



800-DEYAAR (339227)
www.deyaar.ae



RESIDENCES & HOTEL APARTMENTS

MONT ROSE INSPIRED BY LIFE

Modern residences and hotel
apartments by Deyaar, a part of the
DuBiotech corridor in Umm Suqeim.





INSPIRATION

At the core of human nature is the need for an abode that inspires a good life.

A life filled with nature's bouquet of surprises. A life that overrules anything cosmetic and insincere.

A life punctuated by the sun, trees, birds and everything that wishes you well. And it is this life that sings with you, "c'est la vie lala la la..."

Mont Rose | Inspired by life



WELCOME TO DUBAI

The city of dreams, Dubai, is at the helm of new beginnings and newer prospects for a better lifestyle.

With a remarkable win at the EXPO 2020 bid, this international city is steering ahead for a glorious reception of people from around the world. While this cosmopolitan city is home to some of the world's most iconic architectural marvels such as Burj Khalifa and Burj Al Arab, it will now host world participation at the most talked-about trade summit.

This is certainly an interesting time to be in Dubai as the city prepares for the world's biggest trade fair, the Expo 2020.

Welcome to a success story that is Dubai.

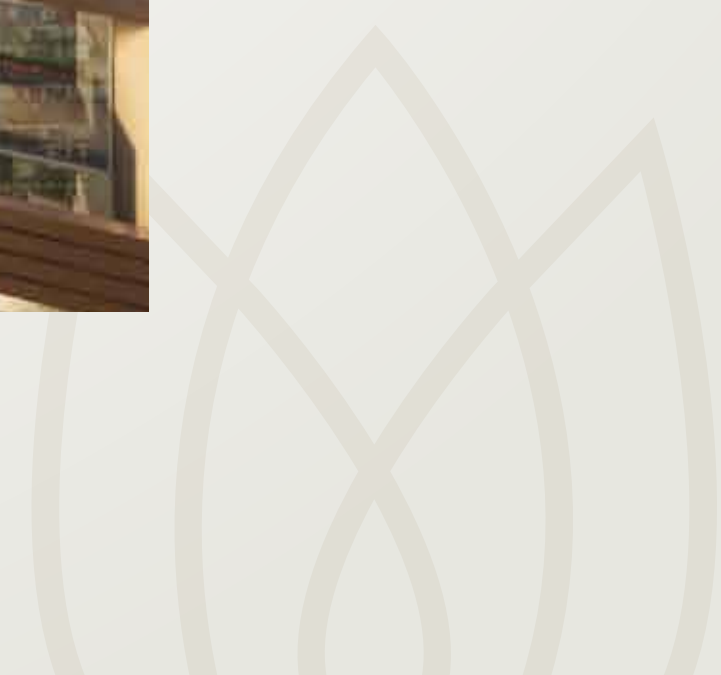




ABOUT DEYAAR

With a humble foray in 2002, Deyaar has grown exponentially over the past decade to become one of the leading real estate development companies in the region. And with this success comes responsibility. It has always been Deyaar's effort to align its objectives with the greater vision of Dubai. Starting the development course to the EXPO 2020, it will be in Deyaar's agenda to be a great host to the international population.

With a strong foothold in Dubai's Business Bay, its real estate ventures span across major growth corridors and prime locations in Dubai including Dubai Marina, Al Barsha, DIFC, Jumeirah Lake Towers, IMPZ, Dubai Silicon Oasis, TECOM and DuBiotech. Deyaar's International footprint spreads over Lebanon, Turkey, the United States and the United Kingdom, with upcoming projects in Saudi Arabia, Qatar and India.



ABOUT DUBIOTECH

DuBiotech, Dubai Biotechnology & Research Park, is the premier life science hub in the region, fostering industry, research and education through national and international collaborations.

Since 2005, DuBiotech - a master-planned Free Zone Business Park, has been serving life science companies as a platform to expand into the Middle East region.





LOCATION

Mont Rose is located at the extension of Umm Suqeim towards Mohammed Bin Zayed road. Near the Al Khail road, this residency is adjacent to the TECOM Investment Villas, a community park and a hypermarket. Nestled in one of the greenest corridors of Dubai, this thoughtful living address is a fresh break from the city hustle. Less than ten minutes from Mall of the Emirates and next to Miracle Garden, Mont Rose offers the best of both worlds to its residents.



