

Jewelry

BY DANUBE

Table of Contents

About Danube

About Project

Lifestyle Change

Luxurious Amenities

Unit Layout

Contractor & Consultant Details

About Danube

29

Years of
Trust



Timely
Delivery



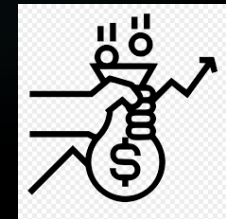
World-Class
Modern Amenities



Best
Payment Plan



Value for
Money



High
ROI

About Project

1. Location – **Arjan**

2. Residential Project with 2 podiums for parking

3. Aesthetically designed which beautifully blends with surroundings

4. Size: **G + 2P + 13**

5. Luxury Finishings

Jewelz by
Danube

FRONT - MORNING VIEW



View – Miraciz Garden / Community View

FRONT- NIGHT VIEW



View – Miraclz Garden / Community View

DANUBE
PROPERTIES

POOL - DAY VIEW



POOL VIEW

**DANUBE
PROPERTIES**

Jewelz Brings Lifestyle Change



**Kids
Play Area**



Padel Tennis



**Swimming
Pool**



**Health
Club**



**Sauna & Steam
Men & Women**



**Outdoor
Barbeque**



**Outdoor
Sitting Area**



**Party
Hall**

Luxury Amenities

GYM



MULTIPURPOSE HALL



Luxury Amenities

BBQ AREA & KIDS ZONE



FAMILY SITTING AREA



Modern Amenities, Urban location, Sophisticated style

BADMINTON COURT



PADEL TENNIS



Modern Amenities, Urban location, Sophisticated style

PARKING



LOBBY



**DANUBE
PROPERTIES**

INTERNAL VIEWS

BEDROOM



LIVING ROOM WITH FOLDING DOORS



Unique Selling Proposition

~3 Minutes

To Mediclinic Parkview
Hospital

~4 Minutes

Carrefour Market

~15 Minutes

To Mall of Emirates

~15 Minutes

To Sheikh Zayed Road

~25 Minutes

To Dubai International
Airport

Community

Enjoys suburban atmosphere

Mixed Apartments

Peaceful and Convenience

Several Pharmaceuticals, 8 Schools,
Restaurants, Cafes, Bookshop, Spas etc.,

Just 20 Minutes Away from Dubai
Hotspots

Offers Tranquil, Peaceful Environment

Attracts Residents and Citizens away
from hustle and bustle

Neighborhood comes with Parking Lots.

Studio Apartment

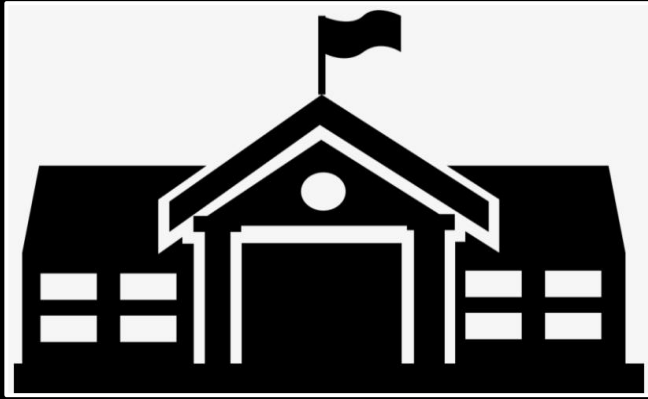
Convertible
1BHK to 2BHK

2 Bedroom

Fully Furnished

Kitchen Utilities

Unique Selling Proposition



- Australian Intl School
- Nord Anglia Intl School
- Safa Community School
- Smart Start Kindergarten
- Al barsha Govt School
- Repton School Al Barsha
- Dwight School Dubai
- Brighton College Dubai
- Dubai Heights Academy



- Food Park
- Grill Time
- Alraseef
- Hardees
- Yalla Kabab
- Grill Castle
- Takoz by Senor Gonzales
- McDonald's
- Bagles and More Bakery



