

**NEW  
LAUNCH**



**Luxury for  
Life**





“ A Serene  
Oasis  
Amidst a  
Bustling  
City ”

OPALZ BY DANUBE

---

# Presentation Agenda

3

01 About  
Danube

02 About  
Project

03 Lifestyle  
Change

04 Luxurious  
Amenities

05 Unit  
Types

# Why Choose

**DANUBE**  
**PROPERTIES**

  
Freehold  
Ownership

  
High Capital  
Appreciation

  
High  
ROI

**29**  
Years of  
Trust

  
Prime  
Location

  
Affordable  
Price

  
Best Payment  
Plan

  
Registered Under  
Dubai Land  
Development

  
Semi  
Furnished

  
Luxury  
Finishing

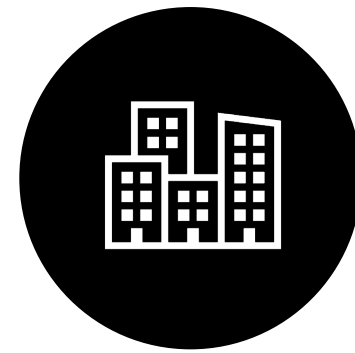
  
World-Class  
Amenities

  
Timely  
Delivery

# About The Project



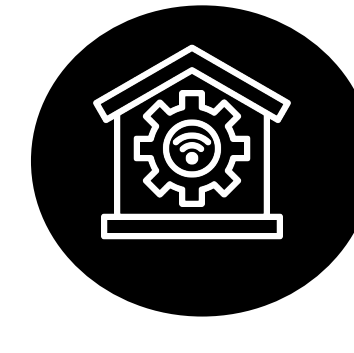
Prime Location in  
DUBAI SCIENCE PARK



Residential  
Project



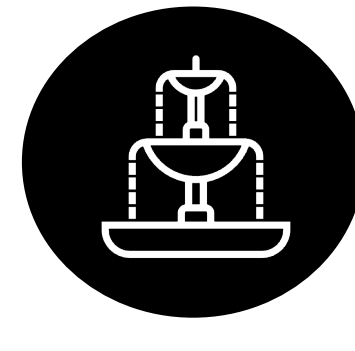
Modern  
Style



Basement + G +  
2 Podium + 19 Floors



Eco  
Friendly

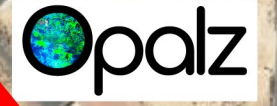


Lavish  
Finishing



Smart Building  
Technology

# LOCATION



Jewelz

RESORTZ

MIRACLZ

SKYZ

Bin Huraiz Mosque  
مسجد بن حوريظ

Siddique mosque  
مسجد ابوبكر الصديق

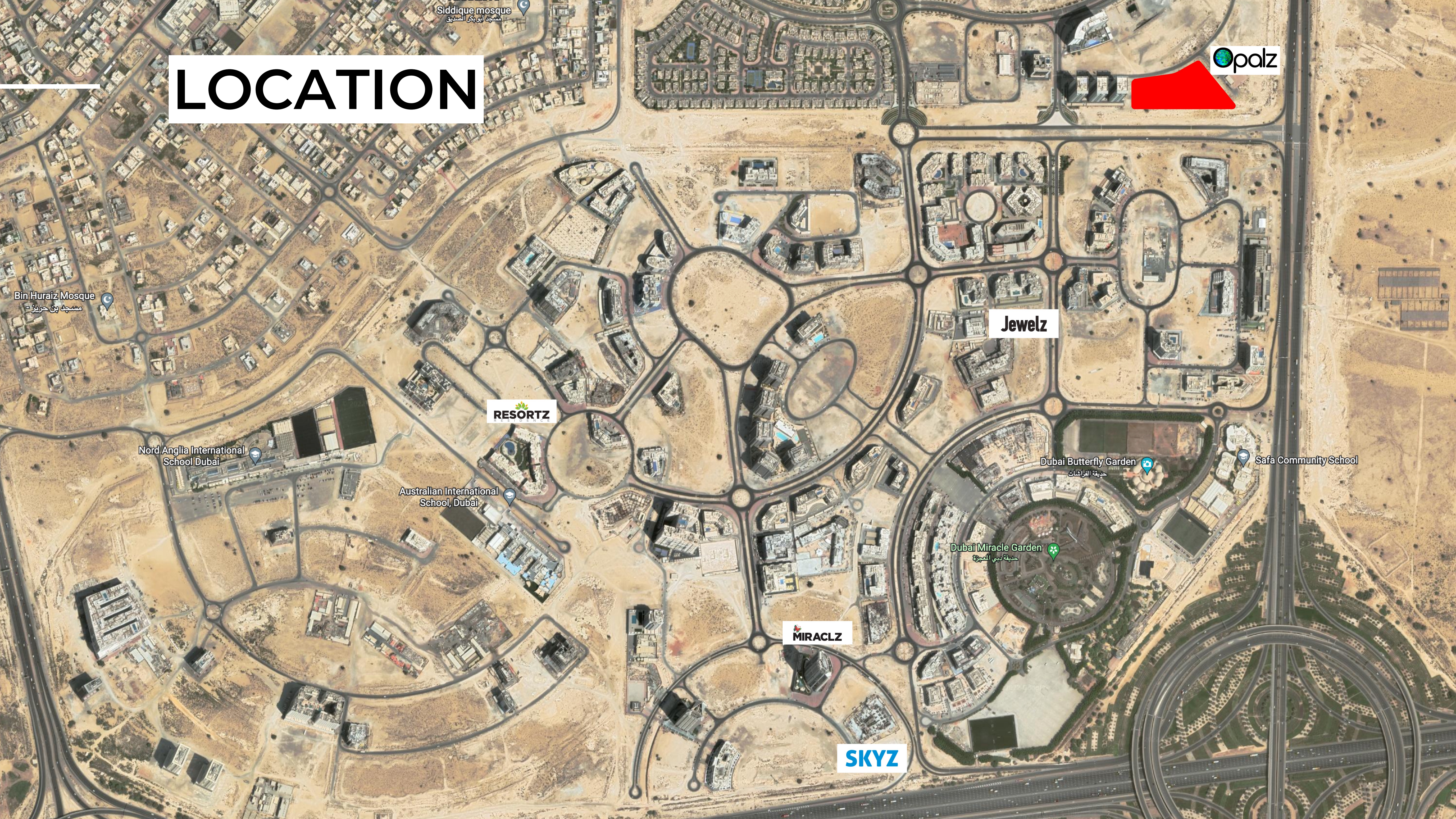
Nord Anglia International School Dubai

Australian International School, Dubai

Dubai Butterfly Garden  
حديقة الفراشات

Safa Community School

Dubai Miracle Garden  
حديقة دبي المعجزة



# Unique Selling Proposition

7

## COMMUNITY

**Vibrant Neighborhood**

**Ultra Luxury with varied  
Apartments**

**Peaceful and Convenience**  
Several Pharmaceuticals, 10+  
Schools in neighborhood,  
Restaurants, Cafes, Bookshop,  
Spas, Hotels etc.,

**Within 10 minutes of Dubai's  
hotspots (Butterfly Garden,  
Miracle Garden, Dubai Autodrome,  
Global Village, IMG world, MOE)**  
Offers Tranquil, Eco Friendly,

**Peaceful Environment**  
Providing a peaceful retreat for  
residents and citizens

**Shuttle services to Metro stations**  
Every 30 Mins

**3 MINUTES**

To Mohamed Bin Zayed Road

**4 MINUTES**

To City Centre Mall

**5 MINUTES**

To Miracle Gardens

**8 MINUTES**

To Sheikh Zayed Road

**10 MINUTES**

To Emirates Mall

**20 MINUTES**

To Dubai International Airport

**6 MINUTES**

To Mediclinic Parkview Hospital

**10 MINUTES**

To Arabian Golf Club

**10 MINUTES**

To Dubai Polo Club

**15 MINUTES**

To Burj Khalifa/Dubai Mall

**15 MINUTES**

To Palm Jumeira

