

exclusive with **Elite by fäm**

THE **ROOF** RESIDENCE

ELEGANCE WITH A ROYAL TOUCH

SOBOH
REAL ESTATE DEVELOPMENT

 MERAAS
NAD AL SHEBA GARDENS



THE **roof** RESIDENCE

"The first residential and commercial building in Nad Al Sheba First, offering an exclusive living experience."





Accessible TRANQUILITY

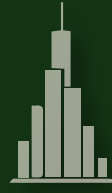
Nad Al Sheba Gardens by **MERAAS** at Nad Al Sheba First offers a peaceful retreat with lush greenery, premium amenities, easy access to Downtown Dubai, Meydan Racecourse and other known landmarks. It's a prestigious address where affluence meets everyday convenience.



MEYDAN RACE COURSE



DUBAI MALL



BURJ KHALIFA

05 Min. 10 Min. 11 Min.



DUBAI AIRPORT



PALM JUMEIRAH



DUBAI MARINA

15 Min. 17 Min. 19 Min.

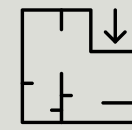
Our Prime Location



THE **ROOF** RESIDENCE

- 58 Apartments
- 10 Retail Shops
- **Building Type: Low-Rise Residential**
- **Location: Nad Al Sheba First**
- **Handover Date: AUGUST 2025**

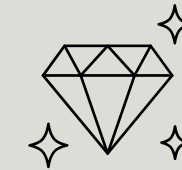
Prominent Features



Spacious
Layouts



Exquisite
Design



High-end
Materials

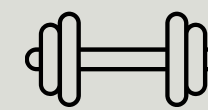


Affordable
Luxury

Amenities



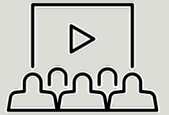
Swimming
Pools



Wellness
Centre



Kids Play
Area



Outdoor
Cinema

AVAILABLE UNITS

Available Units	No. of Units	Area Sq. ft.	
		Min	Max.
1 Bedroom	24	854	1339
2 Bedrooms	12	1274	1973
2 Bedrooms maid room	22	1341	1476



Why Invest in The Roof Residence? Proximity to the Upcoming Metro Green Line.

The Roof Residence is strategically located near the planned Metro Green Line, set to open by 2030. Historical trends reveal that properties within close proximity to Metro stations have experienced an average **annual value increase of 7%**. This highlights the significant potential for long-term appreciation and enhanced connectivity.

With its premium location, The Roof Residence not only offers luxurious living but also positions itself as a future-proof investment opportunity, combining convenience, accessibility, and high-growth potential.

the **roof**
Residence





















SMART Living Redefined

The Roof Residence effortlessly incorporates smart control systems into every home, seamlessly blending technology with convenient simplicity to provide an unparalleled living experience.





05 July, 2025
08:00

Dubai, UAE
28
Outdoor Temperature

Hi, I'm roofy... Hi, Wade Warren

Light
Bohkom Ltd
[Toggle]

Air Con
Sharp 320
[Toggle]

Wifi
D-KM 345
[Toggle]

Album Divide
Ed Sheeran - Shape of Y...
[Music Player]

Air Conditioner
Sharp - 209KY
COOLING TO 20°C
UNDER 10 MIN
16°C 30°C
72% 43%

Total Consumption
2,7kWh

Humidity
54.0%

Pressure
1008hPa

Bulb
Opening
[Toggle]

Lamp
Closed
[Toggle]

Smart Home
Opening
[Toggle]

Lamp 1
Closed
[Toggle]

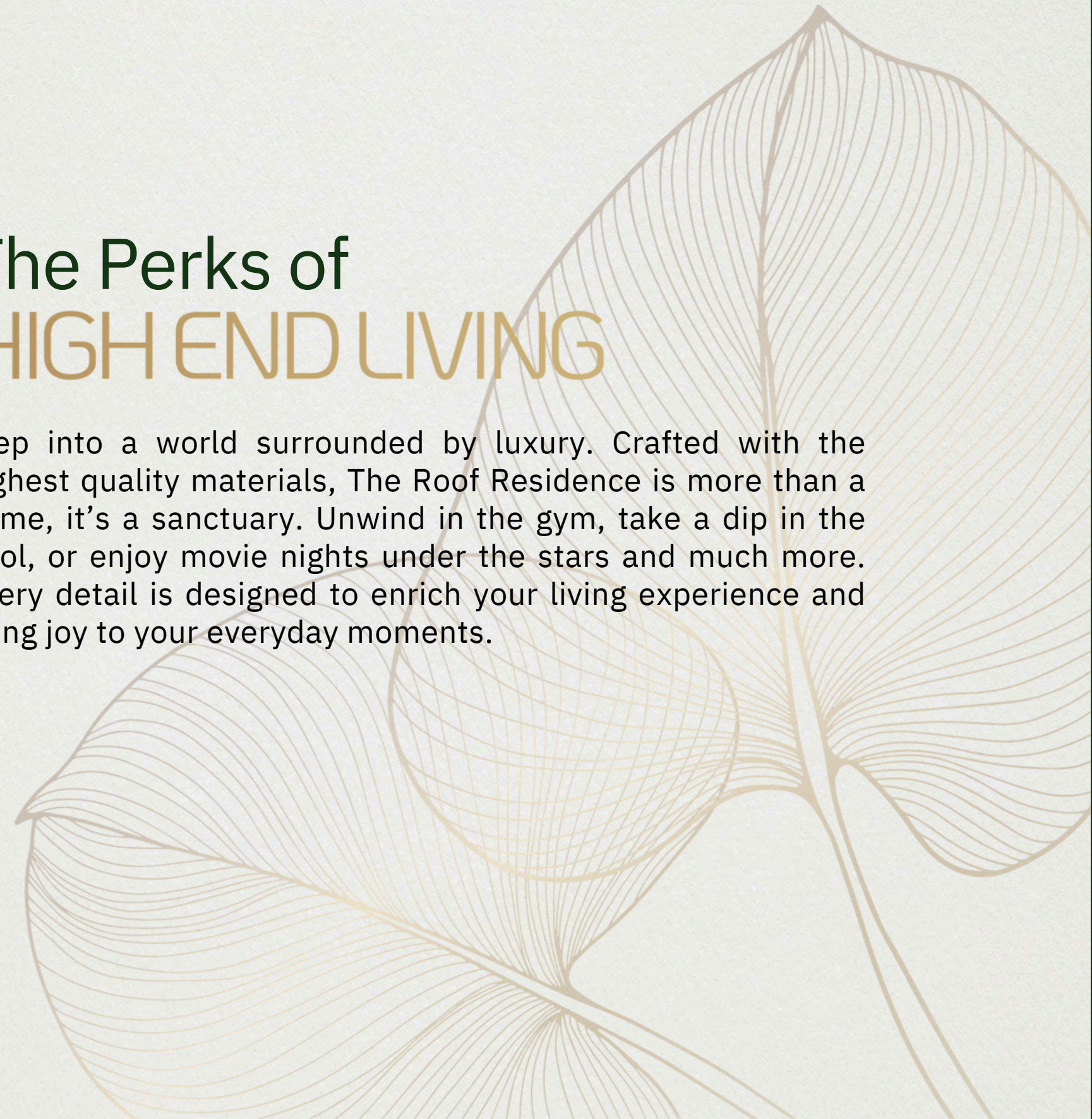
Lamp 2
Opening
[Toggle]

Fan
Opening
[Toggle]



The Perks of HIGH END LIVING

Step into a world surrounded by luxury. Crafted with the highest quality materials, The Roof Residence is more than a home, it's a sanctuary. Unwind in the gym, take a dip in the pool, or enjoy movie nights under the stars and much more. Every detail is designed to enrich your living experience and bring joy to your everyday moments.















Floor Plans

THE ROOF RESIDENCE



1 BEDROOM APARTMENT

TYPE A (with Terrace)

