



# THE **roof** RESIDENCE

— YOUR KEY TO COMFORT —

NAD AL SHIBA GARDEN

# THE **ROOF** RESIDENCES

Experience the luxury of The Roof Residence , with a touch of grandeur. Our interiors boast triumph and sophistication, satisfying every desire with timeless elegance. From the rich marbles to the luxurious woods, our materials immerse you in a world of opulence, engaging all your senses. With just a touch, you'll feel transported through history, becoming a part of something truly magnificent.





# A VISION THAT ILLUMINATES, IS FUNDAMENTAL

Vision is the blazing torch. It illuminates the path to triumph. Those who possess clarity of purpose ignite the flames of inspiration. In the pursuit of greatness, embrace your vision, for it is the beam of success amidst the darkness of uncertainty.



THE ROOF RESIDENCE

# SADDLE UP *for* SERENITY



The texture of the building's exterior is utterly mesmerizing, with detailed patterns that appear to dance in the sunlight. The marbles used in constructing The Roof Residence are nothing short of breathtaking, each one having its own unique swirls and colors, like a beautiful painting.

As you run your fingers over the smooth surface, you can't help but marvel at the craftsmanship that went into creating such a stunning display of architectural beauty. Truly, The Roof Residence is a sight to behold.



# GET TO *know* THE ROOF

Established in 2020, The Roof Properties has swiftly ascended to the pinnacle of Dubai's real estate market. Through unwavering dedication to quality, innovation, and client satisfaction, we've become synonymous with excellence in property development. Our distinctive approach, blending cutting-edge design with unparalleled service, sets us apart as leaders in luxury real estate. With a focus on creating iconic landmarks and delivering exceptional living experiences, The Roof Properties has redefined standards and earned recognition as one of Dubai's premier developers.



THE ROOF RESIDENCE



# LIVE, EAT, GOLF

In Nad Al Sheba 1, life is easy and enjoyable. The sun kisses the horizon and the desert whispers its secrets here.

Packed with convenient amenities Nad Al Sheba 1 like Supermarkets, Schools, Mosque, Health Centre etc. The community also features beautiful green spaces and a 9-hole golf course, adding to its charm and offering recreational opportunity.

THE ROOF RESIDENCE



# THE PERKS *of* LUXURY LIVING

Just like the dark mane of 'Black Beauty' catches the sunlight, The Roof Residence give out the elegance with their modern lines and stylish finishes maintaining the timeless beauty of Arabian culture.

Nad Al Sheba 1 is like a grand estate among residential areas. It's the biggest of its kind, offering homes that are as elegant. Situated just off Al Meydan Road and Nad Al Sheba Road, this neighborhood has a calm vibe, surrounded by lush greenery.

Here, you'll find luxurious apartments and villas, each designed for comfortable living.



THE ROOF RESIDENCE



THE ROOF RESIDENCE







THE ROOF RESIDENCE



*an* INTENSE INTENSITY

THE ROOF RESIDENCE




# our PRIME PLACEMENT

The Roof Residence nestled in the heart of Nad Al Sheba 1, where we make sure that luxury and convenience live side by side. Our prime location offers easy access to amenities, parks, and renowned schools. Enjoy breathtaking views from your rooftop terrace, surrounded by lush greenery. Experience elevated living at The Roof Residence.

  
BURJ KHALIFA  
**13** Min.

  
DUBAI AIRPORT  
**20** Min.

  
MEYDAN RACE COURSE  
**5** Min.

  
DUBAI MALL  
**12** Min.

  
PALM JUMEIRAH  
**19** Min.

  
DUBAI MARINA  
**22** Min.





THE ROOF RESIDENCE

# NOBILITY, *too* ROYAL

The architectural design of The Roof Residence consists of distinctive expressions. The striking profiles of the homes establish a distinctive ambiance, signaling the emergence of a novel and fluent landmark style.

The whispers of the night make you find peace in the knowledge that you are home.

The home of homes - The Roof Residence.



# GOOD FOOD, GOOD MOOD!

The Kitchen of The Roof Residence is fully equipped with Smart Appliances to reduce efforts you put in and provide the better quality of food. Now you have more time to share laughter over steaming pots and sizzling pans.



# ARTISTRY - SPOT ON!

At The Roof Residence, we make sure to shine a spotlight on every little thing. We put a ton of effort into designing and building these spaces just right, aiming for nothing but the best in classy living.



