



"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."

SOBOH

REAL ESTATE DEVELOPMENT

We are an upcoming Dubai Real Estate Developer focused on innovative, high-end residential and commercial projects at unique locations. Luxury and sustainability go hand in hand with all our developments as we blend modern high-standard designs with eco-friendly practices. Our growing portfolio will include iconic properties at exclusive spots emphasizing excellence and offering a superb property-owning journey for our highly valued clientele.



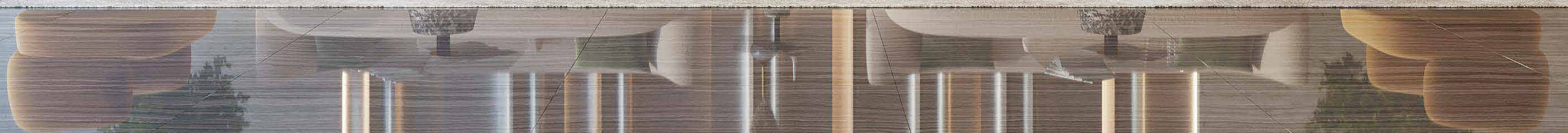


ELEGANCE with a Royal Touch

The Roof Residence blends timeless design with regal elegance, creating a space that feels both Luxurious and welcoming. Each Residence offers a peaceful and serene retreat, making you feel right at home from the first night.

