



RESIDENCE
Reign & Relax





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www.r-residence.com



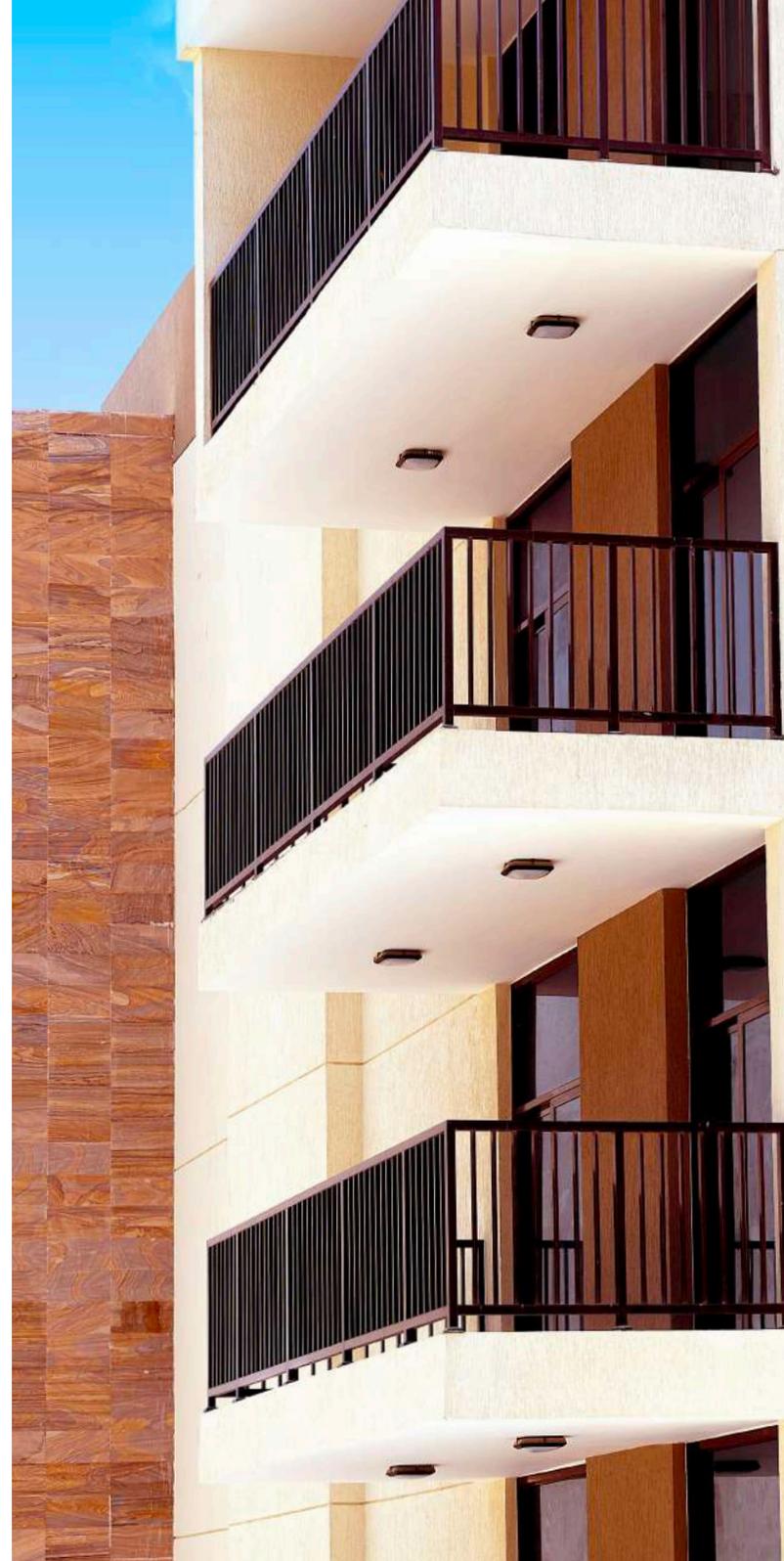
Welcome to RR Residence

Welcome to a place where modern living meets exceptional value

RR Residence is a contemporary freehold project in Dubai South — one of the UAE's fastest-growing communities. With stylish apartments, premium amenities, and direct access to major transport and economic hubs, it's designed for smart, connected living.

