

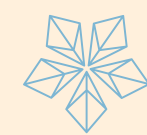
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An Exclusive Development

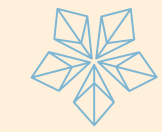
Rosebay Living is an exclusive residential low-rise development situated in one of the most prominent locations within the Meydan Avenue. It is at close proximity from Dubai's main attractions - 5Km from Downtown and Business Bay.

Rosebay Living features high-end finishing materials, floor-to-ceiling windows, generous living spaces and great skyline views. Offerings include units of one, two and three bedroom apartments.

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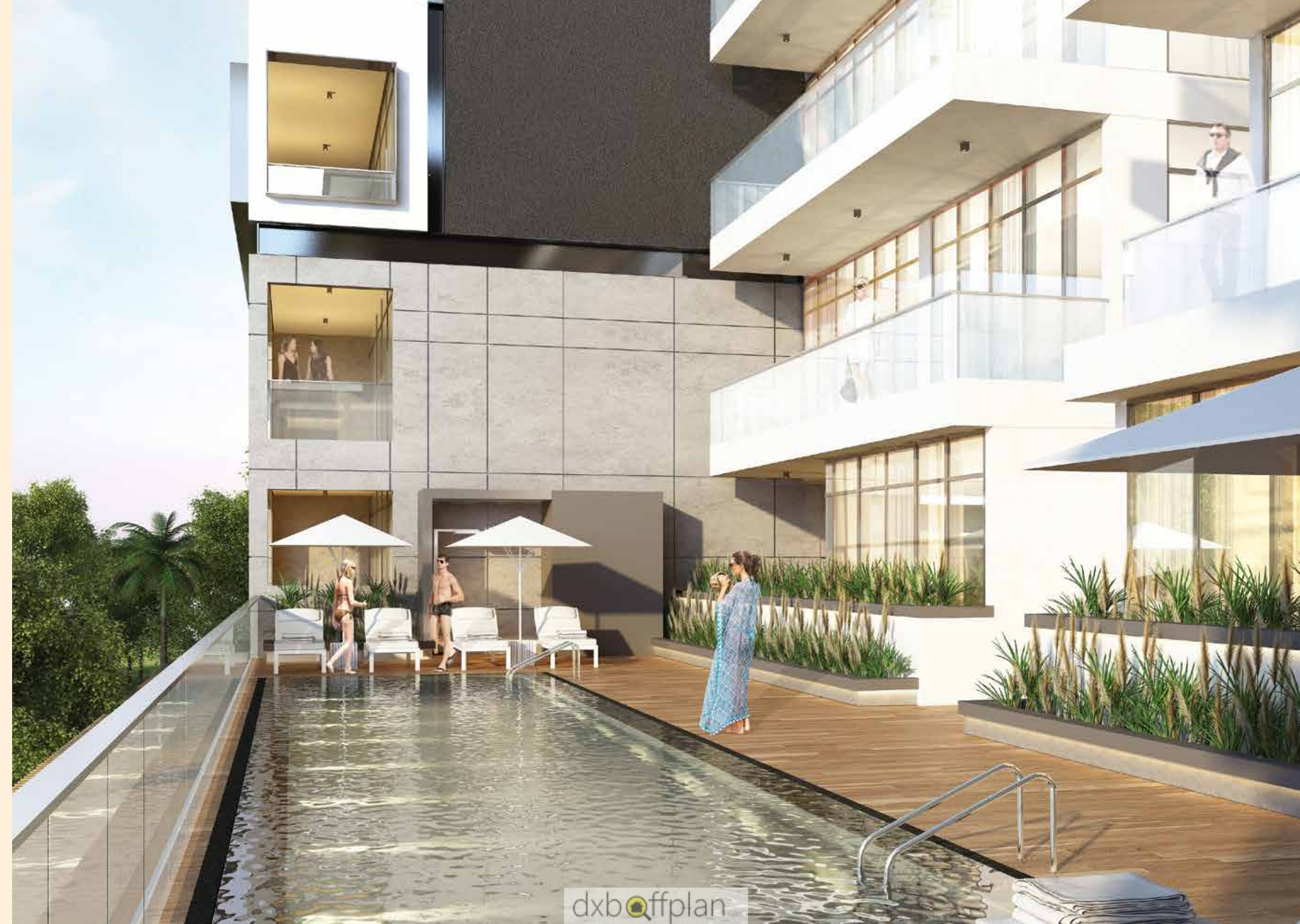
Possession of Pride

Rosebay is a premium development in the rapidly growing Meydan District of Dubai. The four story building is the epitome of understated luxury. Clean, contemporary lines combine with neutral colors and shades to create a Zen-like design that speaks eloquently about refined taste.

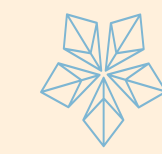
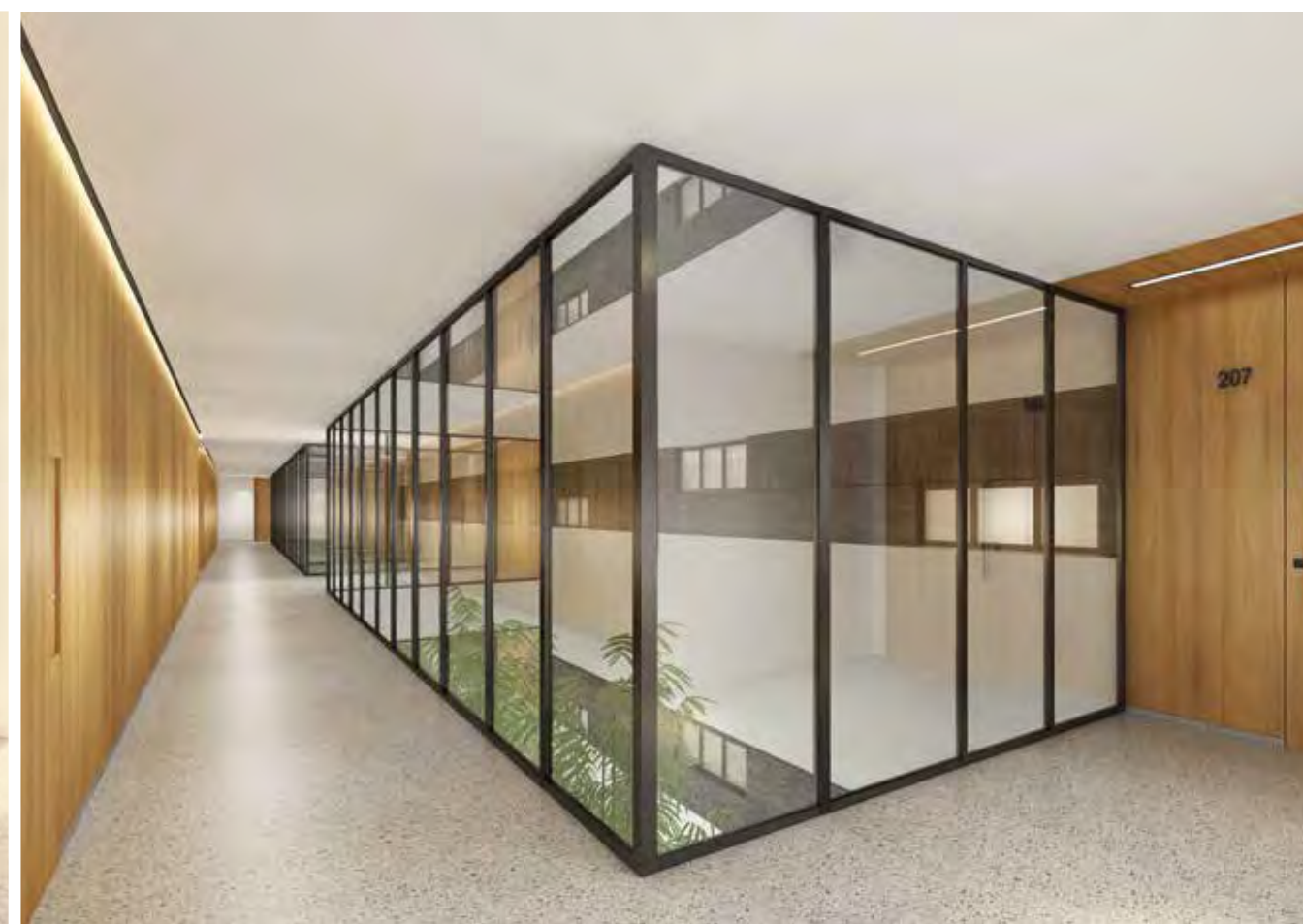
The design concept centered on the extensive use of glass in the façade, with a unique design that allows for warm natural light to reach most areas of the building. The use of glass, inside and out, brings a bright and spacious atmosphere to the interior spaces.

