

ROSE GARDENS I

JUMEIRAH GARDEN CITY



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1 Overview



ROZ Real Estate Development

روز للتطوير العقاري

ROZ is a premier real estate developer committed to delivering exceptional properties defined by quality, integrity, and a truly customer-centric philosophy. Every development is thoughtfully planned around the needs, aspirations, and lifestyles of our clients, ensuring comfort, functionality, and long-term value.

Strategically positioned in carefully selected locations across the UAE, ROZ projects offer residents and investors the advantage of connectivity, accessibility, and community-driven living. We specialize in residential, commercial, and mixed-use developments designed to enhance everyday experiences through refined architecture, efficient layouts, and enduring craftsmanship.

With over a decade of experience in the UAE market, our team of seasoned professionals is dedicated to creating vibrant communities that prioritize quality, sustainability, and client satisfaction at every stage — from concept to completion —

ROZ proudly presents Rose Garden 1, an exceptional living experience in Dubai that reflects our unwavering commitment to prime location, superior quality, and elevated living standards.

Live at the Center of It All

Nestled within the vibrant heart of Jumeirah Garden City, Rose Gardens 1 by ROZ Real Estate Development introduces a refined residential experience designed for dynamic urban living. This distinctive eight-storey mid-rise showcases graceful curved architecture, creating a fluid and contemporary presence that stands out with understated elegance.

Perfectly positioned in central Dubai, the development offers seamless connectivity to key destinations, business districts, and lifestyle attractions — making it ideal for those who value accessibility and an active city rhythm.

Rose Gardens 1 features thoughtfully planned studio, one-, and two-bedroom residences, each crafted with efficient layouts and premium finishes to ensure comfort, functionality, and timeless appeal. Complemented by a curated selection of amenities, including a swimming pool and a fully equipped health club, the project fosters a balanced lifestyle where wellness, convenience, and modern elegance converge.

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is designed for those who seek to live actively, comfortably, and exceptionally — every single day.





The master plan of Jumeirah Garden City represents one of Dubai’s most ambitious urban regeneration initiatives, reimagining a 9-million-square-metre district into a vibrant, sustainable mixed-use community. Strategically located north of Sheikh Zayed Road, between Diyafa Street and Safa Park, the development is designed to accommodate 50,000 to 60,000 residents within an integrated network of residential, commercial, retail, & hospitality components.

Envisioned as a landmark redevelopment led by Meraas, Jumeirah Garden City prioritizes sustainability, walkability, and connectivity. The master plan incorporates expansive green spaces, a central park, pedestrian-friendly boulevards, & a comprehensive public transport network, creating a balanced environment where urban energy meets community-focused living.

Designed to set new benchmarks for sustainable urban planning in Dubai, Jumeirah Garden City reflects a long-term vision for resilient growth, lifestyle convenience, and elevated living standards.





2 Location

Dubai

Where Lifestyle Meets Opportunity Dubai is one of the world's most inspiring places to live and invest, offering a vibrant lifestyle shaped by elegance, comfort, and innovation.

From iconic landmarks and dynamic neighbourhoods to luxury shopping, fine dining, and beachfront experiences.

The city delivers a truly modern way of life built around convenience, safety, and excellence supported by exceptional services and resort-style amenities, global connectivity at the crossroads of East and West.

An investment friendly environment with consistent growth potential, cosmopolitan living rich in culture and entertainment, and a future-ready vision driven by smart urban planning and innovation.





Jumeirah Garden City

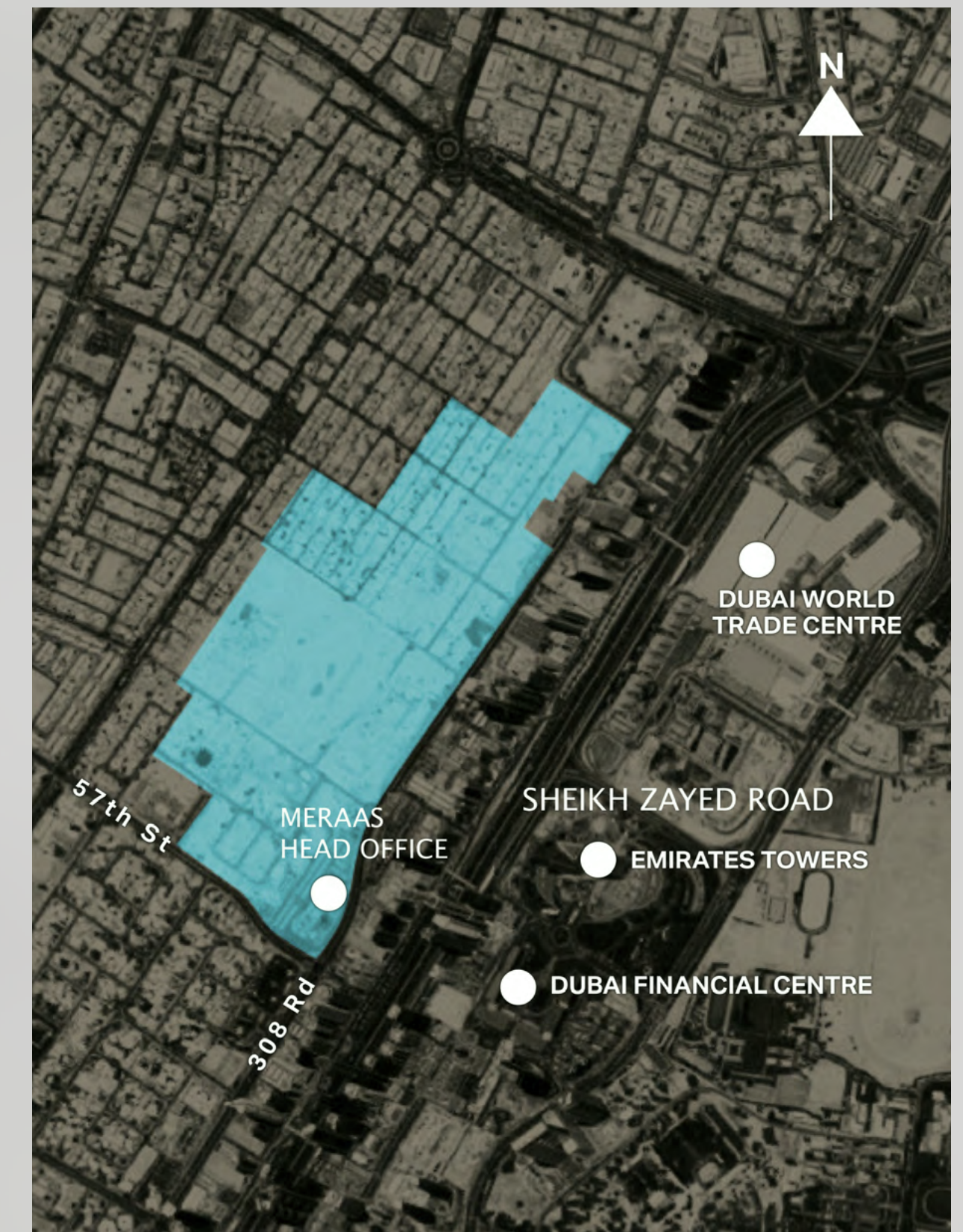
Where Lifestyle Meets Opportunity Dubai is one of the world's most inspiring places to live and invest, offering a vibrant lifestyle shaped by elegance, comfort, and innovation.

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Your Neighbourhood

- 🕒 07 Min » City Walk
 - 🕒 08 Min » Dubai International Financial Center
 - 🕒 10 Min » Museum of The Future
 - 🕒 10 Min » Dubai World Trade Center
 - 🕒 10 Min » Burj Khalifa
 - 🕒 10 Min » Dubai Mall
 - 🕒 11 Min » La Mer Beach
 - 🕒 22 min » Burj Al Arab
 - 🕒 23 min » Palm Jumeirah
 - 🕒 27 min » The Walk JBR
-
- 🕒 14 Min » Dubai International Airport (DXB)
 - 🕒 48 Min » Al Maktoum International Airport



3 Lifestyle



Brining you closer to your lifestyle

Explore Endless Possibilities where
modern living meets vibrant energy.

You can indulge in the best of
Dubai's lifestyle, culture,
and entertainment.

all within reach!



Everyday Connections

Education

- » JSS Private School
- » GEMS Wellington Primary School
- » Canadian University Dubai

Healthcare

- » Emirates Hospital
- » Medcare Hospital
- » Iranian Hospital

Sports

- » Al Nasr Club
- » JB Running & Cycling Tracks
- » Homebrew Padel Club
- » Jumeirah Garden City Big Court

Golf Courses

- » Dubai Creek Golf & Yacht Club
- » The Els Club (Dubai Sports City)

Retail & Leisure

- » La Mer
- » Dubai Mall
- » City Walk
- » Mercato Mall

Hospitality

- » Conrad Dubai
- » Sheraton Grand Hotel
- » 25hours Hotel One Central
- » Four Seasons Resort Jumeirah
- » Jumeirah Emirates Towers
- » JW Marriott Marquis Hotel



592 K

sqm of community amenities

70 K

sqm of Greenery



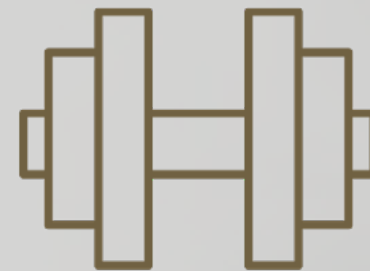
Mosques



Kids Play Area



Parks



GYMs



Football Pitches



Tennis Courts



Padel Courts



Multipurpose Courts

Visionary Urban Enclave

A vibrant community in the heart of Dubai, Jumeirah Garden City is a visionary development redefining contemporary city living.

Spanning an impressive 9 million square meters in area, this dynamic community seamlessly blends residential, commercial and leisure spaces.



Cyclist's Paradise

Rose Gardens 1 is a haven for cyclists, seamlessly connected to Dubai's finest bike paths. Explore nearby parks, or soak in the fresh air or vibrant neighborhoods

All within pedaling distance!

🕒 18 minutes » La Mer & Jumeirah Beach Cycling Track

🕒 15 minutes » Fountain Street Shared Cycling Track



Dubai Cycling Tracks



The Loop Project





J1
J1 BEACH
THE SPIRIT OF THE RIVIERA

1000m of uninterrupted coastline

The Dubai Riviera
is just 9 minutes away from your
Home!



4

ROSE GARDENS I

PARKING ENTRANCE

ENTRANCE

Unlock the vision

Step into a transformative lifestyle where visionary design seamlessly merges with the beauty of nature and refined sophistication.

Discover striking architecture that not only enhances well-being but also sparks creativity and fosters meaningful connections.

Surround yourself with an inspiring atmosphere characterized by unparalleled quality and rich, diverse influences. Welcome to a life of distinction, where every day presents a thrilling new beginning.

Embrace the joy of living in a dynamic urban environment pulsating with enriching experiences. Amidst lush greenery and cutting-edge amenities, every day unfolds as a celebration of life, a tribute to community, and an ode to luxury.

Whether you're savouring serene moments or chasing the city's vibrant pulse, life becomes a seamless blend of thrill and tranquillity.



Reception
Lobby

All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.





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Elevators’ Lobby

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Amenities

Elevate your lifestyle with world-class amenities tailored to your needs, from relaxation to recreation

 Fully equipped GYM
with panoramic view

 Swimming Pool
with a Sun Lounge

 Kids Area

 Sky Garden Lounge



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Your Dream Home

This tranquil oasis exemplifies refined elegance, with each space reflecting timeless appeal and every corner designed for comfort and understated luxury.

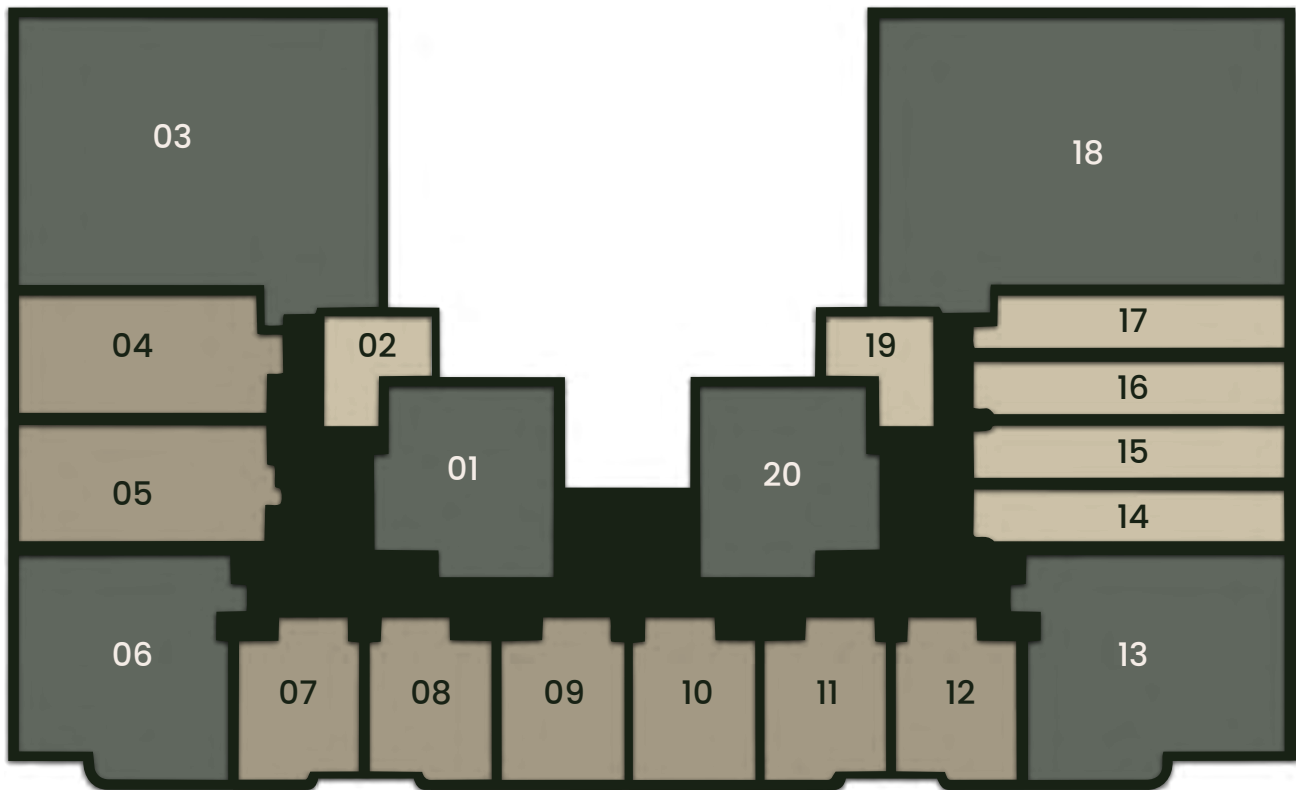
Premium finishes, modern layouts, and ample natural light come together to create an atmosphere of effortless sophistication, where each day unfolds like a masterpiece.

