



ROSE GARDENS III

ARJAN

ROZ Real Estate Development

روز للتطوير العقاري

ROZ is a premier real estate developer committed to delivering exceptional properties defined by quality, integrity, and a truly customer-centric philosophy. Every development is thoughtfully planned around the needs, aspirations, and lifestyles of our clients, ensuring comfort, functionality, and long-term value.

Strategically positioned in carefully selected locations across the UAE, ROZ projects offer residents and investors the advantage of connectivity, accessibility, and community-driven living. We specialize in residential, commercial, and mixed-use developments designed to enhance everyday experiences through refined architecture, efficient layouts, and enduring craftsmanship.

With over a decade of experience in the UAE market, our team of seasoned professionals is dedicated to creating vibrant communities that prioritize quality, sustainability, and client satisfaction at every stage — from concept to completion —

ROZ proudly presents Rose Garden 3, an exceptional living experience in Dubai that reflects our unwavering commitment to prime location, superior quality, and elevated living standards.

A Haven of Grace & Comfort

Arjan, Dubai, is a vibrant community that harmoniously blends modern living with natural beauty. Known for its lush green spaces and innovative residential options, Arjan offers a serene lifestyle amidst the city's dynamic energy.

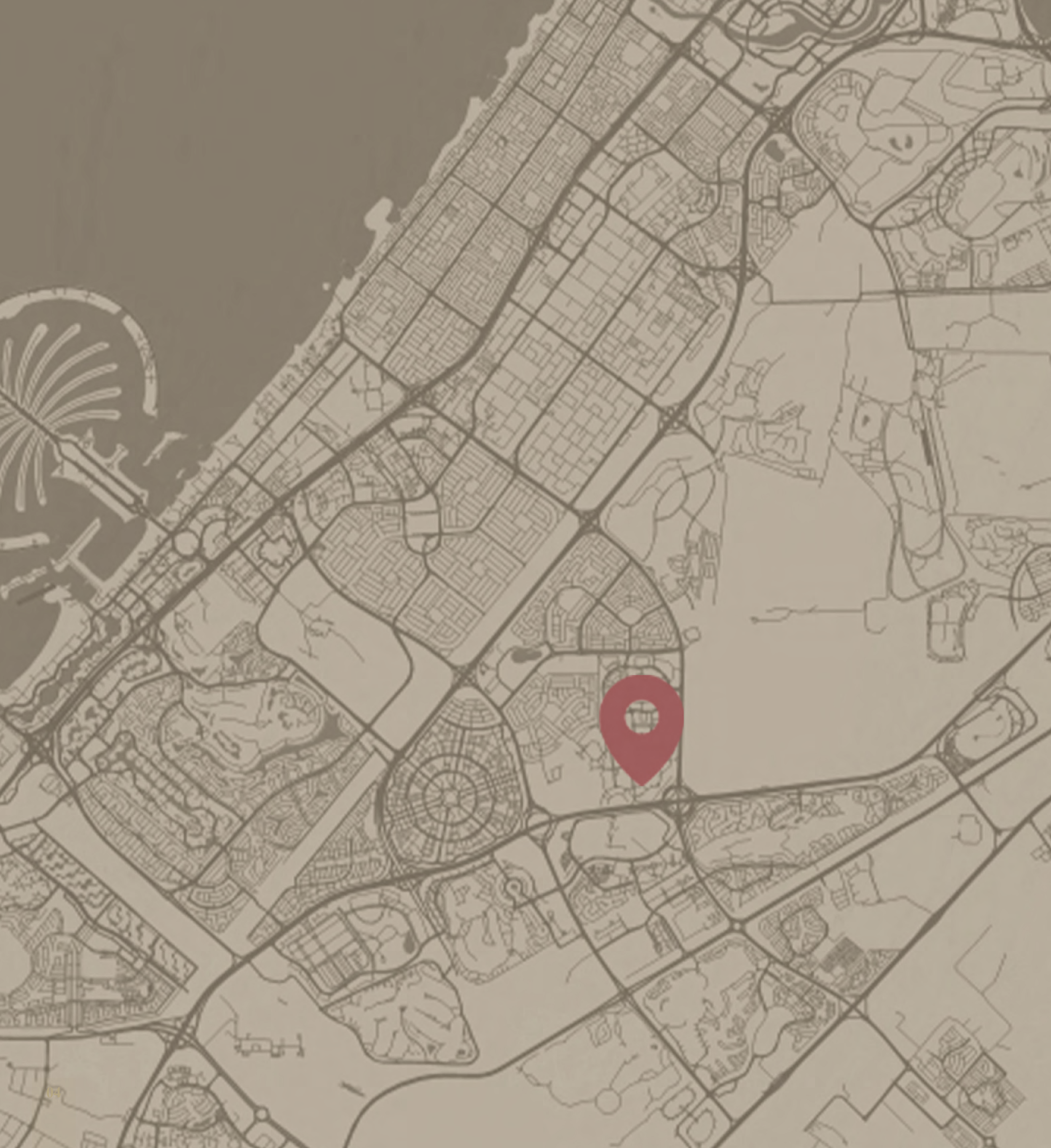
Residents enjoy expansive parks, recreational areas, and the nearby Dubai Miracle Garden, creating a perfect backdrop for relaxation and outdoor activities.