**15 MINUTES**

To Burj Al Arab

# Facilities Close-by

## SCHOOLS

**Smart Start  
Kindergarten**

**Gems International  
School**

**Formarke School**

**Repton School**

**Dovecote Nursery  
School**

**Australian  
International School**

**North Anglia  
International School**

## RESTAURANTS

**Dinner in the Sky**

**Tan Cha**

**Zouzou**

**Tasca**

**Netsu**

**Swiss Butter**

**Caffe Buono**

**The Duchess**

**Zest**

**Grill Master**

**Fire Lake Grill**

## ATTRACTIONS

**Mall of Emirates**

**Miracle Garden**

**Ibn Battuta Mall**

**Dubai Autodrome**

**Al Burrow Fountains**

**Jumeirah Beach**

**Al Sufouh Beach**

**IMG World**

**Global World**



**Opal**  
BY **DANUBE**



# LOBBY



# STUDIO



# LIVING ROOM



---

# 1 BEDROOM



# 2 BEDROOM



# KITCHEN







## **INDOOR AMENITIES**

**Spa / Treatment**

**Wellness center**

**Doctor on Call**

**Multi-Purpose Hall**

**Gymnasium Area**

**Steam Sauna**

**Kids Day Care**

**Business Centre**

## **OUTDOOR AMENITIES**

**Private Sports Training  
Center at Crown of  
Tower (Open Air)**

**Grand Drop Off Area  
with Indoor  
Landscaping**

**Jogging Track with  
Rubber Flooring**

**Sky Lounge at Crown of  
Tower**

**Open Air Yoga &  
Gymnasium Platform**

**Skybridge with juice  
bar at top**

## **AQUA AMENITIES**

**Anti-current  
Swimming Pool**

**Water Bodies**

**Shallow Pool**

**Kids Pool**

**Toddler splash pad**

**Jacuzzi**

## **FAMILY AMENITIES**

**Waiting Lounge**

**Wi-Fi Enabled waiting  
Area**

**Shaded Kids Play Area  
with Soft Flooring**

**Male / Female Prayer  
Room**

**Open Air Cinema Over  
Water Body**

**Family Sitting Area**

**Gaming Zone**

**BBQ Area**

OPALZ  
BY —  
DANUBE



Bringing  
Lifestyle  
Changes





**Kids Day Care  
with  
Nanny on Board**



**DOCTOR  
on Call  
24x7\***

\*subject to authority approval



Outdoor Cinema

Wellness  
Center





**Kids Activity  
Room**



**Multipurpose  
Hall**



**Multipurpose  
Conference Hall**





Beauty Salon



■ COMPLETED    ■ UNDER CONSTRUCTION

**DANUBE**  
**PROPERTIES**



28

THANK  
YOU



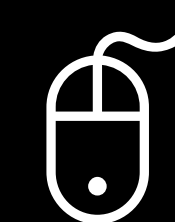
Call  
US:

800 57 57



Email  
US:

[info@danubeproperties.ae](mailto:info@danubeproperties.ae)



Visit  
US:

[www.danubeproperties.ae](http://www.danubeproperties.ae)