the **roof**
Residence

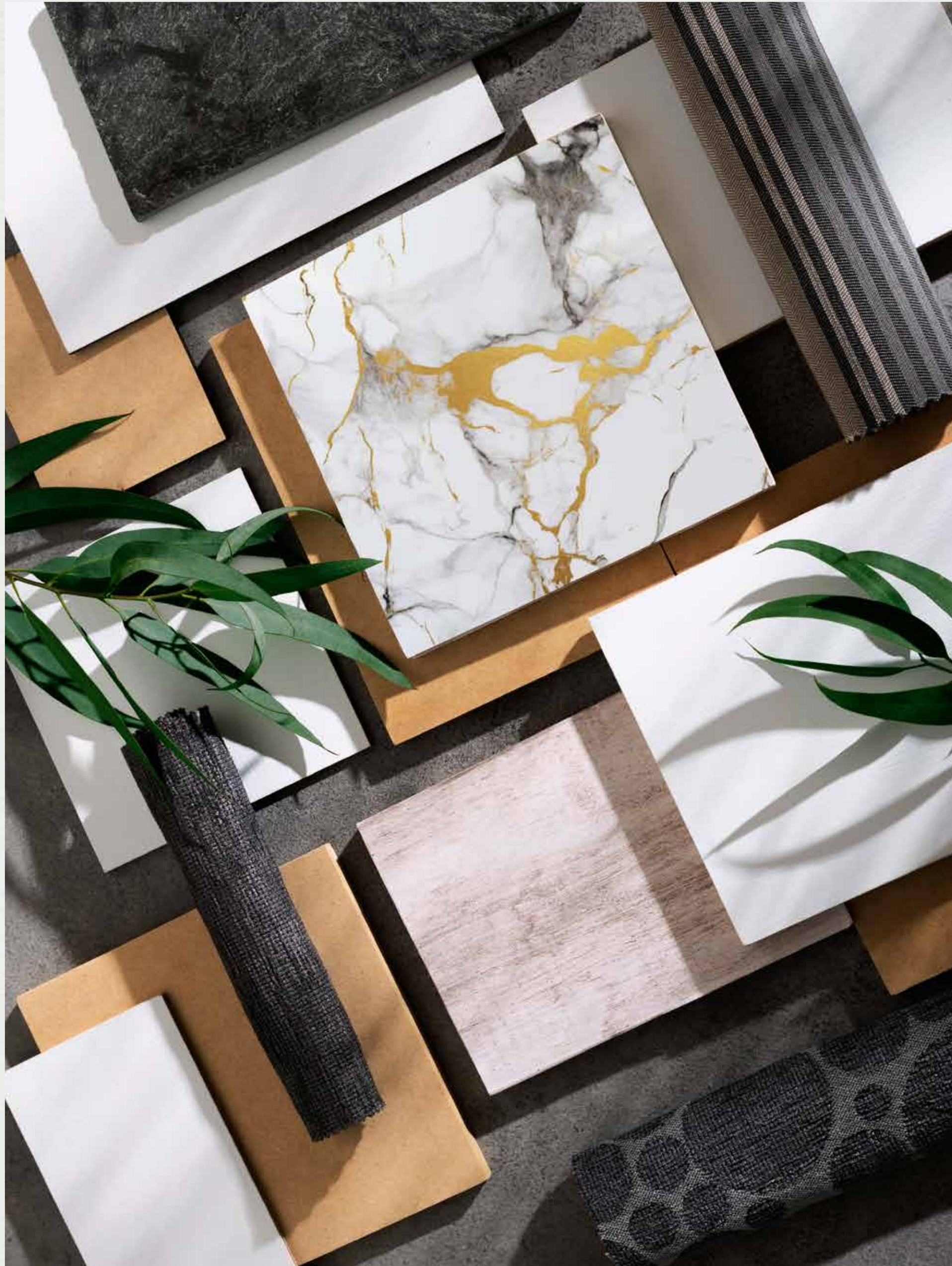






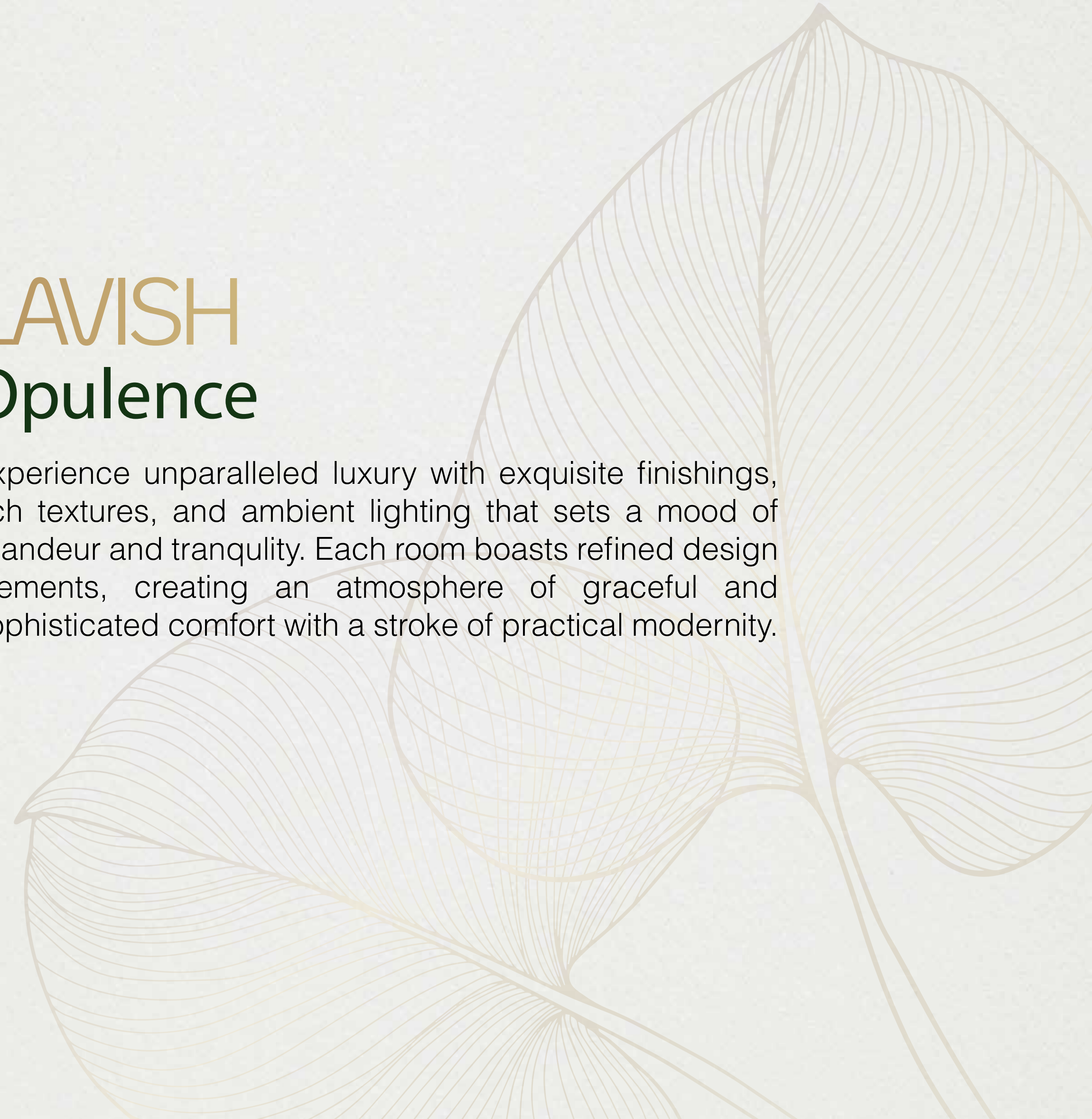






LAVISH Opulence

Experience unparalleled luxury with exquisite finishings, rich textures, and ambient lighting that sets a mood of grandeur and tranquility. Each room boasts refined design elements, creating an atmosphere of graceful and sophisticated comfort with a stroke of practical modernity.













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 @wadewarren

Light
Bohikom Ltd.
[Toggle]

Air Con
Sharp 32D
[Toggle]

Wifi
D-IM 345
[Toggle]

Album: Divide
Ed Sheeran - Shape of Y...
[Play/Pause/Next/Previous/Repeat/Volume]

Air Conditioner
Sharp - 209KY
[Toggle]
COOLING TO 20°C
UNDER 10 MIN
16°C [Power] 30°C
72% [Slider] 43% [Slider]

Total Consumption
2,7kWH [Lightning Bolt]

Humidity
54.0% [Water Drop]

Pressure
1008hPA [Thermometer]

Bulb
Opening [Toggle]

Lamp
Closed [Toggle]

Smart Home
Opening [Toggle]

Lamp 1
Closed [Toggle]

Lamp 2
Opening [Slider]

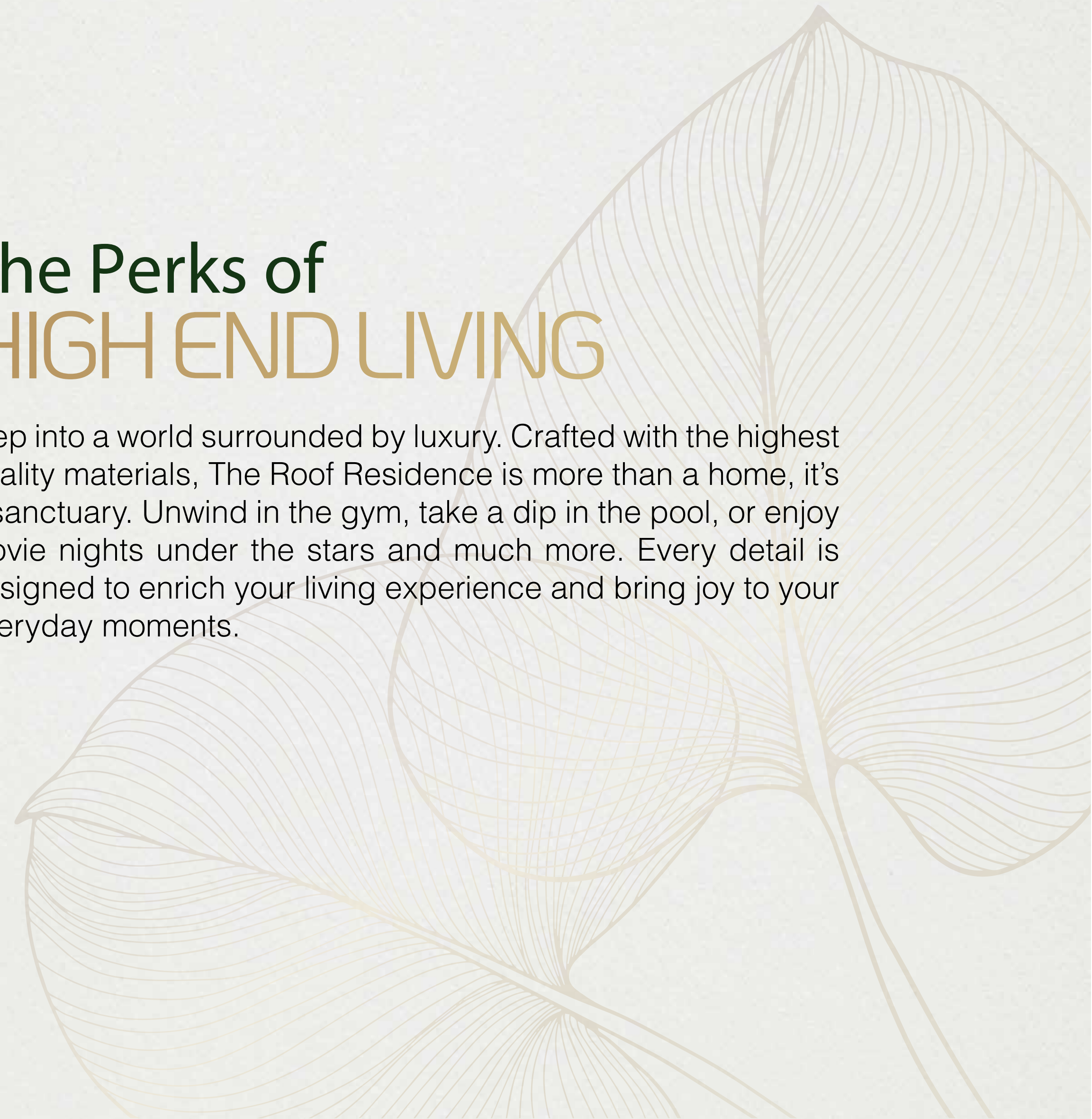
Fan
Opening [Slider]





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.