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RR RESIDENCE

Was conceptualized to offer modern living within a thriving, sustainable, and well-connected ecosystem. Located in the heart of Dubai South, the project combines lifestyle comfort with seamless connectivity to the city's logistics and economic hubs.



Project Highlights:

Strategic location in Dubai South, easy access to key attractions, Al Maktoum Airport, and Jebel Ali Port — making it ideal for end-users and investors.



Strategically Located in Dubai's Most Promising District

Dubai Aviation City, Dubai South

Dubai South is a master-planned city spanning 145 km², formerly known as Dubai World Central. It's a multimodal logistics platform with direct access to Etihad Rail Network, Al Maktoum International Airport and Jebel Ali Port.



Dynamic economic hub expected to generate 500,000 jobs



Close proximity to Palm Jebel Ali, Burj Al Arab, and Downtown



Designed to foster a sustainable and happy community

Towards 2040:

Dubai South's Bold Vision for Tomorrow

STRATEGIC LOCATION

Direct access to Al Maktoum International Airport, Etihad Rail, and Jebel Ali Port.

MASSIVE SCALE

Spanning 145 km², making it one of the largest urban developments in the UAE.

EMPLOYMENT HUB

Targeting 500,000+ job opportunities in logistics, aviation, and allied sectors.

SUSTAINABLE CITY

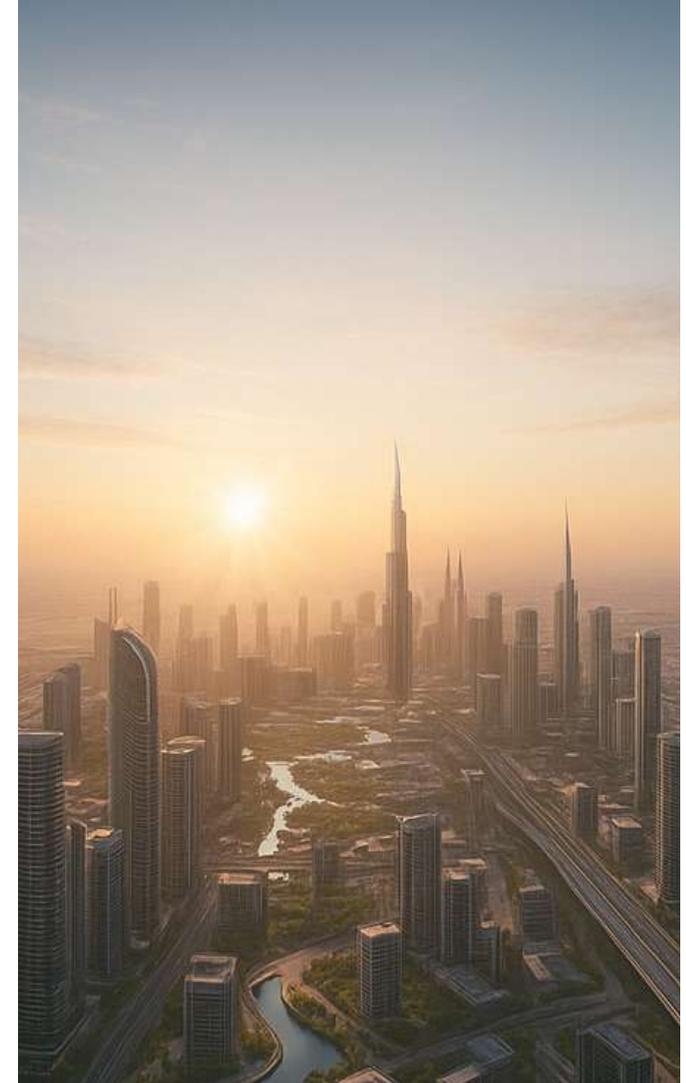
Focus on green buildings, clean energy, and smart infrastructure.