Here, luxury living transcends mere concept; it embodies a harmonious mix of comfort, leisure, and refinement, carefully crafted to meet your every need and spark your passions.

A project's true success lies in harmonizing life's moments, seamlessly integrating work and leisure to create a symphony of comfort and joy for its residents.

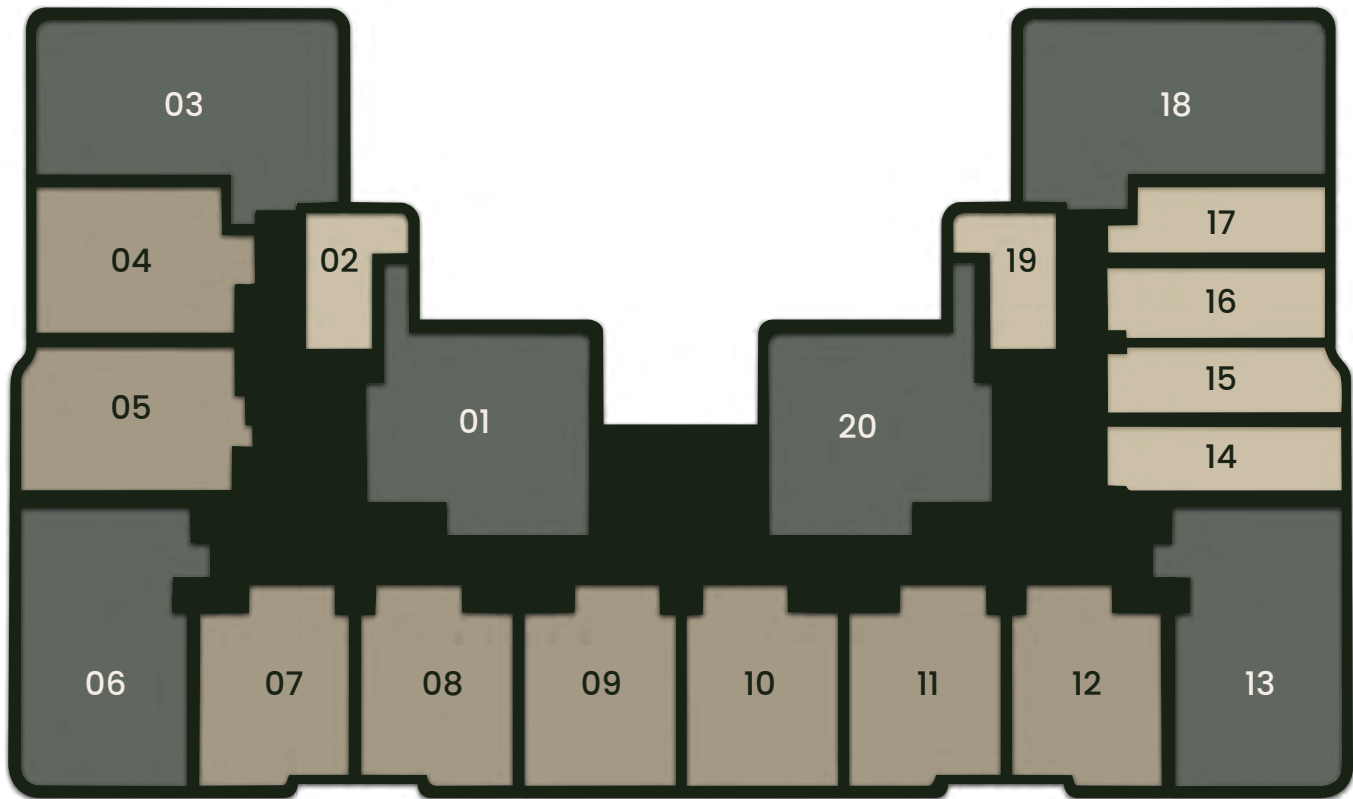


First Floor



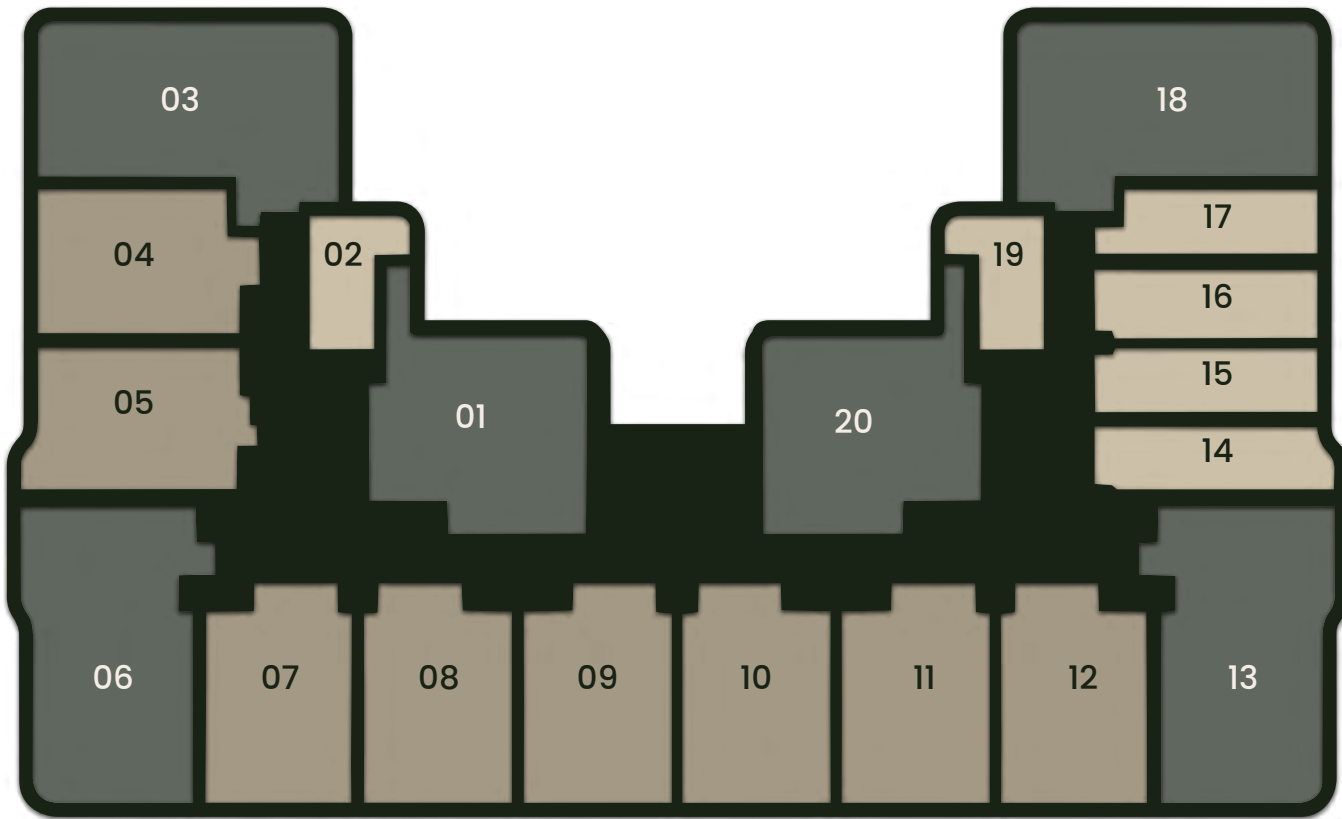
Typical Floors

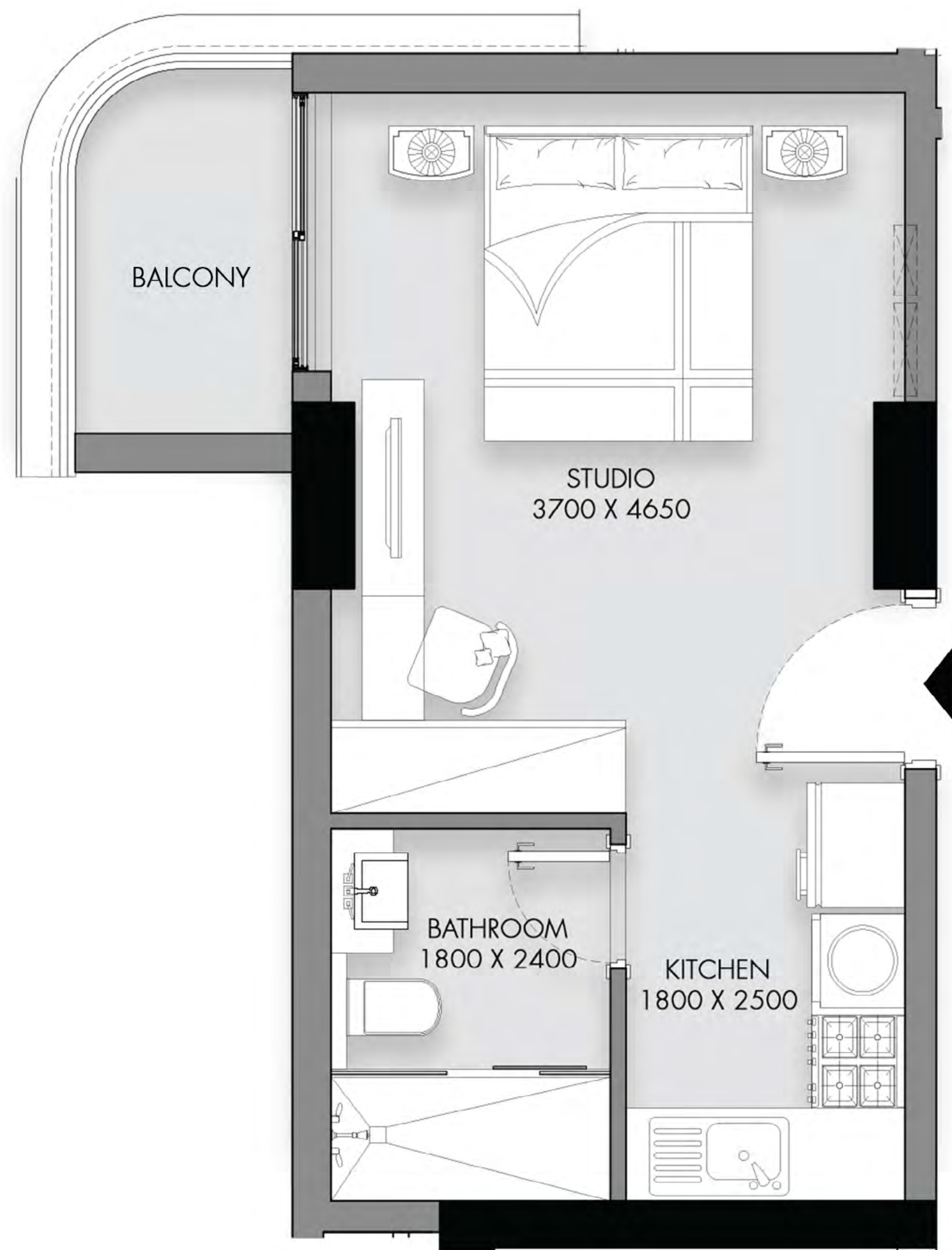
Second, Forth, Sixth & Eighth



Typical Floors

Third, Fifth & Seventh

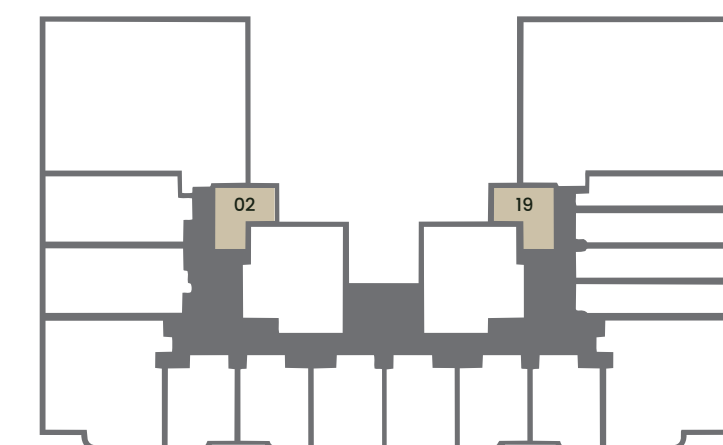




Studio

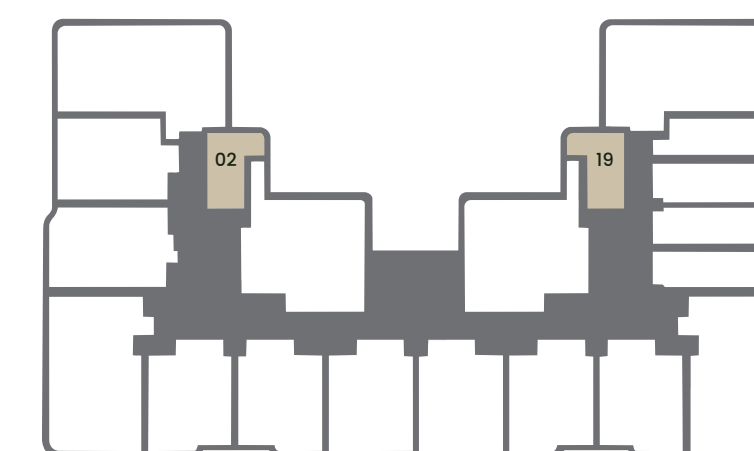
Type A1

Indoor Area	29.25 Sq.M.	314.90 Sq.Ft.
Outdoor Area	13.38 Sq.M.	144.02 Sq.Ft.
Total Area	42.63 Sq.M.	458.92 Sq.Ft.
Floors	1 st	
Unit Series	02 and 19	



