



SALES TALKING POINTS

01 —

START HERE

QUALIFY THE BUYER

EXPERIENCE

Is this their 1st property investment?

PURPOSE

Is it for investment or for self-use?

LIFESTYLE

Ask about family dynamics & lifestyle requirements?

02 —

WHY DANUBE

DANUBE'S USPS

- Most flexible payment plan.
- Deliveries always on time or before time.
- Fully furnished, interior-designed homes.
- 40+ amenities.
- Premium locations.

THE COMMUNITY

GREENZ AT A GLANCE

1ST DANUBE MASTER COMMUNITY	3 GATED ENTRANCES	90% VILLAS & TOWNHOUSES
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- Greenz is Danube Properties' first master community in Dubai.
- Only villa community that is fully finished.
- Prime location with high appreciation potential.
- Townhouses starting from AED 3.65 million.
- Premium gated community with 3 entrances.
- 90% villas and townhouses — ultra luxury.
- Lush landscaping all around the community.

THE FUTURE OF DUBAI

PRIME LOCATION

- 12.8bn government investment in a silicon valley of 7,000+ companies and 70k jobs, with exclusive IT talent in AI, robotics and quantum computing — the future.
- An extremely prime location, just 18 mins from Downtown Dubai — very rare for a villa community.

EXCELLENT CONNECTIVITY

1 MIN	Emirates Road
2 MINS	Al Ain Road
5 MINS	Sheikh Mohammed Bin Zayed Road
5 MINS	Blue Line Metro
17 MINS	Airport

- With Academic City right next door, 27 universities and 15 schools nearby create strong demand from students and families.
- An established area with 35+ clinics, 4 hospitals, 18+ mosques, 120+ restaurants and 6 shopping malls.

DESIGN

MODERN ARCHITECTURE

- Distinctive, modern and premium façade with floor-to-ceiling glass.
- The townhouses look just as premium as the twin villas, with a façade that looks beautiful by day and by night.

MOVE-IN READY

FULLY FURNISHED HOMES

- Every villa and townhouse comes fully furnished — a move-in ready lifestyle.
- AED 600k worth of interiors, furniture and furnishings provided.
- Italian Dolce Vita designer furniture, curated to the spacious layouts, in 2 colour palettes: Ivory and Mocha.
- Wall panels included.
- Closed kitchens with Italian branded built-in appliances and fittings, modular units and glass fluted cabinets, designed for functionality.
- Every bedroom comes with its own bathroom.
- 4 and 5 bedroom homes come with premium built-in elevators and floating staircases that elevate the space and blend in with the décor.
- Spacious backyard and open-air sky garden, with garden furniture provided, for good times with family and friends.
- Every detail taken care of, from chandeliers to curtains.
- Premium fittings and finishes such as Kashmiri leather, travertine, bronze-tinted glass, Arabescato and Calacatta marble, bronze metal finishes and trims, Duco paint, curtains and linen shades, to name a few.

LAYOUT

- Even the 3BHK has a spacious double living room.
- Layouts and furnishings are curated for spacious ambiences and ample seating, with a grand dining area that flows from the living room.
- Concealed cabinet designs enable smart storage as you walk through the living room.
- A comfortable, furnished, premium-quality maid's room with its own private bathroom and storage space.
- Closed kitchens are provided in all layouts.
- Ensuite bathrooms in all layouts.
- All bedrooms are very spacious, with plenty of wardrobe space.
- The units have been built keeping the end user in mind.

FIVE LIFESTYLE ZONES

50+ LIFESTYLE AMENITIES

50+ AMENITIES	400K SQ.FT OF AMENITIES	3.75 KM JOGGING TRACK
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- More than 50 amenities across 400k sq.ft, spread over five dedicated lifestyle zones.
- Designed for families, recreation, sports and wellness.
- A 3.75 km jogging and walking track connected throughout the community.

GREEN SANCTUARY

Lush landscaped gardens, open green spaces and relaxation areas for families to enjoy nature.

BEACH HUB

Beach-style lagoon with a clubhouse and rooftop deck overlooking the lagoon, giving you the feel of resort-style living.

Kids' splash park — the perfect experience for your kids.

FAMILY HUB

Kids' play area, landscaped park, outdoor and sunken seating, and private-style cabanas.

LIFESTYLE ZONES — CONTINUED

SPORTS HUB

10 dedicated sports courts: football, basketball, badminton, padel tennis, cricket, table tennis and more.

WELLNESS HUB

One of the largest gyms, at 20,000 sq.ft, with double-height panoramic glass overlooking the fountain — giving it an amazing vibe.

Wellness and recovery facilities: spa room, sauna, salt therapy and cryotherapy.

Designed around an active lifestyle.

09 —

EVERYDAY LIVING

THE HEART OF THE COMMUNITY

- All five lifestyle zones connect through the striking central dancing fountain, which lights up at night — a place to cherish every day and night.
- 20,000 sq.ft of retail space serving the community's everyday needs.
- A mosque within the community.
- Complimentary buggy service within the community, plus a shuttle to the nearby metro station.

ON REQUEST

VASTU

For customers who are interested in Vastu

- The entire community scores very high on Vastu.
- Main entrance faces North — the most auspicious direction for attracting positive energy.
- A large central open space at the heart of the community creates balanced energy distribution.
- Circular layout forms a mandala-like energy structure for a beautiful flow of energy.
- True to the name Greenz, expansive trees and parks — highly auspicious as per Vastu.
- Water features thoughtfully planned in the North and North-East zones for abundance and prosperity.

THE PLOTS SCORE VERY HIGH TOO

33%

Fully Vastu compliant

*North, East or North-East facing***40%**

Mostly Vastu compliant

West, North-West or South-East facing

- Tie-up with a reputed Vastu agency, so you receive a Vastu compliance certificate when you purchase a unit.

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THE CLOSING PITCH

A home designed so beautifully, inside and out, that living in Greenz by Danube is truly a premium luxury retreat — the lifestyle you and your family deserve, in a location that is the future of Dubai, where connectivity and the growth of your investment are assured to be the best.

With only limited units in a premium, ultra-luxury community, this is your exclusive chance to own one and live your best life — only at Greenz by Danube.

GREENZ

by Danube