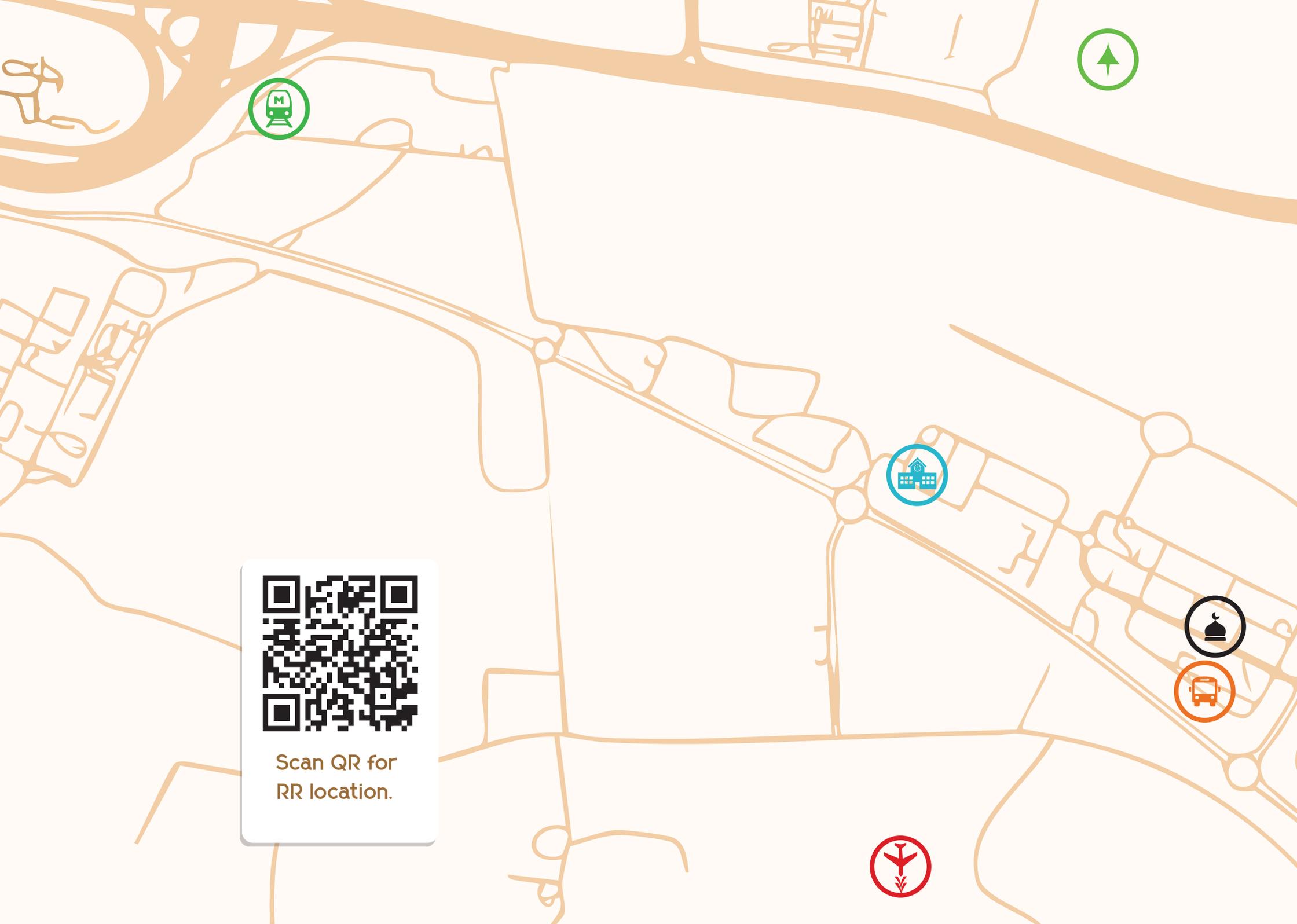
FUTURE-READY

Aligned with Dubai Urban Master Plan 2040 for long-term growth.

