



**DANUBE**  
**PROPERTIES**

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DUBAI | ABU DHABI | OMAN | RIYADH | BAHRAIN | CHINA | MUMBAI | DELHI | AHMEDABAD | KOCHI



# SKYZ

BY

## DANUBE



**DANUBE**  
No.1 building material company

**DANUBE**  
**PROPERTIES**

**DANUBE**  
**HOME**

**Milano**  
ITALY

**ALUCOPANEL**  
USA

  
Casa Milano

# MADE IN DUBAI SHAPING THE WORLD

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

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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

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### 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



YEARS OF  
TRUST



TIMELY  
DELIVERY



LUXURY  
FINISHING



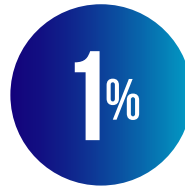
AFFORDABLE  
PRICE



HIGH CAPITAL  
APPRECIATION



FREE HOLD  
OWNERSHIP



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



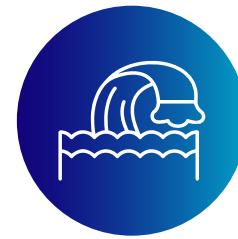
Viewing Deck



Paddle Tennis



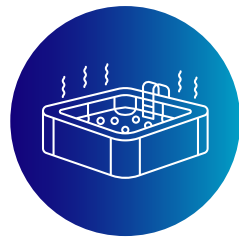
Gazebo



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



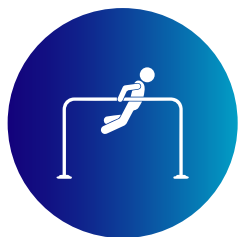
Infinity Pool



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.







**JACUZZI LOUNGE**





LANDSCAPE VIEW





LOBBY



# UNIT PLANS

## STUDIO

TOTAL AREA RANGE

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**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 1<sup>ST</sup> FLOOR

Flat Nos.

01, 03, 05, 07, 10, 13, 16, 18





# STUDIO 2<sup>ND</sup> FLOOR

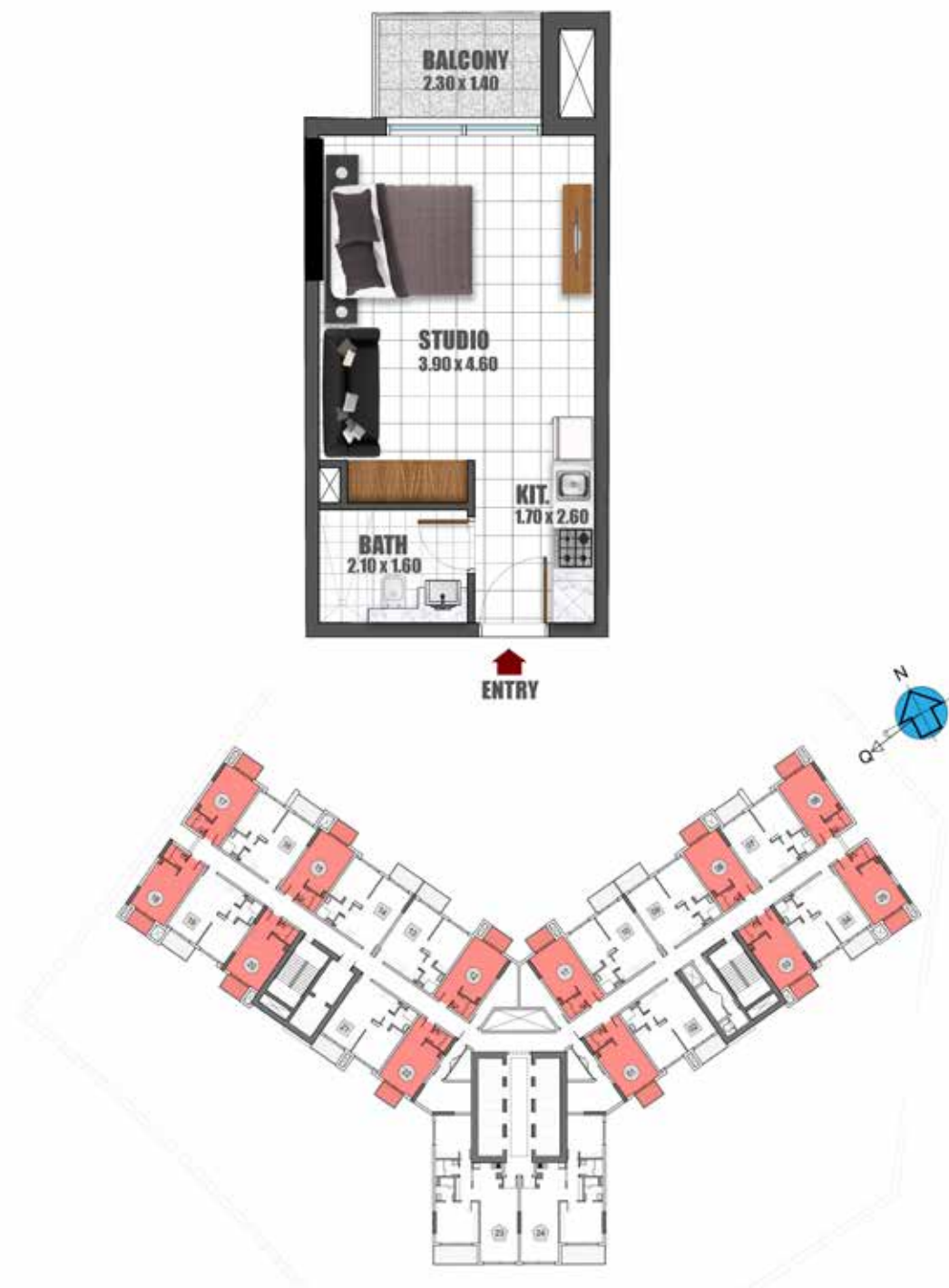
Flat Nos.

