



"ELEGANCE WITH A ROYAL TOUCH"

FLOOR PLANS

SOBOH
REAL ESTATE DEVELOPMENT

 MERAAS
NAD AL SHEBA GARDENS



the **roof**
Residence

the **roof**
Residence

Specifications
THE *roof* RESIDENCE



Project Type - Mixed Use

Units - 58 Apartments + 10 Retail

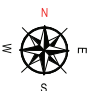
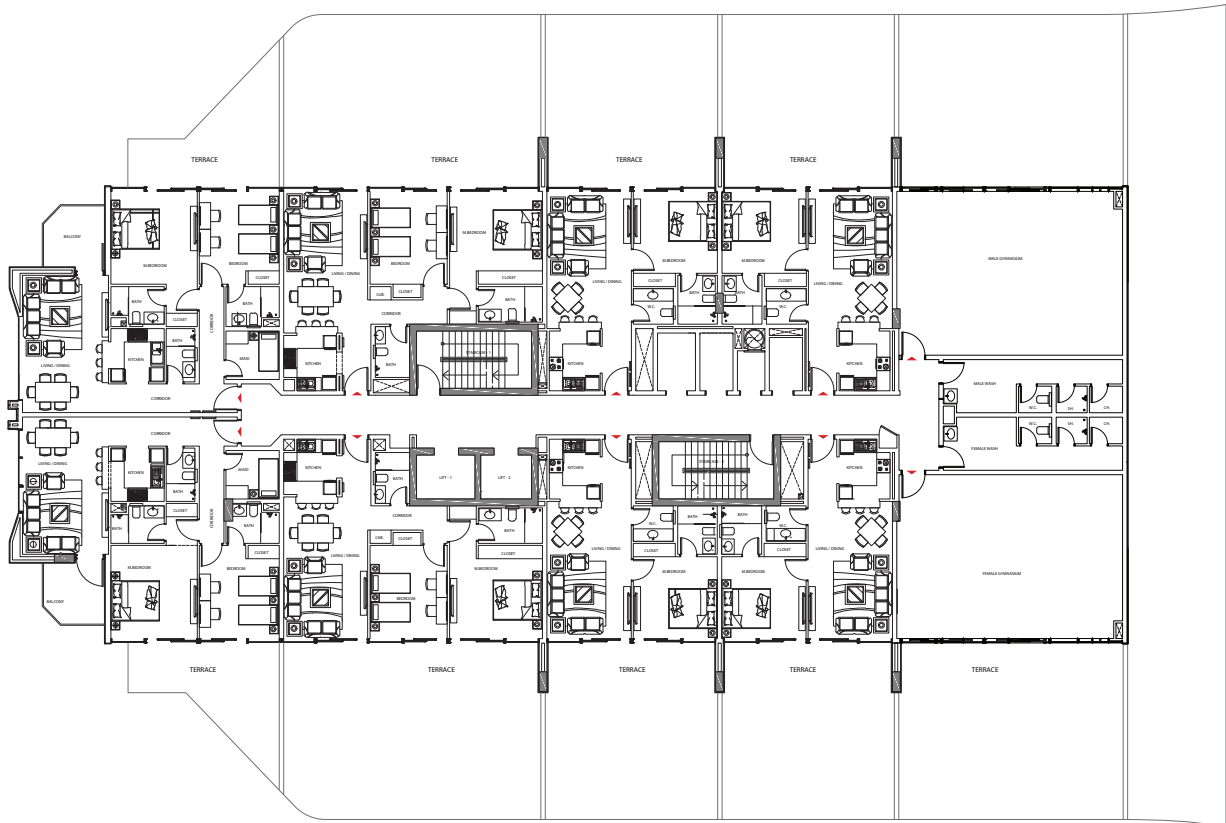
Location - Nad Al Sheba First

Unit Types - 1 Bedroom, 2 Bedroom, 2 Bedroom + Maid

Handover - Q4, 2025

MASTER PLAN

LEVEL 01



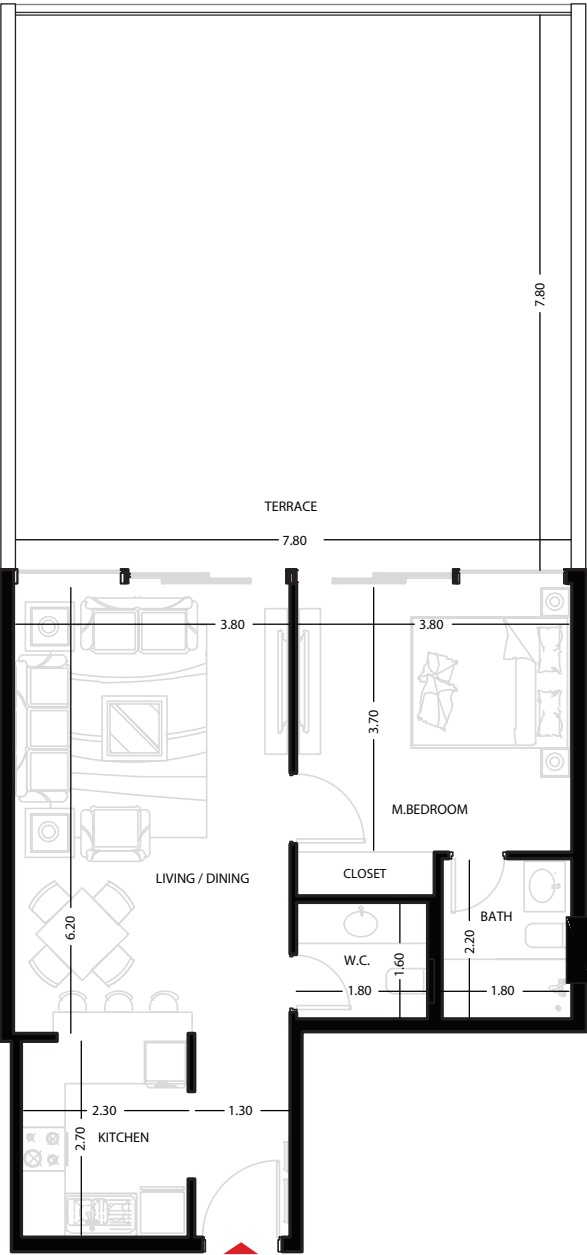
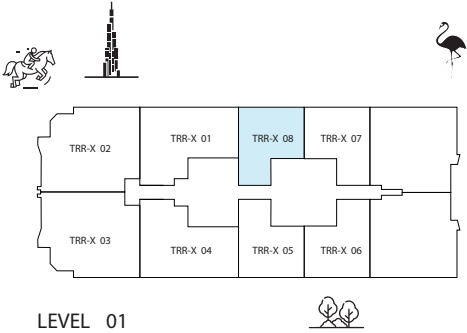
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1 BEDROOM APARTMENT

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



VIEW : Burj Khalifa, Meydan, Ras Al Khor
UNIT : TRR- 108



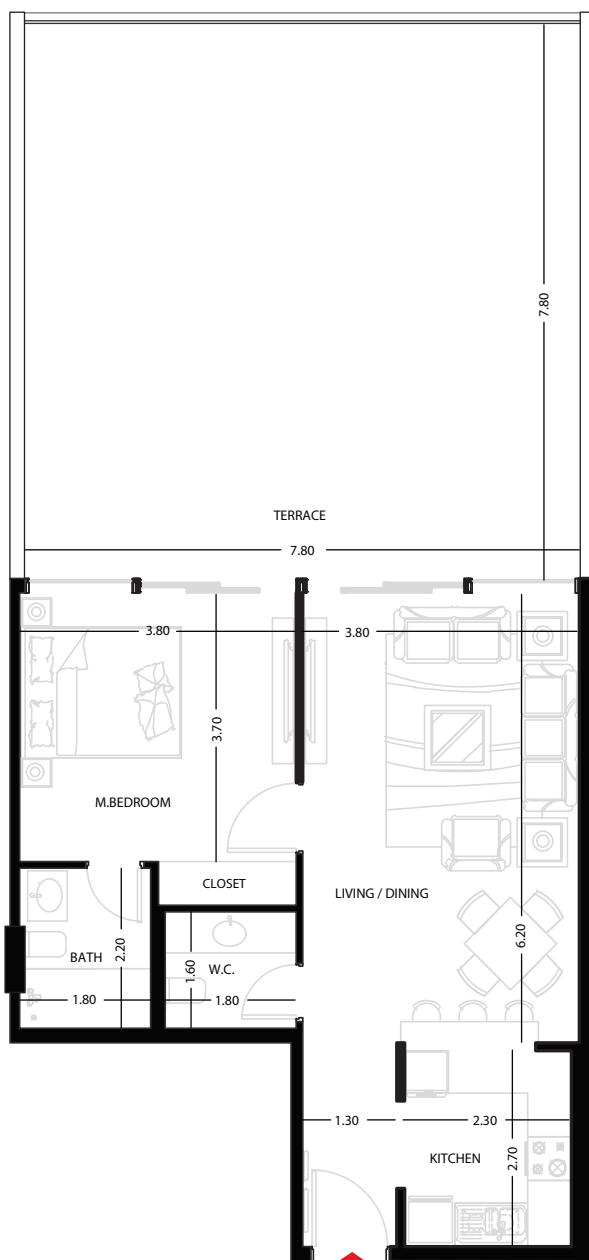
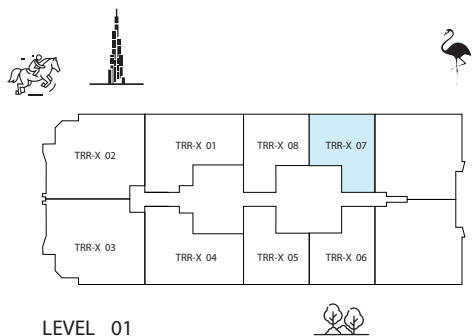
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1 BEDROOM APARTMENT

