

ROVE HOME ARRIVES IN MUSCAT

ROVE
HOME
MUSCAT CENTRAL

Developed by



ABOUT ROVE HOTELS

A joint venture between **Emaar Properties PJSC and Dubai Holding**, Rove Hotels redefines the art of hospitality with a fresh, contemporary twist, featuring tech-savvy rooms and a range of amenities designed for ultimate convenience.

With its distinctive personality and focus on meaningful experiences, Rove has become one of the **fastest-growing hospitality brands** in the Middle East, recognised for its fuss-free style, contemporary vibe and people-first philosophy.

Now, that same spirit **arrives in Oman.**

A joint venture between



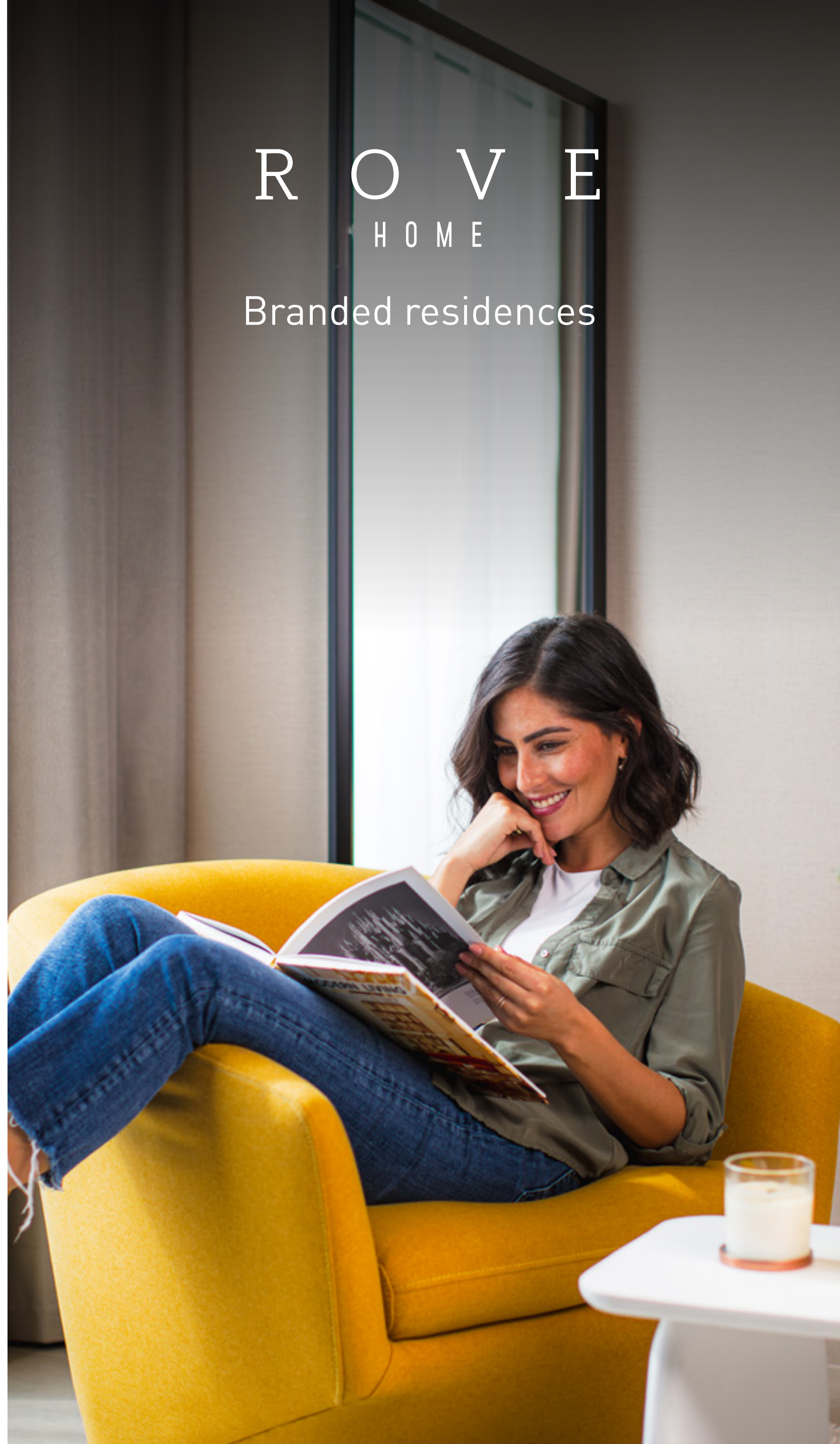
R O V E
HOTELS

Lifestyle hotels



R O V E
HOME

Branded residences



HQ
by
ROVE

Branded offices



ROVE HOME

A NEW KIND OF LIVING.

Thoughtfully designed for creativity and community, these residences pair vibrant design with **fully furnished** apartments and a curated mix of amenities — practical, flexible and easy to make your own.

From **prime locations** and fully equipped amenities to uplifting interiors and **move-in-ready apartments**, this is the kind of place we'd want to live in — so we built exactly that.





LEO DEVELOPMENTS

LEO Developments is an **international development and construction group** delivering residential, hospitality and mixed-use projects, from concept through to construction and management. With presence in Germany and Spain, it builds architecturally distinctive, sustainable developments built to last.

In Oman, LEO Developments operates with a long-term vision aligned with Vision 2040, targeting Muscat, Salalah, Duqm and Musandam with **internationally benchmarked projects rooted in Omani culture.**



MUSCAT, WHERE MOUNTAINS MEET THE SEA

Set between the Hajar Mountains and the Arabian Sea, **Muscat blends tradition and modern life**, with a rhythm shaped by warmth, openness and a strong culture of hospitality.

