR PLANS

SAME FLOOR · YOUR LAYOUT

1 TITLE DEED



23,445 SQ FT

2 TITLE DEEDS



20,505 SQ FT

3 TITLE DEEDS



20,401 SQ FT

4 TITLE DEEDS



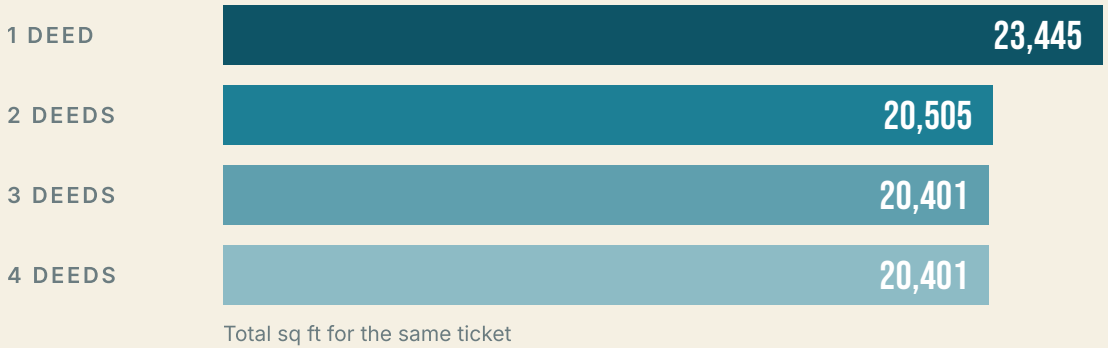
20,401 SQ FT

Official layouts from the IRTH sales offer. White areas in split layouts are shared corridors and cores — not charged to the buyer.

HOW THE TICKET WORKS

ONE PRICE. YOUR STRUCTURE.

Elsewhere, a full floor is usually sold as one title deed, with corridors inside the saleable area. At HQ by Rove the ticket stays the same whether you take one deed or four — so you choose between more space and more liquidity.



Total sq ft for the same ticket

TAKE IT WHOLE

+3,044 SQ FT

One deed absorbs the corridor and utility areas — about 15% more floor, including roughly 2,600 sq ft more indoor office, at the same ticket.

OR SPLIT IT

4 INDEPENDENT ASSETS

Four separately titled offices to sell, lease or finance on their own. You pay for the offices — not the corridor.

PRICE ON REQUEST ↗

HQ by ROVE MARASI BAY

WHY HQ BY ROVE

GRADE A IS THE BASELINE · FUNCTION IS THE DIFFERENCE

	TYPICAL NEW LAUNCH	HQ BY ROVE FULL FLOOR
FLOOR PLATE	~10,000 sq ft	23,445 sq ft on one level
TITLE STRUCTURE	One deed per floor	1–4 title deeds, same ticket
HANDOVER	Shell & core	Fitted, furnished & equipped
OPERATIONS	Standard FM	Cushman & Wakefield Core · HQ Desk
BRAND	Developer only	Rove Hotels · Emaar Hospitality
VERTICAL TRANSPORT	Varies	21 elevators · 14 passenger · 5 shuttle · 2 service
AMENITIES	Lobby & parking	120,000+ sq ft · 28% of the project

Typical new launch = indicative market comparison.







FITTED · FURNISHED · SERVICED

READY ON DAY ONE. RUN LIKE A HOTEL.

No fit-out budget, no fit-out delay, and a complimentary customisable interior. Day-to-day operations are delivered on site by Cushman & Wakefield Core through the HQ Desk.

HQ DESK
Reception & call handling

HQ DESK
Meeting room coordination

HQ DESK
On-site IT & office assistance

HQ DESK
Mail & courier management

HQ DESK
Move-in / move-out support

OWNERS
Leasing support

HQ by ROVE MARASI BAY

LOCATION

MARASI BAY
BUSINESS BAY

Directly on Al Khail Road with a dedicated private access road — on Dubai's emerging ultra-luxury waterfront, with Burj Khalifa, canal and D3 outlooks.

LOCATION
GOOGLE MAPS — OPEN ↗

SMART VIEW
360° LIVE VIEWS — OPEN ↗



AERIAL · TOWARDS DOWNTOWN

AL KHAIL ROAD FRONTAGE

AMENITIES

120,000+ SQ FT BUSINESS & LIFESTYLE

28% of the project, managed by Rove Hotels.

BUSINESS

- Coworking
- Event space
- Meeting rooms
- Common spaces
- Podcast room
- HQ Desk

LIFESTYLE

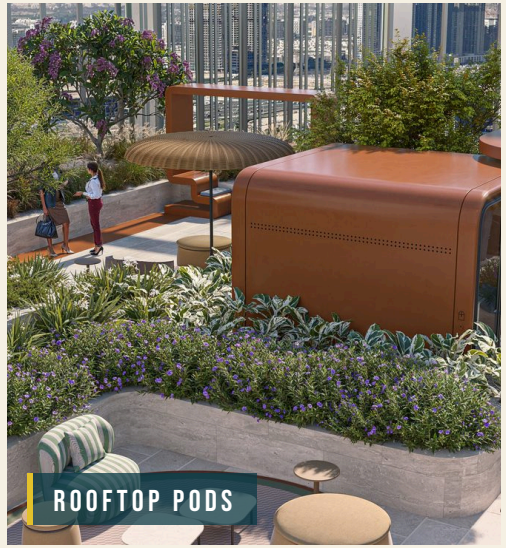
- Padel
- Crank studio
- Nap pods
- Gym
- Spa & pool
- Food hall & café