Embraced by plains and valleys **The Roof Residence**  
stands like an Arabian stallion standing proudly across vast, golden plains.



THE ROOF RESIDENCE



THE ROOF RESIDENCE









THE ROOF RESIDENCE



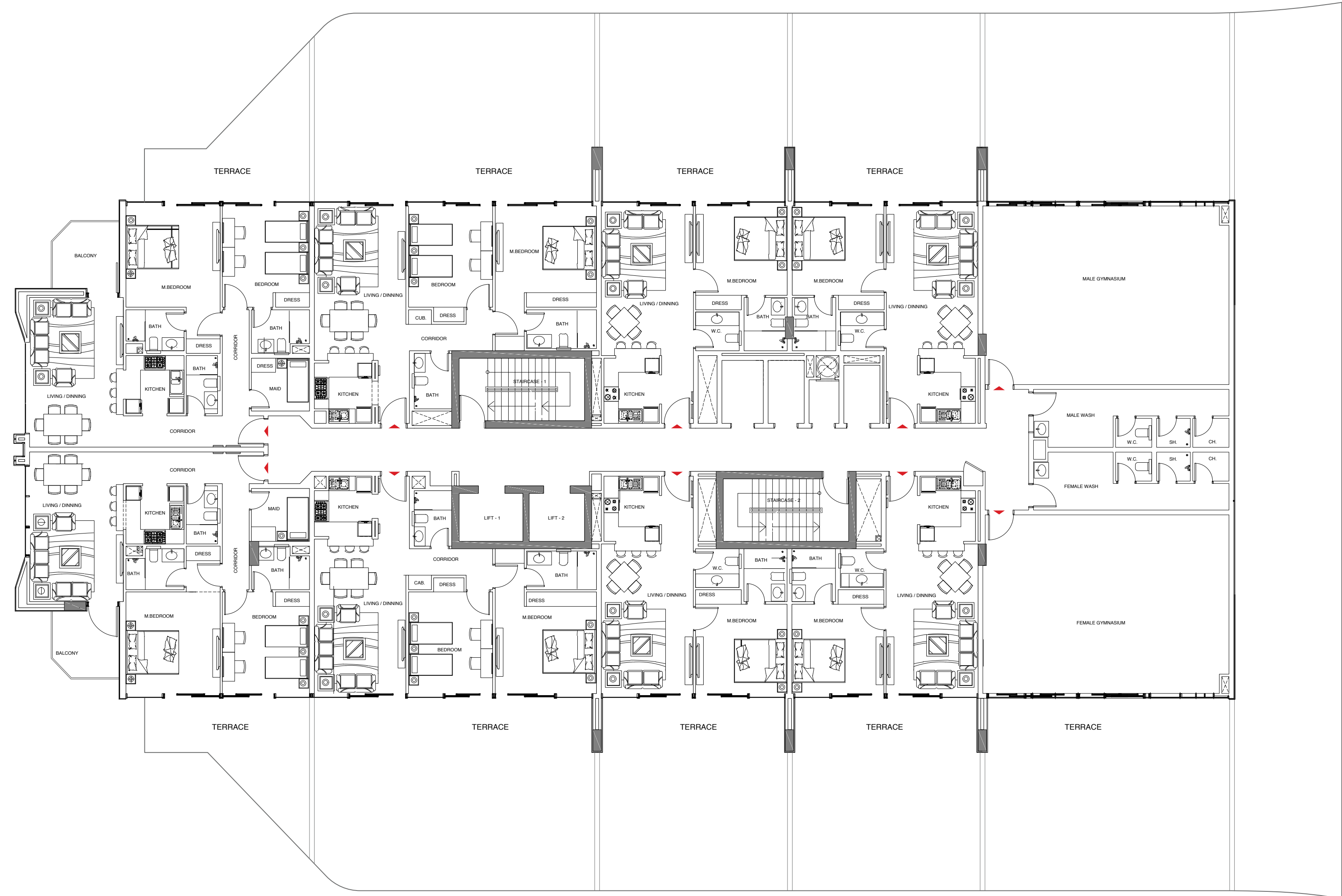


