DANUBE PROPERTIES

DANUBE 25 YEARS

N

RESIDENCE

Unforgettable lifestyle
at an unmatched price


DANUBE
No.1 building material company

MADE IN DUBAI.
SHAPING THE WORLD.

With over 25,000 products and services, the Group is committed to offering the customer nothing but the best through excellence and innovation.

Danube Group has grown from a single store started in Deira, Dubai 25 years ago to one of the most trusted and household brand 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. Danube Home is the fastest growing furniture retail brand currently present across UAE, KSA, Oman, Bahrain, Qatar, Kuwait, India and Africa. Alucopanel is the only factory manufacturing A2 grade façade cladding panels in the UAE. The group also owns some other growing businesses like Cha Cha Chai and Danube Systems.

Danube Properties the property development arm of the business is rated amongst top 5 developers in the UAE. Company's major achievement include on time delivery of exceptional quality assets with record sales success.

Backed by its consistent growth and immense consumer confidence the Danube Group has received over 50 awards in different categories. The group's philosophy is to deliver exceptional quality and build long lasting relationships.

THE DANUBE GROUP

DANUBE
No.1 building material company

DANUBE PROPERTIES

DANUBE HOME

Milano ITALY

CHA CHA CHAI

ALUCOPANEL U.S.A
Fire Rated Aluminum Composite Panels

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 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.



100% TAX-FREE INCOME

No capital gain tax

No tax on rental income



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 among one of the happiest and the safest city in the world.

DANUBE – INVESTOR'S CHOICE



ADVANTAGES:

- Free Hold Ownership
- High Capital Appreciation
- High ROI
- Registered under Dubai Land Department
- 25 Years of Trust
- Prime Locations
- Affordable Price
- Fully Furnished
- 1% Best Payment Plan
- World Class Amenities
- Luxury Finishing
- Timely Delivery

Danube Properties has been honored by Forbes Middle East as the **'Top Real Estate Developer in the Arab World'** for the 3rd consecutive year, **'Best Real Estate Company in the Arab World'** by Gulf Business Awards **'Residential High-Rise Development'** award by Arabian Property Awards, and being recognized as the **'Real Estate Tycoon'** by the Land Department of UAE.

AWARDS & ACCOLADES



DANUBE 25 YEARS

ELZ





ELZ

RESIDENCE

BY DANUBE

ELZ by Danube Properties is located at Arjan, one of the fastest developing neighbourhoods of Dubai. A smart address easy on pocket and cosy on space, ELZ offers a lovely lifestyle experience by combining space efficient homes with state-of-the-art infrastructure facilities and interesting recreational spaces across 57,000 square feet.

An address of 270 homes, it offers Studio, 1 Bed and 2 Bed Apartments where minimalistic living spaces provide the right balance of privacy and security. ELZ ensures that more than 41% area is dedicated to outdoor green spaces. It combines basic infrastructure needs like entrance lobbies and parking with lifestyle amenities like landscaped gardens, health club, barbecue deck, cabana seating and more.

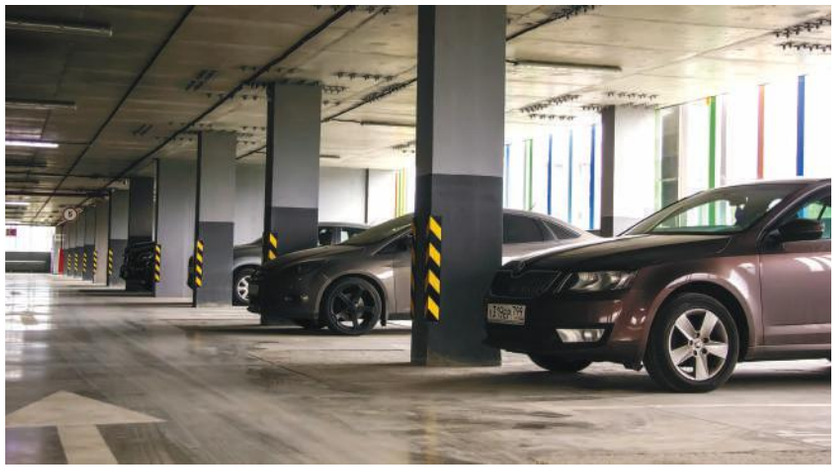
While offering environment-friendly infrastructure and community living delights, ELZ also provides easy access to Sheikh Mohammed Bin Zayed Road, which makes for delightful city connectivity. ELZ is indeed, a smart choice for the new-age Dubai.