- Miracle Garden
- Butterfly Garden
- Dubai Auto drome
- Run for Fun Pitches
- Health Club
- Dubai Desert Safari
- Community Parks
- Spartans Boxing Clubs
- Golf Club
- Al Barsha South Lake

PROJECT LOCATION



Site Pictures





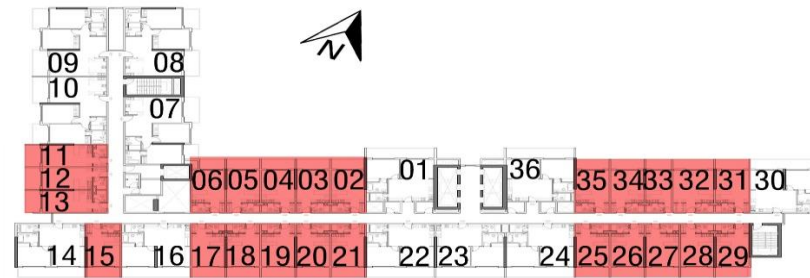
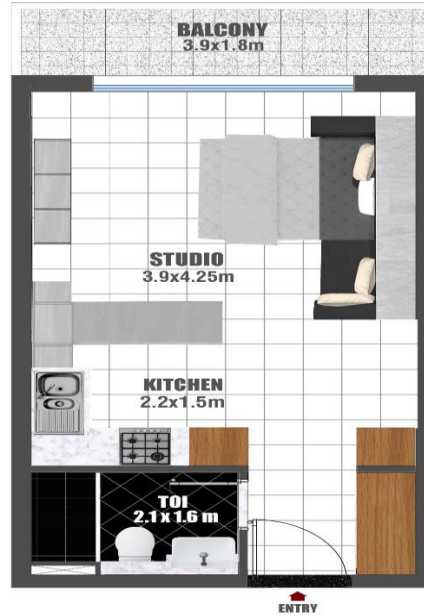
UNIT TYPES

- Studio
- 1 Bedroom
- 2 Bedrooms

CONFIGURATION

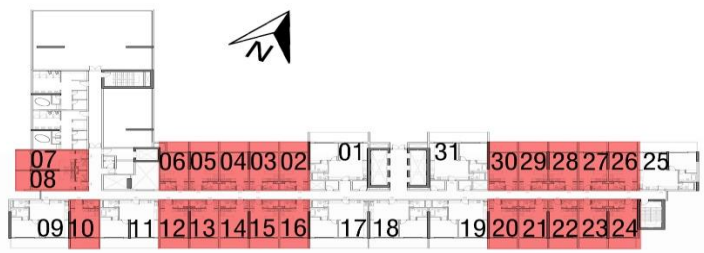
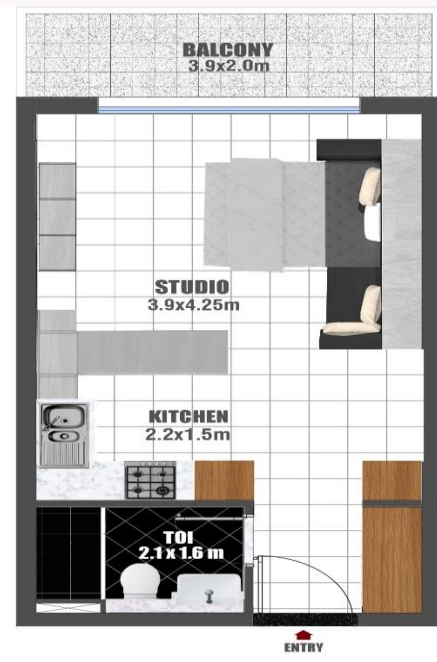
JEWELZ BY DANUBE			TYPES & SIZES		G + 2P + 13	
Unit Type	No. of Apartment	% of Unit	Total Area	Balcony % of Each	Total Area	% of Apartment
		Type	SQ. FT	Apartment	Sqft	Type Area
STUDIO	311	67%	339	25%	131,441	48%
1 BEDROOM	104	23%	674	25%	87,740	32%
2 BEDROOM	48	10%	941	18%	53,212	20%
Grand Total	463		477		272,393	