TOTAL SALEBLE AREA

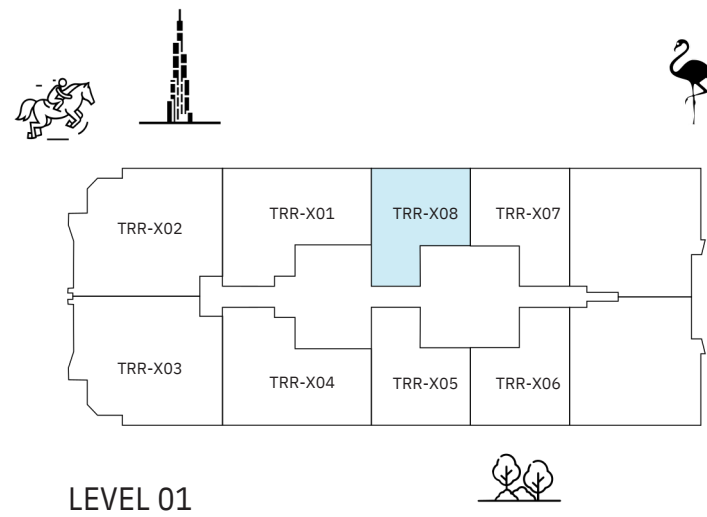
FLAT AREA -651.32 SQ.FT

BALCONY AREA -681.35 SQ.FT

TOTAL FLAT AREA -1332.68 SQ.FT

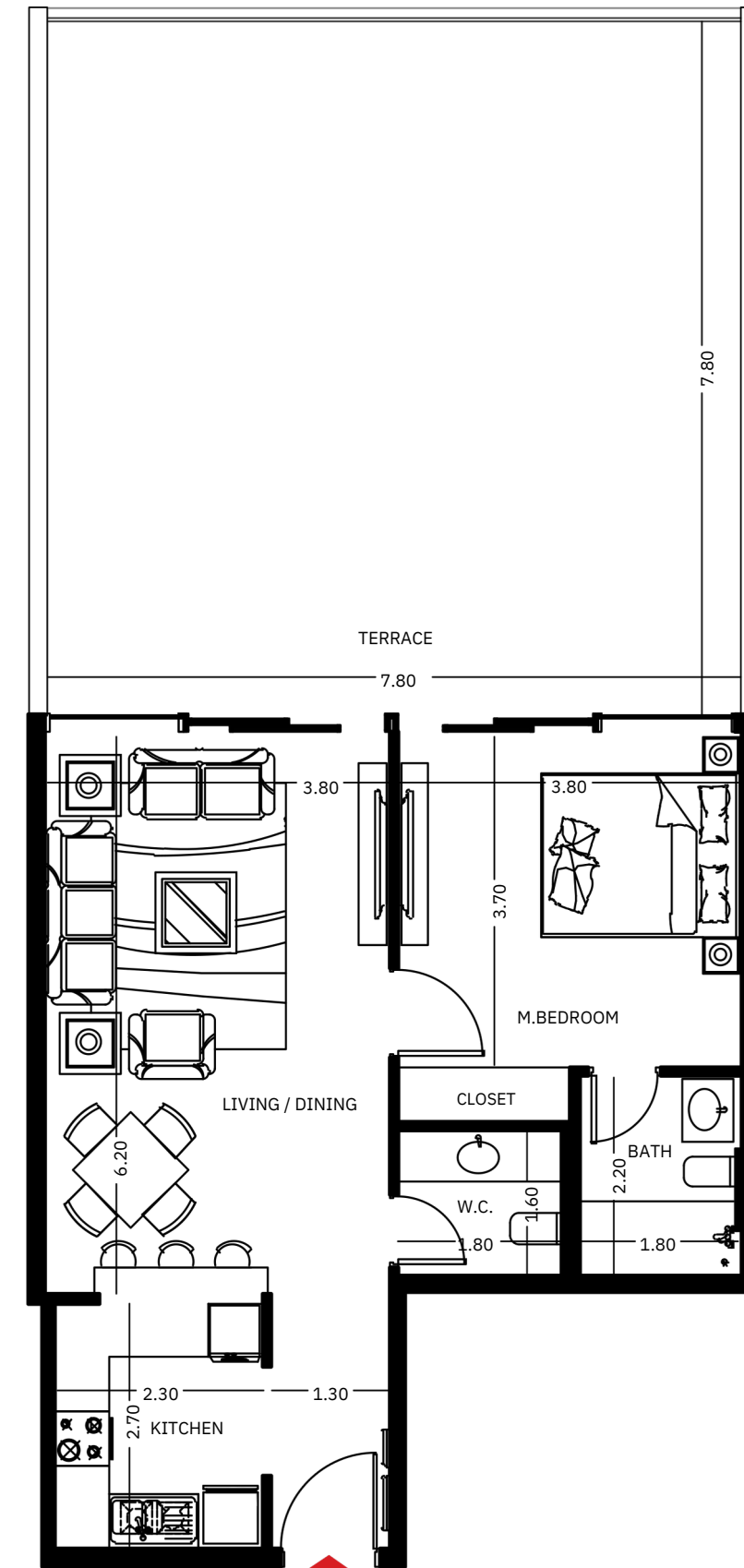
2050 AED per sqft for Burj Khalifa view

AED 2,730,600.00



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-108



1 BEDROOM APARTMENT

TYPE A (with Terrace)

TOTAL SALEBLE AREA

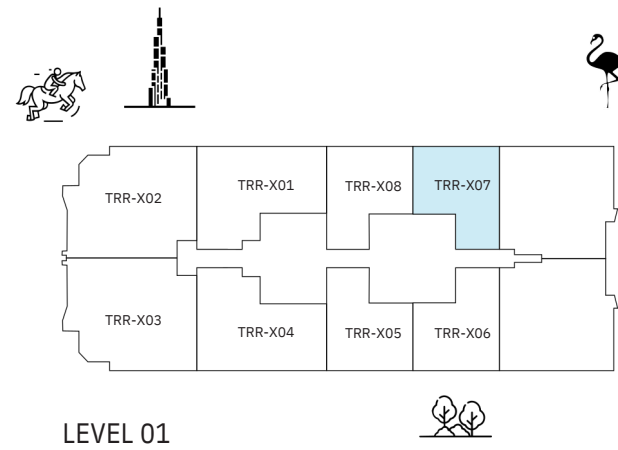
FLAT AREA -657.89 SQ.FT

BALCONY AREA -681.35 SQ.FT

TOTAL FLAT AREA -1339.24 SQ.FT

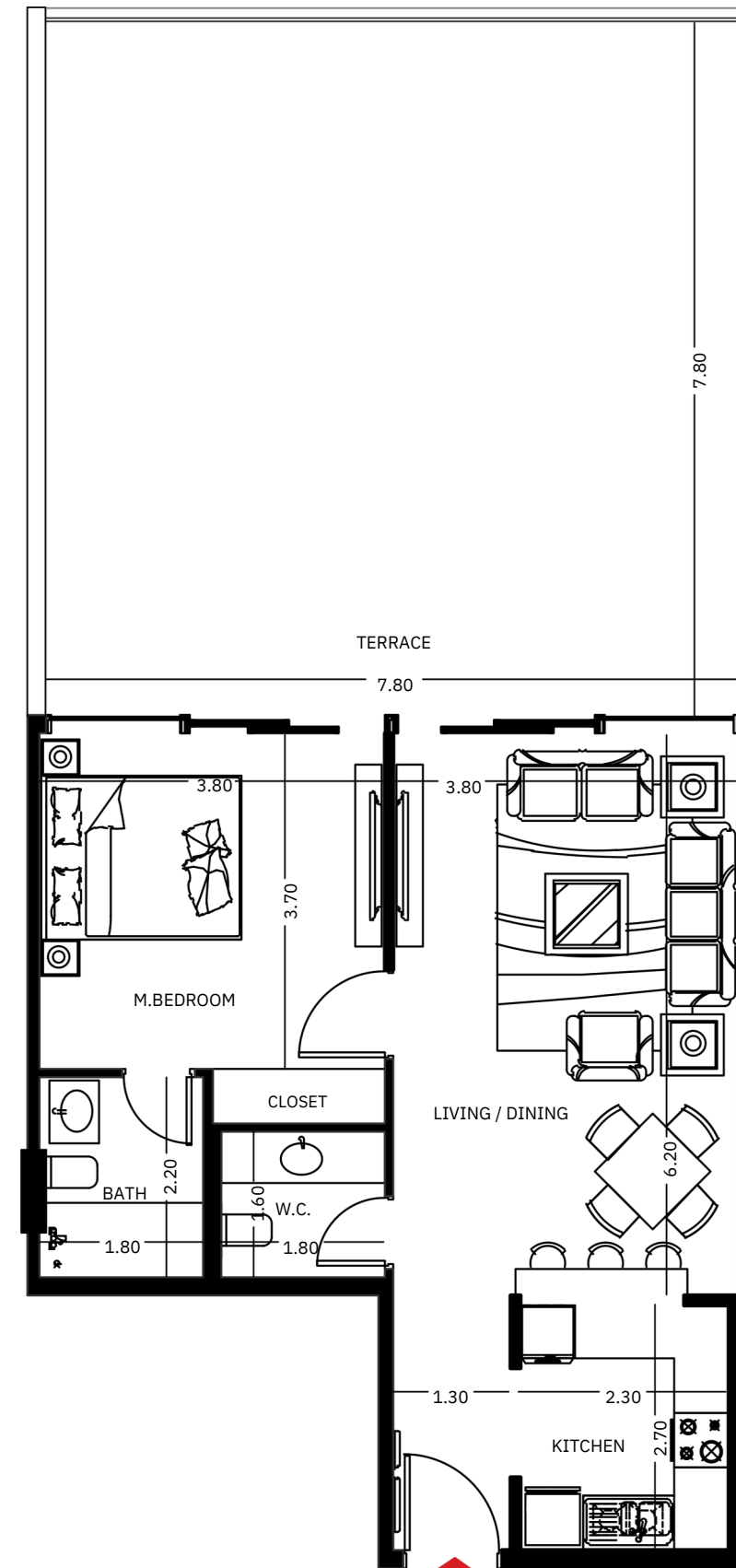
1950 AED per sqft for Ras Al Khor view

AED 2,611,518.00



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-107



1 BEDROOM APARTMENT

TYPE A (with Terrace)

TOTAL SALEBLE AREA

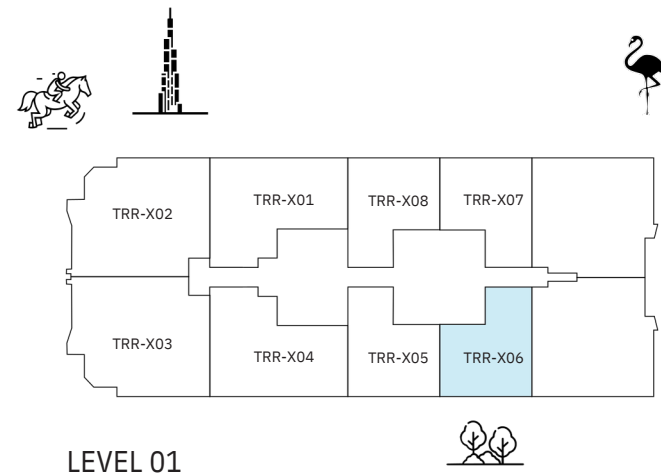
FLAT AREA - BALCONY 654.66 SQ.FT

AREA - 681.35 SQ.FT

TOTAL FLAT AREA - 1336.02 SQ.FT

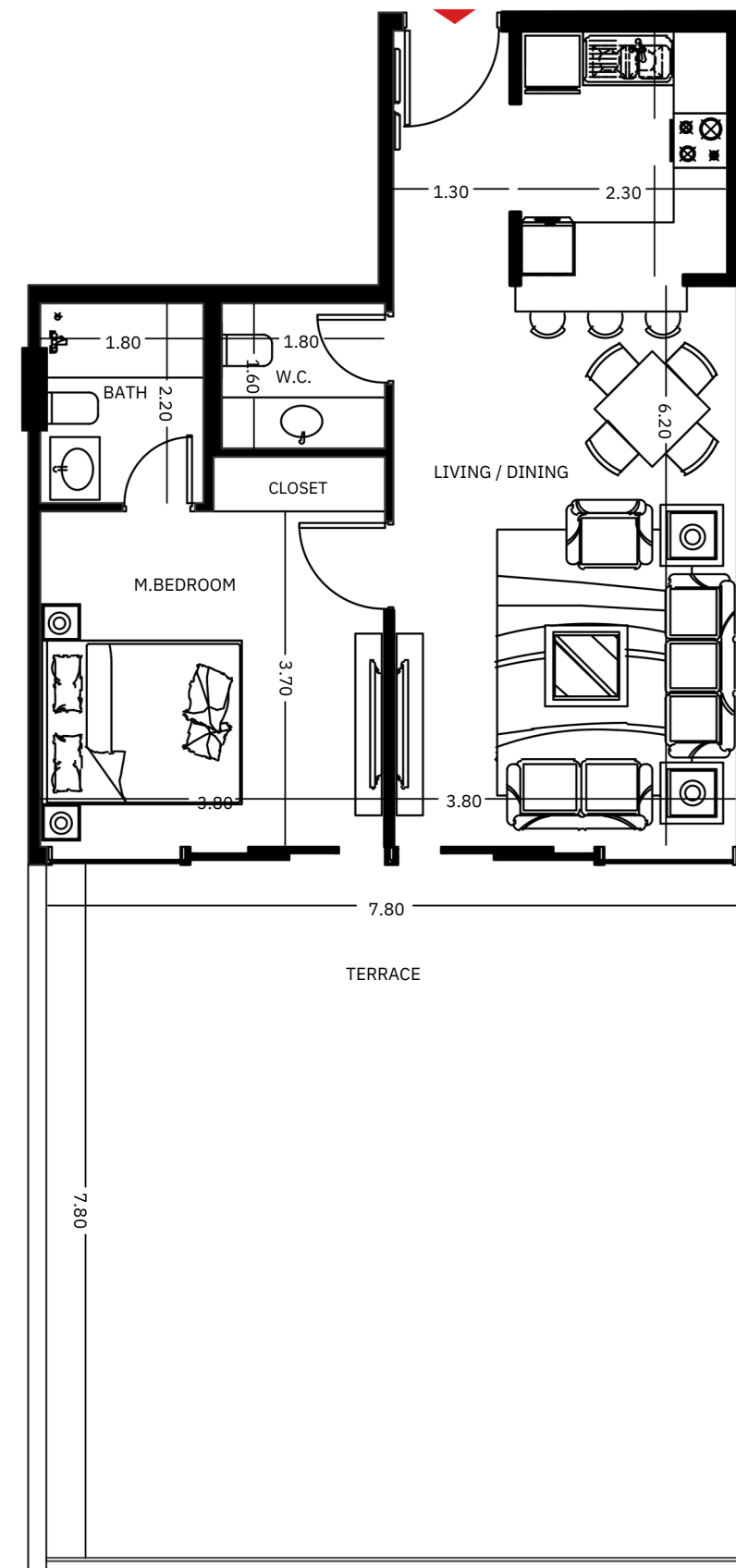
1850 AED per sqft for garden view

AED 2,471,637.00



VIEW : Garden

UNIT : TRR-106



2 BEDROOMS APARTMENT

TYPE A (with Terrace)

