



# ROSEMONT

RESIDENCES

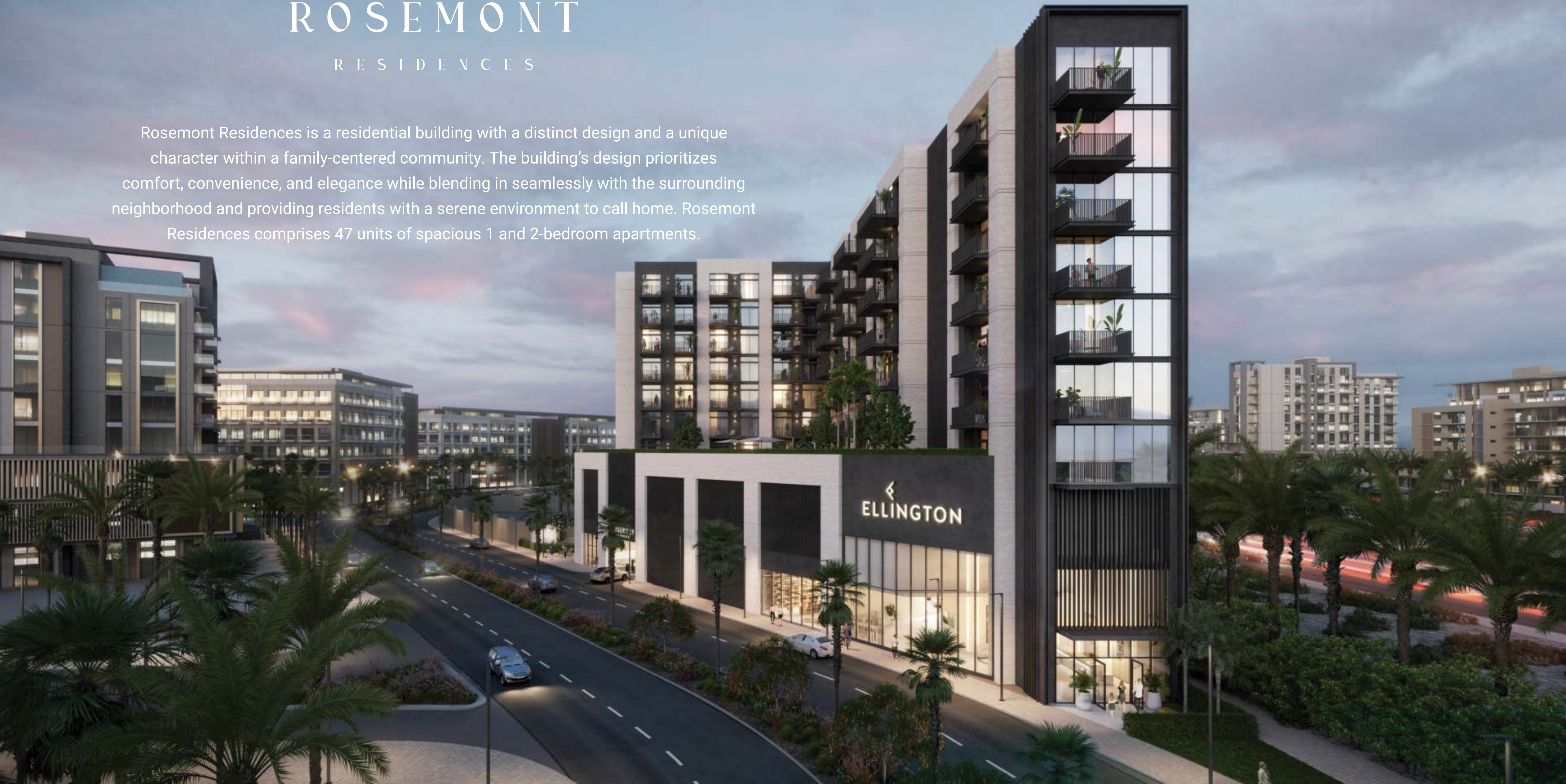
PROJECT BRIEF



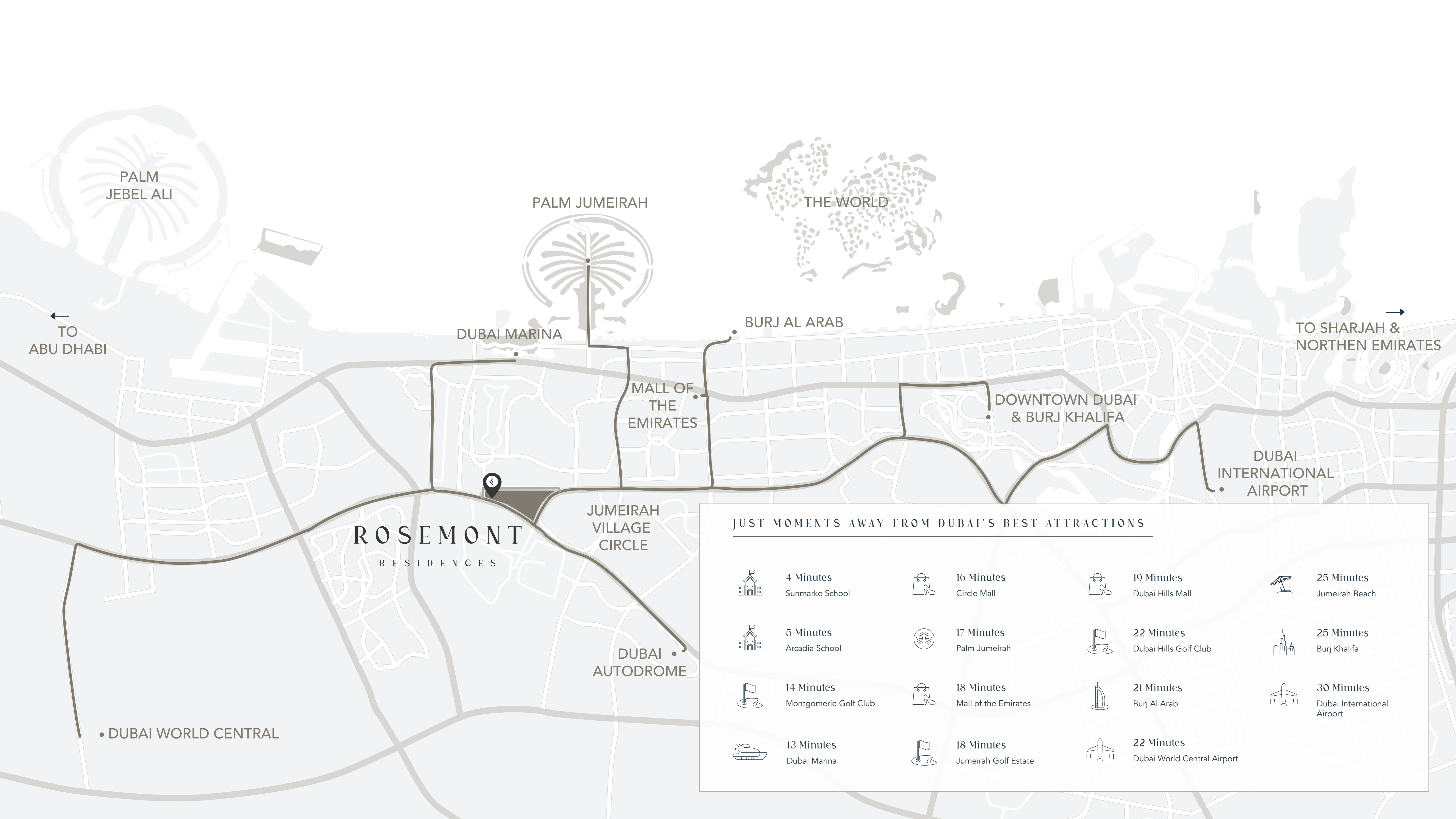
# ROSEMONT

## RESIDENCES

Rosemont Residences is a residential building with a distinct design and a unique character within a family-centered community. The building's design prioritizes comfort, convenience, and elegance while blending in seamlessly with the surrounding neighborhood and providing residents with a serene environment to call home. Rosemont Residences comprises 47 units of spacious 1 and 2-bedroom apartments.







PALM  
JEBEL ALI

PALM JUMEIRAH



THE WORLD

←  
TO  
ABU DHABI

DUBAI MARINA

BURJ AL ARAB

→  
TO SHARJAH &  
NORTHERN EMIRATES

MALL OF  
THE  
EMIRATES

DOWNTOWN DUBAI  
& BURJ KHALIFA

DUBAI  
INTERNATIONAL  
AIRPORT

**ROSEMONT**  
RESIDENCES

JUMEIRAH  
VILLAGE  
CIRCLE

DUBAI  
AUTODROME

• DUBAI WORLD CENTRAL

**JUST MOMENTS AWAY FROM DUBAI'S BEST ATTRACTIONS**

- |  |   |  |  |
|--|---|--|--|
|  <b>4 Minutes</b><br>Sunmarke School        |  <b>16 Minutes</b><br>Circle Mall          |  <b>19 Minutes</b><br>Dubai Hills Mall            |  <b>25 Minutes</b><br>Jumeirah Beach              |
|  <b>5 Minutes</b><br>Arcadia School         |  <b>17 Minutes</b><br>Palm Jumeirah        |  <b>22 Minutes</b><br>Dubai Hills Golf Club       |  <b>25 Minutes</b><br>Burj Khalifa                |
|  <b>14 Minutes</b><br>Montgomerie Golf Club |  <b>18 Minutes</b><br>Mall of the Emirates |  <b>21 Minutes</b><br>Burj Al Arab                |  <b>30 Minutes</b><br>Dubai International Airport |
|  <b>13 Minutes</b><br>Dubai Marina          |  <b>18 Minutes</b><br>Jumeirah Golf Estate |  <b>22 Minutes</b><br>Dubai World Central Airport |  |

# JUMEIRAH VILLAGE TRIANGLE

Jumeirah Village Triangle is a distinctive family-friendly community surrounded by lush landscaped communal areas and parks. It is home to several mixes of villas, townhouses, and apartments with a thoughtful selection of entertainment and leisure options ideal for families.

Located in District 2 of Jumeirah Village Triangle  
Rosemont Residences is close to Dubai Marina,  
community parks, and international schools, yet away from  
the hustle and bustle of the city.