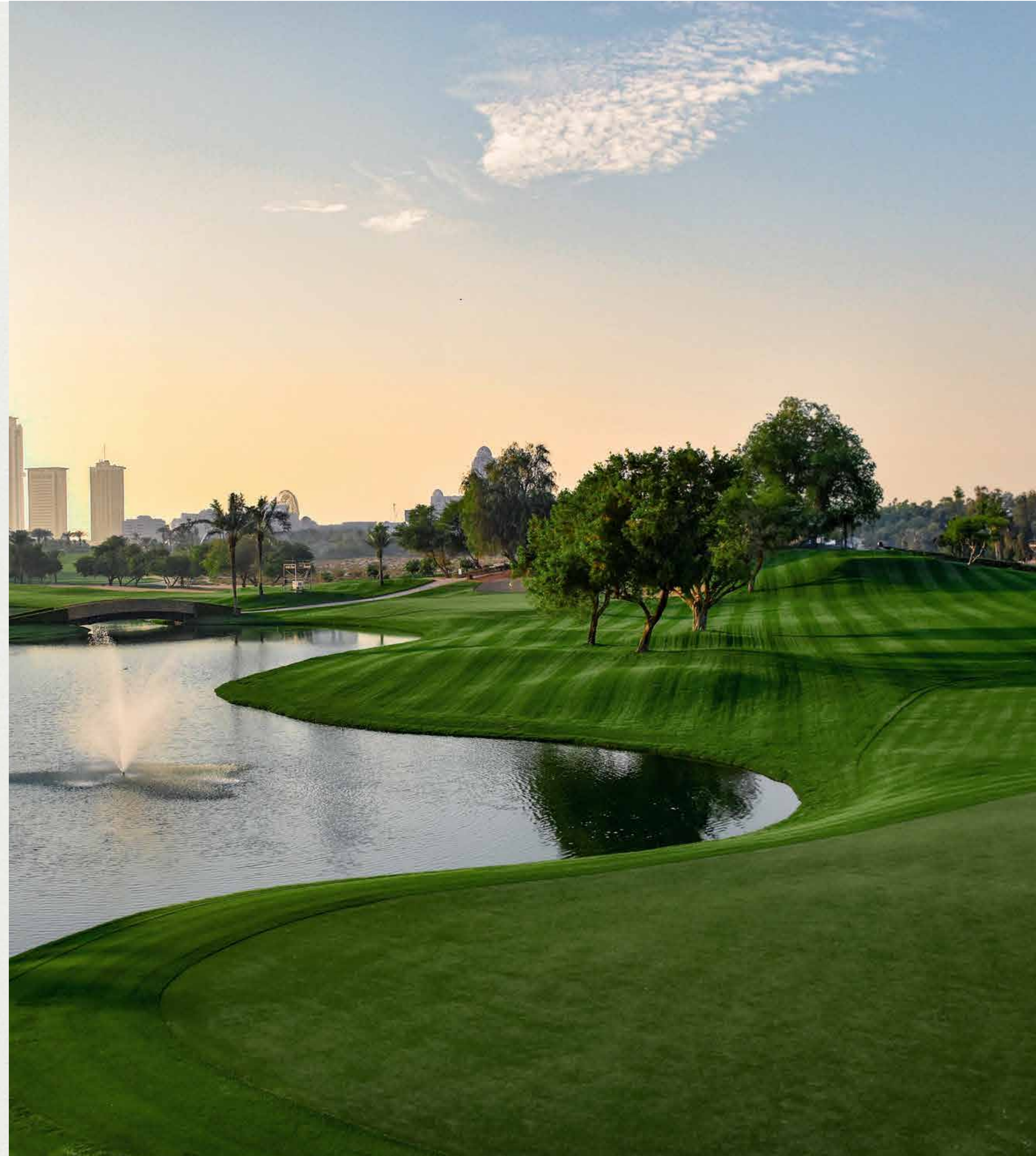








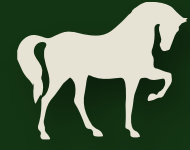
Views That Brighten Your Daily
Life at **THE *roof*** RESIDENCE





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.



