

The background of the image is a vibrant, multi-colored opal with shades of blue, green, and yellow. A large white circle is centered on the image, containing the logo. The logo consists of the word "Opal" in a black, lowercase, sans-serif font. The letter "O" is a thick black outline that encloses a circular inset image of a colorful opal. Below "Opal" is the word "BY DANUBE" in a red, bold, italicized, uppercase sans-serif font.

Opal
BY **DANUBE**

Opal
BY **DANUBE**

LUXURY
for Life





Expansive
Lobby



Spacious
Living Room

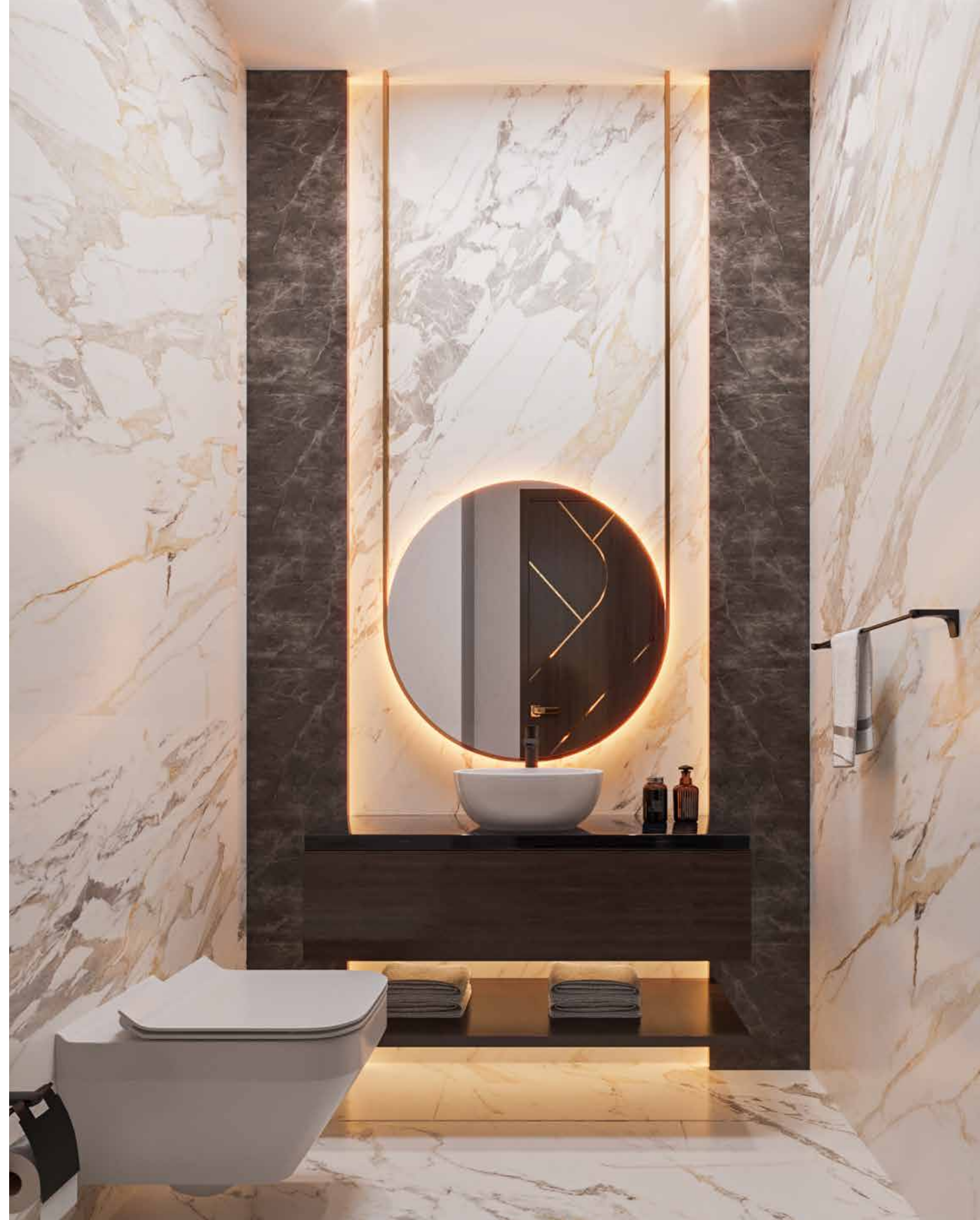


Luxurious
Bedroom



Modular
Kitchen

Modern
Bathroom



Live in the
New Realm of

Luxury

Wake up everyday to experience moments that take your breath away. Contemporary interiors, modern amenities and a promising location. Presenting **Opal** by **Danube** - a brand new project that redefines luxury for life