TOTAL SALEBLE AREA

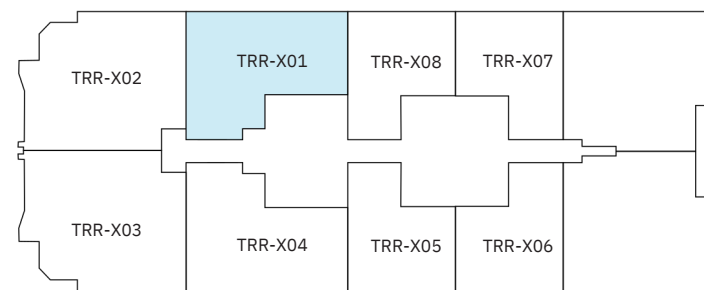
FLAT AREA -973.38 SQ.FT

BALCONY AREA -998.89 SQ.FT

TOTAL FLAT AREA -1972.27 SQ.FT

2050 AED per sqft for Burj Khalifa view

AED 4,043,153.50

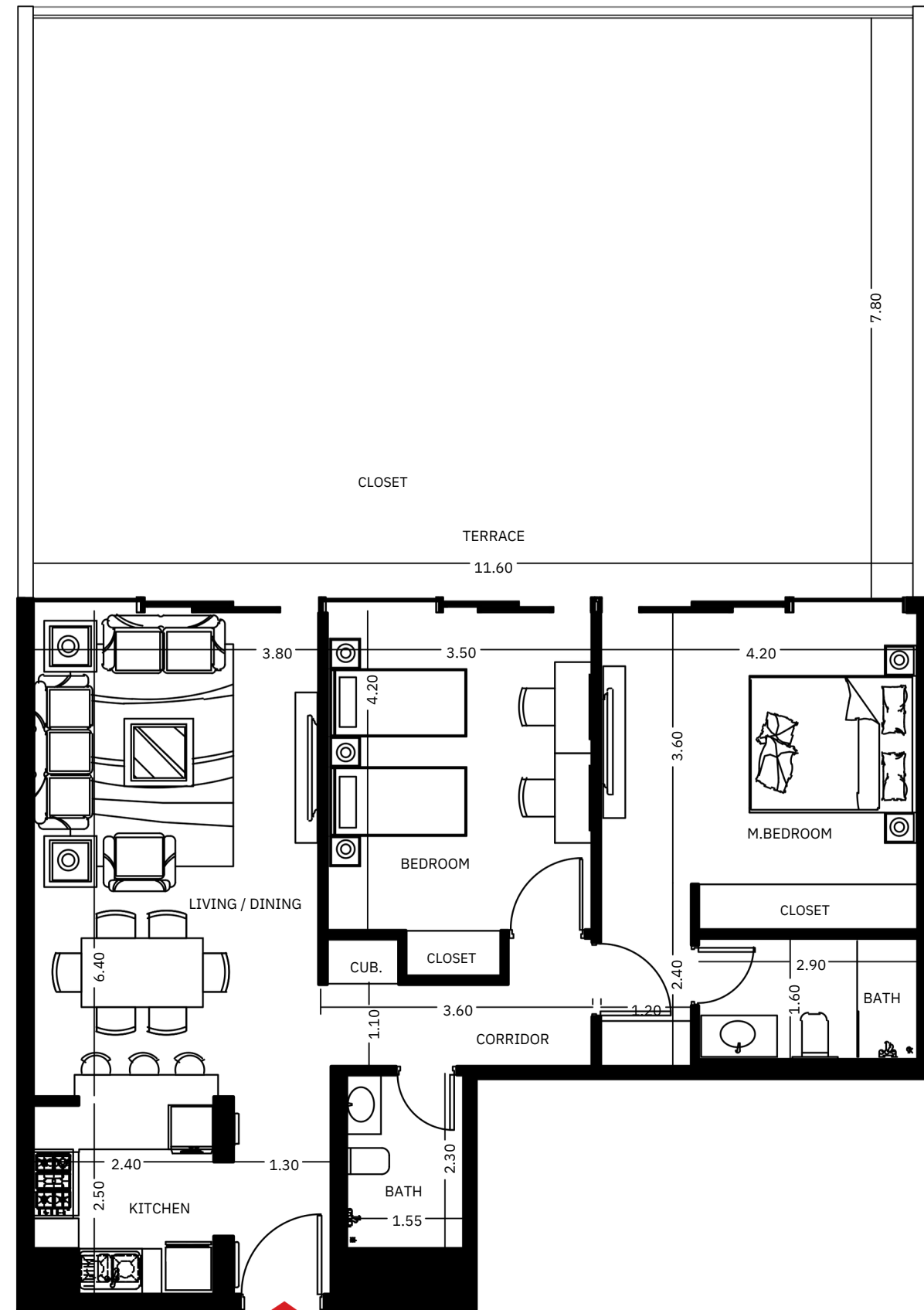


LEVEL 01



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-101



2 BEDROOMS APARTMENT

TYPE A (with Terrace)

TOTAL SALEBLE AREA

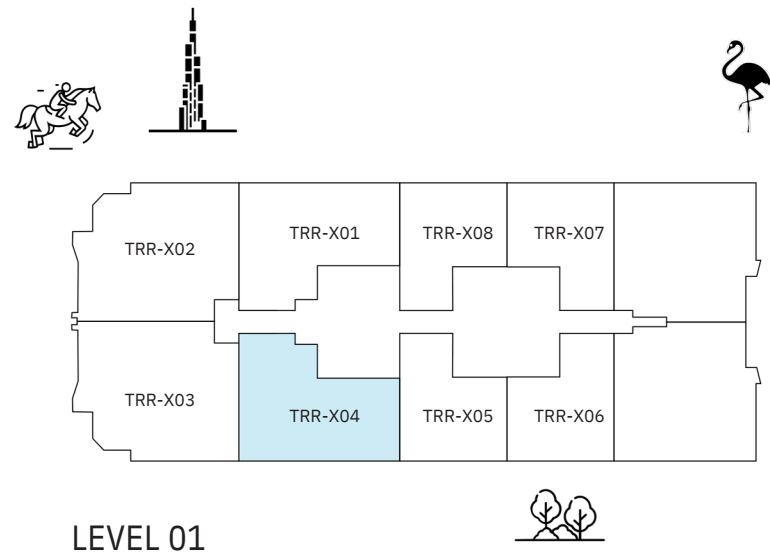
FLAT AREA -974.03 SQ.FT

BALCONY AREA -999.43 SQ.FT

TOTAL FLAT AREA -1973.45 SQ.FT

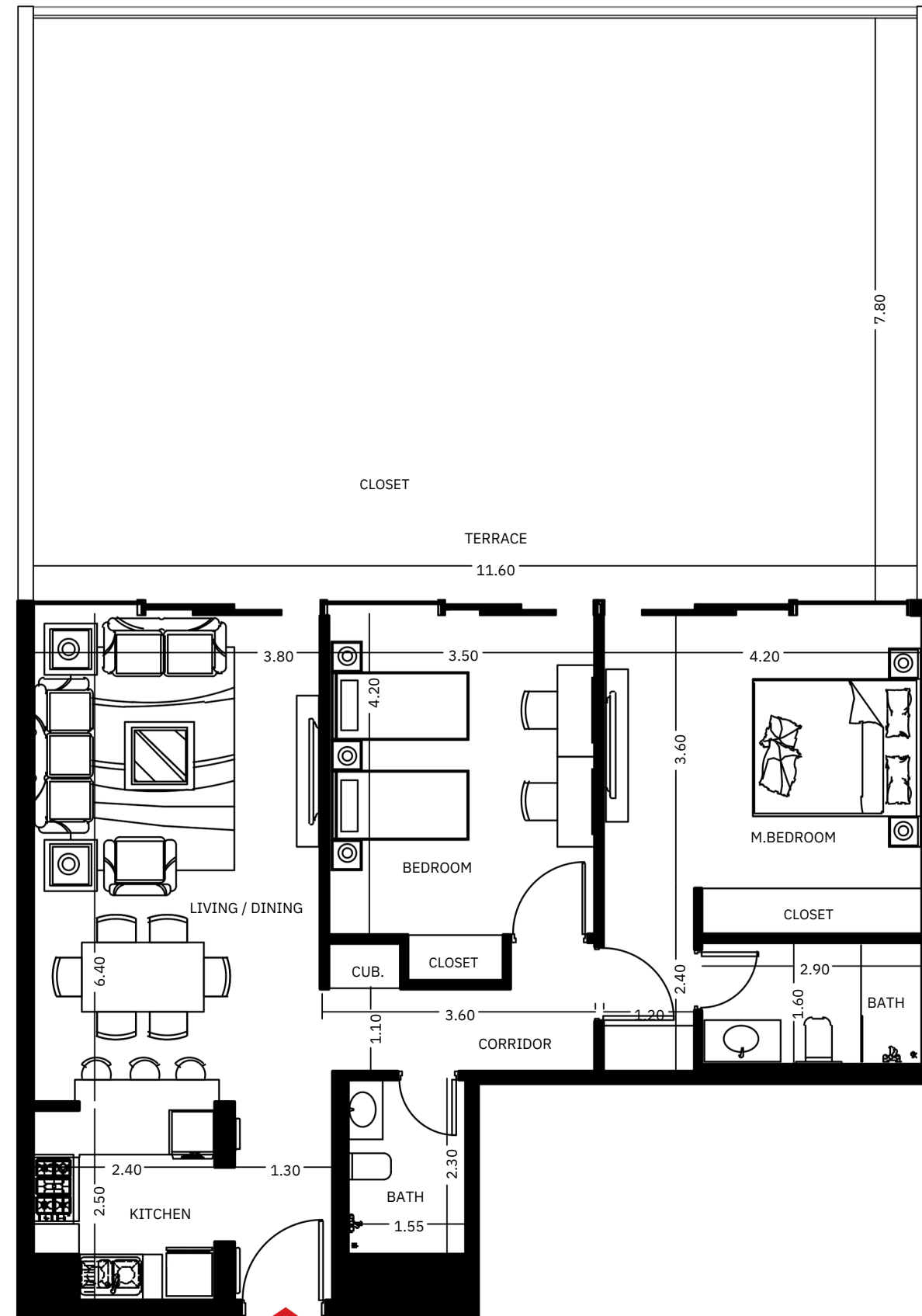
1850 AED per sqft for Garden View

AED 3,650,882.50



VIEW : Garden

UNIT : TRR-104



2 BEDROOMS APARTMENT

TYPE B (with Maid + Balcony + Terrace)

