



**Prop971**



# Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

**Visit Us:** [www.prop971.com](http://www.prop971.com)

\*Prop971 is a curated data platform for UAE off plan properties.\*

A high-contrast image featuring numerous vibrant red rose petals scattered across a plain white background. The petals are concentrated more on the left side, with some scattered towards the top and bottom right. The lighting is bright, casting soft shadows from the petals onto the white surface.

# Petalz

BY **DANUBE**



# LIVING ROOM





# BEDROOM





Water lounge



Open Air Gym



Multipurpose Hall



Swimming Pool



**Kids Play Area**



**Outdoor Cabbanas**  
with Barbeque Area



**Outdoor Cinema**  
for a fun community gathering



**Premium Tennis & Basketball Court**  
with matching professional standards



Prayer Room



Doctor On Call  
24x7\*

\*Subject to authority approvals



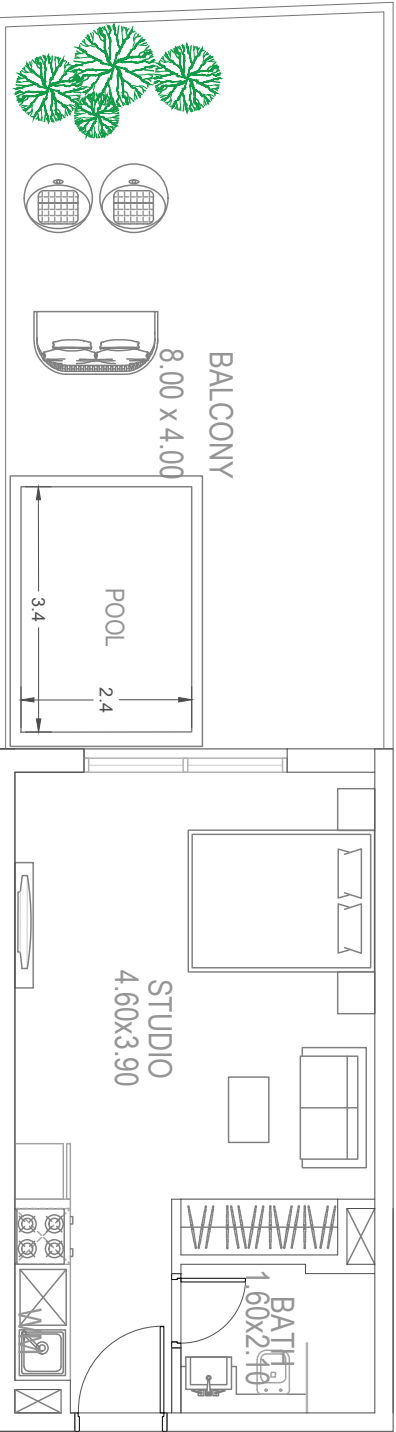
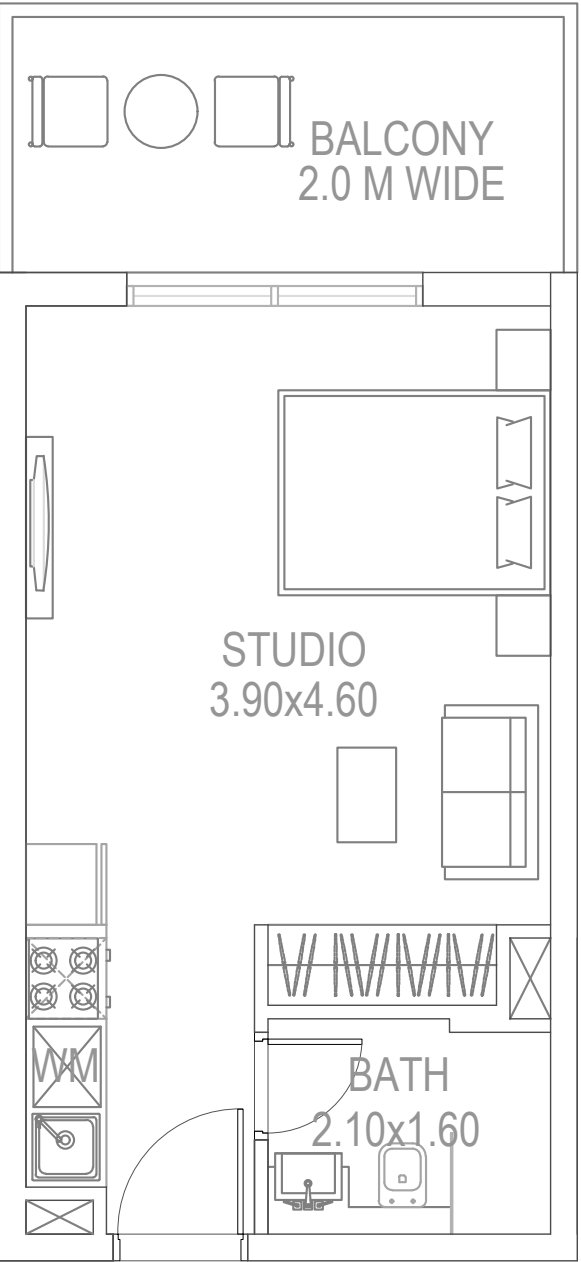
# STUDIO

## Type A

### AREA

Unit Area: 307 – 310 Sq. Ft.  
Balcony Area: 93 – 94 Sq. Ft.  
Total Area: 400 – 404 Sq. Ft.

| Units in Tower A           | Units in Tower B      |
|----------------------------|-----------------------|
| 107-109, 115, 118-122      |                       |
| 207-209, 215, 218-222      |                       |
| 307-309, 315, 318-322, 325 | 307-309, 315, 318-322 |
| 407-409, 415, 418-422, 425 | 407-409, 415, 418-422 |
| 507-509, 515, 518-522, 525 | 507-509, 515, 518-522 |
| 607-609, 615, 618-622      |                       |



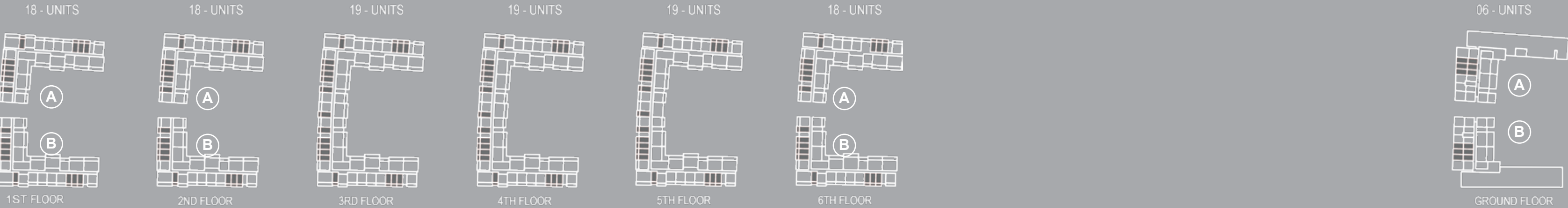
# STUDIO

## Type B

### AREA

Unit Area: 307 Sq. Ft.  
Balcony Area: 318 – 469 Sq. Ft.  
Total Area: 625 – 776 Sq. Ft.

| Units in Tower A | Units in Tower B |
|------------------|------------------|
| GF 02-04         |                  |
|                  |                  |
|                  |                  |
|                  |                  |
|                  |                  |



