

**DANUBE  
PROPERTIES**

**Elitz**  
BY **DANUBE**

# Elitz

BY **DANUBE**

The New Icon Awaits



# DUBAI

An Investor's Paradise

WORLD CLASS AMENITIES

HIGH CAPITAL APPRECIATION

HIGH RENTAL INCOME (upto 8%\*)

PROGRESSIVE ECONOMY

100% TAX-FREE PERSONAL INCOME

EASE OF INVESTMENT

HAPPY AND SAFE CITY

WORLDWIDE CONNECTIVITY

UAE LONG TERM VISA & GOLDEN VISA

\*subject to market fluctuation

# DANUBE PROPERTIES

## Why Choose us



Freehold Ownership



High Capital Appreciation



High ROI



29 Years of Trust



Prime Location



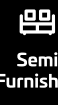
Affordable Price



Best Payment Plan



Registered Under Dubai Land Development



Semi Furnished



Luxury Finishing



World-Class Amenities



Timely Delivery

## WE LAUNCH WE DELIVER

We firmly believe that Danube's success as a developer is derived from our project delivery and quality construction. Hence, as a responsible property developer, we are always committed to delivering our promises.

Backed by our strong finance in building materials, all the sites of our existing projects are moving closer to completion and progressing every day. Our goal is to deliver what we promised and see that smile on your face while you hold the keys to your dream home.

We want to walk hand in hand with you and hence we provide live updates of the projects underway. All you have to do is, visit our website or scan the QR codes on the adjacent page and real updates delivered to you right away!

**DANUBE**  
No.1 building material company

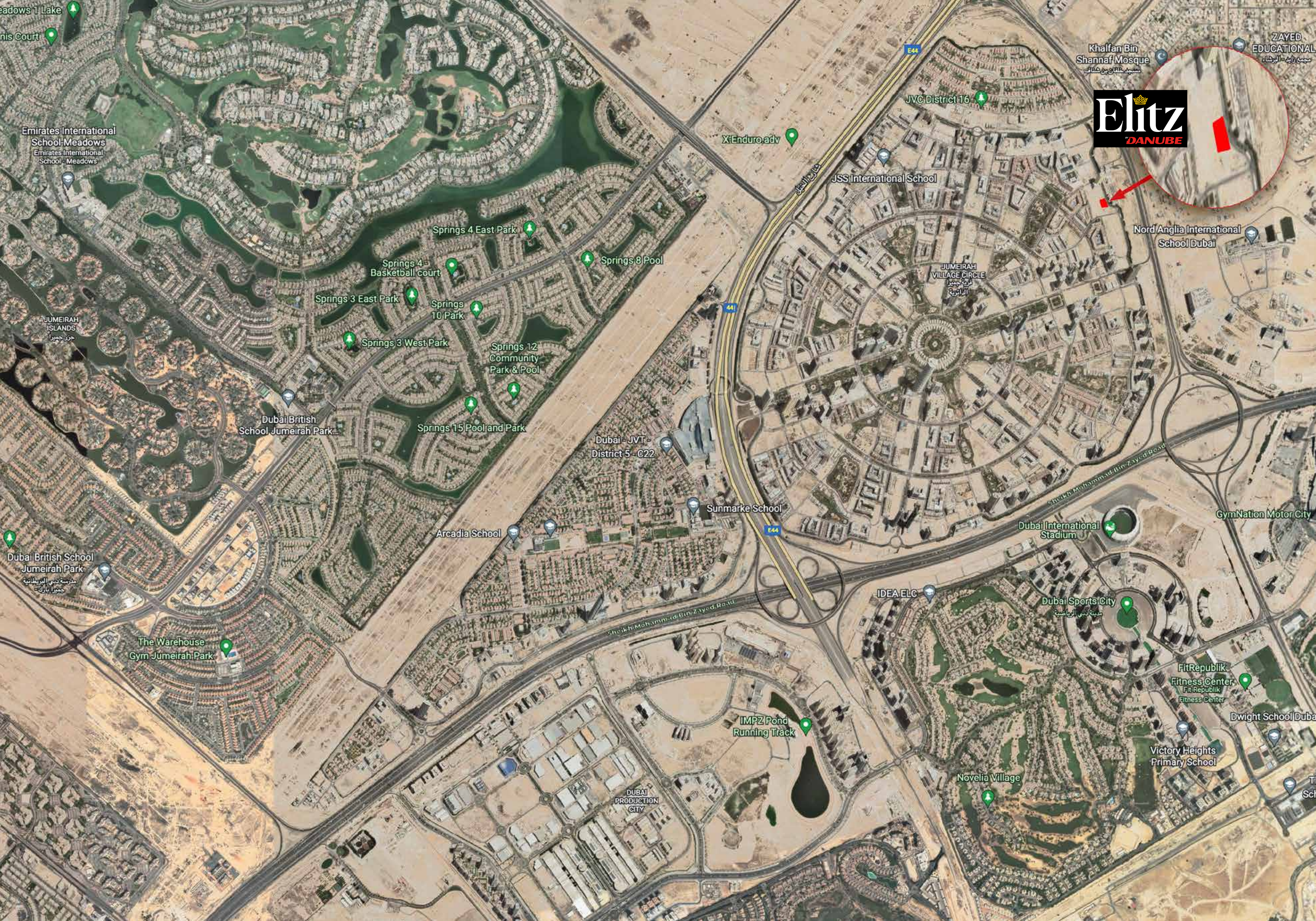
**DANUBE PROPERTIES**

**DANUBE HOME**

ALUCOPANEL USA

Milano  
ITALY

Milano  
CasaMilano



**Elitz**  
DANUBE



Khalfan Bin Shannaf Mosque

ZAYED EDUCATIONAL

JVC District 16

JSS International School

Nord Anglia International School Dubai

JUMEIRAH VILLAGE CIRCLE

Springs 4 East Park

Springs 8 Pool

Springs 4 Basketball court

Springs 3 East Park

Springs 10 Park

Springs 3 West Park

Springs 12 Community Park & Pool

Springs 15 Pool and Park

Dubai British School Jumeirah Park...