TOTAL SALEBLE AREA

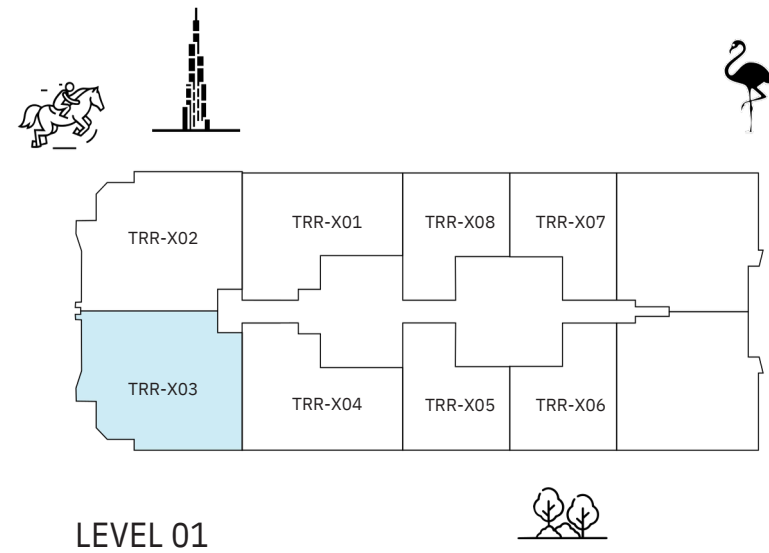
FLAT AREA -1118.76 SQ.FT

BALCONY AREA -357.50 SQ.FT

TOTAL FLAT AREA -1476.26 SQ.FT

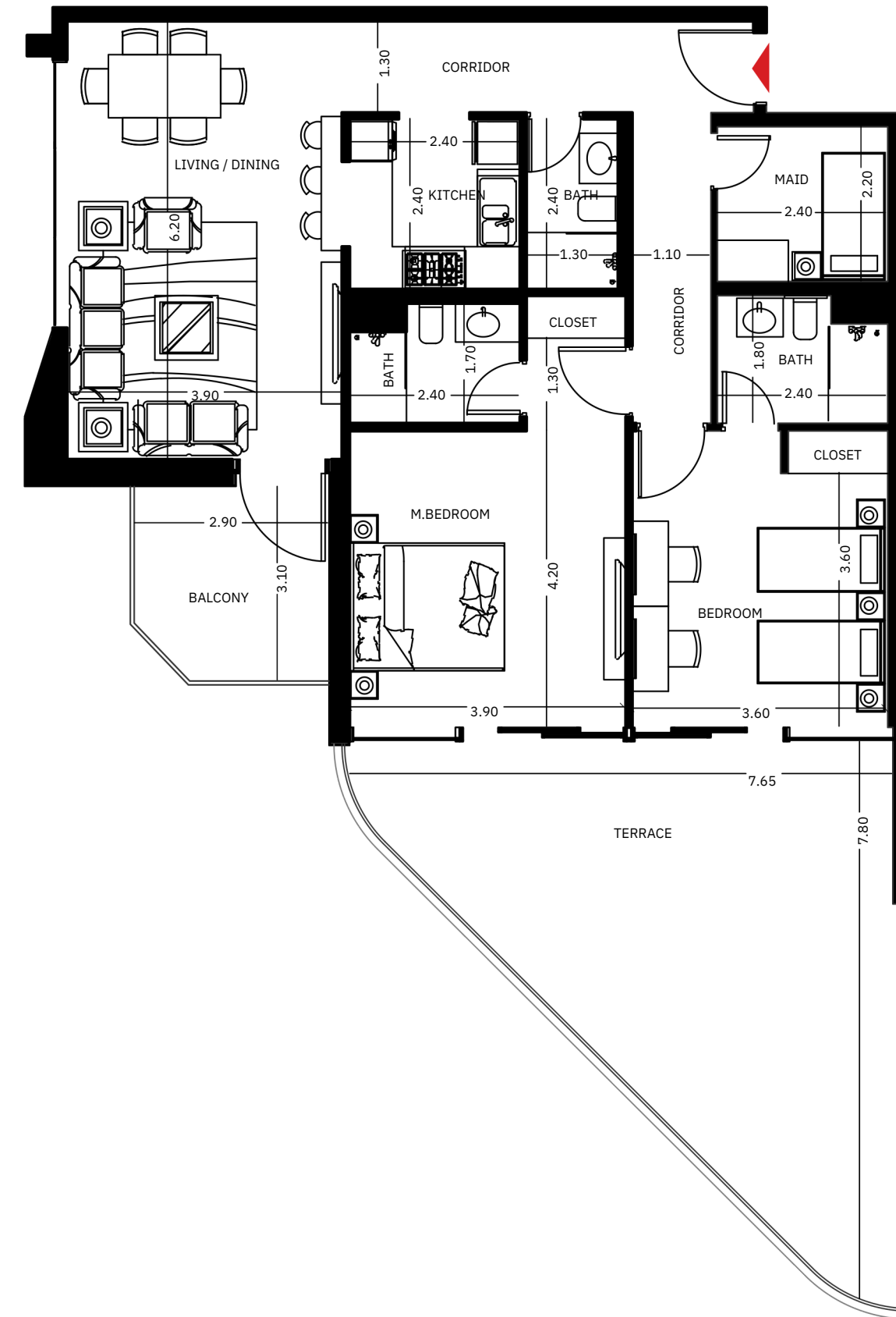
1850 AED per sqft for Garden View

AED 2,731,081.00



VIEW : Garden, Community

UNIT : TRR-103



2 BEDROOMS APARTMENT

TYPE B (with Maid + Balcony + Terrace)

TOTAL SALEBLE AREA

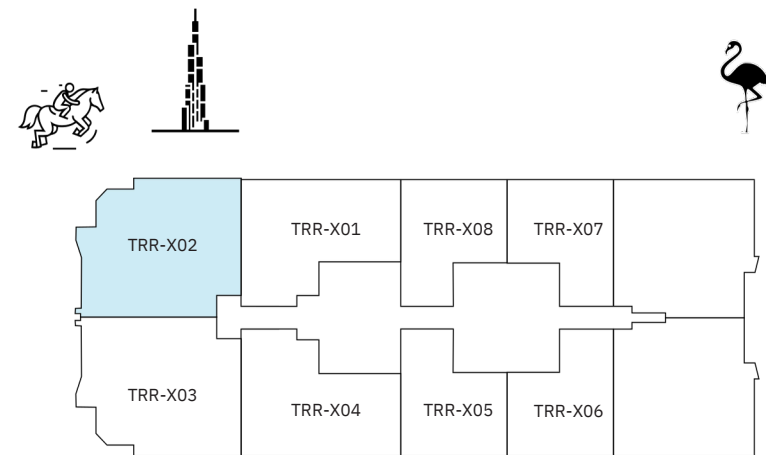
FLAT AREA -1101.79 SQ.FT

BALCONY AREA -374.26 SQ.FT

TOTAL FLAT AREA -1476.26 SQ.FT

2050 AED per sqft for Burj Khalifa view

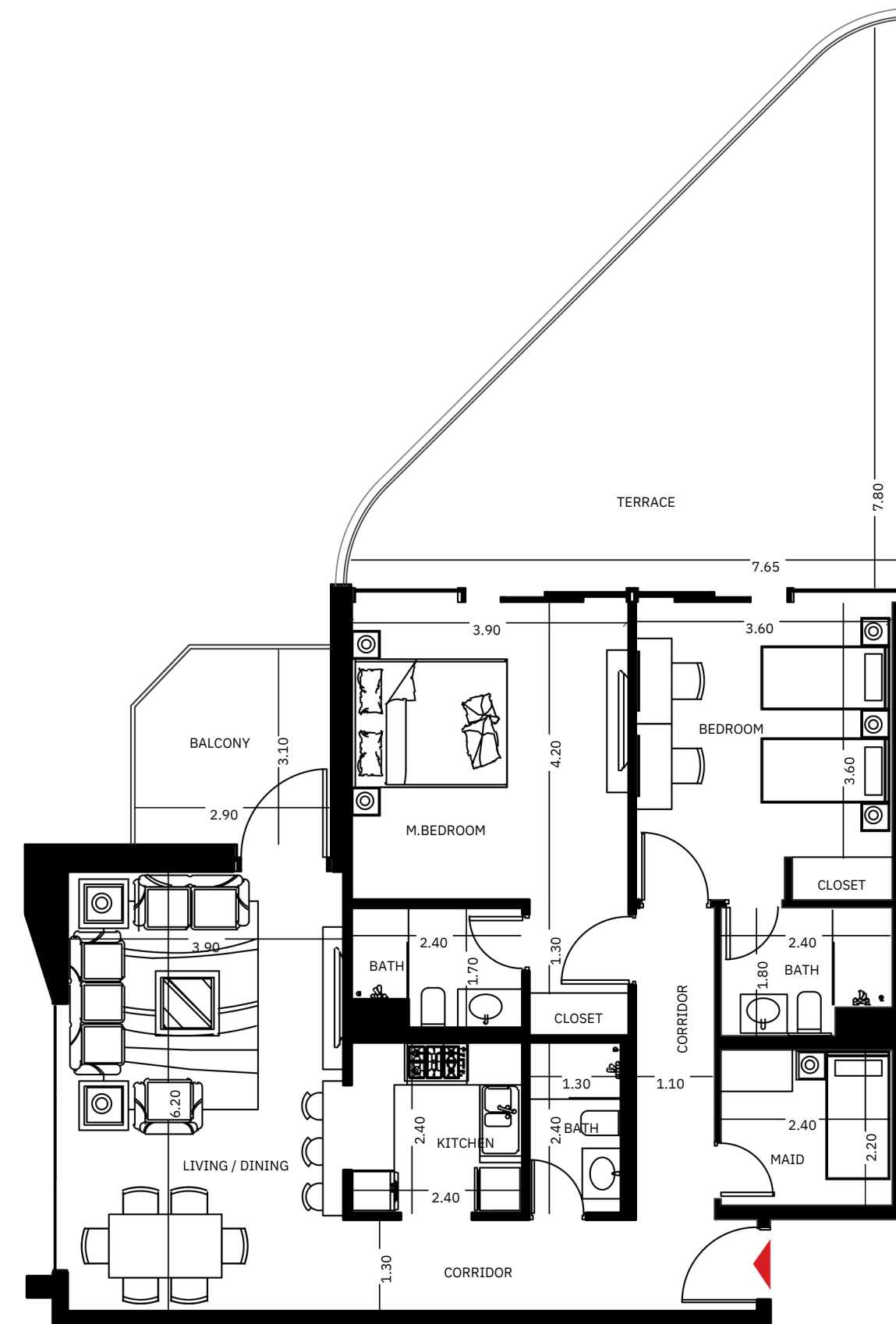
AED 3,026,333.00



LEVEL 01

VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR-102



1 BEDROOM APARTMENT

TYPE B (with Balcony)