Each material, fitting, and component of Rosebay has been carefully selected to achieve desired level of sophistication. The use of the latest construction technologies ensures that each Rosebay apartment will have unmatched quality, and will remain a timeless possession of pride.

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Style is life

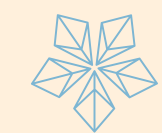
Rosebay offers a variety of layouts for 1 Bedroom, 2 Bedroom and 3 Bedroom apartments giving residents the luxury of choice to suit every life style, and every preference.

Unique and thoughtfully designed apartments, along with recreational amenities make Rosebay a true sanctuary for the body and mind.

A swimming pool with cool refreshing waters invites you to dip in and wash away the day's exhaustion. With luxurious wooden sun decks, and fully equipped changing rooms, the spa area is truly a retreat.





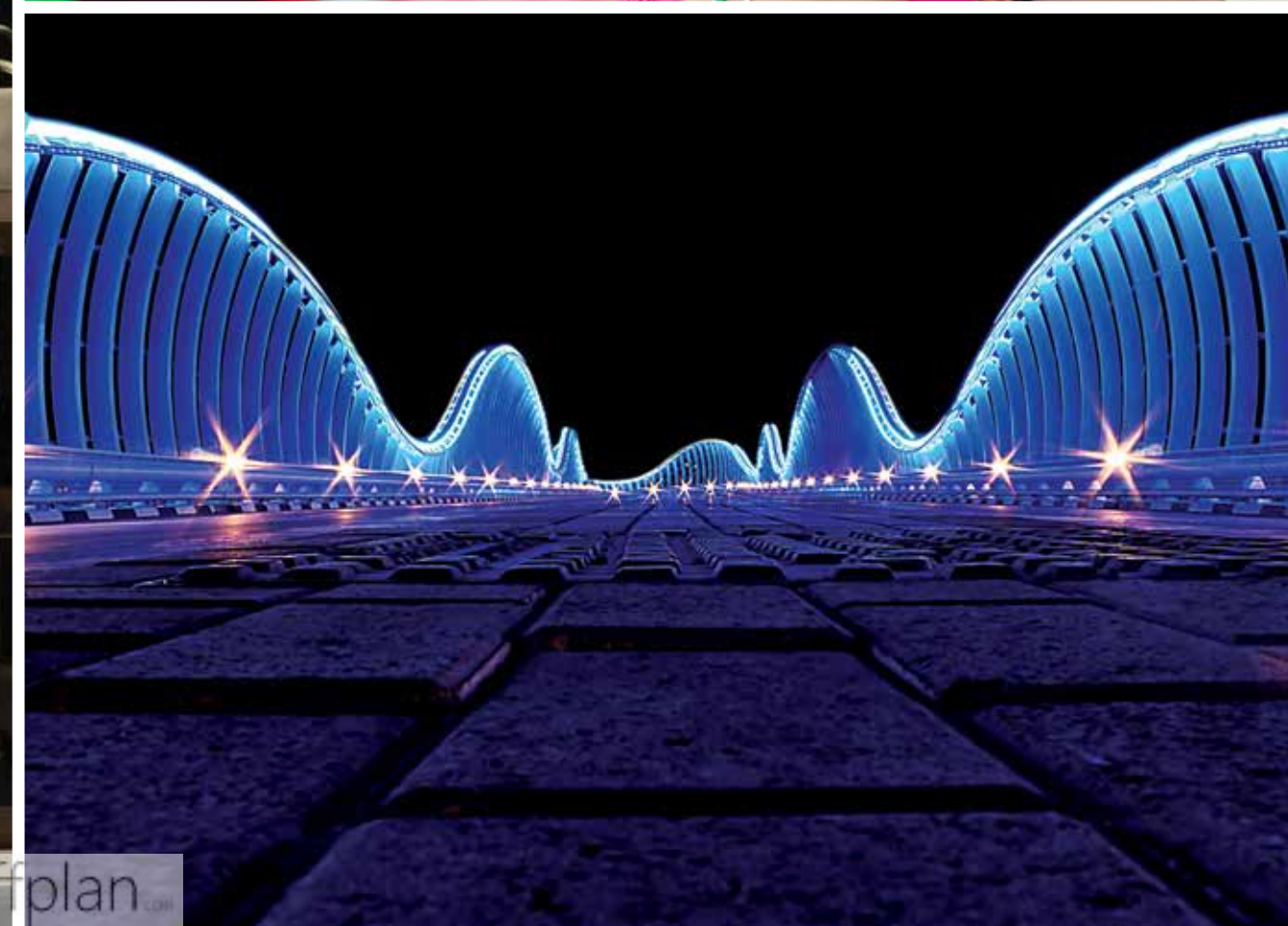


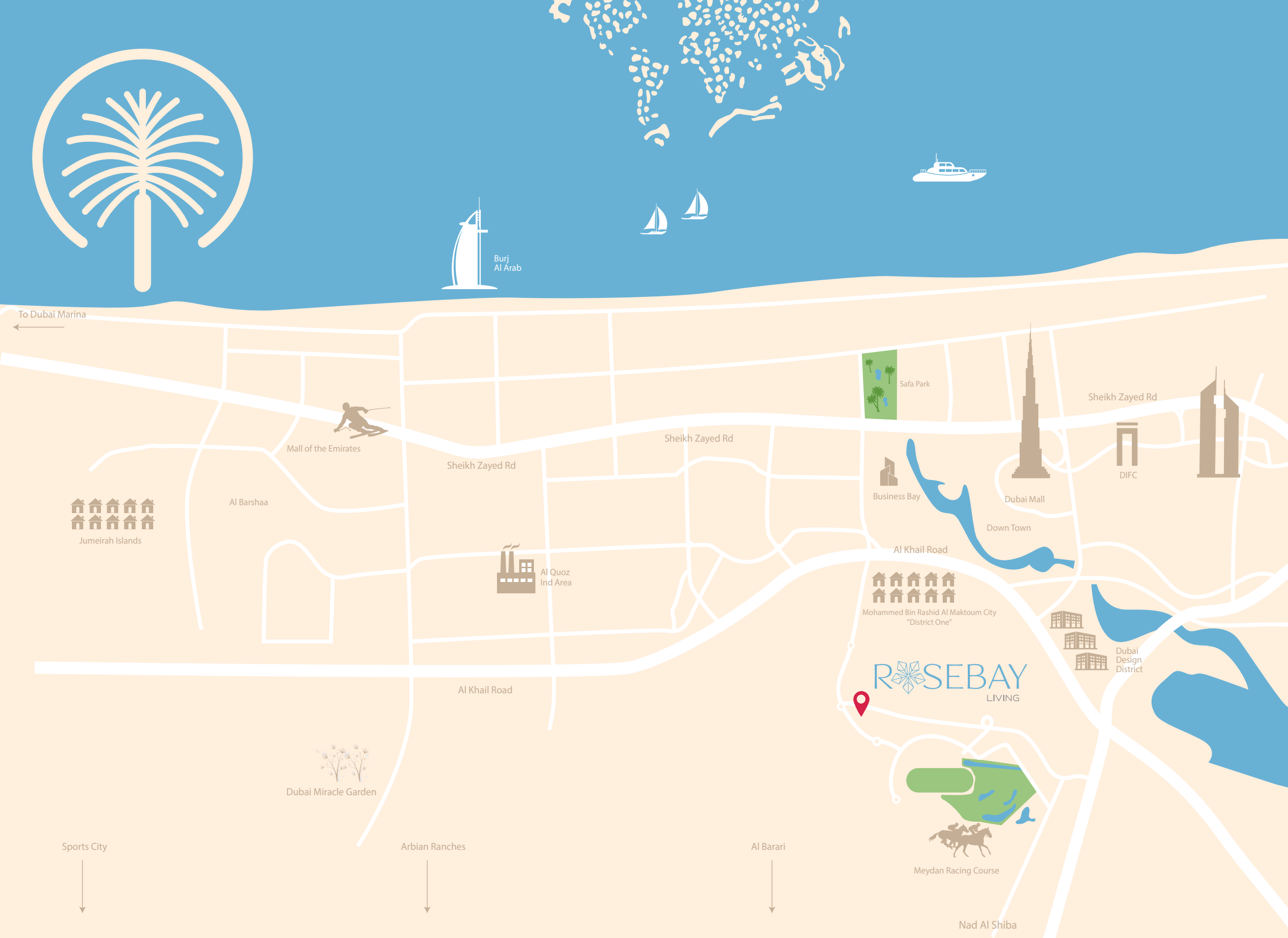
Centre of attraction

Rosebay is located in the Meydan District, set to become the new heart of Dubai with record breaking leisure, entertainment, and lifestyle developments. It is conveniently located between Al Khail Road and Sheikh Mohammed Bin Zayed Road making it easily accessible, and a short trip away from some of Dubai's most important landmarks.

