SKYZ

BY DANUBE

DANUBE PROPERTIES


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BY
DANUBE



DANUBE
No.1 building material company

DANUBE
PROPERTIES

DANUBE
HOME

Milano
ITALY

ALUCOPANEL
USA

Casa Milano

MADE IN DUBAI
SHAPING THE WORLD

WITH OVER 25,000 PRODUCTS AND SERVICES, THE GROUP IS COMMITTED TO OFFER THE CUSTOMERS NOTHING BUT THE BEST THROUGH EXCELLENCE AND INNOVATION.

Danube Group has grown from a single store started in Deira, Dubai 28 years ago to one of the most trusted and household brands in the Middle-East. The multi-million-dollar group has been consistently increasing its global footprint and annual revenue supported by an ever-growing family of over 2,500. The Danube Group is head-quartered in Dubai and operates in 9 countries across Middle-East & Asia.

The group owns many award-winning business verticals. Danube Building Material is the No.1 building material company of the region offering more than 25,000 products under one roof.

DUBAI
INVESTOR'S PARADISE



HIGH CAPITAL APPRECIATION

With numerous infrastructure projects, retail spaces and attractions emerging in Dubai, the prices of residential units are on the upswing.

HIGH RENTAL INCOME (8%-10%)

With many people travelling to Dubai in search of jobs and a better life, rents of residential units are expected to increase.

PROGRESSIVE ECONOMY

It is the fastest growing economy in the MENA Region which means more business opportunities, population growth and increase in demand of housing.

EASE OF INVESTMENT

Duly regulated market controlled by robust laws. Dubai freehold property open to investors of all nationalities. Developers and projects are registered, certified and approved by Government of Dubai, UAE.

HAPPY AND SAFE CITY

Dubai is ranked amongst one of the happiest and the safest city in the world.

100% TAX-FREE INCOME

DANUBE - INVESTOR'S CHOICE

28

YEARS OF
TRUST

TIMELY
DELIVERY

LUXURY
FINISHING

AFFORDABLE
PRICE

HIGH CAPITAL
APPRECIATION

FREE HOLD
OWNERSHIP

1%

BEST PAYMENT
PLAN

WORLD CLASS
AMENITIES

REGISTERED UNDER
DUBAI LAND DEPARTMENT





ABOUT SKYZ

This unique residential project located in Arjan close to Miracle Garden, adjacent to the heavily travelled Sheikh Mohammed Bin Zayed road making it conveniently positioned and highly visible. The tower overlooks Miracle garden, Arabian Ranches and Motor city communities. The Concept was to create a new residential destination that celebrates "Mediterranean living" by maximizing usable outdoor space through balconies, terraces, gardens, parks, and plazas. The tower is orientated to allow maximum views and light into the scheme and creates a series of "external gardens" distributed around the building linked by an informal route with an outdoor pool and recreation area at various levels

The development provides holistic amenities from open terrace areas, outdoor activity areas, and greenery to Elevated pedestrian loop, Gazebos, Swimming pools, Waterfall, Health club, Community semi enclosed Jacuzzi, and Party Hall.

This project Comprises of Studios,1BR & 2BR with Retail outlets.