THE RESIDENCES

Mont Rose is a three-tower living address that features 19-storey residential towers. The contemporary design with its modern facade, makes this residency an enticing home. Inspired by life, this project features landscaped gardens, community spaces and an enchanting view of parks and gardens.

RESIDENTIAL TOWER 1 & 2

- 19 Floors (3B+G+19)
- Retail Space
- 68 One-bedroom Units
- 68 Two-bedroom Units
- 5 Three-bedroom Units
- 2 Four-bedroom Units

THE RESIDENCES AND HOTEL APARTMENTS
AT MONT ROSE

THE HOTEL
APARTMENTS

The hotel apartment tower will open to a modish entrance lobby with a reception that hosts a lounge. Next to this lounge is a retail area that caters to all your conveniences. The tower pairs simplicity, functionality and urban elegance with the latest smart home technology.

- 19 Floors (3B+G+19)
- Restaurant
- 88 Studio Units
- 68 One-bedroom Units
- 24 Two-bedroom Units





AMENITIES

The beautiful residences and hotel apartments at Mont Rose seamlessly blends form and function into a truly unique lifestyle experience.

Common amenities for both residential towers:

- Landscaped Garden
- Outdoor Sitting and Kids Play Area
- State-of-the-art Gymnasium

Dedicated amenities for each residential tower:

- Rooftop Infinity Swimming Pool
- 24-hour Security System
- CCTV Surveillance
- Access Control System
- Central Air Conditioning
- Fire Fighting & Alarm System

Amenities for the hotel apartments:

- Health Club
- Rooftop Infinity Swimming Pool
- Restaurant
- 24-hour Security System
- CCTV Surveillance
- Access Control System
- Central Air Conditioning
- Fire Fighting & Alarm System
- High Speed Internet Connectivity

COMMUNITY LIVING

Mont Rose is designed to make room for communities to interact and have a healthy living experience together.

- Outdoor Sitting Area
- Rooftop Swimming Pool
- Café & Restaurants
- Health Club
- Fully-equipped Gymnasium

SECURITY

With a dedicated focus to ensure security of the residents, Mont Rose has a 4-step systematic approach towards safety.