TOTAL SALEBLE AREA

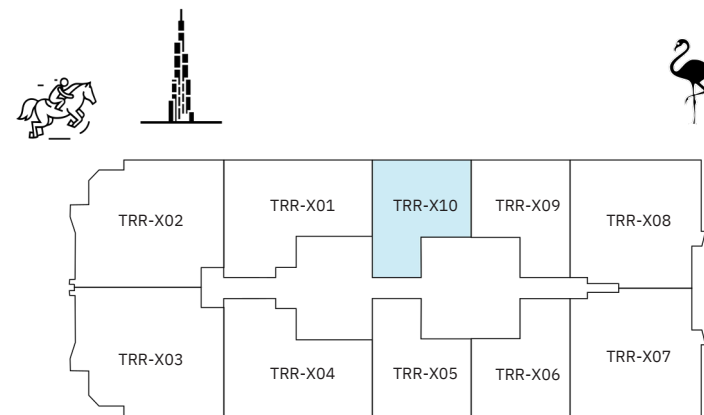
FLAT AREA - BALCONY 651.32 SQ.FT

AREA - 202.79SQ.FT

TOTAL FLAT AREA - 854.12 SQ.FT

2050 AED per sqft for Burj Khalifa view

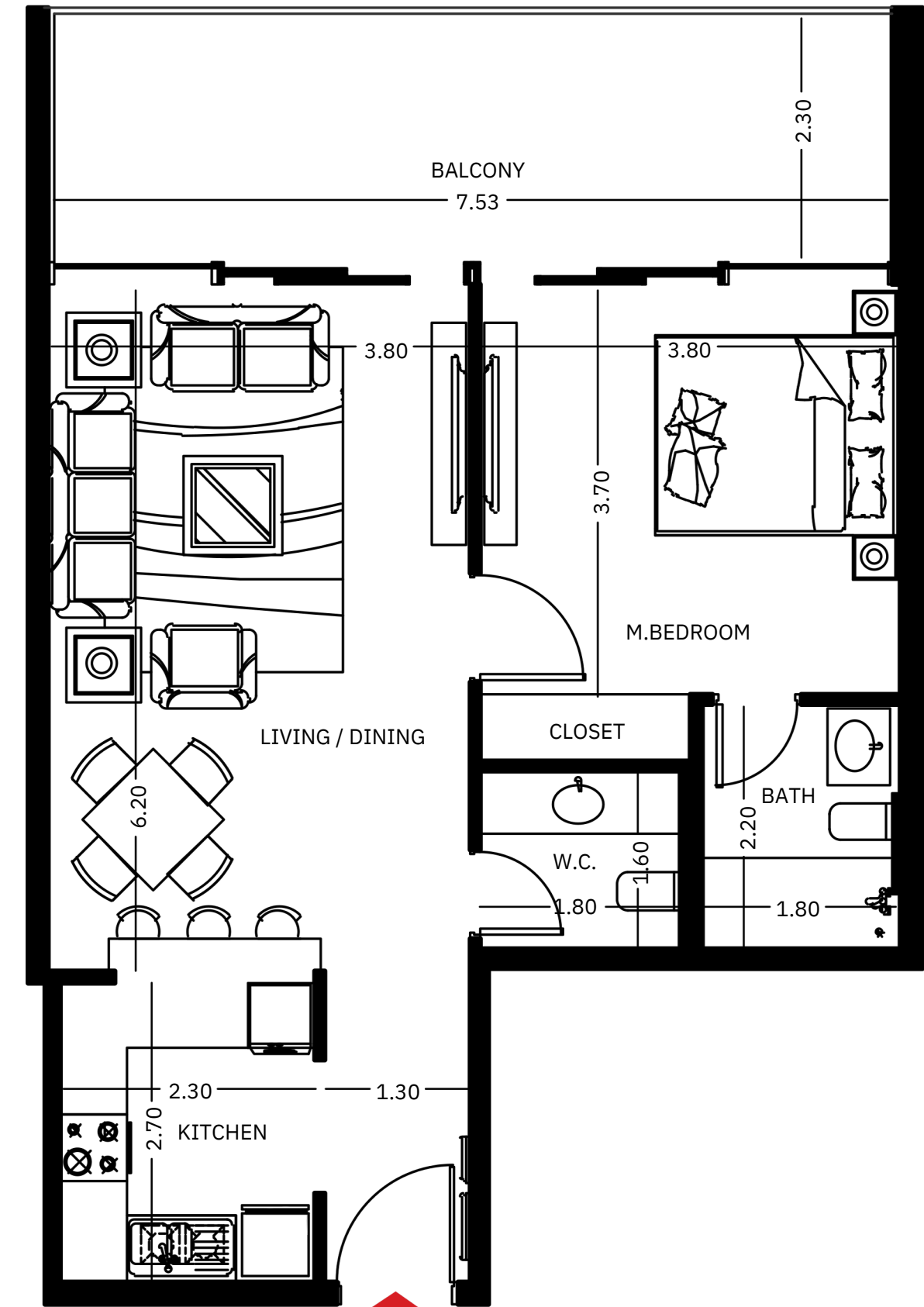
AED 1,750,946.00



LEVEL 02 - LEVEL 06

VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNITS : TRR-210 , TRR-310 , TRR-410 , TRR-510 , TRR-610



1 BEDROOM APARTMENT

TYPE B (with Balcony)

TOTAL SALEBLE AREA

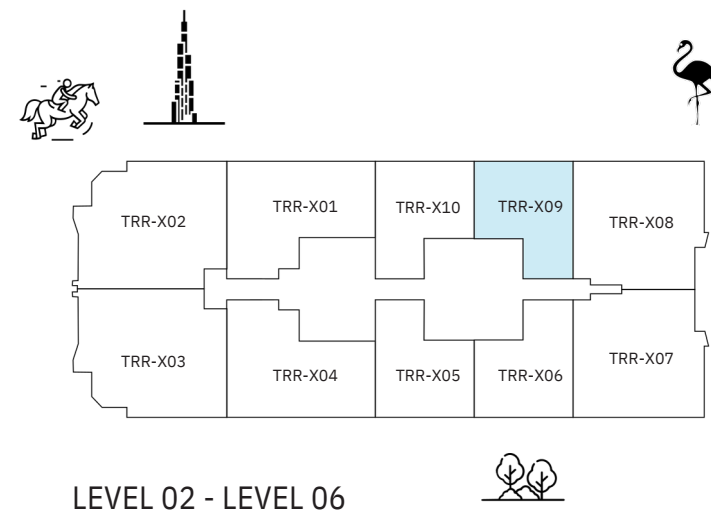
FLAT AREA - BALCONY 657.89 SQ.FT

AREA - 202.79 SQ.FT

TOTAL FLAT AREA - 860.68 SQ.FT

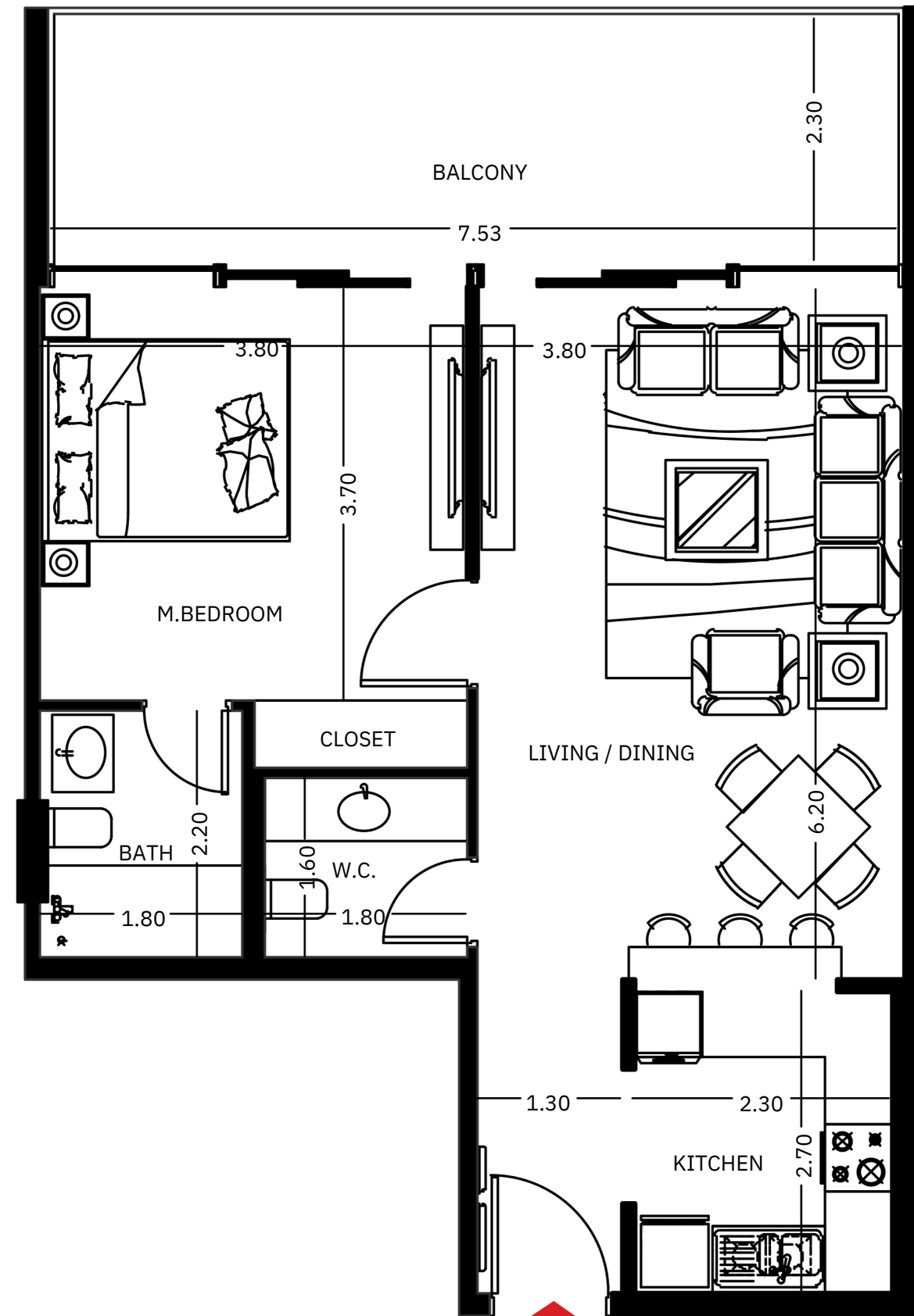
1950 AED per sqft for Ras Al Khor view

AED 1,678,326.00



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNITS : TRR-209 , TRR-309 , TRR-409 , TRR-509 , TRR-609