LIVE IN THE NEW REALM OF LUXURY



Viewing Deck



Paddle Tennis



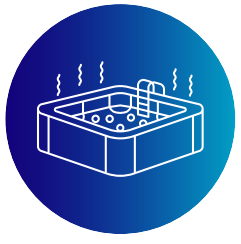
Gazebo



Water Bodies



BBQ Area



Jacuzzi Lounge



Business Centre



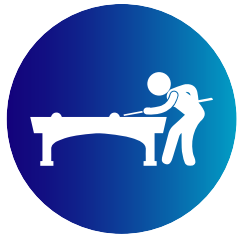
Retail Arcade



Games Room



Outdoor
Seating Area



Party Hall with
Billiards Room



Kids Play Area



State-of-the-art
Health Club



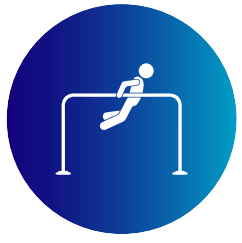
Infinity Pool



Kids Pool



Sky Jogging
Track



Outdoor
Gymnasium



Outdoor
Jacuzzi



Lilly Pool with
Water Beds

DISCOVER THE NEW LEVELS OF EXUBERANCE EVERY DAY



SKY BRIDGE

PARTY HALL

BECOME THE
SPLENDID VERSION OF YOURSELF

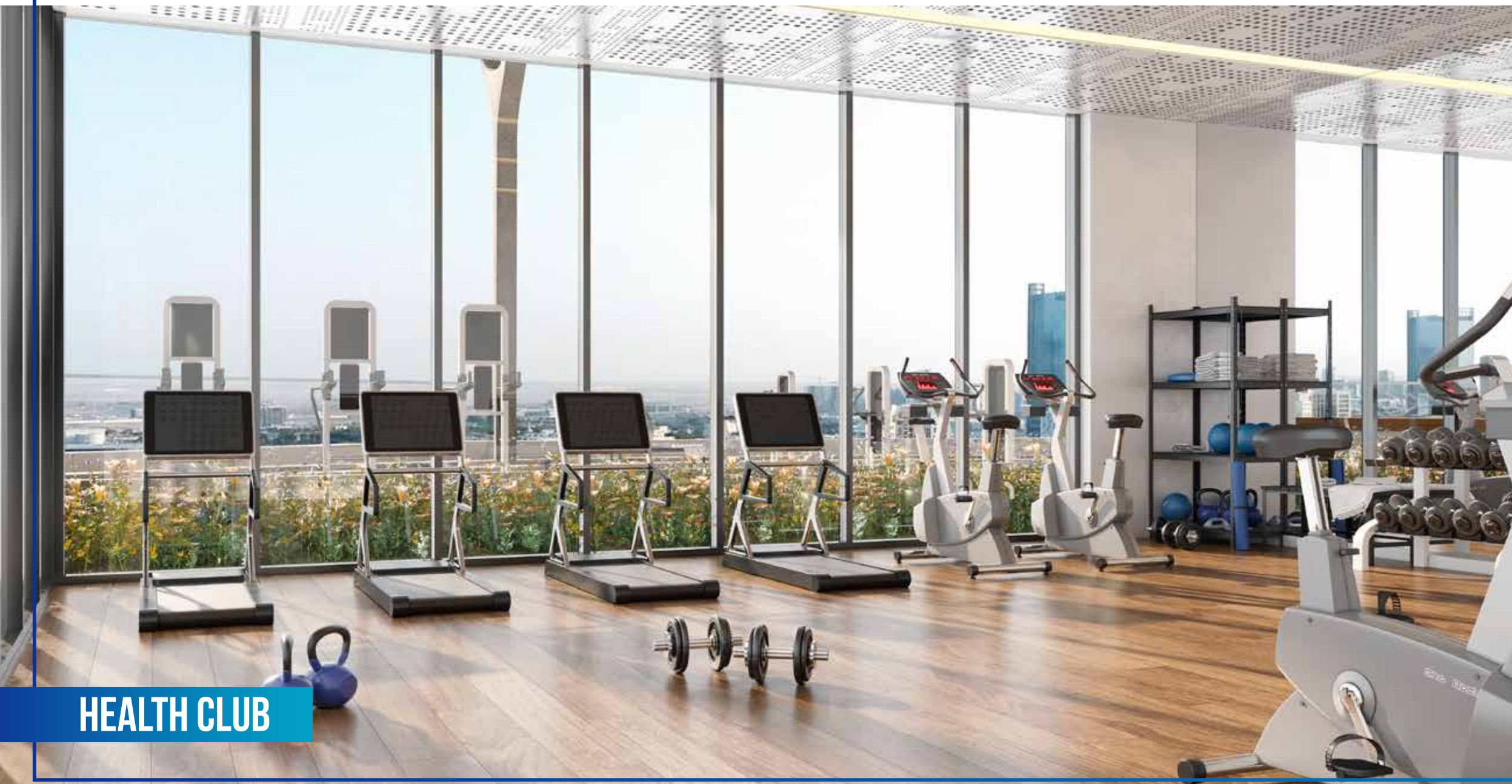


KIDS PLAY AREA



PADDLE TENNIS

Your hectic routines take a toll on your fitness and happiness. At Skyz by Danube , health-centric lifestyle amenities ensure that you refresh and recharge your mind and body. This includes a fully-equipped health club, tennis courts, and a jogging track lined with green landscaping on both sides.