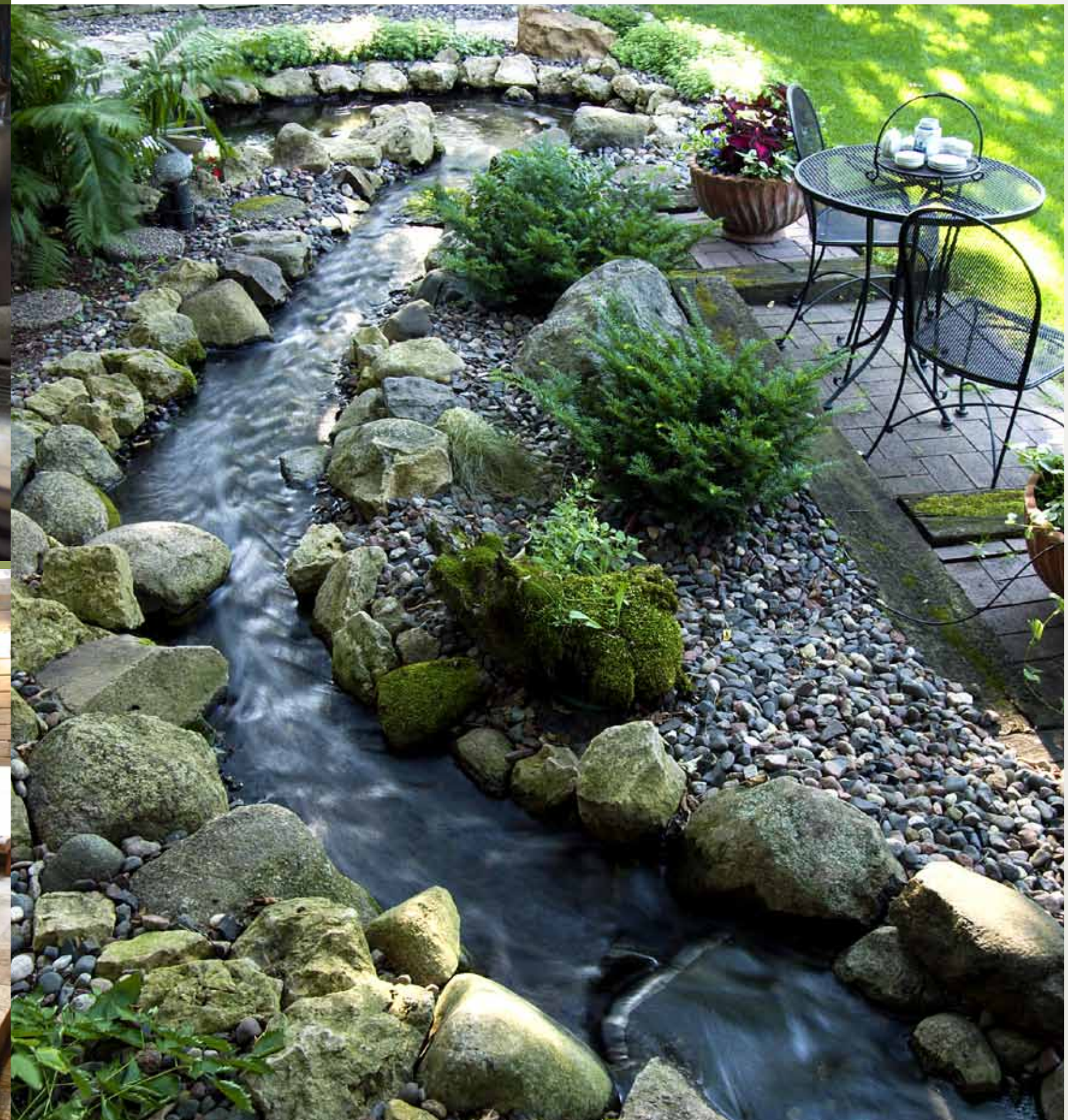
- 24-hour Security System
- CCTV System
- Access Control System
- Fire Alarm System

FACILITIES

- Centralised Air Conditioning
- High-speed Internet Connectivity

NATURE

Apart from the community conveniences, there is a special effort to create a living space that breathes fresh with landscaped gardens and community parks.



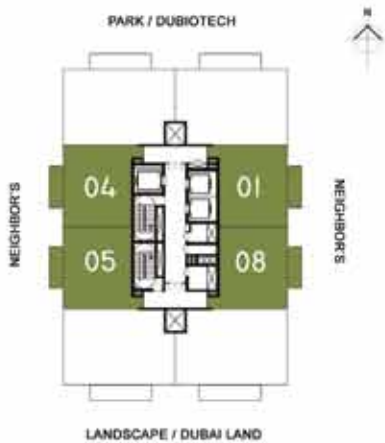
To request for an exclusive preview of life at Mont Rose, call 800 (DEYAAR)

**RESIDENTIAL APARTMENTS
FLOOR PLANS**



ONE BEDROOM APARTMENT - TYPE 1A1
KEY PLAN

68 Nos. (1st to 17th Floor)



1 BED 1A1						
Unit No.	Levels	Views	Area Sq.ft.			Total Nos.
			Sotha	Balcony	Total	
01	1st to 17th	Neighbour	888.03	71.80	719.82	17
04	1st to 17th	Neighbour	888.03	71.80	719.82	17
05	1st to 17th	Neighbour	888.03	71.80	719.82	17
08	1st to 17th	Neighbour	888.03	71.80	719.82	17
Type - 1 BED						68

* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

1A1

TWO BEDROOM APARTMENT - TYPE 2A1
KEY PLAN

68 Nos. (1st to 17th Floor)



2 BED 2A1						
Unit No.	Levels	Views	Area Sq.ft.			Total Nos.
			Sotha	Balcony	Total	
02	1st to 17th	Park / Dubiotech / Neighbour	1,026.34	114.31	1,140.65	17
03	1st to 17th	Park / Dubiotech / Neighbour	1,026.34	114.31	1,140.65	17
06	1st to 17th	Landscape / Dubai Land / Neighbour	1,026.34	114.31	1,140.65	17
07	1st to 17th	Landscape / Dubai Land / Neighbour	1,026.34	114.31	1,140.65	17
Type - 2 BED						68