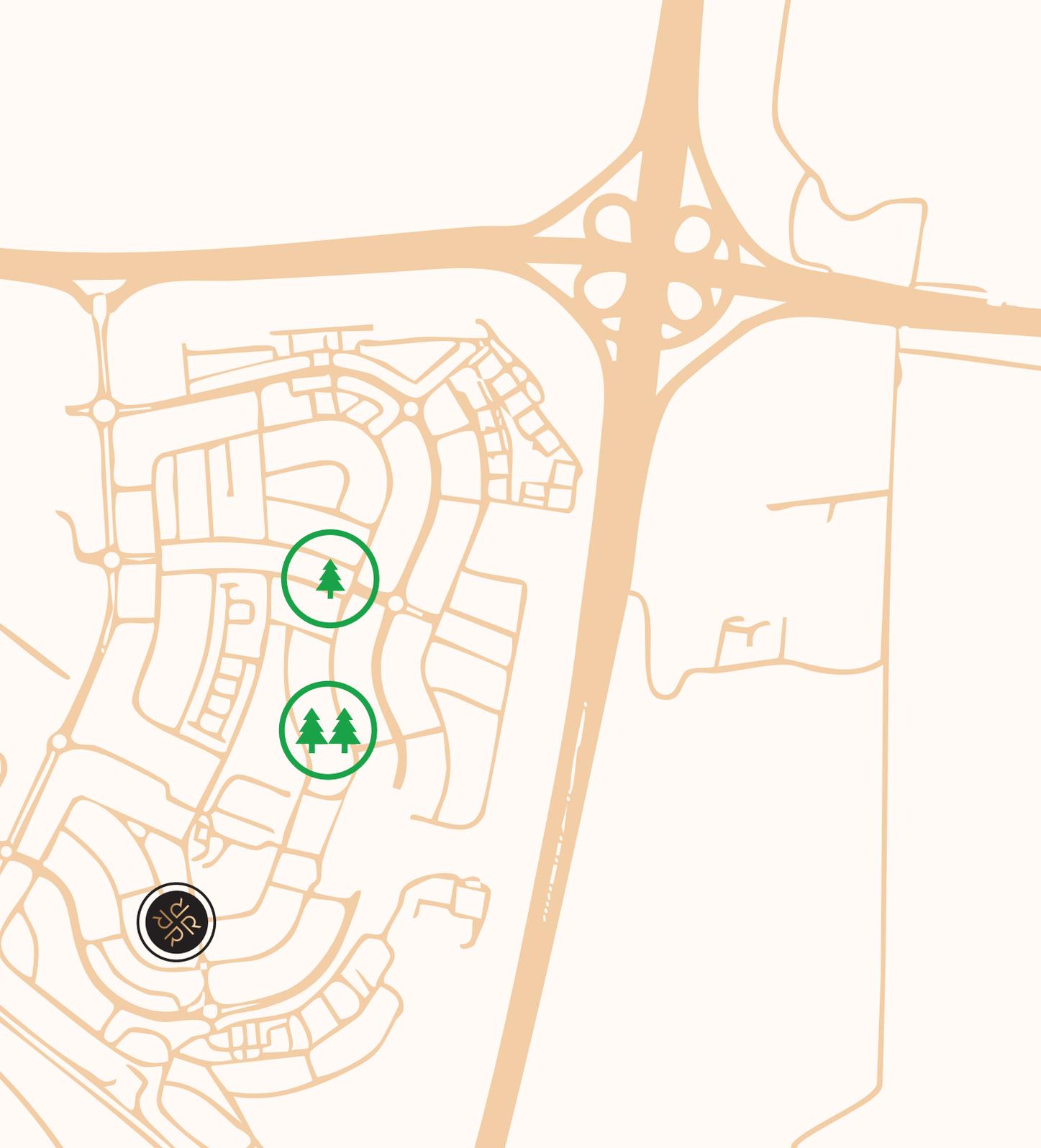
GLOBAL CONNECTIVITY

Positioned as a premier multimodal logistics platform.