HEALTH CLUB



JACUZZI LOUNGE

LANDSCAPE VIEW



LOBBY

UNIT PLANS

STUDIO

TOTAL AREA RANGE

349.07-362.96 SQ. FT.

Disclaimer: All design, features, amenities, materials, dimensions, layout drawings are approximate, information is subject to change without notice; Actual area of the Unit may vary from the stated area, drawings not to scale; Developer reserves the right to make revisions to comply with any Applicable Law or the requirements of any Relevant Authority;

For actual sizes please refer SPA



STUDIO
1ST FLOOR

Flat Nos.
01, 03, 05, 07, 10, 13, 16, 18





STUDIO
2ND FLOOR

Flat Nos.
01, 03, 06, 09, 10, 13, 16, 18



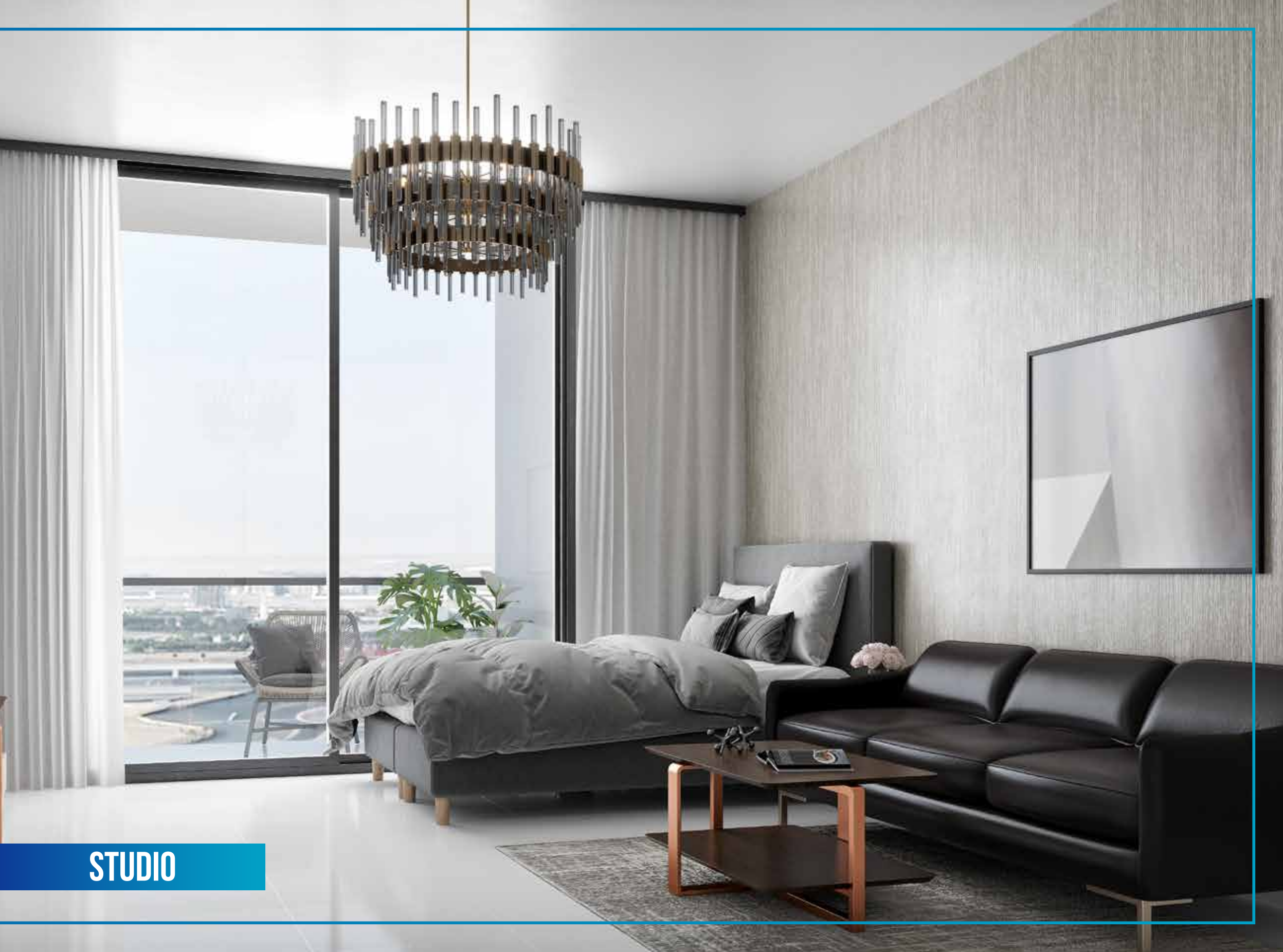


STUDIO TYPICAL FLOOR

Flat Nos. 01, 03, 05, 06, 08,
11, 12, 15, 17, 18, 20, 22







STUDIO

UNIT PLANS

1 BR

TOTAL AREA RANGE

545.62 - 562.52 SQ. FT.