1 BEDROOM APARTMENT

TYPE B (with Balcony)

TOTAL SALEBLE AREA

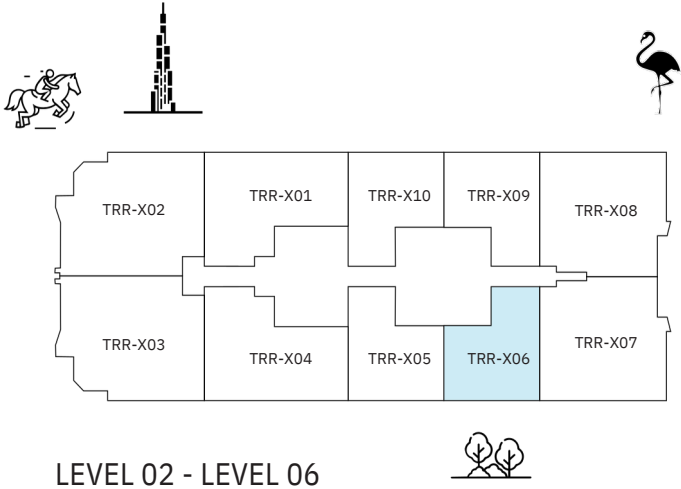
FLAT AREA - BALCONY 654.66 SQ.FT

AREA - 202.79 SQ.FT

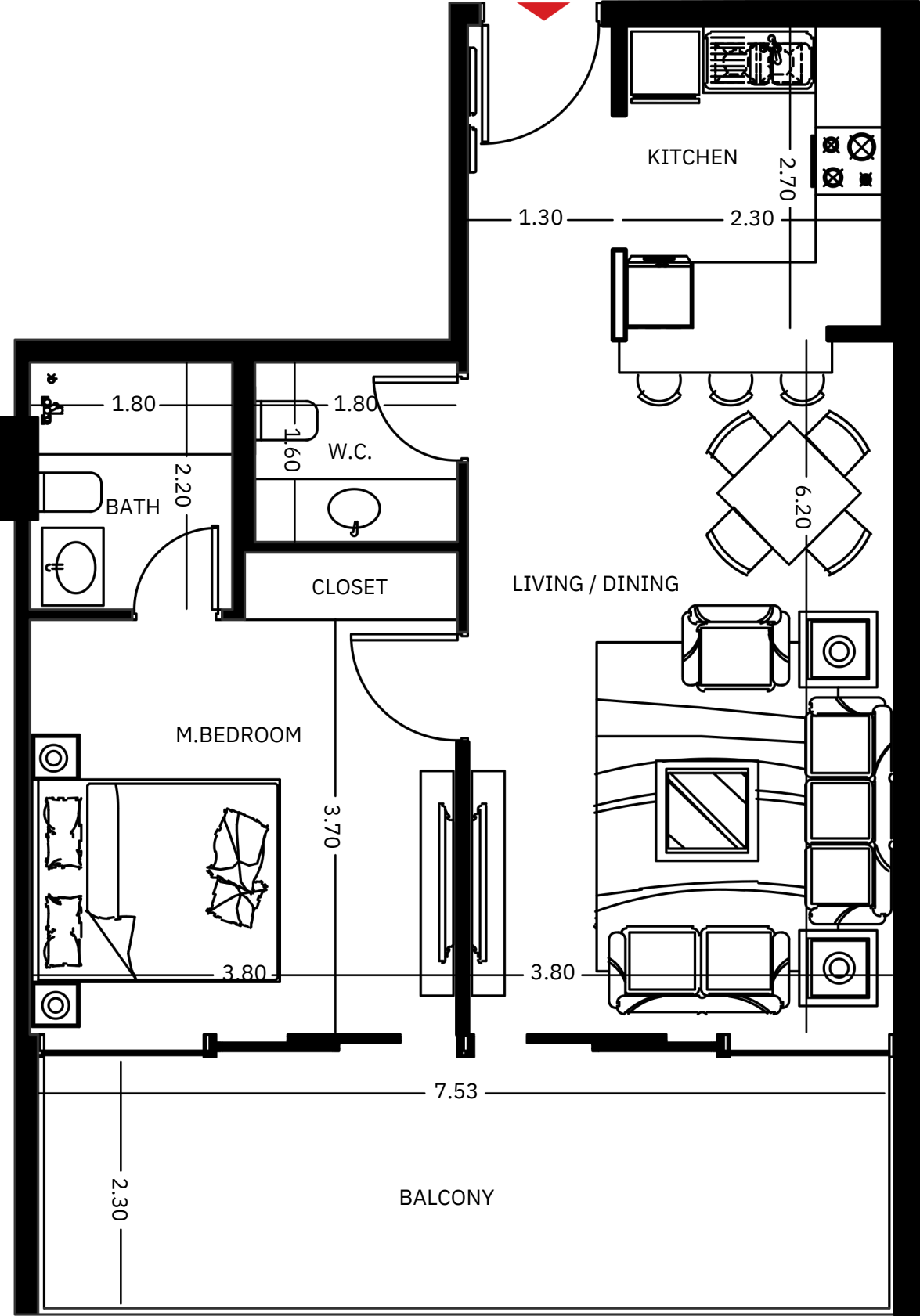
TOTAL FLAT AREA - 857.45 SQ.FT

1850 AED per sqft for Garden View

AED 1,586,282.50



VIEW : Garden
 UNITS : TRR-206 , TRR-306 , TRR-406 , TRR-506 , TRR-606



1 BEDROOM APARTMENT

TYPE B (with Balcony)

TOTAL SALEBLE AREA

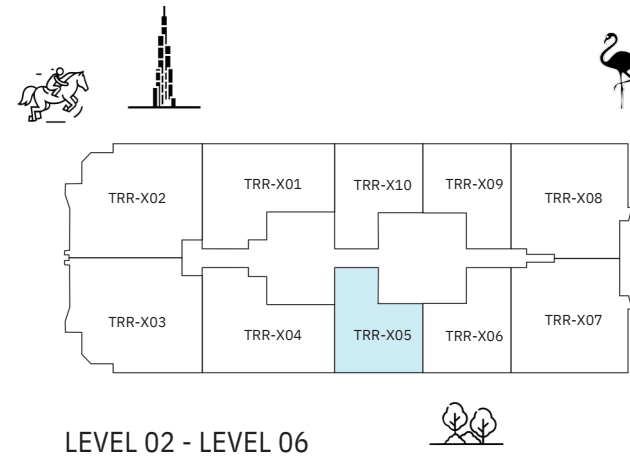
FLAT AREA - BALCONY 654.98 SQ.FT

AREA - 202.79 SQ.FT

TOTAL FLAT AREA - 857.78 SQ.FT

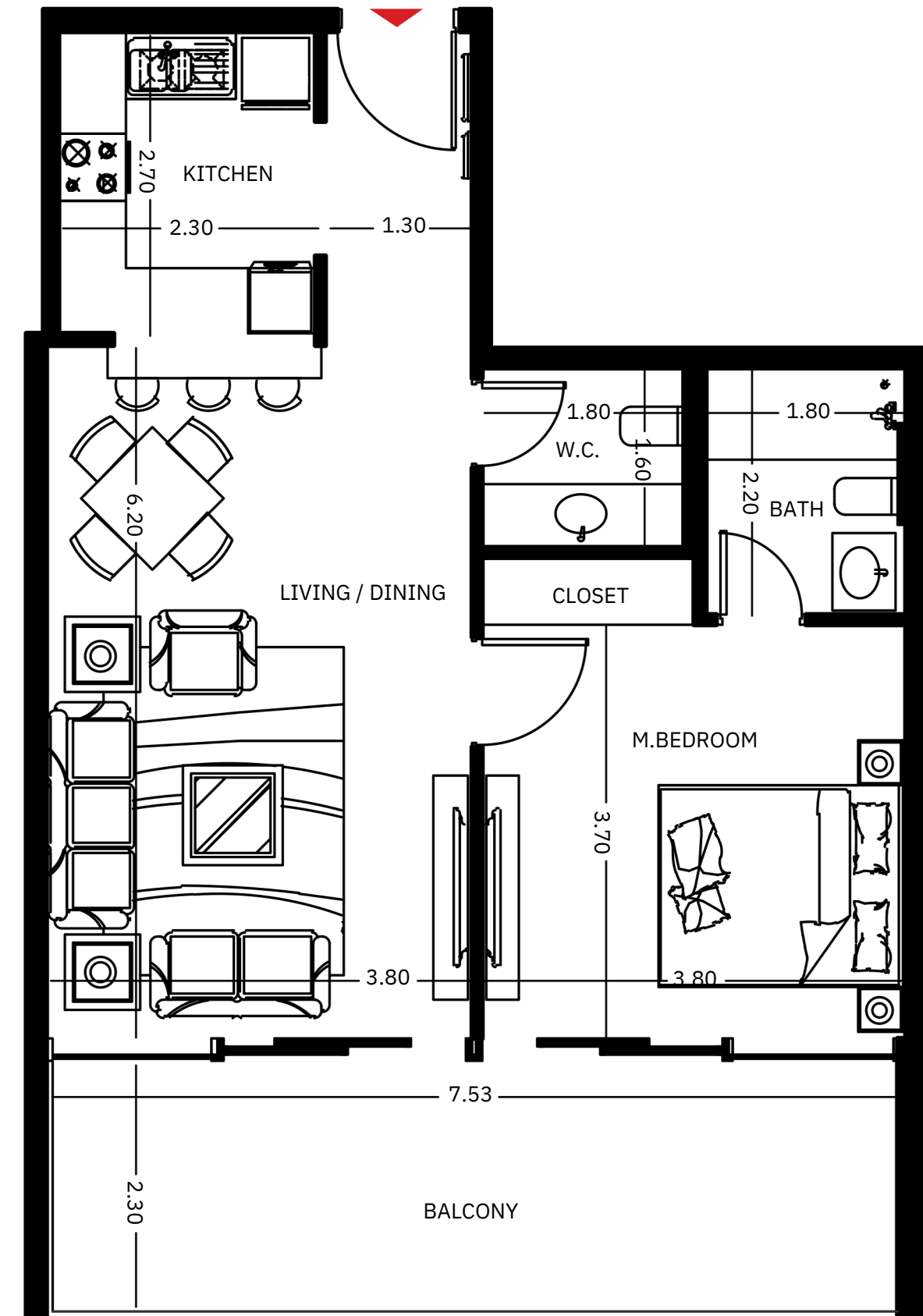
1850 AED per sqft for Garden View

AED 1,586,893.00



VIEW : Garden

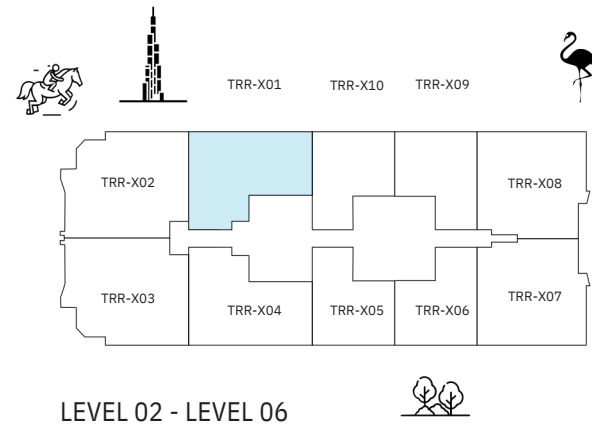
UNITS : TRR-205 , TRR-305 , TRR-405 , TRR-505 , TRR-605



