

**DANUBE
PROPERTIES**



R E S I D E N C E



Unforgettable lifestyle
at an unmatched price





MADE IN DUBAI. SHAPING THE WORLD.

With over 25,000 products and services, the Group is committed to offering the customer nothing but the best through excellence and innovation.

Danube Group has grown from a single store started in Deira, Dubai 25 years ago to one of the most trusted and household brand in the Middle-East. The multi-million dollar group has been consistently increasing its global footprint and annual revenue supported by an ever-growing family of over 2,500. The Danube Group is head-quartered in Dubai and operates in 9 countries across Middle-East & Asia.

The group owns many award winning business verticals. Danube Building Material is the

No.1 building material company of the region offering more than 25,000 products under one roof. Danube Home is the fastest growing furniture retail brand currently present across UAE, KSA, Oman, Bahrain, Qatar, Kuwait, India and Africa. Alucopanel is the only factory manufacturing A2 grade façade cladding panels in the UAE. The group also owns some other growing businesses like Cha Cha Chai and Danube Systems.

Danube Properties the property development

arm of the business is rated amongst top 5 developers in the UAE. Company's major achievement include on time delivery of exceptional quality assets with record sales success.

Backed by its consistent growth and immense consumer confidence the Danube Group has received over 50 awards in different categories. The group's philosophy is to deliver exceptional quality and build long lasting relationships.

THE DANUBE GROUP

DANUBE
No.1 building material company

DANUBE
PROPERTIES

DANUBE
HOME

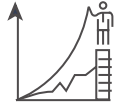
Milano
ITALY

CHA CHA CHAI
EST. 1992

ALUCOPANEL
U.S.A
Fire Rated Aluminum Composite Panels

DUBAI – INVESTOR'S PARADISE





HIGH CAPITAL APPRECIATION

With numerous infrastructure projects, retail spaces and attractions emerging in Dubai, the prices of residential units are on the upswing.



HIGH RENTAL INCOME (8%-10%)

With many people travelling to Dubai in search of jobs and better life, rents of residential units are expected to increase.



PROGRESSIVE ECONOMY

It is the fastest growing economy in the MENA Region which means more business opportunities, population growth and increase in demand of housing.



100% TAX-FREE INCOME

No capital gain tax
No tax on rental income



EASE OF INVESTMENT

Duly Regulated Market controlled by robust laws. Dubai Freehold Property open to investors of all nationalities. Developers and Projects are registered, certified and approved by Government of Dubai, UAE.



HAPPY AND SAFE CITY

Dubai is ranked among one of the happiest and the safest city in the world.

DANUBE - INVESTOR'S CHOICE



ADVANTAGES:



Free Hold
Ownership



High Capital
Appreciation



High ROI



Registered
under
Dubai Land
Department



25
Years of
Trust



Prime
Locations



Affordable
Price



Fully
Furnished



1%
Best
Payment
Plan



World Class
Amenities



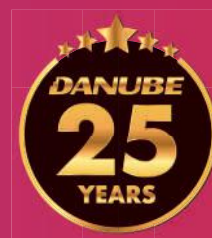
Luxury
Finishing

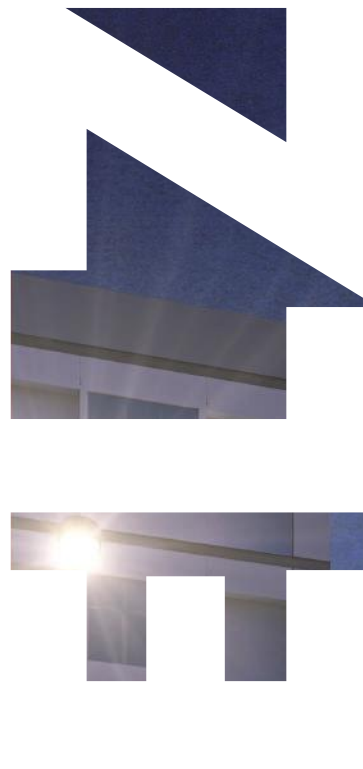


Timely
Delivery

Danube Properties has been honored by Forbes Middle East as the **'Top Real Estate Developer in the Arab World'** for the 3rd consecutive year, **'Best Real Estate Company in the Arab World'** by Gulf Business Awards **'Residential High-Rise Development'** award by Arabian Property Awards, and being recognized as the **'Real Estate Tycoon'** by the Land Department of UAE.