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1 BR
1ST FLOOR

Flat Nos.
02, 04, 06, 08, 09, 11, 12, 14, 15, 17





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1BR
2ND FLOOR

Flat Nos.
02, 04, 05, 07, 08, 11, 12, 14, 15, 17



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1BR TYPICAL FLOOR

Flat Nos.
02, 04, 07, 09, 10, 13, 14, 16, 19, 21



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LIVING ROOM

UNIT PLANS

2 BR

TOTAL AREA

995.88 SQ. FT.

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2BR
1ST FLOOR

Flat Nos. 19 & 20



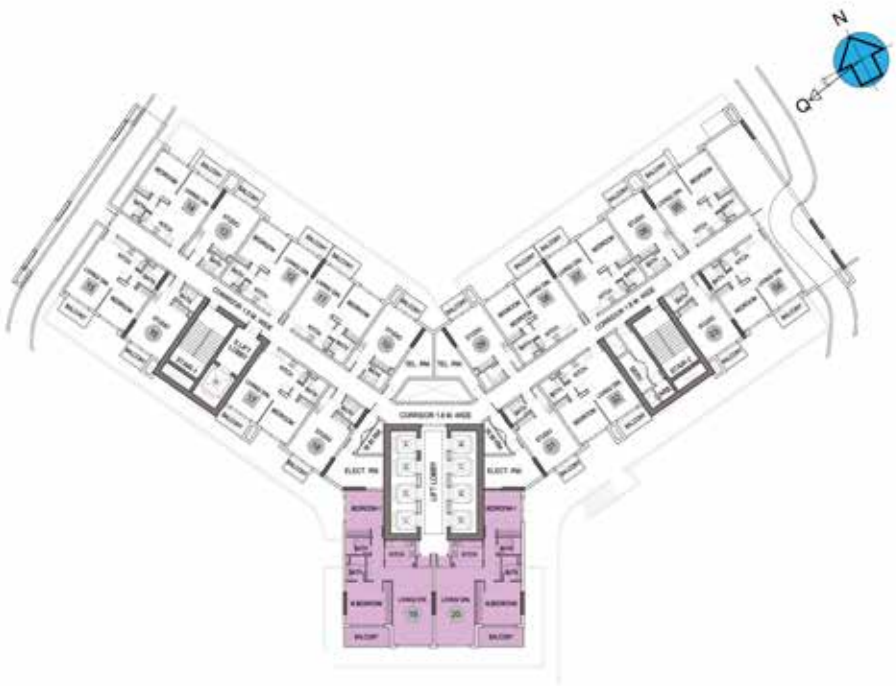


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2BR
2ND FLOOR

Flat Nos. 19 & 20





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2BR TYPICAL FLOOR

Flat Nos. 23 & 24



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BEDROOM


FASHION
BAKERY
CAFE


LAUNDRY
SUPERMARKET
SALOON
RESTAURANT



EASILY ACCESSIBLE FROM ANYWHERE

- The beautiful Miracle Garden is just a minute away
- Easy access to Sheikh Zayed Road which is only 7 minutes away
- Conveniently located alongside Sheikh Mohammed bin Zayed Road which is just a minute's drive away
- Travel to City Center Al Barsha within 2 minutes
- Get to the nearest metro station (Mall of the Emirates) within 7 minutes
- Reach Dubai International Airport in just 25 minutes
- Dubai World Central (Al Maktoum International Airport) is a mere 30-minute drive
- Easy access to many reputed schools in the vicinity of 3-5 km radius




The Palm Jebel Ali
The Palm Jumeirah
Blue water Island
Dubai Marina
Jumeirah Lakes Towers
Jebel Ali 2
Jebel Ali 3
Jebel Ali Village
The Gardens
Jebel Ali Freezone
Danube Corporate Office
Jebel Ali Industrial Area
Jebel Ali Freezone South
SHEIKH ZAYED ROAD
SHEIKH MOHAMMED BIN ZAYED ROAD
Dubai Parks
Logistics City
Maktoum Airport
Residental City
Proposed Metro Line
DUBAI INVESTMENT PARK
DUBAI SOUTH