Scan QR for
RR location.



Location connectivity

Jebel Ali School	◆	14.3 km
DAMAC Hills – Ventura Mall	◆	15.1 km
Central Park, Mudon	◆	22.8 km
Burj Al Arab	◆	33.1 km
Downtown Dubai	◆	38.6 km
Jebel Ali palm	◆	39.9 km

Nearby Places:

 Rostamani Tower (Bus Station)	4 min walk
 Downtown Dubai	32 min drive
 Puls park	10 min walk
 GEMS Founder School	3 min drive
 Al Maktoum Airport	15 min drive
 Expo metro & Bus Station	20 min drive
 Central park Dubai south	3 min drive
 Masjid	12 min walk





Project Components

Total Units:	85
One-Bedroom Apartments:	41
Two-Bedroom Apartments:	42
Studio:	2



Unit Distribution by Floor

Floor	Two-Bedroom Apartments	One-Bedroom Apartments	Studio
1 st Floor	10	10	1
2 nd Floor	11	10	–
3 rd Floor	11	10	–
4 th Floor	10	11	1



Area

Unit Area:

68,211.26 ft²

Balcony Area:

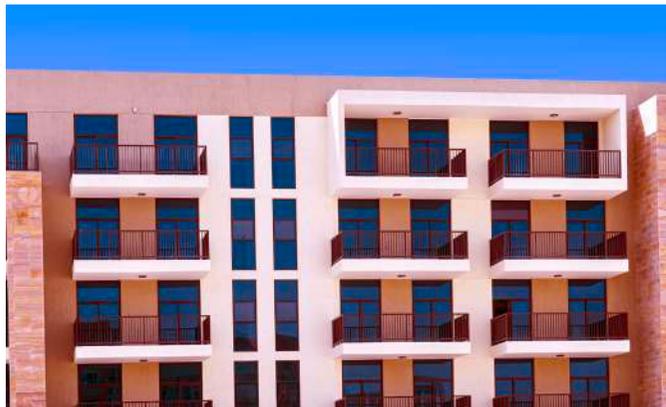
13,783.84 ft²

Total Built Area:

81,995.1 ft²

BUA:

102,000 ft²



Design & Architecture

Architectural Style:

Modern, combined façade

Construction Type:

Monolithic wall material

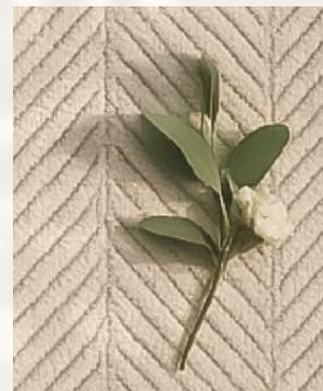
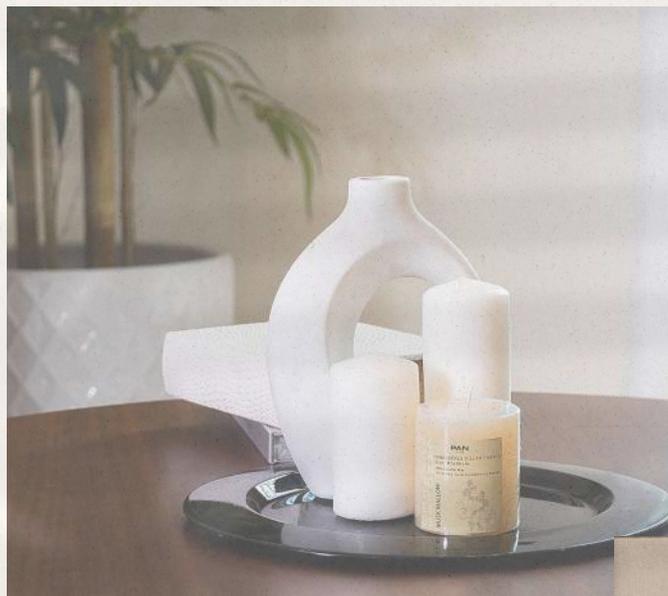
Transportation:

Elevator + Stairs

Parking:

Underground Parking

Interior



Crafted from Quality

The interiors feature elegant finishes that blend durability with contemporary design.



Kitchen & Appliances

Built-in Telescopic Hood

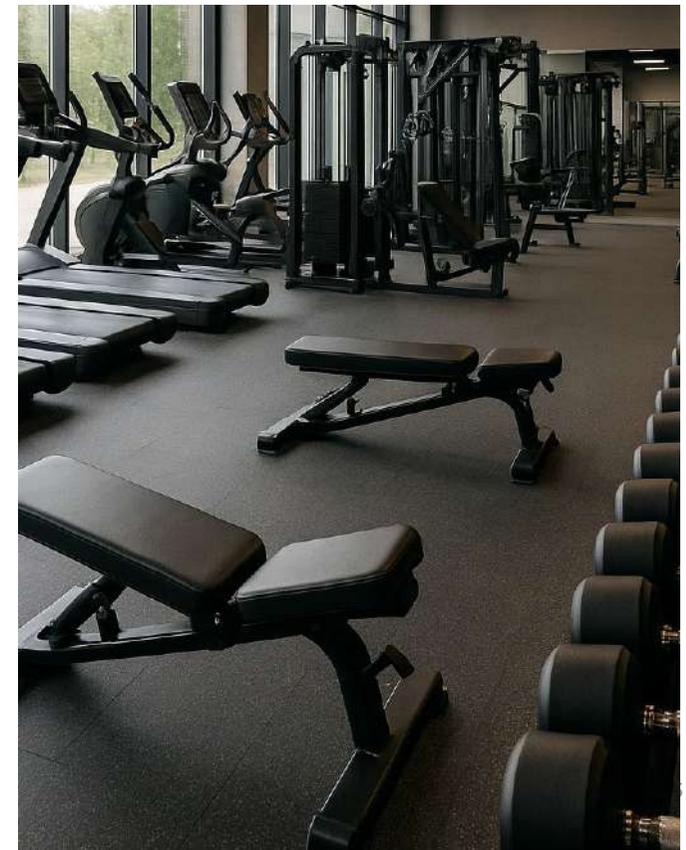
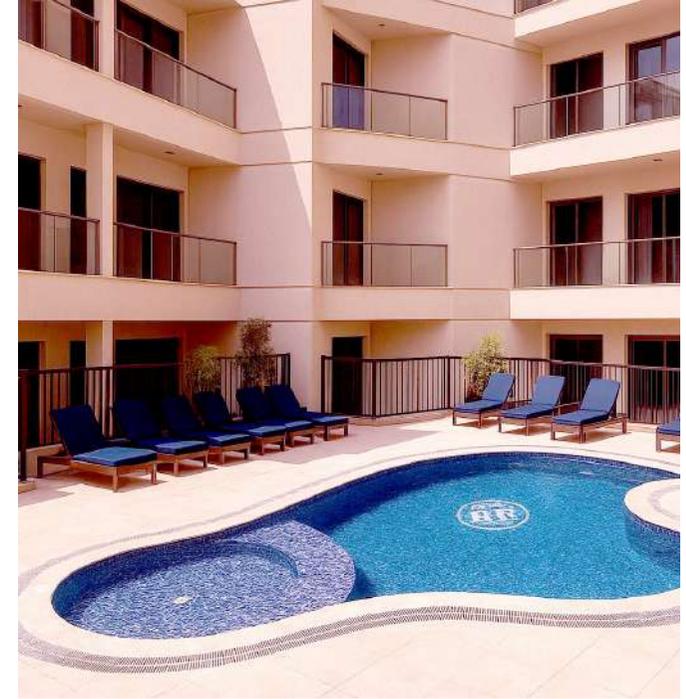
Granite Countertops