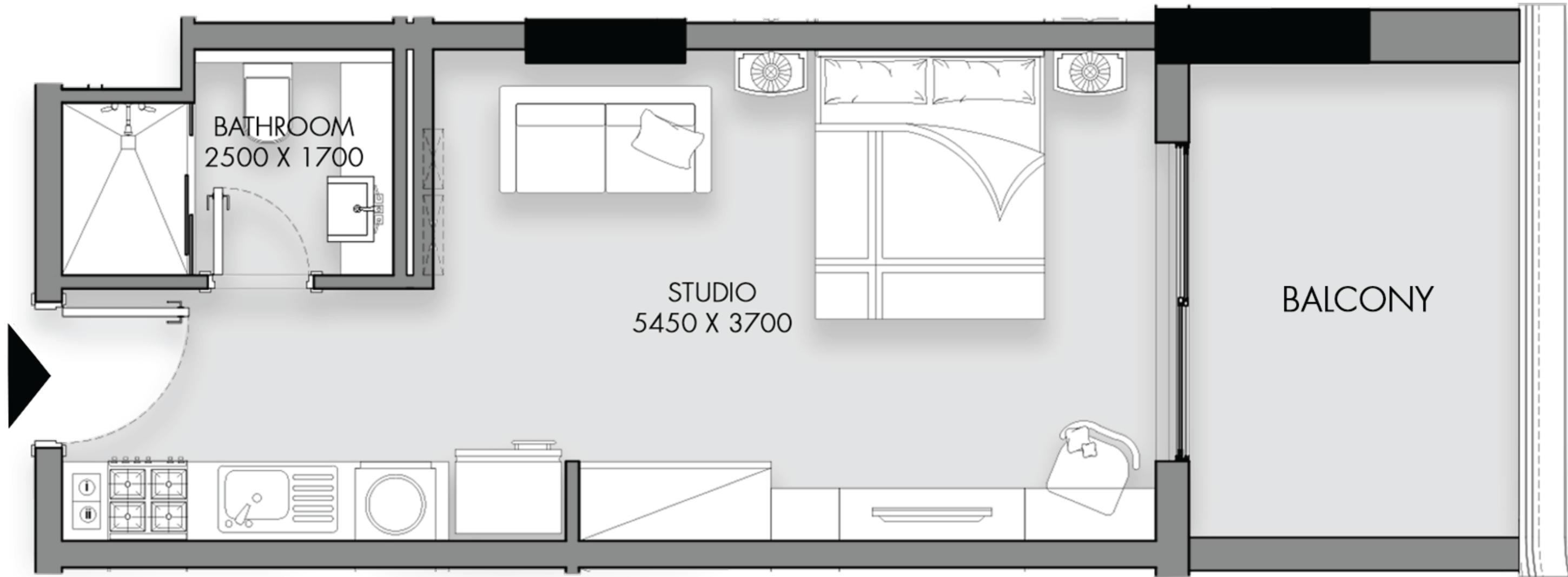
Type A2

Indoor Area	29.25 Sq.M.	314.87 Sq.Ft.
Outdoor Area	3.69 Sq.M.	39.68 Sq.Ft.
Total Area	32.94 Sq.M.	354.55 Sq.Ft.
Floors	2 nd – 8 th	
Unit Series	02 and 19	



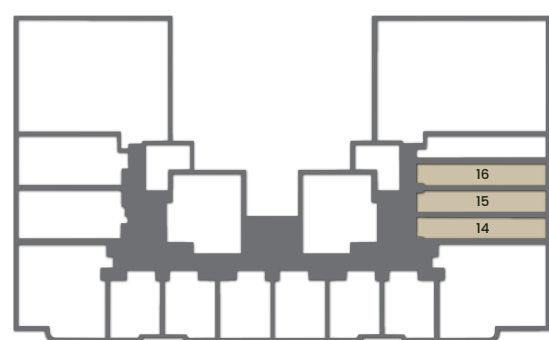


Studio



Type B1

Indoor Area	32.83 Sq.M.	353.41 Sq.Ft.
Outdoor Area	43.56 Sq.M.	468.84 Sq.Ft.
Total Area	76.39 Sq.M.	822.25 Sq.Ft.
Floors	1 st	
Unit Series	14, 15 and 16	

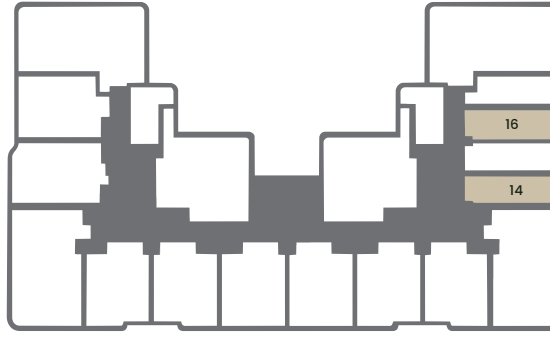
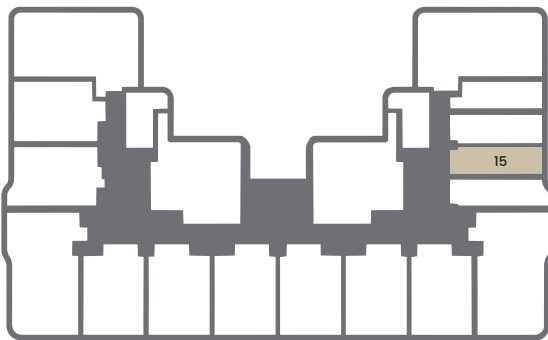


Type B2

Indoor Area	32.94 Sq.M.	354.56 Sq.Ft.
Outdoor Area	13.7 Sq.M.	147.47 Sq.Ft.
Total Area	46.64 Sq.M.	502.03 Sq.Ft.
Floors	2 nd , 4 th , 6 th and 8 th	
Unit Series	14	

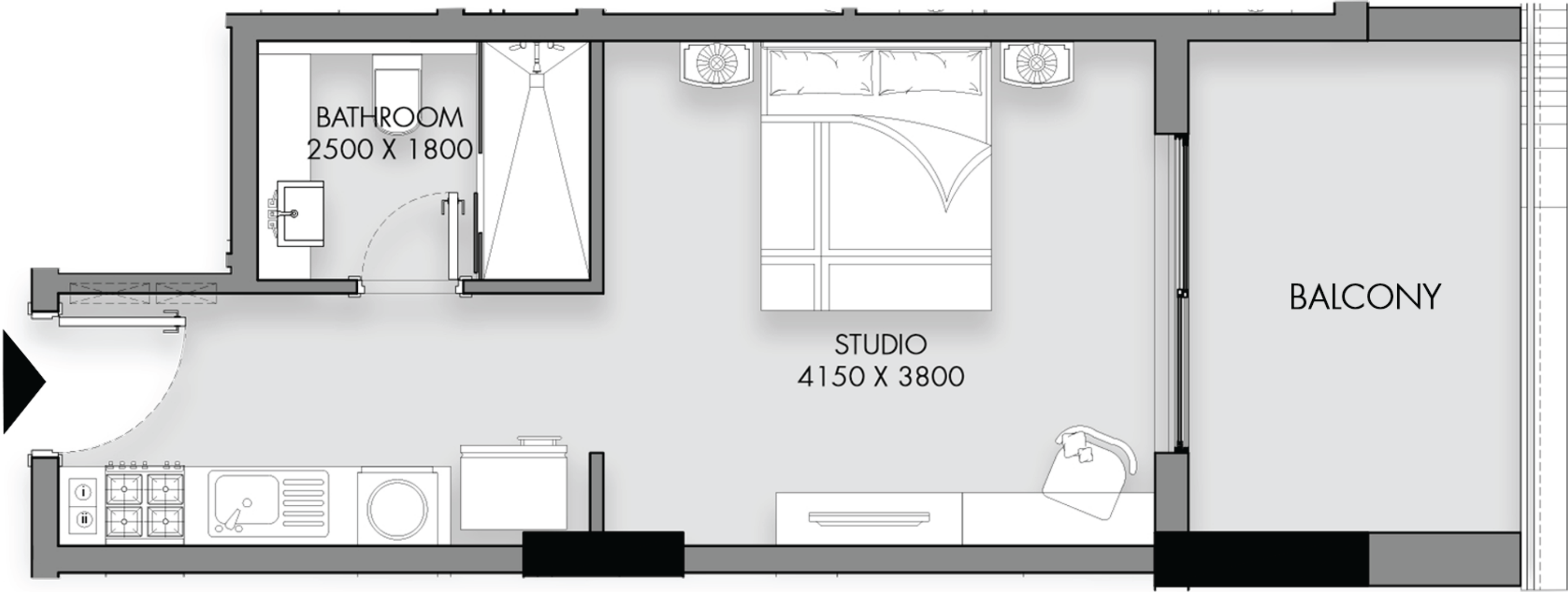
Type B3

Indoor Area	32.78 Sq.M.	352.84 Sq.Ft.
Outdoor Area	10.22 Sq.M.	109.90 Sq.Ft.
Total Area	43.00 Sq.M.	462.74 Sq.Ft.
Floors	3 rd , 5 th and 7 th	
Unit Series	15	
Floors	2 nd – 8 th	
Unit Series	16	



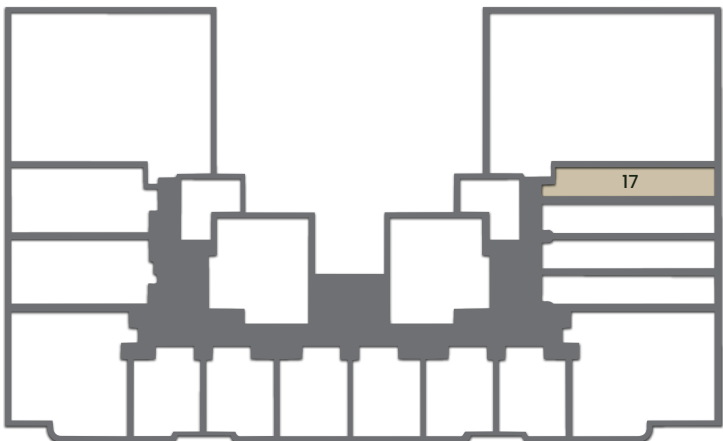


Studio



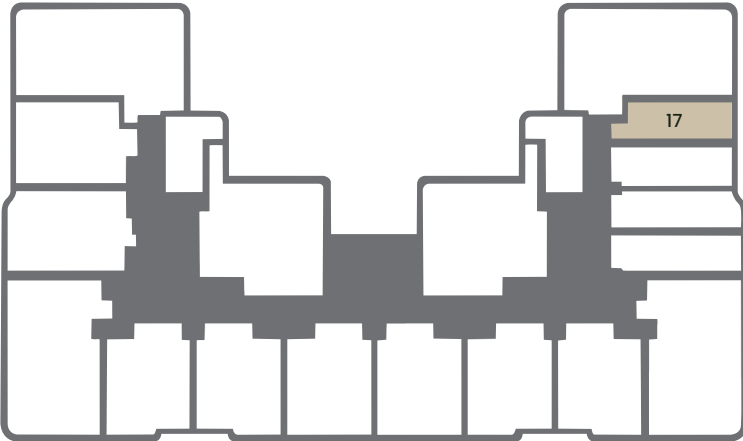
Type C1

Indoor Area	31.33 Sq.M.	337.23 Sq.Ft.
Outdoor Area	44.61 Sq.M.	480.18 Sq.Ft.
Total Area	75.94 Sq.M.	817.41 Sq.Ft.
Floors	1 st	
Unit Series	17	



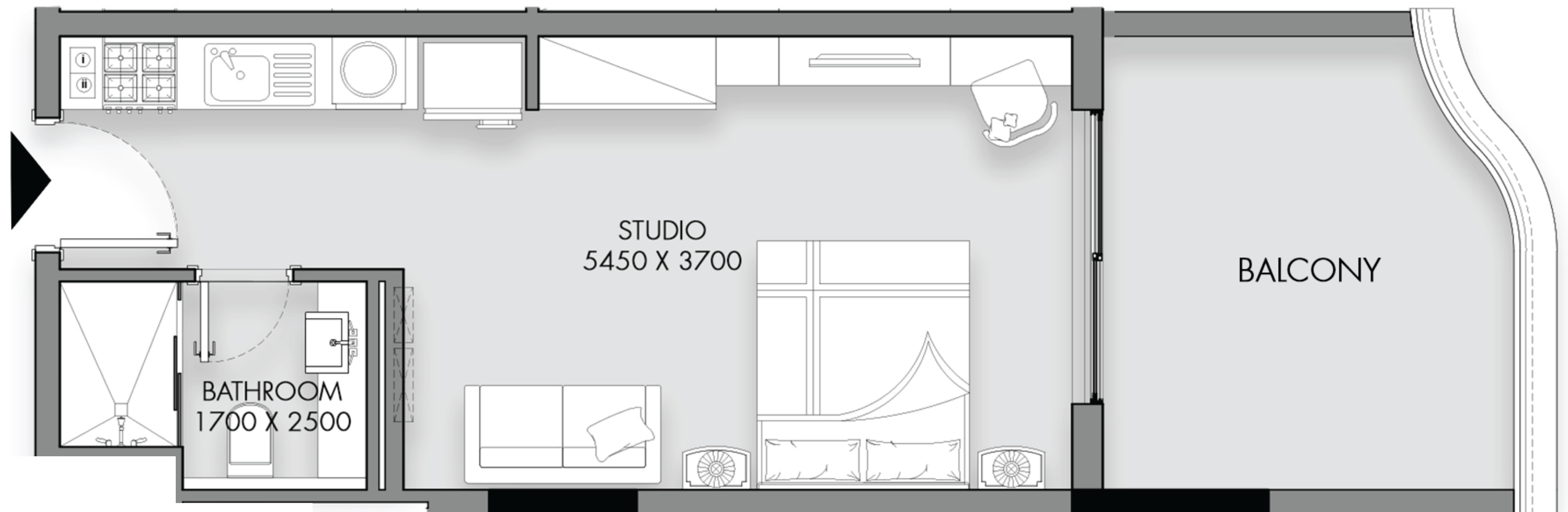
Type C2

Indoor Area	31.33 Sq.M.	337.23 Sq.Ft.
Outdoor Area	10.53 Sq.M.	113.36 Sq.Ft.
Total Area	41.86 Sq.M.	450.59 Sq.Ft.
Floors	2 nd – 8 th	
Unit Series	17	