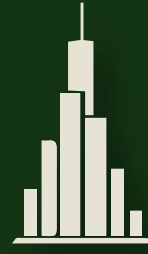
MEYDAN RACE COURSE

05 Min.



DUBAI MALL

10 Min.



BURJ KHALIFA

11 Min.



DUBAI AIRPORT

15 Min.



PALM JUMEIRAH

17 Min.



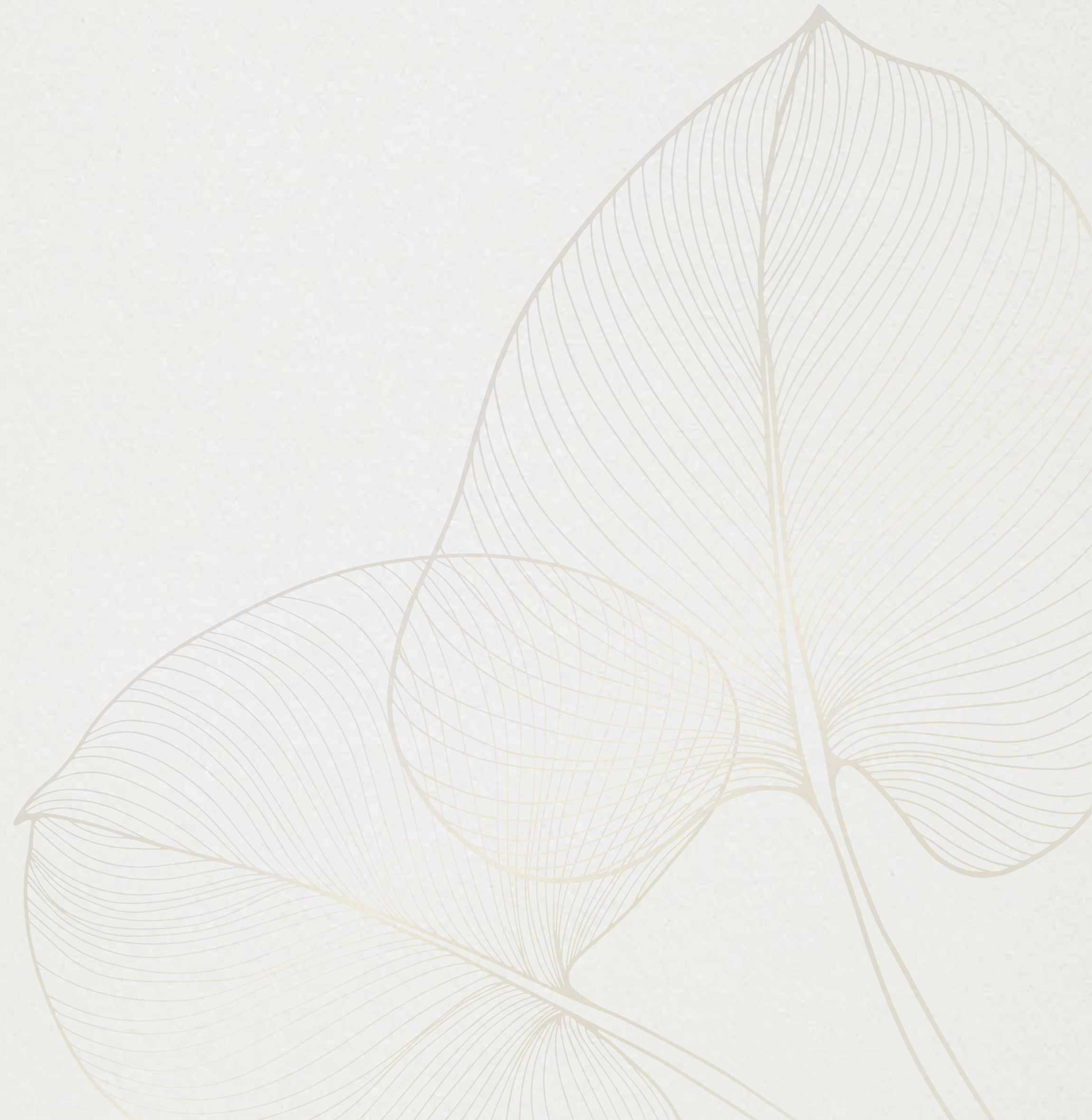
DUBAI MARINA

19 Min.

Our **PRIME** Location



Floor Plans
THE ROOF RESIDENCE

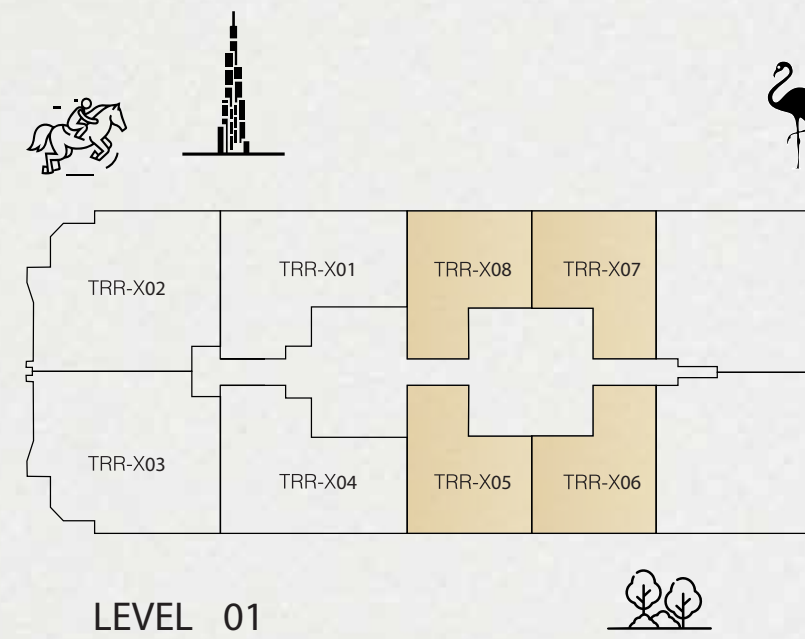


One Bedroom Apartment

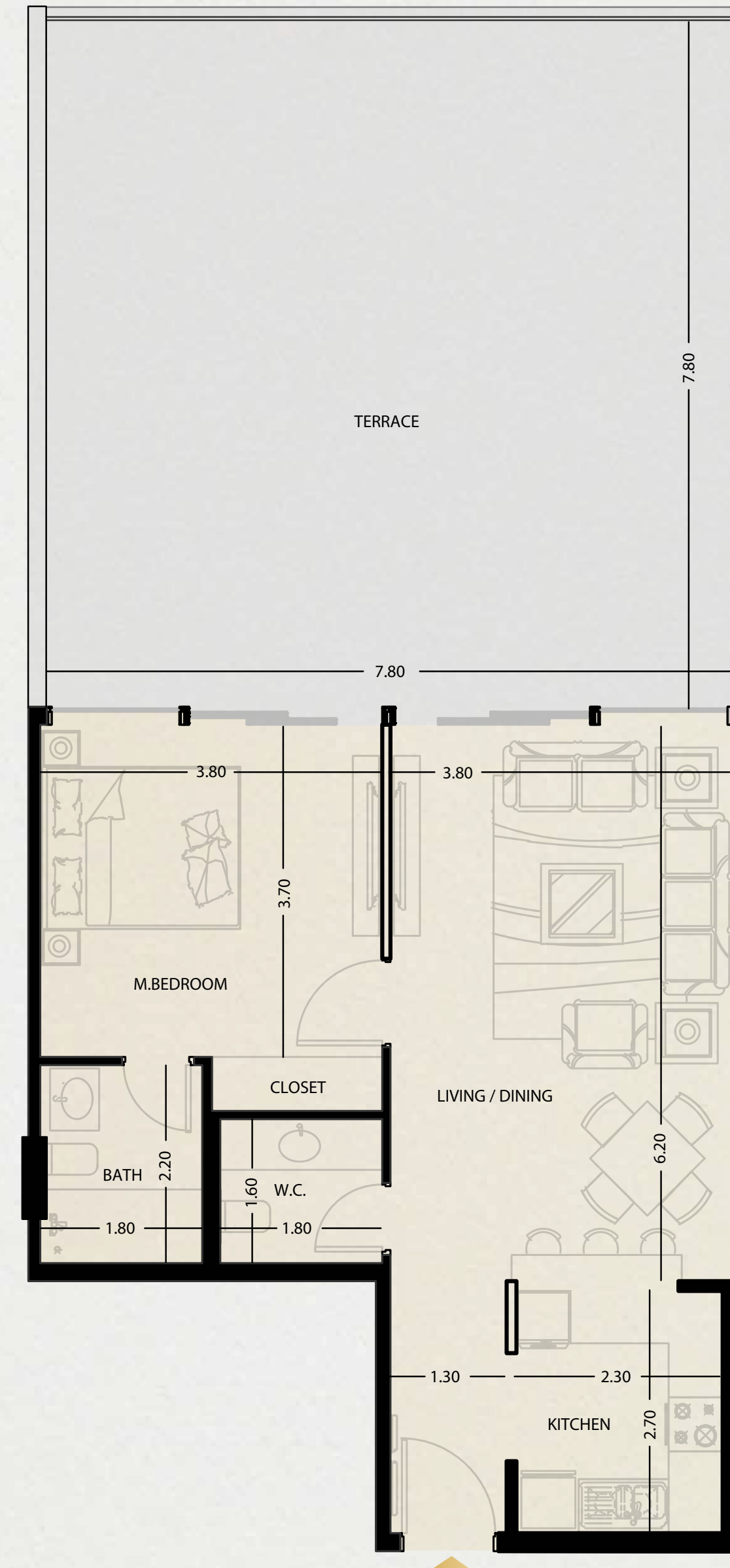
Type A (with Terrace)

Area Sq. ft.

