



TIMEZ

BY **DANUBE**

It's Time To Own Your Dream Home

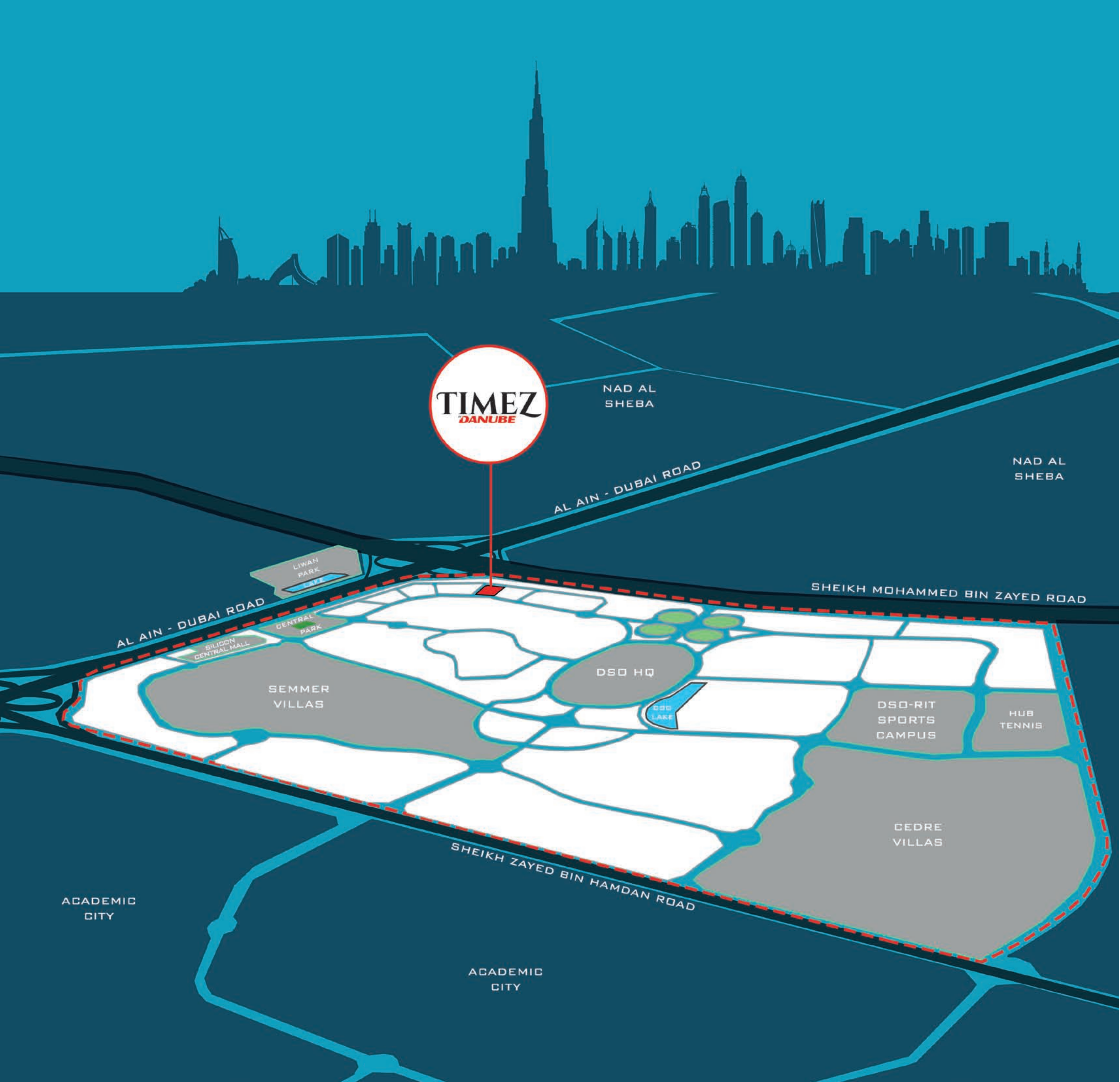
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DUBAI SILICON OASIS