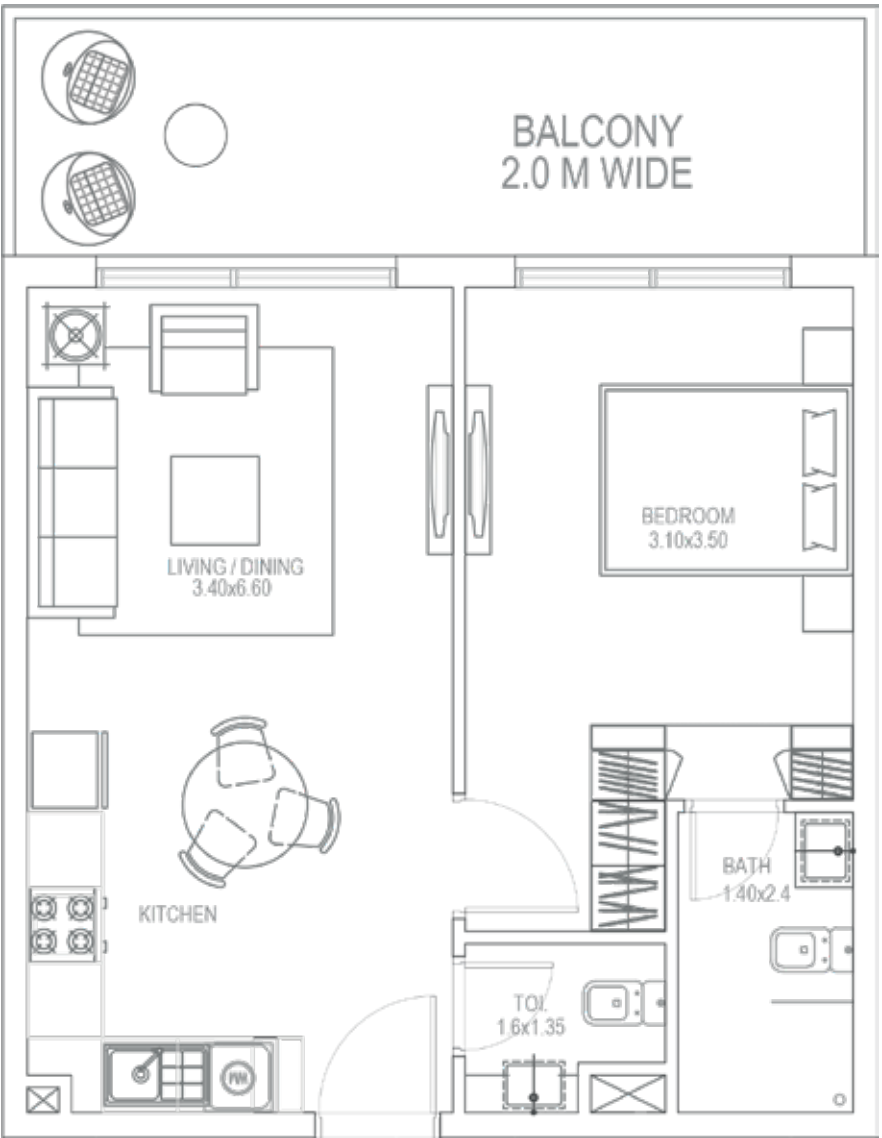
# STUDIO

## Type C

### AREA

Unit Area: 307 Sq. Ft.  
Balcony Area: 446 – 483 Sq. Ft.  
Total Area: 753 – 790 Sq. Ft.

| Units in Tower A | Units in Tower B |
|------------------|------------------|
| GF 05, 06        |                  |
|                  |                  |
|                  |                  |
|                  |                  |
|                  |                  |



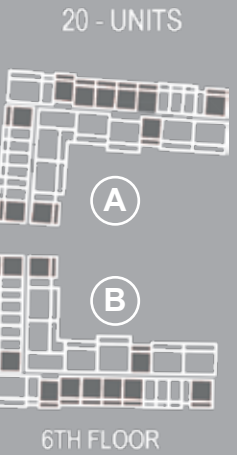
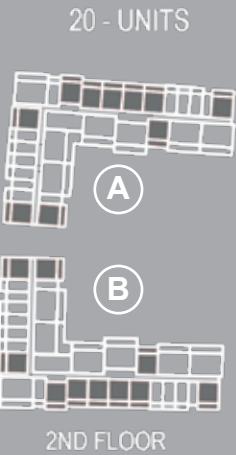
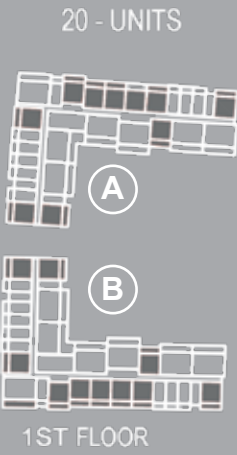
# 1 BEDROOM

## Type A

### AREA

Unit Area: 487 – 492 Sq. Ft.  
Balcony Area: 154 – 157 Sq. Ft.  
Total Area: 643 – 649 Sq. Ft.

| Units in Tower A                      | Units in Tower B                 |
|---------------------------------------|----------------------------------|
| 103, 106, 110–114, 117, 123, 124      |                                  |
| 203, 206, 210–214, 217, 223, 224      |                                  |
| 303, 306, 310–314, 317, 323, 324, 327 | 303, 306, 310–314, 317, 323, 324 |
| 403, 406, 410–414, 417, 423, 424, 426 | 403, 406, 410–414, 417, 423, 424 |
| 503, 506, 510–514, 517, 523, 524, 526 | 503, 506, 510–514, 517, 523, 524 |
| 603, 606, 610–614, 617, 623, 624      |                                  |