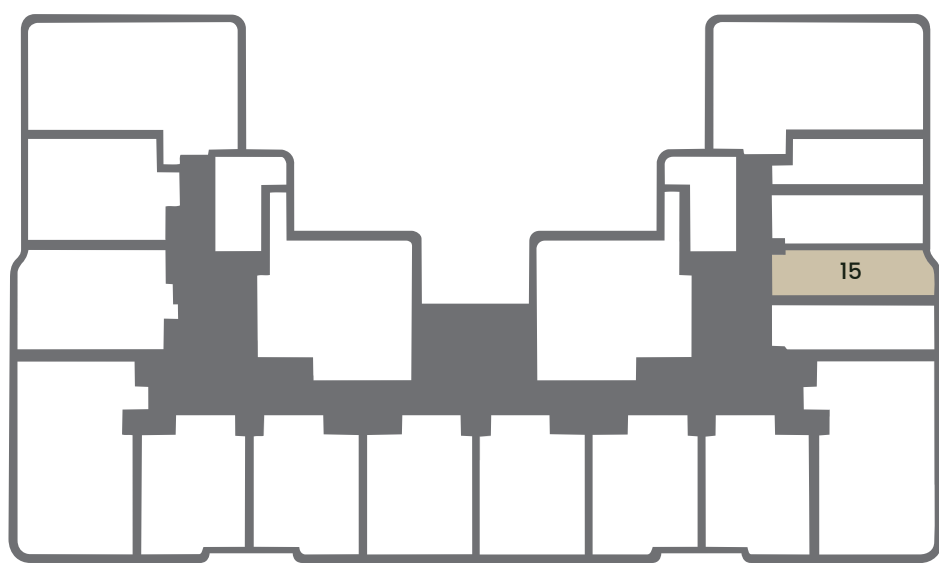
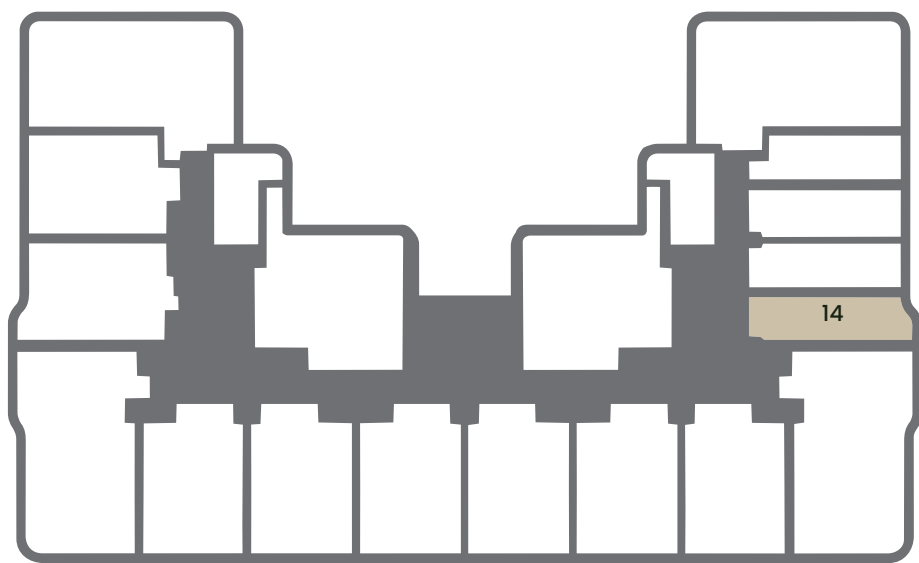


Studio



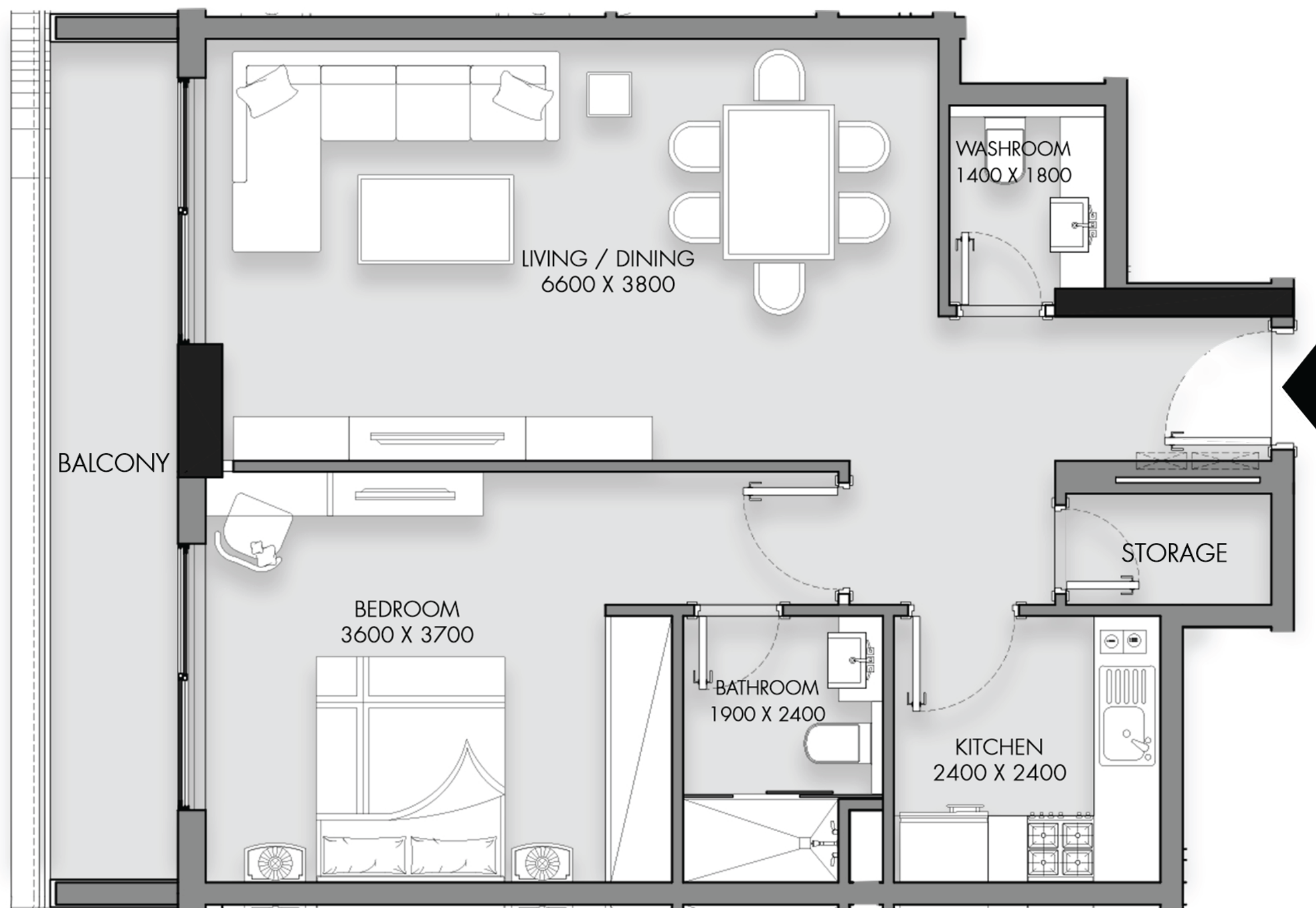
Type D

Indoor Area	32.85 Sq.M.	353.58 Sq.Ft.
Outdoor Area	12.72 Sq.M.	136.96 Sq.Ft.
Total Area	45.57 Sq.M.	490.54 Sq.Ft.
Floors	3 rd , 5 th and 7 th	
Unit Series	14	
Floors	2nd, 4th, 6th and 8th	
Unit Series	15	





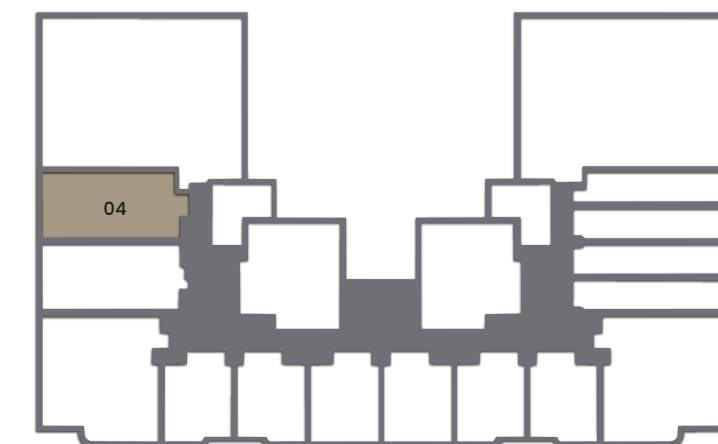




One Bedroom

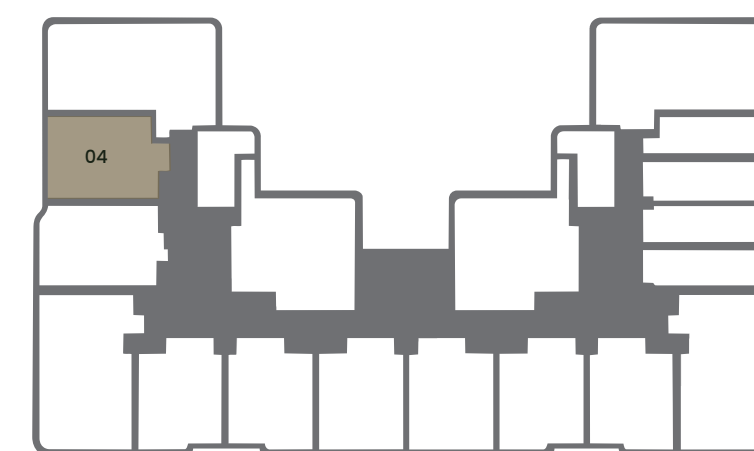
Type A1

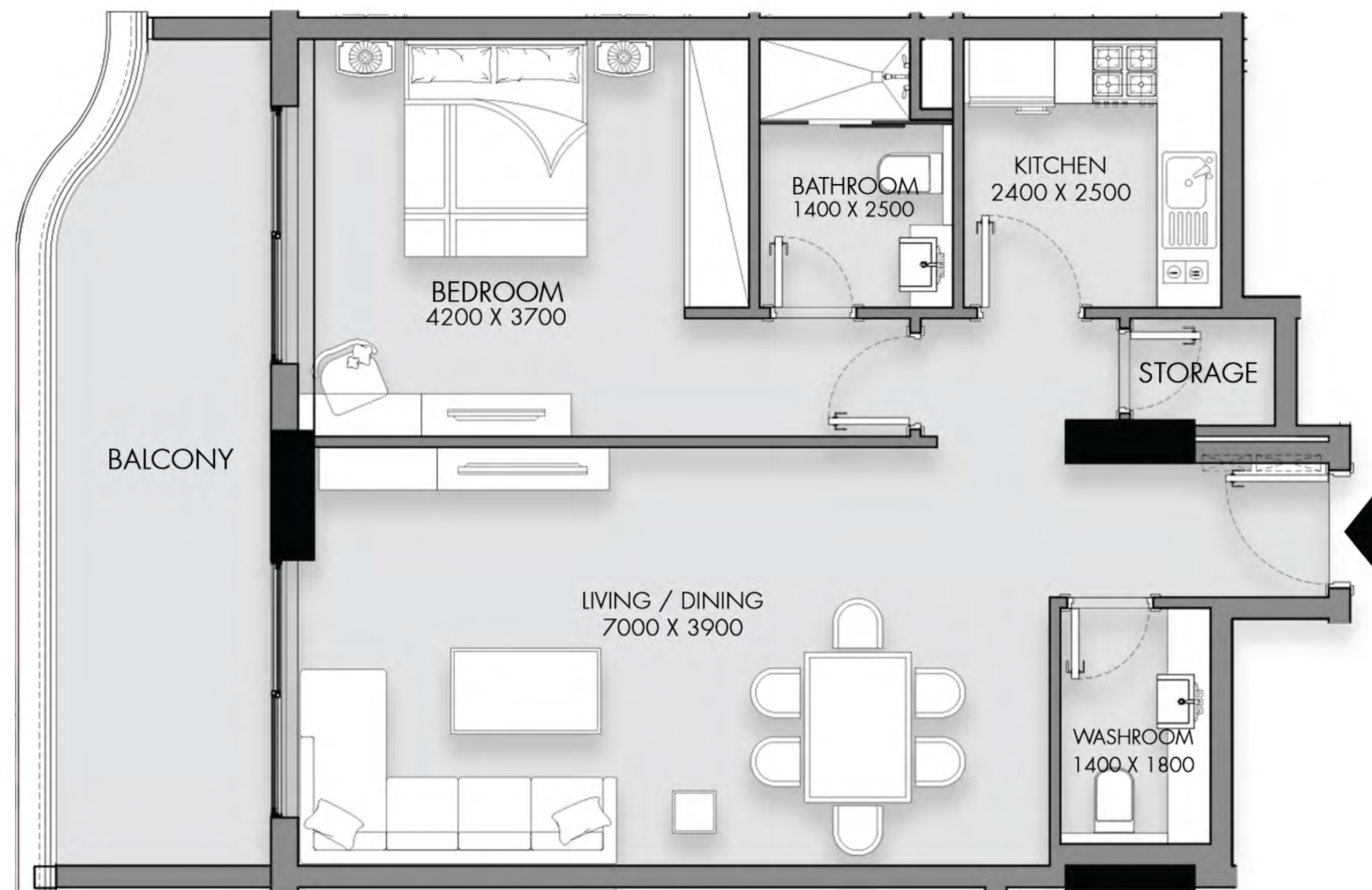
Indoor Area	69.64 Sq.M.	749.60 Sq.Ft.
Outdoor Area	53.40 Sq.M.	574.79 Sq.Ft.
Total Area	123.04 Sq.M.	1,324.39 Sq.Ft.
Floors	1 st	
Unit Series	04	