DOCTOR
ON CALL



SKY LOUNGE AT
CROWN OF TOWER



PRIVATE POOL
IN BALCONY



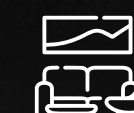
CAR CHARGING
POINT



OPEN AIR
CINEMA



JOGGING
TRACK



ENTRANCE
LOBBY



NANNY ON
BOARD



KIDS
PLAY AREA



SHALLOW
POOL



KIDS
POOL



SHUTTLE BUS
TO METRO STATION



Swimming Pool
with Aqua Gym & Anti-Current
Machine





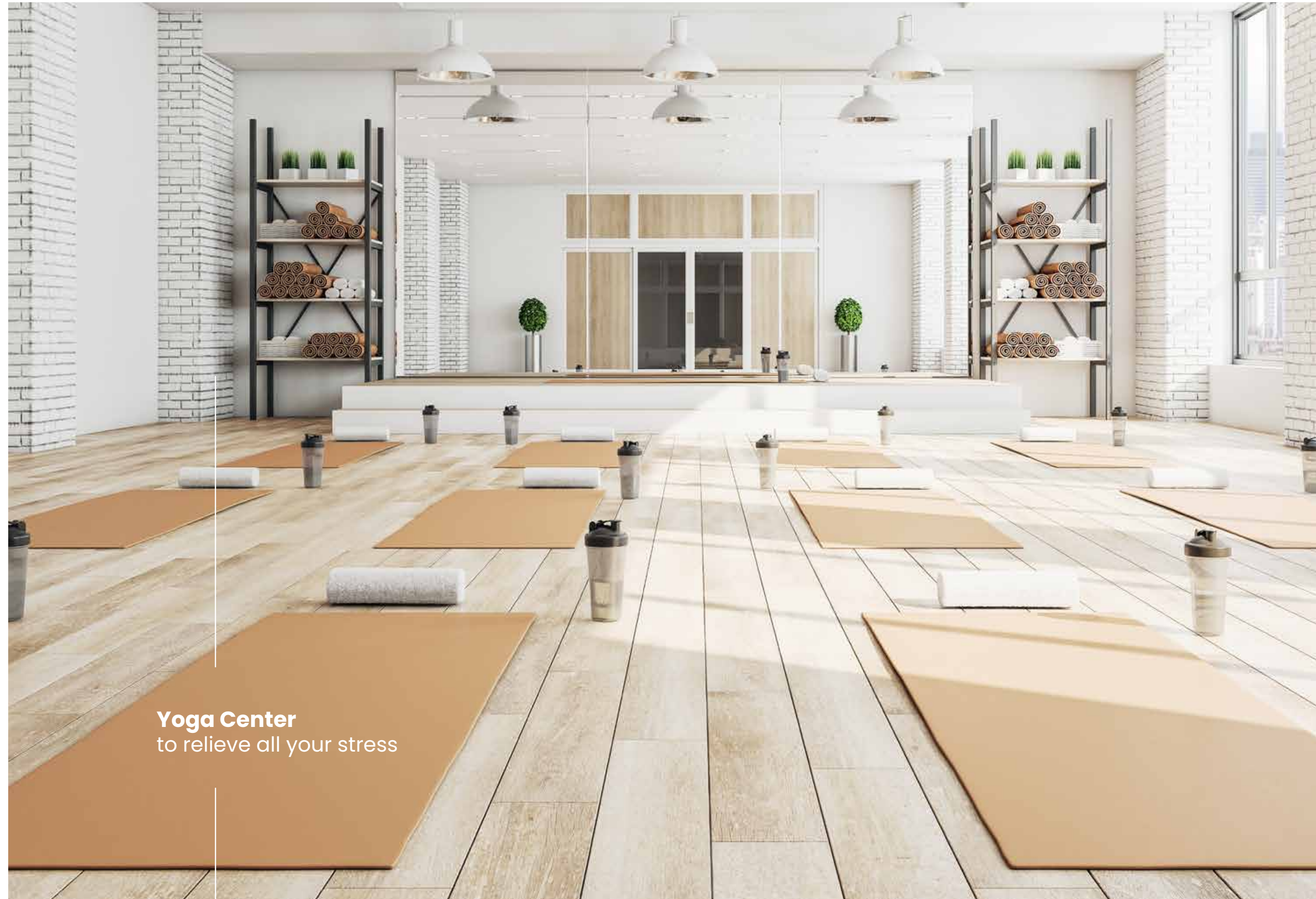
Panoramic
Sky Deck



Modern Beauty Salon
with a well trained staff



Smart Business Center



Yoga Center
to relieve all your stress



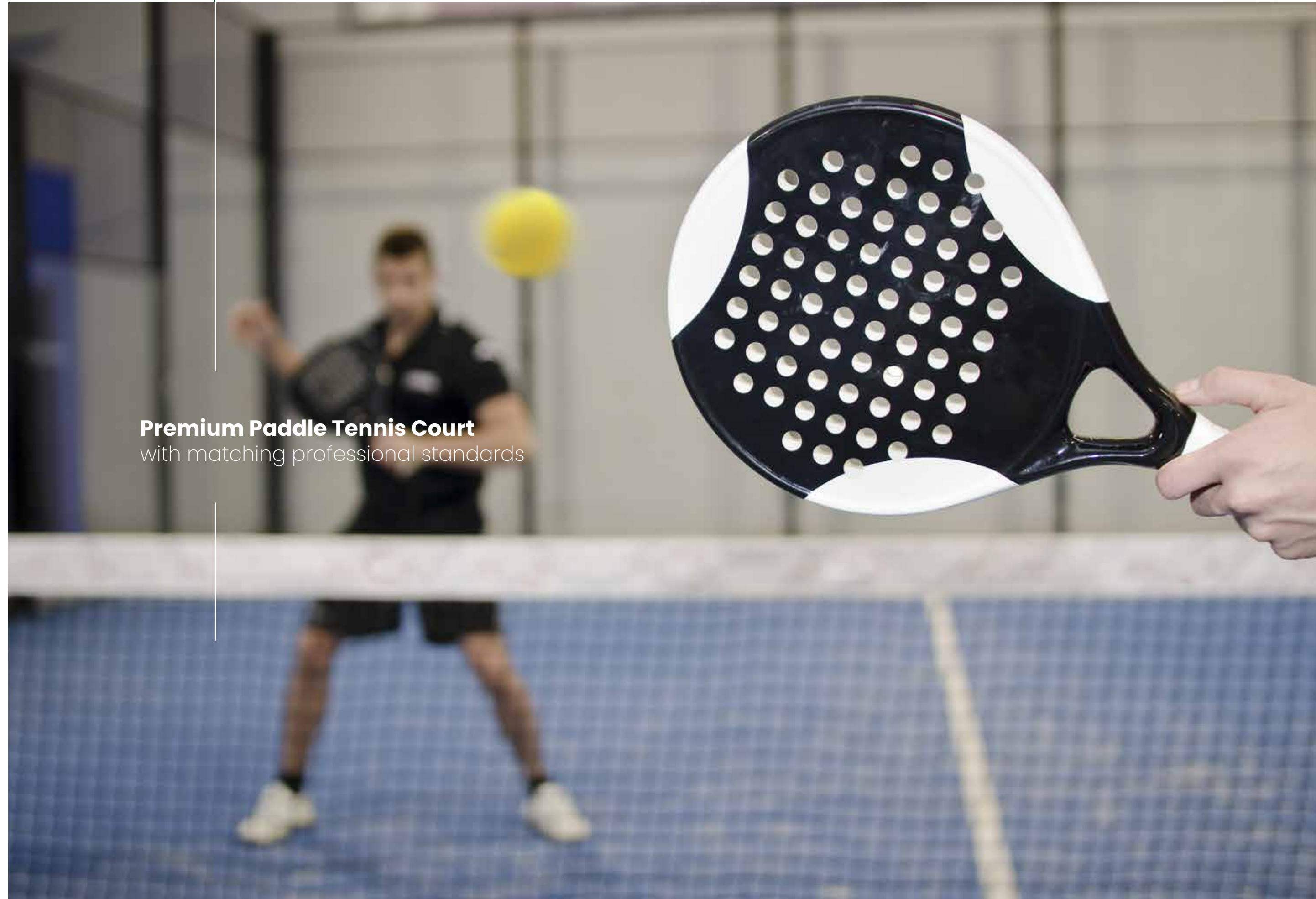
Outdoor Cinema
for a fun community gathering