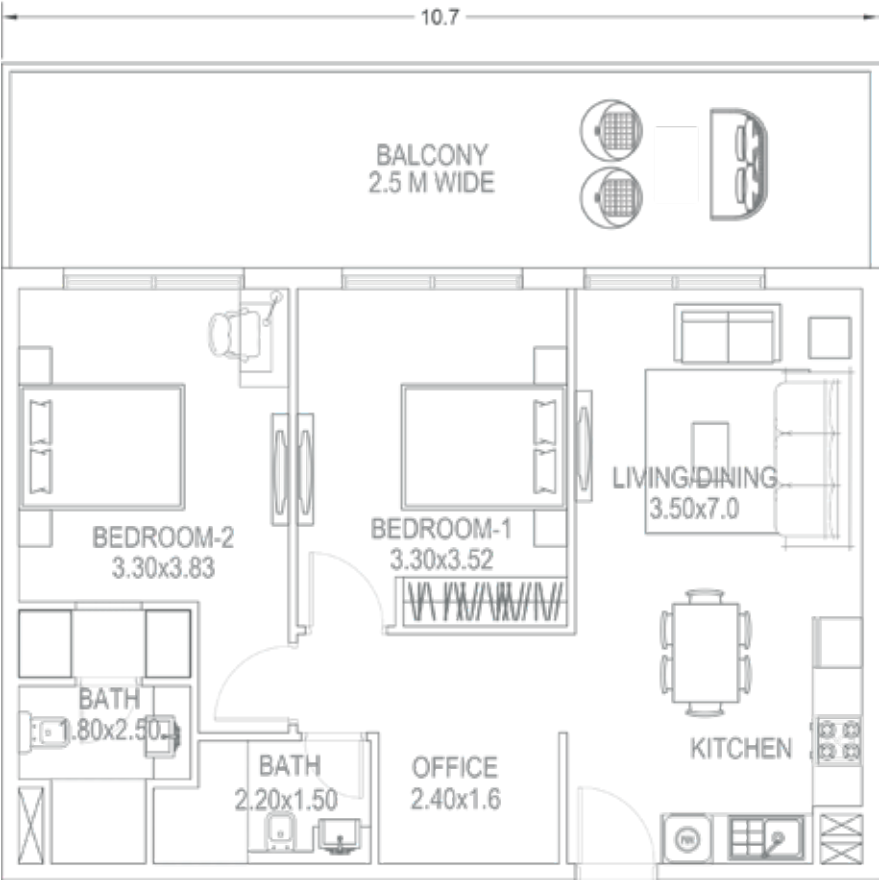
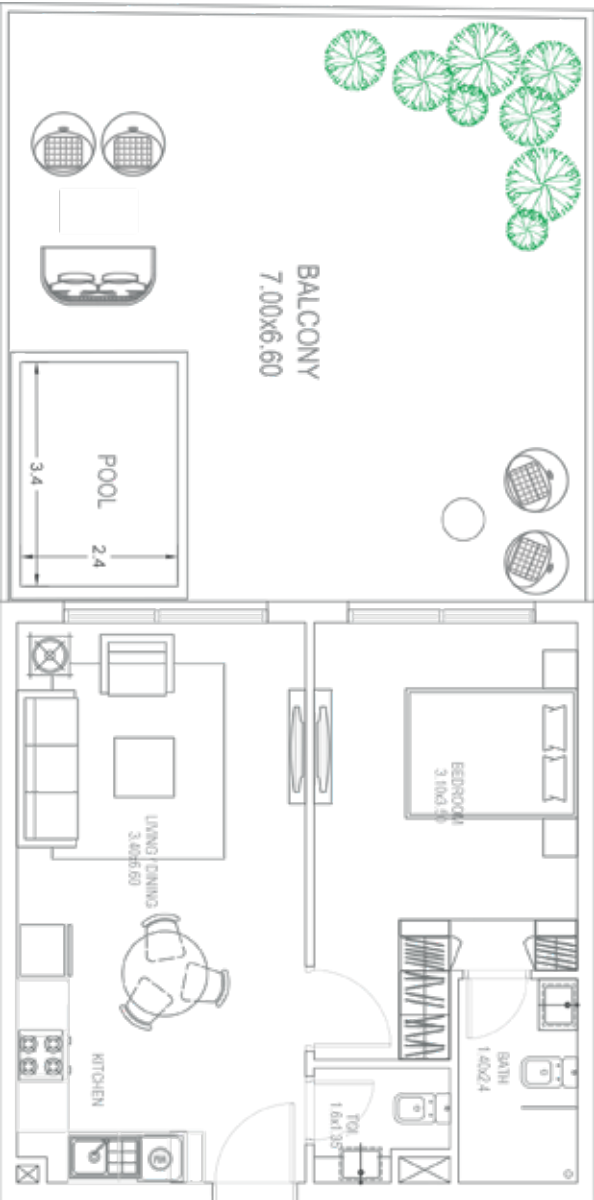
# 1 BEDROOM

## Type B

### AREA

Unit Area: 490 to 492 Sq. Ft.  
Balcony Area: 416 – 643 Sq. Ft.  
Total Area: 907 – 1132 Sq. Ft.

| Units in Tower A | Units in Tower B |
|------------------|------------------|
| GF 01, 07, 08    |                  |
|                  |                  |
|                  |                  |
|                  |                  |
|                  |                  |



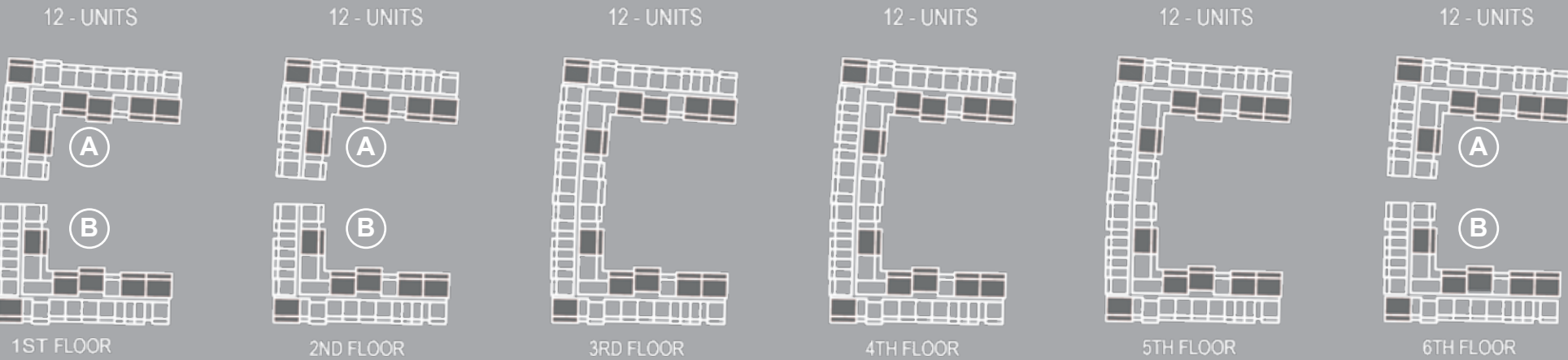
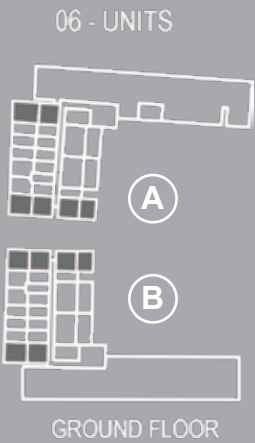
# 2 BEDROOM

## Type A

### AREA

Unit Area: 801 – 808 Sq. Ft.  
Balcony Area: 295 – 297 Sq. Ft.  
Total Area: 1097 – 1104 Sq. Ft.

| Units in Tower A             | Units in Tower B             |
|------------------------------|------------------------------|
| 101, 102, 104, 105, 116, 125 |                              |
| 201, 202, 204, 205, 216, 225 |                              |
| 301, 302, 304, 305, 316, 328 | 301, 302, 304, 305, 316, 325 |
| 401, 402, 404, 405, 416, 427 | 401, 402, 404, 405, 416, 425 |
| 501, 502, 504, 505, 516, 527 | 501, 502, 504, 505, 516, 525 |
| 601, 602, 604, 605, 616, 625 |                              |



