

Frequently Asked Questions

SUBJECT

GREENZ

No. of Villas and Townhouses

Around 1,400

Plot Area

Around 4.5 Million Sq. ft

Community Amenity Area

Around 400,000 Sq.Ft

Community Features

Juma Masjid, Nursery, Retails, Clinic, Children's Park, Lush Green Community & Lagoons, Parks, Open Sky Walk, Jogging Track, Swimming Pool with beach entry, Gym Indoor + Outdoor (~20,000 Sq.ft), Club House & many more.

Amenities Area

Central area in the Master Community & First floor of each building (2 Buildings)

Retail Area

Around 20,000 Sq.ft

Open to Sky Area	Around 50% of Master Community
Swimming pool	1 in Community & 1 between the 2 Buildings
No. of Amenities	50 +
Payment Plan	1% Monthly – 70% till Handover 30% on Handover. *If payment plan needed for post handover, 5% will be added in selling price.
Completion Timeline	Dec-2029
Service Charge	AED 6 / Sq.ft on Saleable Area
Location of Twin Villa	Around the Amenities & few in the periphery – brown highlighted roofs
Distance between two Townhouses (Back to back Townhouses)	Minumum of 6 m
Periphery Single row units – Width of garden beyond the plot limit	Around 7 to 7.5 m
Distance between two adjacent row – 5 BHK Villas	Around 6 m
Material details	All material provided will be best of its quality suitable with technical requirement as per authority requirments
Floor to Ceiling height	3.4 m

Number of entries to the Community	3
Jogging track length	Around 3 km
Distance between amenity area to the periphery units	Around 450 m
Direct access from Twin Villa garden to the Amenity area	Yes
Back to back units separation	By boundary wall 2 m height
Direct access to parks for units near to it	Yes
Green & Open Area in the development	Around 50 % of the plot
EV Stations for electric cars	Provided in buildings
Visitor parking in the community	Available
Can parking be covered with a shutter	No
AC system	Individual units will have their own AC system & classified under DEWA
Access to the amenities in the building for the Townhouses customers	Yes

Number of entrances to the Amenities area	Around 6
Number of Phases for project handover	2
Solar panels installation in Townhouses	Not provided. Customer can explore the options by themselves
Unit blocking management	Via application
Lift maintenance cost	First year defects by Danube Later, service provider will be facilitated to Customer to make direct Annual Maintenance Contract
Amenity management and booking	Via Danube App
Shuttle / Buggies Services	Buggies within the community. Shuttle to nearest metro
Merging Units	Possible for garden, backyard and roof
Permission to pool installation	NOC will be provided based on request
Twin villa rooftop garden's location	Facing Amenities
Jogging track levels and access points	Varying levels based on location to make it more vibrant
Availability of Gas connection	Yes