

Shahrukhz
RESIDENCES
BY **DANUBE**

LIVE LIFE
KING *Style*

DANUBE
PROPERTIES



FULLY FURNISHED
WATERFRONT
RESIDENCES

PENTHOUSES
DESIGNED BY
Gauri Khan



Shahrukhz
RESIDENCES
BY **DANUBE**

An iconic new landmark, set in Dubai Maritime City, SHAHRUKHZ by Danube brings breathtaking residences, uninterrupted ocean views and over 40 + world-class amenities to one address. This is waterfront living imagined on a grand scale, designed for those who like to **LIVE LIFE, KING STYLE**



DESTINATIONS & DISTANCES

PORT RASHID BOAT STATION	02 MIN	DUBAI CRUISE TERMINAL 2	03 MIN	DUBAI WORLD TRADE CENTRE	08 MIN
JUMEIRAH BEACH	08 MIN	BURJ KHALIFA / DUBAI MALL	10 MIN	DUBAI FESTIVAL CITY MALL	12 MIN
DXB INTERNATIONAL AIRPORT	15 MIN	BURJ AL ARAB	20 MIN	PALM JUMEIRAH	25 MIN

At the
CENTRE OF
EXTRAORDINARY



360°
SEA VIEW



UPCOMING
METRO STATION



PROPOSED
MALL



INTERNATIONAL
CRUISE TERMINAL



MARITIME CITY

DUBAI'S NEXT LIFESTYLE DESTINATION

A VIBRANT WATERFRONT COMMUNITY SET TO REDEFINE THE WAY DUBAI LIVES BY THE SEA



SHOPPING MALL



SPORTS PARK



CABLE CAR



SKY WALK BRIDGE



KIDS PLAY AREA



BEACH



SUNSET PROMENADE



MOSQUE

*Destined to
become*
A LANDMARK

EXTRAORDINARY ARCHITECTURE
RISING ABOVE THE WATER





Exclusive
YACHT *for*
RESIDENTS

A complementary yacht experience
with a dedicated yacht exclusively
for Shahrukhz residents to enjoy
with friends and family and create
unforgettable memories.



ARRIVE *like* ROYALTY

A GRAND ARRIVAL WHERE
ARCHITECTURAL GRANDEUR GREETS YOU
FROM THE VERY FIRST MOMENT



WELCOME TO
A LIVING
MASTERPIECE

An extraordinary lobby
where **water, art and
architecture converge**





WHERE THE
Horizon
never ends

WAKE UP TO A MASTERPIECE
PAINTED BY THE OCEAN



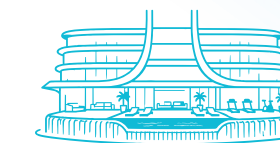
INTRODUCING
40+
AMENITIES

AN ENTIRE
World WITHIN
Over 40 experiences
created around every way you live.



The LIFESTYLE
DECK

A vibrant world
where **families** connect,
kids play and **sports** brings
everyone together



The WELLNESS
DECK

Enjoy the infinity pool
with advanced **recovery**
and **wellbeing** designed
above the sea



The SKY
DECK

An elevated setting for
sophisticated evenings and
panoramic **sea views** with a
premium **clubhouse**

The BEACH LAGOON

A BEACH-INSPIRED LAGOON
WHERE EVERY DAY FEELS LIKE
An Escape



KIDS AQUA LAND

Where little adventures make a splash.
An aquatic playground filled with play
and endless fun



CENTRAL FOUNTAIN

A lively fountain at the heart of community
where the podium comes alive and
neighbours come together





SPORTS HUB

PLAY *Without* LIMITS

A complete sporting world designed
for energy, action and ambition

GARDEN & CABANAS

Your own garden by the sea with
lush landscapes and private cabanas



KID'S
DAYCARE



DANCE
STUDIO



PARTY
HALL



CO-WORKING
SPACE





A Private CINEMA
EXPERIENCE

Enjoy the magic of
the movies in an intimate

40 SEATER THEATRE



PODCAST
Studio

Shahrukhz
BY DANUBE

A wide-angle photograph of a modern, multi-story hotel building with a curved facade and a large infinity pool. The pool is filled with clear blue water and extends to the edge of the building, where it meets the ocean. The building's interior is visible through large glass windows, showing a lounge area with white sofas and lounge chairs. The sky is a clear, vibrant blue, and the ocean is a deep turquoise. The overall atmosphere is one of luxury and relaxation.