Across Oman, that same spirit continues as progress meets authenticity, making it **an exciting place to live, work and invest.**



REASONS TO INVEST



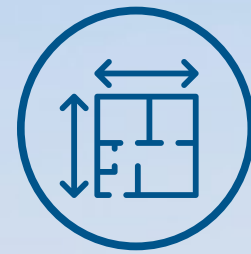
High rental yields
with steady
price appreciation



Stable, **investor-friendly market** with focus on
long-term growth



Branded residences
managed by Rove



Smart, efficient layouts appealing to
both end-users
and tenants



Low density = stronger
long-term value and
resale potential



Fully furnished homes
with hassle-free
ownership and strong
rental potential



ROVE HOME MUSCAT CENTRAL

The first **Rove branded residences in Oman**, featuring fully furnished apartments, thoughtfully designed amenities and a **community-first lifestyle** that brings people together through shared spaces on Muscat's main artery.



FINAL RENDER TO BE UPDATED

LIVE CONNECTED



MUTRAH

ROYAL OPERA HOUSE MUSCAT

AL QURUM BEACH

AL AMERAT HEIGHT VIEW MUSCAT

SULTAN QABOOS MOSQUE
9-MINUTE DRIVE

MALL OF OMAN
6-MINUTE DRIVE

AZAIBA BEACH

→ TO MUTRAH

ROVE
HOME
MUSCAT CENTRAL

OMAN CONVENTION & EXHIBITION CENTRE
15-MINUTE DRIVE

AL MOUJ

MUSCAT INTERNATIONAL AIRPORT
15-MINUTE DRIVE

MUSCAT HILLS
15-MINUTE DRIVE

↓ TO NIZWA /
SALALAH

THURAYA CITY

← TO SUHAR

RELAX



WORK



ROVE HOME HAS IT ALL.

Every element of Rove Home Muscat Central has been designed to enhance everyday living. **Thoughtfully curated amenities** support wellness, productivity and social interaction, creating a vibrant environment where residents can relax, connect and work.

CONNECT



ANCHORED IN STYLE

Rove Home's modern design comes to life through **inviting interiors, thoughtful details and subtle artistic touches**, inspired by Muscat's landscape and everyday rhythm.



AWAITING THE ARTWORKS FROM THE ART CONSULTANCY

LIFESTYLE

Life at Rove Home is **designed around shared experiences.** Social spaces, outdoor areas and flexible amenities bring neighbours together.



WELLNESS

A LIVELY NEW KIND
OF LIVING.



State-of-
the-art Gym



Jogging
Track



Yoga Deck



Lap Pool



Jacuzzi



Steam Room
& Sauna



Cabanas

COMMUNITY

**BELONGING
MADE EASY.**



Private Dining Room
with Pantry



Landscape
Promenade



Lobby Lounge /
Sablah



Gaming
Area



Meeting
Rooms



Rooftop
Lounge



Putting
Green



Rove
Café



Co-working
Spaces



Sound-proof
Pods

CONVENIENCE

WHERE EASE MEETS LIFESTYLE.



Basement
Parking



Convenience
Store



EV
Chargers



Bike Scooter
Parking



Concierge

ROOFTOP VIEWS ABOVE THE CITY.

The rooftop garden offers a **tranquil retreat with views of Muscat Hills**. Whether enjoying sunrise moments or evening gatherings, the elevated setting provides a calm escape above the rhythm of the city.



PROJECT DETAILS

PLOT AREA

XX.XXX sqft

BRAND

Rove Hotels

DEVELOPER

LEO Developments

ANTICIPATED HANDOVER DATE

Q4 202X

ESTIMATED SERVICE CHARGES

XX OMR per sqft

OTHER SERVICES

À la Carte Services Available

FULLY FURNISHED UNITS

X Years of Supplier Warranty;
Units Are Fully Furnished and
Fully Equipped

TOTAL NO. OF PARKING

Basement XXX

Ground Floor XXX

TOTAL NO. OF UNITS

1 Bedroom 139

2 Bedroom 44

Loft 22

Total No. of Units 205

ALLOTTED PARKING

One Parking per Unit

ELEVATORS

Residential X

Service X

ADDITIONAL USABLE AREAS

Ground Floor XX,XXX

Podium

Level X XX,XXX

Level X XX,XXX

Grand Total XX,XXX



PLACEHOLDER CONTENT & RENDER TO BE UPDATED

UNIT SIZES

UNIT TYPES

1 BEDROOM
2 BEDROOM
LOFTS

SIZE

48-70 SQM
74-90 SQM
82-107 SQM



UNIT SIZES

UNIT TYPES

1 BEDROOM
2 BEDROOM
LOFTS

SIZE

517 – 754 SQFT
797 – 969 SQFT
883 – 1,152 SQFT



OPTIONAL PAGE WITH SQFT MEASUREMENTS & RENDER TO BE UPDATED

GROUND FLOOR

GROUND FLOOR

UNIT

BUILT-UP AREA	2,160 SQM
SA - COMMERCIAL	725 SQM
AMENITIES	990 SQM

AREA LEGEND

1. VESTIBULE
2. CONCIERGE
3. LOBBY LOUNGE
4. SABLAH
5. ROVE CAFE
6. COWORKING LOUNGE
7. COWORKING TABLE
8. STEPPED SEATING
9. PODCAST STUDIO
10. MEETING ROOMS
11. LIFT LOBBY
12. SECONDARY ENTRANCE 1
13. SECONDARY ENTRANCE 2
14. MALE WASHROOM + ADA
15. FEMALE WASHROOM + ADA



R O V E

H O M E

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LEO

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