



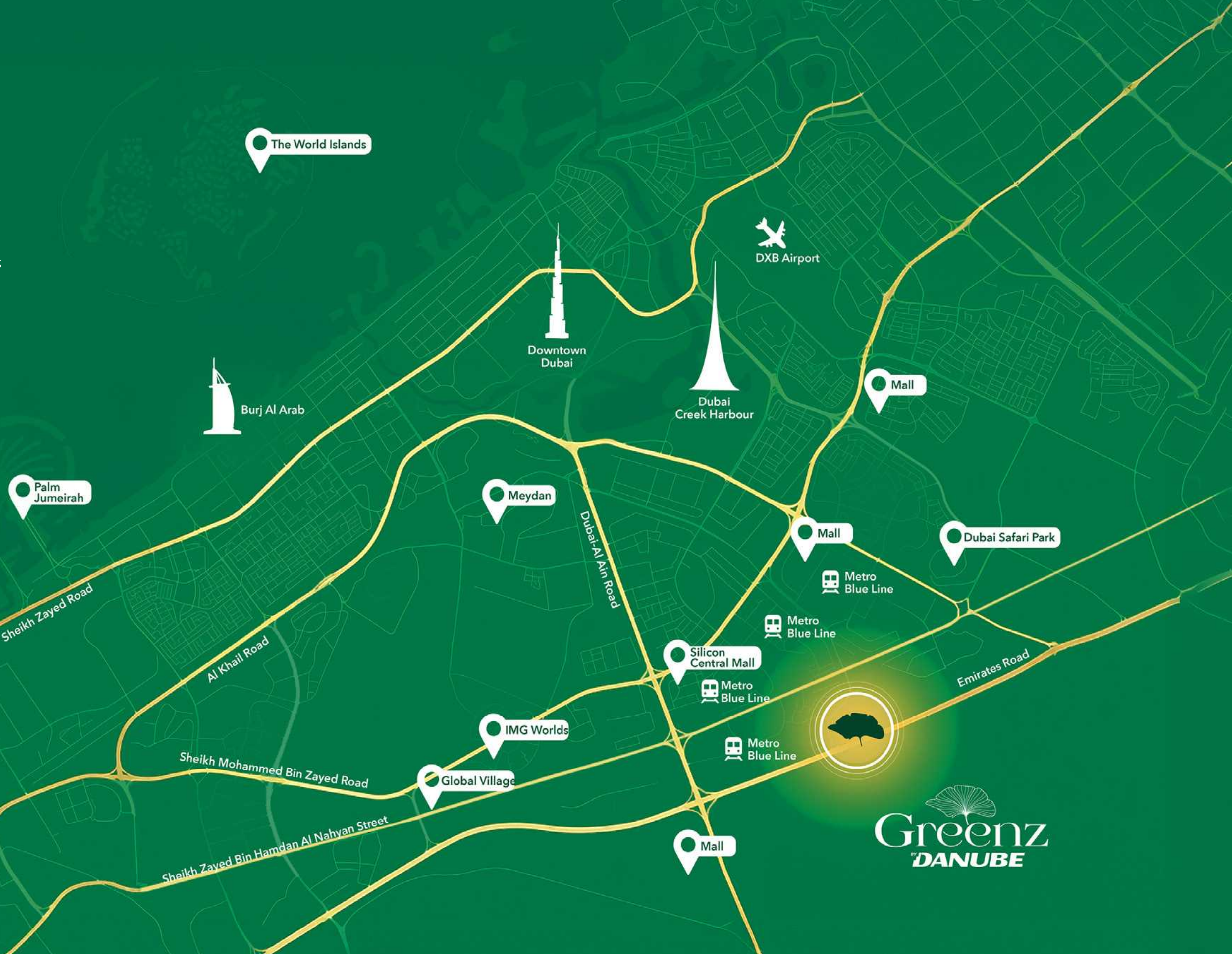
Greenz
BY **DANUBE**

FULLY
FURNISHED
TOWN HOUSES & VILLAS



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



PRIME LOCATION HIGH APPRECIATION



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

DUBAI COMMITS AED 12.8B

TO BUILD A 6,500-COMPANY TECH HUB IN SILICON OASIS



GOVERNMENT VISION AND FUTURE GROWTH

- District IO initiative led by HH Sheikh Mohammed bin Rashid Al Maktoum
- Backed by an 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

Other Developers



Internal-use disclaimer: Comparisons are based on internal market observations and publicly available information. They are indicative only, subject to change, and intended solely for internal Sales training purposes. Not for external circulation.