- 01 Rosemont Residences
- 02 Community Parks
- 03 JVT Water Fountain
- 04 Arcadia School
- 05 JVT Pond
- 06 Soccer Field
- 07 Basketball Courts
- 08 Basketball Pitch
- 09 Tennis Courts
- 10 Sunmarke School
- 11 Supermarket
- 12 Al Khail Avenue Mall
- 13 Dog Park





## DISTRICT

District 2

## BUILDING CONFIGURATION

Ground Floor

2 Podium Floors

7 Residential Floors

## UNIT TYPES

1 bedroom and 2 bedroom apartments

## OWNERSHIP

Freehold

## PARKING

1 parking space per apartment

## ELEVATORS

2 passenger elevator

1 service elevator





ANTICIPATED  
COMPLETION DATE

Q4 2025

ANTICIPATED  
SERVICE CHARGE

AED 14 per sq.ft

SIZE RANGE PER  
UNIT TYPE

**1 Bedroom**

From 798 sq. ft to 819 sq. ft

**2 Bedrooms**

From 1,024 sq. ft to 1,260 sq. ft

NUMBER OF UNITS  
PER TYPE

1 bedroom = 19 units

2 bedrooms = 28 units





GROUND FLOOR  
AMENITIES PLAN

- 01 MAIN ENTRANCE
- 02 LOBBY RECEPTION
- 03 LOBBY LOUNGE
- 04 LIBRARY WALL
- 05 COMMUNAL TABLE
- 06 LIFT LOBBY
- 07 VEHICULAR ENTRANCE / EXIT
- 08 PARKING FOR PEOPLE OF DETERMINATION
- 09 BICYCLE PARKING
- 10 DOG WASH AREA
- 11 DOG PARK





FIRST FLOOR  
AMENITIES PLAN

- 01 LEISURE AND LOUNGE POOL
- 02 POOL SUN LOUNGERS
- 03 OUTDOOR SHOWER
- 04 TOWEL STATION
- 05 ACCESS TO POOL DECK
- 06 OUTDOOR DINING AREA
- 07 COURTYARD
- 08 HERB GARDEN
- 09 KIDS PLAY AREA
- 10 OUTDOOR KIDS PLAY AREA
- 11 OUTDOOR LOUNGE AREA
- 12 FEMALE CHANGE ROOM
- 13 BATHROOM FOR PEOPLE OF DETERMINATION
- 14 MALE CHANGING ROOM
- 15 YOGA AREA
- 16 FITNESS STUDIO
- 17 LIFT LOBBY







ELLINGTON  
PROPERTIES

ROSEMONT  
RESIDENCES

BE WARMLY WELCOMED





DIVE INTO YOUR PERSONAL OASIS





UNLEASH YOUR POTENTIAL &  
ELEVATE YOUR MIND





WHERE FUN & LEARNING  
COME TOGETHER





EMBRACE THE ELEGANCE OF  
CONTEMPORARY LIVING





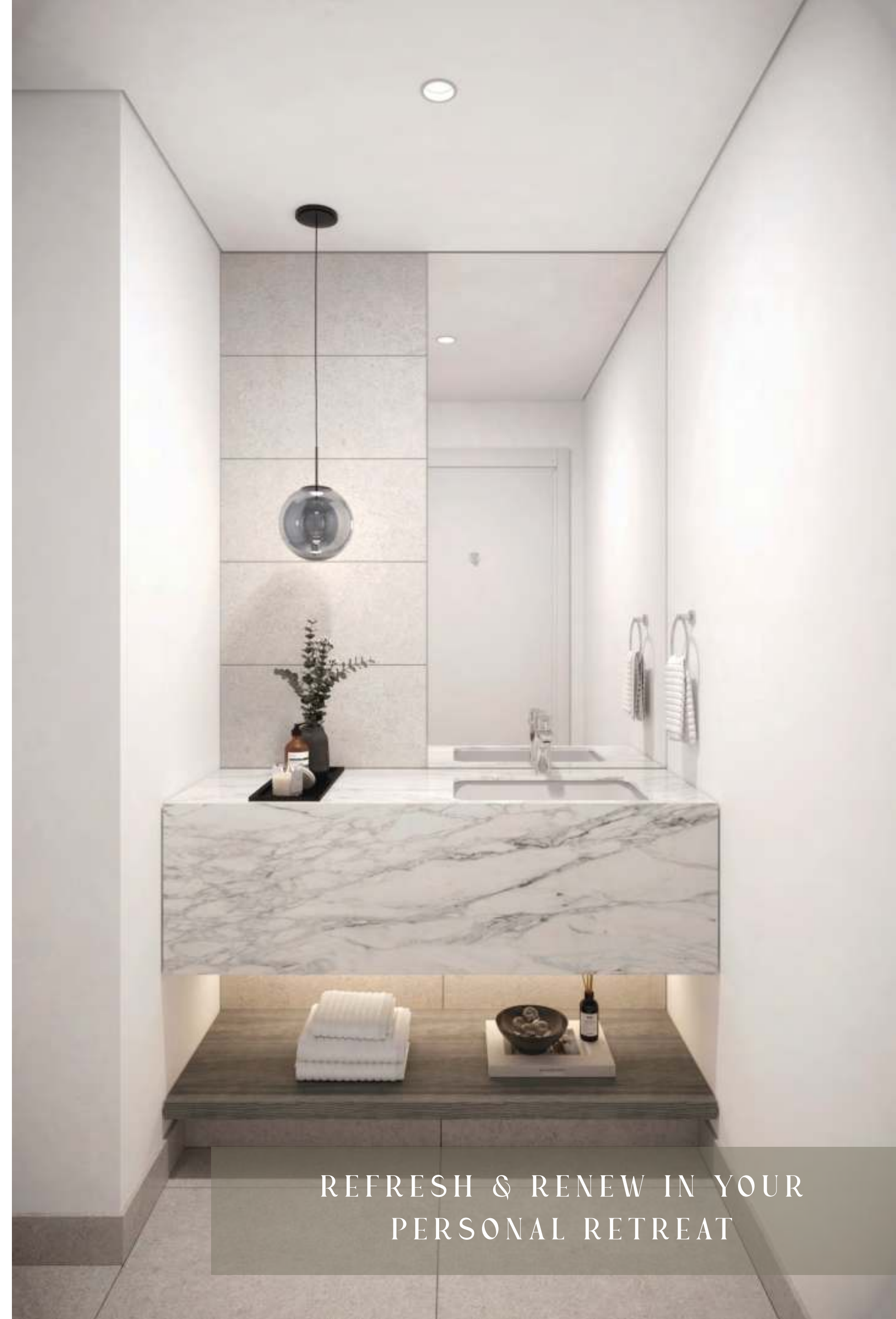
WHERE THE HEART OF THE HOME  
MEETS THE ART OF COOKING