Dubai - JVT - District 5 - C22

Sunmarke School

Arcadia School

Dubai International Stadium

GymNation Motor City

Dubai British School - Jumeirah Park

The Warehouse Gym Jumeirah Park

IDEA ELC

Dubai Sports City

FitRepublik Fitness Center

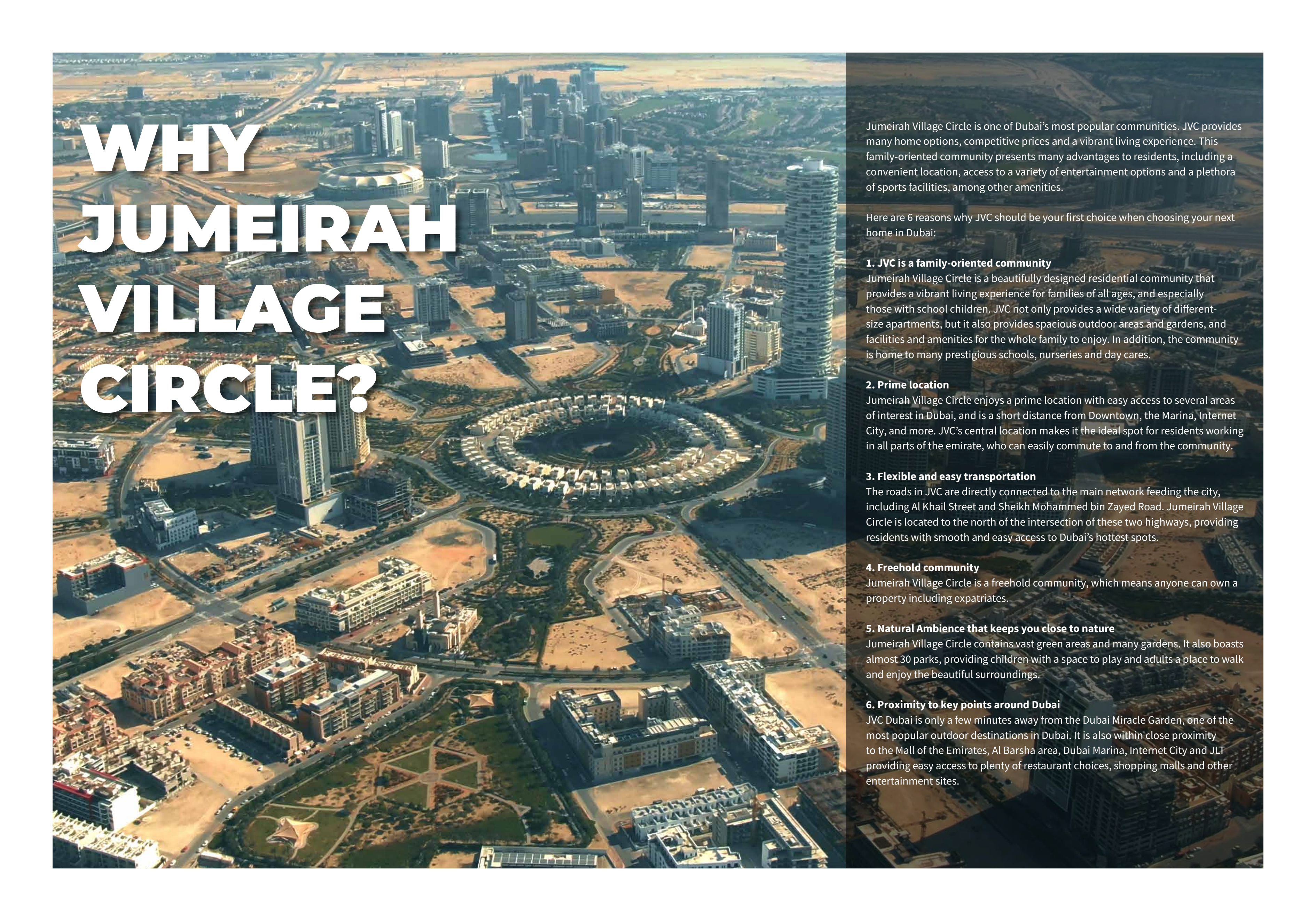
Dwight School Dubai

IMPZ Pond Running Track

Victory Heights Primary School

Novelia Village

DUBAI PRODUCTION CITY



# WHY JUMEIRAH VILLAGE CIRCLE?

Jumeirah Village Circle is one of Dubai's most popular communities. JVC provides many home options, competitive prices and a vibrant living experience. This family-oriented community presents many advantages to residents, including a convenient location, access to a variety of entertainment options and a plethora of sports facilities, among other amenities.

Here are 6 reasons why JVC should be your first choice when choosing your next home in Dubai:

#### **1. JVC is a family-oriented community**

Jumeirah Village Circle is a beautifully designed residential community that provides a vibrant living experience for families of all ages, and especially those with school children. JVC not only provides a wide variety of different-size apartments, but it also provides spacious outdoor areas and gardens, and facilities and amenities for the whole family to enjoy. In addition, the community is home to many prestigious schools, nurseries and day cares.

#### **2. Prime location**

Jumeirah Village Circle enjoys a prime location with easy access to several areas of interest in Dubai, and is a short distance from Downtown, the Marina, Internet City, and more. JVC's central location makes it the ideal spot for residents working in all parts of the emirate, who can easily commute to and from the community.

#### **3. Flexible and easy transportation**

The roads in JVC are directly connected to the main network feeding the city, including Al Khail Street and Sheikh Mohammed bin Zayed Road. Jumeirah Village Circle is located to the north of the intersection of these two highways, providing residents with smooth and easy access to Dubai's hottest spots.

#### **4. Freehold community**

Jumeirah Village Circle is a freehold community, which means anyone can own a property including expatriates.

#### **5. Natural Ambience that keeps you close to nature**

Jumeirah Village Circle contains vast green areas and many gardens. It also boasts almost 30 parks, providing children with a space to play and adults a place to walk and enjoy the beautiful surroundings.

