

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



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



HQ
— by —
R O V E
MARASI BAY

DEVELOPED & BROUGHT TO YOU BY
IRTH

All information, plans, renderings, images, and specifications included in this brochure are for illustrative and indicative purposes only. IRTH Group reserves the right to make changes, revisions, or substitutions as it deems appropriate and without prior notice. This document does not constitute an offer, contract, or warranty of any kind.