UNWIND IN SOPHISTICATED  
& COMFORT





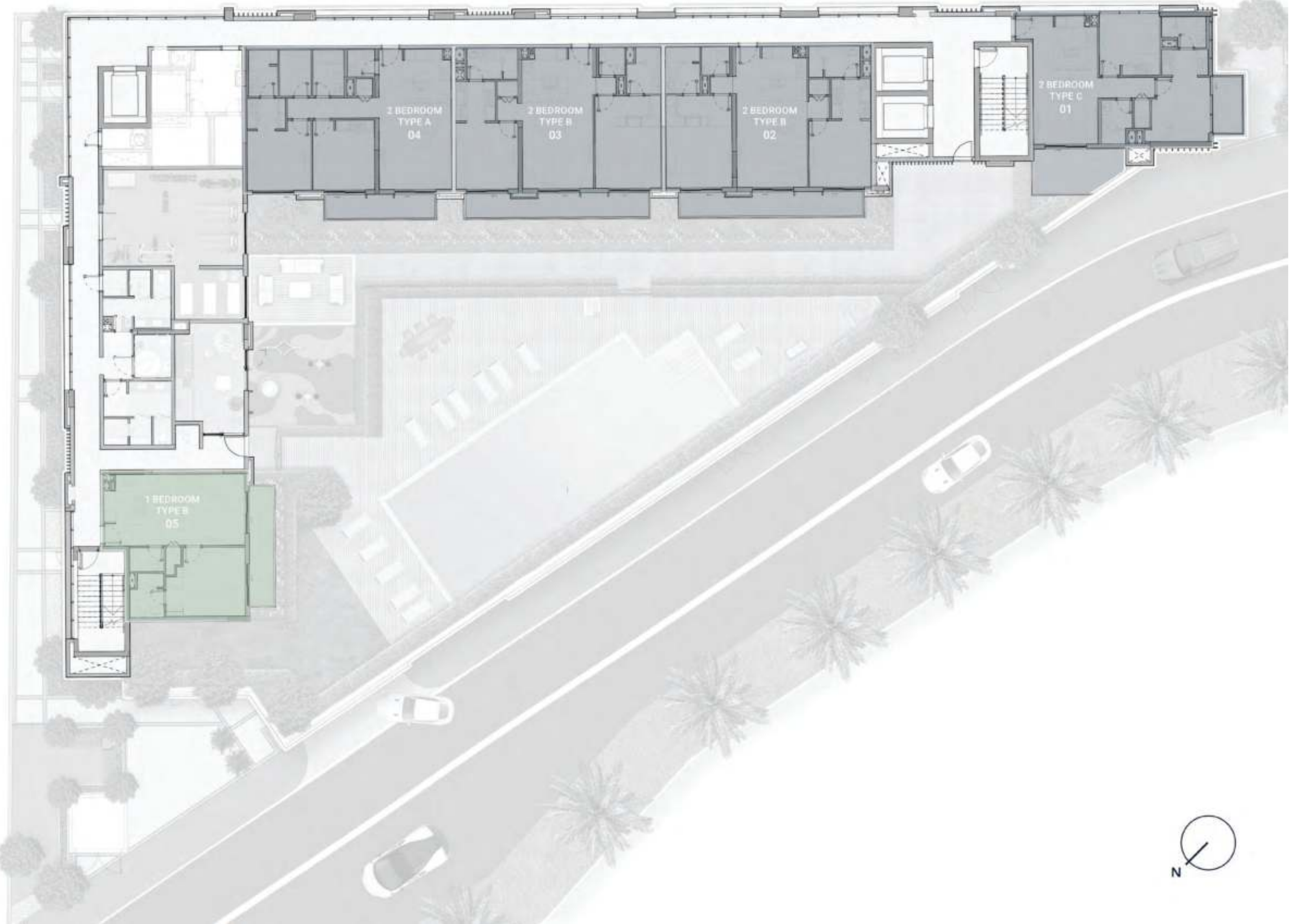
REFRESH & RENEW IN YOUR  
PERSONAL RETREAT