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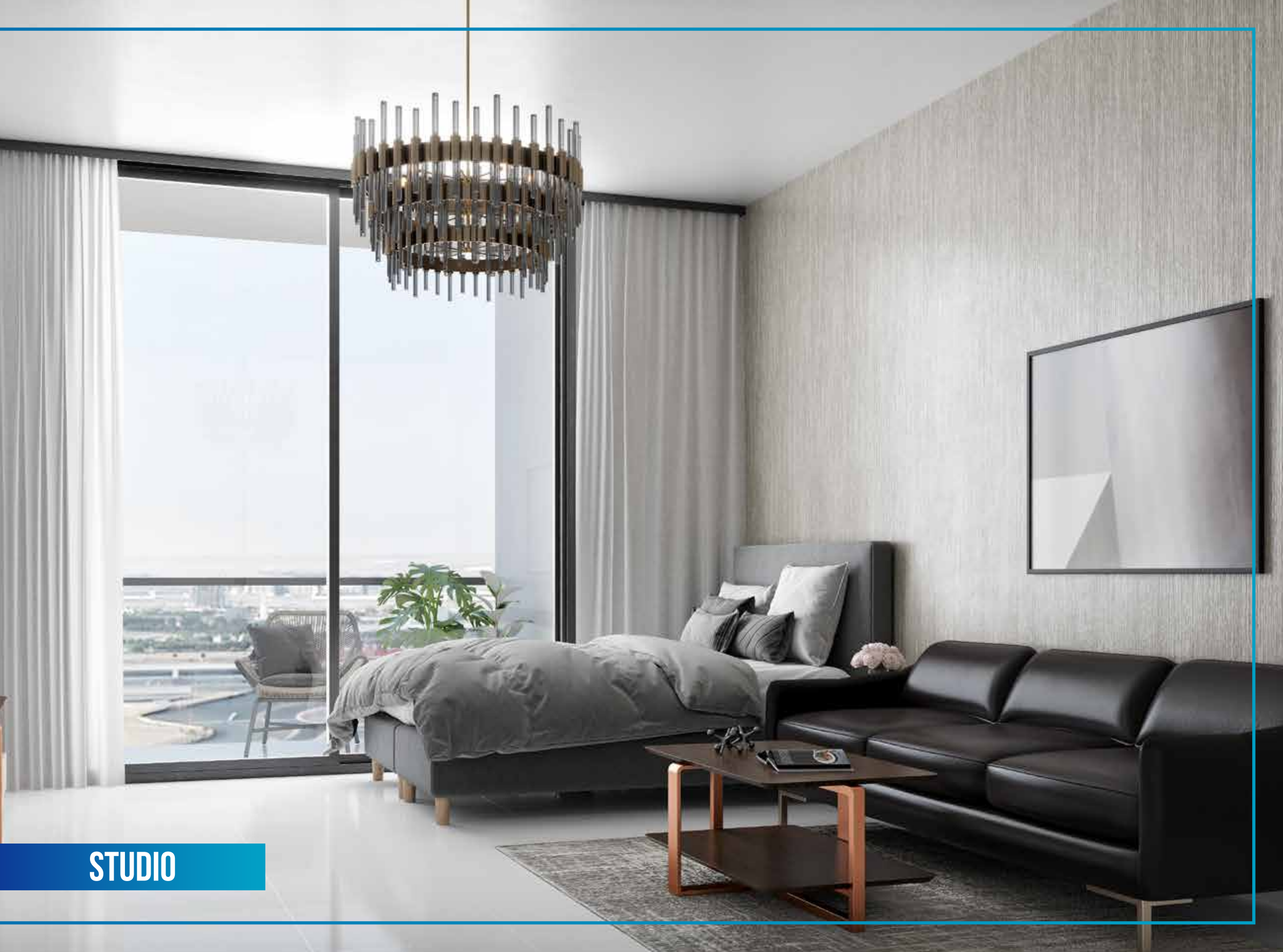