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



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR- 107



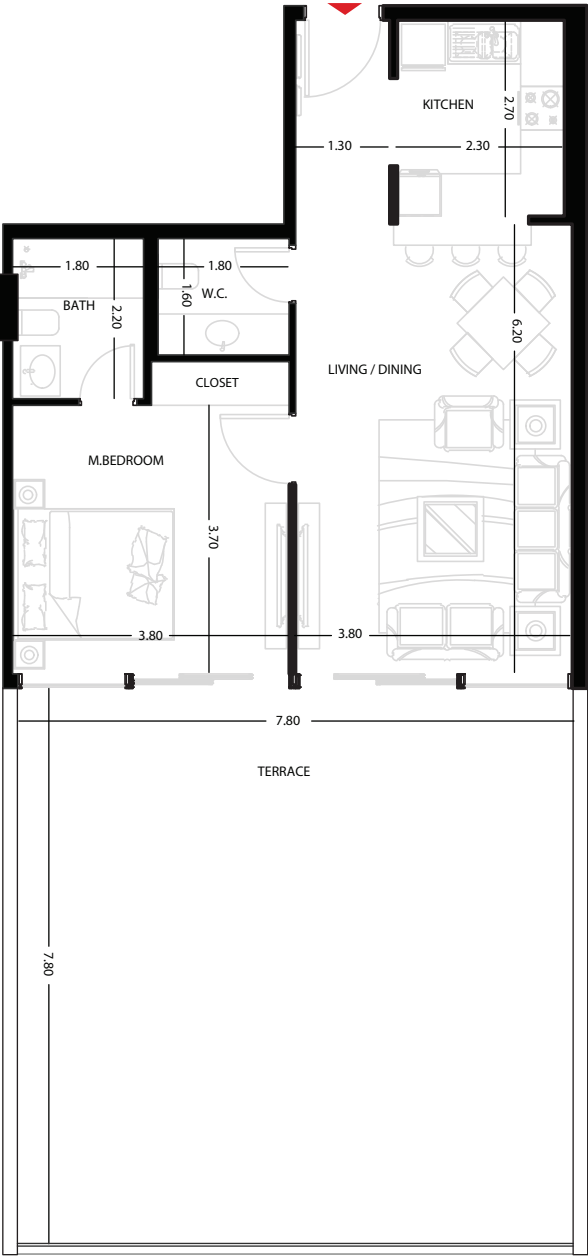
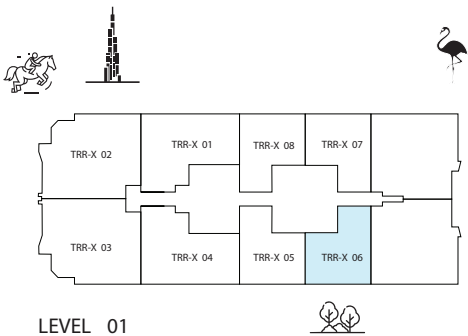
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1 BEDROOM APARTMENT

TYPE A (with Terrace)

TOTAL SALEBLE AREA

FLAT AREA	-	654.66 SQ.FT
BALCONY AREA	-	681.35 SQ.FT
TOTAL FLAT AREA	-	1336.02 SQ.FT



VIEW : Garden
UNIT : TRR- 106



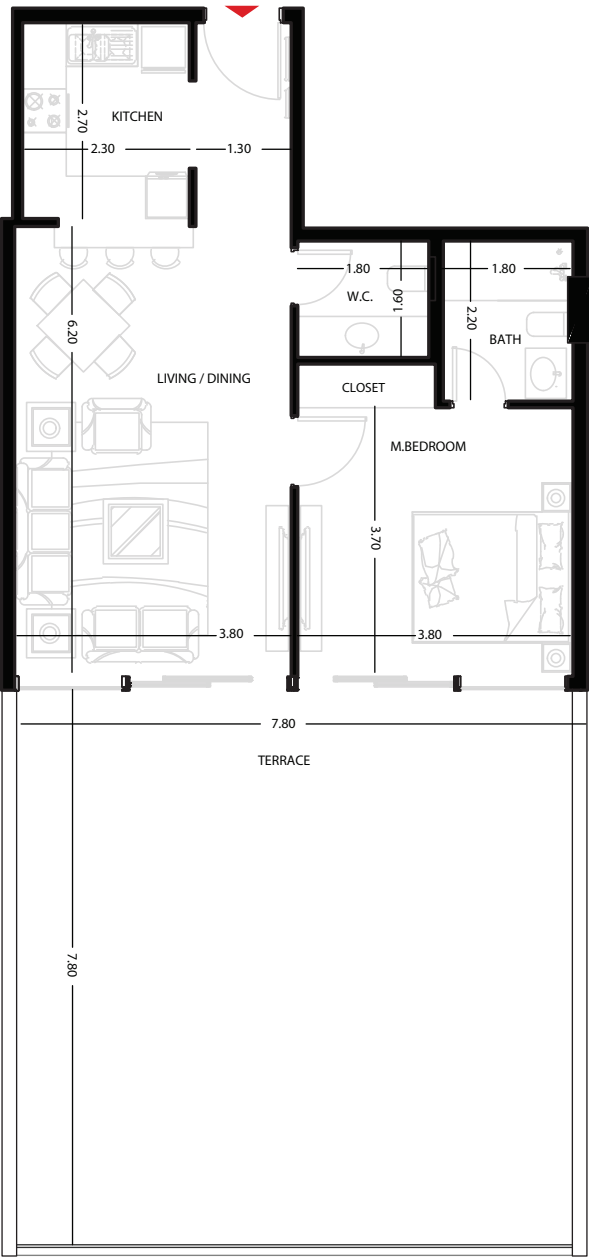
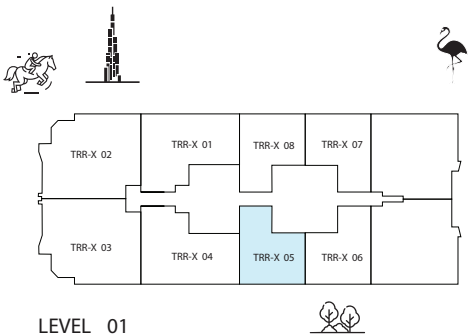
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1 BEDROOMS APARTMENT

TYPE A (with Terrace)