The city's best malls like Dubai Mall (10 minutes), Mall of the Emirates and (17 minutes) and Mirdiff City Centre (17 minutes) are within easy reach. Business districts such as Dubai International Financial Centre (13 minutes) and Dubai World Trade Centre (15 minutes) ensure that you get to talking business in no time. And for the frequent traveller, Dubai International Airport is just 15 minutes away.

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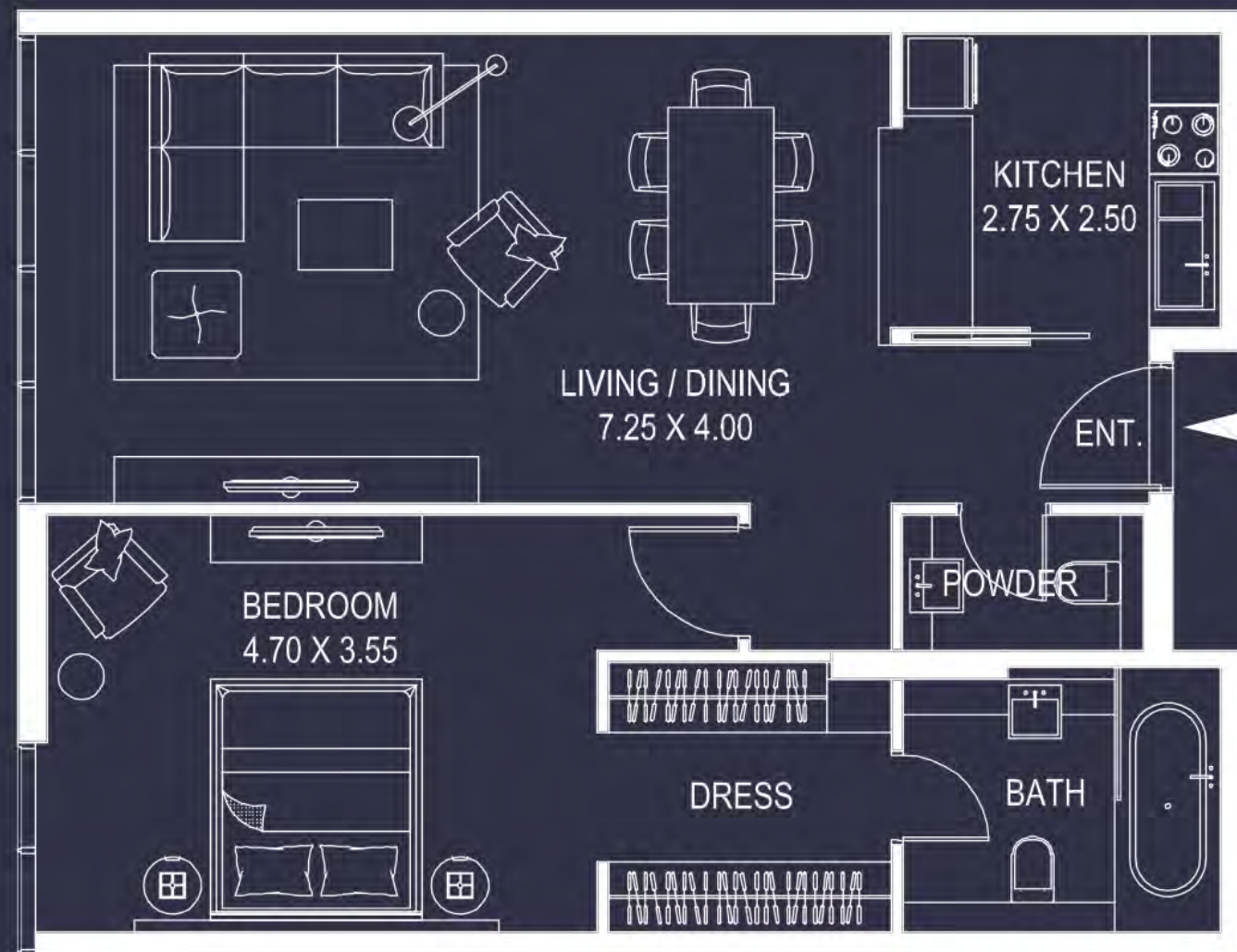


Be part of a larger vision

Rosebay will further contribute to the Meydan District development, the visionary concept of His Highness Sheikh Mohammed bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai. Meydan is the culmination of his vision to create not just a venue for the Dubai World Cup - the world's richest horse race, but an integrated city that is sustainable, environmentally responsible and one that reinforces Dubai at the center of the competitive global stage.

Meydan is a multi-faceted, versatile development which is not only home to the world famous Meydan Racecourse, but also the newly announced and record breaking Meydan One Project. In addition, it will offer a range of other commercial developments, hospitality, sports, entertainment and amusement services, a series of state-of-the-art business parks, residential villa communities, schools, hospitals, and business towers.