Doctor on Call
24x7*

*Subject to authority approvals

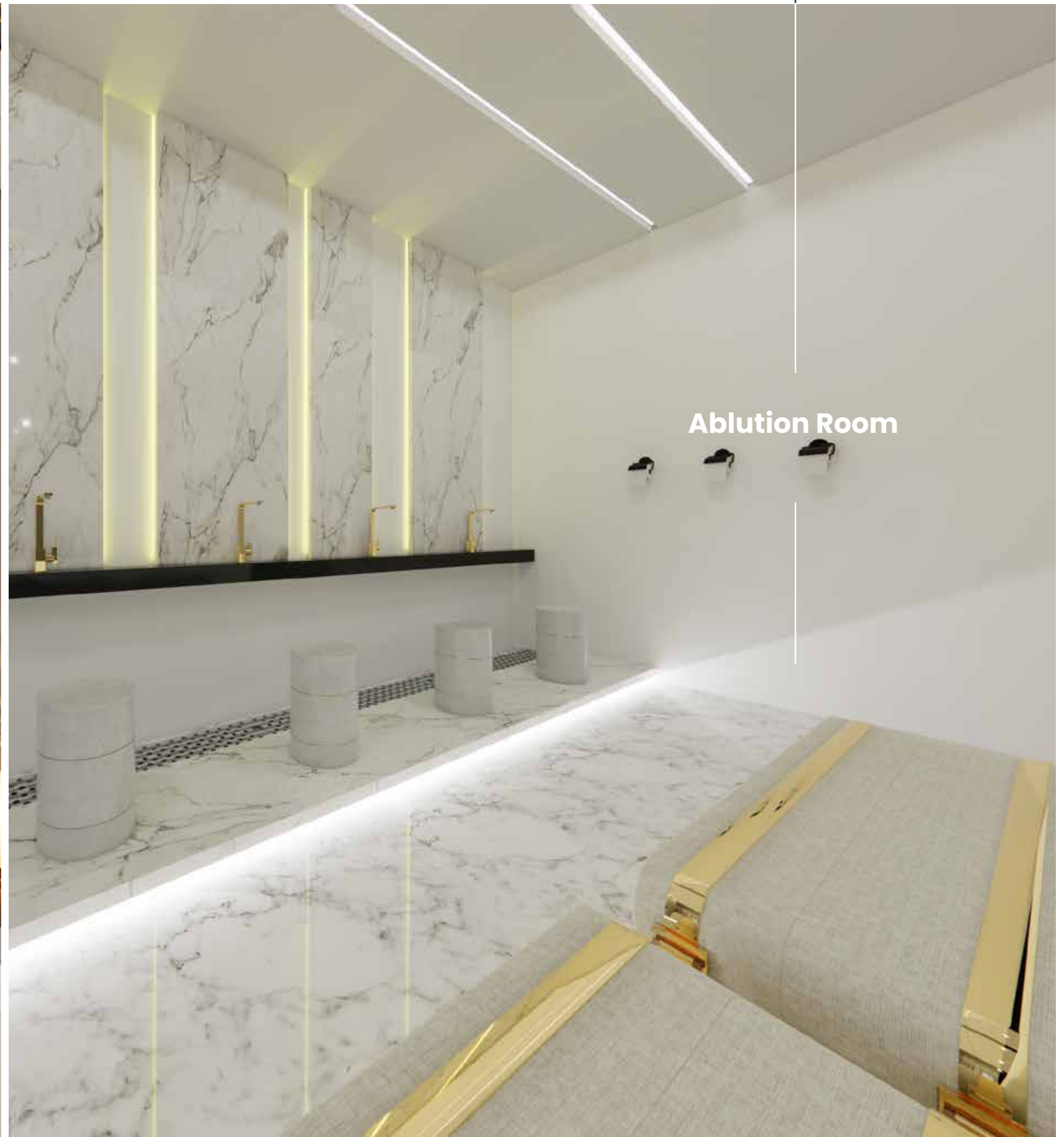




Premium Paddle Tennis Court
with matching professional standards



Fitness Center
with state-of-the-art
equipment



Prayer Room

Ablution Room



Multipurpose Hall

Crown of the Tower



Multipurpose Hall



Outdoor Cinema



Jogging Track





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!



GLOBAL GAME CHANGERS • THE YOUTH PILL

MAY 2016 ISSUE 47

Middle East

Forbes

TOP INDIAN BUSINESS LEADERS
IN THE ARAB WORLD

RIZWAN SAJAN
HE SURVIVED TRAGEDIES AND CAME OUT STRONGER

FROM MUMBAI TO DUBAI
LUXURY REAL ESTATE MAY BE TAKING A HIT IN DUBAI, BUT HIS LOWER-PRICED APARTMENTS ARE SELLING OUT AND MORE PROJECTS ARE UNDERWAY.