TOTAL SALEBLE AREA

FLAT AREA	-	654.98	SQ.FT
BALCONY AREA	-	680.71	SQ.FT
TOTAL FLAT AREA	-	1335.69	SQ.FT



VIEW : Garden
UNIT : TRR- 105



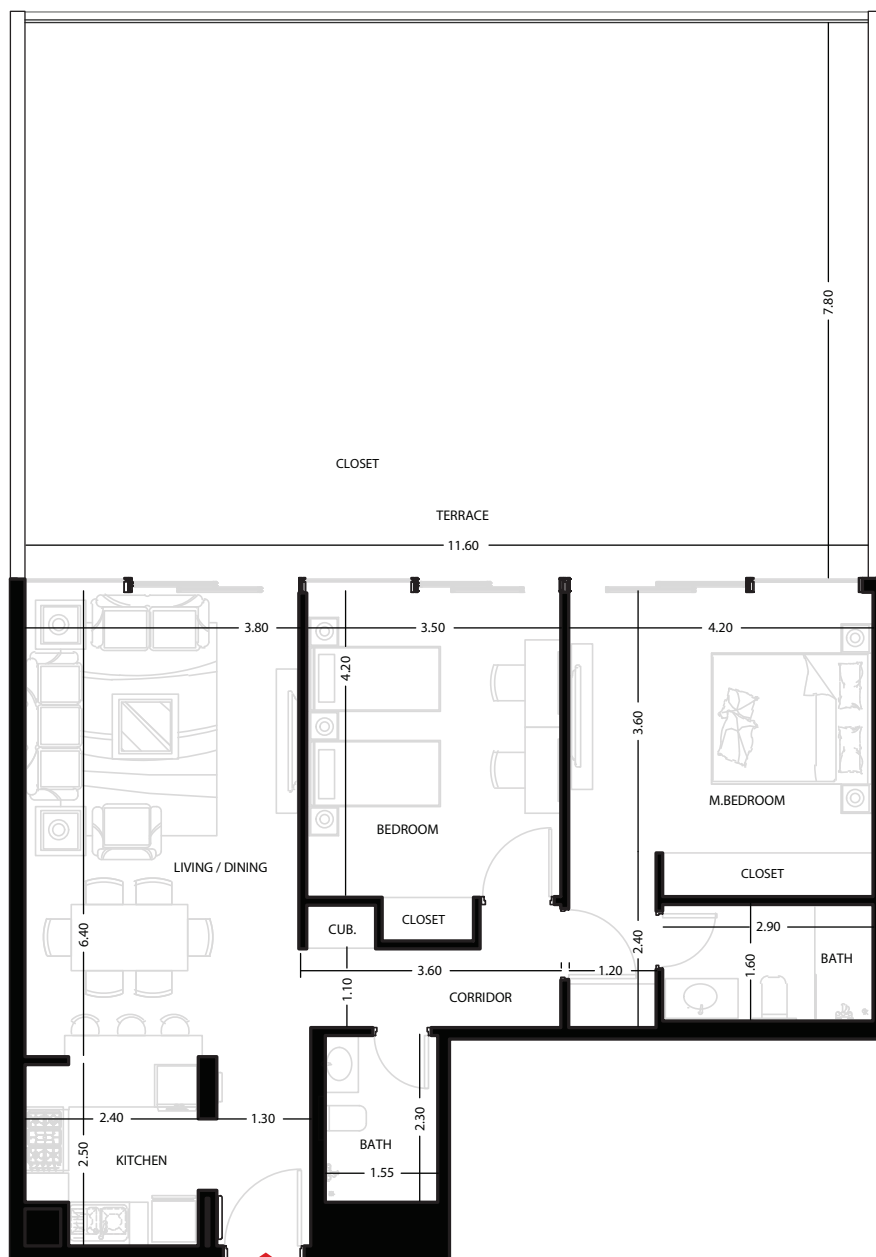
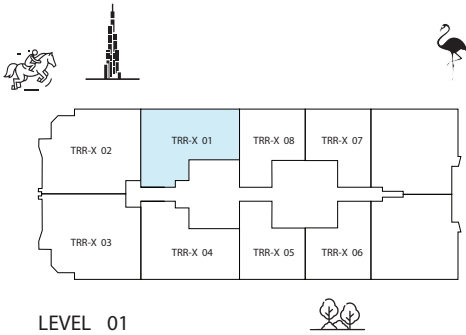
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2 BEDROOMS APARTMENT

TYPE A (with Terrace)

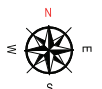
TOTAL SALEBLE AREA

FLAT AREA	-	973.38 SQ.FT
BALCONY AREA	-	998.89 SQ.FT
TOTAL FLAT AREA	-	1972.27 SQ.FT



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR- 101



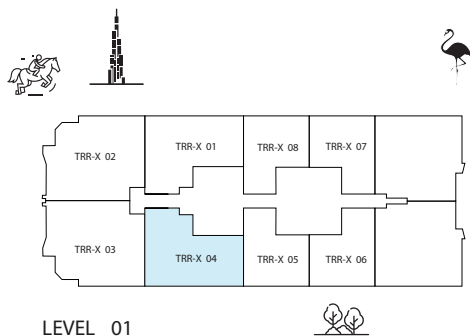
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2 BEDROOMS APARTMENT

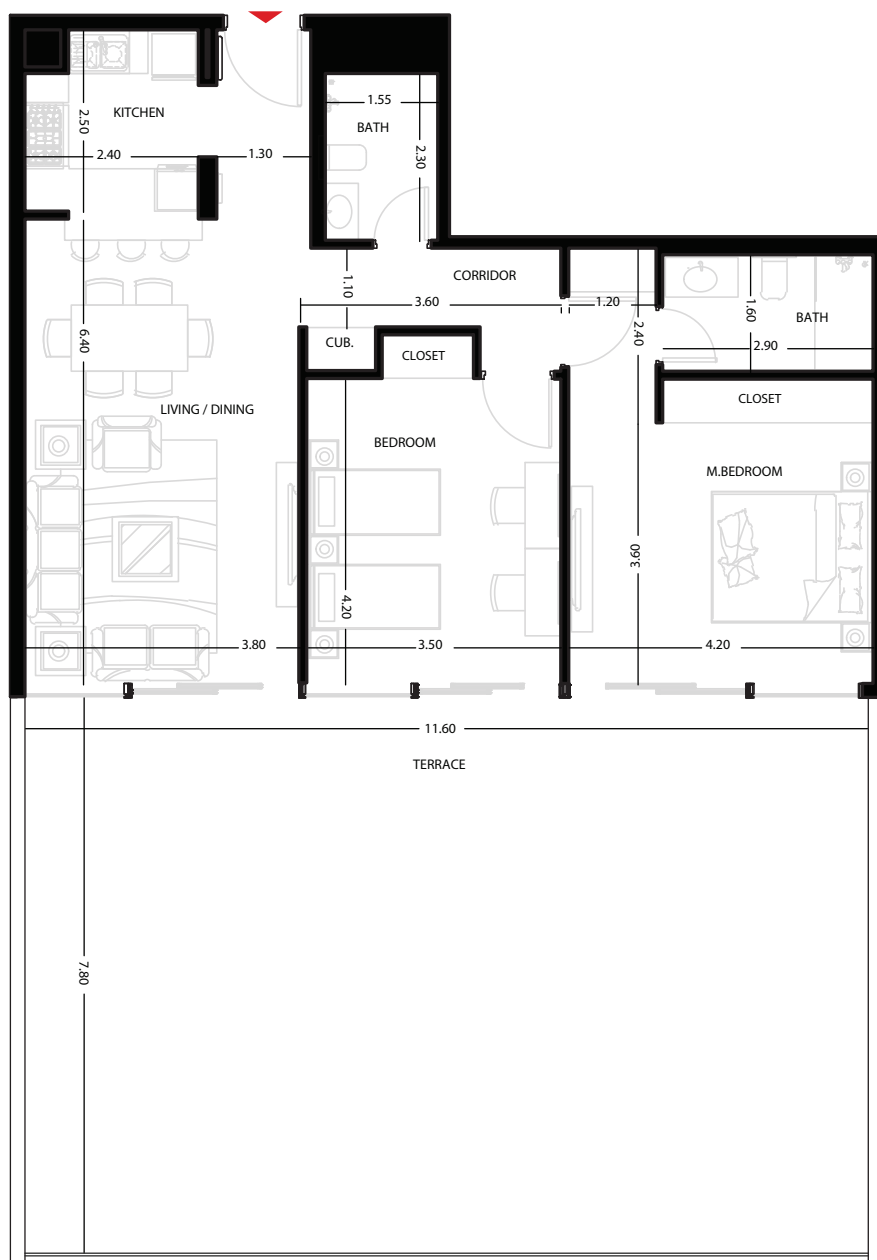
TYPE A (with Terrace)