TYPICAL FLOOR - STUDIO UNIT
FLAT NOS : 2 TO 6, 11 TO 13, 15, 17 TO 21, 25 TO 29, 31 TO 35.
TOTAL AREA : 405 SQFT - 425 SQFT



KEY PLAN

FIRST FLOOR - STUDIO UNIT
FLAT NOS : 2 TO 6,7,8,10 ,12 TO 16,20 TO 24,26 TO 30.
TOTAL AREA : 412 SQFT - 433 SQFT

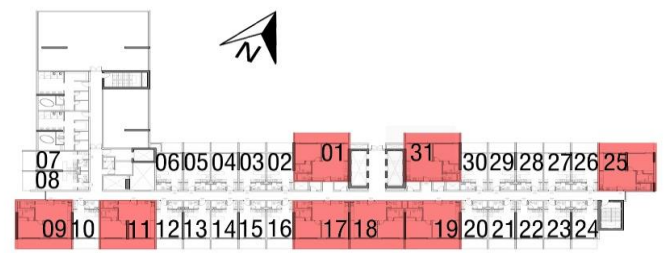
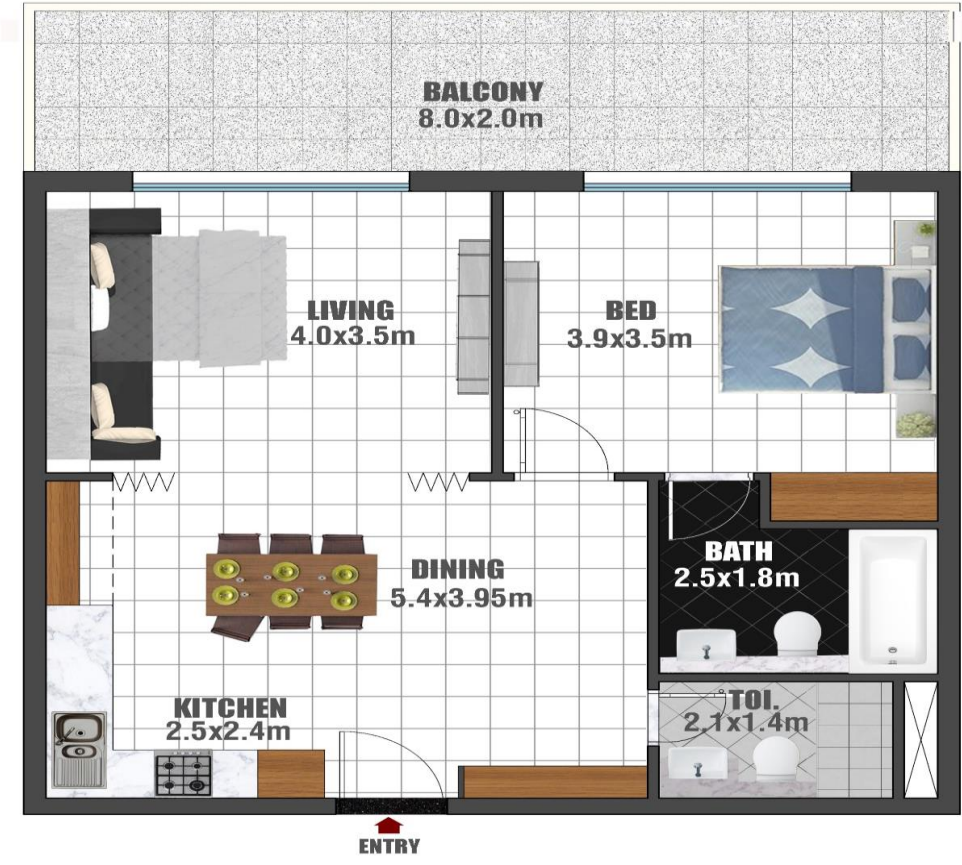


KEY PLAN

FIRST FLOOR - 1 BEDROOM UNIT

FLAT NOS: 1,9,11,17 TO 19,25,31.