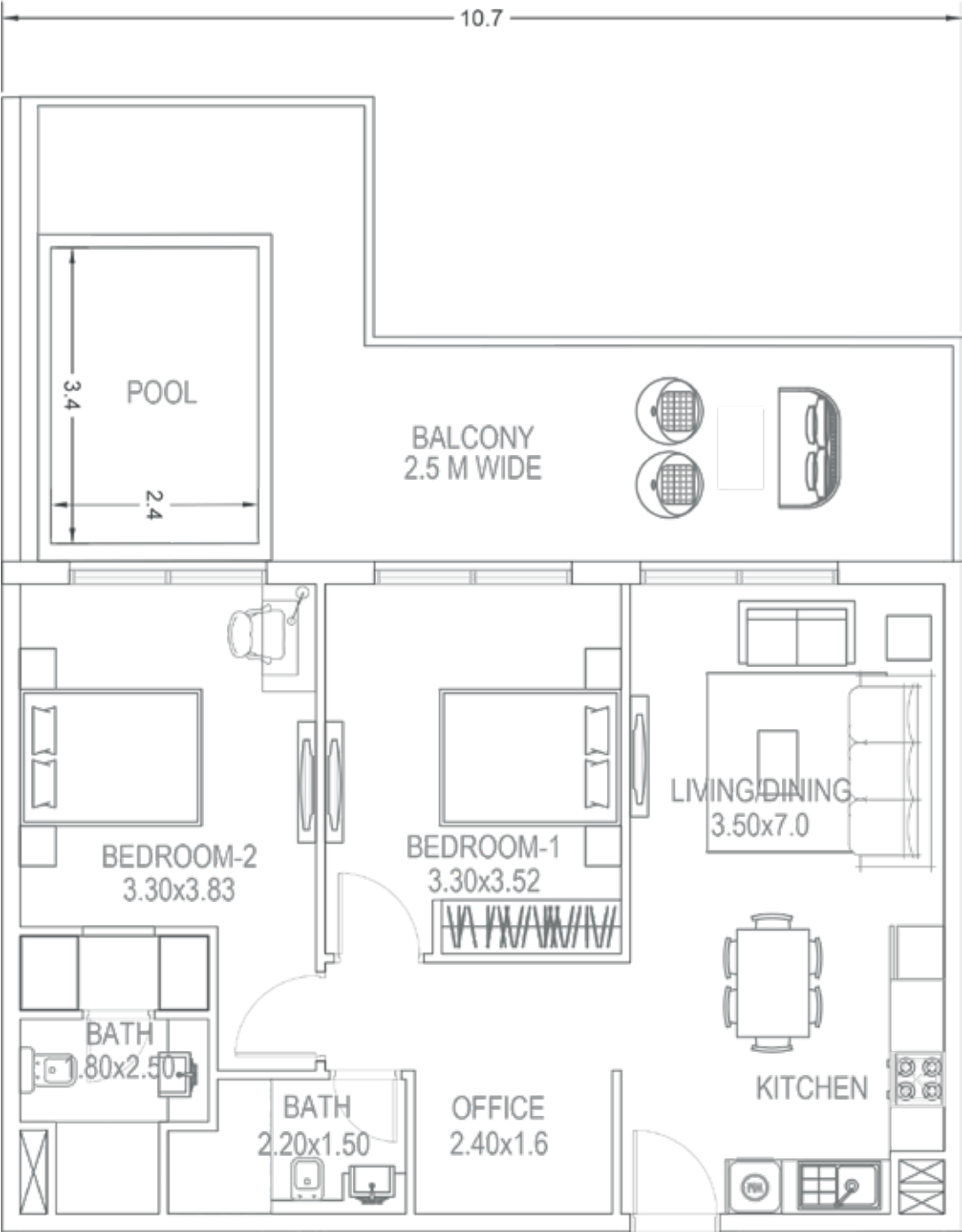
# 2 BEDROOM

## Type B

### AREA

Unit Area: 805 Sq. Ft.  
Balcony Area: 411 Sq. Ft.  
Total Area: 1216 Sq. Ft.

| Units in Tower A | Units in Tower B |
|------------------|------------------|
| 126              |                  |
| 226              |                  |
| 329              | 326              |
| 428              | 426              |
| 528              | 526              |
| 626              |                  |



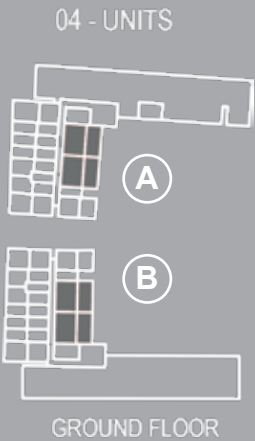
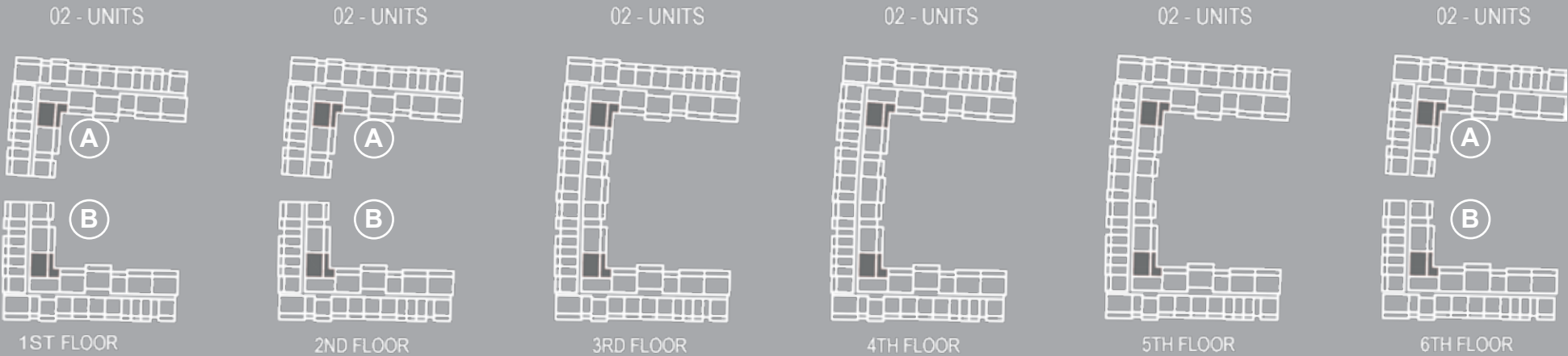
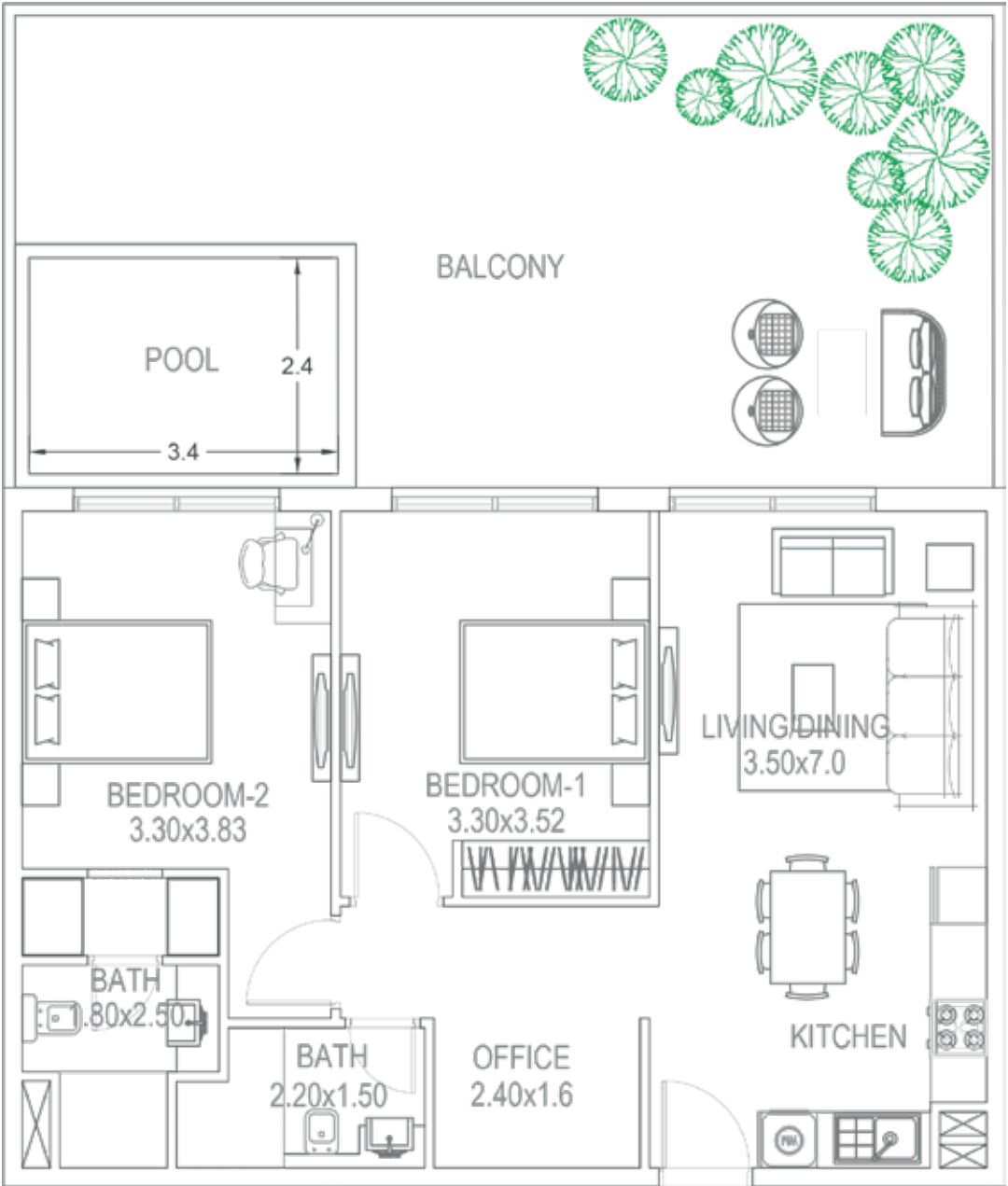
# 2 BEDROOM

