



**RR GRAND**

*Step Into the Future of Living in Dubai South*

BY RED ROSE PROPERTIES



RR GRAND

# Introduction

## A Thoughtful Approach to Urban Living

Building on the remarkable sell-out success of RR Residence, RR Grand continues a distinguished legacy of refined architecture, enduring craftsmanship, and a truly exceptional address. Each residence embodies Ellington's unwavering commitment to creating homes that are both sophisticated and deeply personal where thoughtful design nurtures connection, and modern living is redefined with elegance, purpose, and timeless appeal.

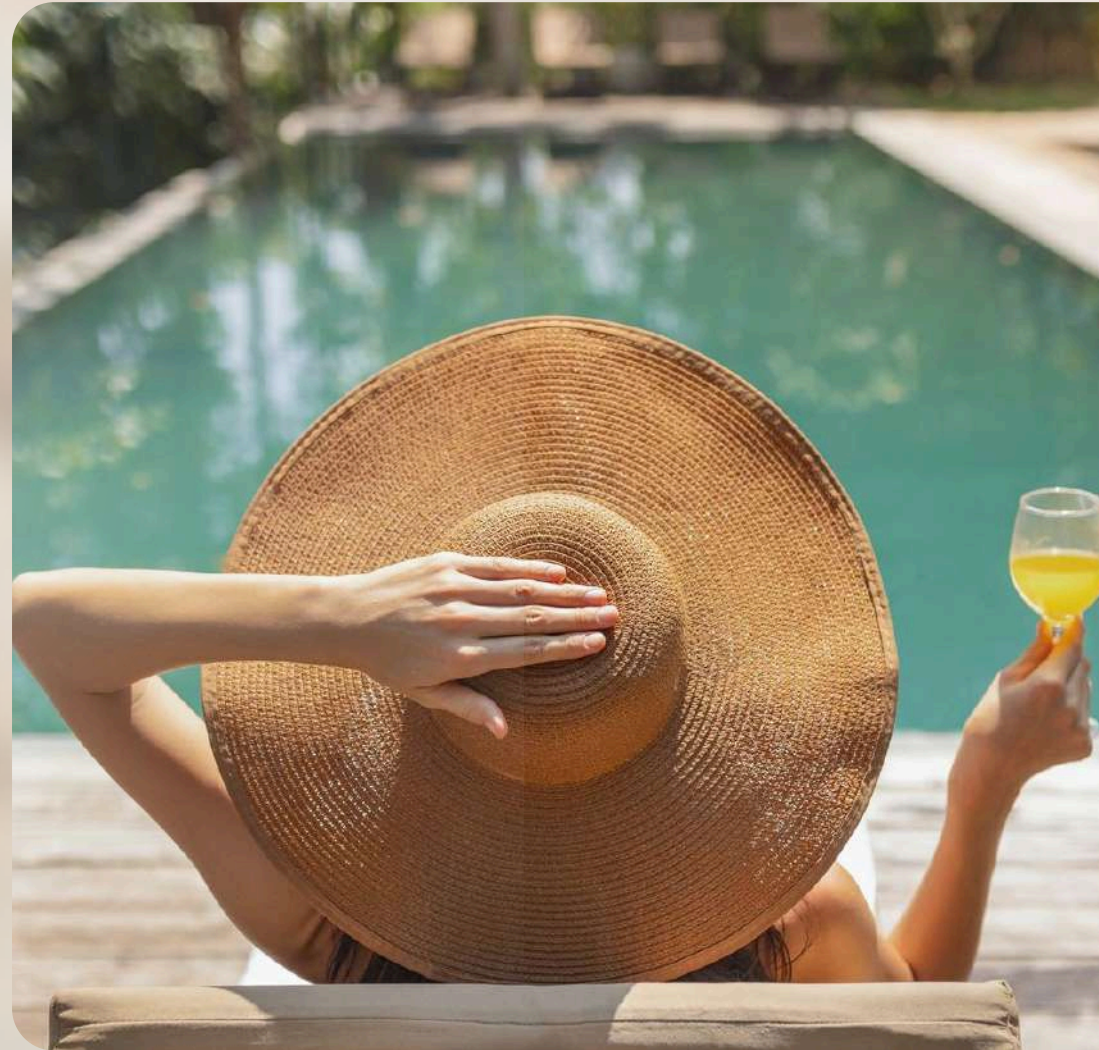


# Lifestyle Philosophy

## Life in Balance

Life at RR Grand unfolds at a natural, comfortable rhythm. Mornings are filled with soft daylight, interiors remain peaceful throughout the day, and evenings settle into quiet comfort. Every space is designed to support real living — free from excess, yet rich in functionality.