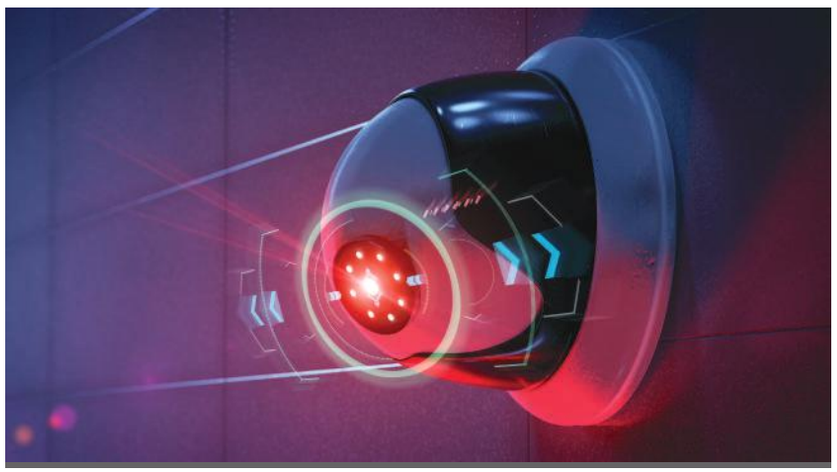

ELZ
RESIDENCE
ELZ
RESIDENCE



Commercial retail outlets



Covered Parking



Security & Surveillance

OWN GRANDEUR AND CONVENIENCE, EVERY DAY!

The delight that easily accessible daily convenience brings with it, is unmatched. The security features and commercial retail outlets cater to different aspects of convenience at ELZ. At the same time, right from a grand entrance lobby to the Italian sanitary ware, grandeur is taken care of, in more ways than one.



GRAND ENTRANCE LOBBY



*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.



Barbecue deck

EXPERIENCE LEISURE AND REJUVENATION, EVERY DAY!

A home that offers a fine mix of healthy and refreshing lifestyle, is a great place to live. At ELZ, lifestyle features like kids' pool, infinity pool with outdoor seating and special rainforest showers promise the best of rejuvenation. To add to this, areas like the barbecue deck promise leisure spaces full of fun, for everyone.



Kids' pool

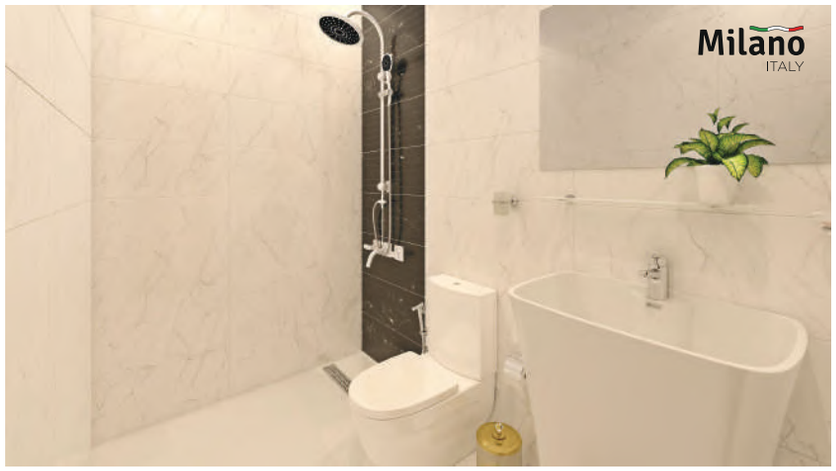


Special rainforest showers

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Kids' play area



Italian sanitary ware - Milano



Pool deck with cabana seating

ENJOY SERENITY AND TOGETHERNESS, EVERY DAY!

At ELZ, the homes are surrounded by amenities that ensure peace of mind and a lovely sense of community living.
A landscaped terrace with water features offers a lovely ambience, while the cabana seating, the health club and the kids' play area promise hangout spots for people of every age group. Here, every day is bound to be a relaxing one.

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.



STATE OF THE ART HEALTH CLUB WITH SAUNA & STEAM ROOM

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

LIVING ROOM
BY DAY



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BEDROOM
BY NIGHT

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

Studio

TYPE 1 - STUDIO UNIT



TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE

390.01 - 396.22 SQ. FT.

TYPICAL FLOORS FLAT NOS

01, 02, 04, 05, 06, 08, 09, 10, 11, 12, 15, 16, 17, 18, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34

FIRST FLOOR FLAT NOS

01, 02, 04, 05, 06, 08, 09, 10, 11, 12, 15, 16, 17, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32

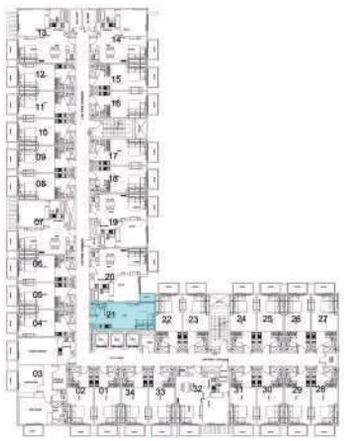
ELZ

Studio

TYPE 2 - STUDIO UNIT



TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE

425.06 - 425.51 SQ. FT.