## Type C

### AREA

Unit Area: 805 – 808 Sq. Ft.  
Balcony Area: 595 Sq. Ft.  
Total Area: 1399 – 1403 Sq. Ft.

| Units in Tower A | Units in Tower B |
|------------------|------------------|
| GF 09-10         |                  |
|                  |                  |
|                  |                  |
|                  |                  |
|                  |                  |

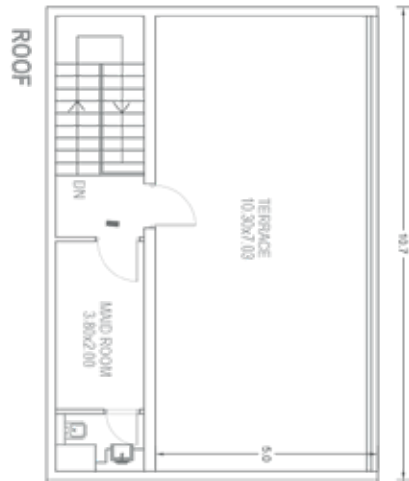
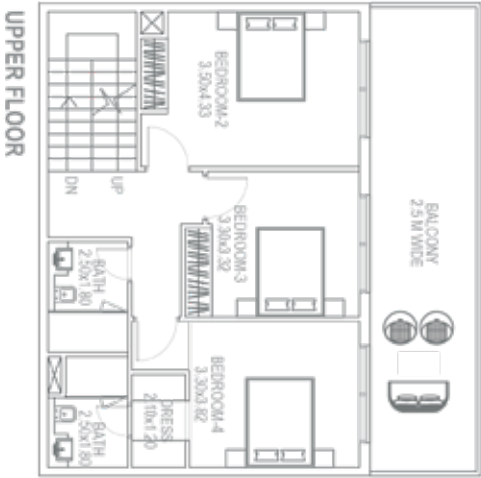
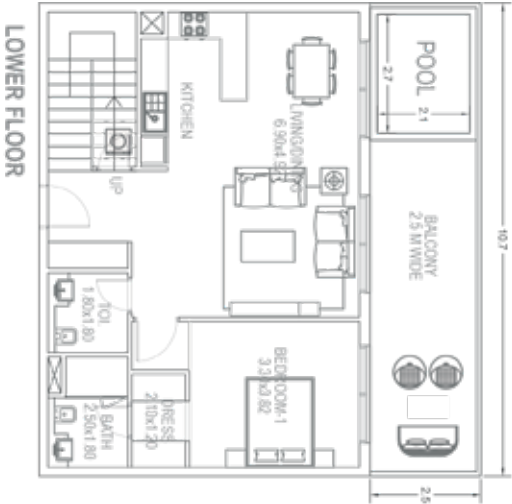


# 4 BEDROOM DUPLEX

## AREA

Unit Area: 1886 Sq. Ft.  
Balcony Area: 1148 Sq. Ft.  
Total Area: 3034 Sq. Ft.

| Units in Tower A | Units in Tower B |
|------------------|------------------|
| 326              |                  |
|                  |                  |
|                  |                  |
|                  |                  |
|                  |                  |
|                  |                  |