Here, lifestyle is not rushed. It is considered, effortless, and grounded in everyday ease.



# Dubai South Story

## A City Designed for the Future

Dubai South is a master-planned city created to support Dubai's long-term vision. Built around innovation, global connectivity, and economic strength, it brings together aviation, logistics, business, and residential life within a single integrated ecosystem.

Living in Dubai South means becoming part of a future-focused community — one that continues to grow in opportunity, infrastructure, and value.



RR RESIDENCE





## Architecture

### Timeless Design with Modern Character

The architectural language of RR Grand is defined by clean lines, balanced proportions, and warm material tones. Designed to age gracefully, the building reflects a modern aesthetic that remains relevant over time.

Its form is contemporary yet restrained — allowing architecture to complement the surroundings rather than overpower them.

# Community

## A Neighbourhood That Grows With You

The surrounding community is planned to evolve alongside its residents. Green spaces, infrastructure, and essential services come together to support a balanced and comfortable lifestyle.

It is a place designed not just to live in but to belong to.





# Connectivity

## Connected to What Matters Most

RR Grand places residents within easy reach of Dubai's business districts, leisure destinations, and future infrastructure developments. With efficient travel times and well-planned access routes, convenience becomes part of everyday living.

Time is saved. Life feels more balanced.



# Location Advantage

## Perfectly Positioned for Convenience

RR Grand enjoys a strategic location close to Al Maktoum International Airport, Expo City Dubai, and major transport corridors. This connectivity ensures seamless access to key destinations while preserving the calm and privacy of a residential environment.

Every journey becomes shorter. Every return feels more relaxed.



# Connectivity Map

- RED METRO LINE ( CORRENT )
- BLUE METRO LINE ( PROPOSED )
- DUBAI LOOP LINE



COMMERCIAL DISTRICT

BUSINESS PARK

LOGISTICS DISTRICT

GOLF DISTRICT

AVIATION DISTRICT

AL MAKTOUM INTERNATIONAL AIRPORT

EXPO CITY

RESIDENTIAL DISTRICT

DUBAI INVESTMENT PARK

JUMEIRAH ISLANDS

DUBAI MARINA

PALM JUMEIRAH

BURJ AL ARAB

JUMEIRAH VILLAGE CIRCLE

AL BARSHA

AL BARSHA SOUTH

THE SUSTAINABLE CITY

GLOBAL VILLAGE

AL QUDRA

THE WORLD ISLANDS

PALM JEBEL ALI

DUBAI PARKS AND RESORTS  
(E11) SHEIKH ZAYED ROAD

JEBEL ALI FREE ZONE

(E311) SHEIKH MOHAMMED BIN ZAYED ROAD

ETIHAD RAIL DUBAI STATION

(E311) SHEIKH MOHAMMED BIN ZAYED ROAD

(E11) SHEIKH ZAYED ROAD

(E611) EMIRATES ROAD

(E611) EMIRATES ROAD

# Driving Distances

Excellent Connectivity to Key Destinations

03  
MINUTES



AL MAKTOUM  
INTERNATIONAL  
AIRPORT

11  
MINUTES



ETIHAD RAIL  
STATION DUBAI

16  
MINUTES



EXPO CITY

12  
MINUTES



MBR  
AEROSPACE HUB

14  
MINUTES



JAFZA GATE

15  
MINUTES



IBN BATTUTA  
MALL

18  
MINUTES



MINA  
JEBEL ALI

23  
MINUTES



DUBAI PARKS  
AND RESORTS

22  
MINUTES



JUMEIRAH GOLF  
ESTATE

15  
MINUTES



PALM  
JEBEL ALI

15  
MINUTES



DP WORLD  
TERMINAL

# Future Growth

## Positioned for Tomorrow

With major aviation expansion and large-scale developments underway, the district promises sustained momentum. As the area grows, residential demand follows — reinforcing long-term value for homeowners and investors alike.

RR Grand stands ready for what lies ahead.



# Residences

## Homes Designed for Everyday Comfort

RR Grand offers a carefully curated mix of studio, one-bedroom, and two-bedroom residences. Every layout is planned to maximise space, usability, and comfort without unnecessary complexity.

These homes respond to modern lifestyles — practical, flexible, and thoughtfully proportioned.



# Amenities

## Essential Comforts, Thoughtfully Provided

Amenities at RR Grand are designed as natural extensions of daily life. From moments of relaxation to spaces that support wellness and family time, every facility serves a clear and meaningful purpose.