Type A2

Indoor Area	69.64 Sq.M.	749.60 Sq.Ft.
Outdoor Area	9.92 Sq.M.	106.81 Sq.Ft.
Total Area	79.56 Sq.M.	856.41 Sq.Ft.
Floors	2 nd – 8 th	
Unit Series	04	

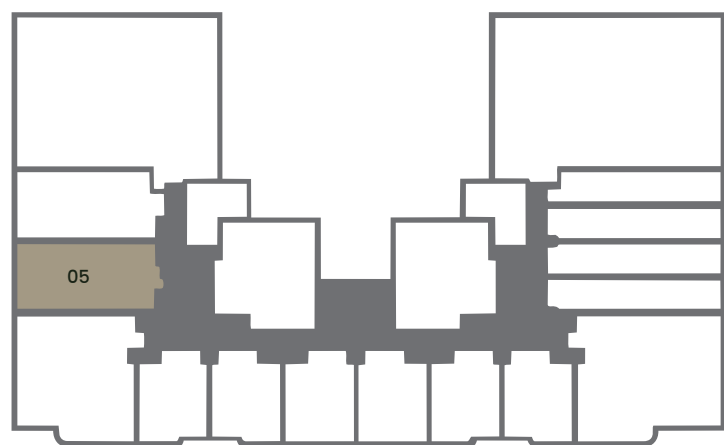




One Bedroom

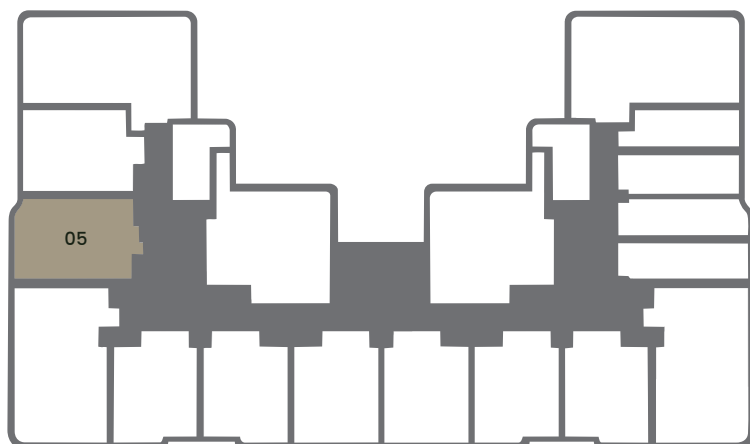
Type B1

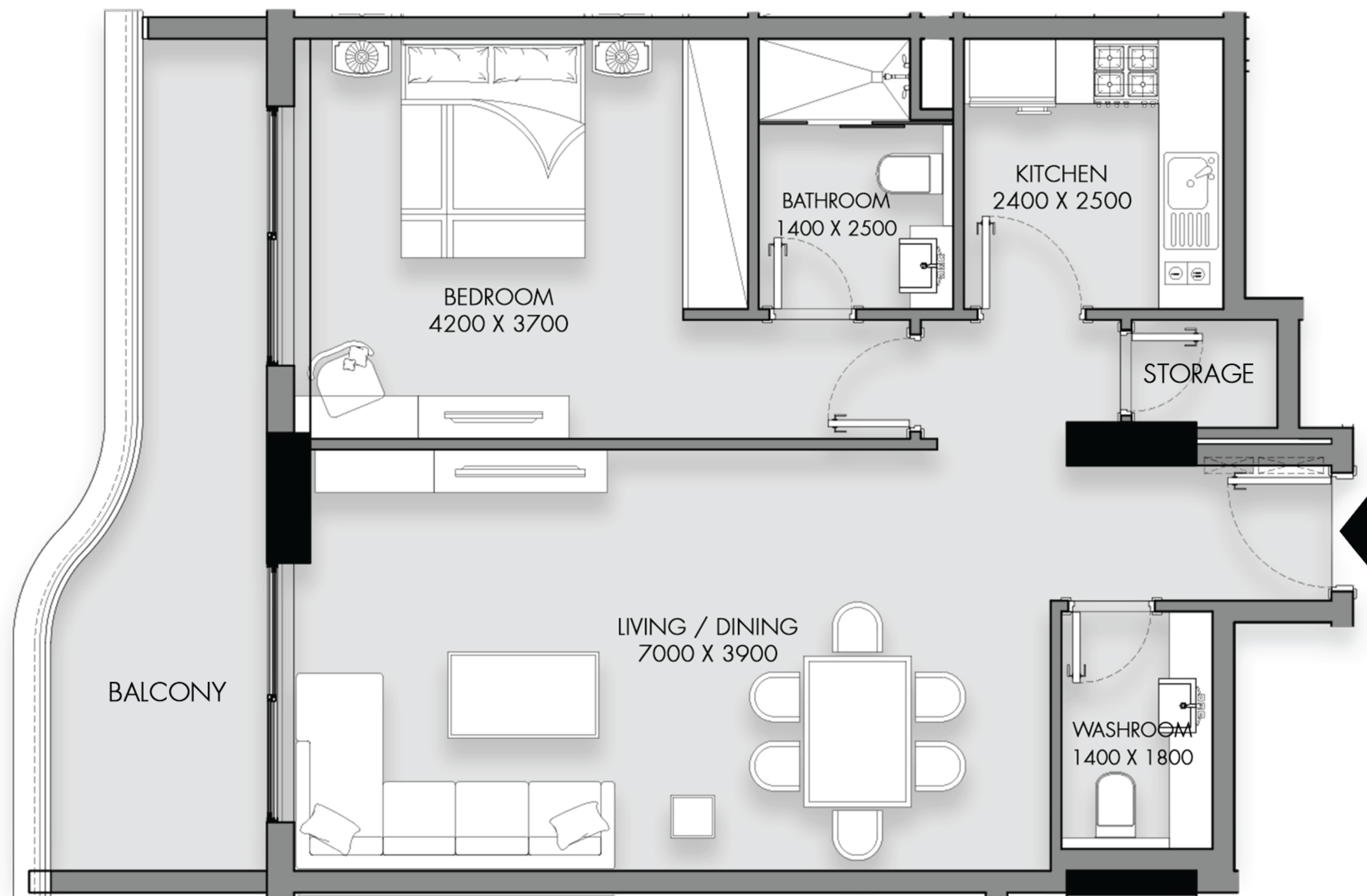
Indoor Area	71.57 Sq.M.	770.37 Sq.Ft.
Outdoor Area	54.12 Sq.M.	582.54 Sq.Ft.
Total Area	125.69 Sq.M.	1,352.91 Sq.Ft.
Floors	1 st	
Unit Series	05	



Type B2

Indoor Area	71.57 Sq.M.	770.37 Sq.Ft.
Outdoor Area	15.99 Sq.M.	172.11 Sq.Ft.
Total Area	87.56 Sq.M.	942.49 Sq.Ft.
Floors	2 nd , 4 th , 6 th and 8 th	
Unit Series	05	