EXPO 2020
DUBAI UNITED ARAB EMIRATES
IMPZ
Sports City
Motor City
Dubai Studio City
Golf City
DAMAC HILLS
Remraam
Nshama
Reem By Emaar
DUBAI OUTLET MALL
Jumeirah Islands
Emirates Living
Tecom
Al Sufouh 1
Al Sufouh 2
Mall of the Emirates
Al Barsha 1,2,3
Al Barsha South
Jumeirah Village Circle
Jumeirah Triangle
AL FURJAN
ARJAN
Dubailand
Al Quoz
AL KHAIL ROAD (E44)
HESSA STREET
Dubai Hills
Sheikh Mohammed Bin Rashid City
Meydan
Dubai Racing Club
Nad Al Sheba 1
Nad Al Sheba 2,3,4
Al Barari
Majan
Jumeirah
Umm Suqeim
Al Wasl
Al Safa
Business Bay Private 1
Downtown
Dubai Mall
Museum of Future
DUBAI WORLD TRADE CENTRE
Bur Dubai
Dubai Creek
Dubai Festival City
Ras Al Khor
Ras Al Khor Road
Rashidiya
Rashidiya Industrial Area
Al Qusais
Dubai International Airport
Mirdif City Center
Al Warqa'a
Dubai Safari
International City
International City Phase 2
Dubai Silicon Oasis
Academic City
The Villa
Falconcity of Wonders
IMG WORLD
City of Arabia
Global Village
EMIRATES ROAD (E311)
SHEIKH MOHAMMED BIN ZAYED RD. (E311)
Al Mamzar
Danube Properties Head office
Dubai Police Academy
Tecom
Mall of the Emirates
Jebel Ali Racecourse
Jumeirah Lakes Towers
Dubai Marina
Blue water Island
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DUBAI WORLD TRADE CENTRE
Bur Dubai
Dubai Creek
Dubai Festival City

COMPLETED PROJECTS

We understand our responsibility as your property developer, and we remain committed to the timely delivery of your property. We firmly believe that our reputation as a successful developer is derived from our project delivery and quality construction. Backed by our strong finances and our solid 28 years of experience in building materials, all the sites of our existing projects are bustling with activity and progress.

Our ultimate goal is to see your smile while handing over the keys to you.

DELIVERING ON **OUR PROMISES**





























IN PROGRESS COMPLETED