TOTAL SALEBLE AREA

FLAT AREA	-	974.03 SQ.FT
BALCONY AREA	-	999.43 SQ.FT
TOTAL FLAT AREA	-	1973.45 SQ.FT



LEVEL 01



VIEW : Garden

UNIT : TRR- 104



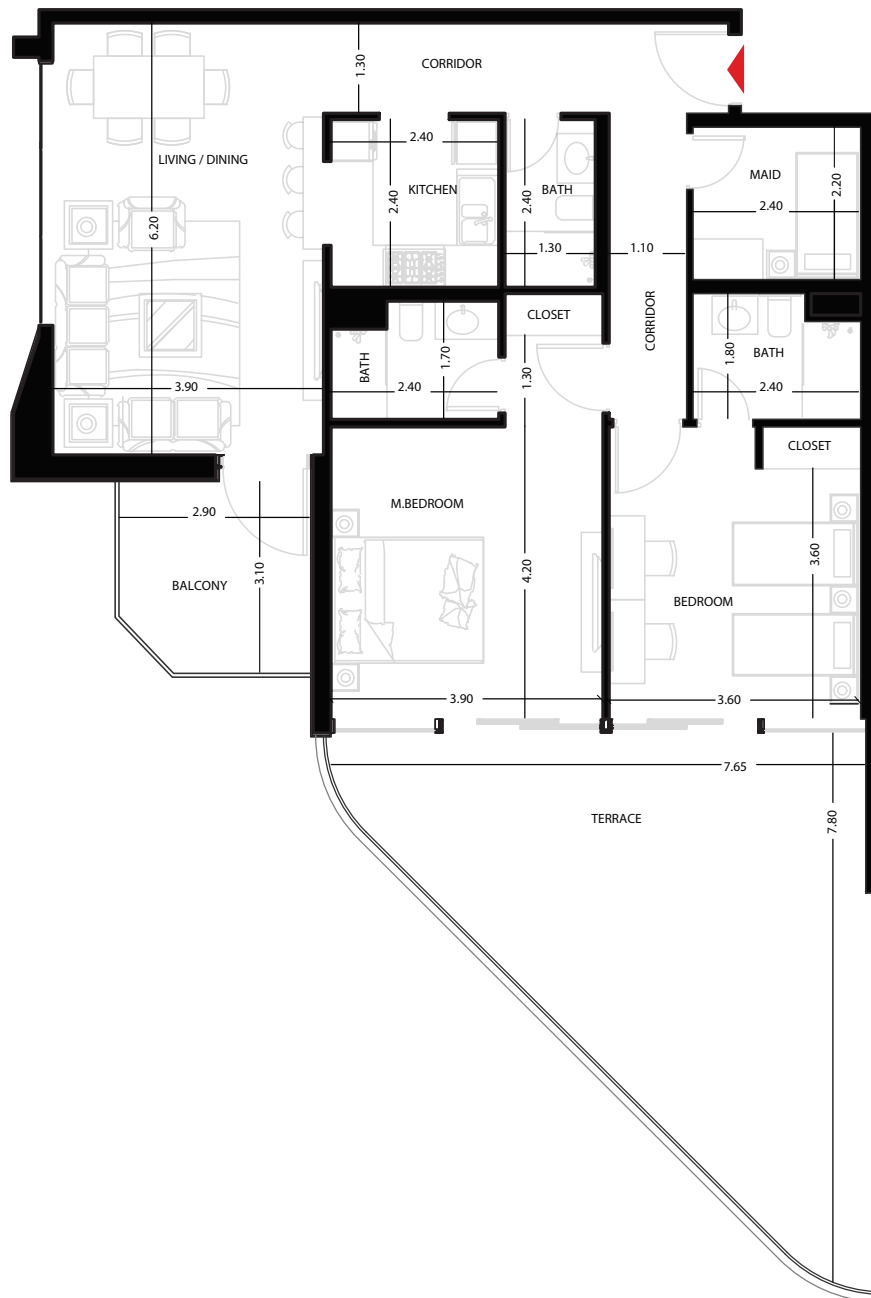
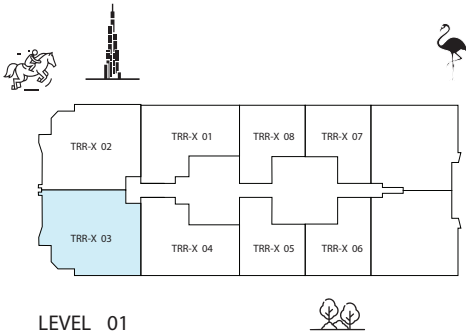
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2 BEDROOMS APARTMENT

TYPE B (with Maid + Balcony + Terrace)

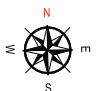
TOTAL SALEBLE AREA

FLAT AREA	-	1118.76 SQ.FT
BALCONY AREA	-	357.50 SQ.FT
TOTAL FLAT AREA	-	1476.26 SQ.FT



VIEW : Garden, Community

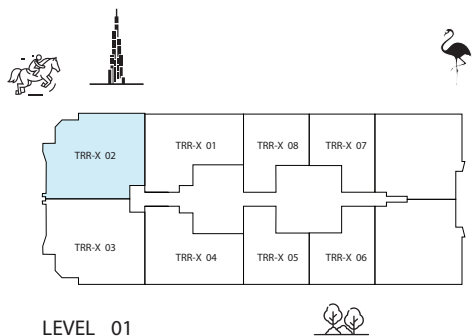
UNIT : TRR- 103



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2 BEDROOMS APARTMENT

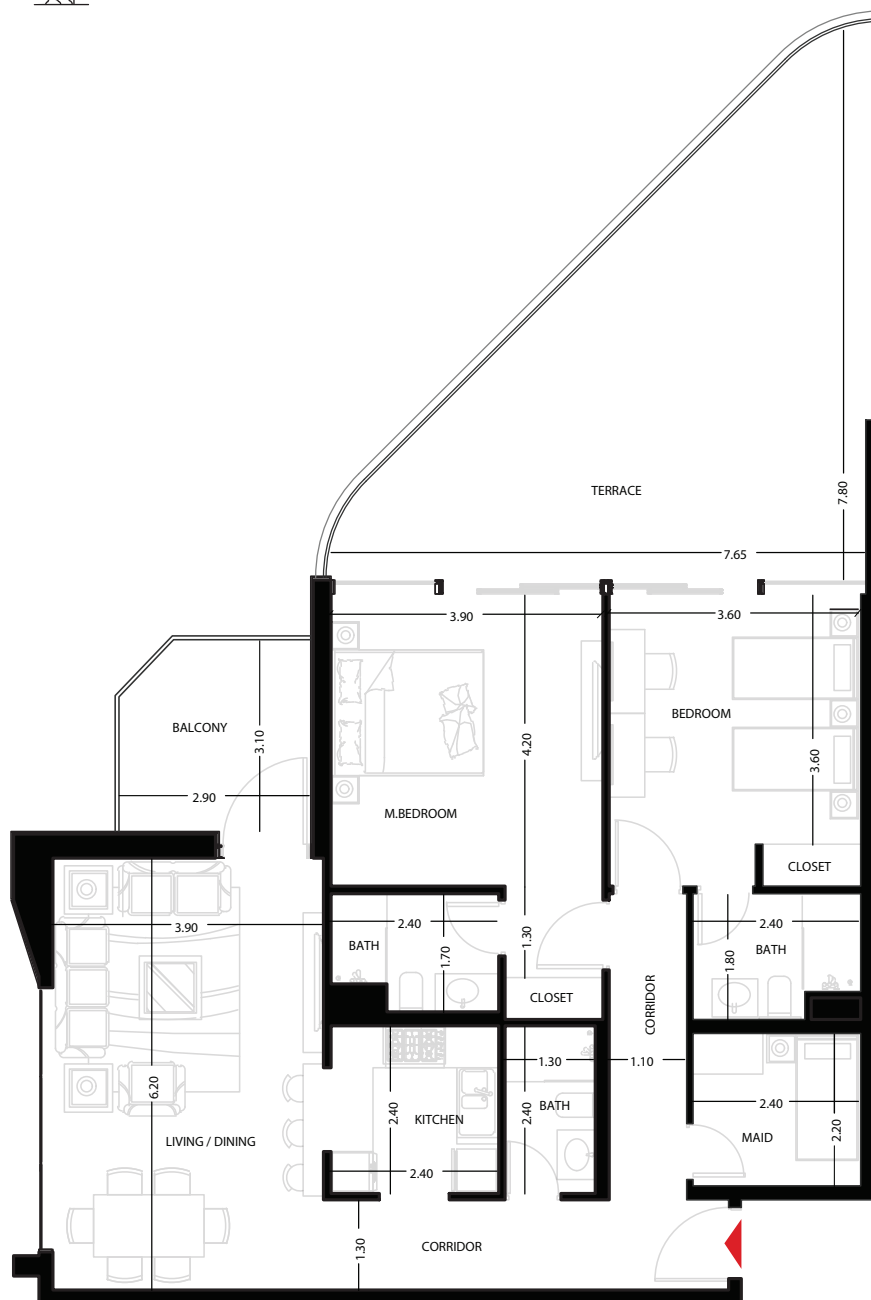
TYPE B (with Maid + Balcony + Terrace)