Presenting
INFINITY 33

Swim
TO THE INFINITE VIEW OF THE BLUE SEA

Train WITH A **VIEW**

A state-of-the-art fitness experience
overlooking the endless sea





INTRODUCING
The **LONGEVITY
LOUNGE**

THE FUTURE OF
WELLBEING IS HERE

Advanced experiences created for
recovery, renewal and rejuvenation



CRYOTHERAPY

A controlled cold-therapy experience to refresh the
body and accelerate post-workout recovery.

Helps reduce temporary muscle soreness • Supports faster physical recovery



HYPERBARIC OXYGEN THERAPY

A pressurised chamber where you breathe
fresh oxygen to support the body's natural recovery.

Supports the body's natural recovery processes • Promotes oxygen delivery to tissues



RED LIGHT THERAPY BED

A full-body experience using targeted wavelengths of red and near-infrared light.

- Supports muscle recovery
- Promotes healthier-looking skin



COMPRESSION THERAPY BOOTS

Dynamic compression technology that massages the legs.

- Helps relieve tired, heavy legs
- Supports healthy circulation



INFRARED SAUNA

A contemporary sauna experience combining gentle infrared warmth.

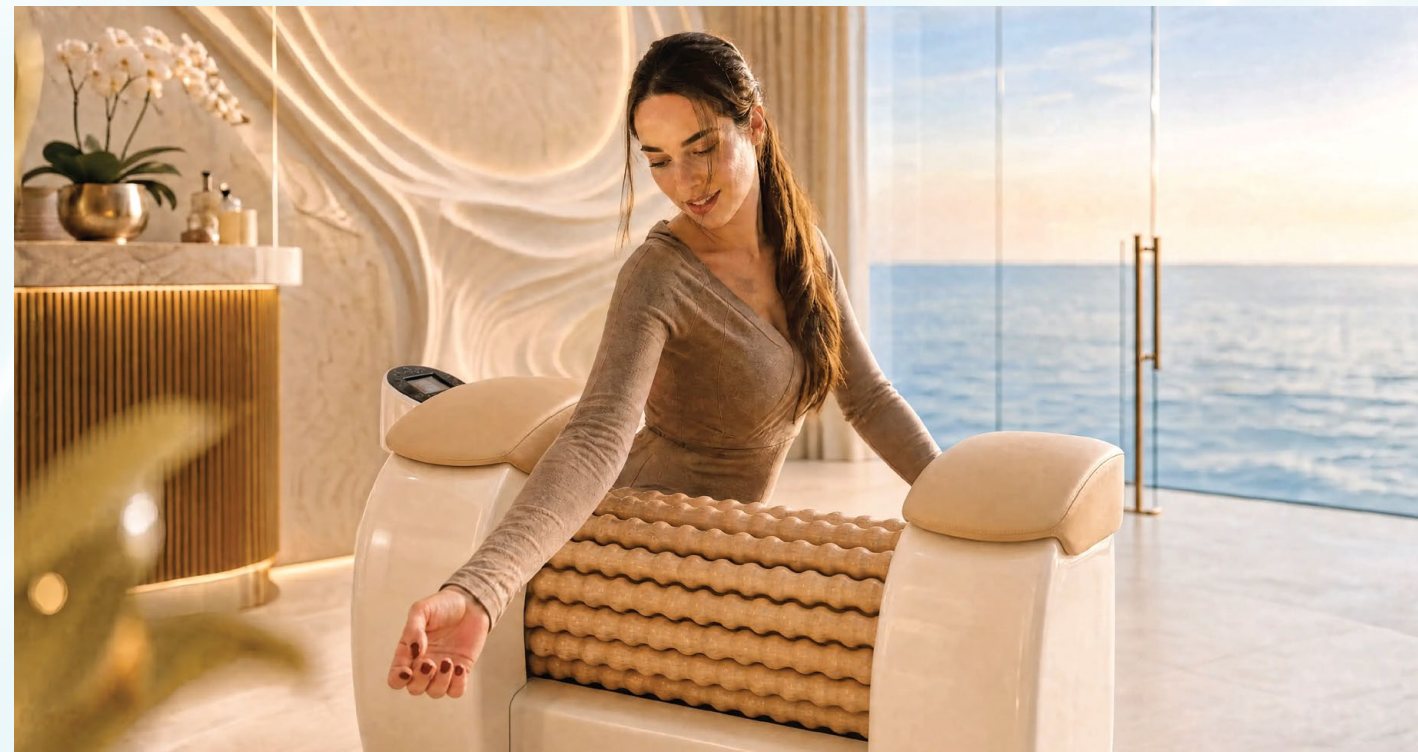
- Encourages deep relaxation
- Helps loosen tired muscles and joints



