



Greenz

BY **DANUBE**

PRIME LOCATION
HIGH APPRECIATION





Greenz

BY **DANUBE**

Greenz by Danube is a gated community of **premium townhouses and villas**, marking a significant step in Danube's evolution into master-planned developments. Strategically located in **Dubai International Academic City, near Dubai Silicon Oasis**, it sits within one of Dubai's most promising future growth corridors.

Greenz brings together contemporary architecture and green living defined by expansive open spaces, resort-style amenities and seamless connectivity - a refined balance of luxury lifestyle and long-term investment value.





PRIME LOCATION HIGH APPRECIATION

DUBAI COMMITS AED 12.8B TO BUILD A 6,500-COMPANY TECH HUB IN SILICON OASIS



ESTABLISHED, THRIVING ECOSYSTEM

- 100,000+ residents, entrepreneurs, and professionals
- A fully self-sustained, active community
- A place where living, working and innovation connect
- Well-developed infrastructure supporting everyday life



COMPLETE LIFESTYLE AND CONVENIENCE

- 35+ clinics and 4 major hospitals
- 120+ restaurants and cafés
- 18+ mosques
- 6+ major retail centres



GOVERNMENT VISION AND FUTURE GROWTH

- District 10 initiative led by HH Sheikh Mohammed bin Rashid Al Maktoum
- Backed by a AED 12.8 billion expansion plan
- Positioned as a hub for AI, robotics, and advanced technology
- Expected to create 70,000+ new jobs