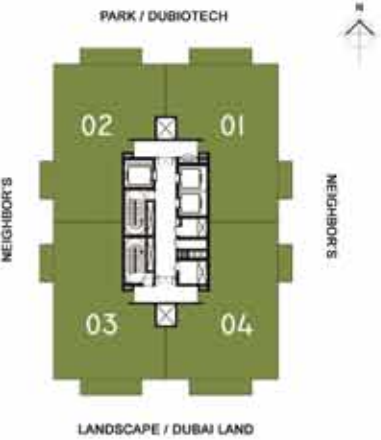
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

2A1

THREE BEDROOM APARTMENT - TYPE 3A1

KEY PLAN

4 Nos. (18th Floor)



3 BED - 3A1						
Unit No.	Levels	Views	Area Sq.Ft.		Total	Total Nos.
			Suite	Balcony		
1801	18	Park / Dubiotech / Neighbour	1,726.47	106.11	1,832.57	1
1802	18	Park / Dubiotech / Neighbour	1,726.47	106.11	1,832.57	1
1803	18	Landscape / Dubai Land / Neighbour	1,726.47	106.11	1,832.57	1
1804	18	Landscape / Dubai Land / Neighbour	1,726.47	106.11	1,832.57	1
Type - 3 BED						4

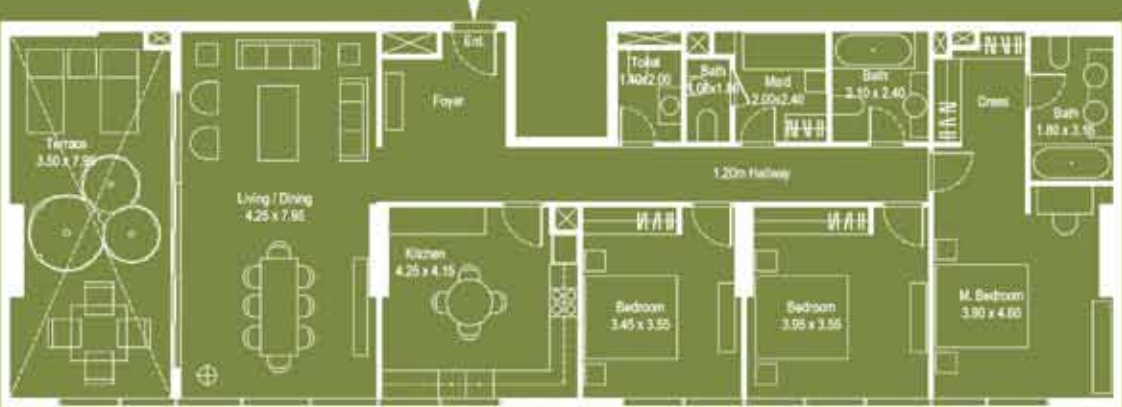
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

3A1

THREE BEDROOM APARTMENT - TYPE 3A2

KEY PLAN

1 No. (19th Floor)



3 BED - 3A2						
Unit No.	Levels	Views	Area Sq.Ft.		Total	Total Nos.
			Suite	Balcony		
1903	19	Landscape / Dubai Land / Neighbour	1,715.34	323.79	2,039.12	1
Type - 3 BED						1