01 - UNITS



3RD FLOOR

0 - UNITS



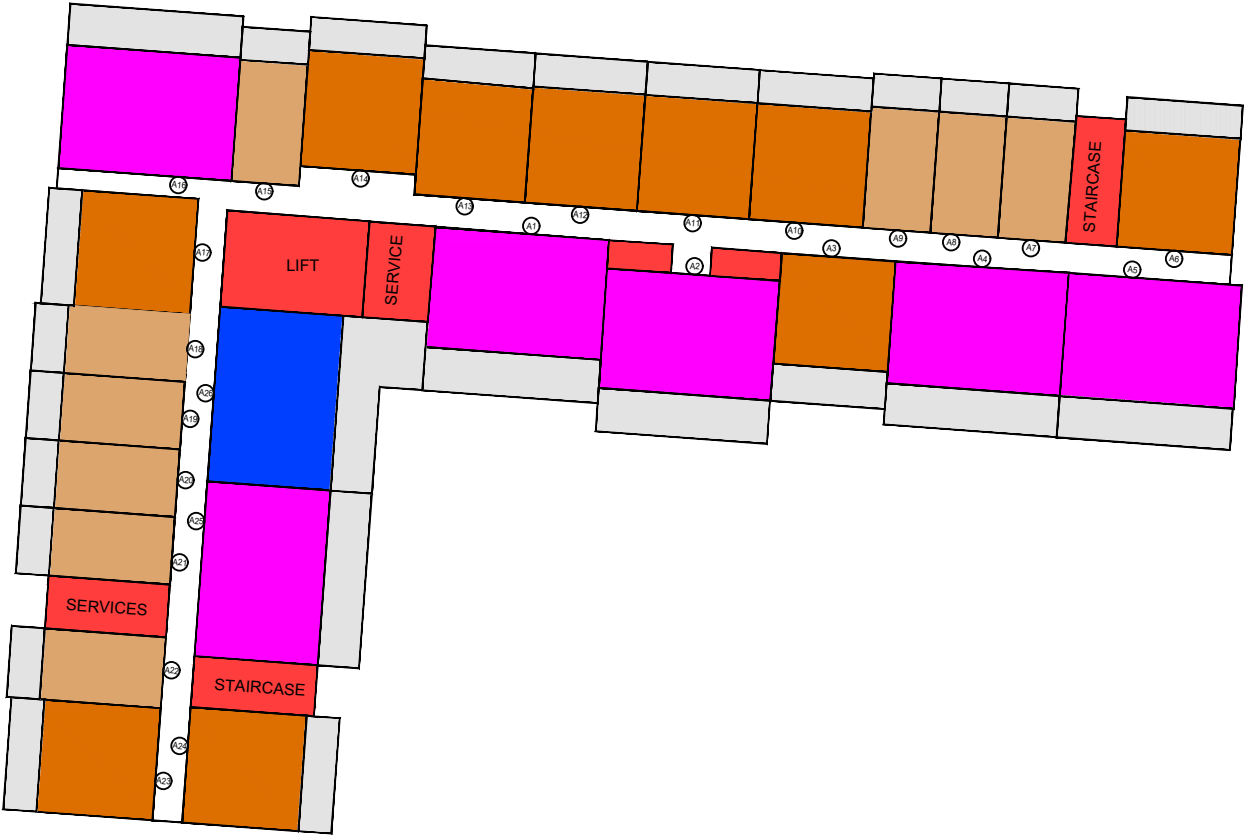
4TH FLOOR

0 - UNITS



5TH FLOOR

MOHAMMAD BIN ZAYED ROAD VIEW



AMENITIES VIEW



| 1ST FLOOR<br>APARTMENT SCHL |                 |               |
|-----------------------------|-----------------|---------------|
| NO                          | FLOOR           | NO.OF<br>APTS |
| 01                          | STUDIO TYPE A   | 18            |
| 02                          | 1BEDROOM TYPE A | 20            |
| 03                          | 2BEDROOM TYPE A | 12            |
| 04                          | 2BEDROOM TYPE B | 02            |
|                             |                 |               |
|                             |                 |               |
| TOTAL                       |                 | 52            |