AWARDS & ACCOLADES







ELZ

RESIDENCE

BY **DANUBE**

ELZ

RESIDENCE
BY **DANUBE**

ELZ by Danube Properties is located at Arjan, one of the fastest developing neighbourhoods of Dubai. A smart address easy on pocket and cosy on space, ELZ offers a lovely lifestyle experience by combining space efficient homes with state-of-the-art infrastructure facilities and interesting recreational spaces across 57,000 square feet.

An address of 270 homes, it offers Studio, 1 Bed and 2 Bed Apartments where minimalistic living spaces provide the right balance of privacy and security. ELZ ensures that more than 41% area is dedicated to outdoor green spaces. It combines basic infrastructure needs like entrance lobbies and parking with lifestyle amenities like landscaped gardens, health club, barbecue deck, cabana seating and more.

While offering environment-friendly infrastructure and community living delights, ELZ also provides easy access to Sheikh Mohammed Bin Zayed Road, which makes for delightful city connectivity. ELZ is indeed, a smart choice for the new-age Dubai.



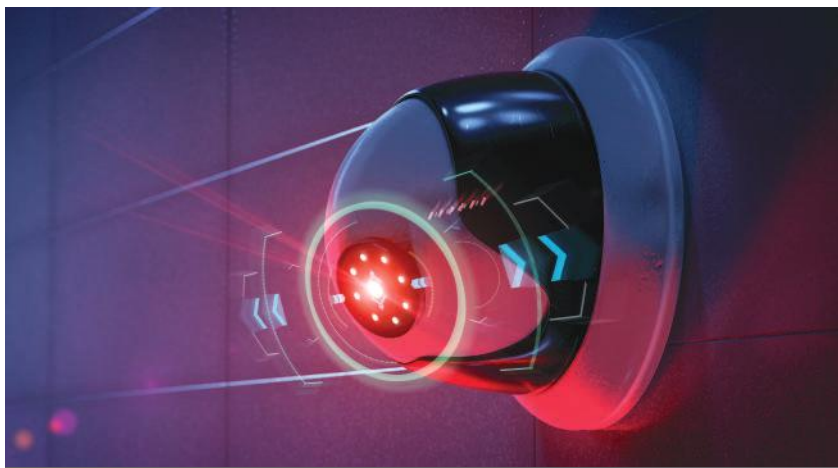




Commercial retail outlets



Covered Parking



Security & Surveillance

OWN GRANDEUR AND CONVENIENCE, EVERY DAY!

The delight that easily accessible daily convenience brings with it, is unmatched. The security features and commercial retail outlets cater to different aspects of convenience at ELZ. At the same time, right from a grand entrance lobby to the Italian sanitary ware, grandeur is taken care of, in more ways than one.



GRAND ENTRANCE LOBBY

INFINITY EDGE POOL WITH OUTDOOR SEATING



*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

EXPERIENCE LEISURE AND REJUVENATION, EVERY DAY!

A home that offers a fine mix of healthy and refreshing lifestyle, is a great place to live. At ELZ, lifestyle features like kids' pool, infinity pool with outdoor seating and special rainforest showers promise the best of rejuvenation. To add to this, areas like the barbecue deck promise leisure spaces full of fun, for everyone.

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.