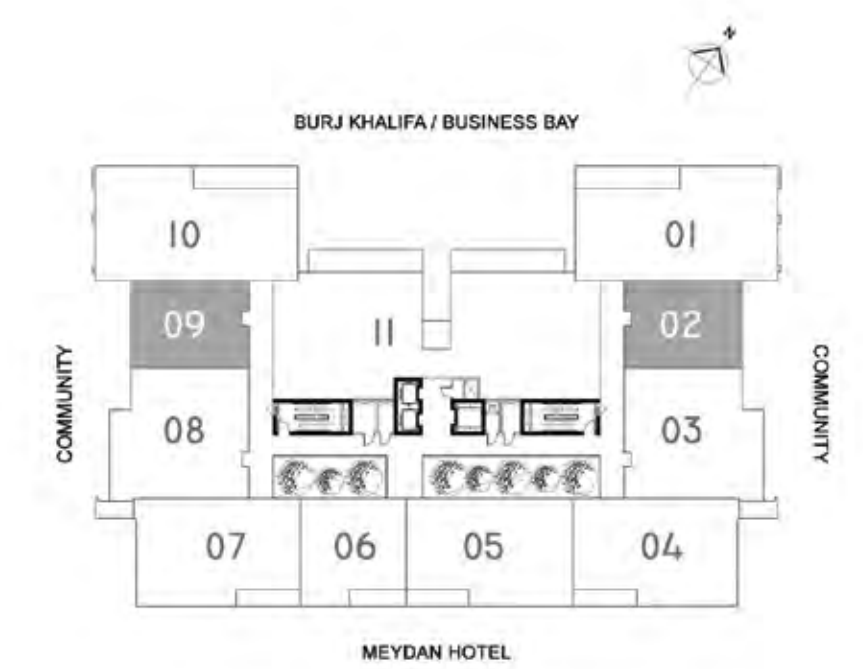




ONE BEDROOM APARTMENT - TYPE A

KEY PLAN

6 Nos.
(1st to 3rd Floor)



1 BED TYPE A					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
1	102	Neighbour	845.00	0.00	845.00
1	109	Neighbour	845.00	0.00	845.00
2	202	Neighbour	845.00	0.00	845.00
2	209	Neighbour	845.00	0.00	845.00
3	302	Neighbour	845.00	0.00	845.00
3	309	Neighbour	845.00	0.00	845.00
Total					6

* 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.



ONE BEDROOM APARTMENT - TYPE B

KEY PLAN

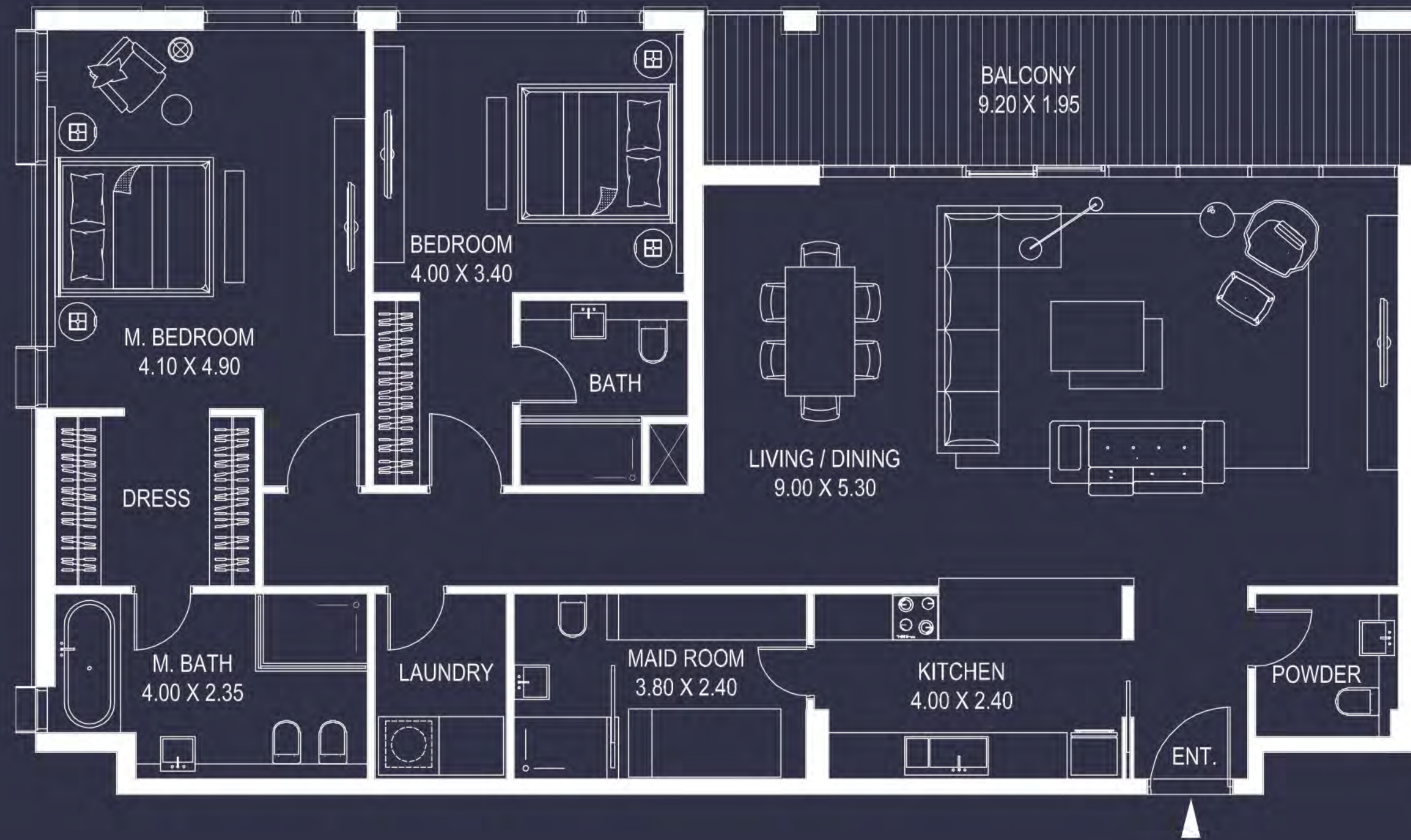


3 Nos.
(1st to 3rd Floor)



1 BED TYPE B					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
1	106	Meydan Hotel	845.00	70.00	915.00
2	206	Meydan Hotel	845.00	70.00	915.00
3	306	Meydan Hotel	845.00	70.00	915.00
Total					3

* 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.



TWO BEDROOM APARTMENT - TYPE A

KEY PLAN

6 Nos.
(1st to 3rd Floor)



2 BED TYPE A					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
1	101	Burj / BB	1,665.00	205.00	1,870.00
1	110	Burj / BB	1,665.00	205.00	1,870.00
2	201	Burj / BB	1,665.00	205.00	1,870.00
2	210	Burj / BB	1,665.00	205.00	1,870.00
3	301	Burj / BB	1,665.00	195.00	1,860.00
3	310	Burj / BB	1,665.00	195.00	1,860.00
Total					6

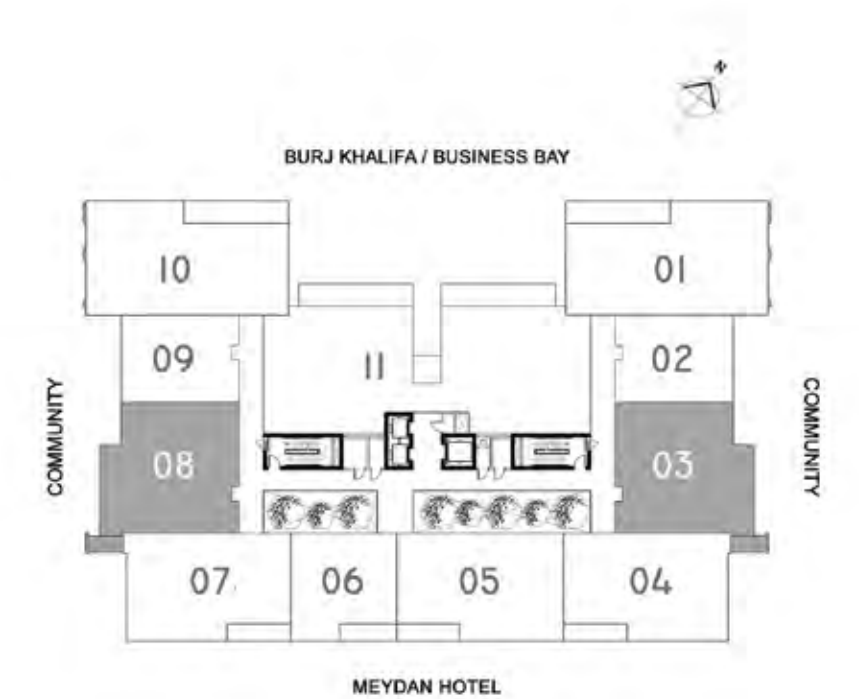
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.