Piped Gas System



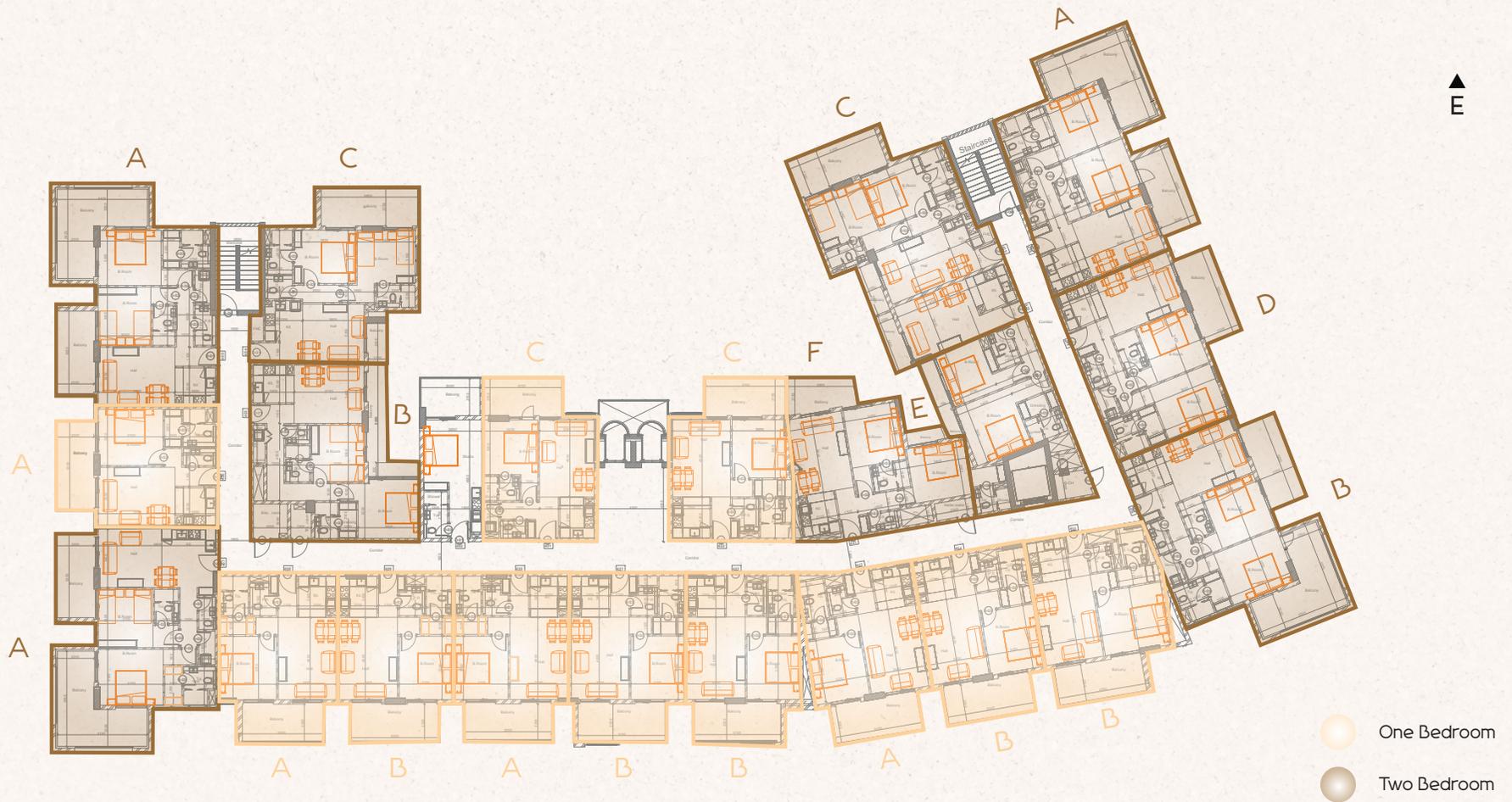
Amenities

-  Fully Equipped Gymnasium
-  Shared Outdoor Swimming Pool
-  Sauna Room
-  Children's Play Area
-  Elegant Lobby
-  CCTV & Access Control Systems
-  Ample Car Parking
-  Service Elevator









Project Layout

Each floor of RR Residencies (G+4) features a smart mix of 1-bedroom and 2-bedroom apartments, designed for comfort and functionality.

1-Bedroom Units: Open layouts with built-in wardrobes and modern finishes—ideal for individuals or couples.

2-Bedroom Units: Spacious living areas with en-suite master bedrooms—perfect for small families or investors.

TYPE A

1 Bed Apartment



Key Plan

Interior living area : 49.7 sq.m

Outdoor living area : 10.92 sq.m

Total living area : 60.09 sq.m

Bedrooms : 1

Bathrooms : 2

Disclaimer: Plans, details, and unit orientation included are indicative only and are subject to change by the developer/ seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout, and materials may differ from those stated.

TYPE B

1 Bed Apartment

Key Plan

Interior living area : 49.56 sq.m

Outdoor living area : 11.44 sq.m

Total living area : 61.01 sq.m

Bedrooms : 1

Bathrooms : 2

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TYPE C

1 Bed Apartment



Key Plan

Interior living area : 46.89 sq.m

Outdoor living area: 10.08 sq.m

Total living area : 56.97 sq.m

Bedrooms : 1

Bathrooms : 2

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TYPE A

2 Bed Apartment

Key Plan

Interior living area : 73.05 sq.m

Outdoor living area : 32.19 sq.m

Total living area : 105.24 sq.m

Bedrooms : 2

Bathrooms : 3

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TYPE C

2 Bed Apartment



Key Plan

Interior living area : 71.40 sq.m

Outdoor living area: 8.98 sq.m

Total living area : 88.37 sq.m

Bedrooms : 2