Total 1339



VIEW : Burj Khalifa, Meydan, Ras Al Khor, Gardens

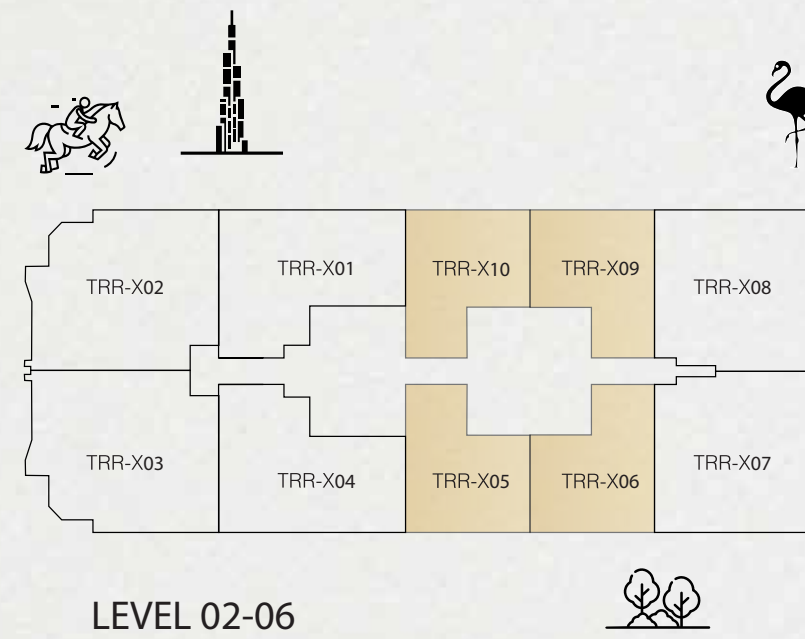


One Bedroom Apartment

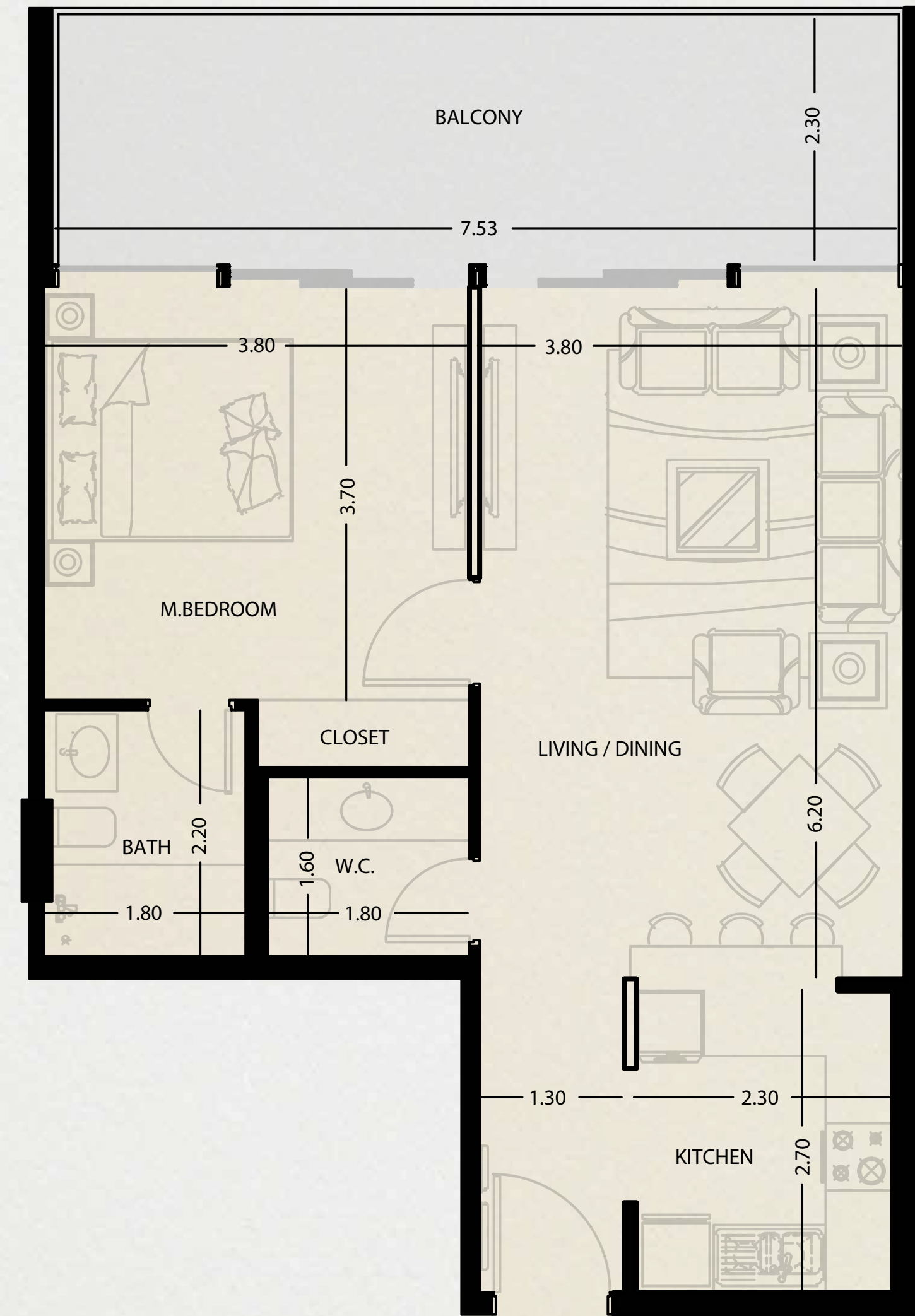
Type B (with Balcony)

Area Sq. ft.