TWO BEDROOM APARTMENT - TYPE B

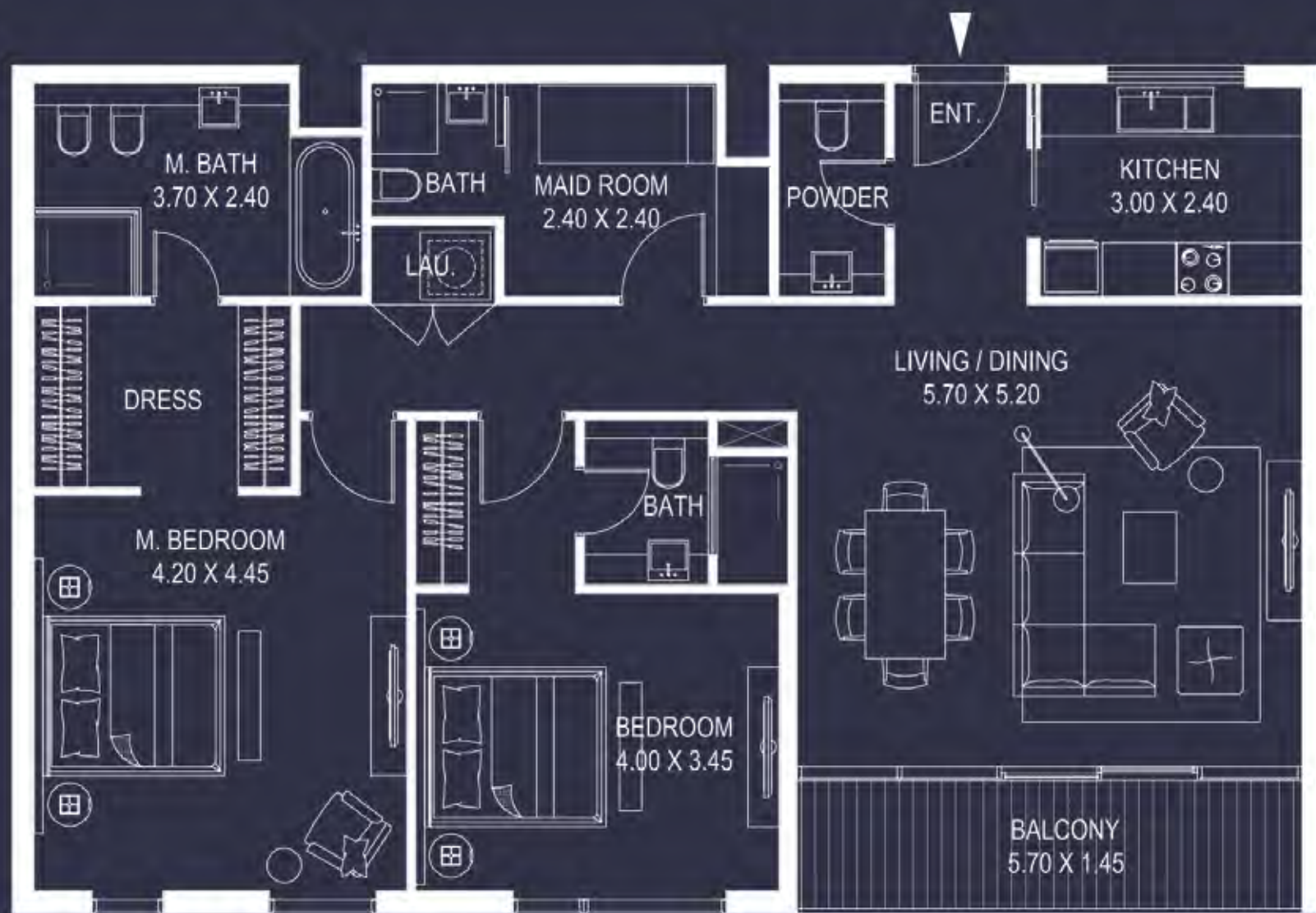
KEY PLAN

■ 6 Nos.
(1st to 3rd Floor)



2 BED TYPE B					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
1	103	Neighbour	1,405.00	60.00	1,465.00
1	108	Neighbour	1,405.00	60.00	1,465.00
2	203	Neighbour	1,405.00	60.00	1,465.00
2	208	Neighbour	1,405.00	60.00	1,465.00
3	303	Neighbour	1,405.00	60.00	1,465.00
3	308	Neighbour	1,405.00	60.00	1,465.00
Total					6

* 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.



TWO BEDROOM APARTMENT - TYPE C1

KEY PLAN

3 Nos.
(1st to 3rd Floor)



2 BED TYPE C1					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
1	107	Meydan Hotel	1,355.00	95.00	1,450.00
2	207	Meydan Hotel	1,355.00	95.00	1,450.00
3	307	Meydan Hotel	1,355.00	95.00	1,450.00
Total					3



