



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.

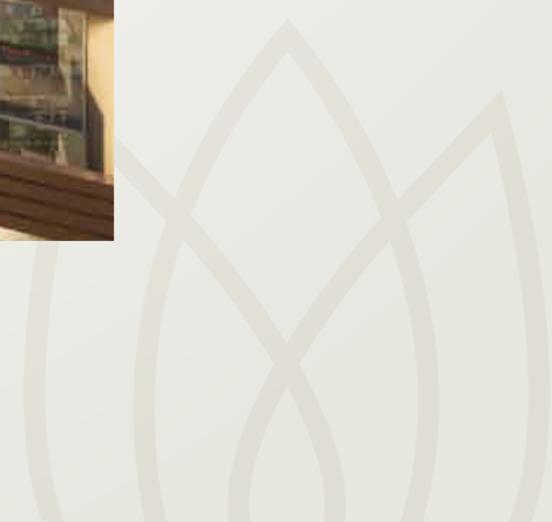




ABOUT DEYAAR

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.



DEYAAR MONT ROSE





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+C+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.
			Salts	Balcony	Total	
01	1st to 17th	Neighbour	688.03	71.80	759.82	17
04	1st to 17th	Neighbour	688.03	71.80	759.82	17
05	1st to 17th	Neighbour	688.03	71.80	759.82	17
08	1st to 17th	Neighbour	688.03	71.80	759.82	17
Type - 1 BED						68

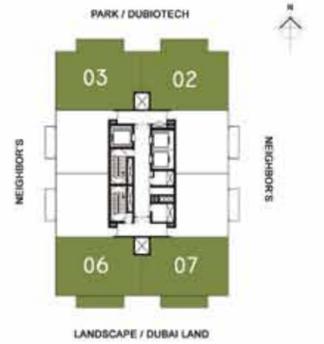
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.

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.
			Salts	Balcony	Total	
02	1st to 17th	Park / Dubiotech / Neighbour	1,028.34	114.31	1,142.65	17
03	1st to 17th	Park / Dubiotech / Neighbour	1,028.34	114.31	1,142.65	17
06	1st to 17th	Landscape / Dubai Land / Neighbour	1,028.34	114.31	1,142.65	17
07	1st to 17th	Landscape / Dubai Land / Neighbour	1,028.34	114.31	1,142.65	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