Total 860



VIEW : Burj Khalifa, Meydan, Ras Al Khor, Gardens

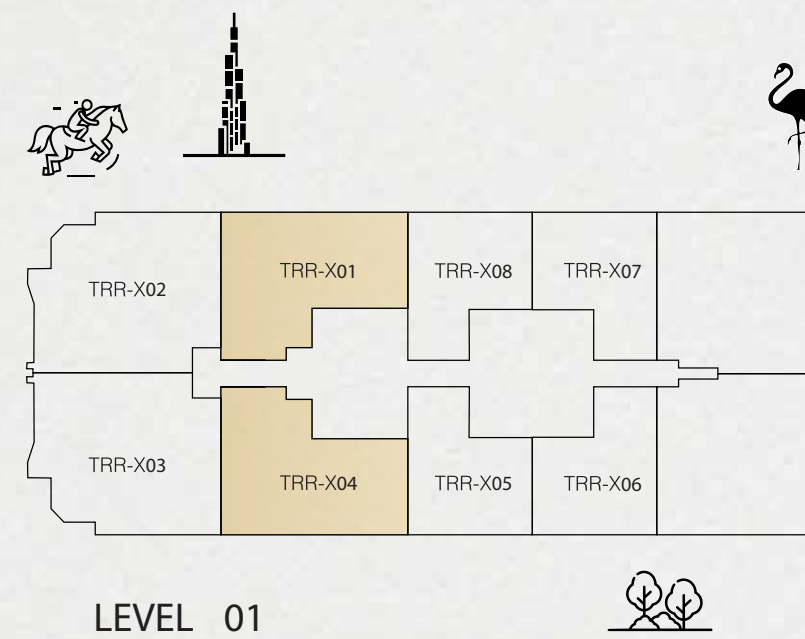


Two Bedroom Apartment

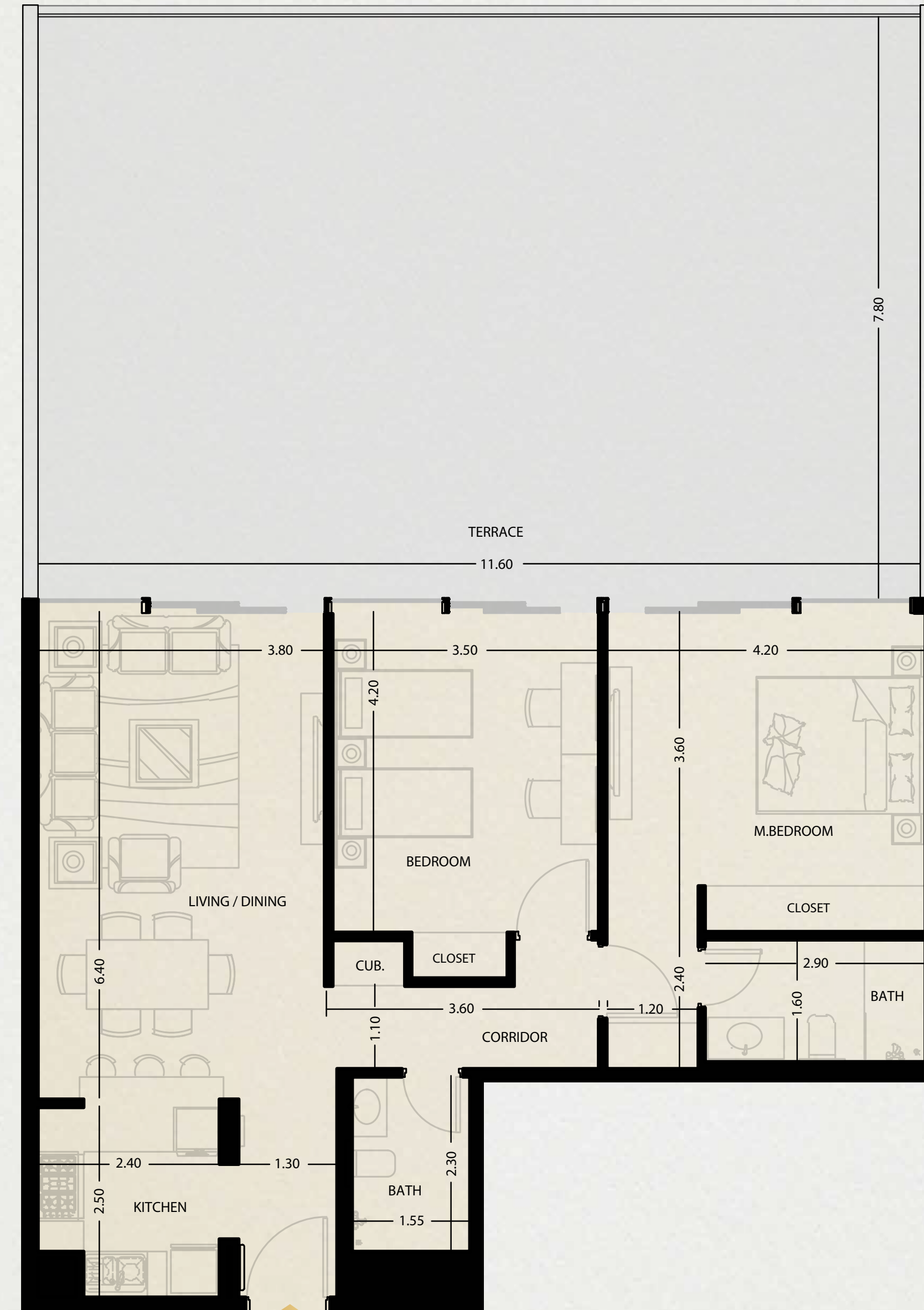
Type A (with Terrace)

Area Sq. ft.

Total 1972



VIEW : Burj Khalifa, Meydan, Ras Al Khor, Gardens

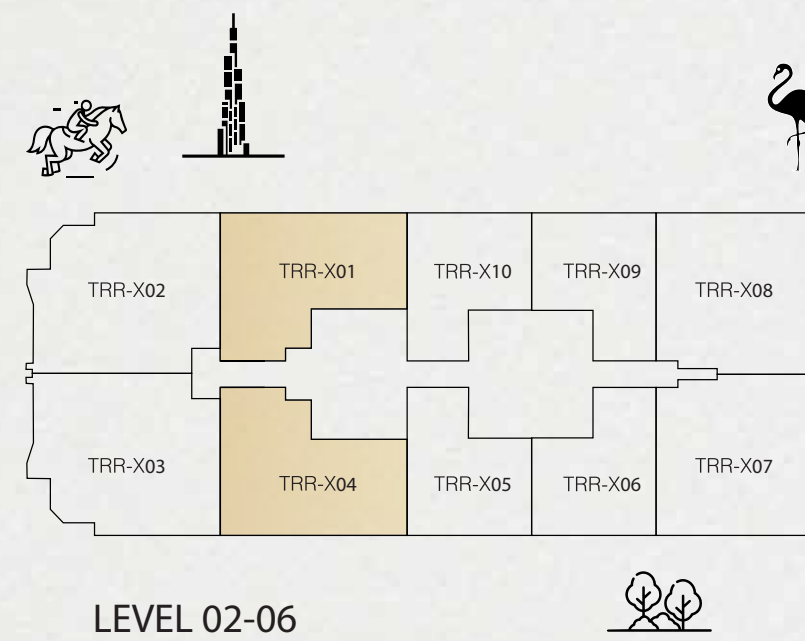


Two Bedroom Apartment

Type C (with Balcony)

Area Sq. ft.