# FLOORPLANS

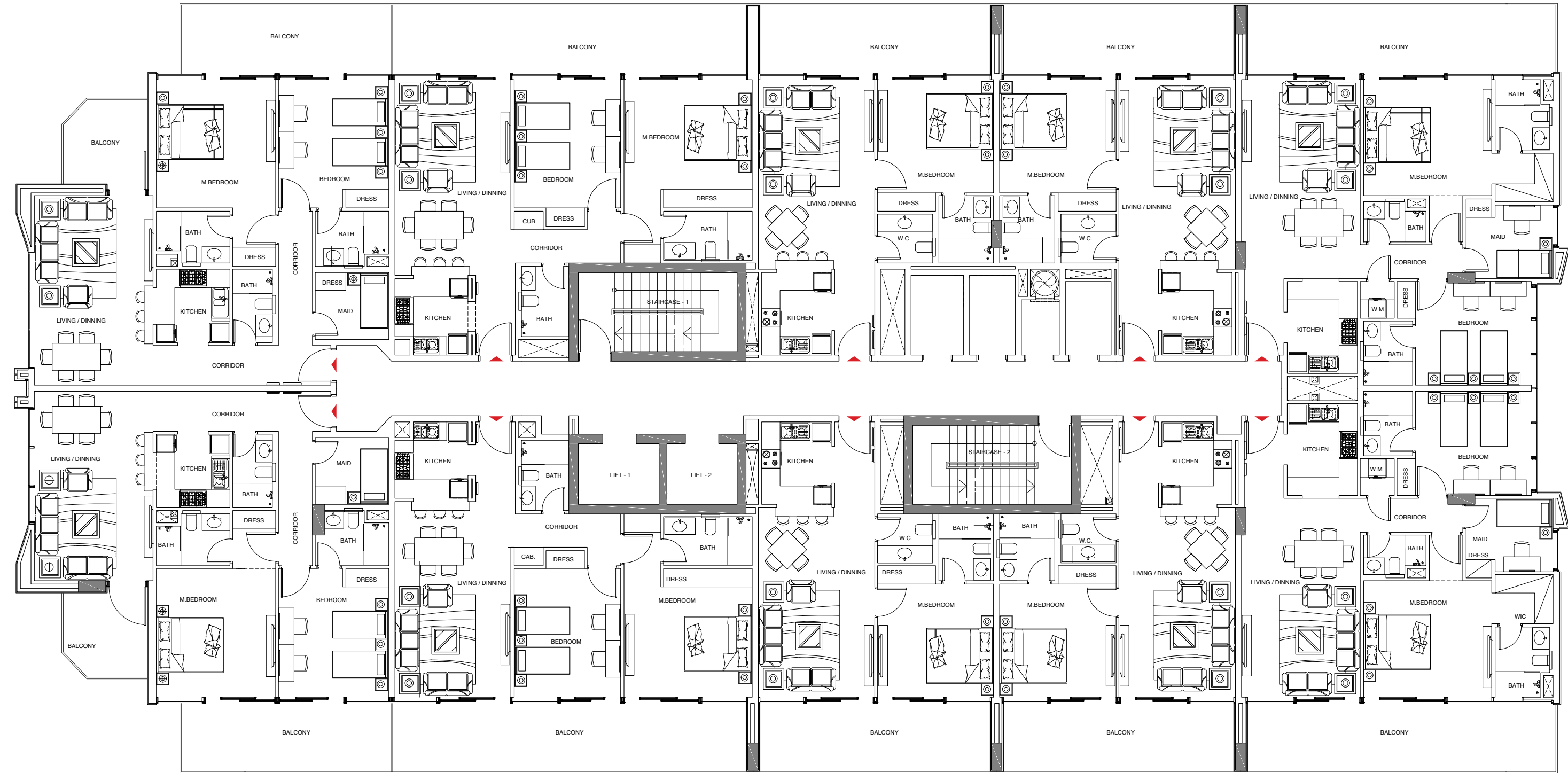


THE ROOF RESIDENCE

# LEVEL 01



# LEVEL 02 - 06



Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

# 1 BEDROOM APARTMENT

TYPE 01 (with Balcony)