# TYPICAL PLAN

## 1<sup>ST</sup> FLOOR PLAN

-  1 BEDROOM APARTMENTS
-  2 BEDROOM APARTMENTS





# TYPICAL PLAN

2<sup>ND</sup> - 7<sup>TH</sup> FLOOR PLAN

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS

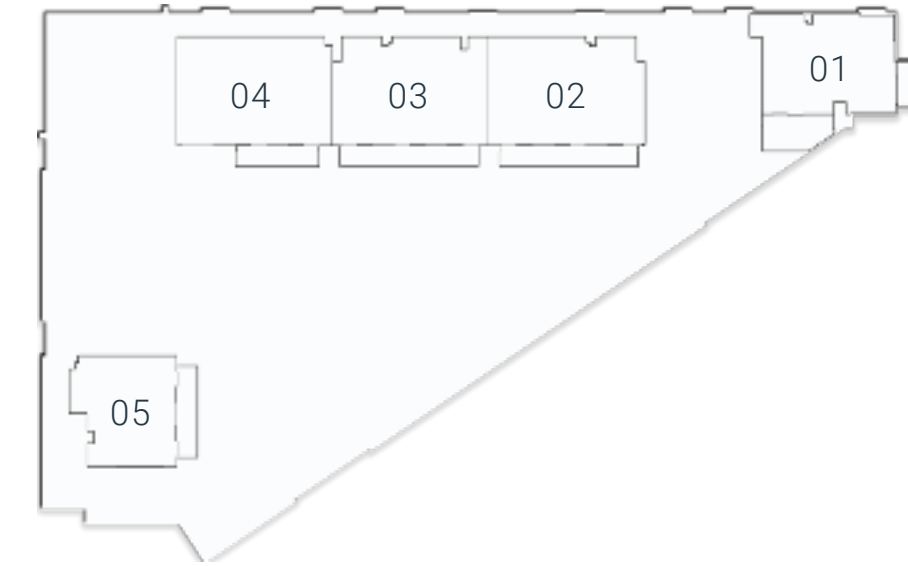




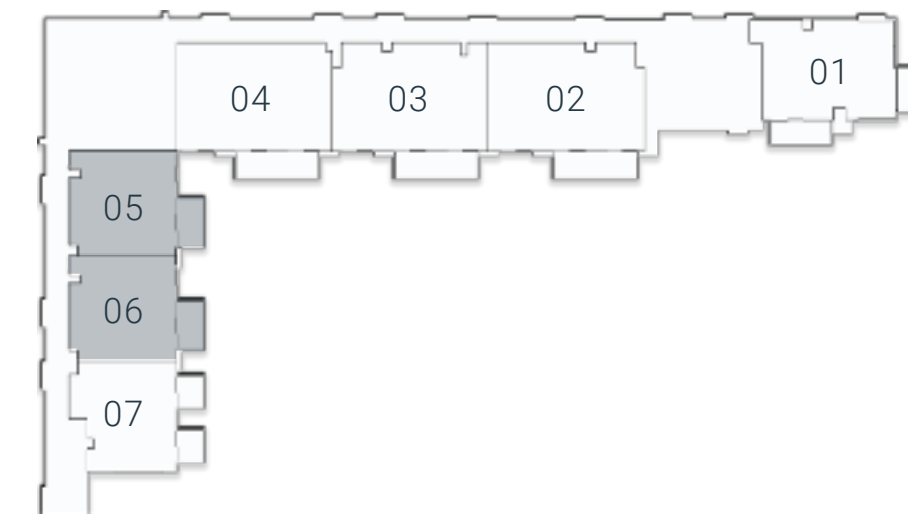
# FLOOR PLAN



1<sup>ST</sup> Floor



2<sup>ND</sup> Floor - 7<sup>TH</sup> Floor



Internal Living Area 710.20 sq.ft.

Outdoor Living Area 88.16 sq.ft.

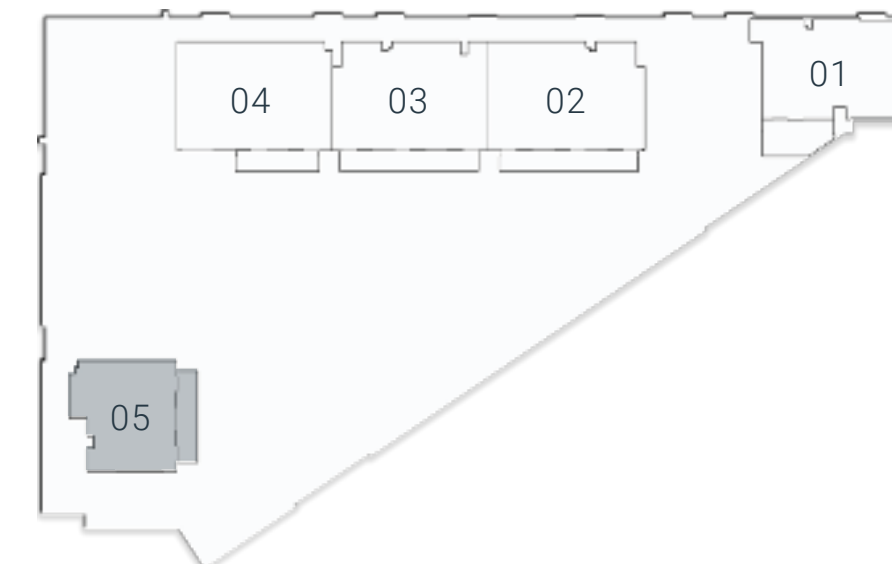
Total Living Area 798.36 sq.ft.