Total 1274



VIEW : Burj Khalifa, Meydan, Ras Al Khor, Gardens

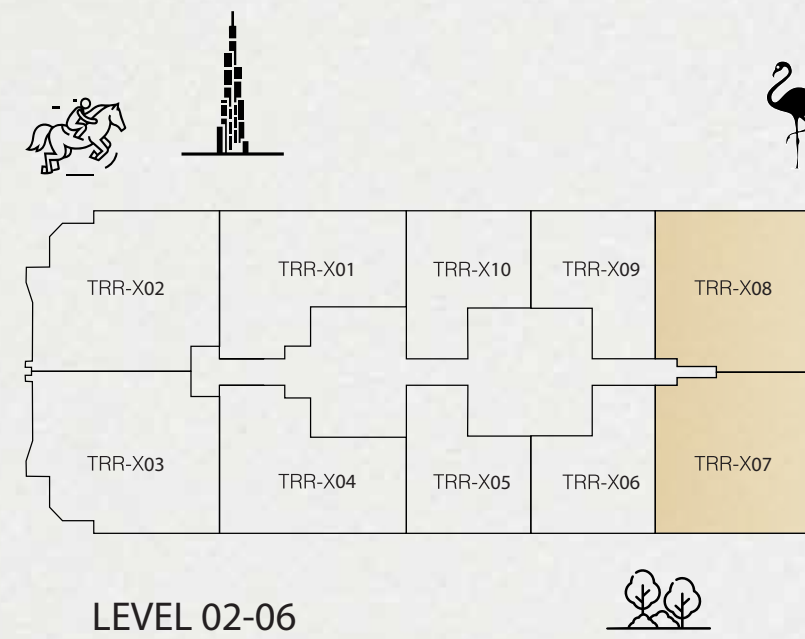


Two Bedroom + Maid Apartment

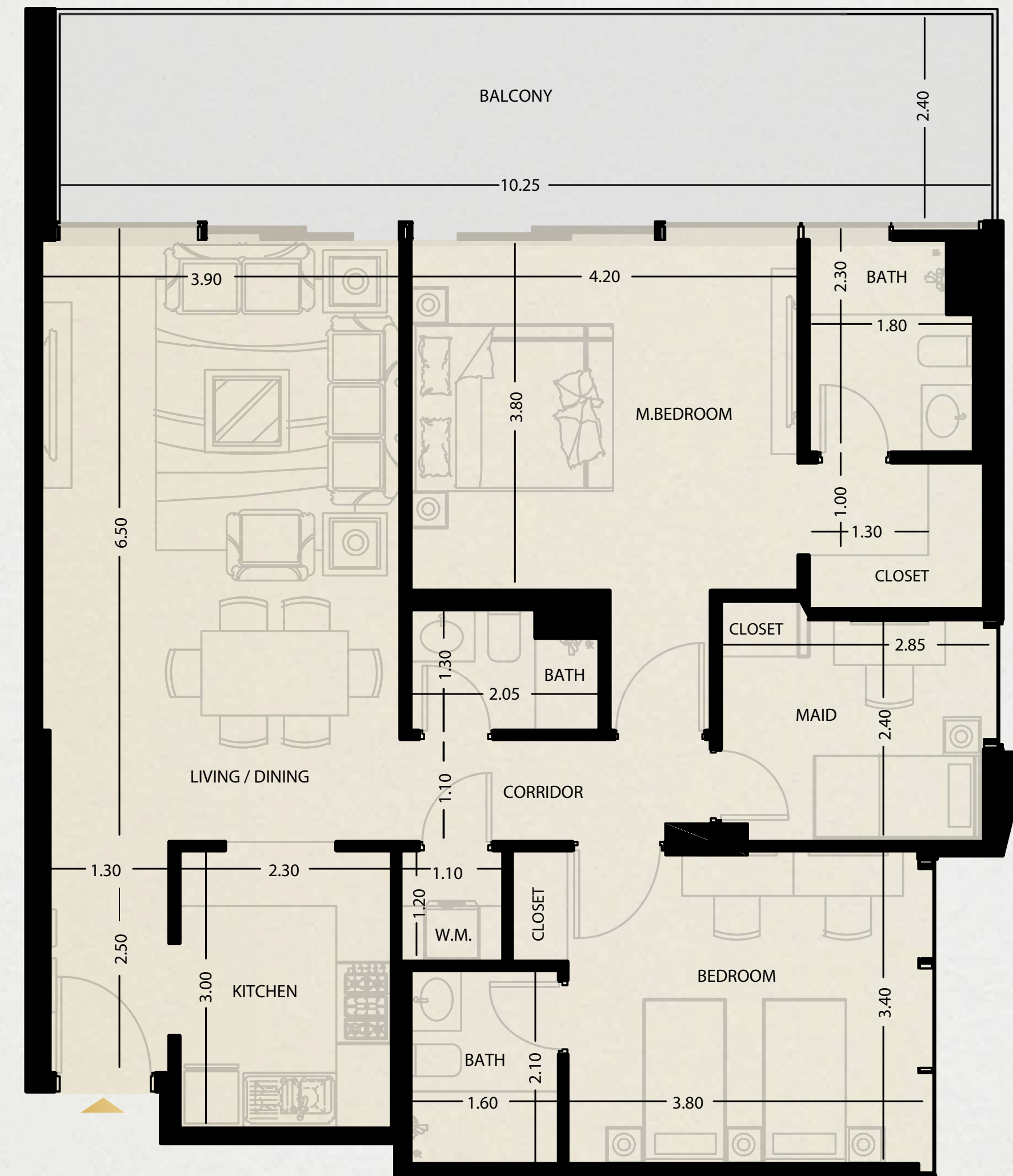
Type E (with Balcony)

Area Sq. ft.