LEVEL 01

TOTAL SALEBLE AREA

FLAT AREA	-	1101.79 SQ.FT
BALCONY AREA	-	374.26 SQ.FT
TOTAL FLAT AREA	-	1476.26 SQ.FT



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNIT : TRR- 102



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MASTER PLAN

LEVEL 02 - 06



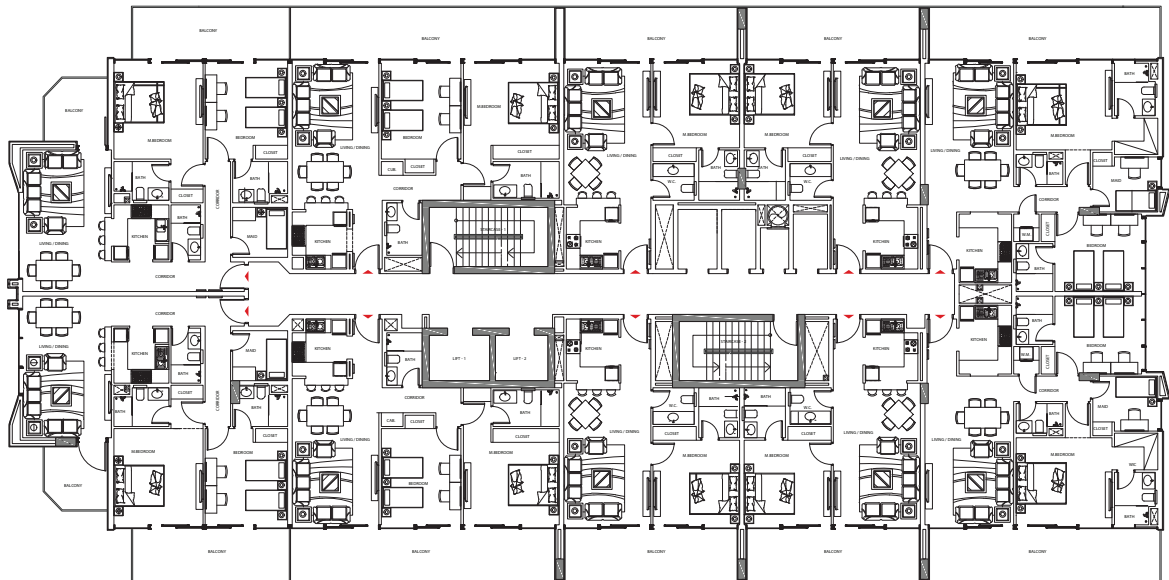
BURJ KHALIFA



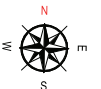
RAS AL KHOR



MEYDAN RACECOURSE



GARDEN



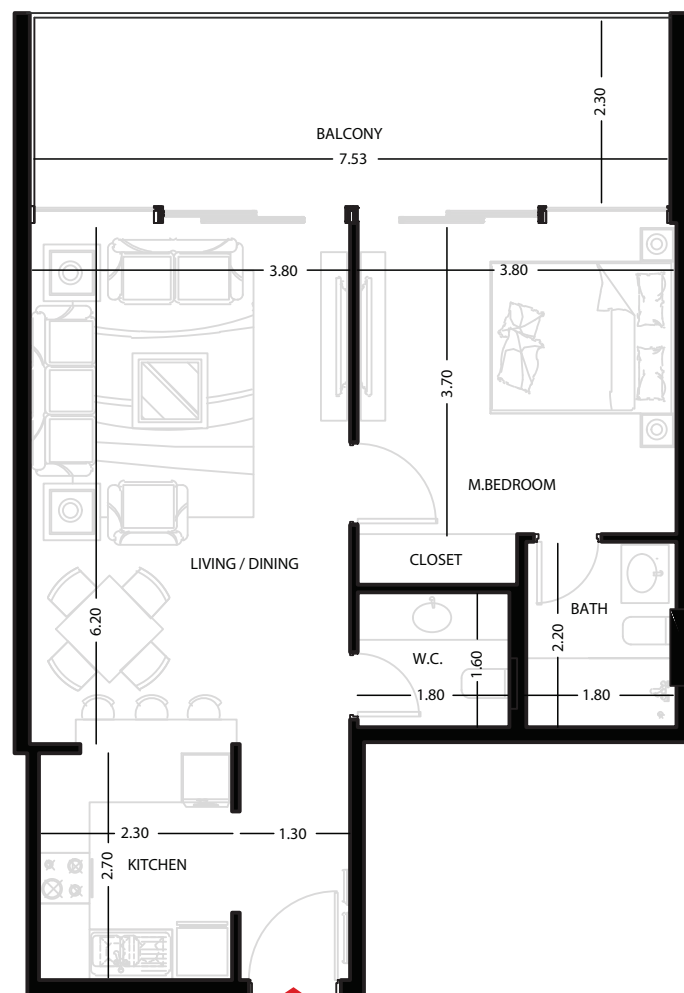
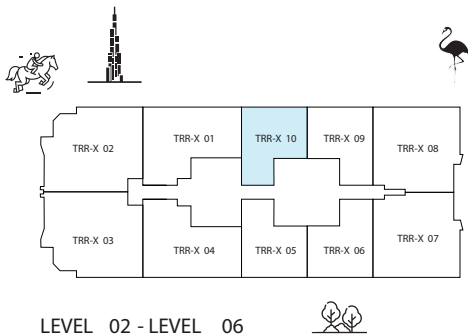
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1 BEDROOM APARTMENT

TYPE B (with Balcony)

TOTAL SALEBLE AREA

FLAT AREA	-	651.32 SQ.FT
BALCONY AREA	-	202.79 SQ.FT
TOTAL FLAT AREA	-	854.12 SQ.FT



VIEW : Burj Khalifa, Meydan, Ras Al Khor

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



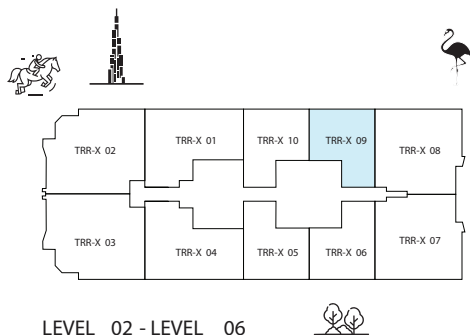
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1 BEDROOM APARTMENT

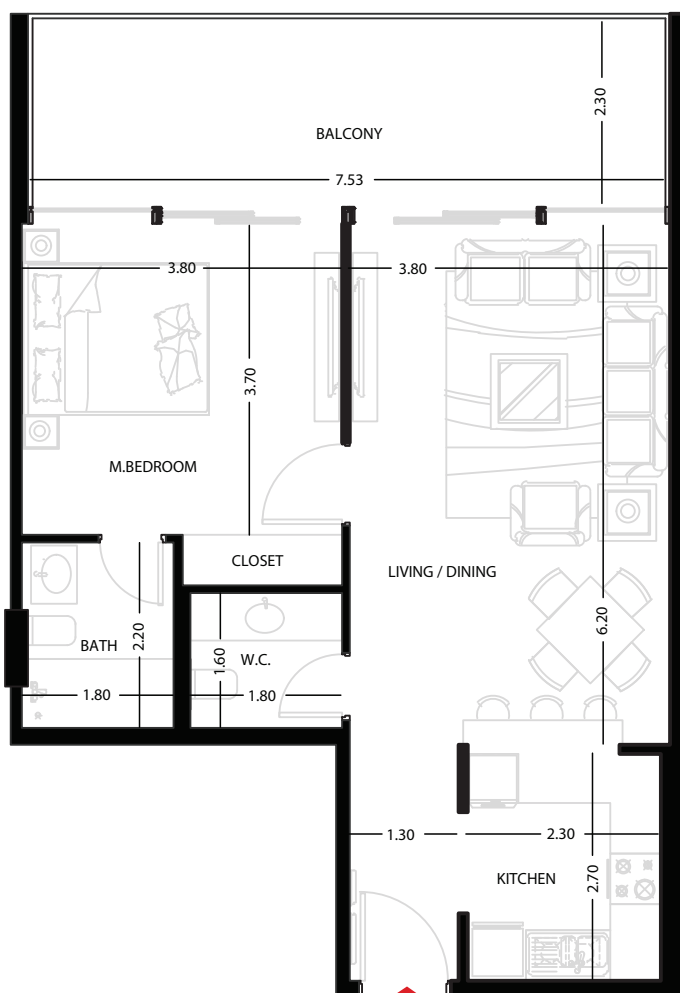
TYPE B (with Balcony)