# STUDIO TYPICAL FLOOR

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







STUDIO

# UNIT PLANS

**1 BR**

TOTAL AREA RANGE

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**545.62 - 562.52 SQ. FT.**

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# 1 BR 1<sup>ST</sup> FLOOR

Flat Nos.

02, 04, 06, 08, 09, 11, 12, 14, 15, 17



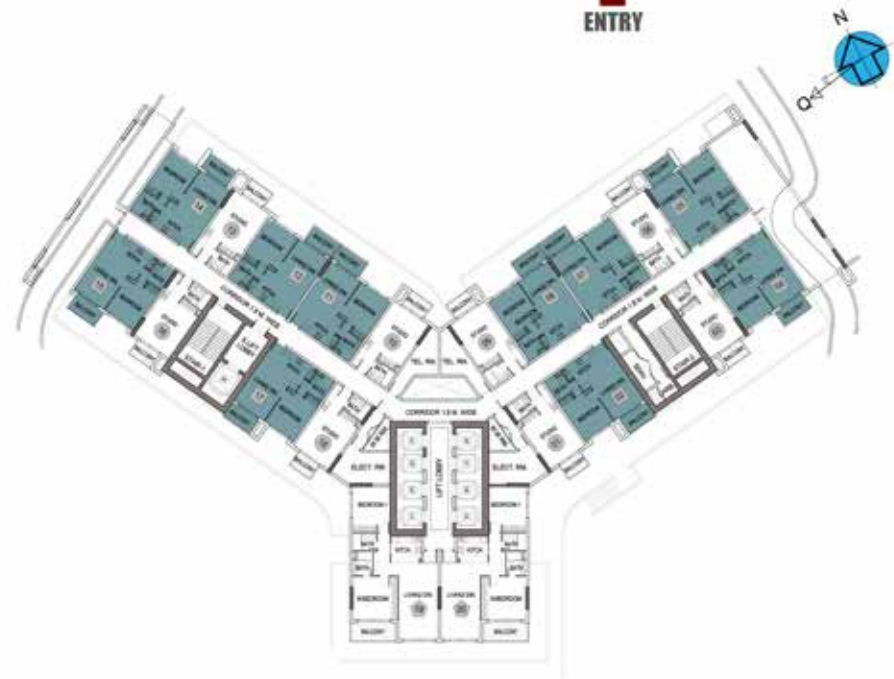
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# 1BR 2<sup>ND</sup> FLOOR

Flat Nos.