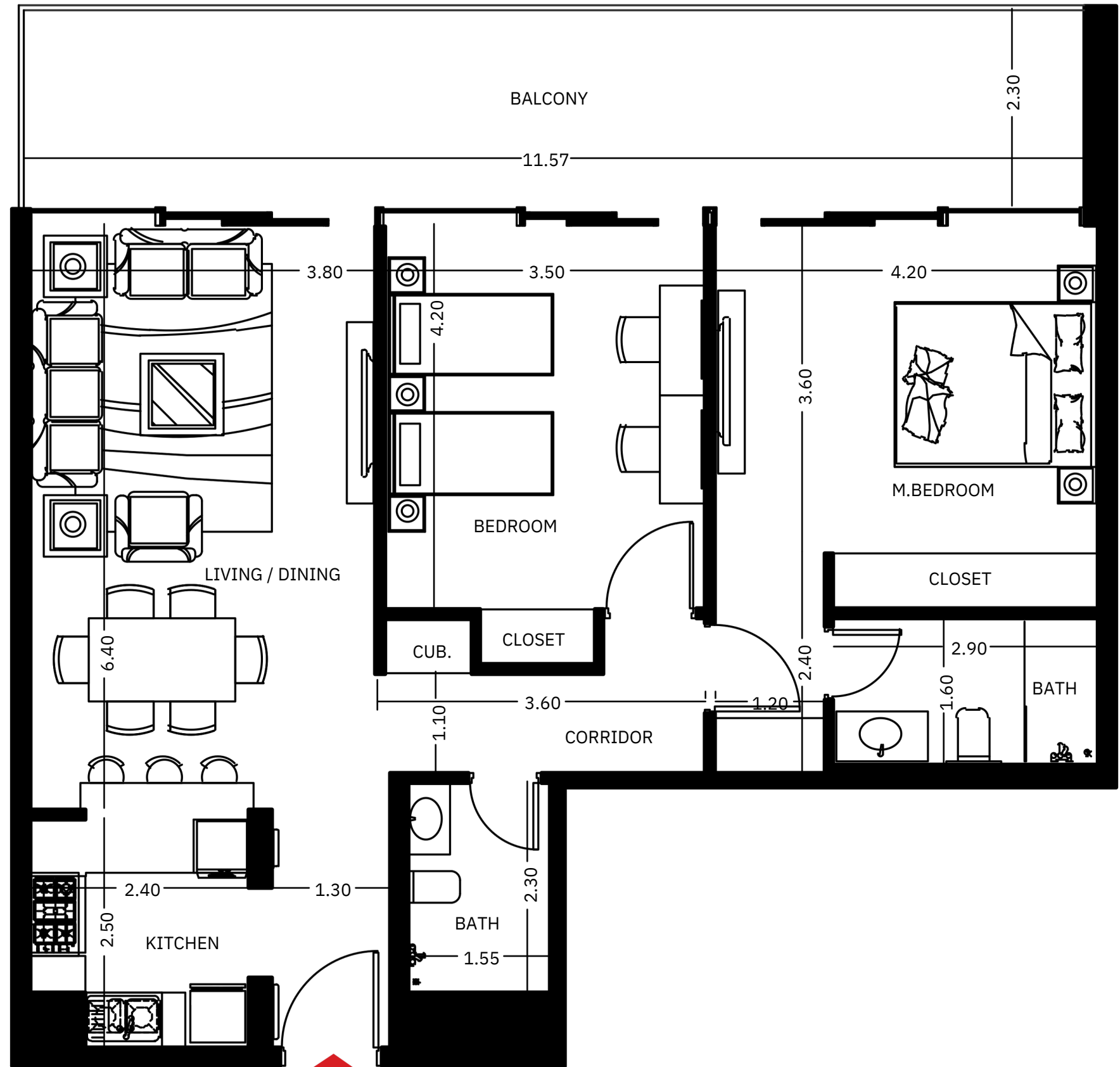
2 BEDROOMS APARTMENT

TYPE C (with Balcony)

TOTAL SALEBLE AREA
 FLAT AREA -973.49 SQ.FT
 BALCONY AREA -300.85 SQ.FT
 TOTAL FLAT AREA -1274.34 SQ.FT
 2050 AED per sqft for Burj Khalifa view
AED 2,612,397.00



VIEW : Burj Khalifa, Meydan, Ras Al Khor
 UNITS : TRR-201 , TRR-301 , TRR-401 , TRR-501 , TRR-601



2 BEDROOMS APARTMENT

TYPE C (with Balcony)

TOTAL SALEBLE AREA

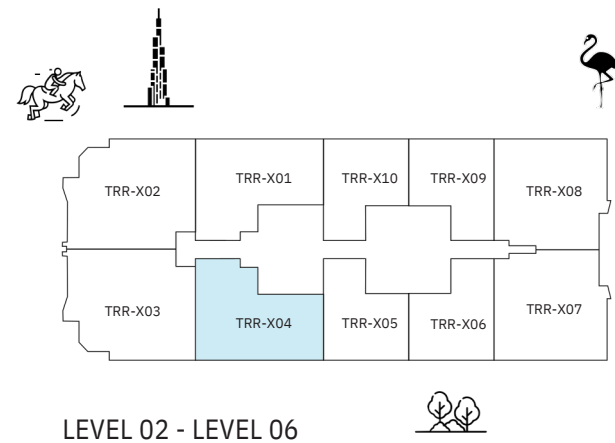
FLAT AREA -974.13 SQ.FT

BALCONY AREA -300.85 SQ.FT

TOTAL FLAT AREA -1274.98 SQ.FT

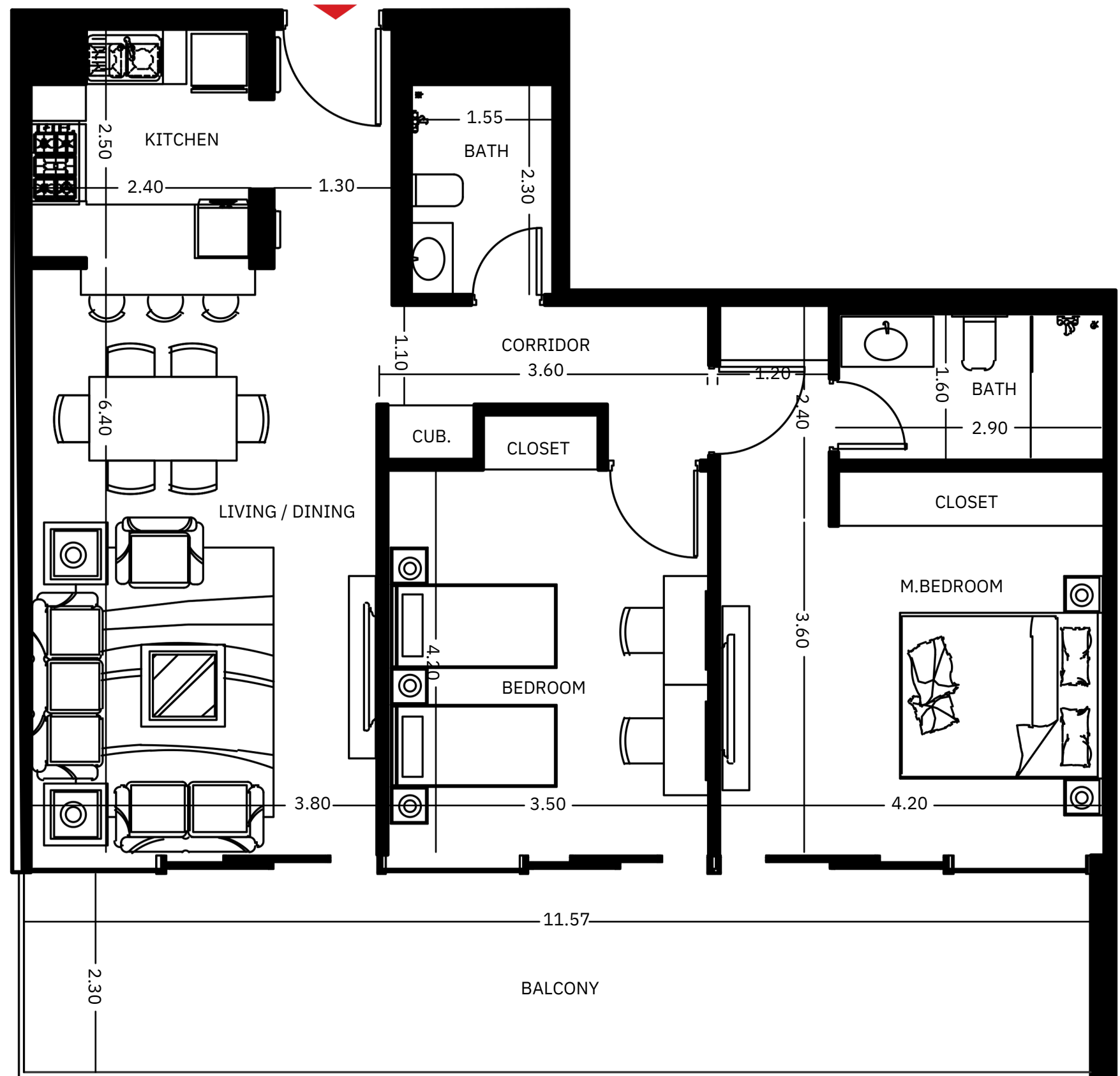
1850 AED per sqft for Garden View

AED 2,358,713.00



VIEW : Garden

UNITS : TRR-204 , TRR-304 , TRR-404 , TRR-504 , TRR-604



2 BEDROOMS APARTMENT

TYPE E (with Maid + Balcony)

