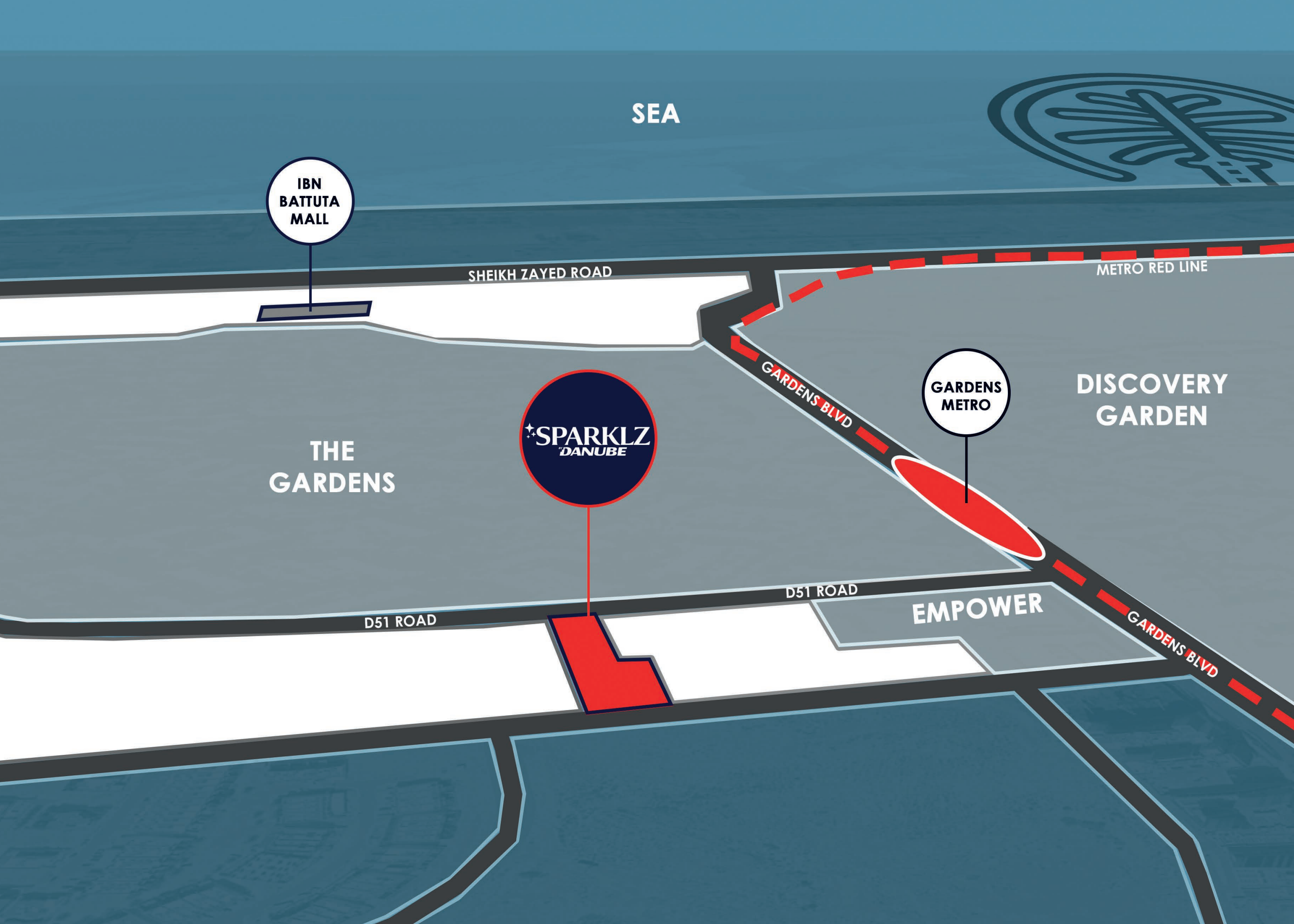




## ★ DISTANCES

  
**1 MIN**  
The Gardens

  
**2 MIN**  
Gardens Metro

  
**3 MIN**  
Discovery Garden

  
**5 MIN**  
Ibn Battuta Mall

  
**8 MIN**  
Dubai Marina walk

  
**8 MIN**  
Ain Dubai

  
**10 MIN**  
The Palm Jumeirah

  
**11 MIN**  
Expo City

  
**12 MIN**  
Dubai International Cricket Stadium

  
**13 MIN**  
Dubai Miracle Garden

  
**15 MIN**  
Mall Of Emirates

  
**15 MIN**  
Global Village

  
**18 MIN**  
Burj Khalifa

  
**20 MIN**  
Dubai Mall

  
**25 MIN**  
Dubai International Airport

  
**25 MIN**  
Al Maktoum International Airport

# WHY DUBAI?



Safest City in  
the World



Fastest Growing  
Economy



High Capital  
Appreciation



Ease of  
Investment



Freehold  
Ownership



100% Tax  
Free Income



Long-Term  
Golden Visa



Worldwide  
Connectivity

# WHY DANUBE PROPERTIES?

0%

Interest

1%

Per Month  
Payment Plan

71

Months  
Payment Plan



High Return  
on Investment



Timely  
Delivery



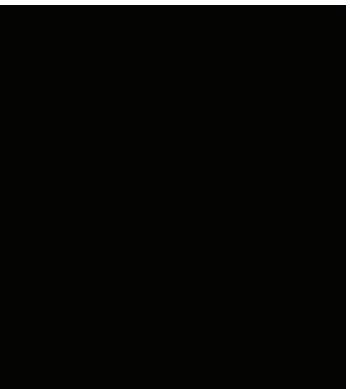
Prime  
Location



Luxury  
Furnishing



40+  
Amenities





*A grand welcome to*  
**ELEVATED  
LIVING**







*Where*  
**ELEGANCE**  
**GREET'S**  
*you FIRST*







LIFT LOBBY





*Convertible Apartments*

**TRANSFORM A STUDIO TO 1BHK**



SCAN TO SEE VIDEO

*Convertible Apartments*

**STUDIO TRANSFORMED TO 1BHK**





*Convertible Apartments*

**TRANSFORM A 1BHK TO 2BHK**



*Convertible Apartments*

**1BHK TRANSFORMED TO 2BHK**







WHERE THE SKYLINE BECOMES YOUR CANVAS





## KITCHEN



## BATHROOM





*Where lifestyle meets*  
