

LAWNZ

BY **DANUBE**

LUXURY LIVING AT THE
LOWEST PRICE EVER



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

DANUBE
SYSTEMS



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 for housing.



100% TAX-FREE 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



Years of
Trust



Prime
Locations



Affordable
Price



Fully
Furnished



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 2nd 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.





LAWNZ

BY DANUBE

Lawnz by Danube a fully integrated complex is located in International City phase 1, one of the biggest and fully established communities in Dubai. A thoughtfully designed address, Lawnz is a unique combination of large scale mixed use development that includes Residential, Retail, F&B, and Recreational facilities spread across over 1.1 million sq.ft.

The Gated Complex comprises of 4 residential blocks, offering Studio, 1 Bedroom and 2 Bedroom apartments that optimize the use of indoor space for comfortable living. It also provides multiple outdoor delights

spread across 3.8 acres of open space creating a luxurious expanse. From infrastructure needs like a Grand Gated Entrance and Covered parking to Lifestyle amenities like Landscaped gardens, Sunken Plaza, Health club, Sports facilities, Multipurpose halls, Gazebos and more. Lawnz has a lot to offer, every day.

Stepping out, Lawnz is easily accessible from Sheikh Mohammed Bin Zayed Road and Academic City Road. Put simply, Lawnz is a lifestyle statement in Dubai at an unimaginably affordable price.

PREMIUM GATED COMMUNITY LIVING









LIVING ROOM BY DAY

European concept, designed and supplied by
DANUBE HOME



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



BEDROOM BY NIGHT

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







GRAND
COMPLEX
ENTRANCE



ENTRANCE LOBBY



LIFT LOBBY



LIVING ROOM



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

SPACIOUS BEDROOMS



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

SUNKEN PLAZA



WATER CANAL



KIDS' PLAY AREA



SWIMMING POOL & KIDS' POOL





HEALTH CLUB





MULTI-PURPOSE HALL

BADMINTON COURT



BASKET BALL COURT



JOGGING TRACK



POOL DECK





CABANA SEATING





SECURITY AND SURVEILLANCE





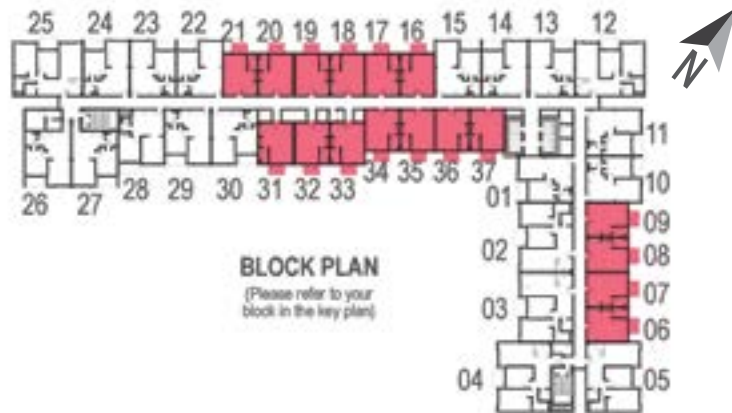


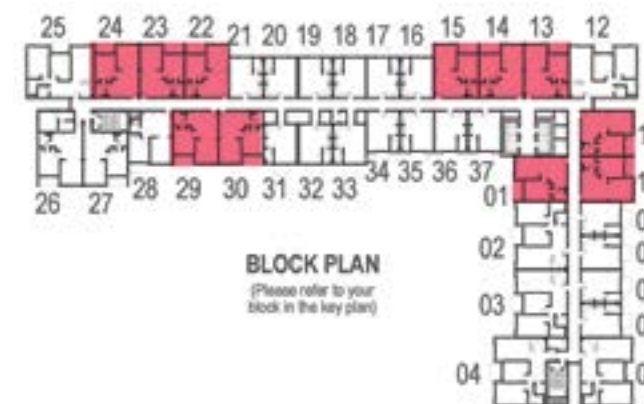
TYPICAL FLOOR

STUDIO

AREA: 401 sq. ft.

FLAT NOS: 6 TO 9, 16 TO 21,
31 TO 37





TYPICAL FLOOR - TYPE I

1 BED ROOM

AREA: 626 sq. ft.

