

**DANUBE
PROPERTIES**

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Shahrukhz
BY
DANUBE

WHERE
EVERY OFFICE
TELLS A STORY
OF SUCCESS





AN ICONIC COLLABORATION

THAT WILL CHANGE THE WAY
the world 'works'

DANUBE
GROUP

33
YEARS

A SYMBOL OF TRUST,
INNOVATION AND
GROWTH IN HOMES
ACROSS THE MIDDLE EAST

TWO BRANDS. ONE VISION
TO TOUCH & IMPACT LIVES

Shah Rukh Khan

33
YEARS

A NAME THAT NEEDS NO
INTRODUCTION & IS LOVED IN
EVERY HOME

AND NOW THE TWO LEGACIES UNITE
TO CREATE HISTORY.



Rising on the iconic **Sheikh Zayed Road**, this **premium 55-storey office tower** offers unmatched visibility and seamless access in the heart of Dubai.

Inspired by the self-made journey of Shahrukh Khan, Shahrukhz is a tribute to those who script their own destiny — a place for business leaders, founders and visionaries to build more than companies, to build empires.

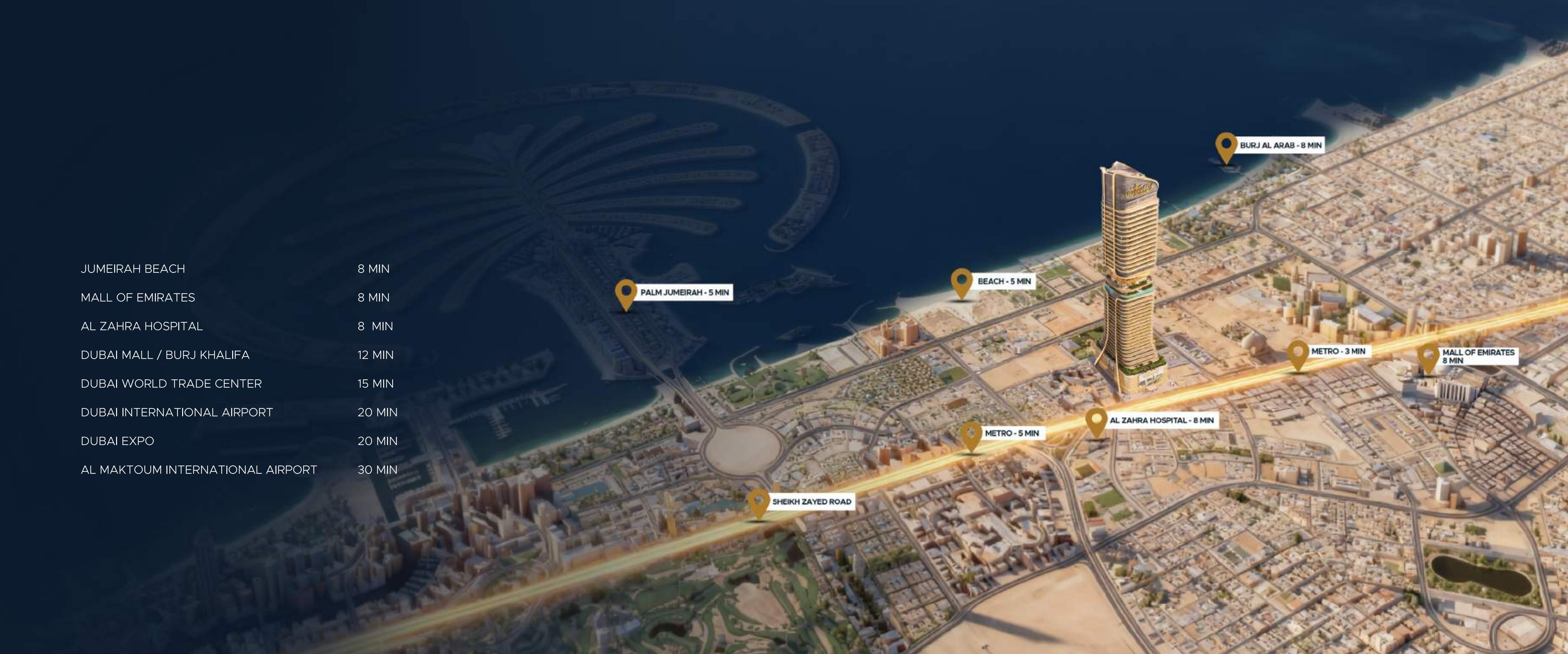
With world-class amenities curated for productivity, prestige and wellbeing...every detail elevates the way you work.