TOTAL AREA = 858 SQFT - 863 SQFT

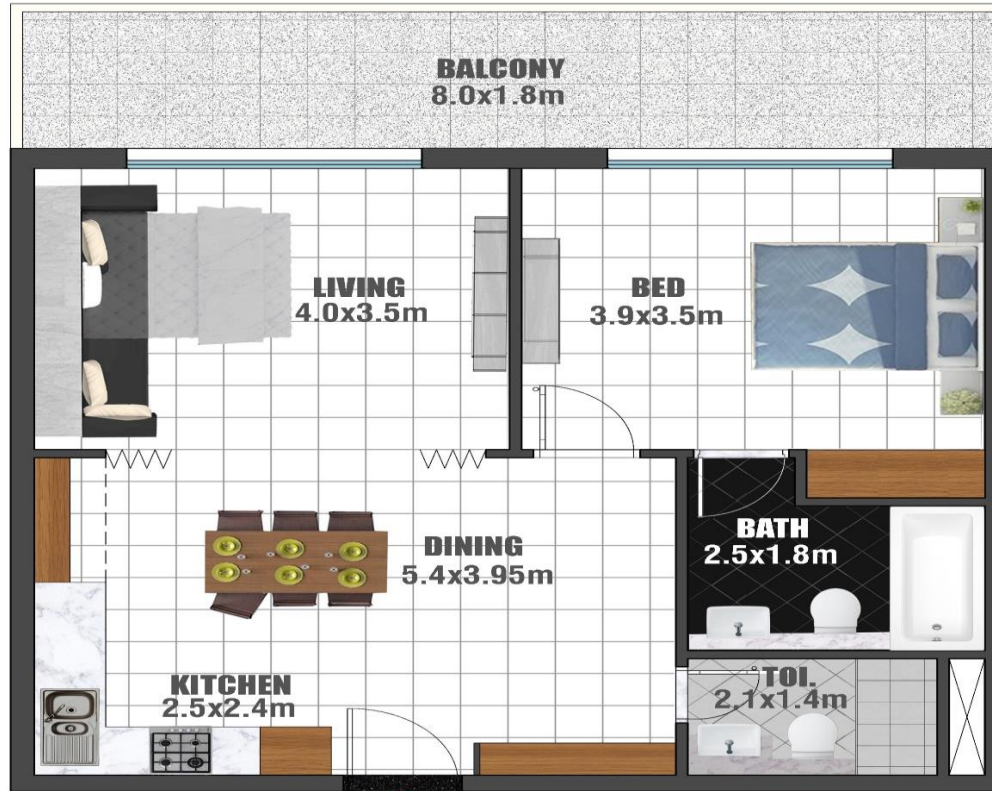


KEY PLAN

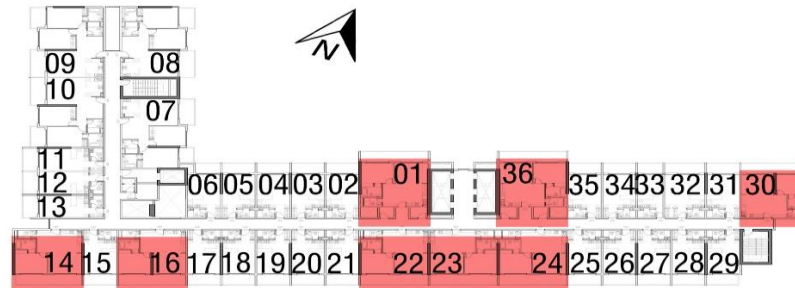
TYPICAL FLOOR - 1 BEDROOM UNIT

FLAT NOS: 1,14,16,22,23,24,30,36.