**LAVISH AMENITIES**





## BADMINTON COURT



## BASKETBALL COURT









HEALTH BAR



KID'S PLAY AREA





REDEFINING  
SOPHISTICATION:  
LIVE THE LUXURY  
YOU DESERVE





KID'S DAYCARE



BUSINESS CENTRE















# 30+ *Amenities*

- |                    |                                     |                      |
|--------------------|-------------------------------------|----------------------|
| 1. Business Center | 14. Floating Cabana                 | 27. Kid's Play Area  |
| 2. Kid's Daycare   | 15. Pool Deck                       | 28. Jogger's Arena   |
| 3. Prayer Room     | 16. Pool Party Area                 | 29. Yoga Deck        |
| 4. Library         | 17. Sparklz Garden                  | 30. Cricket Pitch    |
| 5. Spa             | 18. Cabana & Family Seating         | 31. Football Court   |
| 6. Beauty Salon    | 19. BBQ Garden                      | 32. Outdoor Gym      |
| 7. Infinity Pool   | 20. Health Bar                      | 33. Indoor Gym       |
| 8. Shallow Pool    | 21. Reflexology Path & Aroma Garden | 34. Snooker Zone     |
| 9. Jacuzzi         | 22. Zumba Dance                     | 35. Badminton Court  |
| 10. Foot Bath      | 23. Open Cigar Zone                 | 36. Paddle Court     |
| 11. Aquatic Gym    | 24. Open Air Cinema                 | 37. Basketball Court |
| 12. Kid's Pool     | 25. Outdoor Party Hall              | 38. Minigolf         |
| 13. Splash Pad     | 26. Indoor Party Hall               | 39. Changing Room    |



*A lifestyle that*  
SPARKLES IN  
EVERY MOMENT