Barbecue deck



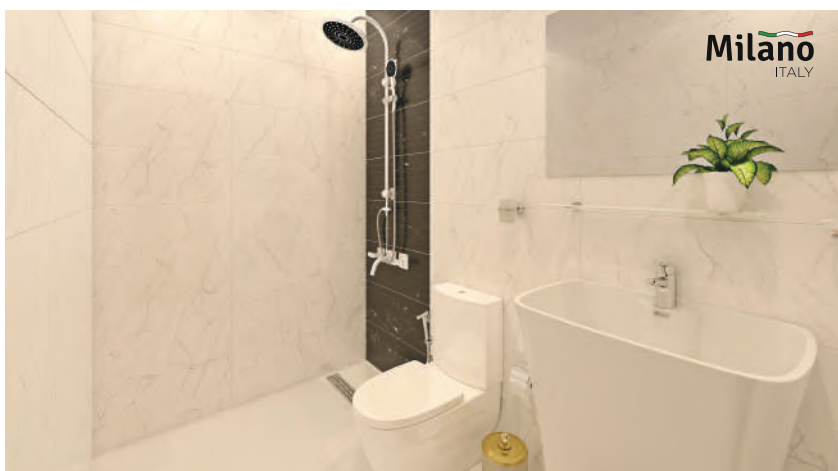
Kids' pool



Special rainforest showers



Kids' play area



Italian sanitary ware - Milano



Pool deck with cabana seating

ENJOY SERENITY AND TOGETHERNESS, EVERY DAY!

At ELZ, the homes are surrounded by amenities that ensure peace of mind and a lovely sense of community living. A landscaped terrace with water features offers a lovely ambience, while the cabana seating, the health club and the kids' play area promise hangout spots for people of every age group. Here, every day is bound to be a relaxing one.

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STATE OF THE ART
HEALTH CLUB WITH SAUNA
& STEAM ROOM

LIVING ROOM
BY DAY



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BEDROOM
BY NIGHT

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

Studio

TYPE 1 - STUDIO UNIT

TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE

390.01 - 396.22 SQ. FT.

TYPICAL FLOORS FLAT NOS

01, 02, 04, 05, 06, 08, 09, 10, 11, 12,
15, 16, 17, 18, 22, 23, 24, 25, 26, 27,
28, 29, 30, 31, 33, 34

FIRST FLOOR FLAT NOS

01, 02, 04, 05, 06, 08, 09, 10, 11,
12, 15, 16, 17, 21, 22, 23, 24, 25,
26, 27, 28, 29, 31, 32

ELZ

Studio

TYPE 2 - STUDIO UNIT

TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE
425.06 - 425.51 SQ. FT.

TYPICAL FLOORS FLAT NOS
21

FIRST FLOOR FLAT NOS
20

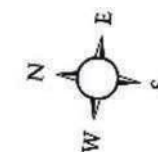
1 BR

TYPE 1 - 1 BR UNIT

TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE

690.29 - 693.78 SQ. FT.

TYPICAL FLOORS FLAT NOS

07, 13, 14, 19, 32

FIRST FLOOR FLAT NOS

07, 13, 14, 18, 30

ELZ

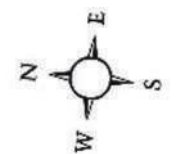
1 BR

TYPE 2 - 1 BR UNIT

TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE

682.97 - 683.97 SQ. FT.

TYPICAL FLOORS FLAT NOS

20

FIRST FLOOR FLAT NOS

19

ELZ

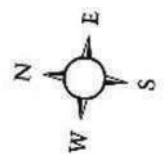
2 BR

TYPE 2 - 2 BR UNIT

TYPICAL FLOOR PLAN



FIRST FLOOR KEY PLAN



TOTAL AREA RANGE

1145.92 - 1150.73 SQ. FT.

TYPICAL FLOORS FLAT NOS

03

FIRST FLOOR FLAT NOS

03

ELZ

GRAND ENTRANCE TO ARJAN



WELL-CONNECTED TO LIFE AND LIFESTYLE

Miracle Garden..... 1 minute away
 Sheikh Mohammed bin Zayed Road..... 1 minute away
 My City Center Al Barsha..... 2 minutes away
 Sheikh Zayed Road..... 7 minutes away

Get to the nearest metro station (Mall of the Emirates)..... 7 minutes away
 Dubai International Airport..... 25 minutes away
 Dubai World Central (Al Maktoum International Airport)..... 30 minutes away
 Many reputed schools in the vicinity of 3-5 km radius





DELIVERING ON OUR PROMISES

We understand our responsibility as your property developer and we remain committed to the timely delivery of your property. We firmly believe that our reputation as a successful developer is derived from our project delivery and quality construction. Backed by our strong finances and our solid 24 years of experience in building materials, all the sites of our existing projects are bustling with activity and progress. Our ultimate goal is to see you smile while handing over the keys to you.