HERBAL STEAM ROOM

A warm steam experience with panoramic sea view to refresh the senses.

- Supports easier breathing
- Helps relieve muscular tension



LYMPHATIC BODY ROLLER

A rhythmic roller-massage experience to stimulate the body.

- Encourages lymphatic drainage
- Supports healthy circulation



SMART WELLNESS ASSESSMENT STATION

Measures body composition, vital signs, key blood markers & wellness assessments.

- BMI
- Blood pressure
- Blood oxygen saturation
- Pulse rate
- ECG
- Blood Sugar
- Cholesterol



ICE BATH

A cold-water immersion experience designed to support recovery and build physical resilience.

- Helps reduce temporary muscle soreness
- Supports recovery after exercise



JET JACUZZI

A warm-water hydrotherapy experience combining buoyancy, heat and targeted massage jets.

- Helps relax tight or tired muscles
- Supports stress relief and mental relaxation



INTRODUCING
KING'S CLUB
House

The KING'S CLUB DECK

An exclusive private rooftop club
overlooking the sea. Soak in the sunset,
host in style and reign over the horizon



40+ AMENITIES

THE *Luxury*
OF HAVING IT ALL

40+ amenities for family, fitness,
relaxation and celebration

1. Infinity Beach Pool
2. Kid's Water Park
3. Kid's Pool
4. Aquatic Gym
5. Rain Shower
6. Infinity Jacuzzi
7. Cabana Seating
8. Hammock and Sensory Garden
9. Dancing Fountain
10. Garden and BBQ Area
11. Open Seating
12. Basketball Court
13. Badminton Court
14. Padel Court

15. Cricket Pitch
16. Jogging Track
17. Kids Play Area
18. Podcast Studio
19. Business Centre
20. Dance and Zumba Studio
21. Indoor Kids Play Area
22. Sauna and Steam Room
23. Prayer Rooms
24. Indoor Cinema
25. Party Area
26. Table Tennis
27. Billiards
28. Golf Simulator

29. Swimming Pool
30. Lagoon Jacuzzi
31. Ice Bath
32. Hyperbaric Oxygen Therapy
33. Body Roller
34. Red Light Therapy
35. Cryo Therapy
36. Salt Room
37. Female Steam and Sauna/Changing Room
38. Male Steam and Sauna/Changing Room
39. Indoor Gym
40. Outdoor Deck
41. Clubhouse



Explore Your KINGDOM

Over 40 extraordinary
experiences, thoughtfully
placed around your life.