#### **6. Proximity to key points around Dubai**

JVC Dubai is only a few minutes away from the Dubai Miracle Garden, one of the most popular outdoor destinations in Dubai. It is also within close proximity to the Mall of the Emirates, Al Barsha area, Dubai Marina, Internet City and JLT providing easy access to plenty of restaurant choices, shopping malls and other entertainment sites.



# Elitz

BY **DANUBE**

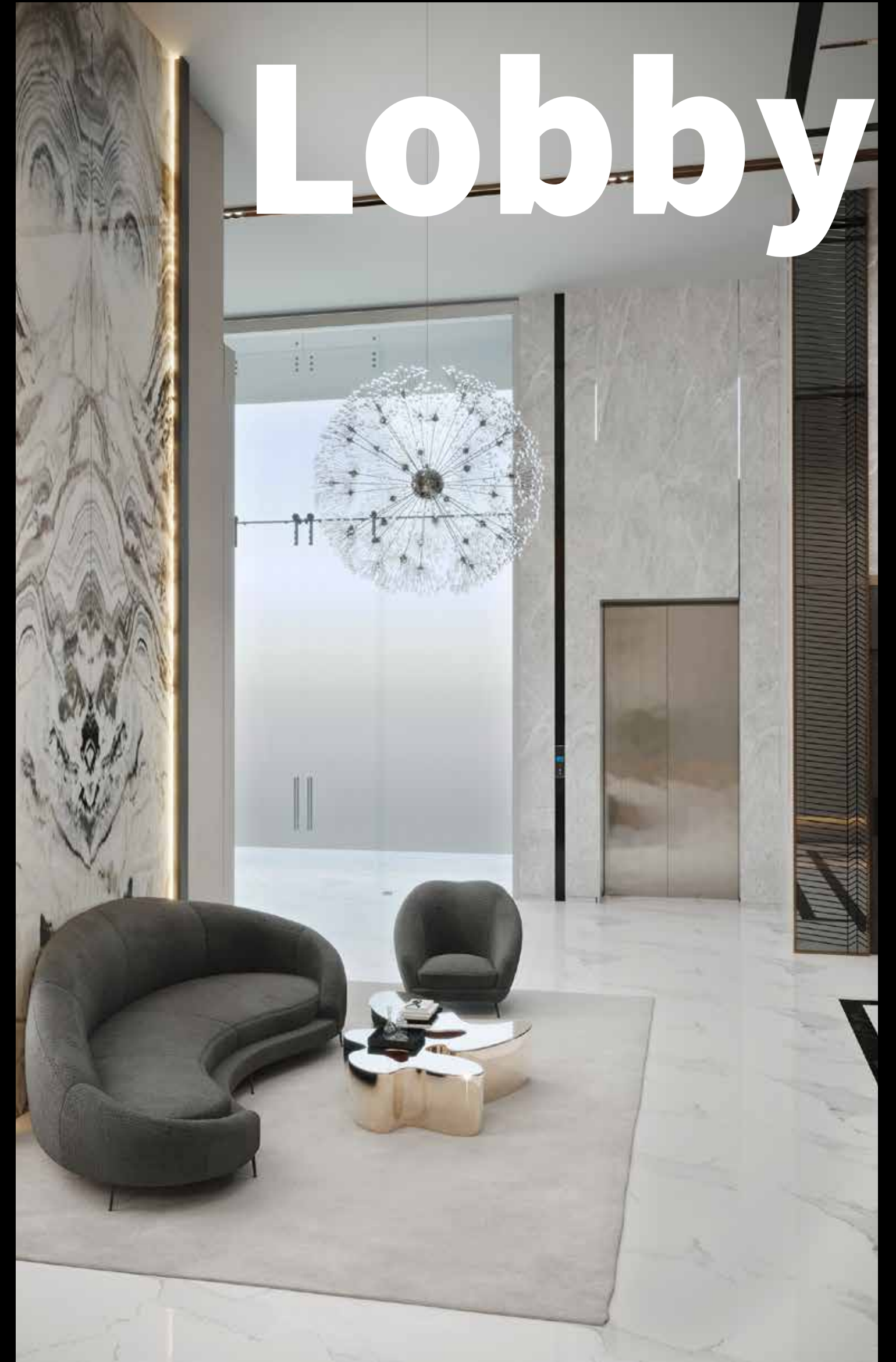
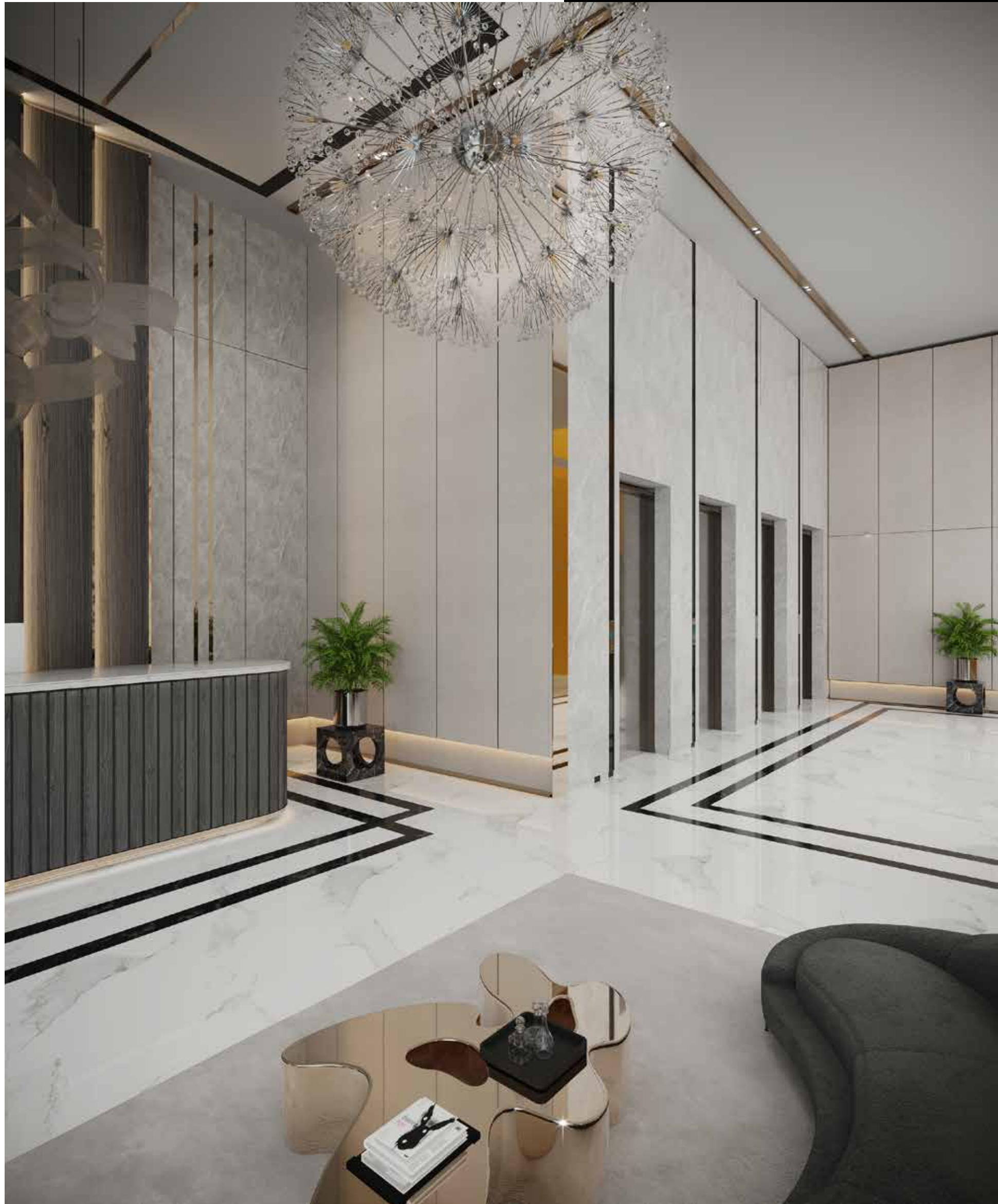
Elitz by Danube is located at a prime district in the well-developed community of JVC and is set to be an architectural landmark in the area. The building design is one of its kind with an exclusive glass facade and easy access to Al Khail Road, Sheikh Mohammed Bin Zayed Road and Sheikh Zayed Road.