TOTAL SALEBLE AREA

FLAT AREA	-	657.89 SQ.FT
BALCONY AREA	-	202.79 SQ.FT
TOTAL FLAT AREA	-	860.68 SQ.FT



LEVEL 02 - LEVEL 06



VIEW : Burj Khalifa, Meydan, Ras Al Khor

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



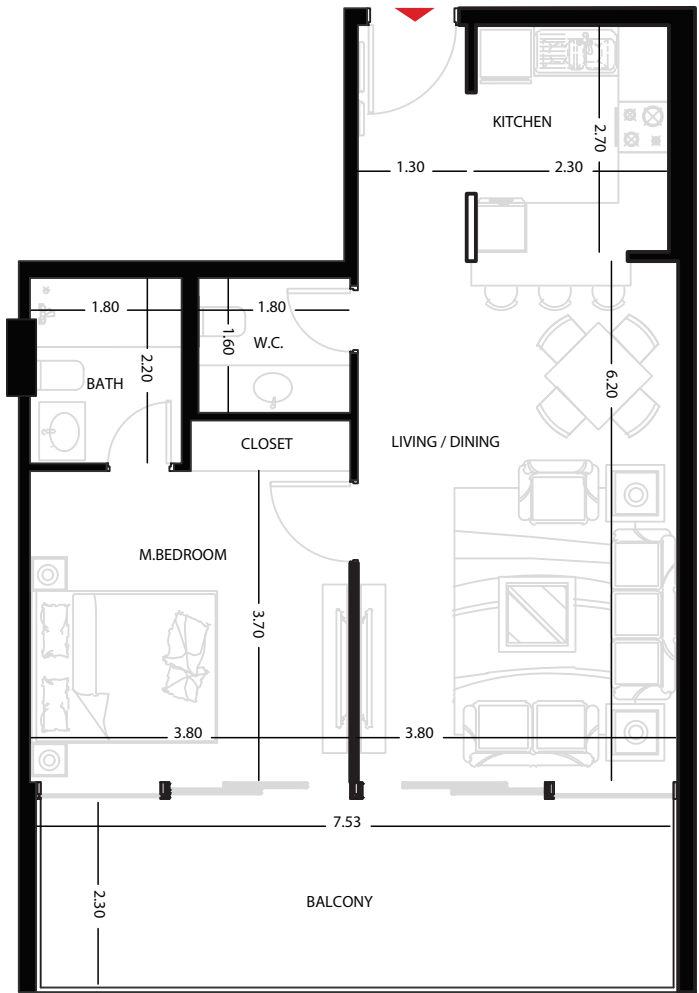
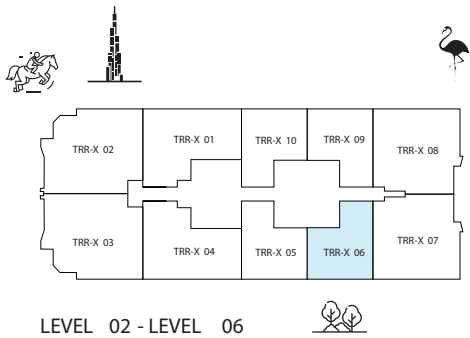
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1 BEDROOM APARTMENT

TYPE B (with Balcony)

TOTAL SALEBLE AREA

FLAT AREA	-	654.66 SQ.FT
BALCONY AREA	-	202.79 SQ.FT
TOTAL FLAT AREA	-	857.45 SQ.FT



VIEW : Garden

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



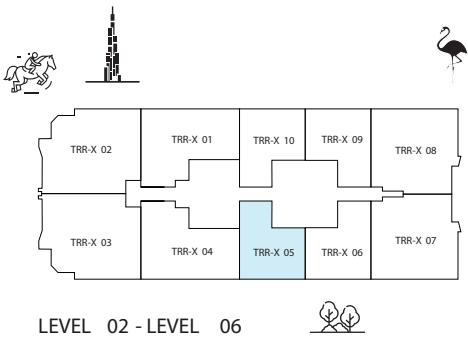
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1 BEDROOM APARTMENT

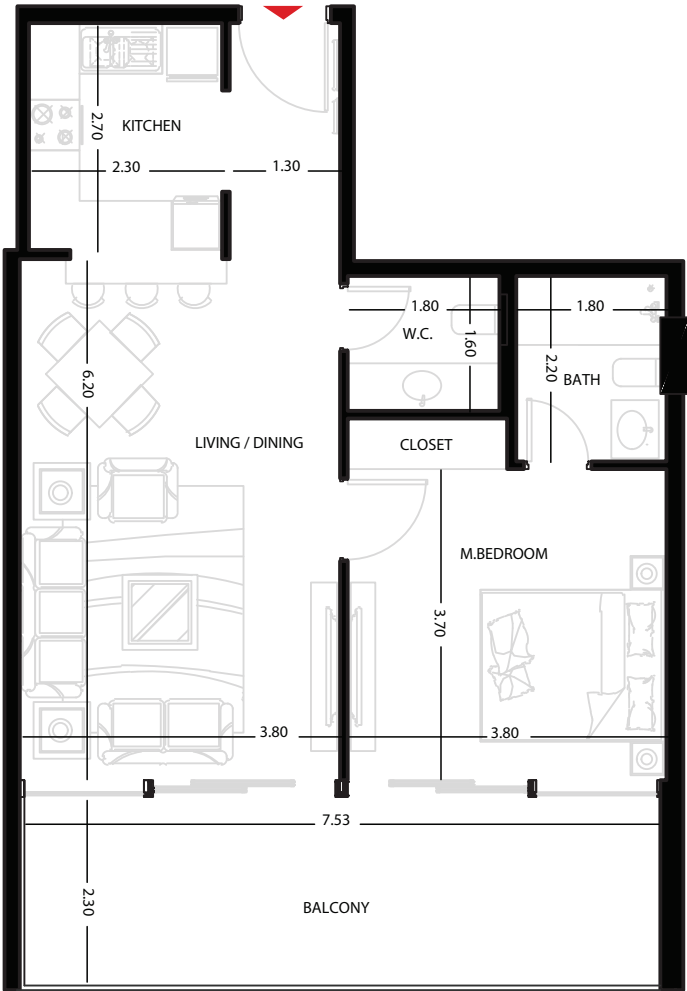
TYPE B (with Balcony)