WHERE EVERY OFFICE TELLS
a story of success

DISTANCES

SHEIKH ZAYED ROAD	0 MIN	JUMEIRAH BEACH	8 MIN
METRO STATION	3 MIN	MALL OF EMIRATES	8 MIN
METRO STATION	5 MIN	AL ZAHRA HOSPITAL	8 MIN
DUBAI INTERNET CITY AND MEDIA CITY	5 MIN	DUBAI MALL / BURJ KHALIFA	12 MIN
PALM JUMEIRAH	5 MIN	DUBAI WORLD TRADE CENTER	15 MIN
TRAM STATION	5 MIN	DUBAI INTERNATIONAL AIRPORT	20 MIN
BEACH	5 MIN	DUBAI EXPO	20 MIN
DUBAI MARINA	8 MIN	AL MAKTOUM INTERNATIONAL AIRPORT	30 MIN
BURJ AL ARAB	8 MIN		





THE SKY IS
YOUR RUNWAY
& success is your destination

HELI PAD
*for HELICOPTERS &
AIRTAXIS*

AN ARCHITECTURAL
LANDMARK FOR
those who lead





The
**FIRST STEP
INTO LEGACY**
A MAJESTIC ARRIVAL



THE KING'S
**SIGNATURE
POSE**

Snap a moment with
THE KING



DOUBLE HEIGHT GRAND LOBBY

*From the moment
YOU ARRIVE THE
EXPERIENCE BEGINS..*



1% PER MONTH

70/30 POST HANOVER
PAYMENT PLAN

AMENITIES AT A GLANCE



Completion Date
Q2 - 2029

SERVICE DESIGNED AROUND YOU



AMPLE CAR PARKING



35+ PREMIUM AMENITIES



E SCOOTER STATION



SHUTTLE TO METRO



WASHROOM ON
EVERY FLOOR



13 HIGH SPEED LIFT
(WAITING TIMELESS THAN 40 SEC)



VALET SERVICES



DRONE DOCKING STATION



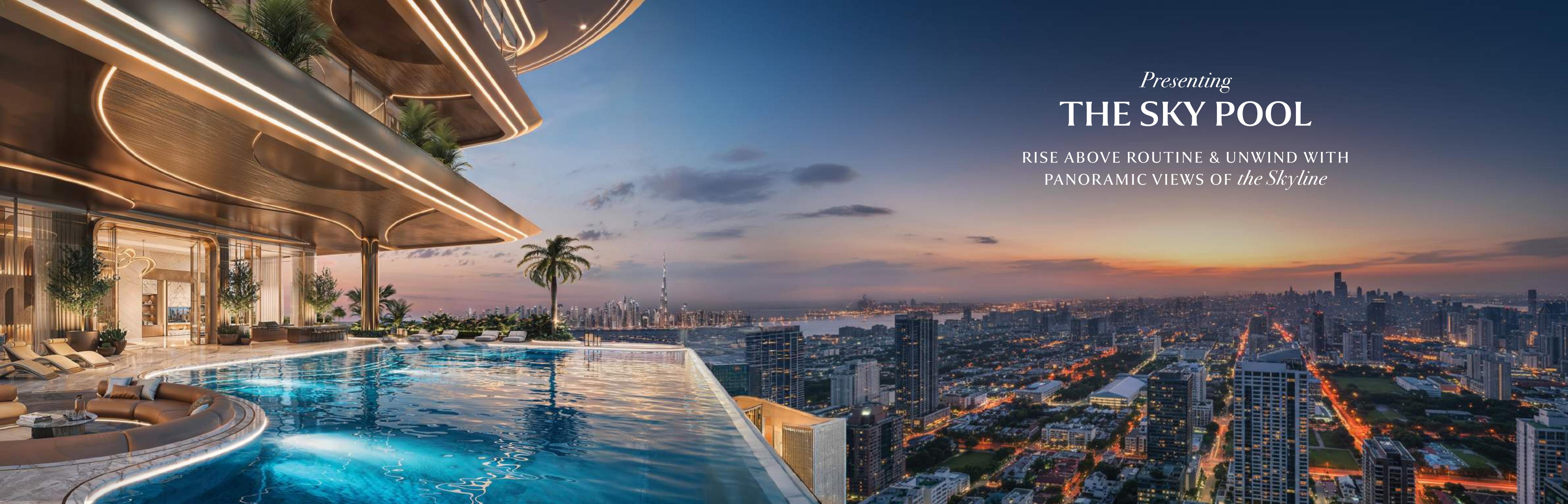
DISTRICT COOLING

live life
KING STYLE

OFFICES DESIGNED BEYOND A WORK DESK

35+ AMENITIES





Presenting
THE SKY POOL

RISE ABOVE ROUTINE & UNWIND WITH
PANORAMIC VIEWS OF *the Skyline*



FITNESS & LIFESTYLE

THAT KEEPS SPACE
with your ambition



Presenting
**THE KING'S
CLUB HOUSE**

SLOW DOWN WITHOUT STEPPING AWAY FROM
THE RHYTHM OF SUCCESS