A combination of Studio, Presidential Suites, 3 ,2 ,1 BHK, Duplex and Penthouse - Elitz is a Twin Towers with Residential, Retail and Commercial spaces.

Elitz comes with +30 amenities that no other developer in the region is currently offering. Owning your home at Elitz is easy with an affordable %1 per month payment plan.



# Living Room



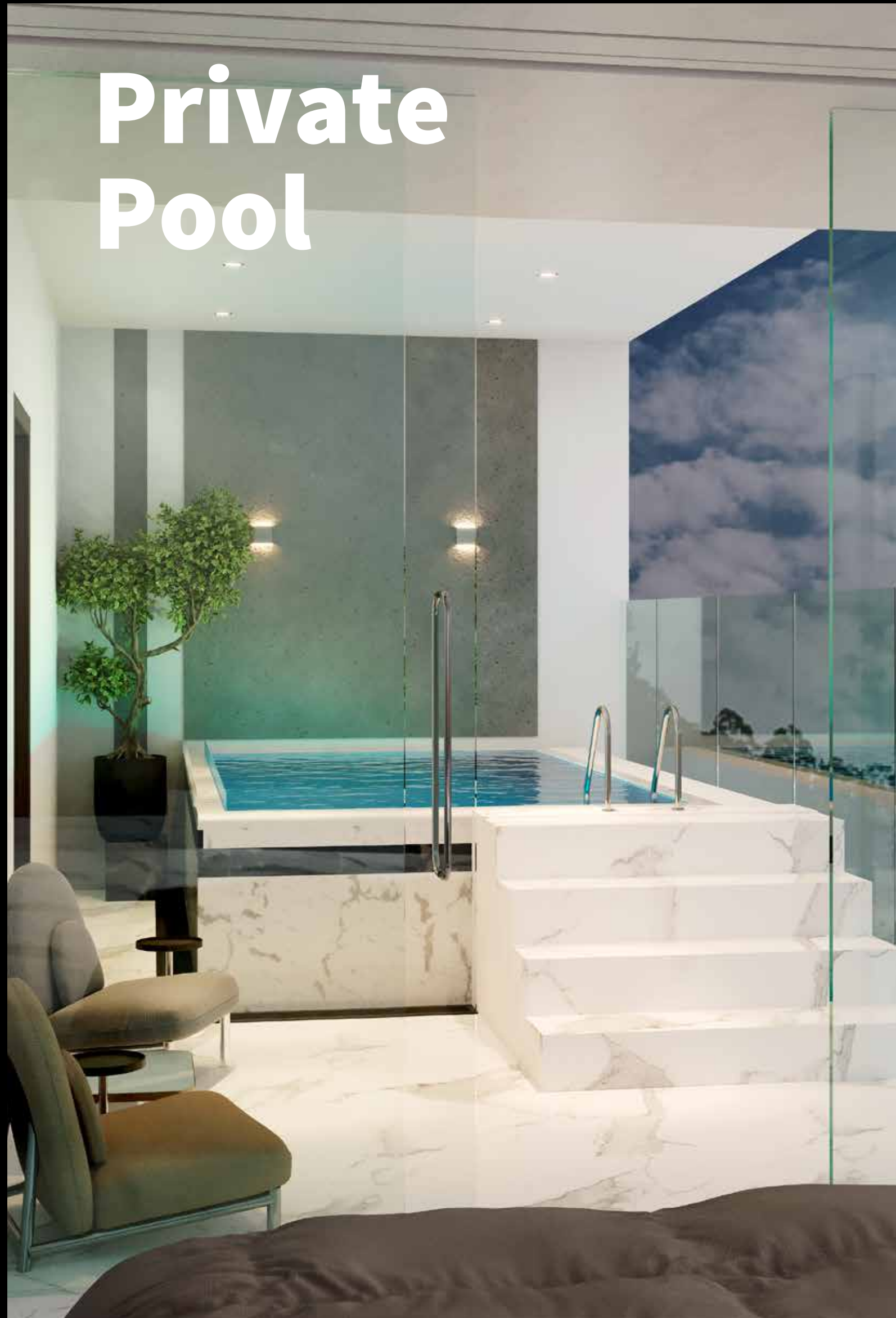