QATAR: QAR 30 SAUDI ARABIA: SAR 30
 KUWAIT: KWD 3 OMAN: OMR 3 BAHRAIN: BHD 3 U.A.E.: AED 30
 OTHERS: \$5



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

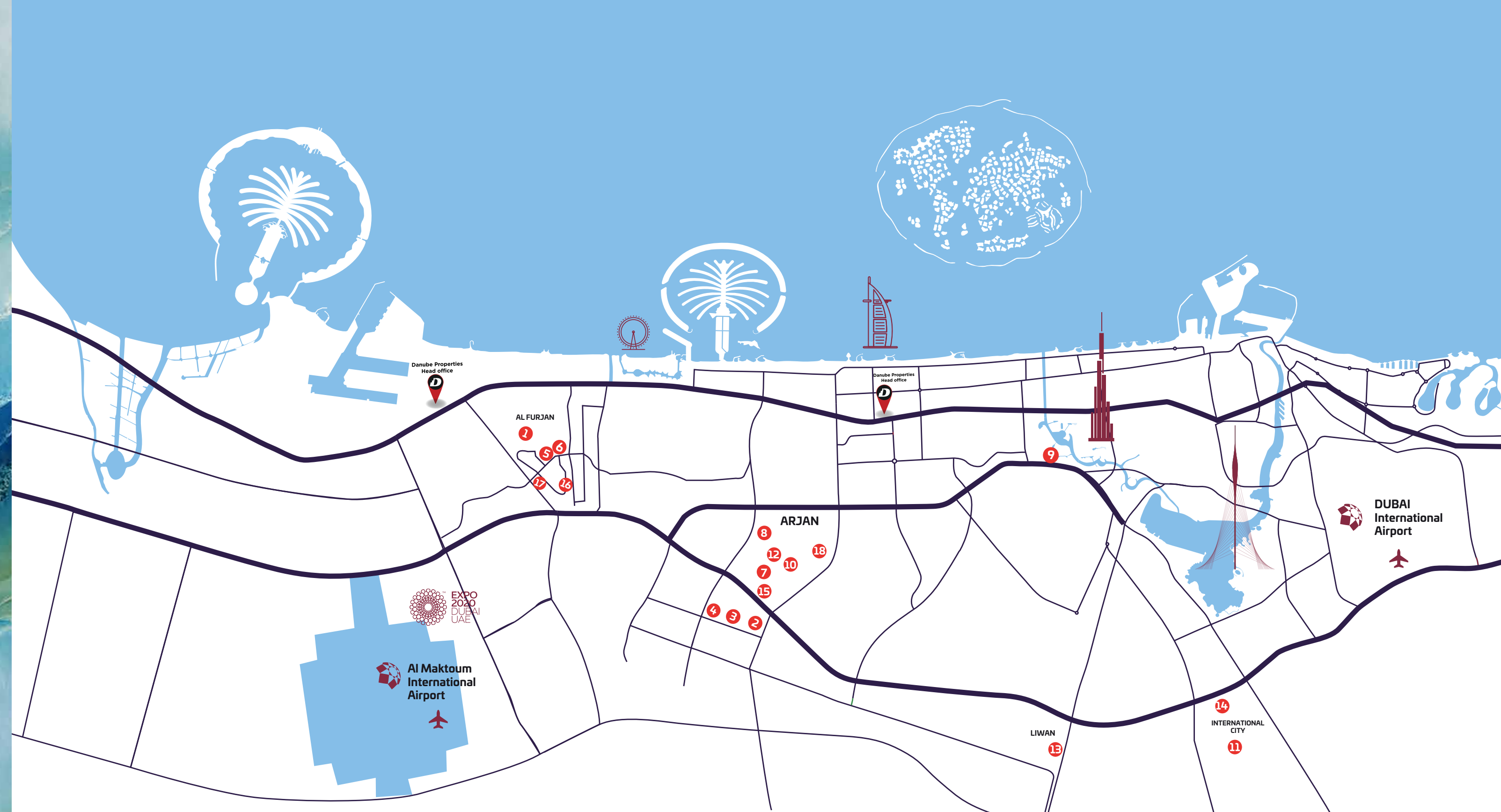
Rizwan Sajan
 Founder & Chairman



Projects
by Danube



COMPLETED UNDER CONSTRUCTION



- | | | | | | |
|-----------|----------|---------------------|------------------|--------------------|-----------|
| 1 DREAMZ | 4 Glitz3 | 7 MIRACLZ | 10 Jewelz | 13 WAVEZ RESIDENCE | 16 Pearlz |
| 2 Glitz 1 | 5 STARZ | 8 RESORTZ RESIDENCE | 11 LAWNZ | 14 OLIVZ | 17 GEMZ |
| 3 Glitz 2 | 6 GLAMZ | 9 BAYZ | 12 ELZ RESIDENCE | 15 SKYZ | 18 Opalz |

Prime Location & A Vibrant Community

Life in Dubai Science Park is a perfect amalgamation of technology, art and sustainable development. The robust infrastructure and collaborative environment at the location has become Dubai's most popular destination for investors and residents.

With close proximity to Sheikh Zayed Road and Mall of Emirates Metro Station, the project is a just a few minutes away by car from most of Dubai's hotspots.

The community offers a luxurious environment with a futuristic approach that attracts the residents and citizens who are ready to experience a finest lifestyle.

OPPOSITE

To Dubai Hills Mall

3 MINUTES

To Mohamed Bin Zayed Road

8 MINUTES

To Sheikh Zayed Road

7 MINUTES

To Mall of the Emirates

15 MINUTES

To Burj Khalifa/Dubai Mall