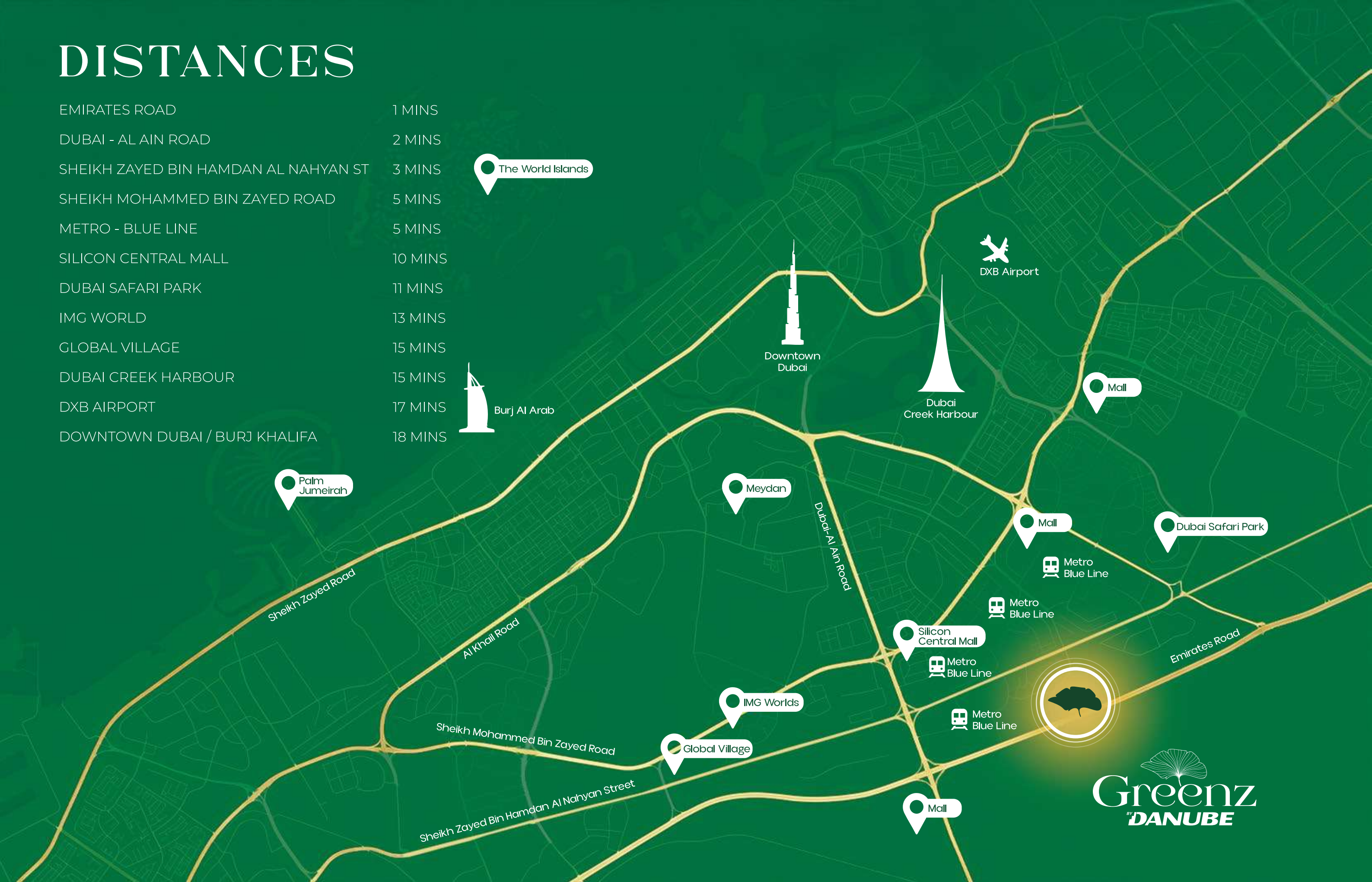


LEADING EDUCATION HUB

- Located next to Academic City
- 27 international universities
- 15+ schools within easy reach
- One of the region's largest education clusters

DISTANCES

EMIRATES ROAD	1 MINS
DUBAI - AL AIN ROAD	2 MINS
SHEIKH ZAYED BIN HAMDAN AL NAHYAN ST	3 MINS
SHEIKH MOHAMMED BIN ZAYED ROAD	5 MINS
METRO - BLUE LINE	5 MINS
SILICON CENTRAL MALL	10 MINS
DUBAI SAFARI PARK	11 MINS
IMG WORLD	13 MINS
GLOBAL VILLAGE	15 MINS
DUBAI CREEK HARBOUR	15 MINS
DXB AIRPORT	17 MINS
DOWNTOWN DUBAI / BURJ KHALIFA	18 MINS



A transition

FROM CITY TO SANCTUARY

WHERE NATURE AND ARCHITECTURE
COME TOGETHER IN PERFECT HARMONY





INTRODUCING
THE GARDEN TWIN VILLAS

A collection of exclusive twin villas
overlooking expansive landscaped greens
with private garden access

TOWNHOUSE | A NEW STANDARD IN
COMMUNITY LIVING





50+ AMENITIES

MORE THAN A COMMUNITY
A Way of Life

- | | | |
|--------------------------|--------------------------|------------------------|
| 1. Dancing Fountain | 18. Kids Water Park | 35. Kids Wall Climbing |
| 2. Fountain View Seating | 19. Pool Party Area | 36. Kids Outdoor Gym |
| 3. The Loop | 20. Aquatic Gym | 37. Kids Cycling Track |
| 4. Wellness Center | 21. Shower Area | 38. Sand Pit |
| 5. Cryo Therapy | 22. Sunbed Shallow Pool | 39. Piano Walk Zone |
| 6. Infra Red Room | 23. Kids Pool | 40. Cabana Seating |
| 7. Ice Bath | 24. Kids Splash Pad | 41. Family BBQ Area |
| 8. Steam | 25. Swimming Pool | 42. Badminton |
| 9. Sauna | 26. Beach Lagoon | 43. Basketball |
| 10. Open Yoga Deck | 27. Sunken Seating | 44. Football |
| 11. Meditation Deck | 28. Beach Clubhouse | 45. Cricket |
| 12. Zumba Deck | 29. Beach Clubhouse Deck | 46. Tennis |
| 13. Outdoor Calisthenics | 30. Indoor Gaming Area | 47. Padel |
| 14. Indoor Gym | 31. Podcast Room | 48. Snooker |
| 15. Hammock Bay | 32. Business Centre | 49. Interaction Zone |
| 16. Swing Garden | 33. Kids Play Area | 50. Indoor Cinema |
| 17. Greenz Sanctuary | 34. Trampoline | 51. Conference Room |