Lobby



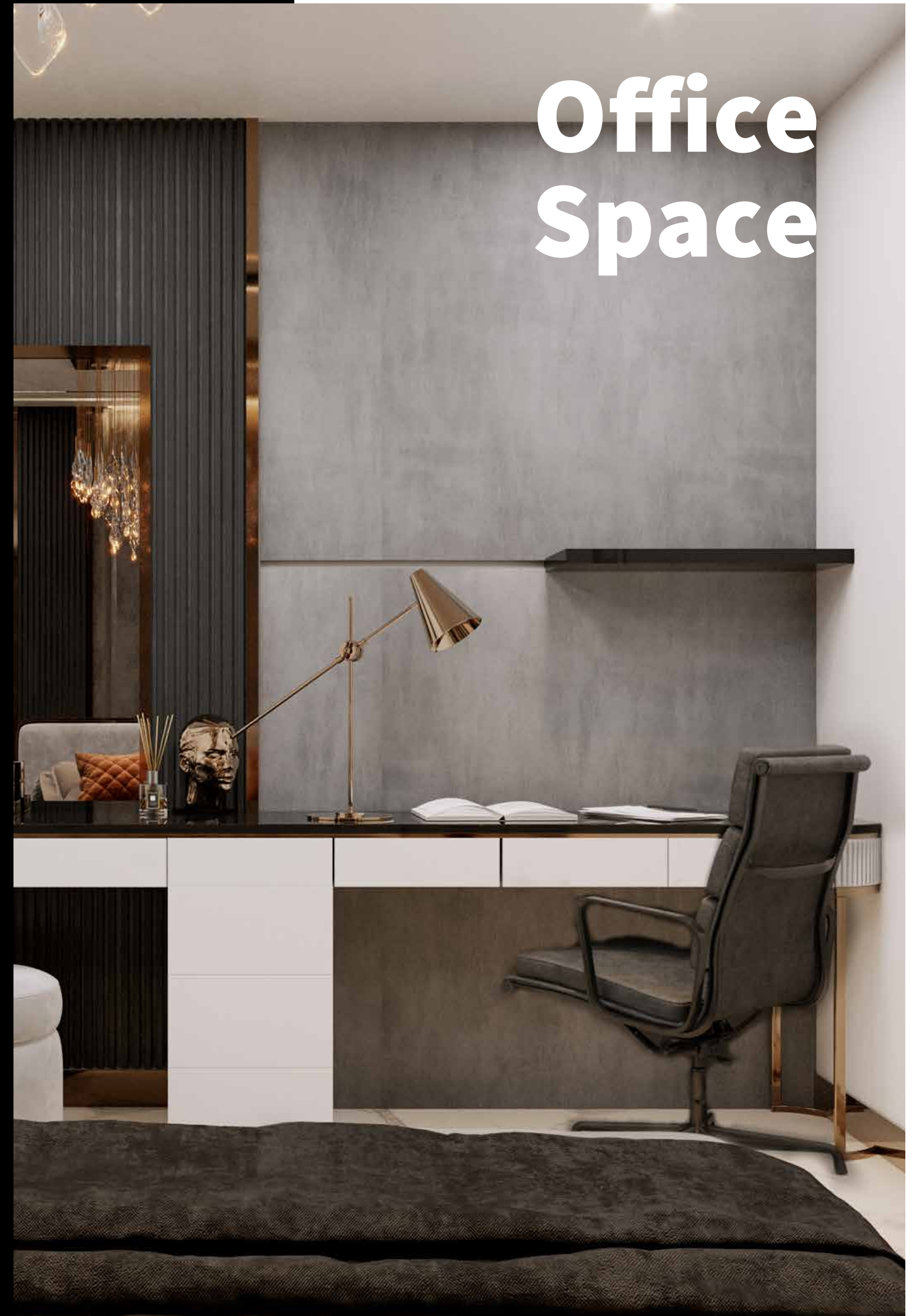
# Bed Room



# Private Pool



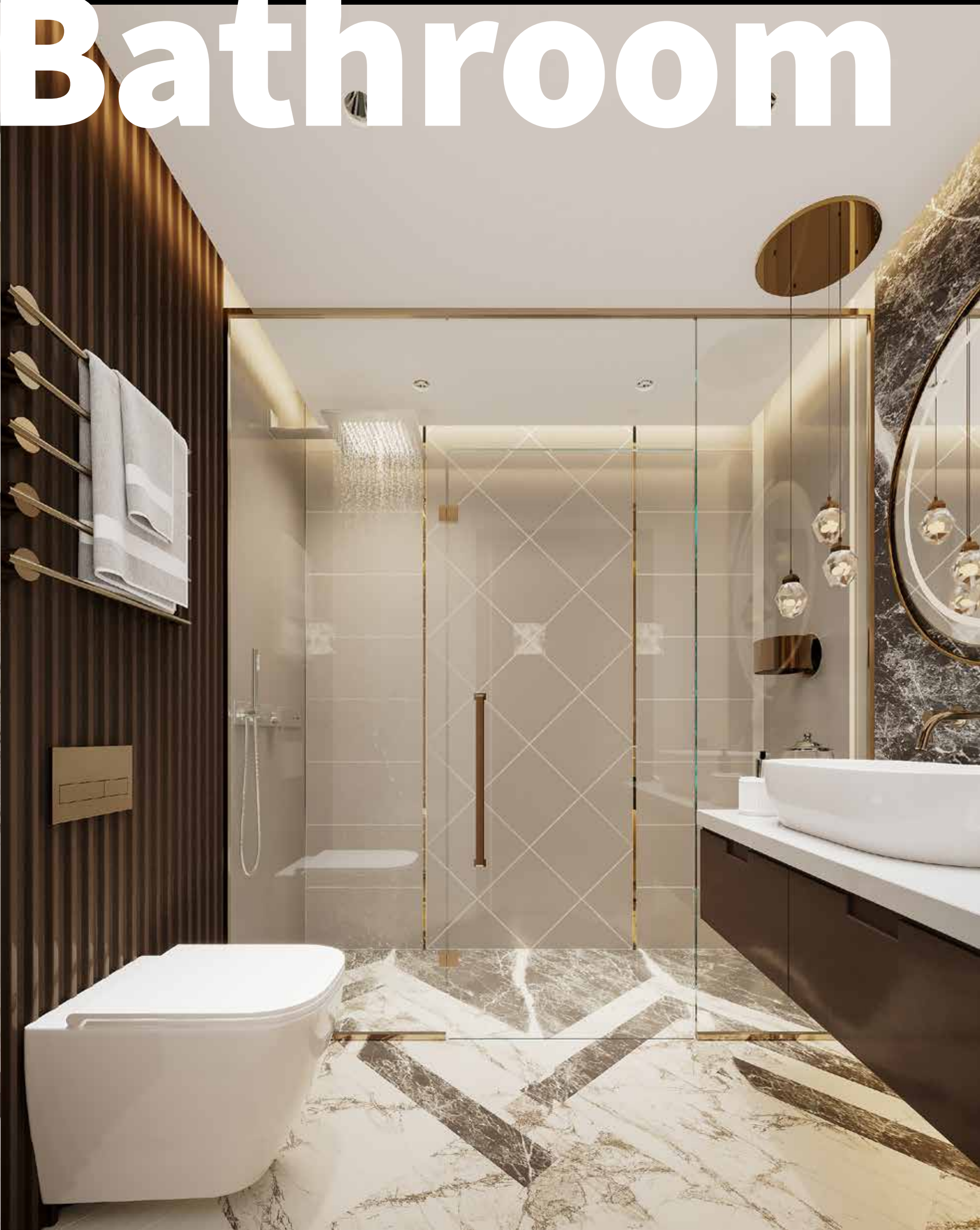
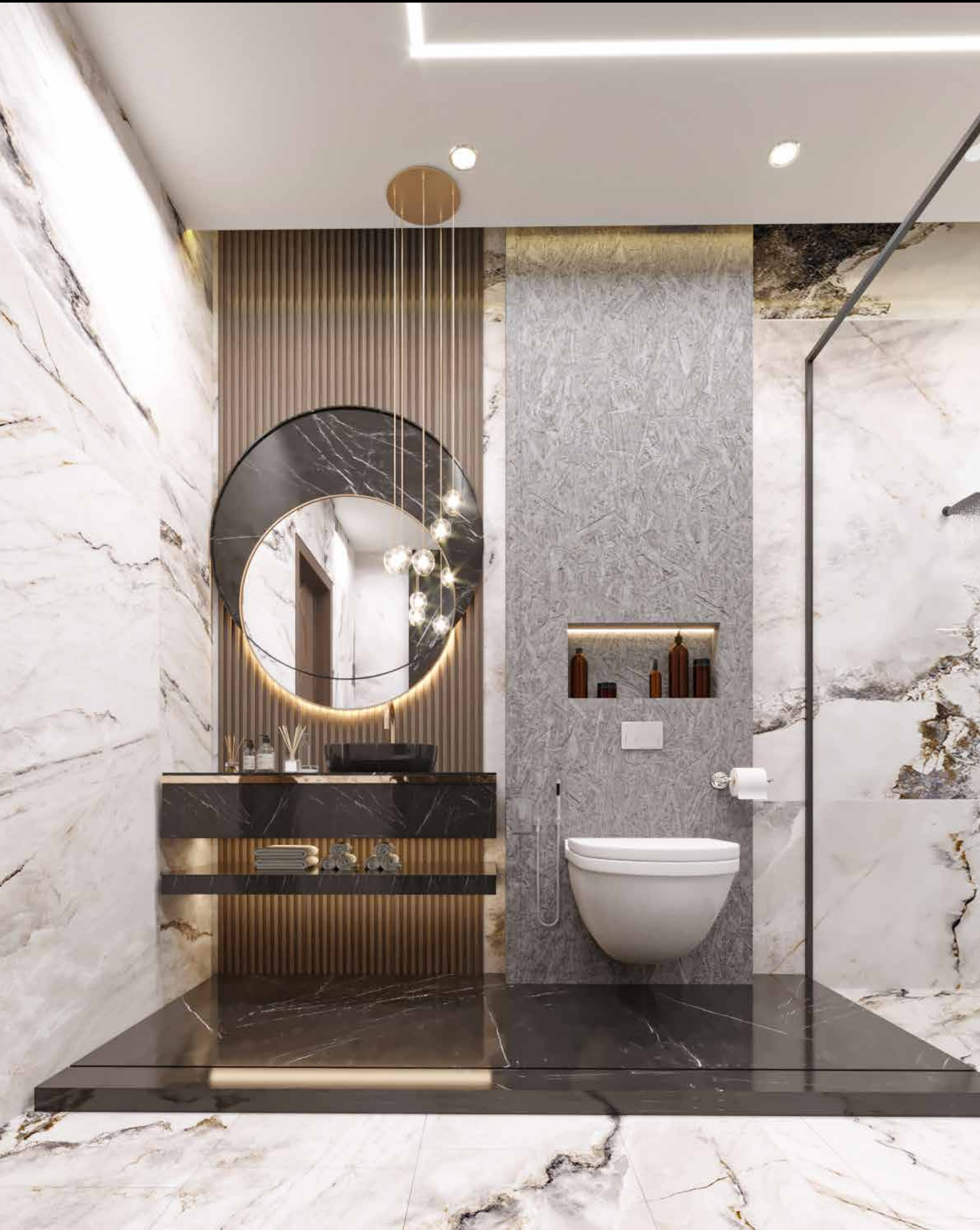
# Office Space