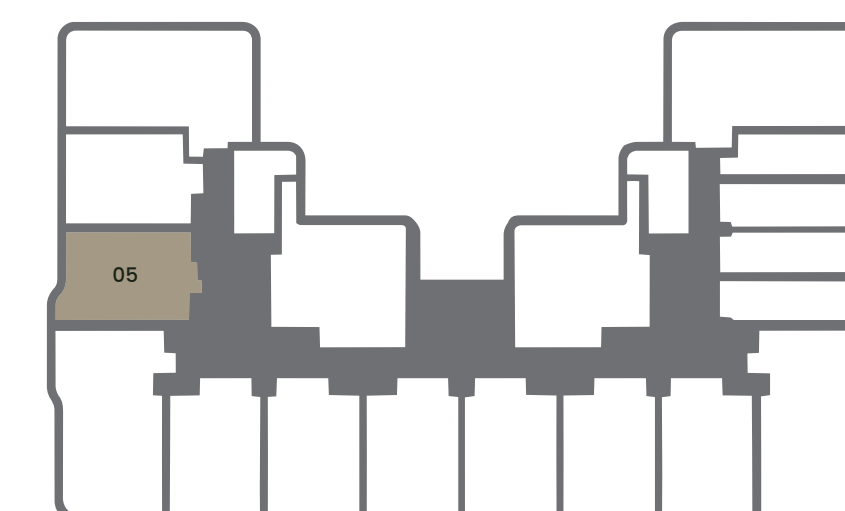


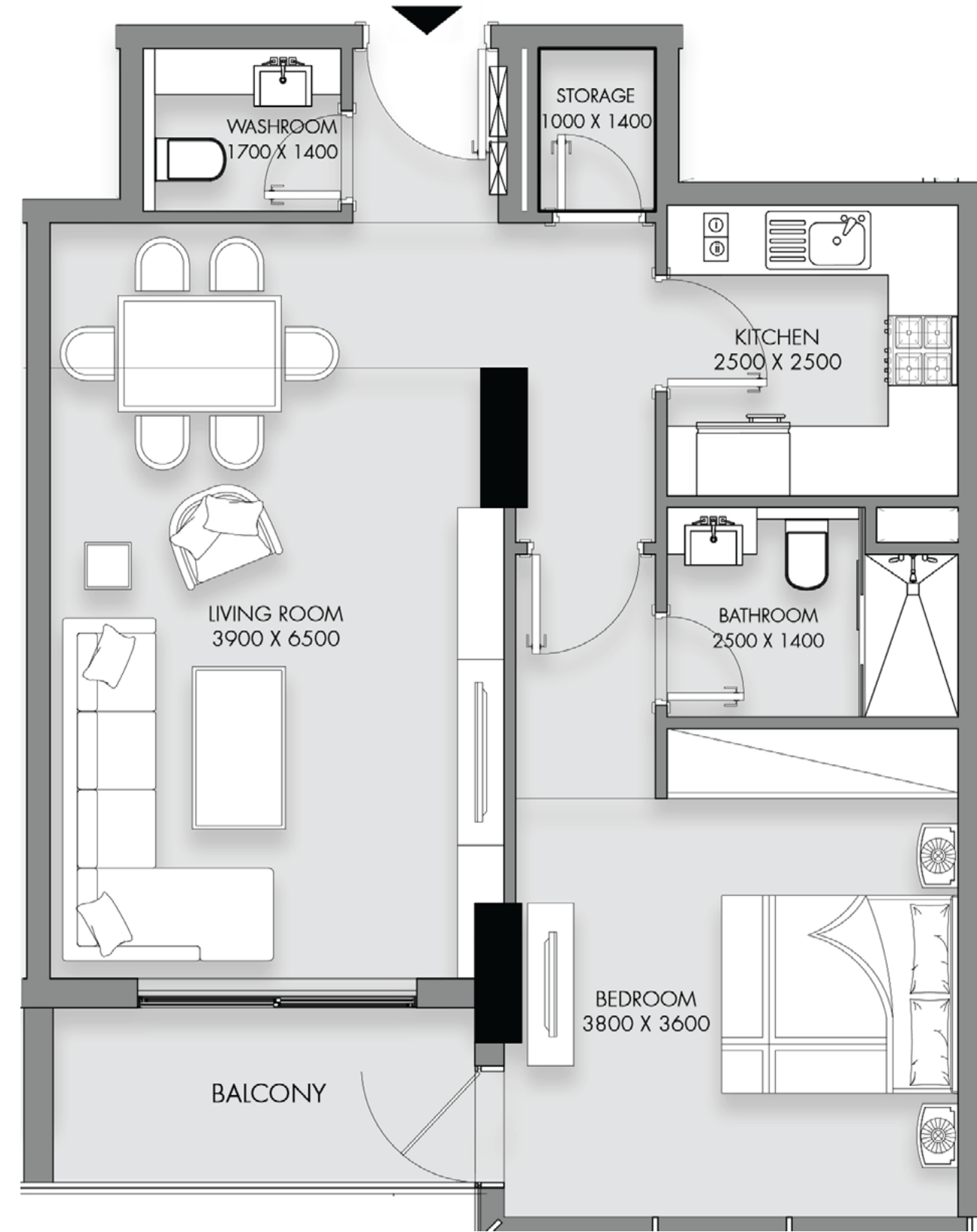


One Bedroom

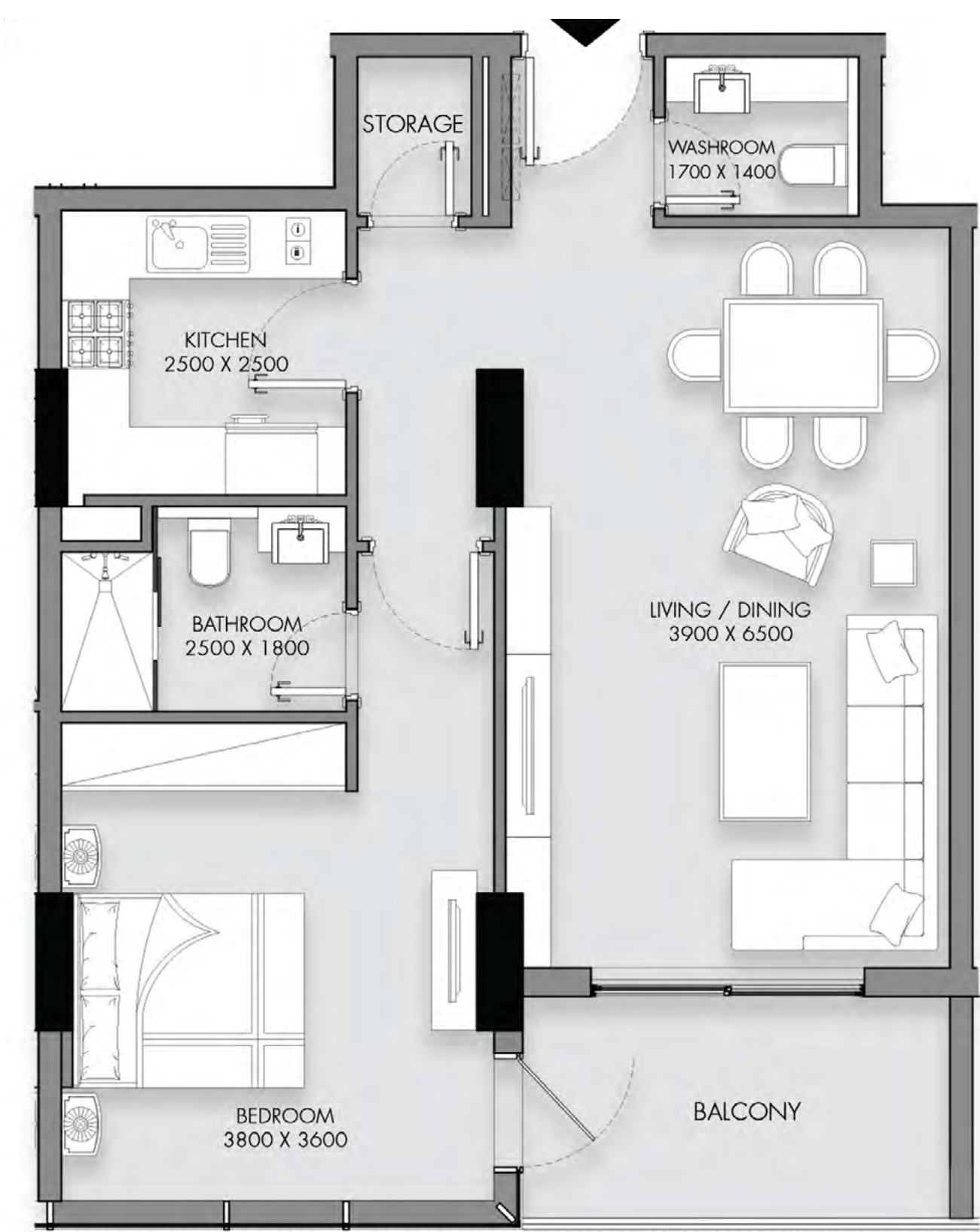
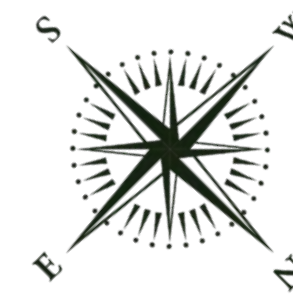
Type C

Indoor Area	71.57 Sq.M.	770.37 Sq.Ft.
Outdoor Area	12.56 Sq.M.	135.19 Sq.Ft.
Total Area	84.13 Sq.M.	905.57 Sq.Ft.
Floors	3 rd , 5 th and 7 th	
Unit Series	05	



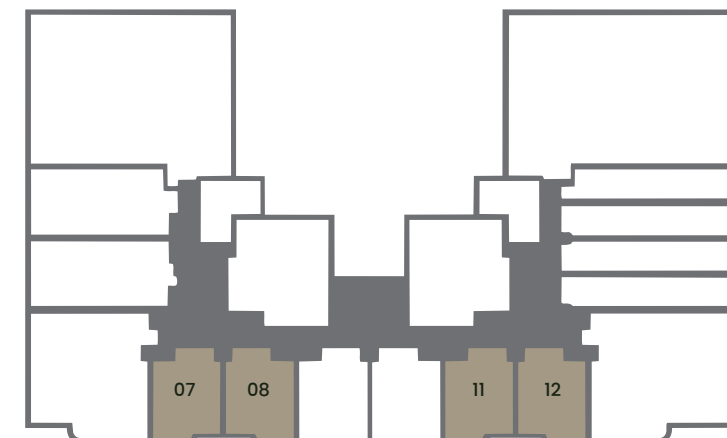


One Bedroom



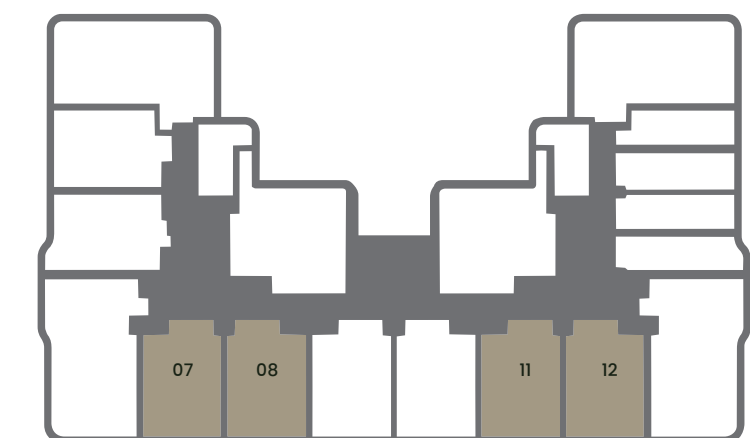
Type D1

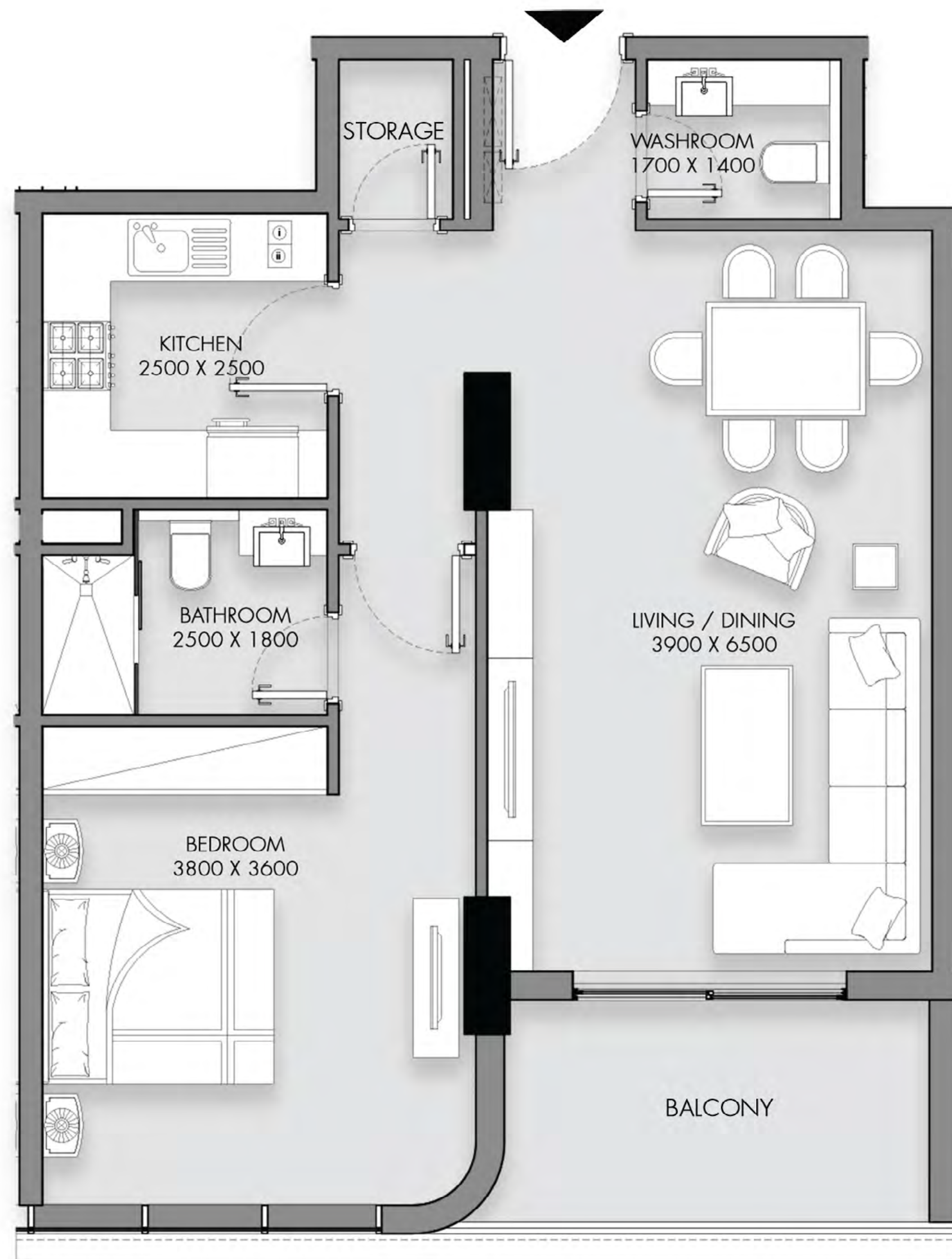
Indoor Area	69.77 Sq.M.	750.97 Sq.Ft.
Outdoor Area	6.20 Sq.M.	66.74 Sq.Ft.
Total Area	75.97 Sq.M.	817.71 Sq.Ft.
Floors	1 st , 2 nd , 4 th , 6 th and 8 th	
Unit Series	07, 08, 11 and 12	



Type D2

Indoor Area	69.77 Sq.M.	750.97 Sq.Ft.
Outdoor Area	7.93 Sq.M.	41.01 Sq.Ft.
Total Area	77.7 Sq.M.	354.13 Sq.Ft.
Floors	3 rd , 5 th and 7 th	
Unit Series	07, 08, 11 and 12	

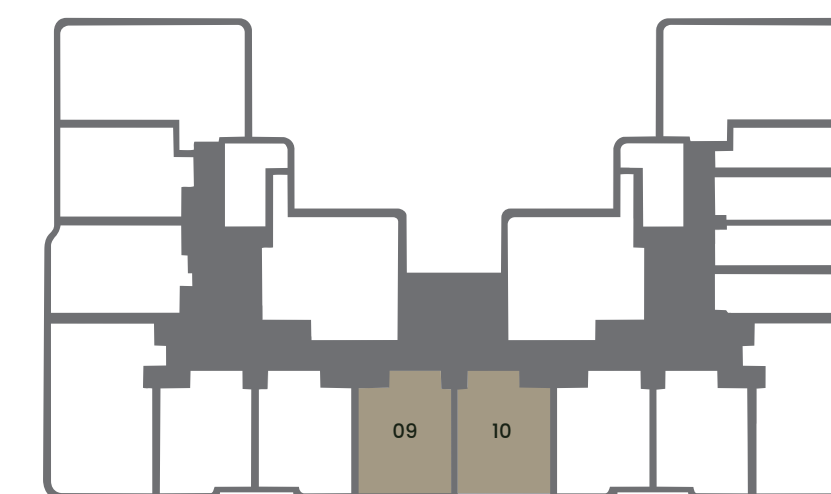




One Bedroom

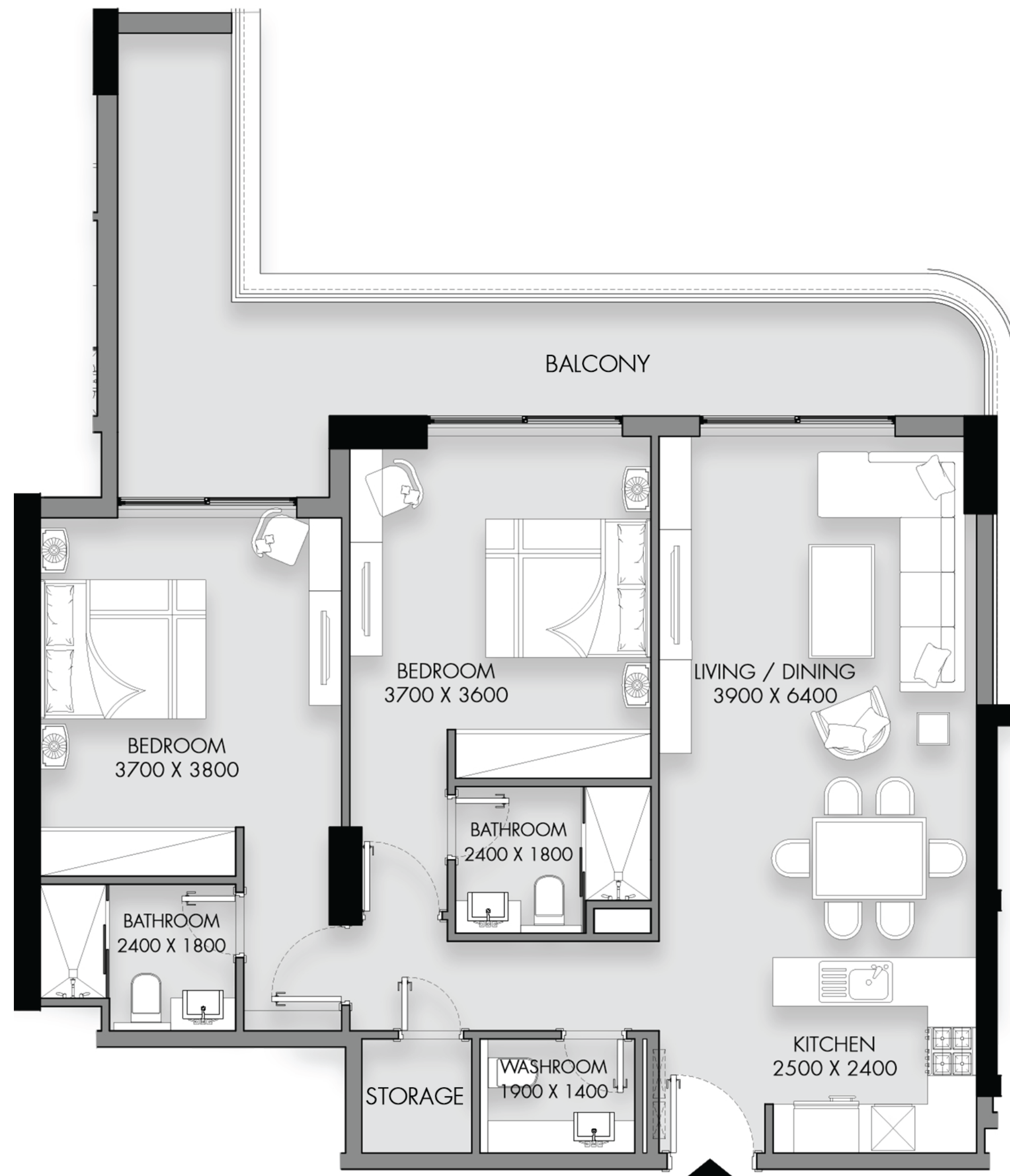
Type E

Indoor Area	69.39 Sq.M.	746.91 Sq.Ft.
Outdoor Area	8.25 Sq.M.	88.80 Sq.Ft.
Total Area	77.64 Sq.M.	835.71 Sq.Ft.
Floors	1 st – 8 th	
Unit Series	09 and 10	