02, 04, 05, 07, 08, 11, 12, 14, 15, 17

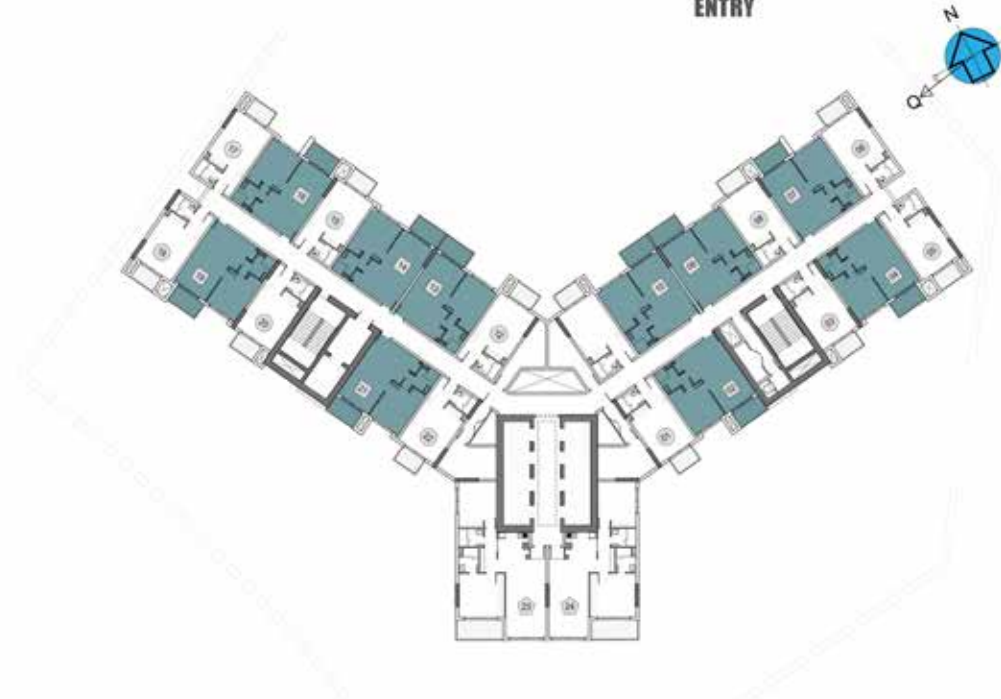


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# 1BR TYPICAL FLOOR

Flat Nos.