# Kitchen

# Bathroom





**Studio**

**A WORLD AWAY FROM**



**YOUR EVERYDAY LIFE**



Outdoor Cabanas with Barbeque Area





Kids' Pool



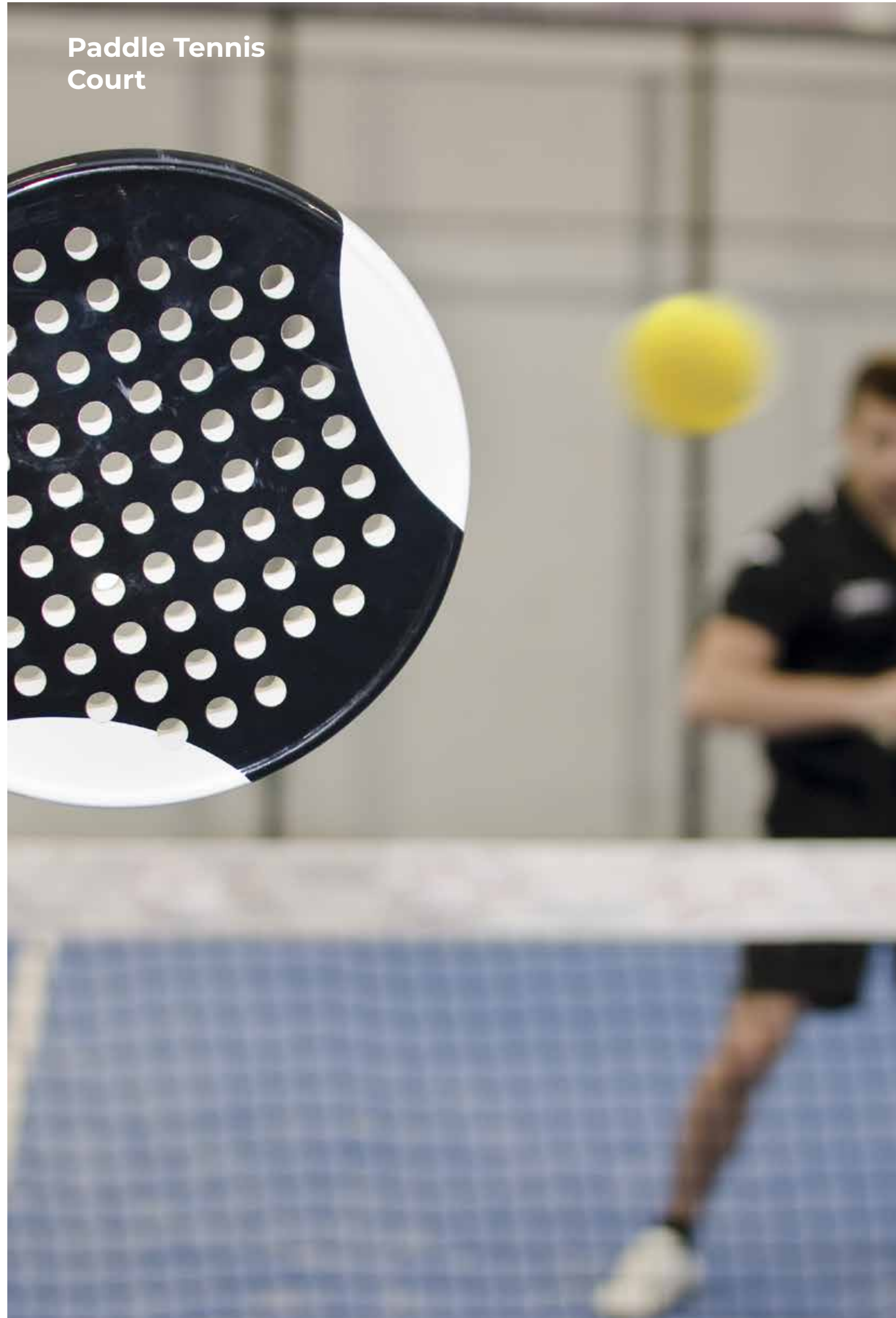
Mini Golf



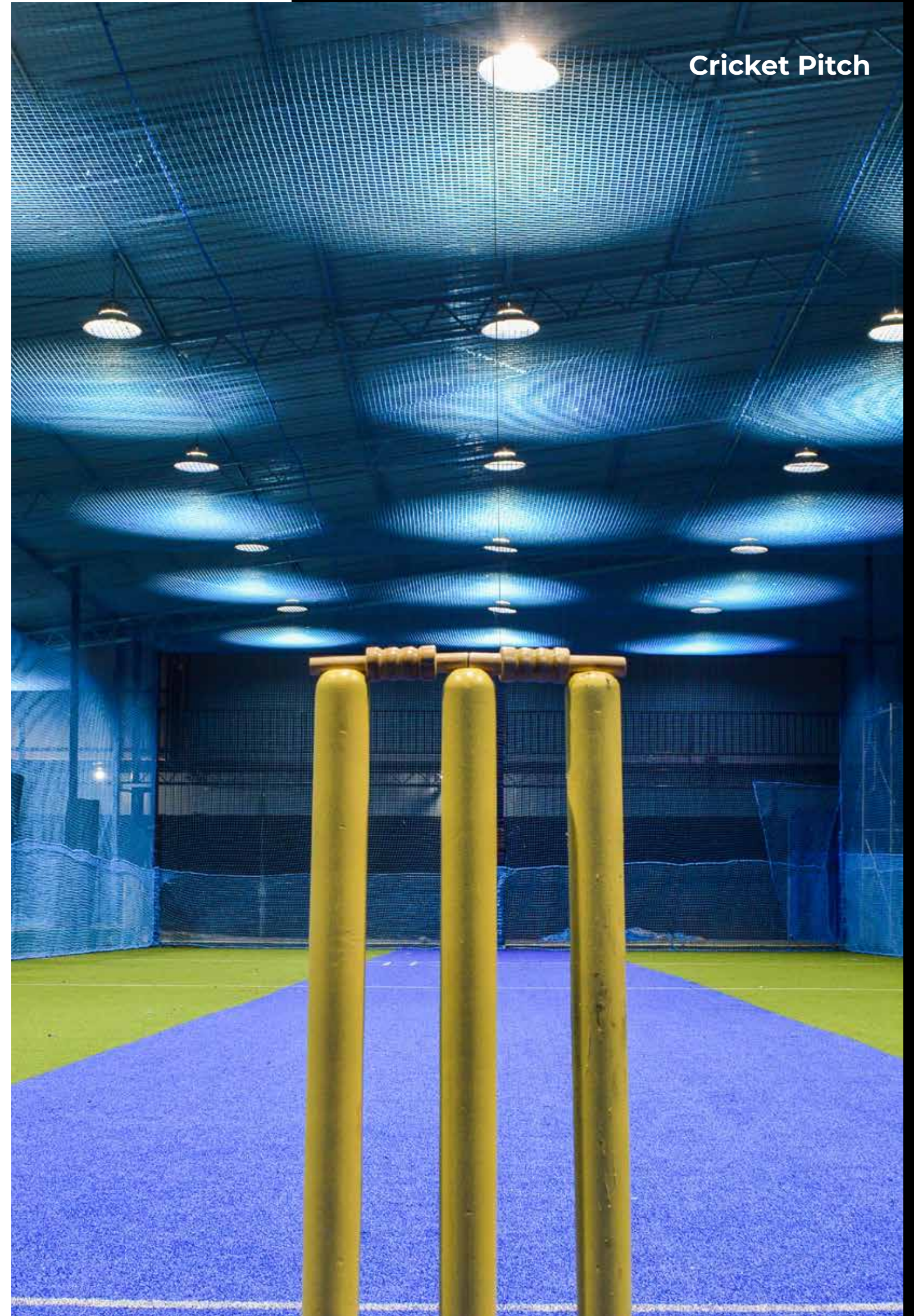
Kids' Play Area



Paddle Tennis Court



Cricket Pitch



Adults  
Infinity Pool