TOTAL SALEBLE AREA

FLAT AREA	-	654.98 SQ.FT
BALCONY AREA	-	202.79 SQ.FT
TOTAL FLAT AREA	-	857.78 SQ.FT



LEVEL 02 - LEVEL 06



VIEW : Garden

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



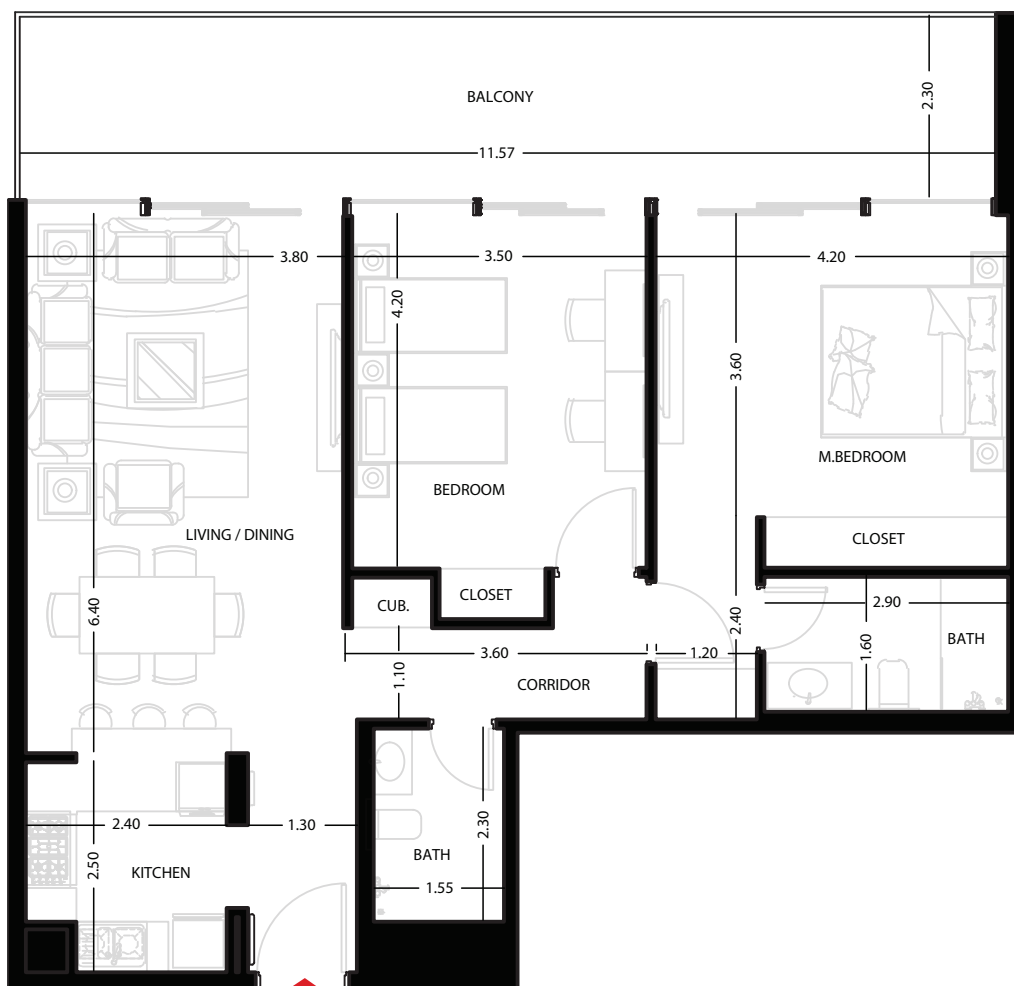
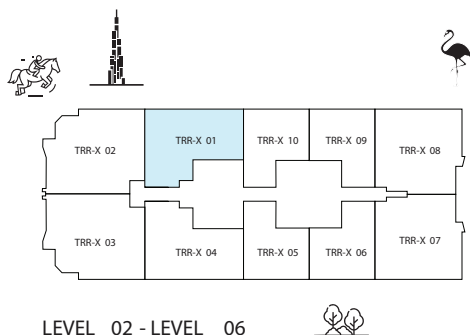
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2 BEDROOMS APARTMENT

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



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNITS : TRR- 201 , TRR- 301 , TRR- 401 , TRR- 501 , TRR- 601



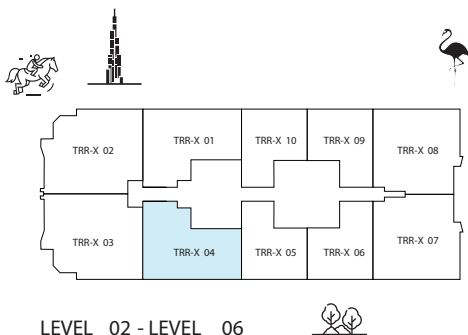
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2 BEDROOMS APARTMENT

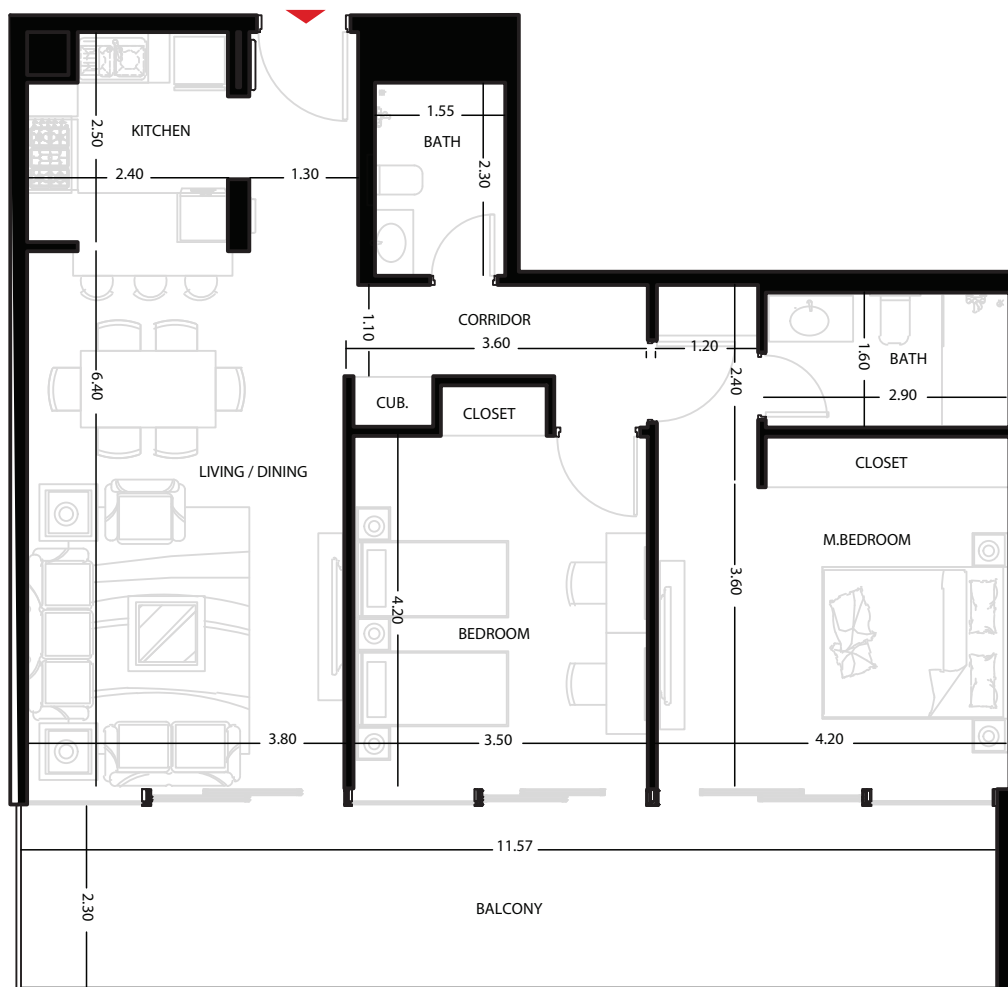
TYPE C (with Balcony)