TYPICAL FLOORS FLAT NOS

21

FIRST FLOOR FLAT NOS

20

ELZ

1 BR

TYPE 1 - 1 BR UNIT



TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE

690.29 - 693.78 SQ. FT.

TYPICAL FLOORS FLAT NOS

07, 13, 14, 19, 32

FIRST FLOOR FLAT NOS

07, 13, 14, 18,30

ELZ

1 BR

TYPE 2 - 1 BR UNIT



TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE	TYPICAL FLOORS FLAT NOS	FIRST FLOOR FLAT NOS
682.97 - 683.97 SQ. FT.	20	19

ELZ

2 BR

TYPE 2 - 2 BR UNIT



TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE	TYPICAL FLOORS FLAT NOS	FIRST FLOOR FLAT NOS
1145.92 - 1150.73 SQ. FT.	03	03

ELZ

GRAND ENTRANCE TO ARJAN



WELL-CONNECTED TO LIFE AND LIFESTYLE

Miracle Garden..... 1 minute away

Sheikh Mohammed bin Zayed Road..... 1 minute away

My City Center Al Barsha..... 2 minutes away

Sheikh Zayed Road..... 7 minutes away

Get to the nearest metro station (Mall of the Emirates)..... 7 minutes away

Dubai International Airport..... 25 minutes away

Dubai World Central (Al Maktoum International Airport)..... 30 minutes away

Many reputed schools in the vicinity of 3-5 km radius




The World Island
The Palm Jumeirah
Deira Islands
Deira
Al Qusais
Dubai International Airport
DUBAI WORLD TRADE CENTRE
Bur Dubai
Jumeirah
Umm Suqeim
Al Sufouh 1
Al Sufouh 2
Dubai Pearl
Al Mina
Al Sayahi
Dubai Marina
Burj Al Arab
Dubai Police Academy
Umm Al Sheif
Al Manara
Al Safa
Al Wasl
Business Bay Phase 1
Downtown
Dubai Canal
Dubai Festival City
Ras Al Khor
Ras Al Khor Road
Nasd Al Hamar
Meydan
Dubai Racing Club
Ras Al Khor Industrial Area
Al Quoz
AL KHAIL ROAD (E44)
SHEIKH ZAYED ROAD (E11)
Mall of the Emirates
Tecom
Al Barsha 1,2,3
Al Maktoum Airport
Jebel Ali 2
Jebel Ali 3
Jumeirah Lakes Towers
Jumeirah Islands
Emirates Living
Jebel Ali Racecourse
Dubai Hills
Sheikh Mohammed Bin Rashid City
Nad Al Sheba 1
Nad Al Sheba 2,3,4
AL AIN Road
Al Warqa
International City
Dubai S
Al Barsha South
UMM SUQEIM ROAD
Dubiotech
Jumeirah Village Circle
Jumeirah Triangle
Proposed Metro Line
Al Furjan
Jebel Ali Village
The Gardens
Jebel Ali Industrial Area
Jebel Ali Freezone
SHEIKH ZAYED ROAD
Jebel Ali Freezone South
IMPZ
Sports City
Motor City
Green Community
Dubai Studio City
Golf City
Remraan
AKOYA
Arabian Ranches
Mudon
Sustainable City
Wahat Lagoon
EMIRATES ROAD (E611)
Reem By Emaar
Al Barari
Majan
SHEIKH MOHAMMED BIN ZAYED RD. (E311)
Falconcity of Wonders
City of Arabia
Liwan
Global Village
The Villa
Dubai Silicon Oasis
Academic City
International City Phase 2
EXPO 2020 إكسبو
DUBAI, UNITED ARAB EMIRATES
Dubai Investments Park
1 DREAMZ
2 Glitz 1
3 Glitz 2
4 Glitz 3
5 STARZ
6 GLAMZ
7 MIRACLZ
8 RESORTZ
9 BAYZ
10 Jewelz
11 LAWNZ
12
ELZ RESIDENCE

DELIVERING
ON OUR PROMISES

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 24 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 you smile while handing over the keys to you.





IN PROGRESS





DELIVERING SOON





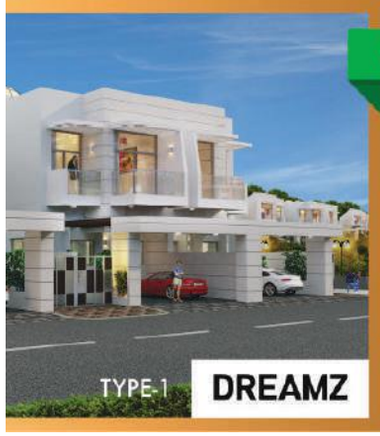


COMPLETED



DELIVERING SOON





COMPLETED



COMPLETED



IN PROGRESS

BAYZ