Distances

	Central Park	2 min
	Silicon Central Mall	2 min
	Al Ain - Dubai Road	2 min
	Proposed Metro Station	3 min
	Sheikh Mohammed Bin Zayed Road	2 min
	DSO HQ	3 min
	DSO Lake	4 min
	DSO - RIT Sports Campus	5 min
	Academic City	7 min
	Global Village	8 min
	Dubai Safari Park	10 min
	Dubai Creek Harbour	11 min
	Dubai Design District	11 min
	Burj Khalifa	12 min
	Dubai Mall	12 min
	Mirdif City Centre	13 min
	Mushrif Park	14 min
	Dubai International Airport	15 min
	Al Maktoum International Airport	20 min

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



The **1%**
Man

Rizwan Sajan

Founder & Chairman
Danube Group



Scan & Watch
The Complete Story



Step Into A World Of Sophistication



Convertible Apartments Transform a Studio to 1BHK



Convertible Apartments Studio Transformed to 1BHK



Convertible Apartments

Transform a 1BHK to 2BHK



Convertible Apartments

1BHK Transformed to 2BHK



Timeless Design and Modern Luxury



Let Elegance Take Center Stage In Your Kitchen





Private Pool In Your Apartment



Indoor Gym



A Lifestyle Where
Luxury Blends With
Elegance And Comfort



Business Centre





Cabana Seating

Library

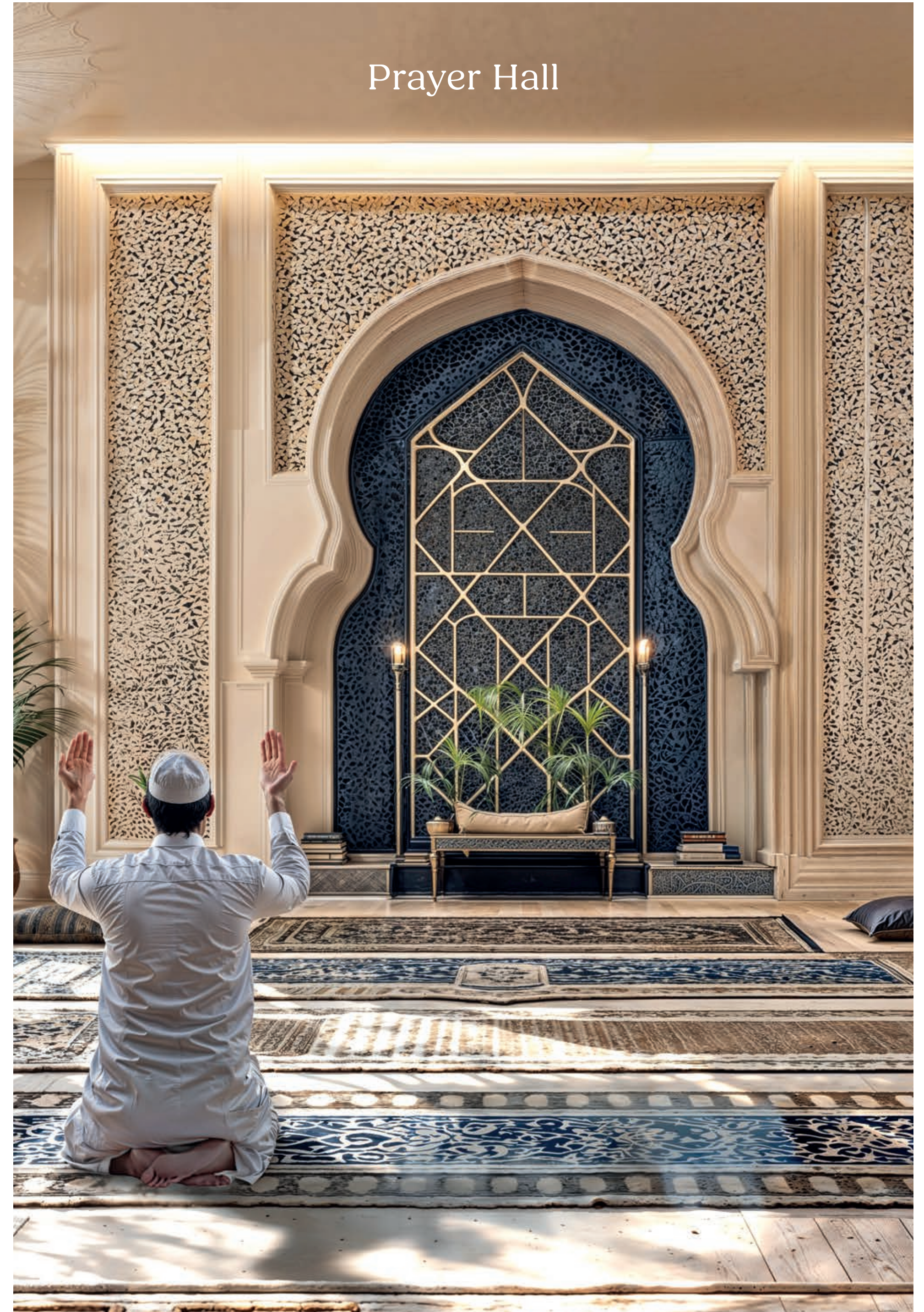


Kid's Daycare





Aquatic Gym



Prayer Hall



Kid's Play Area

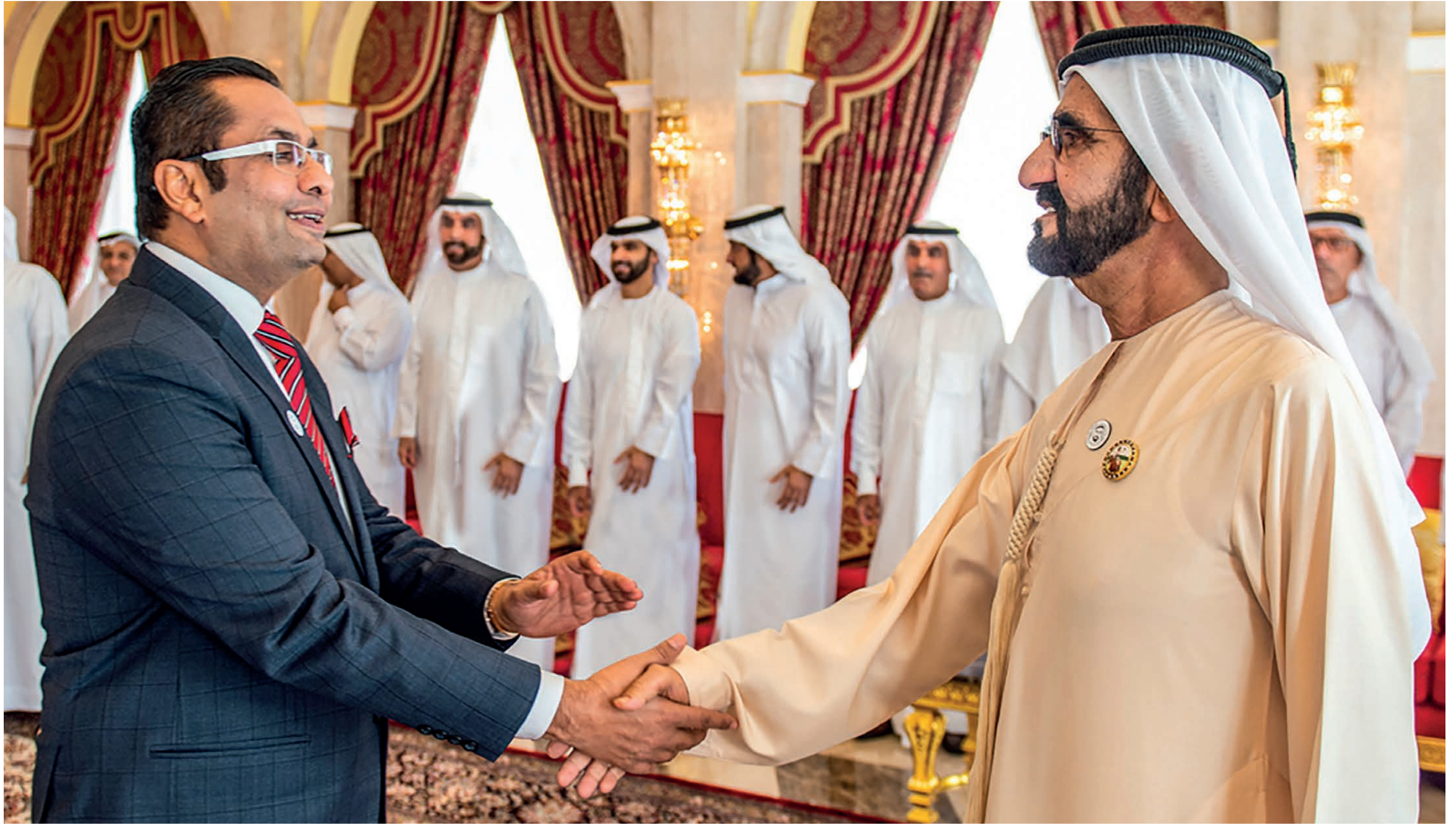
An aerial view of a modern building with a rooftop pool and city skyline. The building has multiple floors with glass railings and balconies. The rooftop pool is large and rectangular, with a circular section in the foreground where two children are playing. The pool is surrounded by a wooden deck and lounge chairs. In the background, a city skyline is visible, including the Burj Khalifa.