TWO BEDROOM APARTMENT - TYPE C2

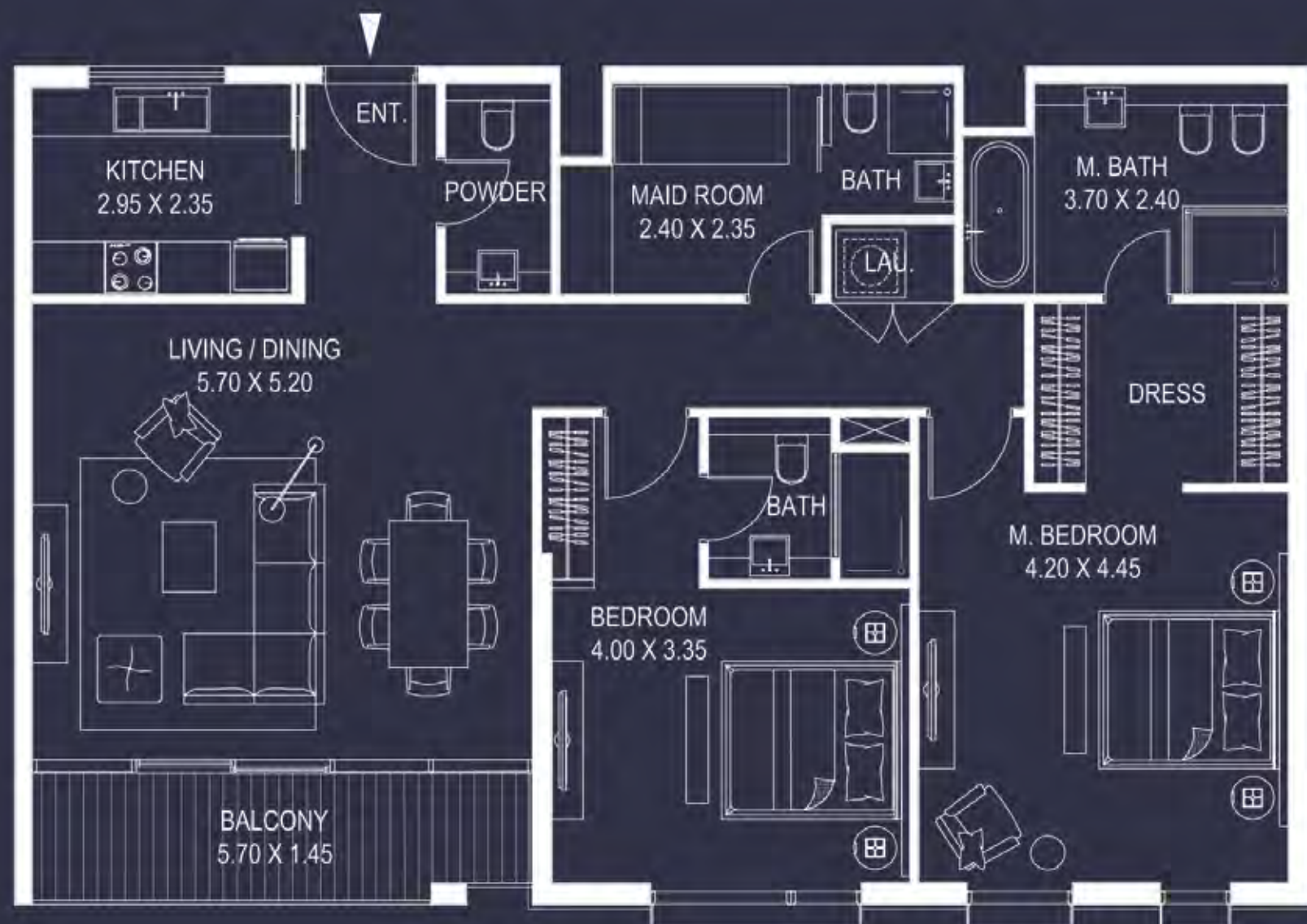
KEY PLAN

3 Nos.
(1st to 3rd Floor)



2 BED TYPE C2					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
1	105	Meydan Hotel	1,370.00	80.00	1,450.00
2	205	Meydan Hotel	1,370.00	80.00	1,450.00
3	305	Meydan Hotel	1,370.00	80.00	1,450.00
Total					3

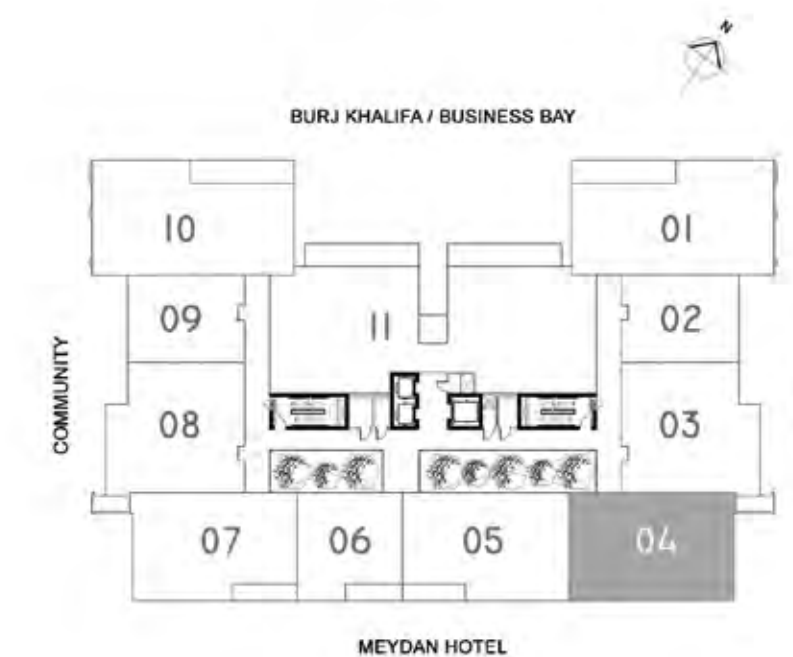
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.



TWO BEDROOM APARTMENT - TYPE C3

KEY PLAN

3 Nos.
(1st to 3rd Floor)



2 BED TYPE C3					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
1	104	Meydan Hotel	1,355.00	95.00	1,450.00
2	204	Meydan Hotel	1,355.00	95.00	1,450.00
3	304	Meydan Hotel	1,355.00	95.00	1,450.00
Total					3

* 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.



TWO BEDROOM APARTMENT - TYPE D

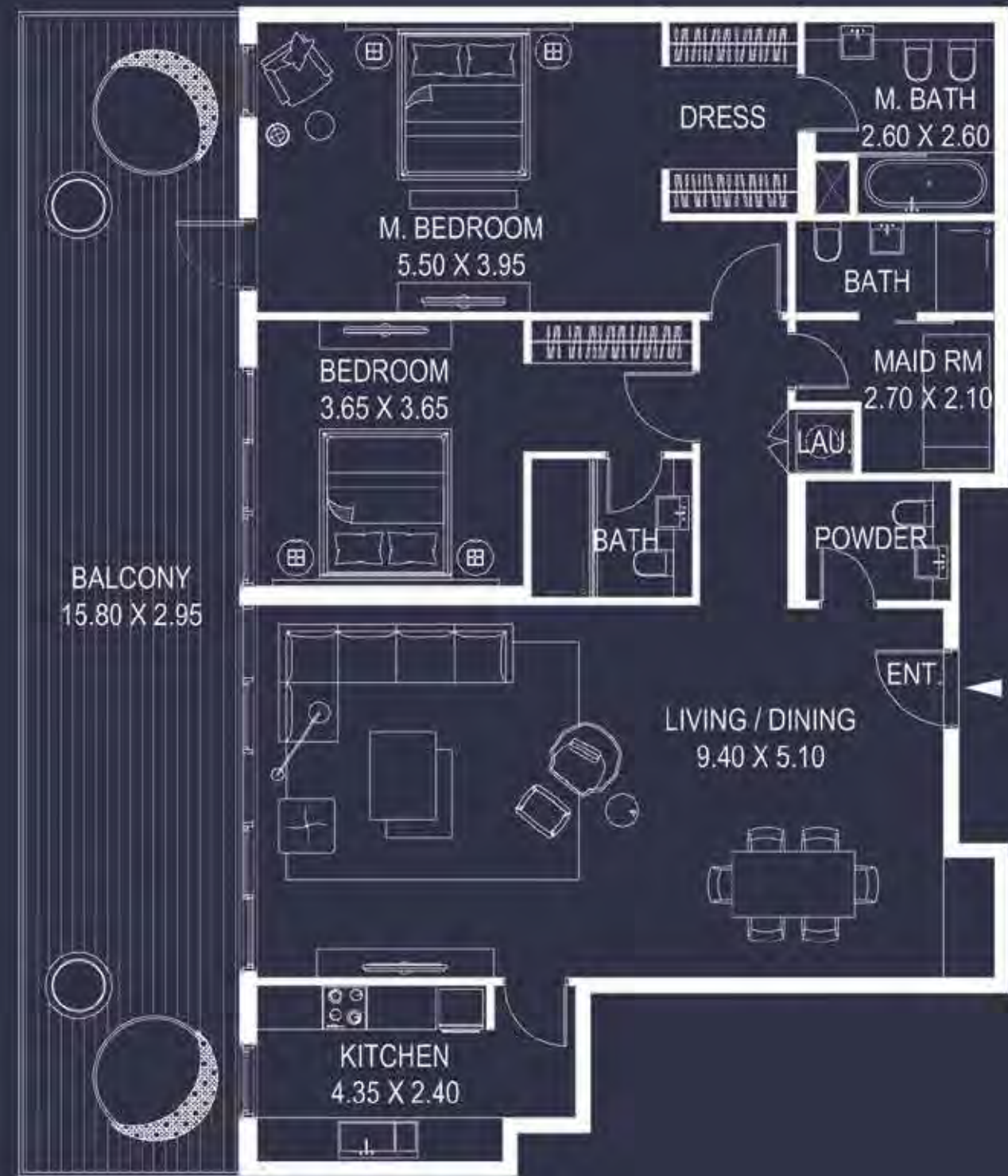
KEY PLAN

2 Nos.
(1st Floor)



2 BED TYPE D					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
1	111	Burj / BB	1,535.00	125.00	1,660.00
1	112	Burj / BB	1,535.00	125.00	1,660.00
Total					2