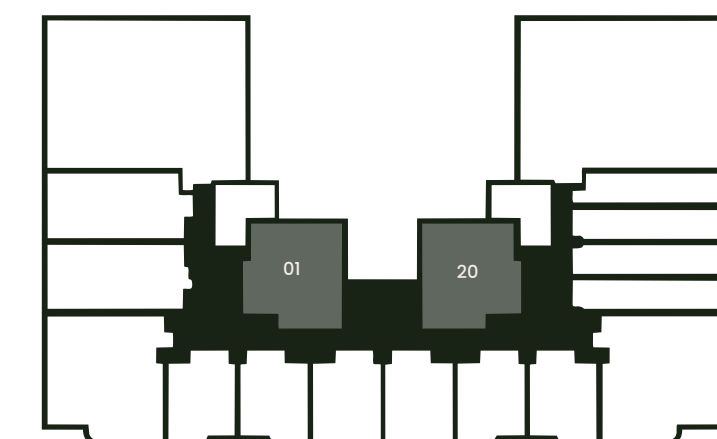




Two Bedroom

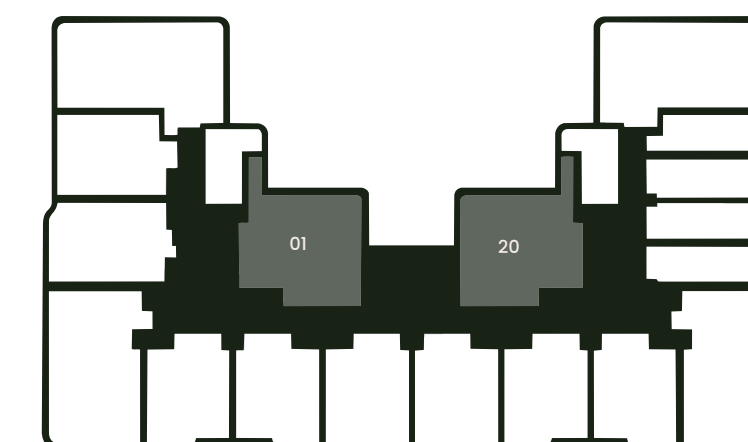
Type A1

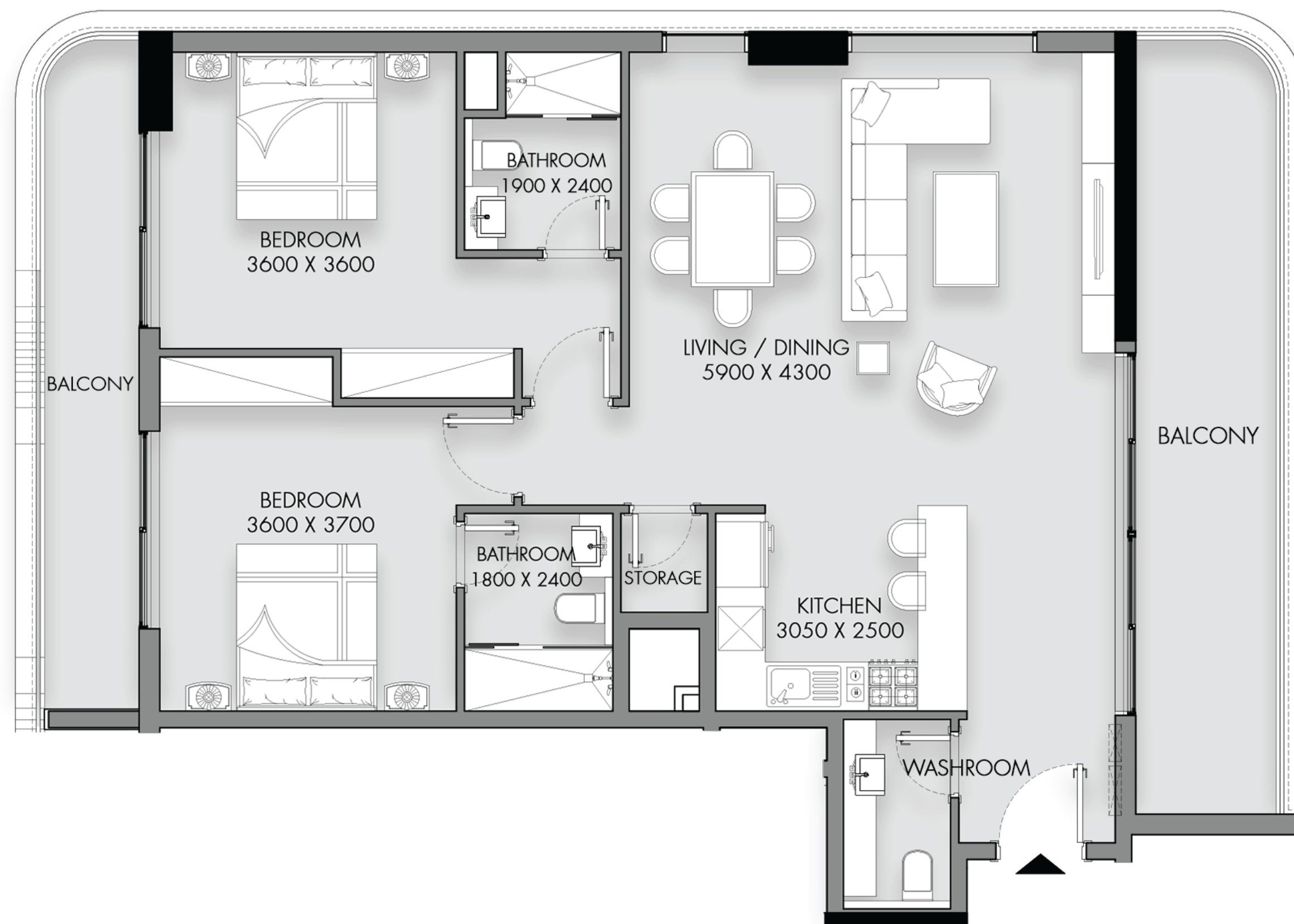
Indoor Area	95.91 Sq.M.	1,032.37 Sq.Ft.
Outdoor Area	37.09 Sq.M.	399.18 Sq.Ft.
Total Area	133.00 Sq.M.	1,431.54 Sq.Ft.
Floors	1 st	
Unit Series	01 and 20	



Type A2

Indoor Area	95.90 Sq.M.	1,032.21 Sq.Ft.
Outdoor Area	24.65 Sq.M.	265.39 Sq.Ft.
Total Area	120.55 Sq.M.	1,297.60 Sq.Ft.
Floors	2 nd – 8 th	
Unit Series	01 and 20	

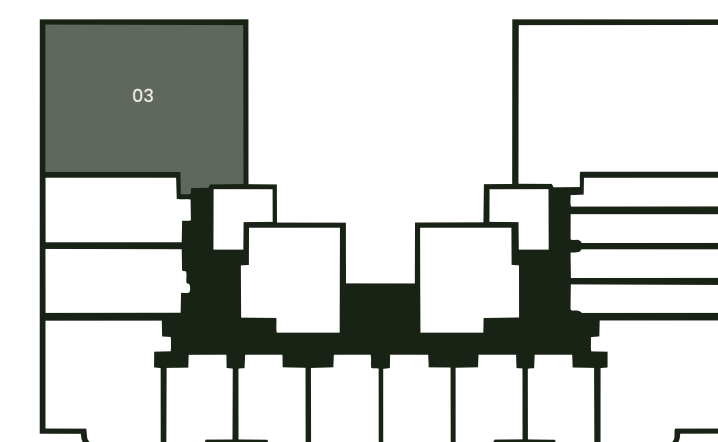




Two Bedroom

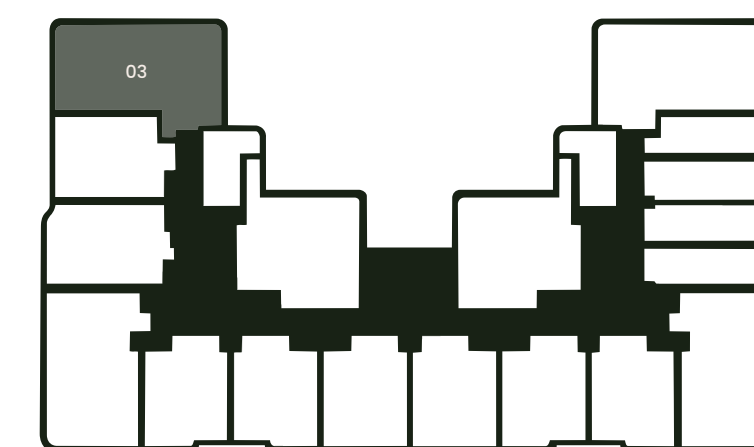
Type B1

Indoor Area	103.64 Sq.M.	1,115.57 Sq.Ft.
Outdoor Area	293.31 Sq.M.	3,157.16 Sq.Ft.
Total Area	396.95 Sq.M.	4,272.73 Sq.Ft.
Floors	1 st	
Unit Series	03	



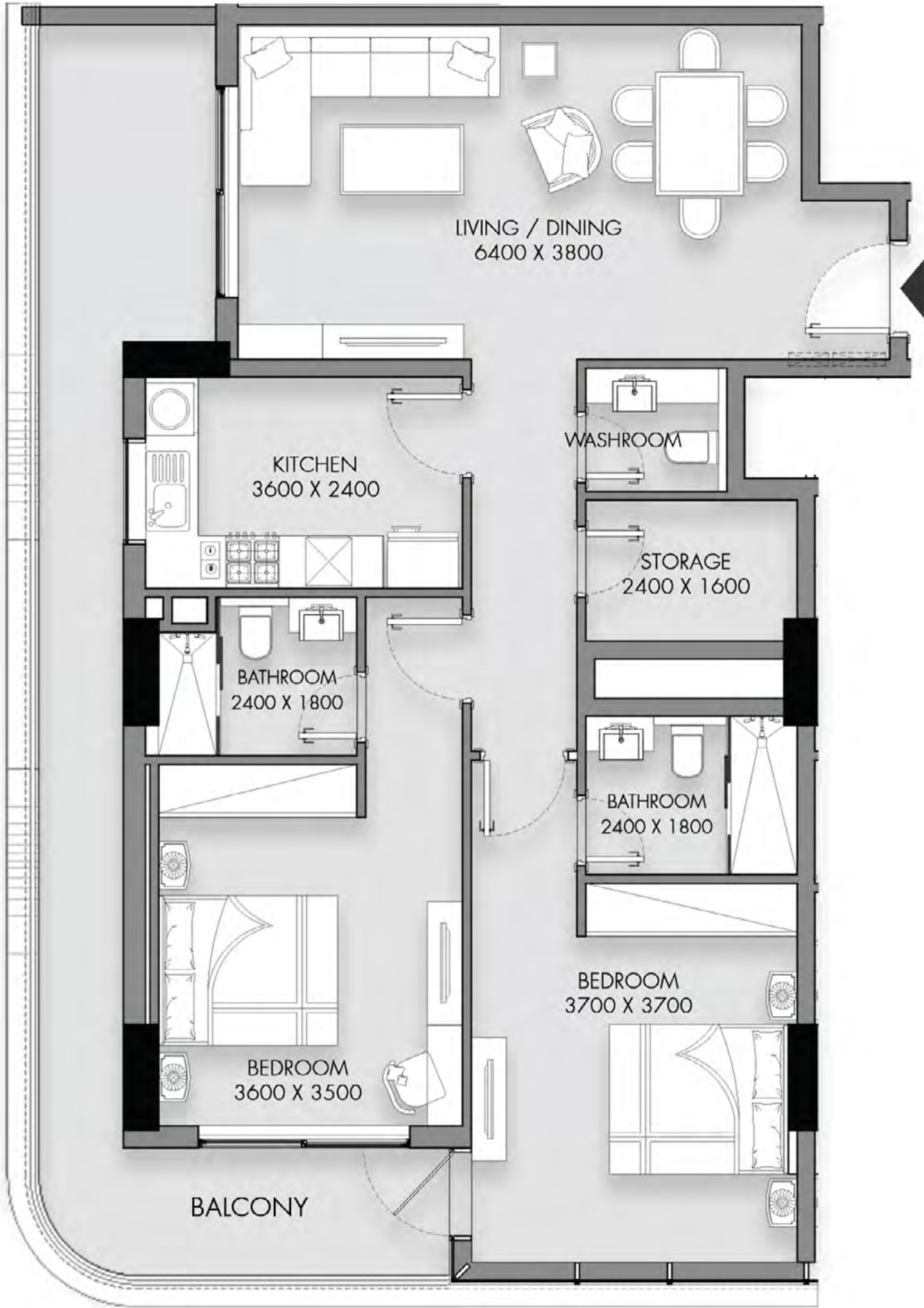
Type B2

Indoor Area	103.64 Sq.M.	1,115.57 Sq.Ft.
Outdoor Area	28.10 Sq.M.	302.40 Sq.Ft.
Total Area	131.74 Sq.M.	1,417.97 Sq.Ft.
Floors	2 nd – 8 th	
Unit Series	03	