Bathrooms : 3

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TYPE C

2 Bed Apartment

Key Plan

Interior living area : 63.81 sq.m

Outdoor living area : 15.28 sq.m

Total living area : 79.10 sq.m

Bedrooms : 2

Bathrooms : 3

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TYPE D

2 Bed Apartment



Key Plan

Interior living area : 73.58 sq.m

Outdoor living area: 10.92 sq.m

Total living area : 84.50 sq.m

Bedrooms : 2

Bathrooms : 3

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TYPE E

2 Bed Apartment

Key Plan

Interior living area : 67.67 sq.m

Outdoor living area : 6.53 sq.m

Total living area : 74.20 sq.m

Bedrooms : 2

Bathrooms : 3

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TYPE F

2 Bed Apartment



Key Plan

Interior living area : 66.91 sq.m

Outdoor living area: 9.17 sq.m

Total living area : 76.08 sq.m

Bedrooms : 2

Bathrooms : 3

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TYPE E

Studio Apartment

Key Plan

Interior living area : 25.63 sq.m

Outdoor living area : 7.46 sq.m

Total living area : 33.09 sq.m

Bedrooms : 1

Bathrooms : 1

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RESIDENCE

Freehold ownership

Ready-to-move-in

Dubai South

www.r-residence.com



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About RSP

At Royal Smart Properties **RSP**, we believe that smart property decisions lead to royal outcomes. Originally founded in 1997 under the name "Shamma Properties" in the UAE, we specialize in delivering integrated real estate solutions—from leasing and property management to sales and investment advisory. With a deep understanding of the market and a strong commitment to quality and transparency, we empower our clients to make smart choices and enjoy truly elevated living.



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