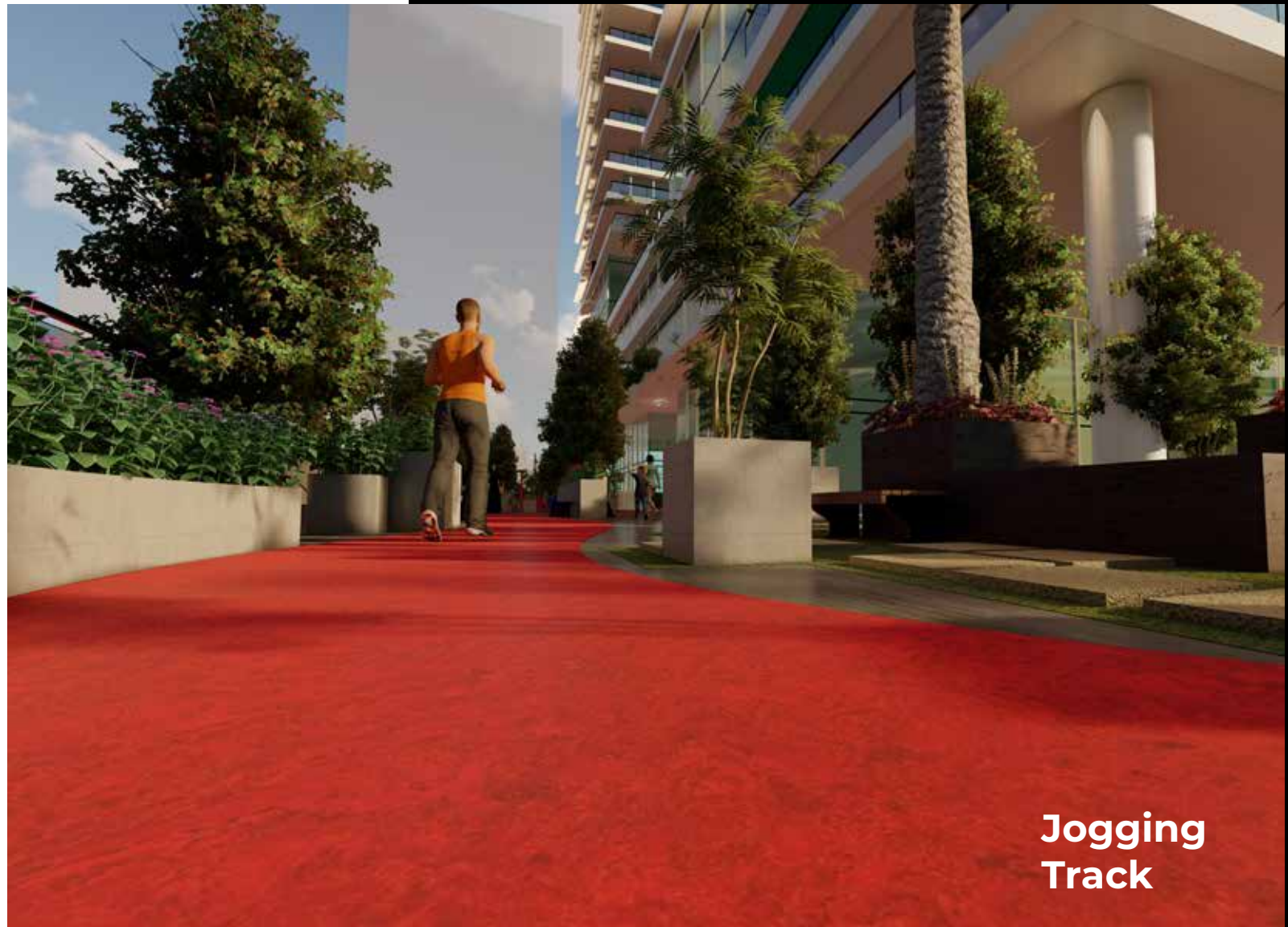
Aqua Gym



Fitness Center



Outdoor Cinema



Jogging Track



Prayer Room



Ablution Room



**“The success and eminence of Danube began with a small trading enterprise as a dream, but today the dream has been transformed into reality.”**

**Rizwan Sajan**  
Founder & Chairman