## 1 BEDROOM TYPE A

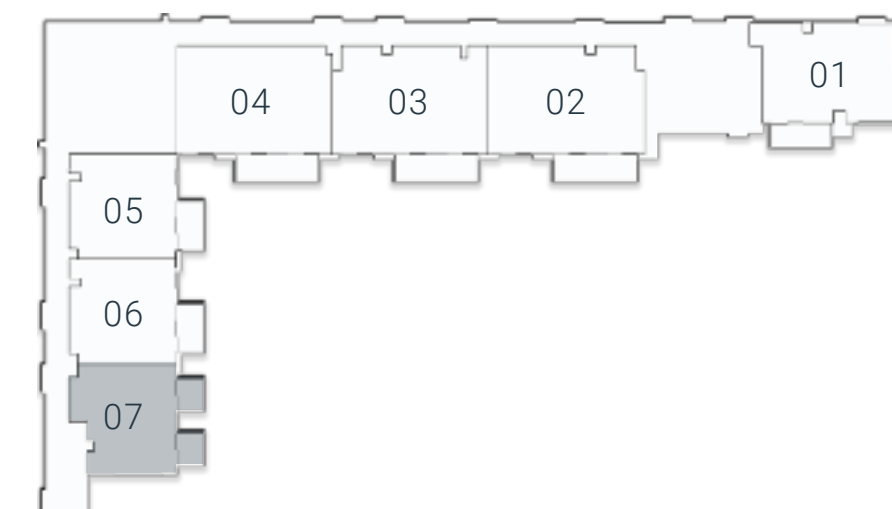




1<sup>ST</sup> Floor



2<sup>ND</sup> Floor - 7<sup>TH</sup> Floor



Internal Living Area 695.56 sq.ft.

Outdoor Living Area 117.11 sq.ft.

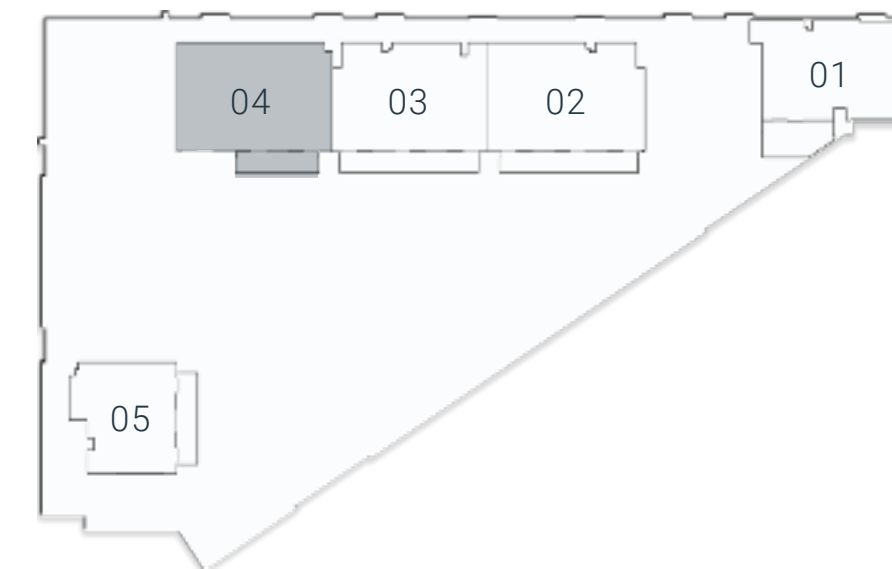
Total Living Area 812.68 sq.ft.