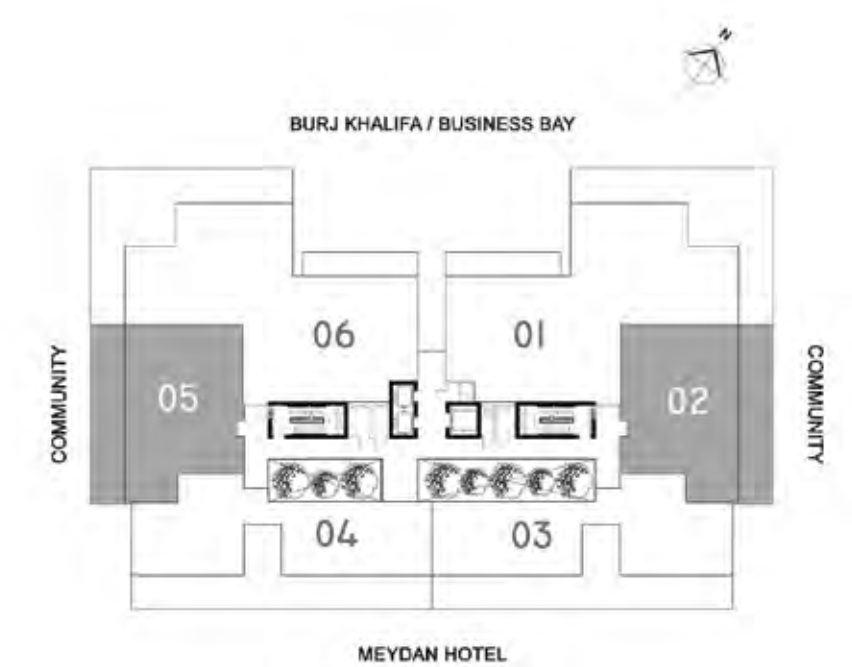
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.



TWO BEDROOM APARTMENT - TYPE E

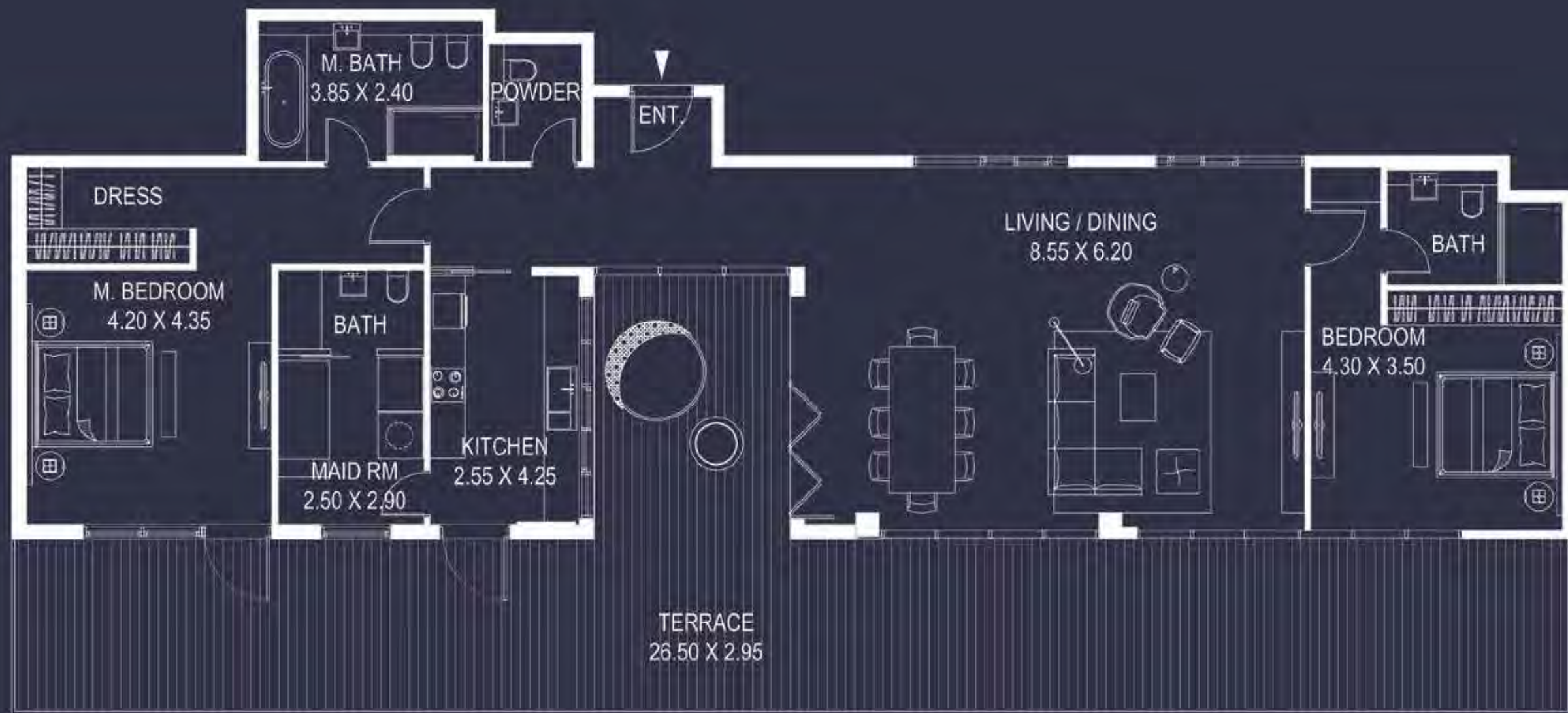
KEY PLAN

■ 2 Nos.
(4th Floor)



2 BED TYPE E					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
4	402	Neighbour	1,540.00	500.00	2,040.00
4	405	Neighbour	1,540.00	500.00	2,040.00
Total					2

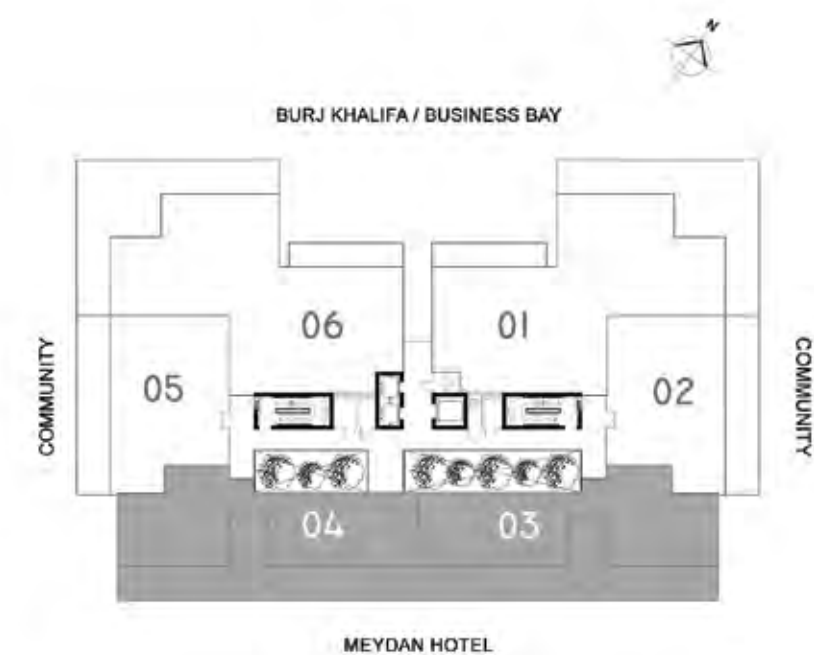
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.