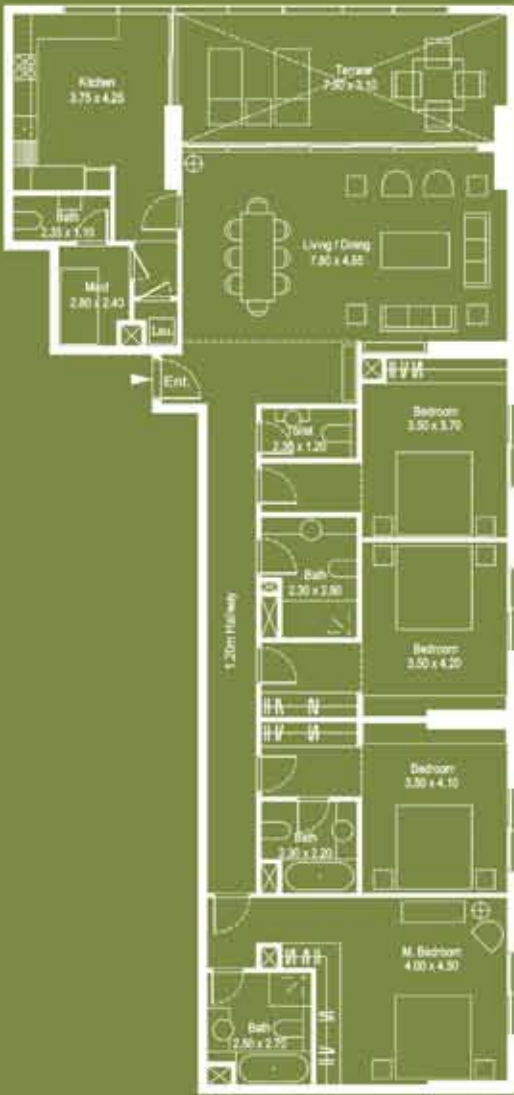
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

3A2

FOUR BEDROOM APARTMENT - TYPE 4A1

KEY PLAN

2 Nos. (19th Floor)



4A1



4 BED - 4A1						
Unit No.	Levels	Views	Area sq.ft.			Total Nos.
			Selfe	Balcony	Total	
1901	19	Park / Dubiotech / Neighbour	2,152.88	289.87	2,442.76	1
1902	19	Park / Dubiotech / Neighbour	2,152.88	289.87	2,442.76	1
Type - 4 BED						2

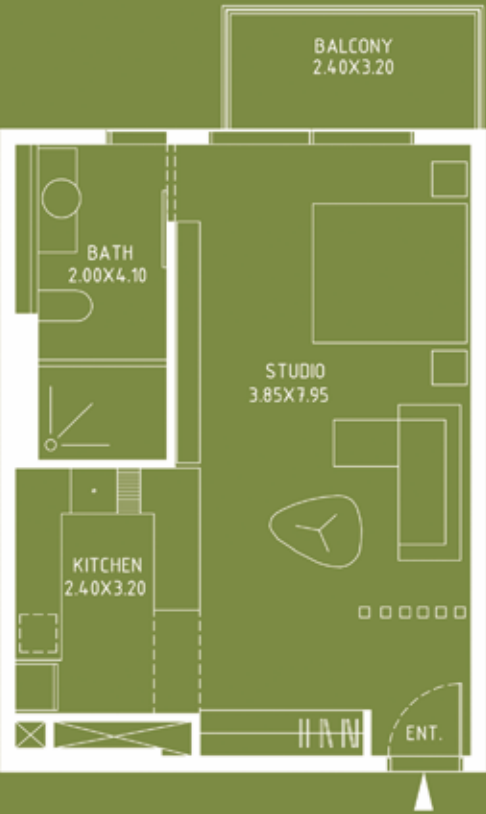
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

HOTEL APARTMENTS
FLOOR PLANS

STUDIO APARTMENT - TYPE ST1A

KEY PLAN

10 Nos. (3rd to 7th Floor)



ST1A



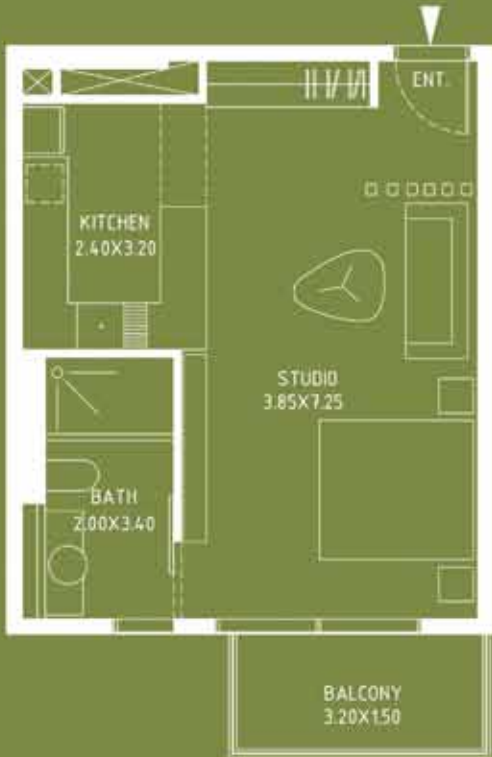
STUDIO - ST1A					
Unit No.	Levels	Views	Area Sq.Ft.		Total Nos.
			Suite	Balcony	
02	3rd to 7th	Park / Dubiotech	526.03	55.33	581.36
05	3rd to 7th	Park / Dubiotech	526.03	55.33	581.36
Type - STUDIO					10

* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

STUDIO APARTMENT - TYPE ST1B

KEY PLAN

34 Nos. (3rd to 19th Floor)



STUDIO - ST1B						
Unit No.	Levels	Views	Area Sq.Ft.			Total Nos.
			Suite	Balcony	Total	
06	8th to 19th	Dubitech / Land Scape / Dubai Land	479.96	66.33	526.29	12
08	3rd to 7th	Dubitech / Land Scape / Dubai Land	479.96	66.33	526.29	5
09	8th to 19th	Land Scape / Dubai Land / Neighbour	479.96	66.33	526.29	12
11	3rd to 7th	Land Scape / Dubai Land / Neighbour	479.96	66.33	526.29	5
Type - STUDIO						34

* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

ST1B

STUDIO APARTMENT - TYPE ST2A

KEY PLAN

10 Nos. (3rd to 7th Floor)



STUDIO - ST2A						
Unit No.	Levels	Views	Area Sq.Ft.			Total Nos.
			Suite	Balcony	Total	
03	3rd to 7th	Park / Dubitech	481.16	66.33	526.47	5
04	3rd to 7th	Park / Dubitech	481.16	66.33	526.47	5
Type - STUDIO						10

* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

ST2A

STUDIO APARTMENT - TYPE ST2B

KEY PLAN

34 Nos. (3rd to 19th Floor)



STUDIO - ST2B						
Unit No.	Levels	Views	Area Sq.Ft.			Total Nos.
			Suite	Balcony	Total	
07	8th to 19th	Land Scape / Dubai Land	437.88	55.33	493.20	12
08	8th to 19th	Land Scape / Dubai Land	437.88	55.33	493.20	12
09	3rd to 7th	Land Scape / Dubai Land	437.88	55.33	493.20	5
10	3rd to 7th	Land Scape / Dubai Land	437.88	55.33	493.20	5
Type - STUDIO						34

* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

ST2B

ONE BEDROOM APARTMENT - TYPE 1B1

KEY PLAN

40 Nos. (3rd to 17th Floor)



1 BED-1B1						
Unit No.	Levels	Views	Area Sq.Ft.			Total Nos.
			Suite	Balcony	Total	
01	3rd to 7th	Neighbour	813.44	71.80	885.23	5
06	8th to 17th	Dubitech	813.44	71.80	885.23	10
06	3rd to 7th	Dubitech	813.44	71.80	885.23	5
07	3rd to 7th	Dubitech	813.44	71.80	885.23	5
10	8th to 17th	Neighbour	813.44	71.80	885.23	10
12	3rd to 7th	Neighbour	813.44	71.80	885.23	5
Type - 1 BED						40

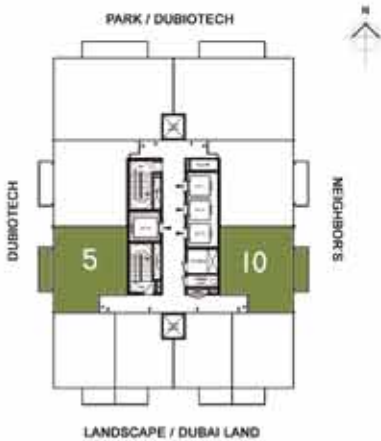
* Leasable area and Balcony location may vary from floor to floor.
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1B1

ONE BEDROOM APARTMENT - TYPE 1B1a

KEY PLAN

4 Nos. (18th to 19th Floor)



1 BED 1B1a						
Unit No.	Levels	Views	Area Sq.Ft.			Total Nos.
			Saline	Balcony	Total	
18	18th & 19th	Dubai Tech	632.49	71.80	704.29	2
19	18th & 19th	Neighbour	632.49	71.80	704.29	2
Type - 1 BED						4

* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

1B1a

ONE BEDROOM APARTMENT - TYPE 1B2

KEY PLAN

20 Nos. (8th to 17th Floor)



1 BED 1B2						
Unit No.	Levels	Views	Area Sq.Ft.			Total Nos.
			Saline	Balcony	Total	
8	8th to 17th	Neighbour	688.23	71.80	759.82	10
16	8th to 17th	Dubai Tech	688.23	71.80	759.82	10
Type - 1 BED						20

* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

1B2

ONE BEDROOM APARTMENT - TYPE 1B2a

KEY PLAN

4 Nos. (18th to 19th Floor)



1 BED-1B2a						
Unit No.	Levels	Views	Area Sq.Ft.			Total Nos.
			Suite	Balcony	Total	
01	18th & 19th	Neighbour	707.08	71.00	778.08	2
04	18th & 19th	Overseas	707.08	71.00	778.08	2
Type - 1 BED						4

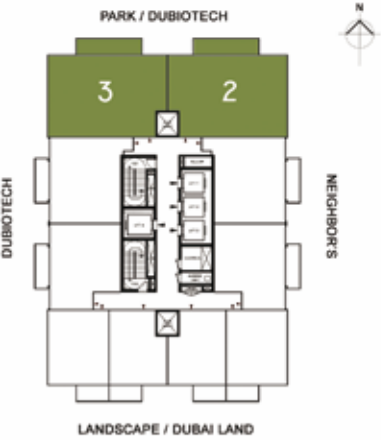
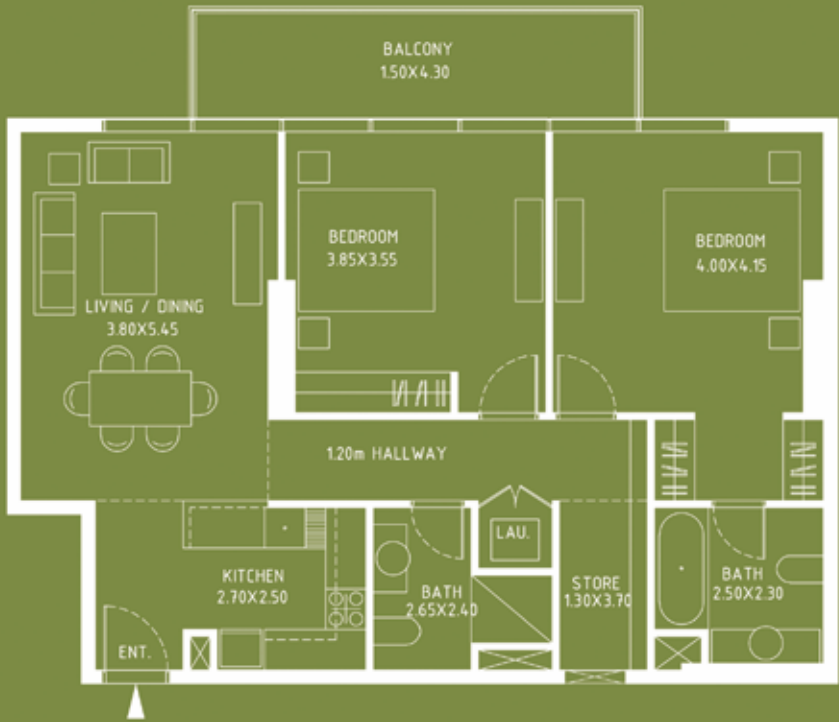
* Leasable area and Balcony location may vary from floor to floor.
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1B2a

TWO BEDROOM APARTMENT - TYPE 2B1

KEY PLAN

24 Nos. (8th to 19th Floor)



2 BED-2B1						
Unit No.	Levels	Views	Area Sq.Ft.			Total Nos.
			Suite	Balcony	Total	
02	8th to 19th	Park / Dubiotech	1,021.93	114.31	1,136.24	12
03	8th to 19th	Park / Dubiotech	1,021.93	114.31	1,136.24	12
Type - 2 BED						24

* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

2B1