As a rapidly growing area, it represents a promising vision for the future, making it an ideal destination for those seeking a balanced and enriching lifestyle in one of the world's most exciting cities.

ROSE GARDENS III

is designed for those who seek to live actively, comfortably, and exceptionally — every single day.





 2 MINS
MIRACLE GARDEN

 8 MINS
IMG WORLD

 20 MINS
DOWNTOWN

 20 MINS
BURJ AL ARAB

 25 MINS
DUBAI MARINA

 25 MINS
PALM JUMEIRAH

 15 MINS
AL MAKTOUM
AIRPORT

 20 MINS
DUBAI
INTERNATIONAL
AIRPORT

Your Neighbourhood



Step into a world where flowers tell stories and every path leads to wonder. Dubai Miracle Garden is more than a garden, it is a living masterpiece with over 150 million blossoms woven into breathtaking displays, themed landscapes, and record-breaking sculptures.

From romantic strolls beneath arches of roses to playful family adventures among dazzling floral creations, each visit blooms with unforgettable memories. In the heart of Dubai, discover a paradise that awakens emotions, inspires imagination, and invites you to cherish beauty in every petal.





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A boutique collection of 42 thoughtfully designed apartments, tailored to meet the needs of modern living.

Each home features a spacious layout, providing residents with the freedom to personalize and create a space that reflects their unique style.

Combining comfort, functionality, and individuality, Rose Gardens 3 is where every heart finds its perfect home.



Reception
Lobby

ROSE GARDENS III



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All room sizes and floorplan measurements are approximate and may vary per unit. Floorplans and unit features are preliminary and proposed only. Developer reserves the right to modify, revise, change or withdraw any or all of same in its sole and absolute discretion and without prior notice. Depictions of furnishings, finishes, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration are conceptual only and are not necessarily included in each Unit. Consult your Agreement and the Prospectus for items included with your Unit.



Amenities



Fully equipped GYM
with panoramic view



Swimming Pool
with a Sun Lounge



Sky Garden Lounge



Clubhouse

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SMILE
LAUGH
TALK

ROSE GARDENS III

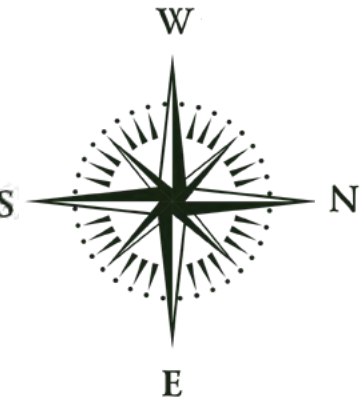
A design for life

The building's exterior facade is a striking homage to the harmony between architecture and its vibrant surroundings. With a meticulous layering of materials and textures, it not only reflects but celebrates the unique character of the community, capturing its spirit and diversity in every crafted detail.