TOTAL AREA = 839 SQFT - 845 SQFT



ENTRY

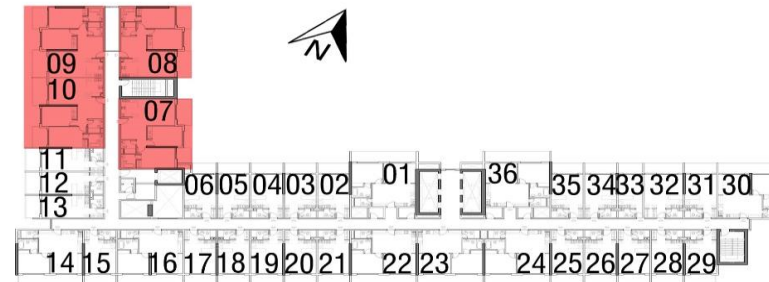
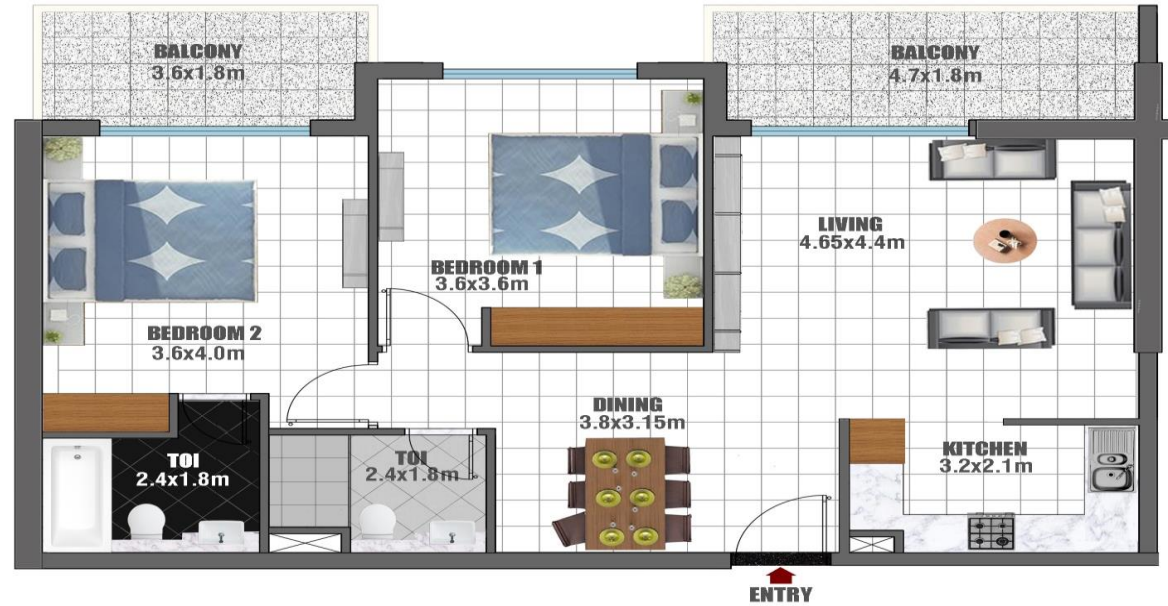