Presenting **THE DANCING
FOUNTAIN**

A MUSICAL FOUNTAIN AT THE CENTRE OF IT
ALL THAT BRINGS THE COMMUNITY ALIVE



Dawn to Dusk
**THE PULSE OF
THE COMMUNITY**



The GREENZ SANCTUARY

YOUR PRIVATE GREEN HAVEN
OF CALM AND FRESH AIR



The BEACH HUB

A CURATED BEACHSIDE EXPERIENCE
WITHIN THE COMMUNITY TO UNWIND
AND ENJOY



The BEACH
CLUBHOUSE

ROOFTOP
DECK



A FRONT-ROW SEAT TO
BEACH LAGOON

WHERE VIEWS OPEN WIDE AND
EVERY MOMENT FEELS RELAXED



The
FAMILY HUB

WHERE FAMILIES COME TOGETHER
TO CREATE LASTING MEMORIES



Landscape park, outdoor seating
and beautiful cabanas for
families to relax



The
LOOP
A SEAMLESS 3.75 KM
JOGGING TRACK THAT ENVELOPS
THE MASTER COMMUNITY



The
SPORTS HUB
10 DEDICATED COURTS FOR THE
ULTIMATE SPORTING EXPERIENCE



The WELLNESS
HUB

20,000 SQ. FT.

OF INDOOR, OUTDOOR GYM & WELLNESS



Double - Height
PANORAMIC
GYM

TRAIN IN LIGHT, SPACE &
SWEEPING VIEWS

Designed for
RECOVERY & WELLNESS
SPA ROOMS, SAUNA, SALT THERAPY
AND CRYOTHERAPY



The
KIDS DAY CARE
AN ESCAPE CRAFTED FOR
THE LITTLE DREAMERS





SHOP, DINE & CONNECT

20,000 SQ. FT.
OF EVERYDAY RETAIL WITHIN REACH



MOMENTS OF PRAYER,
STEPS AWAY FROM HOME

A beautifully DESIGNED MASJID

SET WITHIN THE COMMUNITY FOR
REFLECTION AND PRAYER

BUGGY SERVICE

IS PROVIDED FOR THE CONVENIENCE
OF THE RESIDENTS



SHUTTLE SERVICE

TO THE NEAREST METRO
EVERY 30 MINS



FULLY
FURNISHED
TOWNHOUSES & VILLAS

with
DOLCE VITA
FURNISHING





ITALIAN BRANDED PREMIUM
KITCHEN
APPLIANCES



FLOATING STAIRCASE



PRIVATE
ELEVATOR
within
YOUR HOME

MASTER
BEDROOM



MASSIVE
WARDROBE
WITH
ROTATING TV
& DRESSER



ALL 4 & 5 BEDROOMS WITH
ENSUITE BATHROOMS



SPACIOUS
BATHROOM
with
RAIN SHOWER
AND TUB





Your **RETREAT**
IN THE SKY

A PRIVATE **SKY GARDEN** FOR
PAUSE, PEACE AND PERSPECTIVE

Where **DESIGN**
MEETS DETAIL

A CURATED PALETTE OF MATERIALS
AND FINISHES FOR EXCEPTIONAL LUXURY

KASHMIRI LEATHER

BRONZE METAL FINISH

BRONZE TINTED GLASS

CURTAIN SHADES

LINEN SHADES

WOODEN CLADDING

TRAVERTINE

CALCUTTA GOLD MARBLE FINISH

BROWN FLUTTED GLASS

DUCO PAINT

METAL TRIM

WALL PAINT





“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



1% PER MONTH
PAYMENT PLAN

**Greenz**
BY **DANUBE**

WHERE
NATURE MEETS
The city

**HANDOVER
DECEMBER 2029**

DANUBE
PROPERTIES