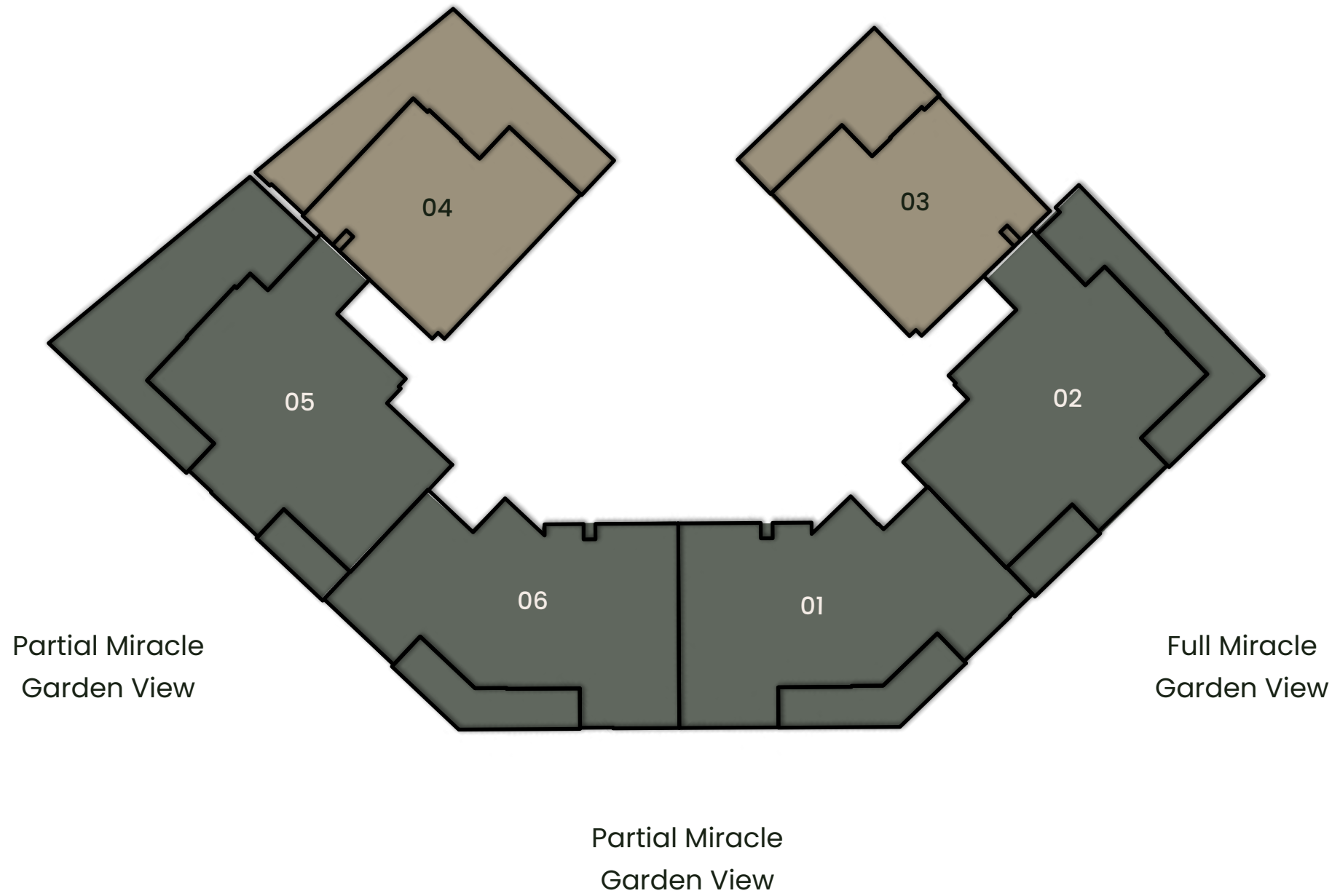


One Bedroom

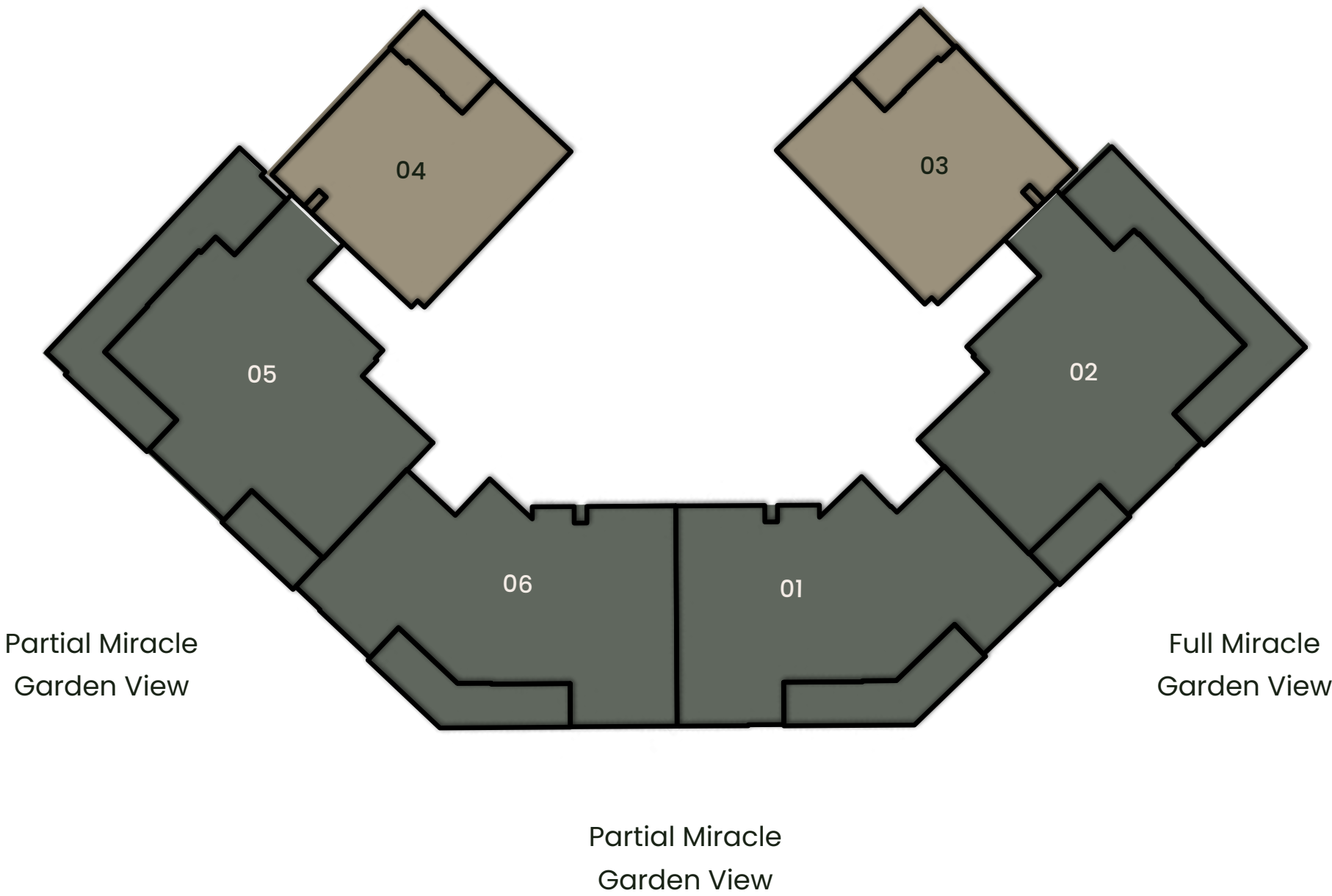
Two Bedroom