BR GRAND



## Interiors

### Spaces That Feel Calm and Functional

Interiors at RR Grand are shaped by light, openness, and efficient layouts. Neutral colour palettes create a sense of calm, while generous windows invite natural light into everyday living spaces.

Each home is designed to be adaptable — equally suited for personal living or long-term investment.

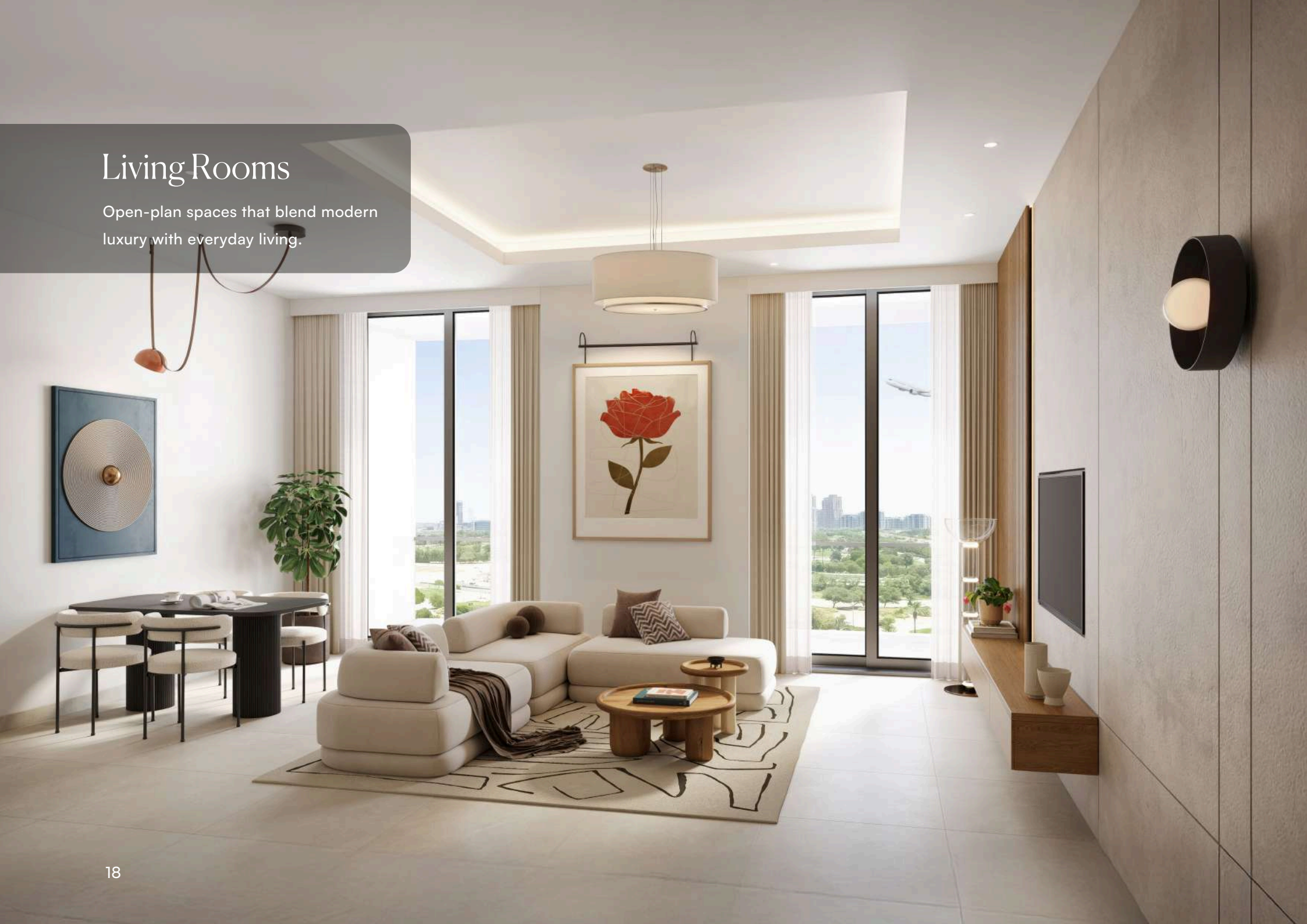
# Lobby

An impressive welcome that reflects refined contemporary design.