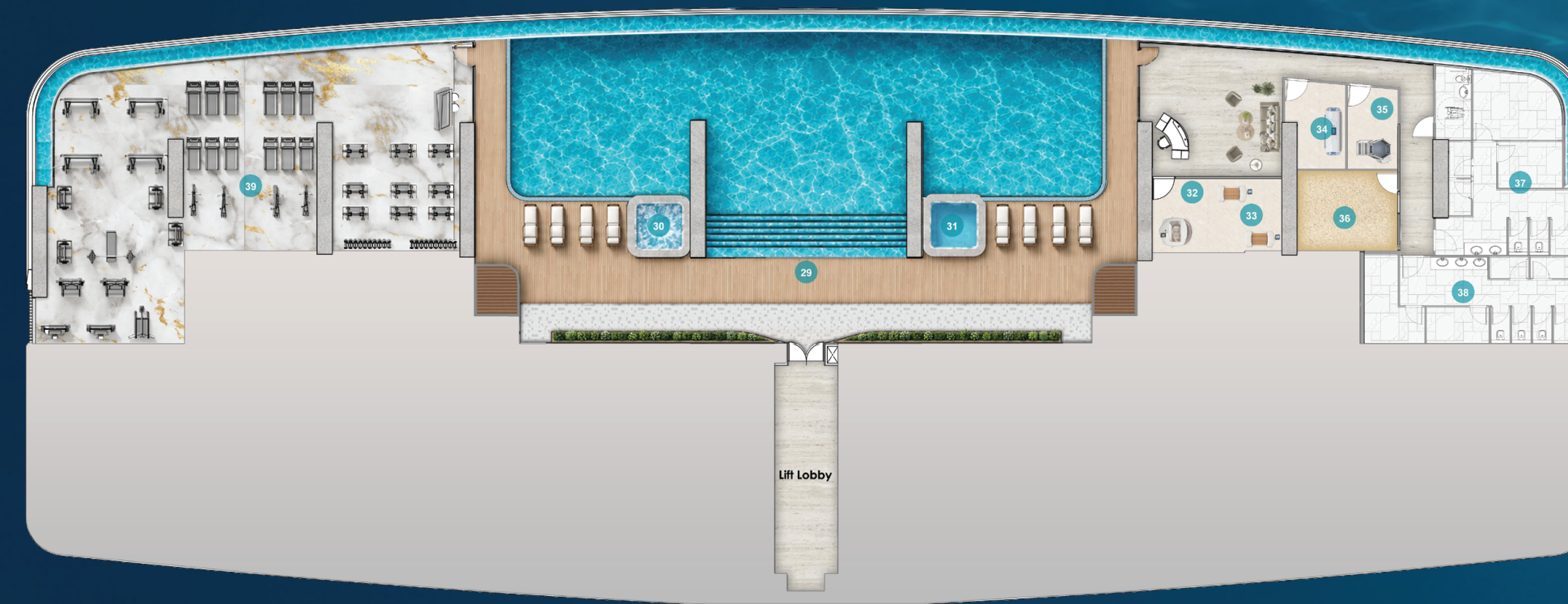
The LIFESTYLE DECK (PODIUM LEVEL)



The SKY DECK (LEVEL 60)



The WELLNESS DECK (LEVEL 33)



THE
WATERFRONT
COMMERCIAL
Promenade

A sophisticated destination for
dining, shopping and socialising





STUDIO



The KING'S SUITE

A magnificent **fully furnished one bedroom** residence where every detail feels exceptional. Expansive design, refined details and a walk-in wardrobe worthy of royalty







INTRODUCING

KING'S
SIGNATURE
OCEAN
Residences

NOT JUST A RESIDENCE
OVERLOOKING THE WATER BUT
A RESIDENCE THAT LIVES ON IT



INTRODUCING
EXCLUSIVE PENTHOUSES
DESIGNED BY

*Gauri
Khan*

An exclusive oceanfront masterpiece
shaped by her signature vision



“LUXURY IS AT ITS BEST WHEN IT
DOESN'T NEED TO ANNOUNCE ITSELF”

AN ICON
BETWEEN
Sea and Sky

DANUBE


Shahrukhz
RESIDENCES
BY **DANUBE**



*Destined to
be Iconic*

A landmark of extraordinary vision,
timeless design and King-Style Living.





“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



“Our design language is guided by an uncompromising belief that every line we draw, every material we choose and every space we shape must create an unparalleled way of living”

ADEL SAJAN MANAGING DIRECTOR, DANUBE GROUP



*Framed by
the sea*

THE VIEW NEVER ENDS

A lifestyle shaped by waterfront views,
open skies and effortless calm.