TOTAL SALEBLE AREA

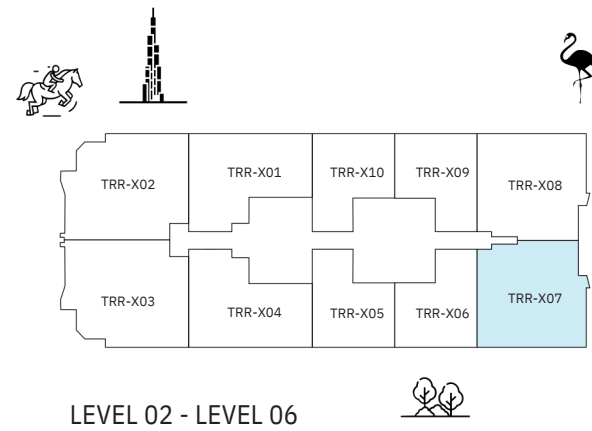
FLAT AREA -1084.36 SQ.FT

BALCONY AREA -257.36 SQ.FT

TOTAL FLAT AREA -1341.72 SQ.FT

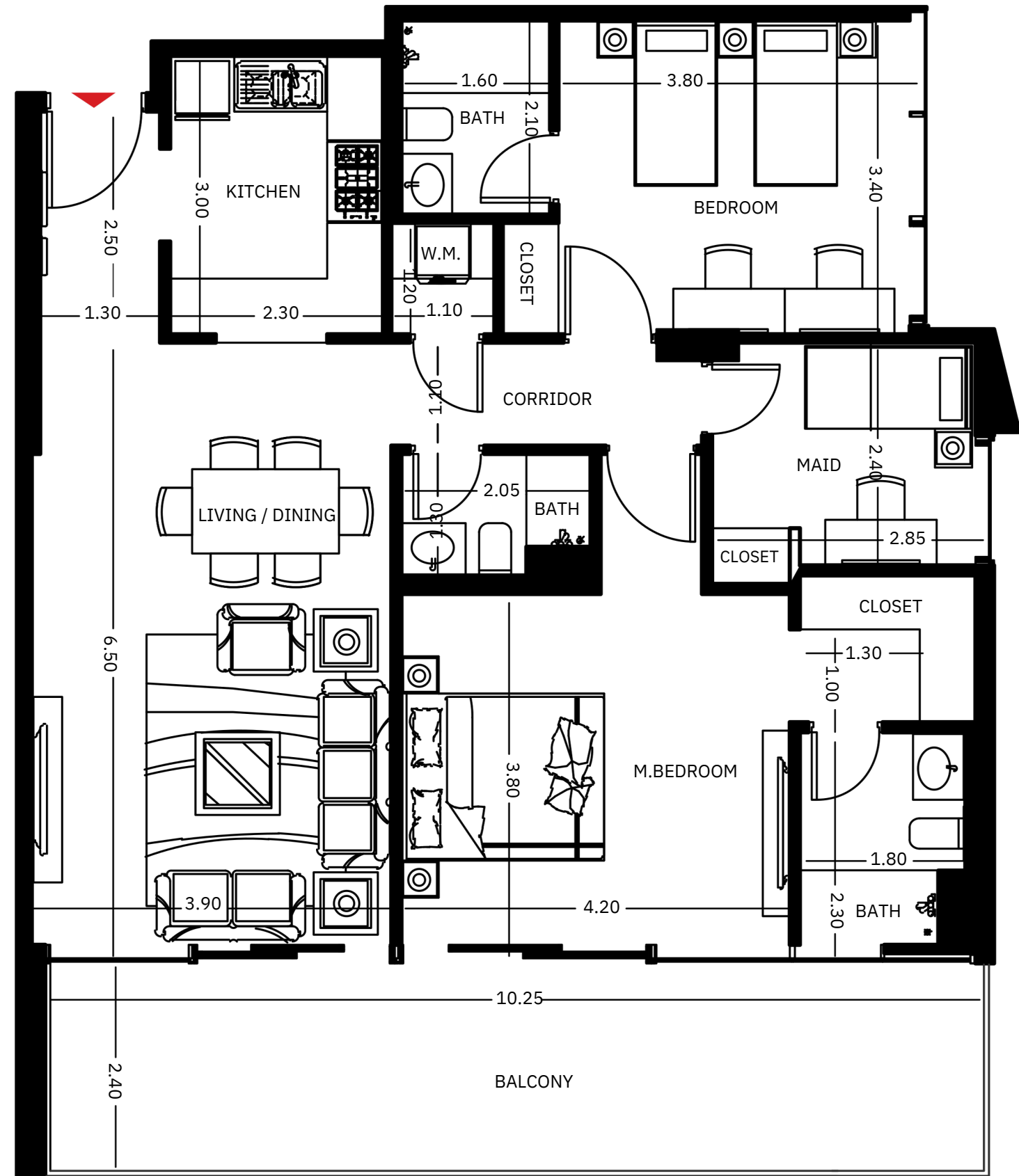
1850 AED per sqft for Garden View

AED 2,482,182.00



VIEW : Garden

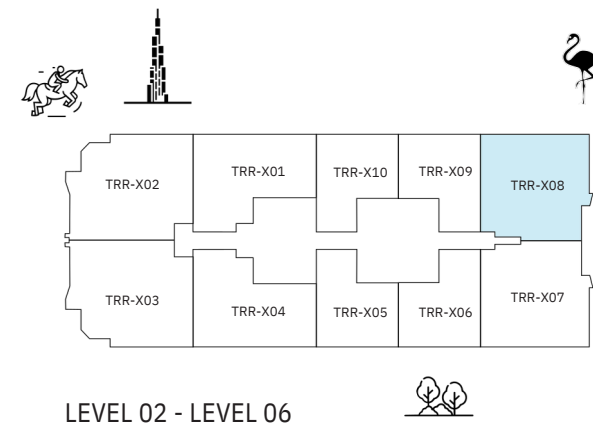
UNITS : TRR-207 , TRR-307 , TRR-407 , TRR-507 , TRR-607



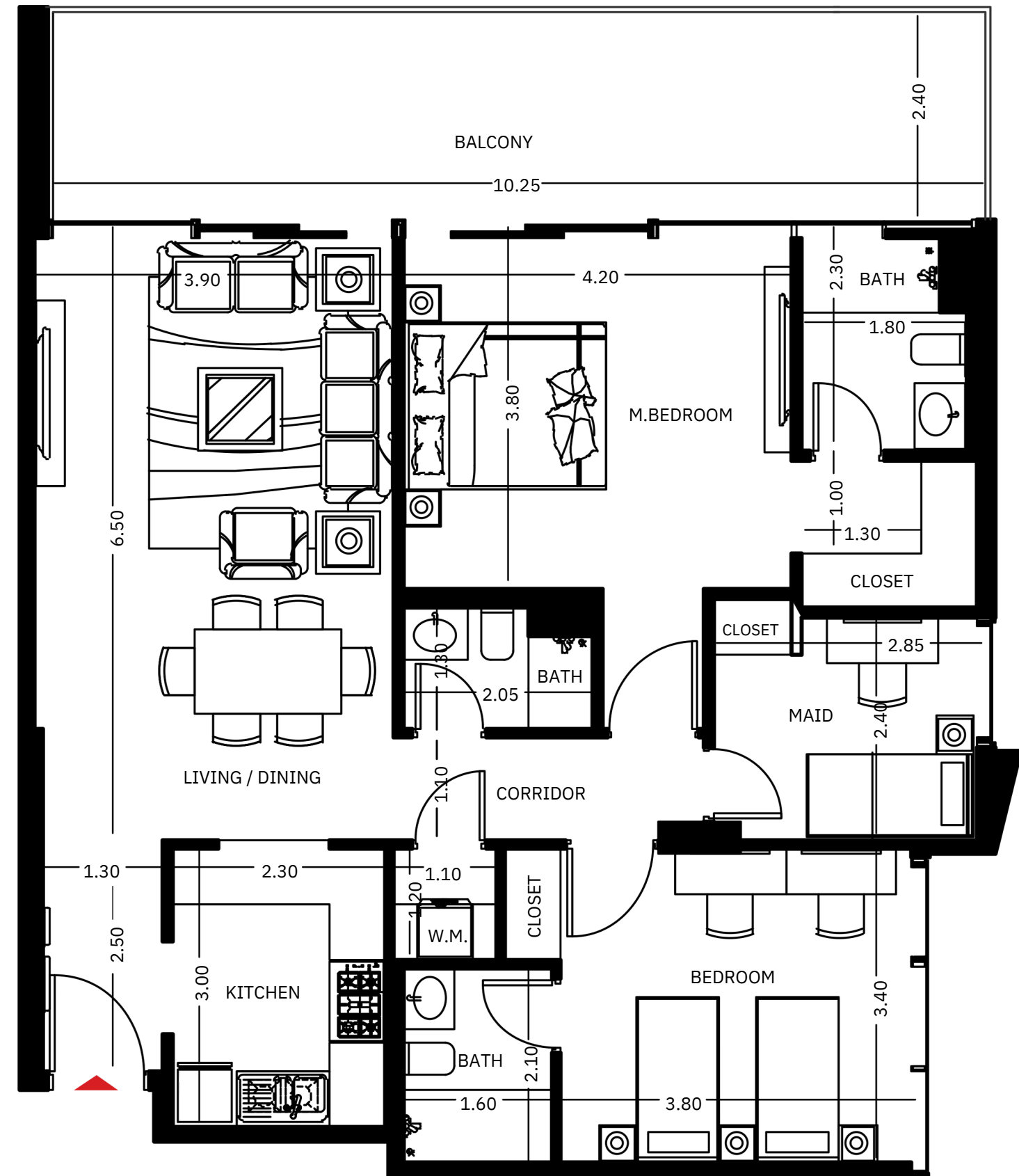
2 BEDROOMS APARTMENT

TYPE E (with Maid + Balcony)

TOTAL SALEBLE AREA
 FLAT AREA -1085.32 SQ.FT
 BALCONY AREA -257.36 SQ.FT
 TOTAL FLAT AREA -1342.69 SQ.FT
1950 AED per sqft for Ras Al Khor view
AED 2,618,245.50



VIEW : Burj Khalifa, Meydan, Ras Al Khor
 UNITS : TRR-208 , TRR-308 , TRR-408 , TRR-508 , TRR-608



2 BEDROOMS APARTMENT

TYPE D (with Maid + Balcony)

TOTAL SALEBLE AREA

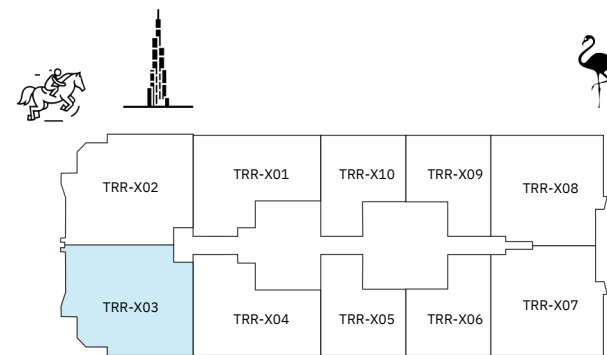
FLAT AREA -1101.79 SQ.FT

BALCONY AREA -264.04 SQ.FT

TOTAL FLAT AREA -1365.83 SQ.FT

1850 AED per sqft for Garden View

AED 2,526,785.50



LEVEL 02 - LEVEL 06

VIEW : Garden, Community

UNITS : TRR-203 , TRR-303 , TRR-403 , TRR-503 , TRR-603