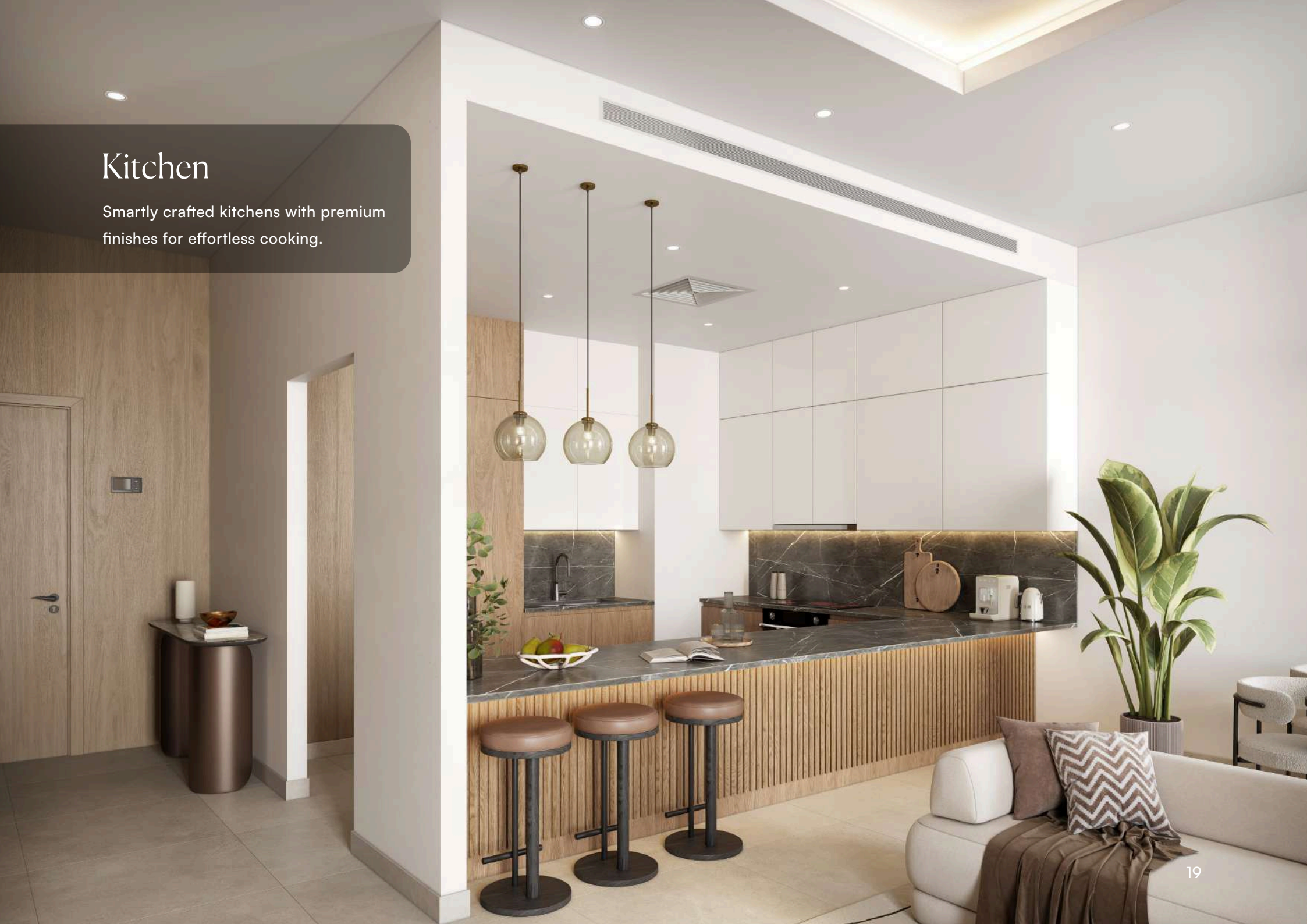
# Living Rooms

Open-plan spaces that blend modern luxury with everyday living.



# Kitchen

Smartly crafted kitchens with premium finishes for effortless cooking.



# Bedrooms

Your private retreat designed for rest, comfort, and rejuvenation.



# Bathrooms

Spa-inspired bathrooms with elegant fittings and serene ambiance.



# Indoor Gym

Stay fit in a fully equipped gym within the comfort of your home.



Gents



Ladies

# Swimming Pool

A tranquil poolside escape for relaxation and family leisure.



# Building Configuration

Positioned for Tomorrow

## ELEVATORS

2 passenger elevators  
1 service elevator

## PARKING 76

72 apartment parking  
3 visitor parking  
1 Handicap parking  
2 EV Charger Points

## ANTICIPATED SERVICE CHARGE

AED 15 per sq.ft.

## ANTICIPATED COMPLETION DATE

Q3 2028

## FITNESS STUDIO

Indoor Gym & Pool

## OWNERSHIP

Freehold