1 BEDROOM TYPE B

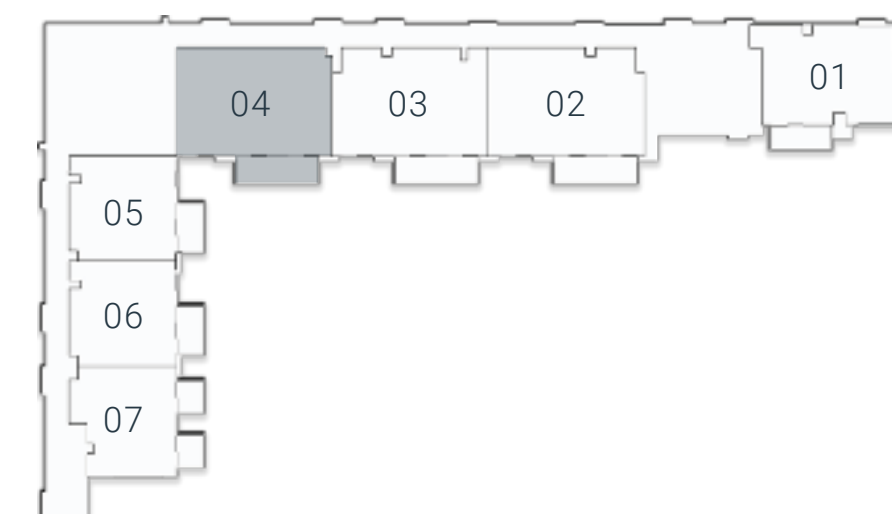




1<sup>ST</sup> Floor



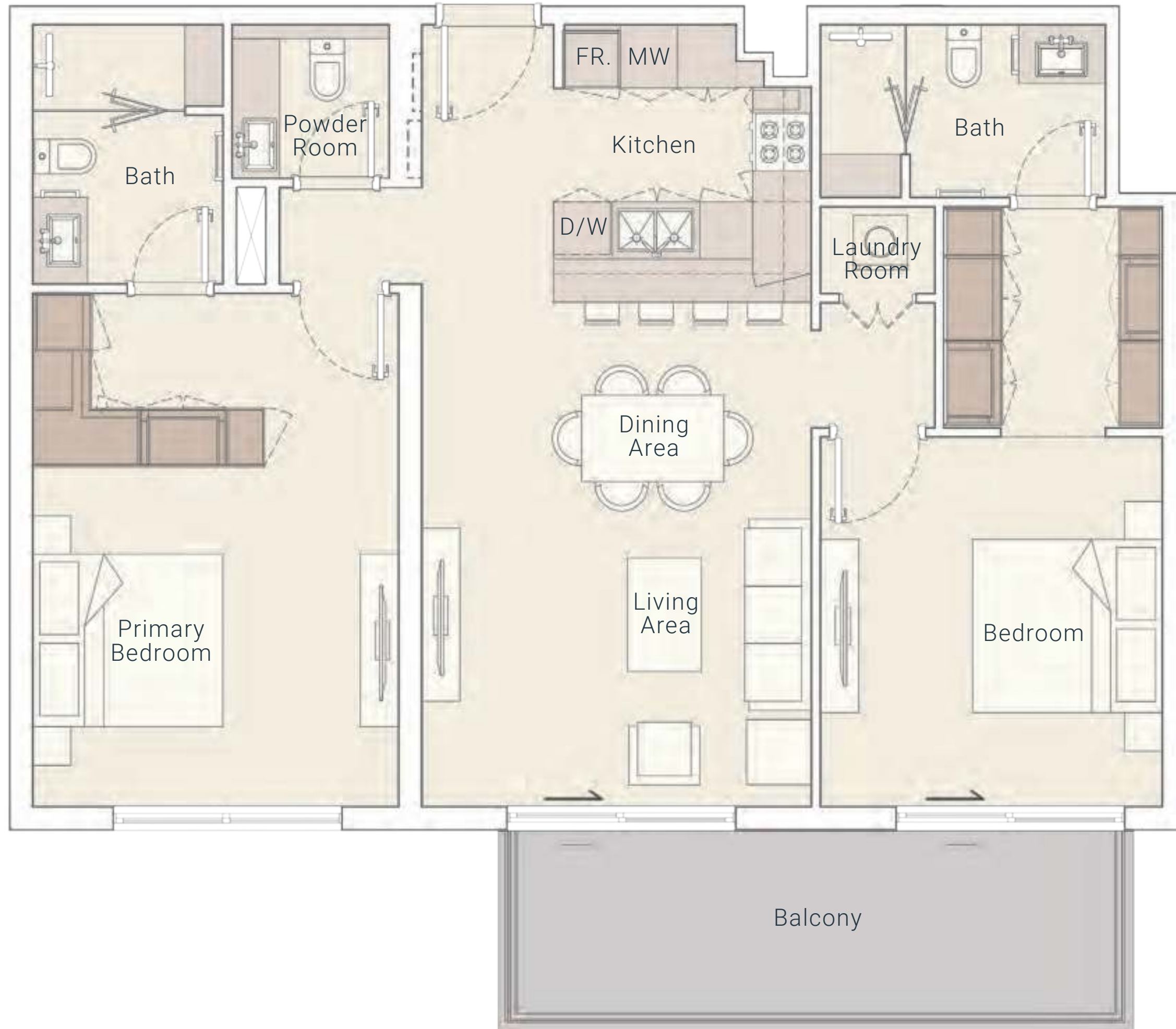
2<sup>ND</sup> Floor - 7<sup>TH</sup> Floor



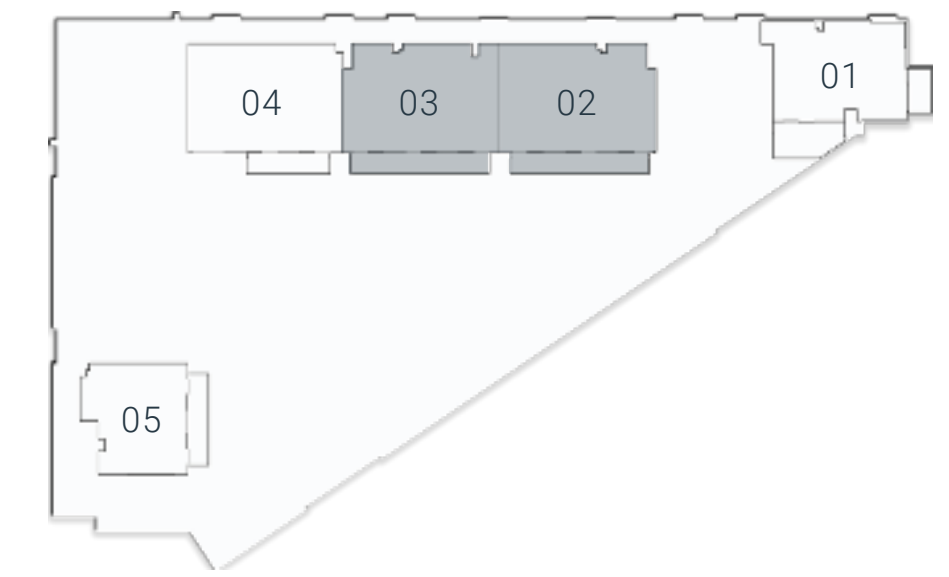
Internal Living Area 1080.80 sq.ft.	Outdoor Living Area 147.36 sq.ft.	Total Living Area 1228.16 sq.ft.
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2 BEDROOM TYPE A