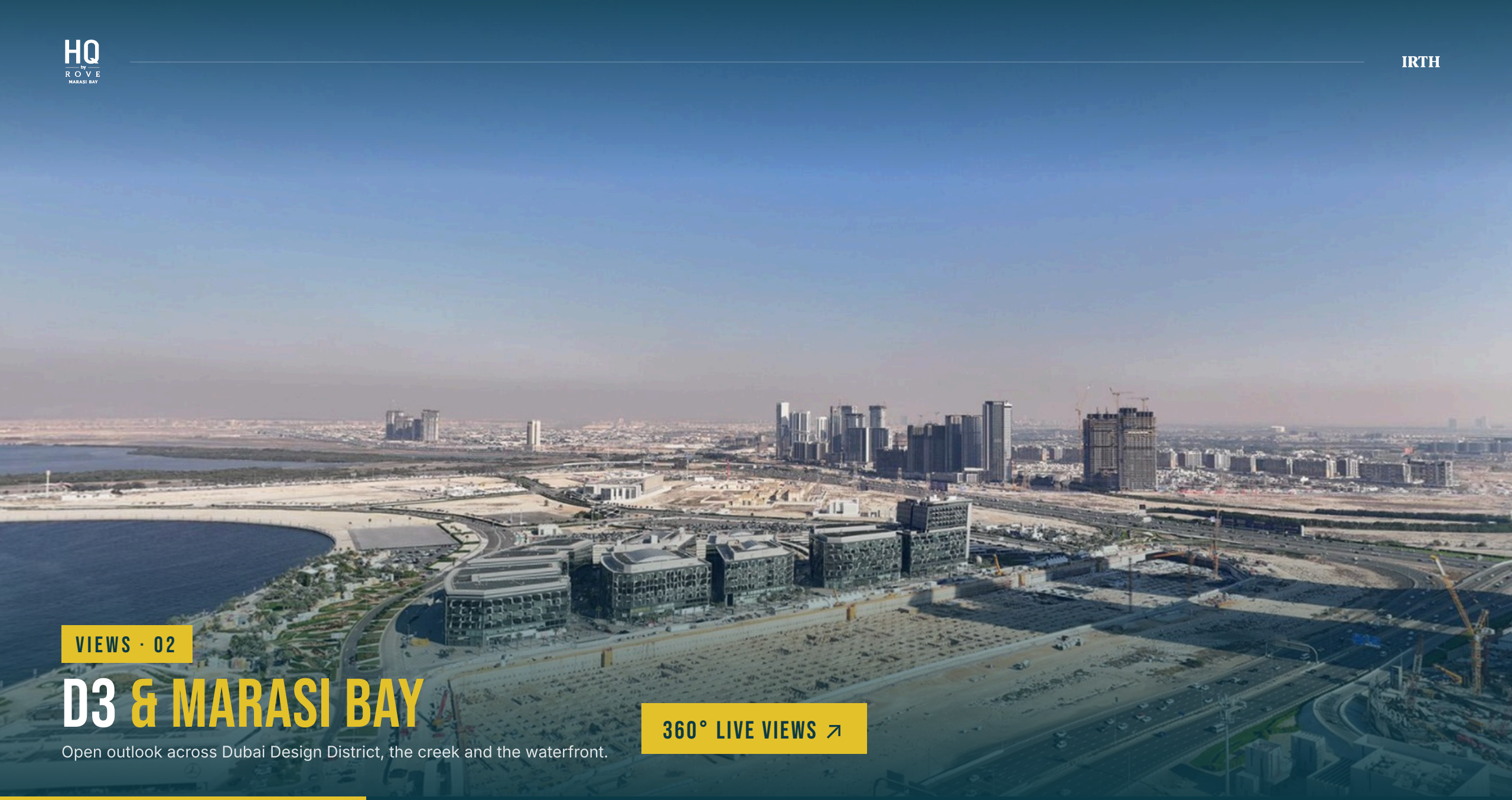


VIEWS · 01

BURJ KHALIFA & THE CANAL

Downtown skyline and Business Bay Canal, captured from the tower.

360° LIVE VIEWS ↗



VIEWS · 02

D3 & MARASI BAY

Open outlook across Dubai Design District, the creek and the waterfront.

360° LIVE VIEWS ↗



GET IN TOUCH

THE FULL FLOOR
PRICE ON REQUEST



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WHATSAPP ↗

CALL ↗

LOCATION
GOOGLE MAPS ↗

SMART VIEW
360° LIVE VIEWS ↗

BROCHURES
MARKETING ASSETS ↗

SITE VISIT
BOOK A VIEWING ↗

Areas per IRTH full-floor sales offer. Renders illustrative. Availability, specifications and terms subject to change. Comparisons with other developments are indicative only.