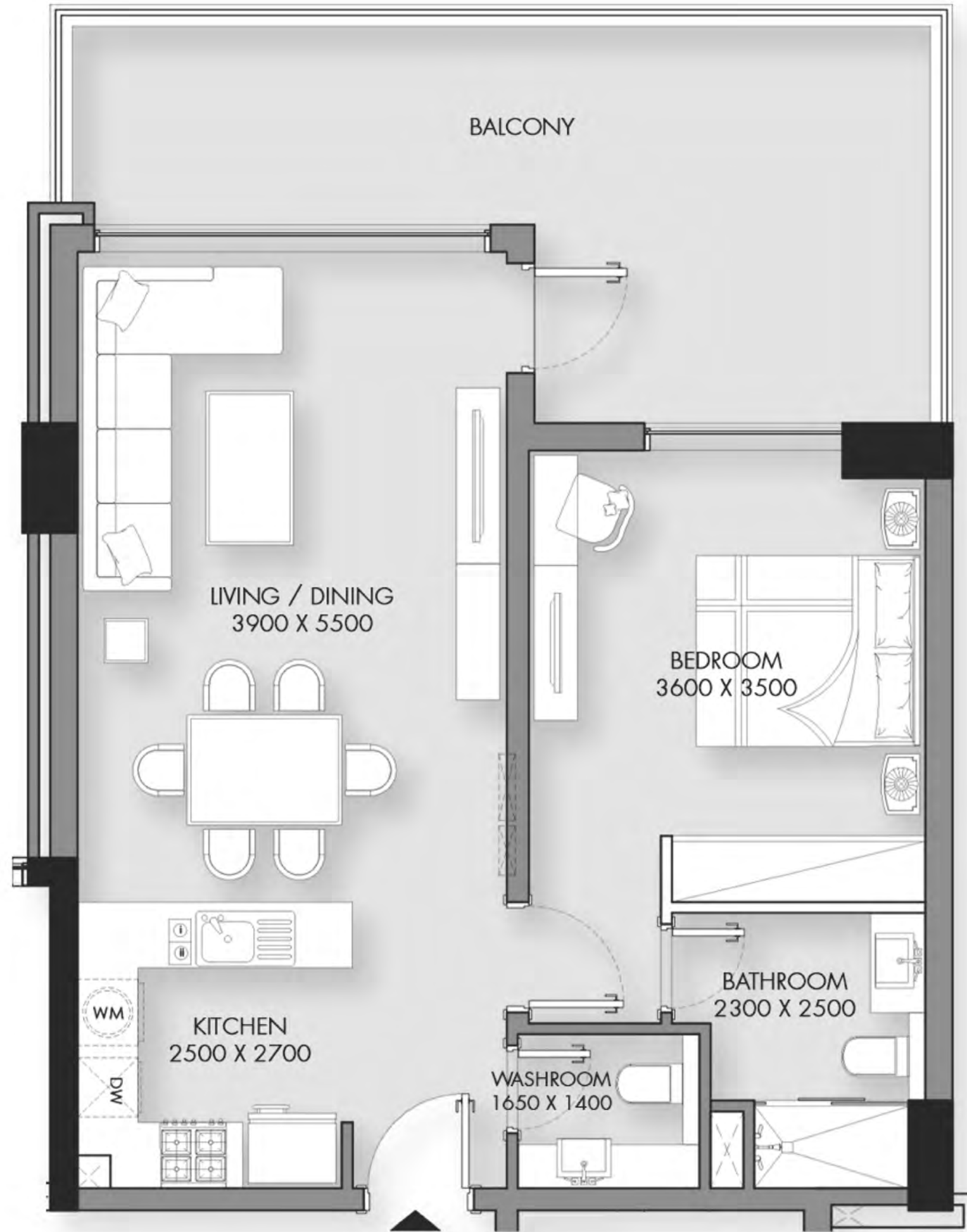


First Floor



Typical Floors





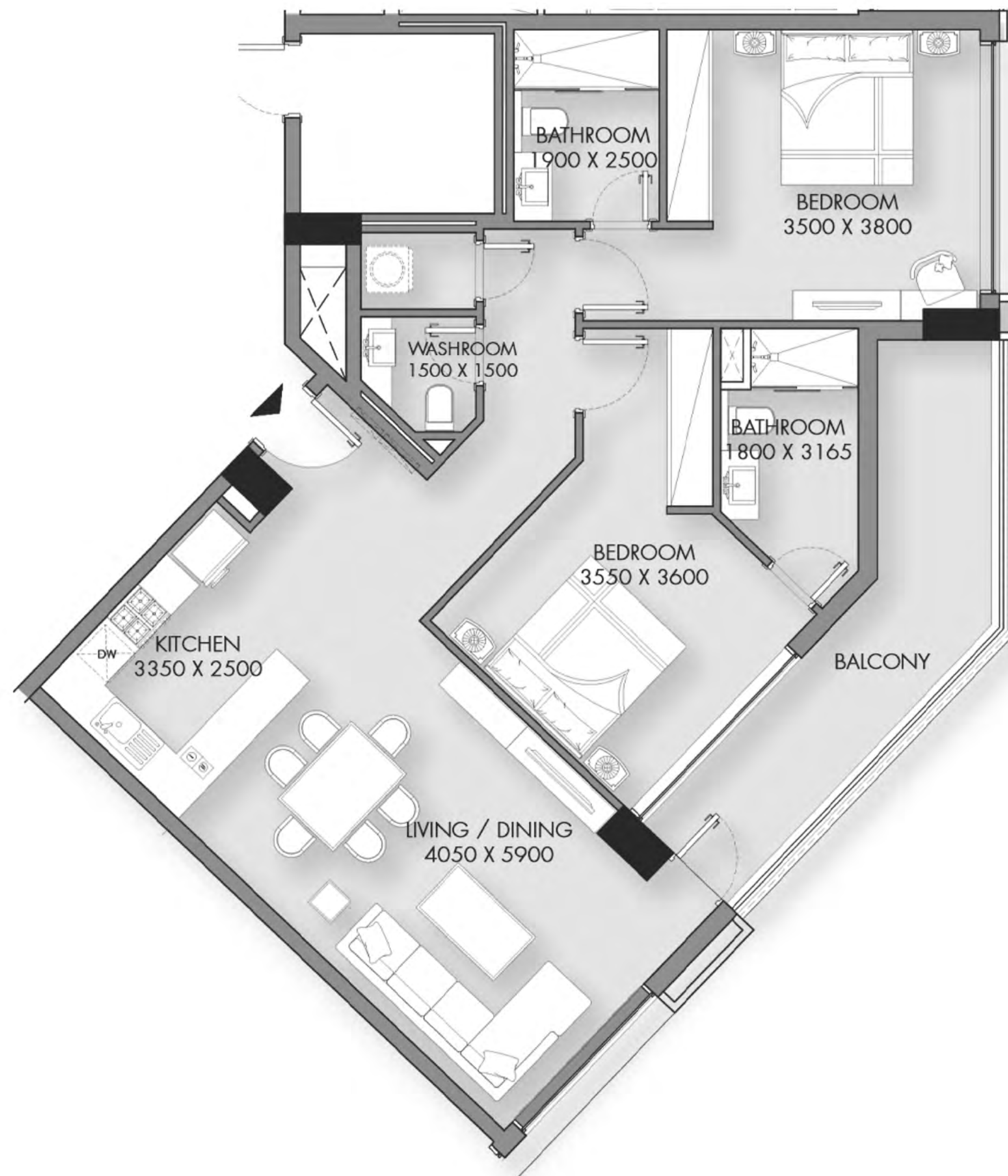
One Bedroom

Type A1

Indoor Area	62.15 Sq.M.	668.98 Sq.Ft.	62.19 Sq.M.	669.41 Sq.Ft.
Outdoor Area	23.32 Sq.M.	251.01 Sq.Ft.	44.87 Sq.M.	482.98 Sq.Ft.
Total Area	85.47 Sq.M.	919.99 Sq.Ft.	107.06 Sq.M.	1,152.38 Sq.Ft.
Floors	1 st		1 st	
Unit Series	03		04	