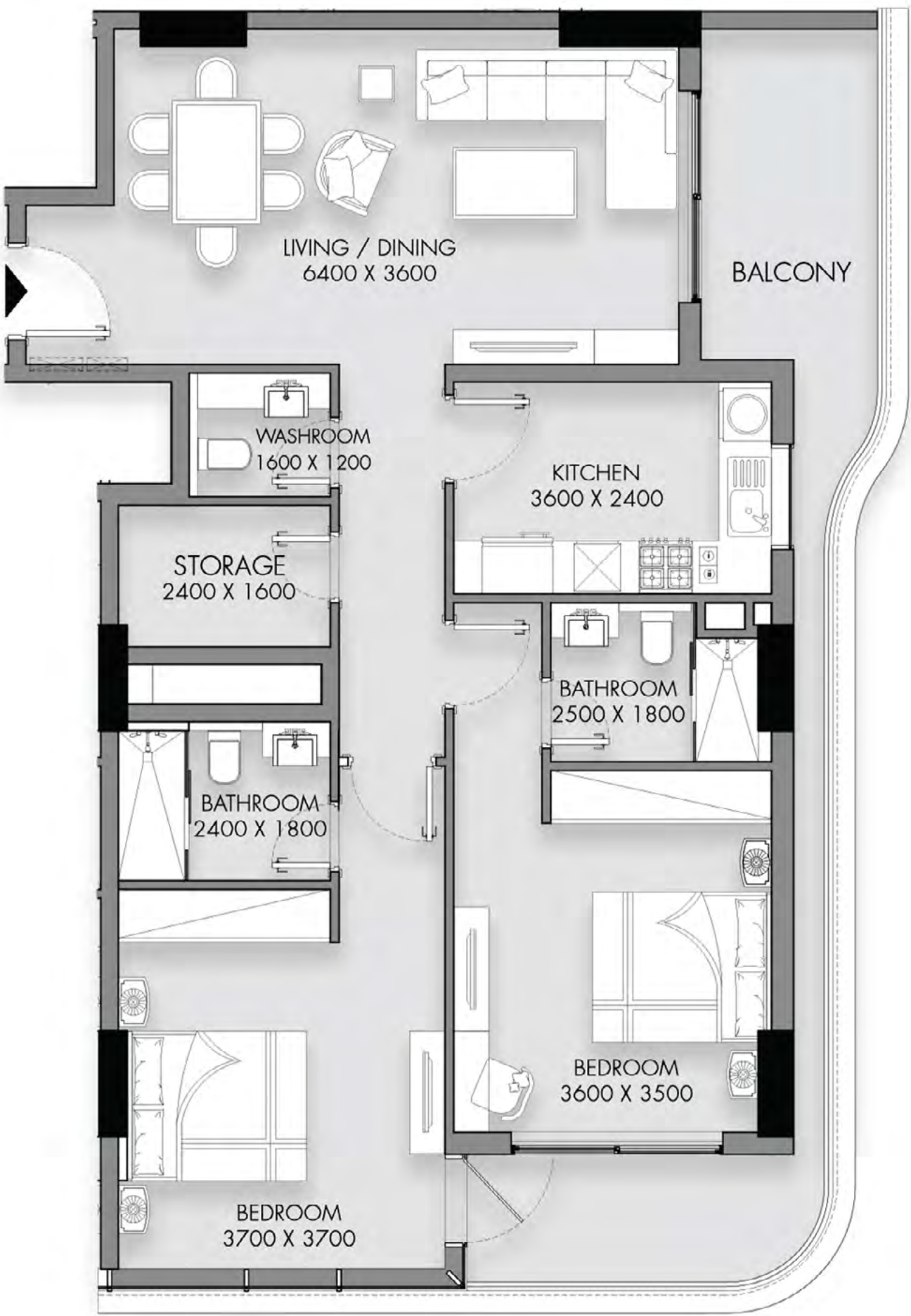




Two Bedroom



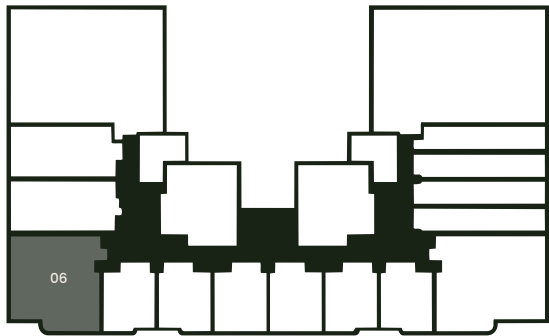
C1, C2 & C3



C4

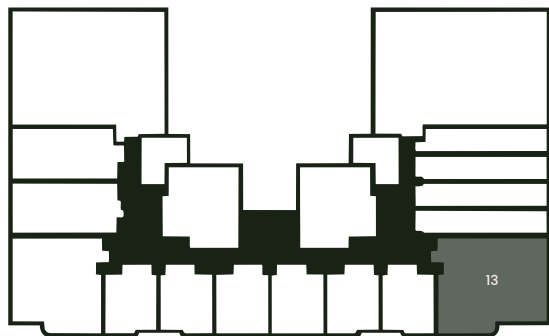
Type C1

Indoor Area	99.04 Sq.M.	1,066.06 Sq.Ft.
Outdoor Area	85.85 Sq.M.	924.08 Sq.Ft.
Total Area	184.89 Sq.M.	1,990.14 Sq.Ft.
Floors	1 st	
Unit Series	06	



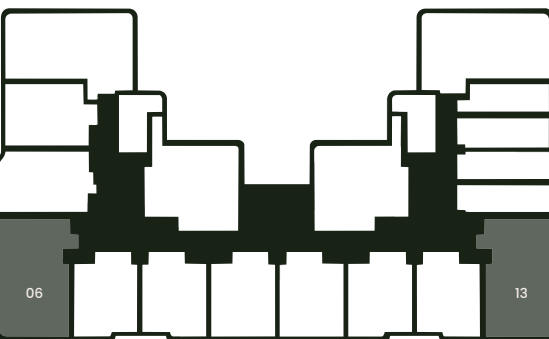
Type C2

Indoor Area	98.95 Sq.M.	1,065.09 Sq.Ft.
Outdoor Area	124.11 Sq.M.	1,335.91 Sq.Ft.
Total Area	223.06 Sq.M.	2,401.00 Sq.Ft.
Floors	1 st	
Unit Series	13	



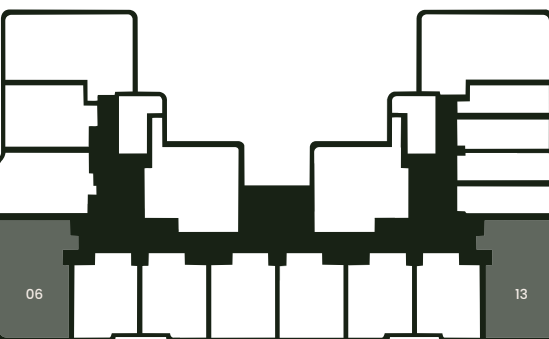
Type C3

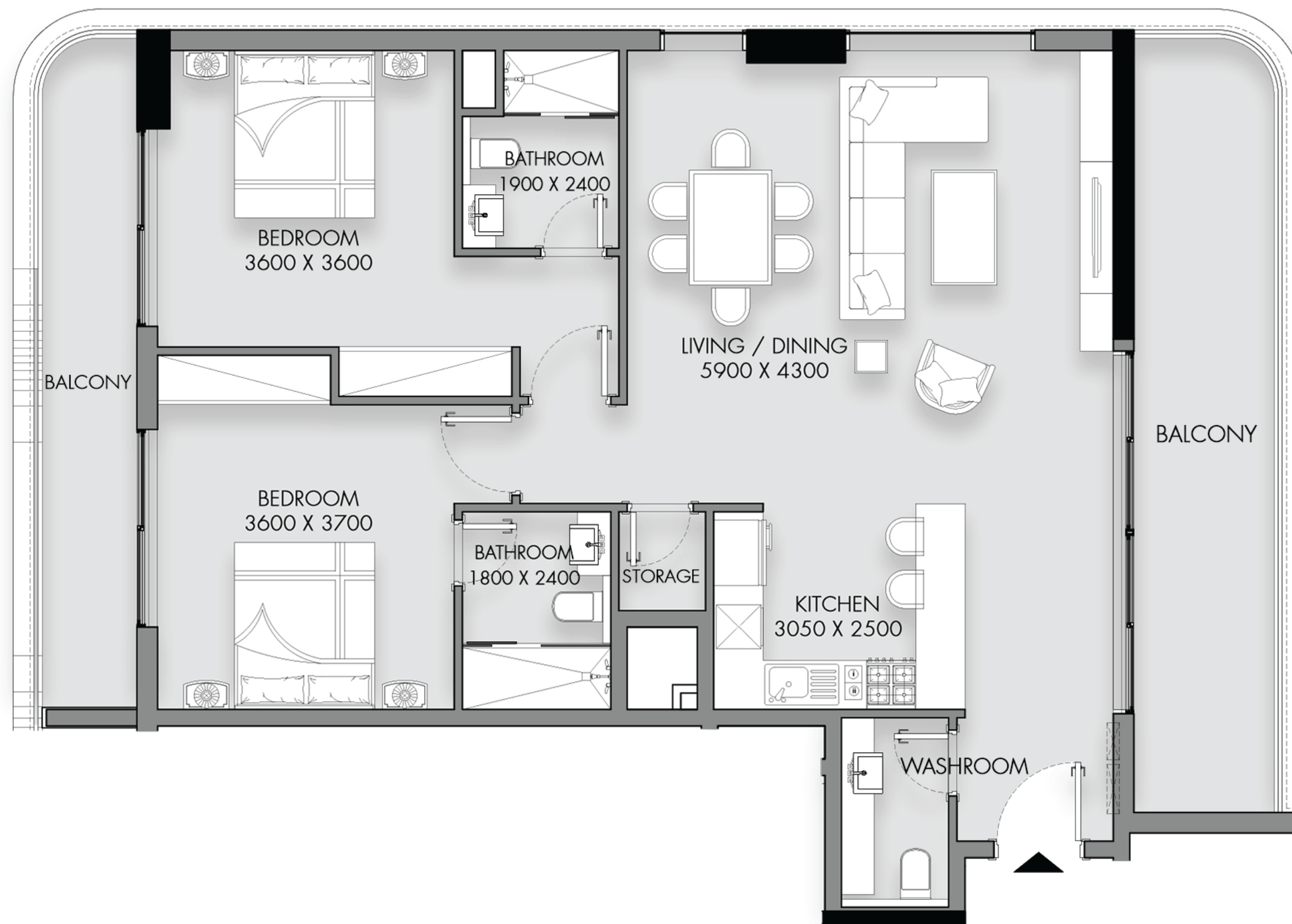
Indoor Area	99.00 Sq.M.	1,065.57 Sq.Ft.
Outdoor Area	25.86 Sq.M.	278.41 Sq.Ft.
Total Area	124.86 Sq.M.	1,343.98 Sq.Ft.
Floors	2 nd , 4 th , 6 th and 8 th	
Unit Series	06 and 13	



Type C4

Indoor Area	99.00 Sq.M.	1,065.57 Sq.Ft.
Outdoor Area	19.43 Sq.M.	209.14 Sq.Ft.
Total Area	118.43 Sq.M.	1,274.71 Sq.Ft.
Floors	3 rd , 5 th and 7 th	
Unit Series	06 and 13	

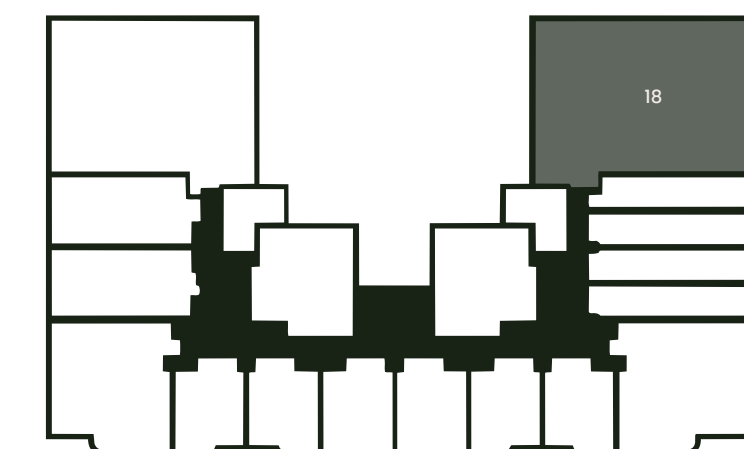




Two Bedroom

Type D1

Indoor Area	102.74 Sq.M.	1,105.88 Sq.Ft.
Outdoor Area	343.06 Sq.M.	3,692.66 Sq.Ft.
Total Area	445.80 Sq.M.	4,798.54 Sq.Ft.
Floors	1 st	
Unit Series	18	



Type D2

Indoor Area	102.74 Sq.M.	1,105.88 Sq.Ft.
Outdoor Area	28.13 Sq.M.	302.76 Sq.Ft.
Total Area	130.87 Sq.M.	1,408.64 Sq.Ft.
Floors	2 nd – 8 th	
Unit Series	18	