TOTAL SALEBLE AREA

FLAT AREA	-	974.13 SQ.FT
BALCONY AREA	-	300.85 SQ.FT
TOTAL FLAT AREA	-	1274.98 SQ.FT



LEVEL 02 - LEVEL 06



VIEW : Garden

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



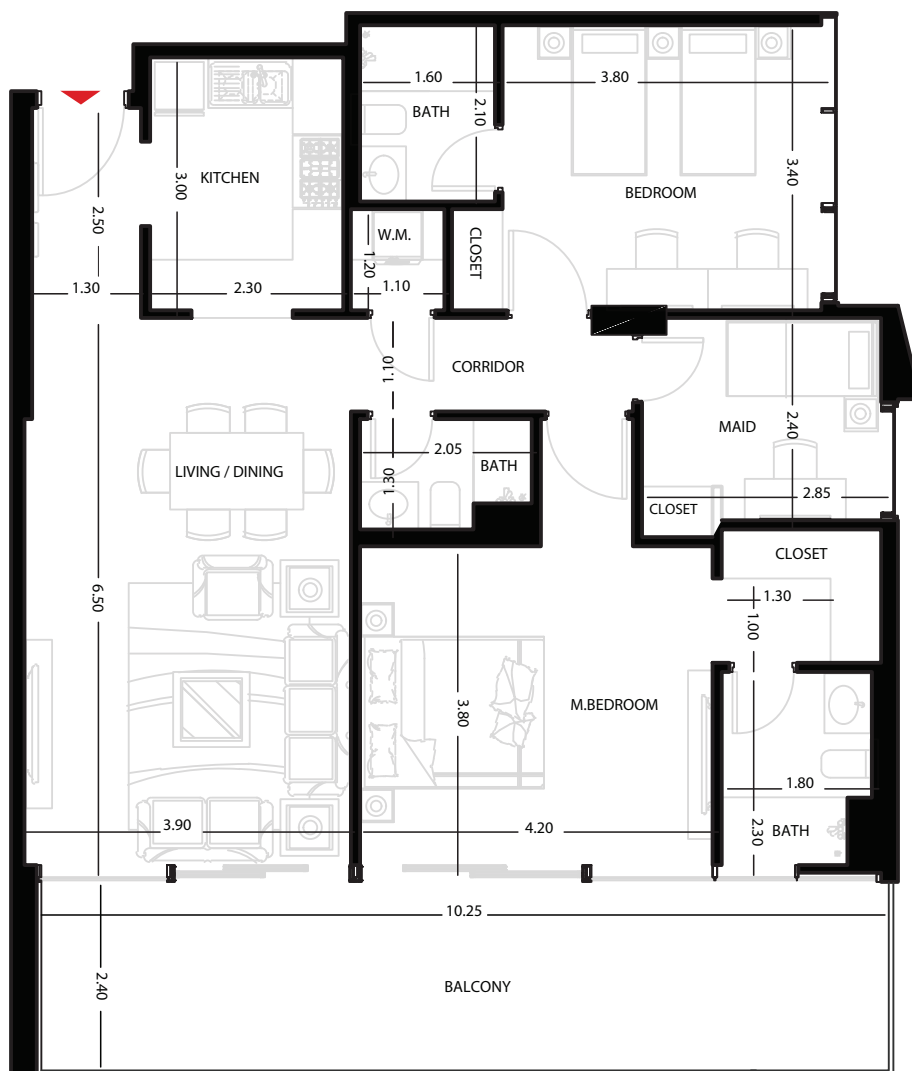
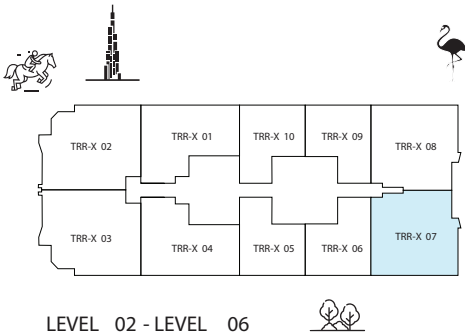
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2 BEDROOMS APARTMENT

TYPE E (with Maid + Balcony)

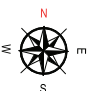
TOTAL SALEBLE AREA

FLAT AREA	-	1084.36 SQ.FT
BALCONY AREA	-	257.36 SQ.FT
TOTAL FLAT AREA	-	1341.72 SQ.FT



VIEW : Garden

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



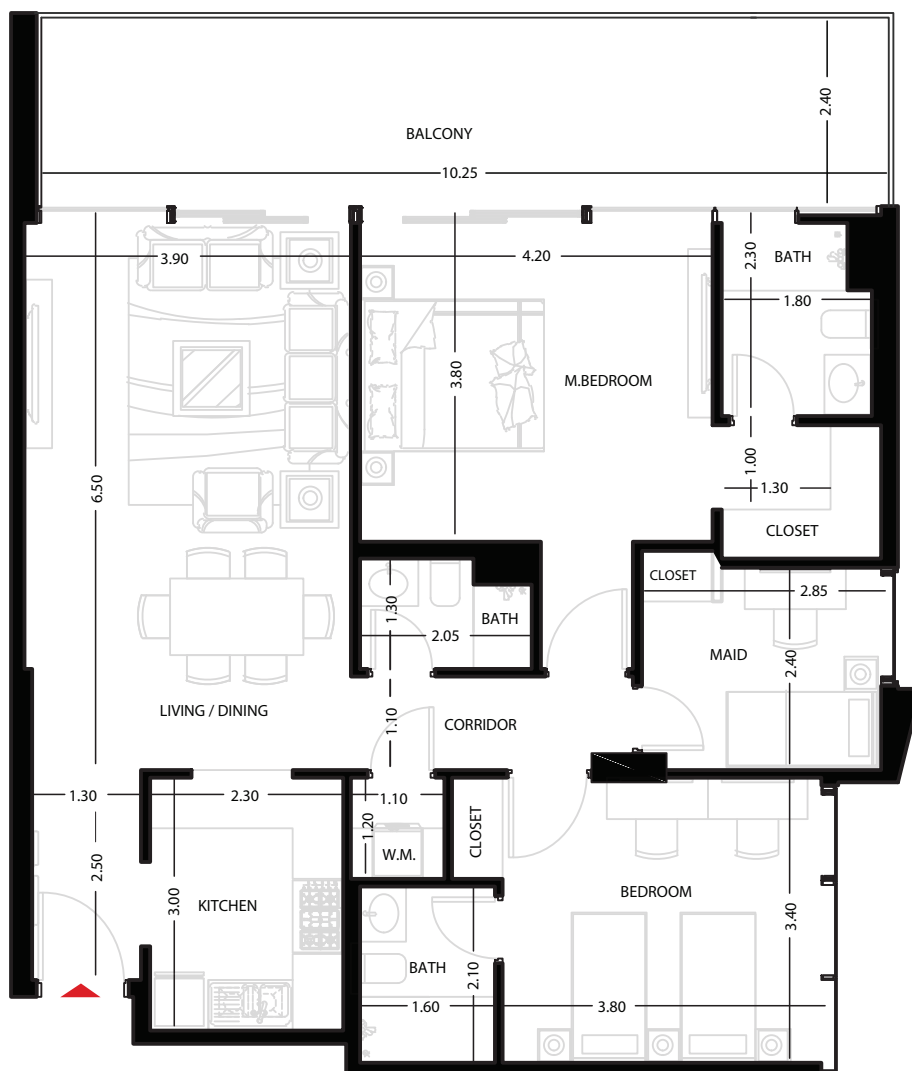
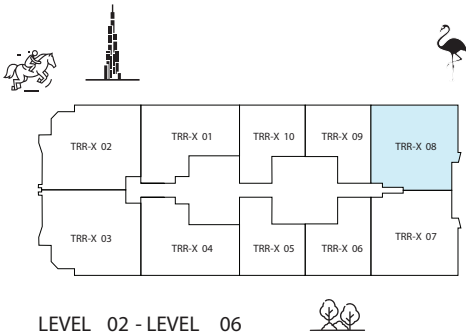
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2 BEDROOMS APARTMENT

TYPE E (with Maid + Balcony)

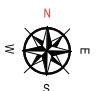
TOTAL SALEBLE AREA

FLAT AREA	-	1085.32 SQ.FT
BALCONY AREA	-	257.36 SQ.FT
TOTAL FLAT AREA	-	1342.69 SQ.FT



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNITS : TRR- 208 , TRR- 308 , TRR- 408 , TRR- 508 , TRR- 608



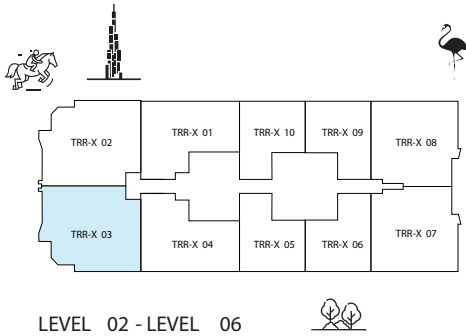
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2 BEDROOMS APARTMENT

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

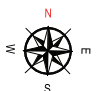


LEVEL 02 - LEVEL 06



VIEW : Garden, Community

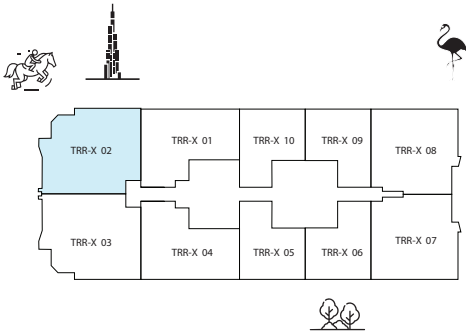
UNITS : TRR- 203 , TRR- 303 , TRR- 403 , TRR- 503 , TRR- 603



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2 BEDROOMS APARTMENT

TYPE D (with Maid + Balcony)



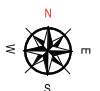
TOTAL SALEBLE AREA

FLAT AREA	-	1101.79 SQ.FT
BALCONY AREA	-	262.96 SQ.FT
TOTAL FLAT AREA	-	1364.75 SQ.FT



VIEW : Burj Khalifa, Meydan, Ras Al Khor

UNITS : TRR- 202 , TRR- 302 , TRR- 402 , TRR- 502 , TRR- 602



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