Amenities

- | | | |
|------------------------------|------------------------|--------------------------|
| 1. Infinity Anticurrent Pool | 16. Outdoor Party Area | 31. Yoga Deck |
| 2. Shallow Pool | 17. Indoor Party Area | 32. Karate/Zumba Area |
| 3. Jacuzzi | 18. Open Cigar Zone | 33. Kick Boxing Ring |
| 4. Aquatic Gym | 19. Kid's Play Area | 34. Joggers Arena |
| 5. Kid's Oasiz | 20. Wall Climbing | 35. Outdoor Gym |
| 6. Splash Pad | 21. Trampoline | 36. Indoor Gym |
| 7. Rain Shower | 22. Kid's Daycare | 37. Mini Golf |
| 8. Pool Deck | 23. Sand Pit | 38. Doctor On Call |
| 9. Health Bar | 24. Paddle Court | 39. Library |
| 10. Japanese Garden | 25. Cricket Pitch | 40. Business Center |
| 11. Infinity Garden | 26. Basket Ball | 41. Male Prayer Room |
| 12. Open Air Cinema | 27. Badminton Court | 42. Female Prayer Room |
| 13. Cabana Seating | 28. Chess Zone | 43. Male Changing Room |
| 14. BBQ Area | 29. Table Tennis Zone | 44. Female Changing Room |
| 15. Family Seating | 30. Snooker | 45. Spa & Therapy |

Experience
Effortless
Connectivity





“The success and eminence of Danube began with a small trading enterprise as a dream, but today the dream has been transformed into reality.”

Rizwan Sajan

Founder & Chairman
Danube Group



“Innovation is the bridge that connects imagination with reality, and at Danube Properties, we are architects of tomorrow’s dreams, building today’s legacies.”

Adel Sajan
 Managing Director
 Danube Group



DANUBE
PROPERTIES



Dubai | Abu Dhabi | Muscat | Riyadh | Bahrain | London | China
Mumbai | New Delhi | Gurugram | Kochi | Hyderabad

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