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BY
DANUBE





GREENZ BY DANUBE PROVIDING FULLY FURNISHED TOWNHOUSES AND VILLAS WITH ITALIAN BRANDED FURNITURE & WALL PANELS



A modern interior space featuring a private elevator and a floating staircase. The elevator has a brushed metal finish and is illuminated from within. To the left, a floating staircase with white steps and glass railings leads to an upper level. The background shows a living area with a large TV, a grey armchair, and a coffee table. The overall design is sleek and contemporary with warm lighting.

PRIVATE
ELEVATOR
within
YOUR HOME

FLOATING STAIRCASE

Your RETREAT IN THE SKY

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

Greenz by Danube offers private sky gardens for villas, designed with grass carpet, sofa seating and an open-air relaxation space.



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

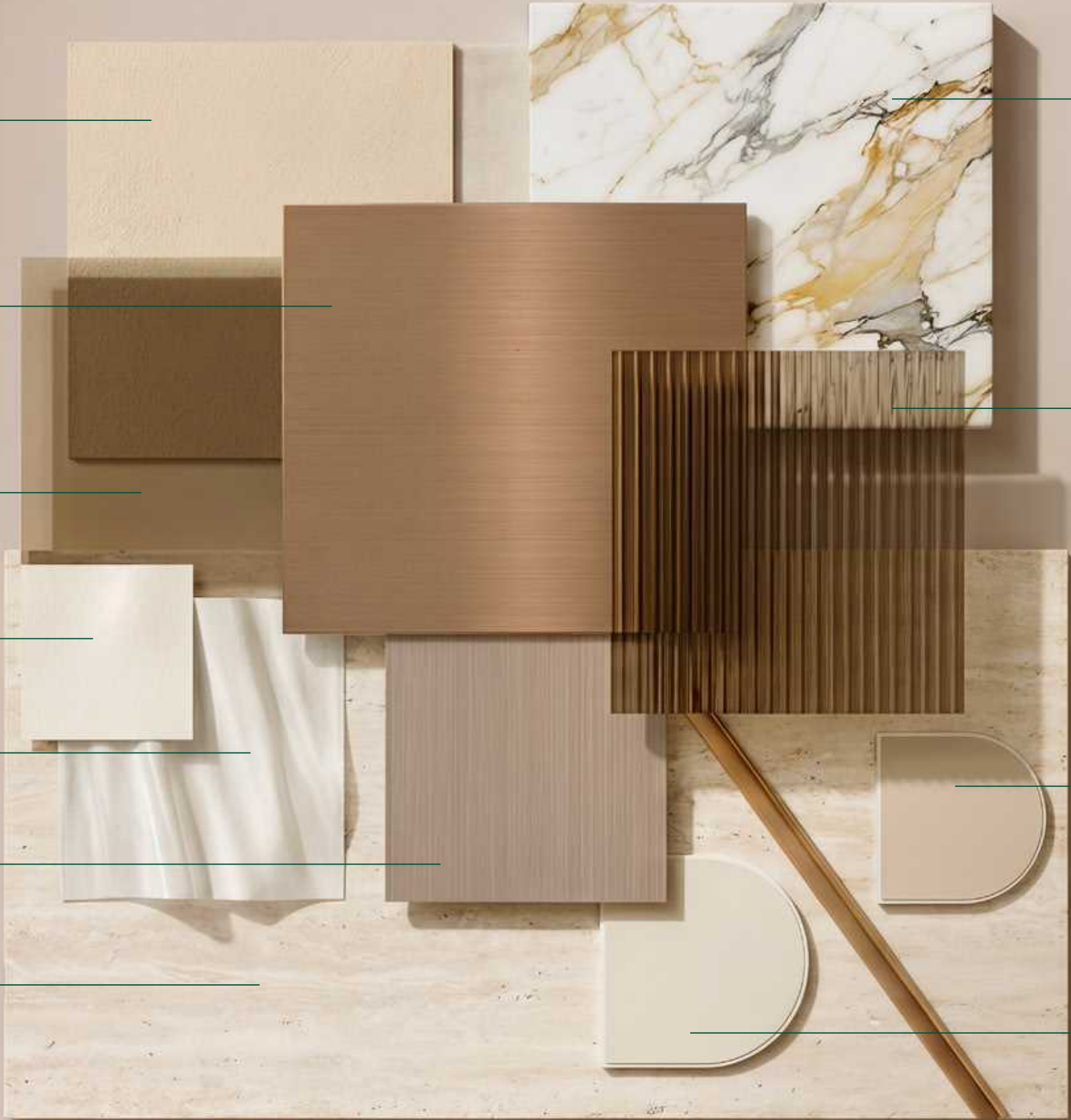
CALCUTTA GOLD MARBLE FINISH

BROWN FLUTTED GLASS

DUCO PAINT

METAL TRIM

WALL PAINT





KEY HIGHLIGHTS



FULLY FURNISHED
PREMIUM VILLA



ITALIAN BRANDED
FURNITURE BY DOLCE VITA