## TOTAL SALEBLE AREA

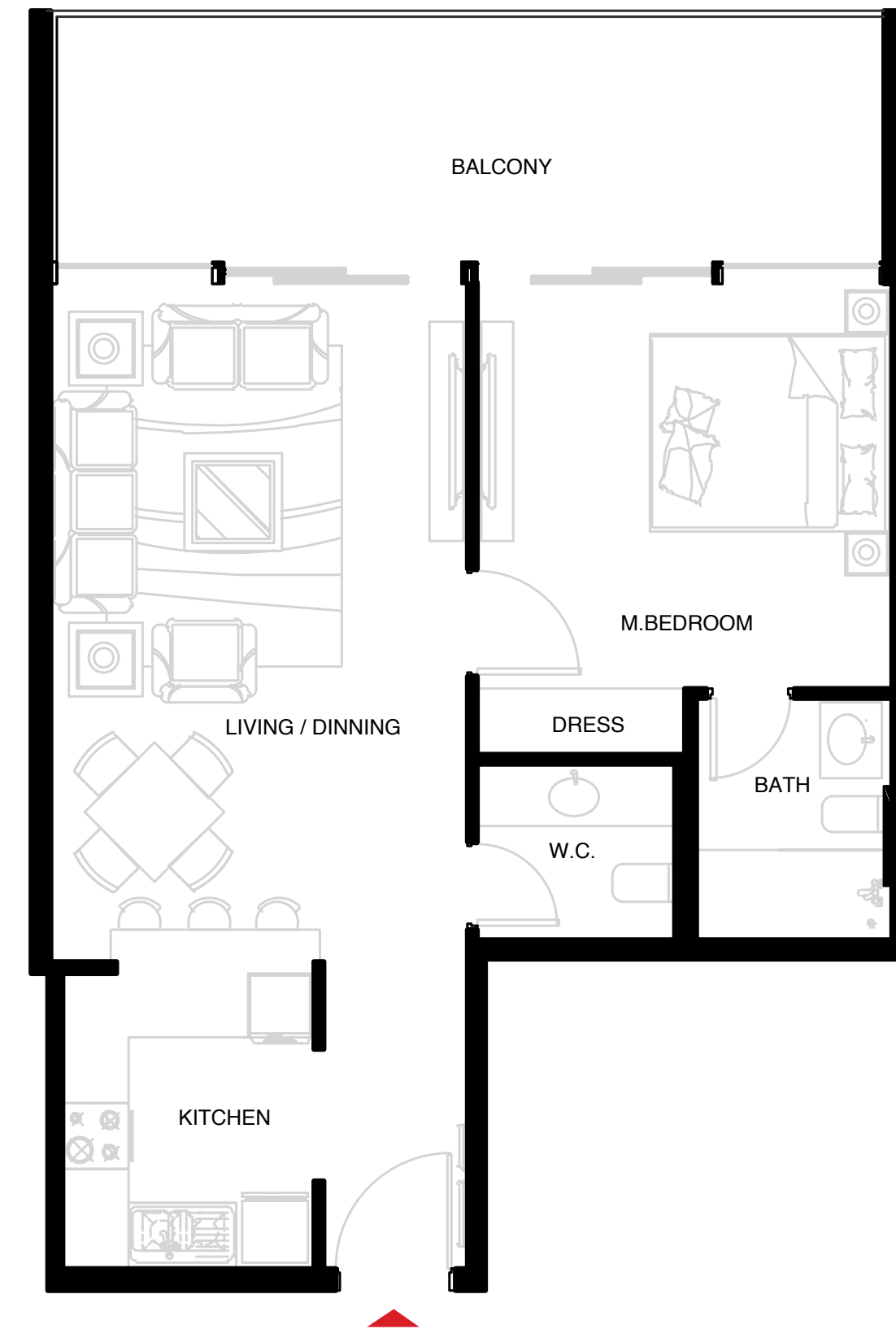
FLAT AREA = 660.28 SQ.FT

BALCONY AREA = 189.44 SQ.FT

TOTAL FLAT AREA = 849.73 SQ.FT

## VIEW

BURJ KHALIFA, DOWNTOWN, MEYDAN RACE COURSE



## 2 BEDROOM APARTMENT

TYPE 01 (with Maid Room + Balcony)

### TOTAL SALEBLE AREA

FLAT AREA = 984.33 SQ.FT

BALCONY AREA = 286.51 SQ.FT

TOTAL FLAT AREA = 1270.84 SQ.FT

### VIEW

BURJ KHALIFA, DOWNTOWN, MEYDAN RACE COURSE



Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

THE ROOF RESIDENCE

## 2 BEDROOM APARTMENT + MAID

TYPE 02 (with Maid Room + 2 Balcony)

### TOTAL SALEBLE AREA

FLAT AREA = 1118.76 SQ.FT

BALCONY AREA = 244.99 SQ.FT

TOTAL FLAT AREA = 1363.75 SQ.FT

### VIEW

BURJ KHALIFA, DOWNTOWN, MEYDAN RACE COURSE





## 2 BEDROOM APARTMENT + MAID

TYPE 03 (with Maid Room + Balcony)