KEY PLAN

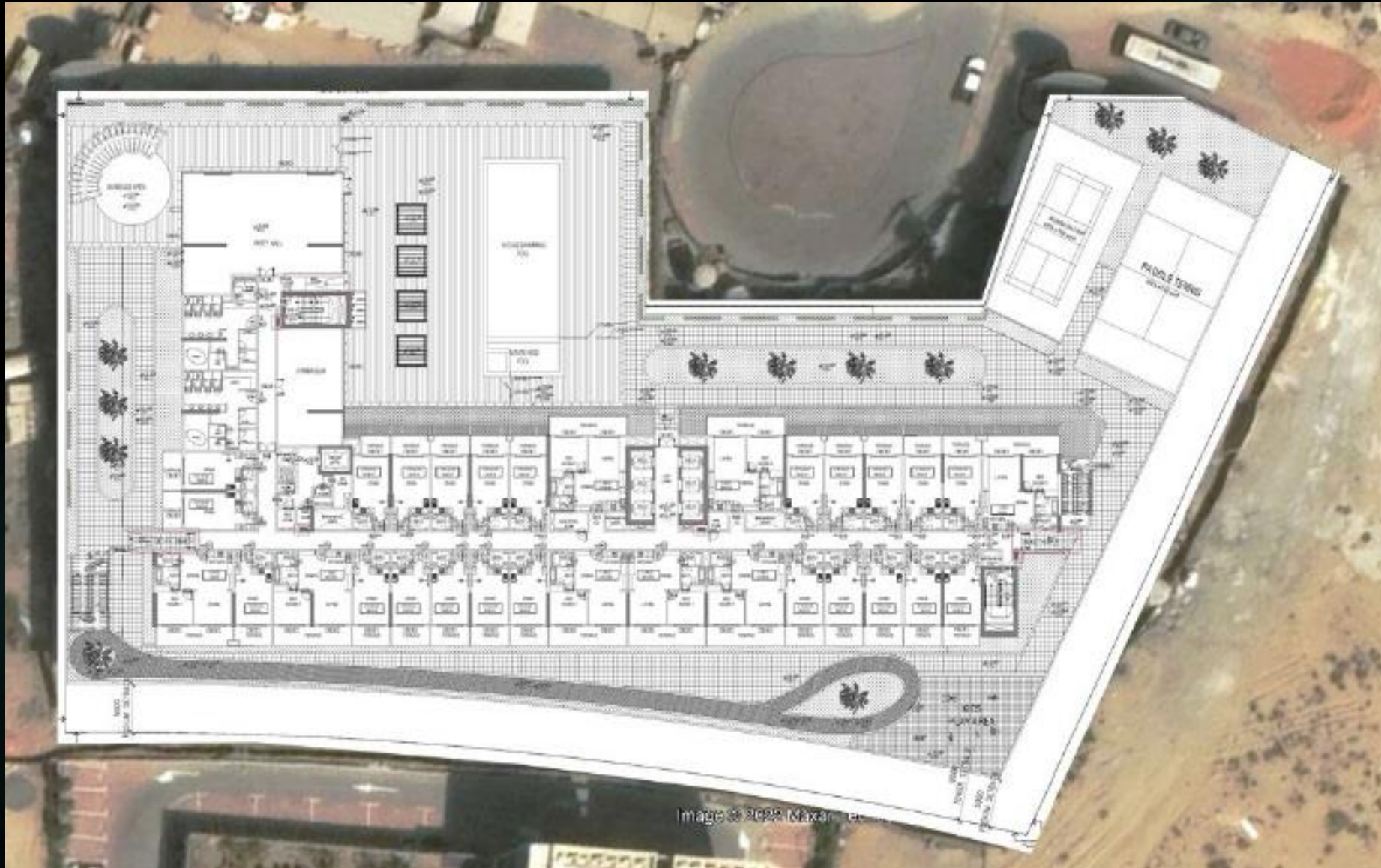
TYPICAL FLOOR - 2 BED ROOM UNIT

FLAT NOS : 7 TO 10 .

TOTAL AREA : 1094 SQFT - 1116 SQFT.



KEY PLAN



- LIST OF AMINITIES
- HEALTH CLUB
- STEAM
- SAUNA
- JACUZZI
- SWIMMING POOL
- KIDS POOL
- CABANA
- PARTY HALL
- PADEL TENNIS COURT
- BADMINTION
- JOGGING TRACK
- BBQ DECK
- LANDSCAPE
- SOFT SCAPE
- KIDS PLAY AREA

CONSULTANT & CONTRACTOR DETAILS



Main Contractor

Al Qabdah Global Building Contracting LLC



Engineering Consultant

National Engineering Bureau

THANK YOU