*ALL BEDROOMS WITH
ENSUITE BATHROOM



PREMIUM MATERIALS
AND FINISHES



*PRIVATE ELEVATOR



FLOATING STAIRCASE



PRIVATE SKY
GARDEN



BRANDED KITCHEN
APPLIANCES



PREMIUM BATHROOMS WITH
RAIN SHOWER AND BATHTUB



OUTDOOR GARDEN WITH
GRASS CARPET & FURNITURE



SPACIOUS LIVING
ROOMS



EFFICIENT LAYOUTS

*PRIVATE ELEVATOR NOT INCLUDED IN 3 BEDROOM

GROUND FLOOR



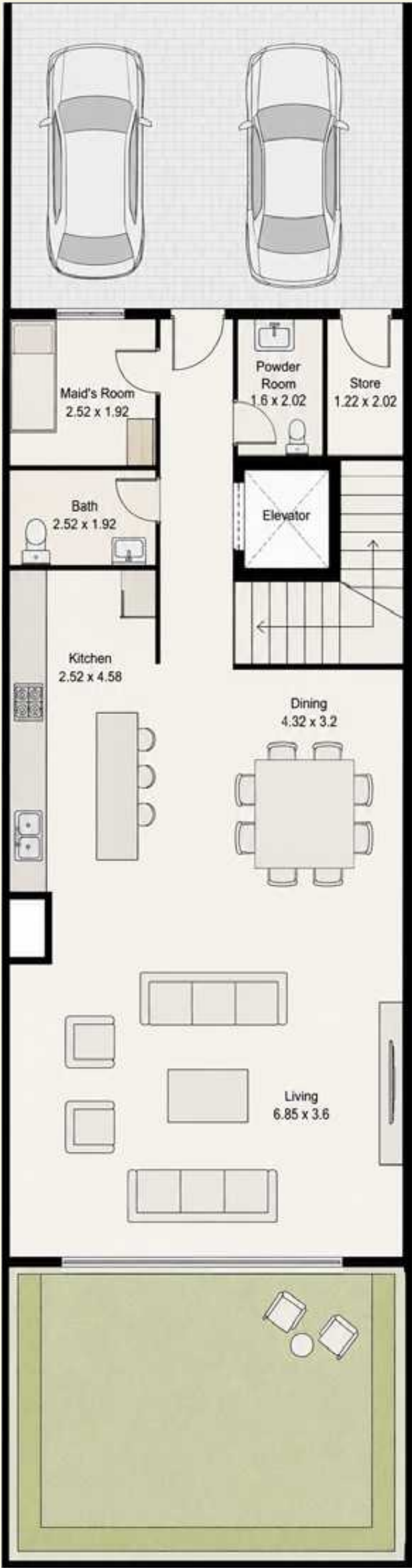
CLOSED KITCHEN



8 SEATER DINING

SPACIOUS LIVING ROOM

Other Developers



Other Developers



Other Developers



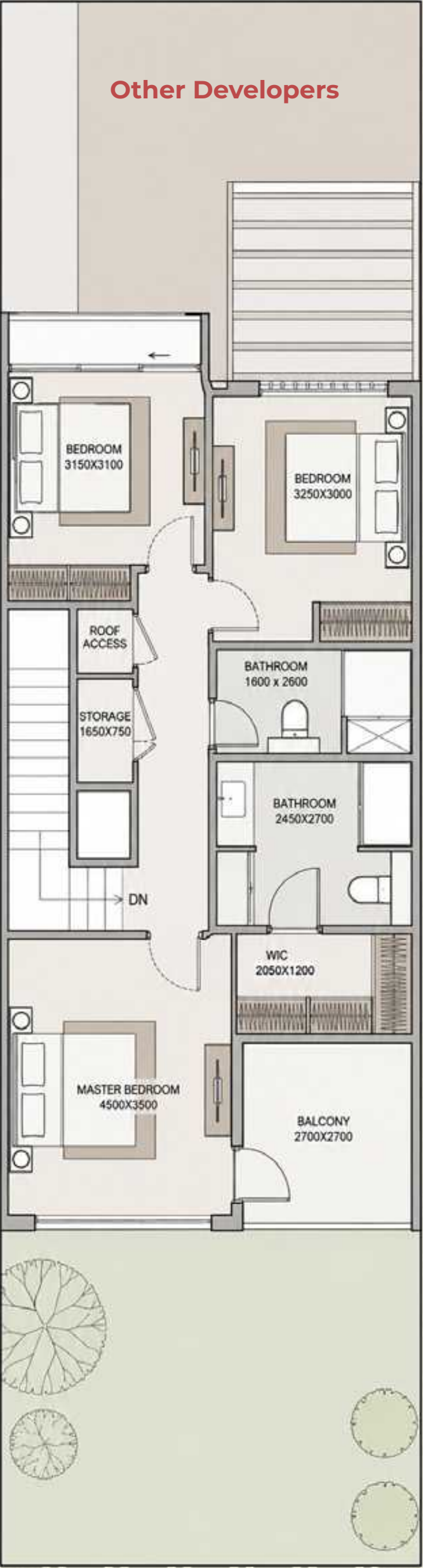
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FIRST FLOOR



ALL BEDROOMS
WITH ENSUITE
BATHROOM

SPACIOUS
BEDROOMS



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SECOND
FLOOR



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**400,000 SQ. FT. OF
LIFESTYLE AND
AMENITIES**

All amenities are within a
5 – 10 minute walk from
any unit on the plot



50+
AMENITIES

MORE THAN A COMMUNITY
A Way of Life

THE BEACH HUB

THE WELLNESS HUB

THE FAMILY HUB

THE SPORTS HUB





The BEACH HUB

A CURATED BEACHSIDE EXPERIENCE WITHIN THE COMMUNITY TO UNWIND AND ENJOY



THE DANCING FOUNTAIN

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



The GREENZ SANCTUARY

YOUR PRIVATE GREEN HAVEN OF CALM AND FRESH AIR



The WELLNESS HUB

20,000 SQ. FT.
OF INDOOR, OUTDOOR GYM & WELLNESS

PARAMETERS	
Prime Location Positioning	✓
Fully Furnished	✓
Modern Façade	✓
Private elevator	✓
Bedrooms with Ensuite bathroom	✓
Dedicated washer / dryer	✓
Closed Kitchen	✓
Sky Garden	✓
Grass carpet and furniture in backyard	✓
Internal Buggy service	✓
Shuttle service to Metro	✓

PRICE PER SQ. FT.



Other Developers

AVG : AED 1300-1600
FULLY FURNISHED

AVG : AED 1500 - 2200
UNFURNISHED

Source note: Internal market observation based on publicly available real estate listing data and market research from recognized UAE property portals. Price-per- sq.ft. figures are indicative asking-price benchmarks only calculated from listed prices and stated property areas where available. Figures may vary by project, unit size, location, furnishing status, payment plan, handover status, and market conditions. Subject to change without notice. For internal Sales training purposes only.