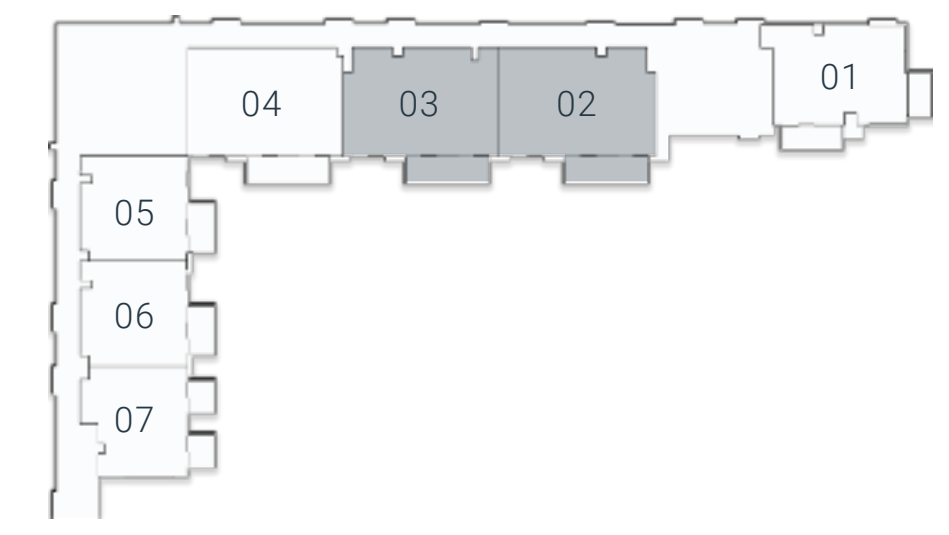




1<sup>ST</sup> Floor



2<sup>ND</sup> Floor - 7<sup>TH</sup> Floor



Internal Living Area 1073.81 sq.ft.

Outdoor Living Area 147.36 sq.ft.

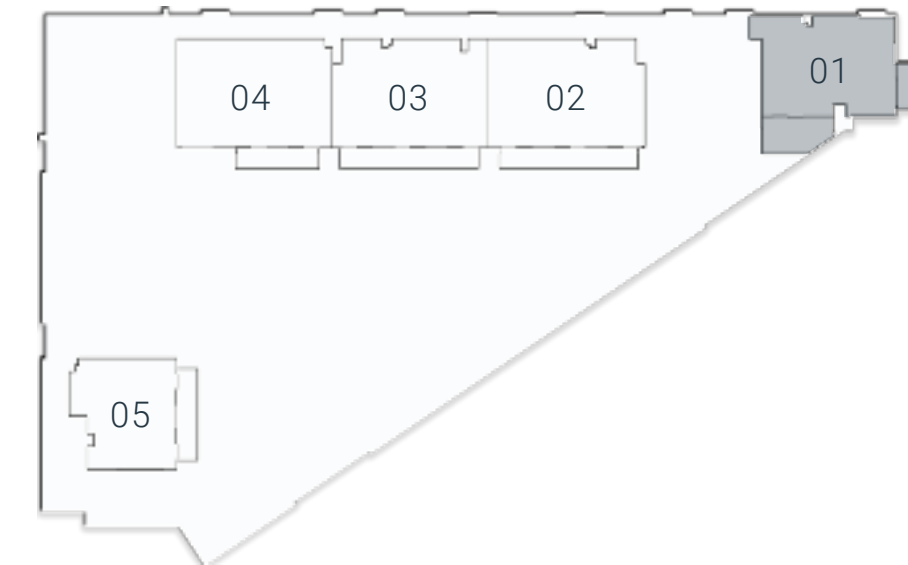
Total Living Area 1221.17 sq.ft.

**2 BEDROOM TYPE B**

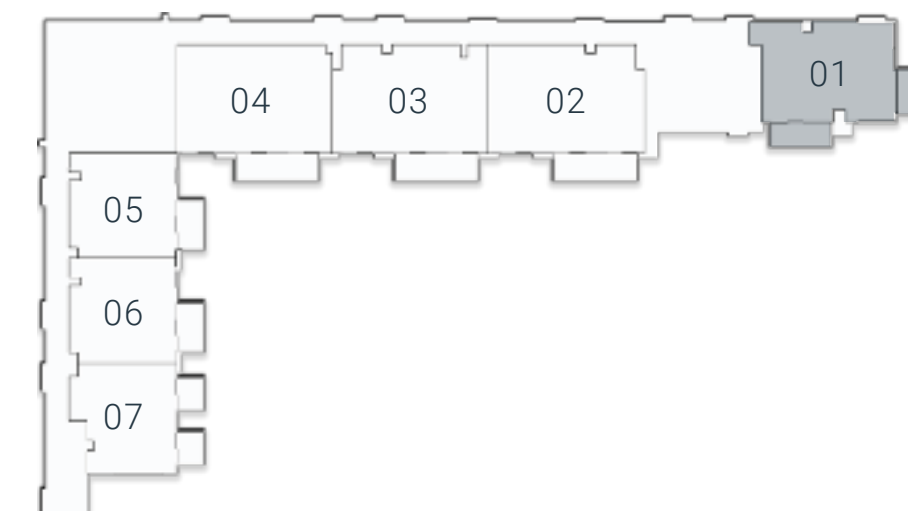




1<sup>ST</sup> Floor



2<sup>ND</sup> Floor - 7<sup>TH</sup> Floor



Internal Living Area 859.07 sq.ft.

Outdoor Living Area 165.55 sq.ft.

Total Living Area 1024.62 sq.ft.

2 BEDROOM TYPE C



## PAYMENT PLAN

**20%**

At the time  
of booking

**10%**

60 days after  
the reservation

**10%**

120 days after  
the reservation date

**5%**

On completion of 20%  
construction of the project

**5%**

On completion of 30%  
construction of the project

**5%**

On completion of 40%  
construction of the project

**5%**

On completion of 50%  
construction of the project

**5%**

On completion of 60%  
construction of the project

**5%**

On completion of 70%  
construction of the project

**30%**

On completion