FLAT NOS: 1, 10, 11, 13, 14, 15,
22, 23, 24, 29, 30

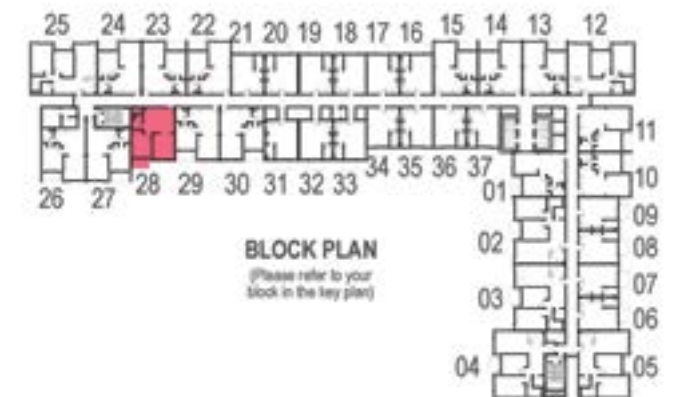
TYPICAL FLOOR - TYPE II

1 BED ROOM

AREA: 653 sq. ft.

FLAT NOS: 26, 27





TYPICAL FLOOR - TYPE II

1 BED ROOM

AREA: 643 sq. ft.

FLAT NOS: 28

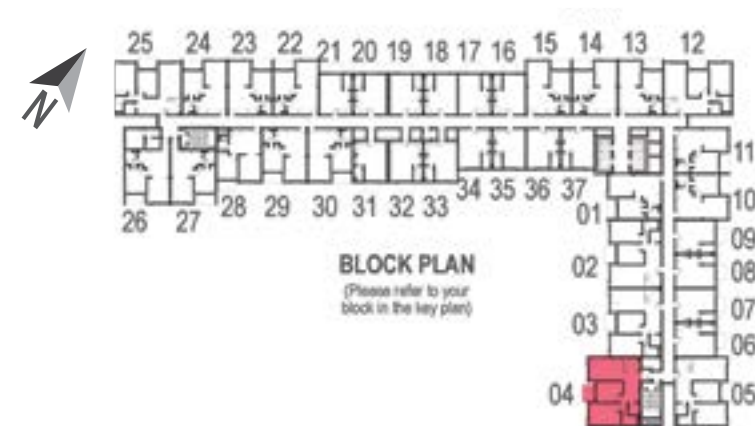
TYPICAL FLOOR - TYPE I

2 BED ROOM

AREA: 926 sq. ft.

FLAT NOS: 02, 03, 05, 12, 25





TYPICAL FLOOR - TYPE II

2 BED ROOM

AREA: 984 sq. ft.
FLAT NOS: 04

EASILY ACCESSIBLE FROM ANYWHERE.

- Dubai International Airport – 13 Minutes
- Dubai Safari – 10 Minutes
- Dubai Frame – 18 Minutes
- Dubai World Central
(Al Maktoum Airport) – 35 Minutes
- Dragon Mart – 7 Minutes
- Mirdif City Centre – 11 Minutes
- Academic City – 5 Minutes
- Downtown Dubai – 18 Minutes
- Dubai World Trade Center – 18 Minutes
- Meydan Racecourse – 15 Minutes
- Dubai Silicon Oasis – 10 Minutes
- Many reputed schools in a
10 to 15 Minutes vicinity





- | | | | | | | | | | | |
|----------|-----------|-----------|-----------|---------|---------|-----------|-----------|--------|-----------|------------------------|
| 1 DREAMZ | 2 Glitz 1 | 3 Glitz 2 | 4 Glitz 3 | 5 STARZ | 6 GLAMZ | 7 MIRACLZ | 8 RESORTZ | 9 BAYZ | 10 Jewelz | 11 LAWNZ
BY: DANUBE |
|----------|-----------|-----------|-----------|---------|---------|-----------|-----------|--------|-----------|------------------------|

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.





STARZ



GLAMZ



RESORTZ



Jewelz



Glitz 1



Glitz 2



Glitz 3



DREAMZ
TYPE1



DREAMZ
TYPE2



DREAMZ
TYPE3



UNDER CONSTRUCTION