Type A2

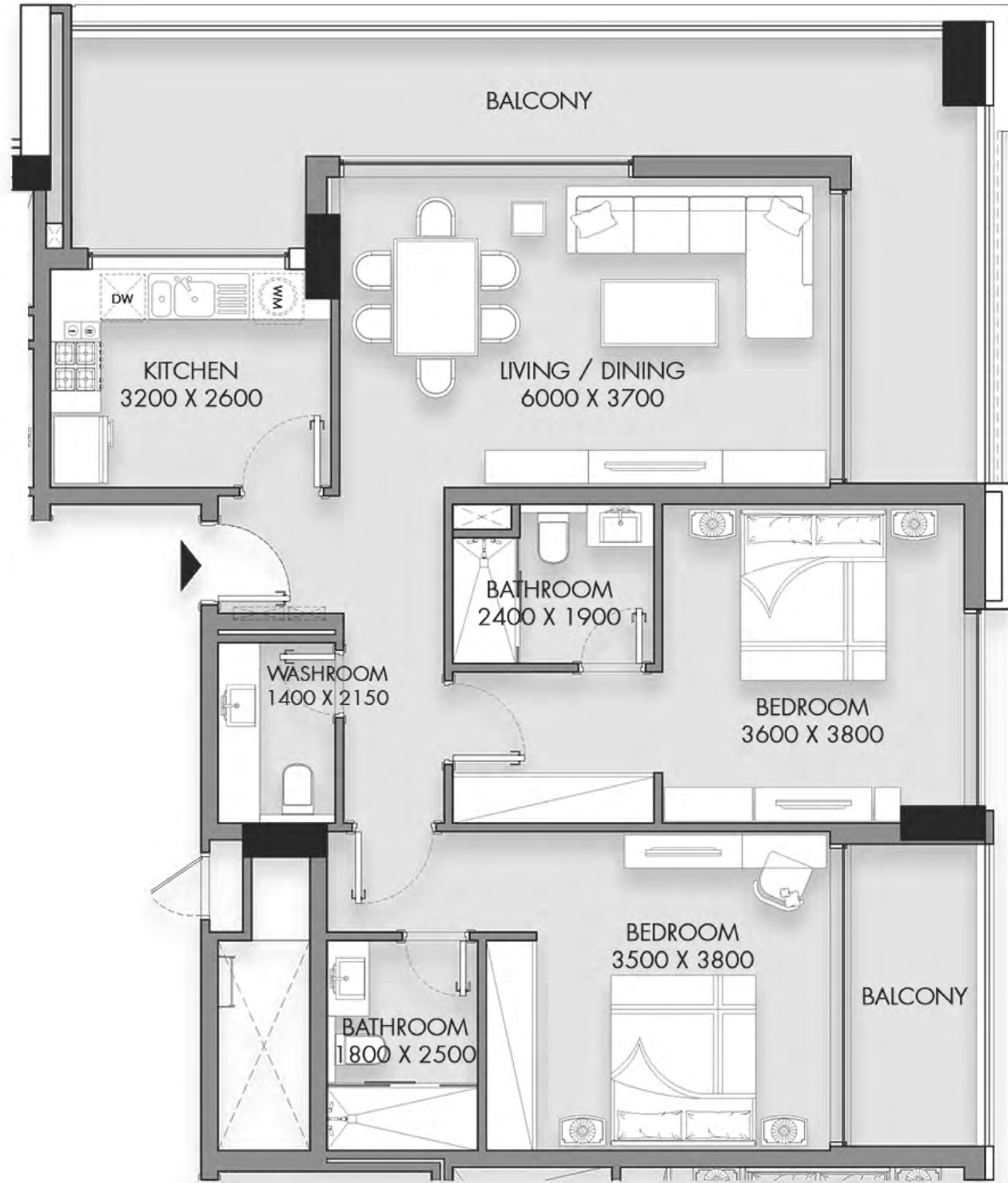
Indoor Area	62.17 Sq.M.	669.19 Sq.Ft.
Outdoor Area	7.02 Sq.M.	75.51 Sq.Ft.
Total Area	69.19 Sq.M.	744.70 Sq.Ft.
Floors	2 nd – 7 th	
Unit Series	03 and 04	



Two Bedroom

Type A

Indoor Area	97.74 Sq.M.	1,052.06 Sq.Ft.
Outdoor Area	14.46 Sq.M.	155.65 Sq.Ft.
Total Area	112.20 Sq.M.	1,207.71 Sq.Ft.
Floors	All (1 st - 7 th)	
Unit Series	01 and 06	



Two Bedroom

Type B1

Indoor Area	94.94 Sq.M.	1,021.87 Sq.Ft.
Outdoor Area	34.62 Sq.M.	372.69 Sq.Ft.
Total Area	129.56 Sq.M.	1,394.56 Sq.Ft.
Floors	All (1 st – 7 th)	
Unit Series	02 and 05	

Type B2

Indoor Area	94.91 Sq.M.	1,021.60 Sq.Ft.
Outdoor Area	54.06 Sq.M.	581.90 Sq.Ft.
Total Area	148.97 Sq.M.	1,603.50 Sq.Ft.
Floors	1 st	
Unit Series	05	













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Payment Plan *(40-60)*

Down Payment	On date of purchase	20%
Admin Fees	On date of purchase	AED 2,500
4% DLD <i>(OQOOD)</i>	On date of purchase	4%
Second (2 nd) Installment	After 60 days (2 months) from booking	5%
Third (3 rd) Installment	After 120 days (4 months) from booking	5%
Forth (4 th) Installment	After 180 days (6 months) from booking	5%
Fifth (5 th) Installment	After 240 days (8 months) from booking	5%
On 100% Construction	Upon completion	60%

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