TWO BEDROOM APARTMENT - TYPE F

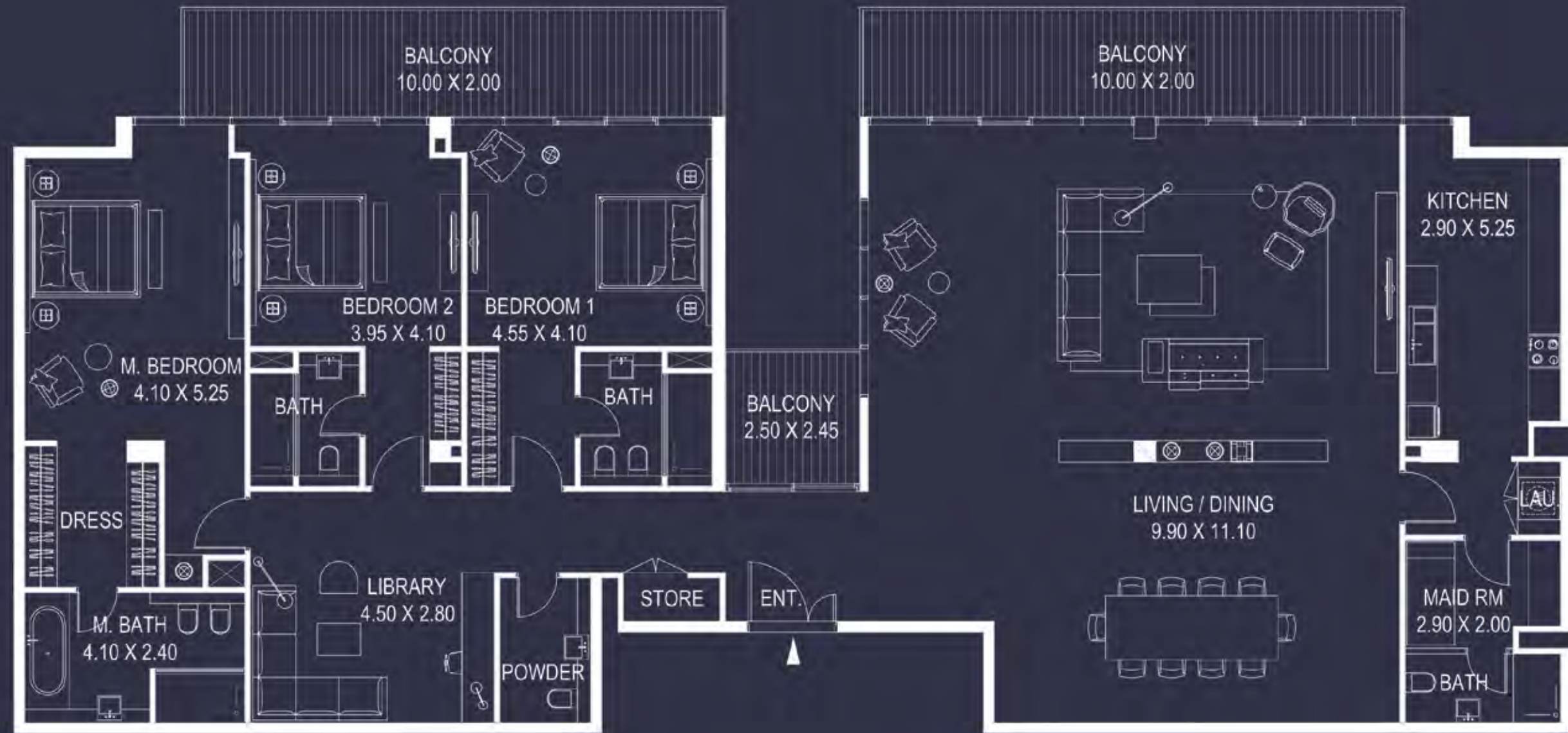
KEY PLAN

2 Nos.
(4th Floor)



2 BED TYPE F					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
4	403	Meydan Hotel	1,805.00	1,010.00	2,815.00
4	404	Meydan Hotel	1,805.00	1,000.00	2,805.00
Total					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.



THREE BEDROOM APARTMENT - TYPE A

KEY PLAN

■ 2 Nos.
(2nd to 3rd Floor)



3 BED TYPE A					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
2	211	Burj / BB	3,095.00	525.00	3,620.00
3	311	Burj / BB	3,095.00	525.00	3,620.00
Total					2

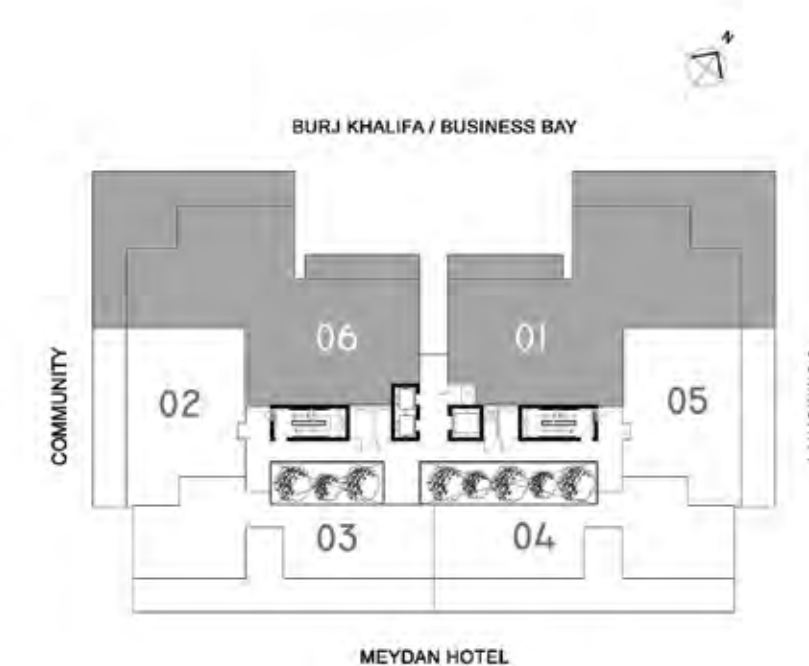
* Leasable area and Balcony location may vary from floor to floor.
* Dimension of the spaces, Furniture, Wardrobe and Bath Fixtures are indicative and may vary.



THREE BEDROOM APARTMENT - TYPE B

KEY PLAN

■ 2 Nos.
(4th Floor)



3 BED TYPE B					
Levels	Unit No.	Views	Area (sq.ft.)*		Total
			Unit	Balcony	
4	401	Burj / BB	3,050.00	1,295.00	4,345.00
4	406	Burj / BB	3,055.00	1,295.00	4,350.00
Total					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.



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