### TOTAL SALEBLE AREA

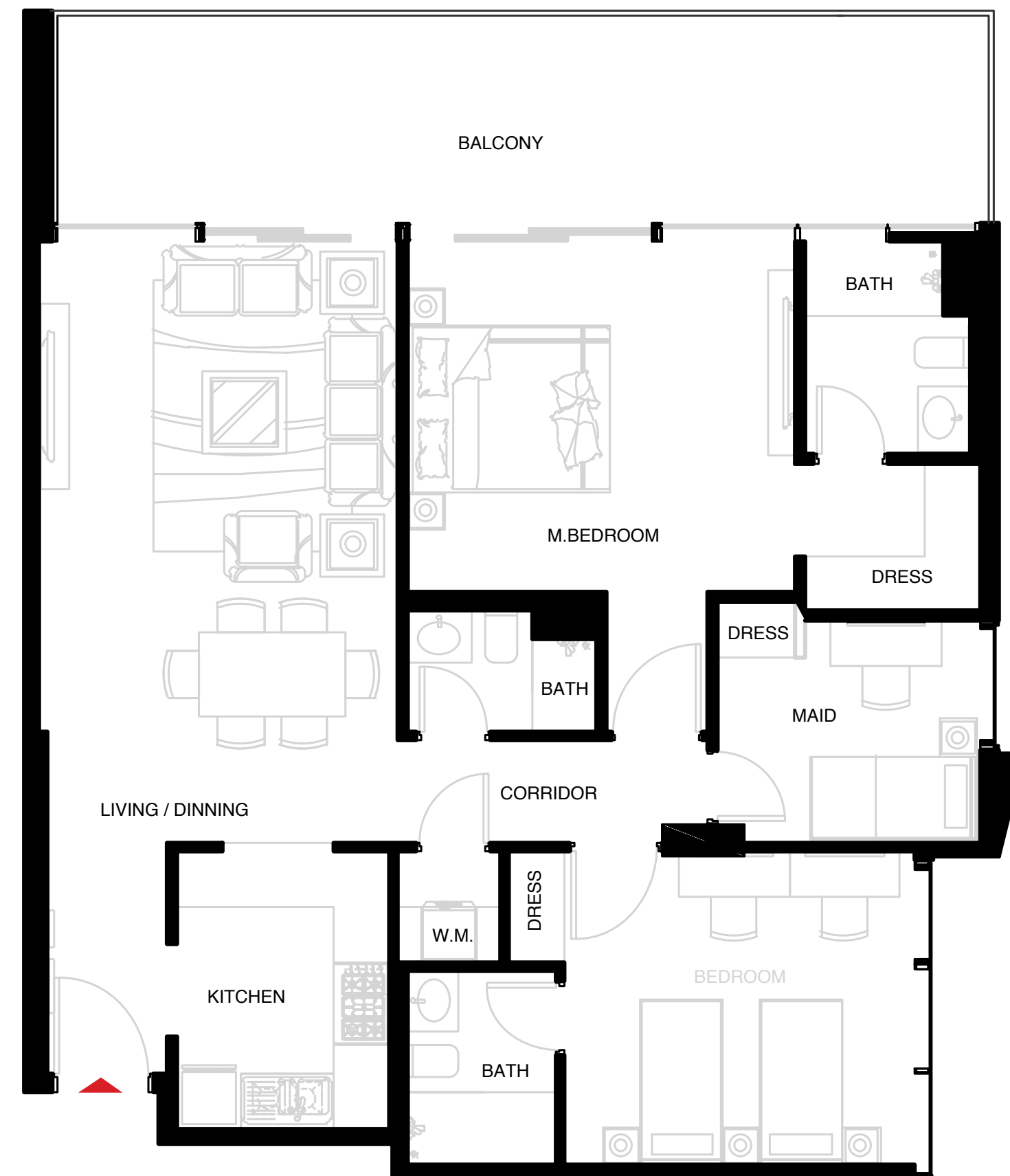
FLAT AREA = 1100.82 SQ.FT

BALCONY AREA = 245.20 SQ.FT

TOTAL FLAT AREA = 1346.02 SQ.FT

### VIEW

BURJ KHALIFA, DOWNTOWN, MEYDAN RACE COURSE



Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

THE ROOF RESIDENCE