Total 1342



VIEW : Burj Khalifa, Meydan, Ras Al Khor, Gardens

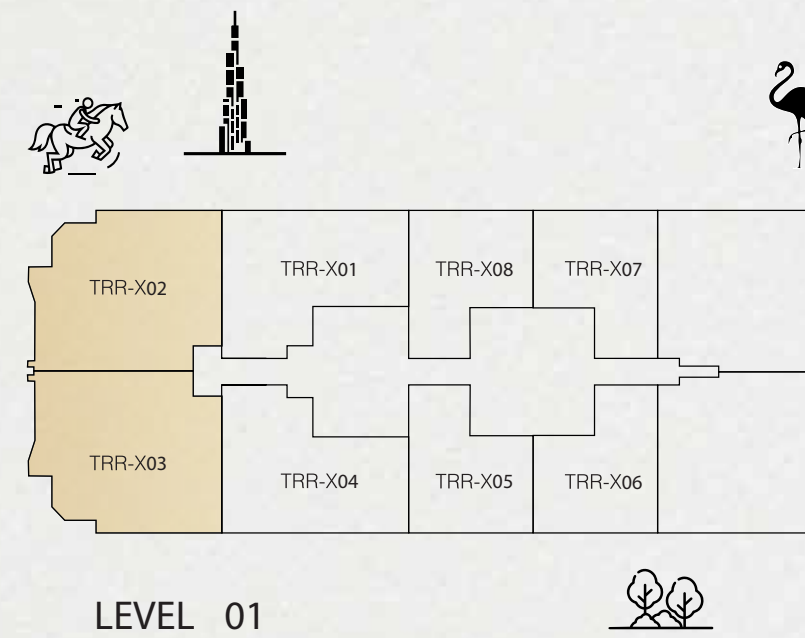


Two Bedroom + Maid Apartment

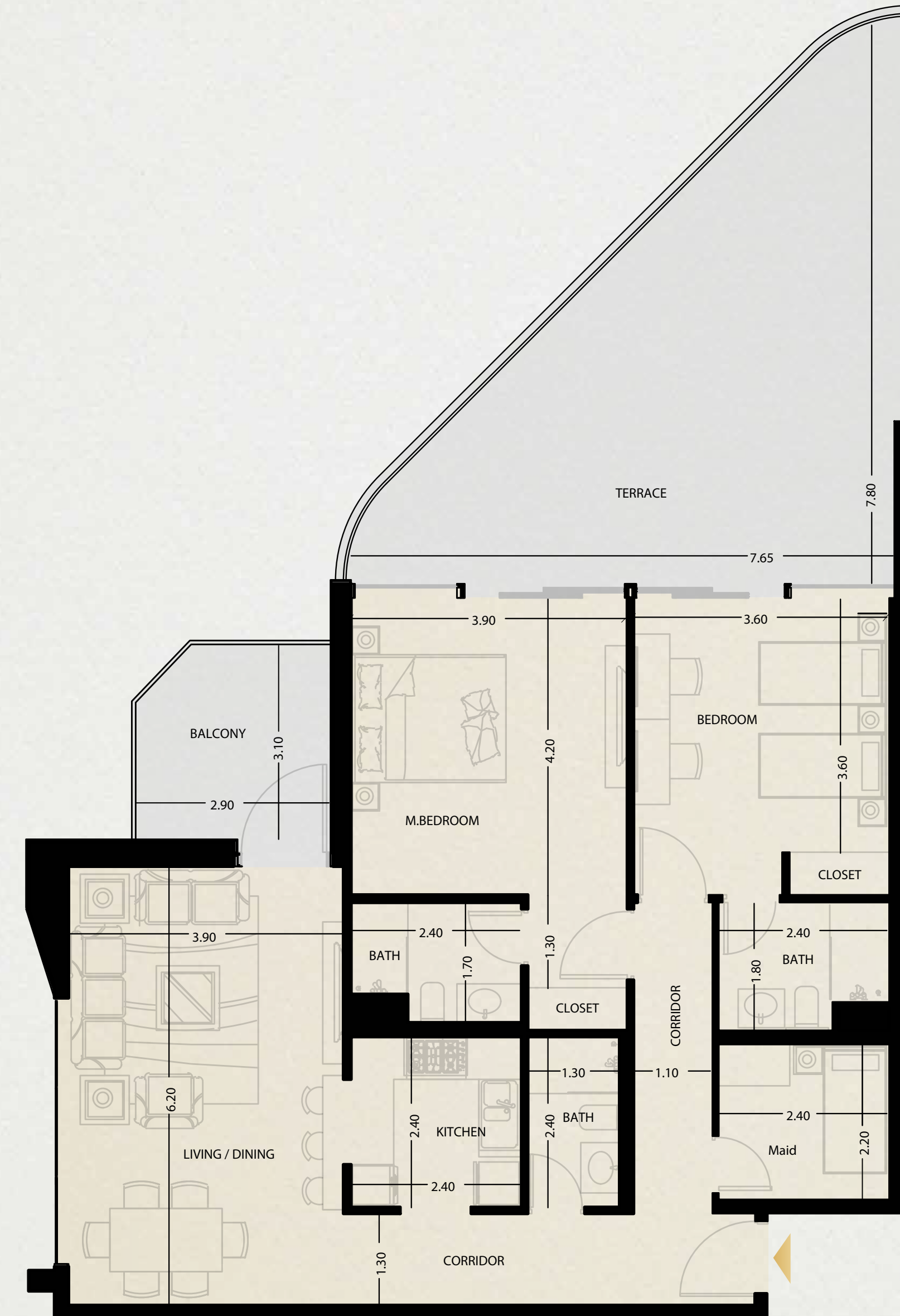
Type B (with Balcony + Terrace)

Area Sq. ft.

Total 1476



VIEW : Burj Khalifa, Meydan, Ras Al Khor, Gardens

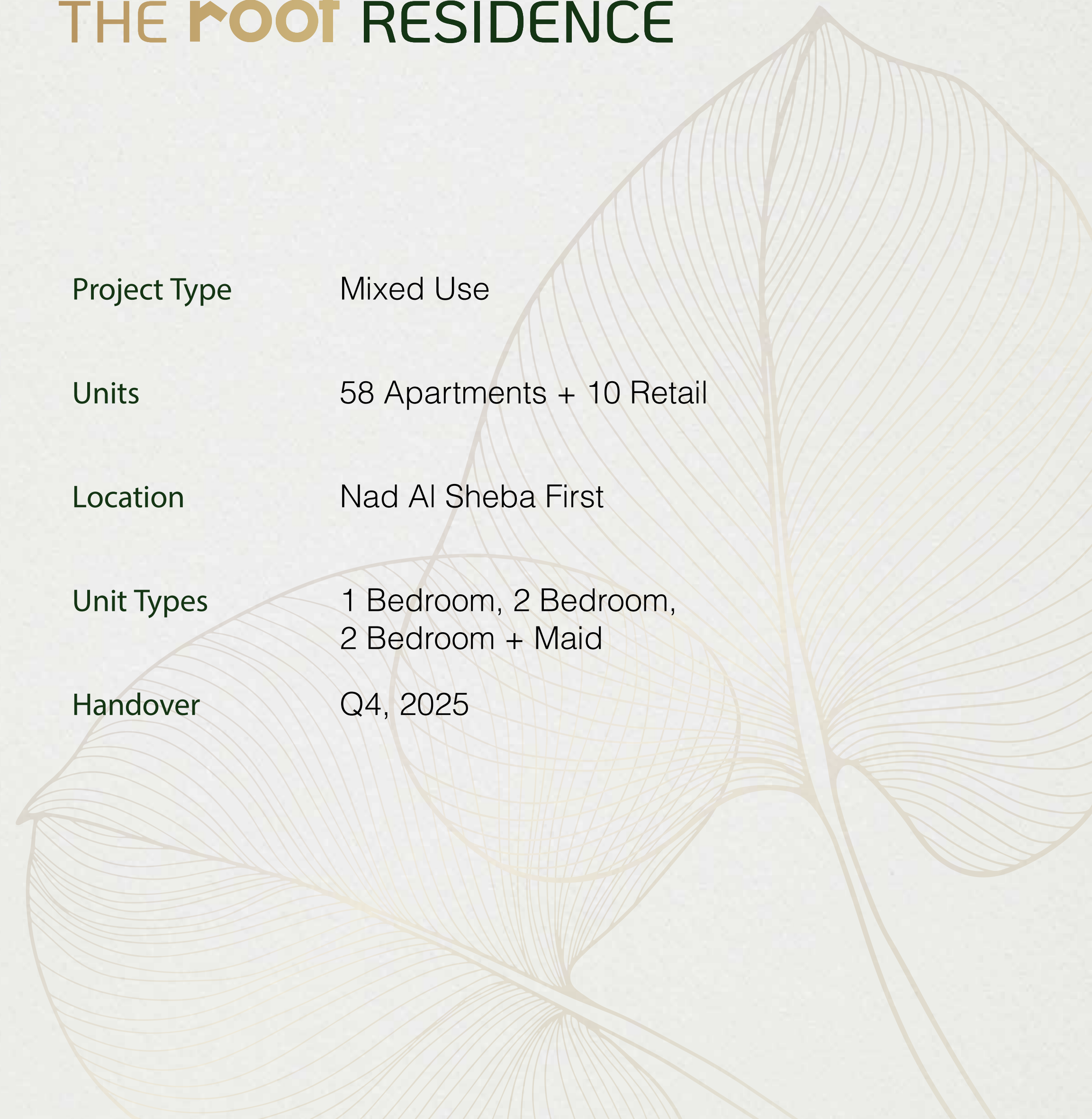




Specifications

THE **ROOF** RESIDENCE

Project Type	Mixed Use
Units	58 Apartments + 10 Retail
Location	Nad Al Sheba First
Unit Types	1 Bedroom, 2 Bedroom, 2 Bedroom + Maid
Handover	Q4, 2025



Payment Plan

THE ROOF RESIDENCE

20 %
On Booking

30 %
During Construction

20 %
On Handover

30 %
1 Year Post Handover



Welcome to your new home at
THE ROOF RESIDENCE





www.theroofresidence.me

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