- STUDIO TYPE A
- 1 BHK TYPE A
- 2 BHK TYPE A
- 2 BHK TYPE B
- SERVICES , STAIRCASE & LIFT

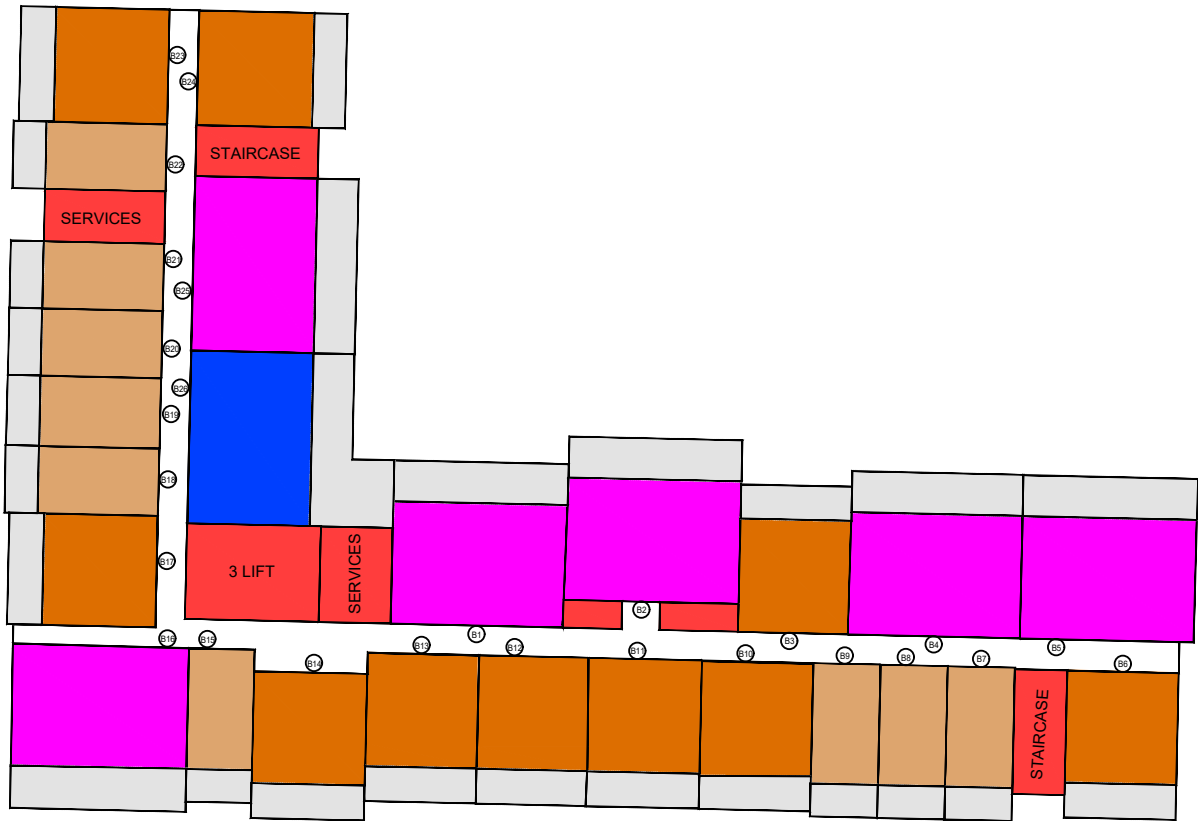
INTERNATIONAL CITY VIEW

FIRST FLOOR

MOHAMMAD BIN ZAYED ROAD VIEW



AMENITIES VIEW

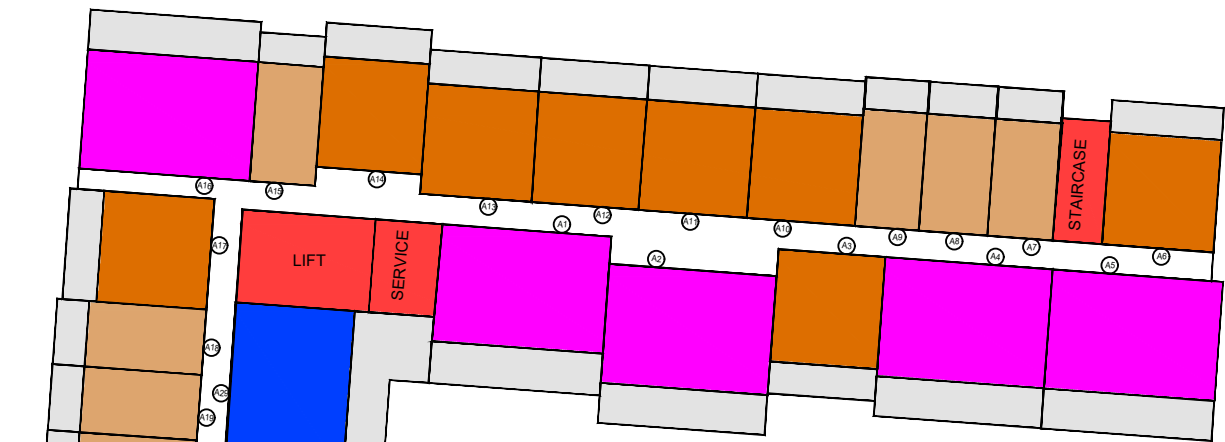


INTERNATIONAL CITY VIEW

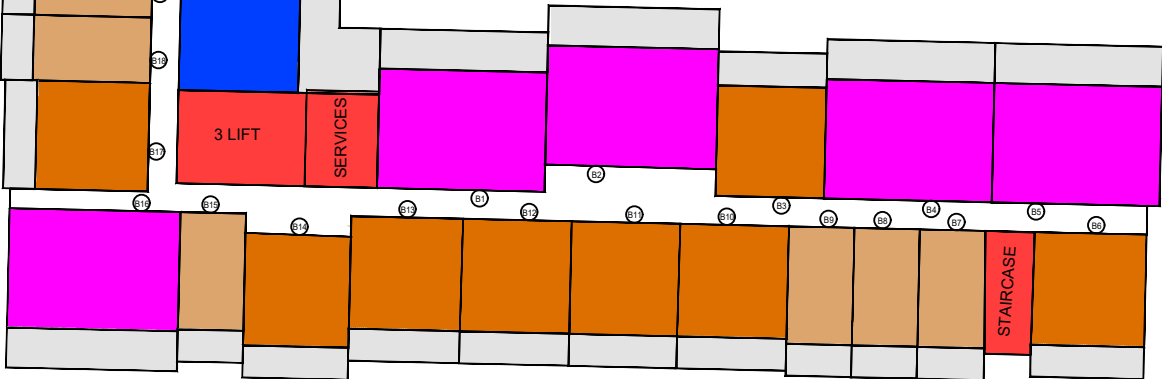
| 2ND FLOOR<br>APARTMENT SCHL |                 |               |
|-----------------------------|-----------------|---------------|
| NO                          | FLOOR           | NO.OF<br>APTS |
| 01                          | STUDIO TYPE A   | 18            |
| 02                          | 1BEDROOM TYPE A | 20            |
| 03                          | 2BEDROOM TYPE A | 12            |
| 04                          | 2BEDROOM TYPE B | 02            |
| TOTAL                       |                 | 52            |

- STUDIO TYPE A
- 1 BHK TYPE A
- 2 BHK TYPE A
- 2 BHK TYPE B
- SERVICES , STAIRCASE & LIFT

MOHAMMAD BIN ZAYED ROAD VIEW



AMENITIES VIEW



INTERNATIONAL CITY VIEW

| 3RD FLOOR<br>APARTMENT SCHEDULE |                 |               |
|---------------------------------|-----------------|---------------|
| NO                              | FLOOR           | NO.OF<br>APTS |
| 01                              | STUDIO TYPE A   | 19            |
| 02                              | 1BEDROOM TYPE A | 21            |
| 03                              | 2BEDROOM TYPE A | 12            |
| 04                              | 2BEDROOM TYPE B | 02            |
| 05                              | 4BEDROOM DUPLEX | 1             |
| TOTAL                           |                 | 55            |

- STUDIO TYPE A
- 1 BHK TYPE A
- 4 BHK DUPLEX
- 2 BHK TYPE A
- 2 BHK TYPE B
- SERVICES , STAIRCASE & LIFT



NORTH



## AMENITIES VIEW

| 4TH FLOOR<br>APARTMENT SCHEDULE |                 |               |
|---------------------------------|-----------------|---------------|
| NO                              | FLOOR           | NO.OF<br>APTS |
| 01                              | STUDIO TYPE A   | 19            |
| 02                              | 1BEDROOM TYPE A | 21            |
| 03                              | 2BEDROOM TYPE A | 12            |
| 04                              | 2BEDROOM TYPE B | 02            |
|                                 |                 |               |
|                                 |                 |               |
|                                 |                 |               |
|                                 | TOTAL           | 54            |

- |                                                                                       |                             |
|---------------------------------------------------------------------------------------|-----------------------------|
|  | STUDIO TYPE A               |
|  | 1 BHK TYPE A                |
|  | 4 BHK DUPLEX                |
|  | 2 BHK TYPE A                |
|  | 2 BHK TYPE B                |
|  | SERVICES , STAIRCASE & LIFT |

FOURTH FLOOR



NORTH



## AMENITIES VIEW

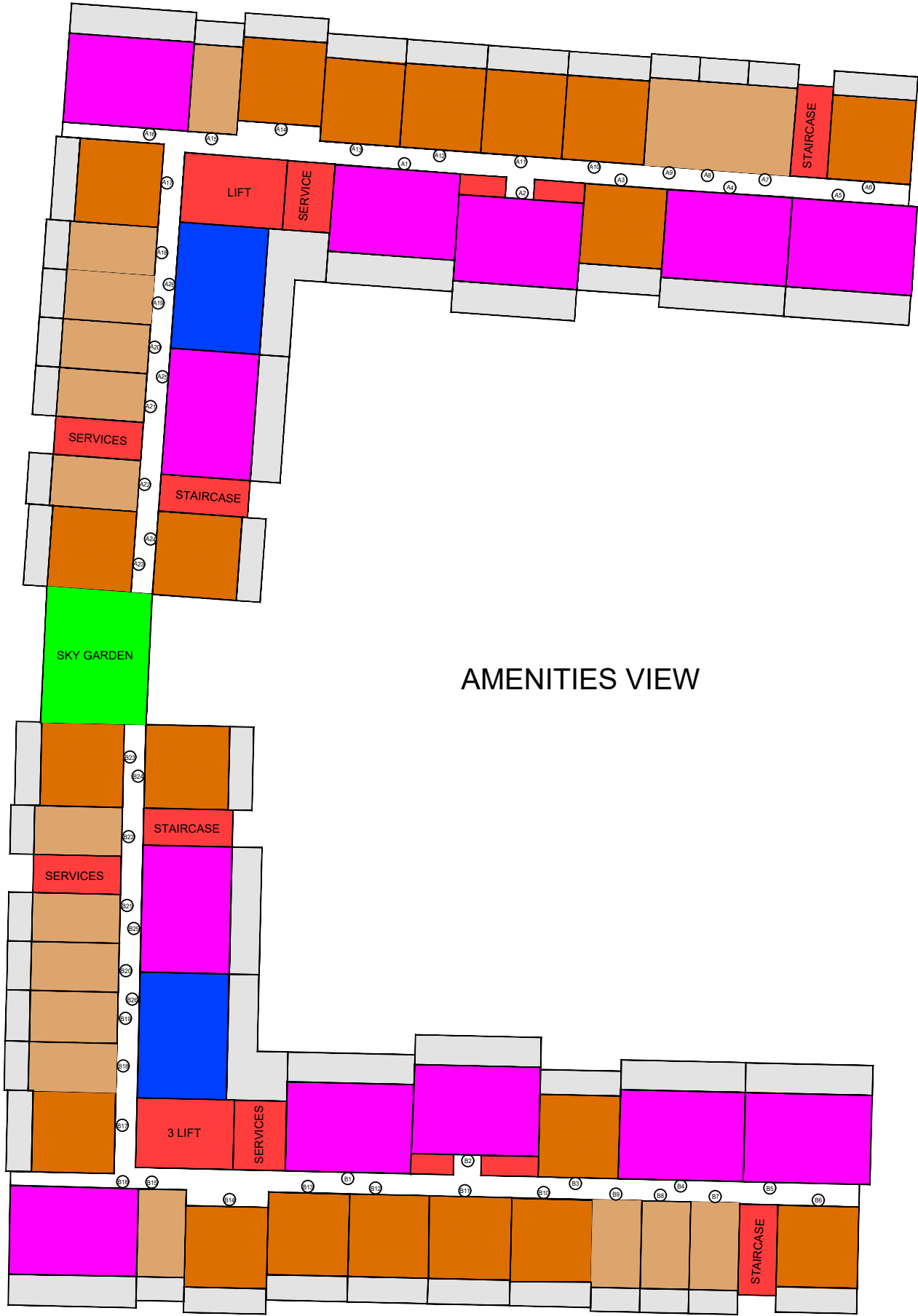
| 5TH FLOOR<br>APARTMENT SCHEDULE |                 |               |
|---------------------------------|-----------------|---------------|
| NO                              | FLOOR           | NO.OF<br>APTS |
| 01                              | STUDIO TYPE A   | 19            |
| 02                              | 1BEDROOM TYPE A | 21            |
| 03                              | 2BEDROOM TYPE A | 12            |
| 04                              | 2BEDROOM TYPE B | 02            |
|                                 |                 |               |
|                                 |                 |               |
|                                 |                 |               |
|                                 | TOTAL           | 54            |