Presenting
LOUNGE 33

WHERE THE SKYLINE IS YOUR BACKDROP &
SUCCESS IS YOUR SIGNATURE



PODCAST STUDIO



BOARDROOM





DUBAI'S SKYLINE
HAS A NEW SYMBOL
of SUCCESS





Introducing
LOUNGE 55

Rise above the skyline with a
high-altitude haven for those who
don't settle for the ordinary



Presenting
**TRANQUILITY
GARDEN**

WHERE YOU UNWIND, NETWORK &
FIND YOUR NEXT BIG IDEA





PADEL TENNIS & BADMINTON COURT



CRICKET PITCH





A WORKSPACE
THAT ELEVATES
you a step closer
TO SUCCESS



HIS STORY
BECAME HISTORY
begin yours here

PREMIUM OFFICES

SHEIKH ZAYED ROAD, DUBAI



STANDARD

Size: 450 - 600 sq ft.

Office Features

- Manager's Cabin
- 13 - 15 Workstations
- Reception
- Visitor's Zone
- Outdoor Seating

EXECUTIVE

Size: 650 - 800 sq.ft.

Office Features:

- Manager's Cabin
- 18 - 20 Workstations
- Meeting Room
- Reception
- Visitor's Zone
- Restroom
- Outdoor Seating





PREMIUM

Size: 1,200 - 1,500 sq.ft.

Office Features:

- Manager's Cabin
- 38 - 40 Workstations
- Meeting Room
- Reception
- Visitor's Zone
- Restroom
- Outdoor Seating

CUSTOMIZE YOUR OFFICE

PRESTIGE

Size: 2,000 - 11,000 sq.ft.

Office Features:

- Manager's Cabin
- 50 - 200 Workstations
- Conference Room
- Reception
- Visitor's Zone
- Restroom
- Outdoor Seating
- Pantry



WHERE EVERY
OFFICE TELLS
a story of success



Shahrukhz
BY
DANUBE



“What began as a vision is now a commitment at Danube Properties, we don't just build homes, we deliver trust, exceptional quality and excellence to every customer.”

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