02, 04, 07, 09, 10, 13, 14, 16, 19, 21



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**LIVING ROOM**

# UNIT PLANS

**2 BR**

TOTAL AREA

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**995.88 SQ. FT.**

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# 2BR 1<sup>ST</sup> FLOOR

Flat Nos. 19 & 20

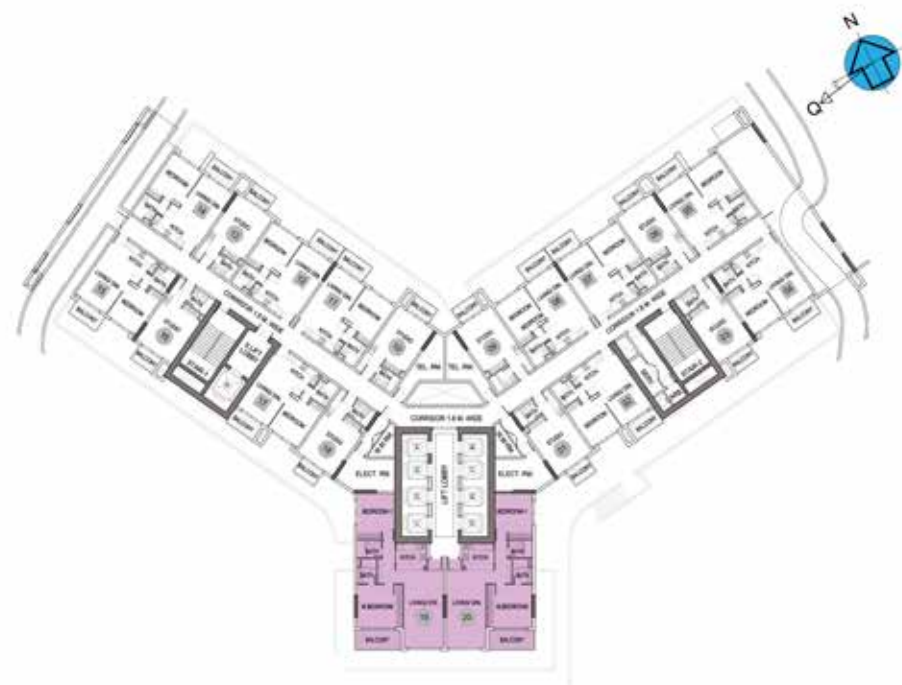


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# 2BR 2<sup>ND</sup> FLOOR

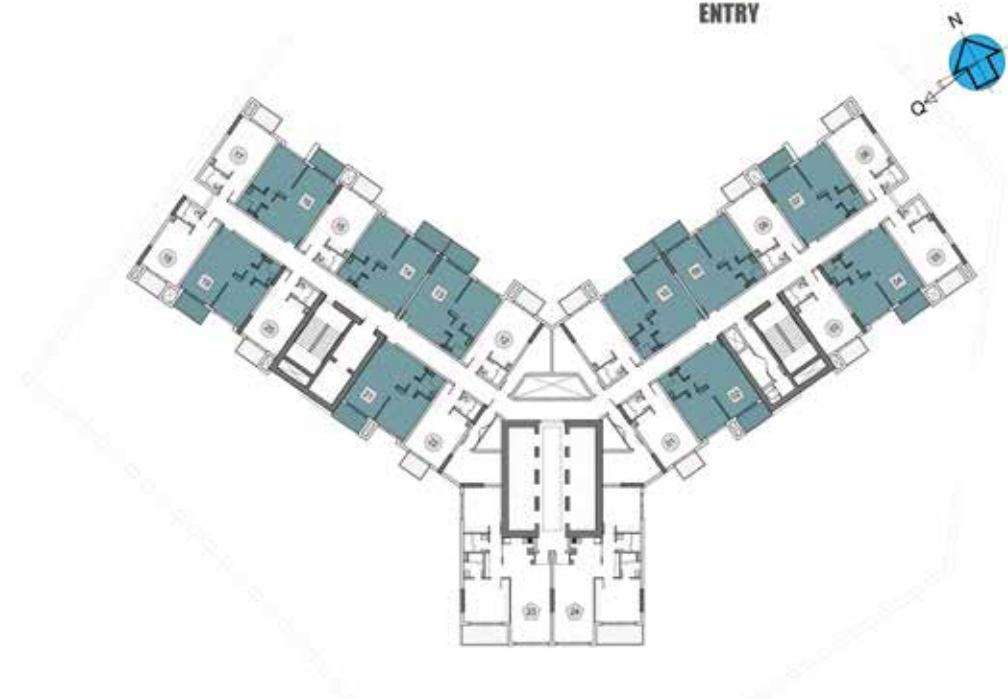
Flat Nos. 19 & 20



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# 2BR TYPICAL FLOOR

Flat Nos. 23 & 24



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For actual sizes please refer SPA





**BEDROOM**











## 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



1 DREAMZ 2 Glitz1 3 Glitz2 4 Glitz3 5 STARZ 6 GLAMZ 7 MIRACLZ 8 RESORTZ 9 BAYZ 10 Jewelz 11 LAWNZ 12 ELZ 13 WAVEZ 14 OLIVZ 15 SKYZ



# COMPLETED PROJECTS

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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