- |                                                                                       |                             |
|---------------------------------------------------------------------------------------|-----------------------------|
|  | STUDIO TYPE A               |
|  | 1 BHK TYPE A                |
|  | 4 BHK DUPLEX                |
|  | 2 BHK TYPE A                |
|  | 2 BHK TYPE B                |
|  | SERVICES , STAIRCASE & LIFT |

FIFTH FLOOR

MOHAMMAD BIN ZAYED ROAD VIEW

COMMUNITY VIEW



AMENITIES VIEW

| 6TH FLOOR<br>APARTMENT SCHL |                 |               |
|-----------------------------|-----------------|---------------|
| NO                          | FLOOR           | NO.OF<br>APTS |
| 01                          | STUDIO TYPE A   | 18            |
| 02                          | 1BEDROOM TYPE A | 20            |
| 03                          | 2BEDROOM TYPE A | 12            |
| 04                          | 2BEDROOM TYPE B | 02            |
| TOTAL                       |                 | 52            |

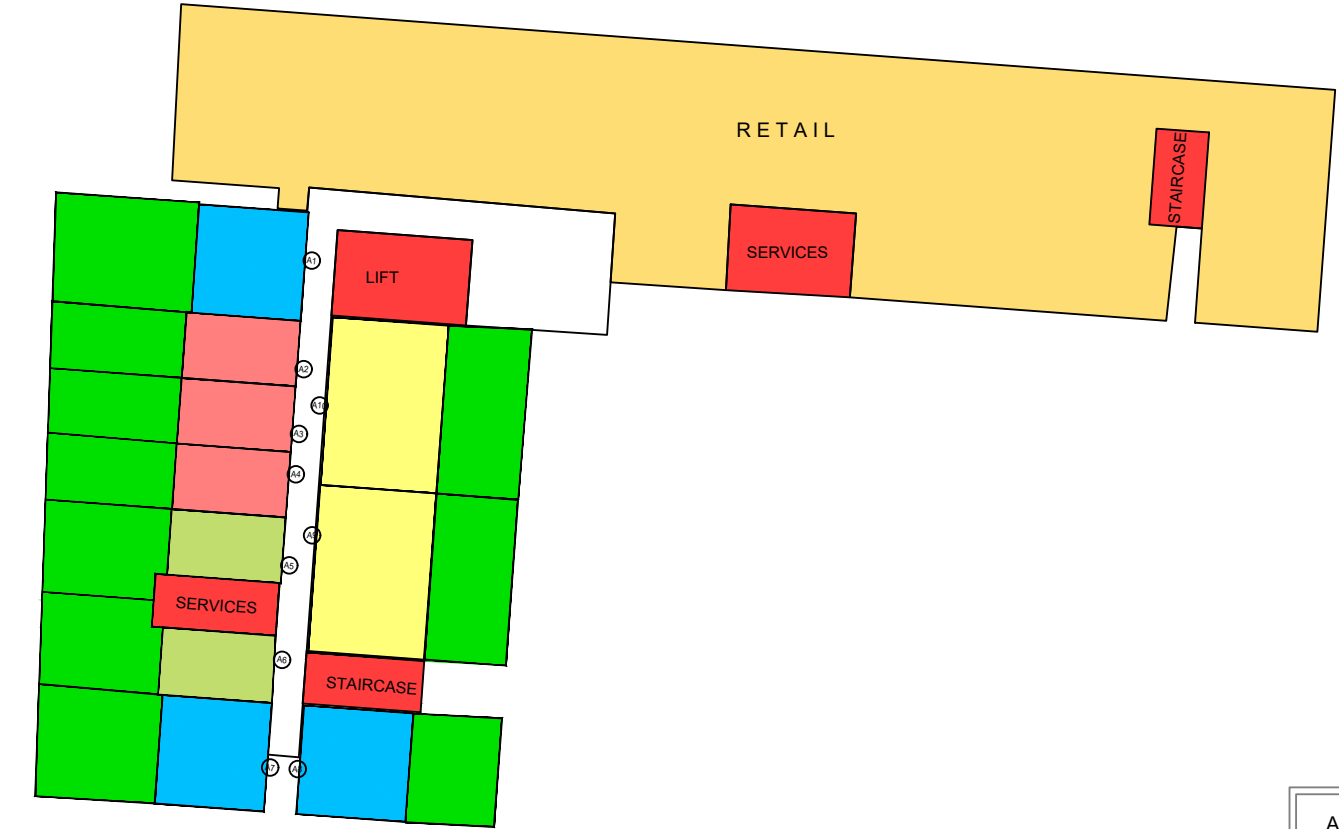
- STUDIO TYPE A
- 1 BHK TYPE A
- 2 BHK TYPE A
- 2 BHK TYPE B
- SERVICES , STAIRCASE & LIFT
- SKY GARDEN

INTERNATIONAL CITY VIEW

SIXTH FLOOR

MOHAMMAD BIN ZAYED ROAD VIEW

COMMUNITY VIEW



AMENITIES VIEW

| APARTMENT SCHL (WING-A & B) |                 |               |
|-----------------------------|-----------------|---------------|
| NO                          | FLOOR           | NO.OF<br>APTS |
| 01                          | STUDIO TYPE B   | 06            |
| 02                          | STUDIO TYPE C   | 04            |
| 03                          | 1BEDROOM TYPE B | 06            |
| 04                          | 2BEDROOM TYPE C | 04            |
| TOTAL                       |                 | 20            |

- STUDIO TYPE B
- STUDIO TYPE C
- 1 BHK TYPE B
- 2 BHK TYPE C
- SERVICES , STAIRCASE & LIFT
- TERRACE
- RETAIL

BUILDING SERVICES

INTERNATIONAL CITY VIEW

GROUND FLOOR

# 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

  
Casa Milano

GLOBAL GAME CHANGERS • THE YOUTH PILL

MAY 2016 ISSUE 47

# Forbes

Middle East

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.

OTHERS \$8 QATAR QAR 30 OMAN OMR 3 BAHRAIN BHD 3 KUWAIT KWD 2.5 UAE AED 30 SAUDI ARABIA SAR 30



**“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





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

**ADJACENT**  
To Mohamed Bin Zayed Road

**7 MINUTES**  
To Dragon Mart

**10 MINUTES**  
To Mirdif City Center

**13 MINUTES**  
To Dubai International Airport

**18 MINUTES**  
To Burj Khalifa/Dubai Mall

## Prime Location & A Vibrant Community

Greenery and open spaces, world-class amenities, best infrastructure, and a thriving community. **Petalz by Danube** is an exclusive gated community that offers a tranquil living experience within the bustling city of Dubai. Here you can pick from Studio, 1, and 2 BR variants that offers space for your dreams and loved ones. Located in Warsan First, the project is conveniently accessible from Sheikh Mohammed Bin Zayed Road.

# OUR PROJECTS





**DANUBE**  
**PROPERTIES**



Dubai | Abu Dhabi | Muscat | Riyadh | Bahrain  
Mumbai | New Delhi | Ahmedabad | Kochi | China

 **+971 800 57 57**

 **danubeproperties.ae**

 **info@danubeproperties.ae**