



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

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

FASHIONZ

◇ fashiontv

by **DANUBE**

HAUTE
COUTURE
lifestyle

Dubai's First FashionTV Branded Residences

where
fASHION
meets
lifestyle





FASHIONZ

◇ fashiontv by **DANUBE**

HAUTE COUTURE *lifestyle*

Dubai's first FashionTV Branded Residences

FASHIONZ - A Haute Couture lifestyle, where individuality is celebrated and fashion comes alive every day. Fall head over heels as you experience luxury living at FASHIONZ, one of the tallest towers in Jumeirah Village Triangle.

Inspired by style icons, FASHIONZ is fashionably modern with a perfect blend of indoor and outdoor amenities to bring you a world of comfort, luxury, and style.

Revel in the one-of-a-kind FashionTV branded FTV Salon Aesthetic Center, where you can pamper yourself in style. The lavish FashionTV rooftop restaurant with pool will offer a sophisticated atmosphere and delectable cuisine, while the FTV Café will be a perfect destination for your stylish yet casual bite with friends.

The FashionTV Gym and Spa will help you maintain your fitness routine and rejuvenate your senses.

At FASHIONZ, every detail has been thoughtfully crafted to provide you with an unparalleled living experience.

Come and experience the epitome of luxury living at FASHIONZ by DANUBE.









STEP INTO
the *chic world*
of our fashionable residences





Rooftop
DINING with a
VIEW

Experience luxury dining at our rooftop restaurant, where exquisite cuisine and breathtaking views come together to create an unforgettable dining experience. The aesthetic feel has its way with the modern lifestyle that revolves around late-nights and hustle mornings.



fashionZ







UNLEASH
your inner
fashionista

Experience the ultimate in style and beauty at our fashion-inspired F Salon, where our expert stylists will elevate your look to runway-worthy levels. From chic cuts to trendy colors, we're dedicated to helping you achieve the perfect fashion-forward style.



ESSENTIAL
wellness

With the constant hustle-bustle that surrounds the everyday grind, Spas and their rejuvenative properties have been the ideal choice of many, backed by the science that helps rekindle, cleansing and relaxing your potent energies. It is an experience that exhales authenticity and intricacies of the mind, body and soul.



bespoke
FITNESS

FTV Gyms is the most sought-after fitness centre that aims to transform your fitness journey and sculpt your body with its bespoke fitness facilities.





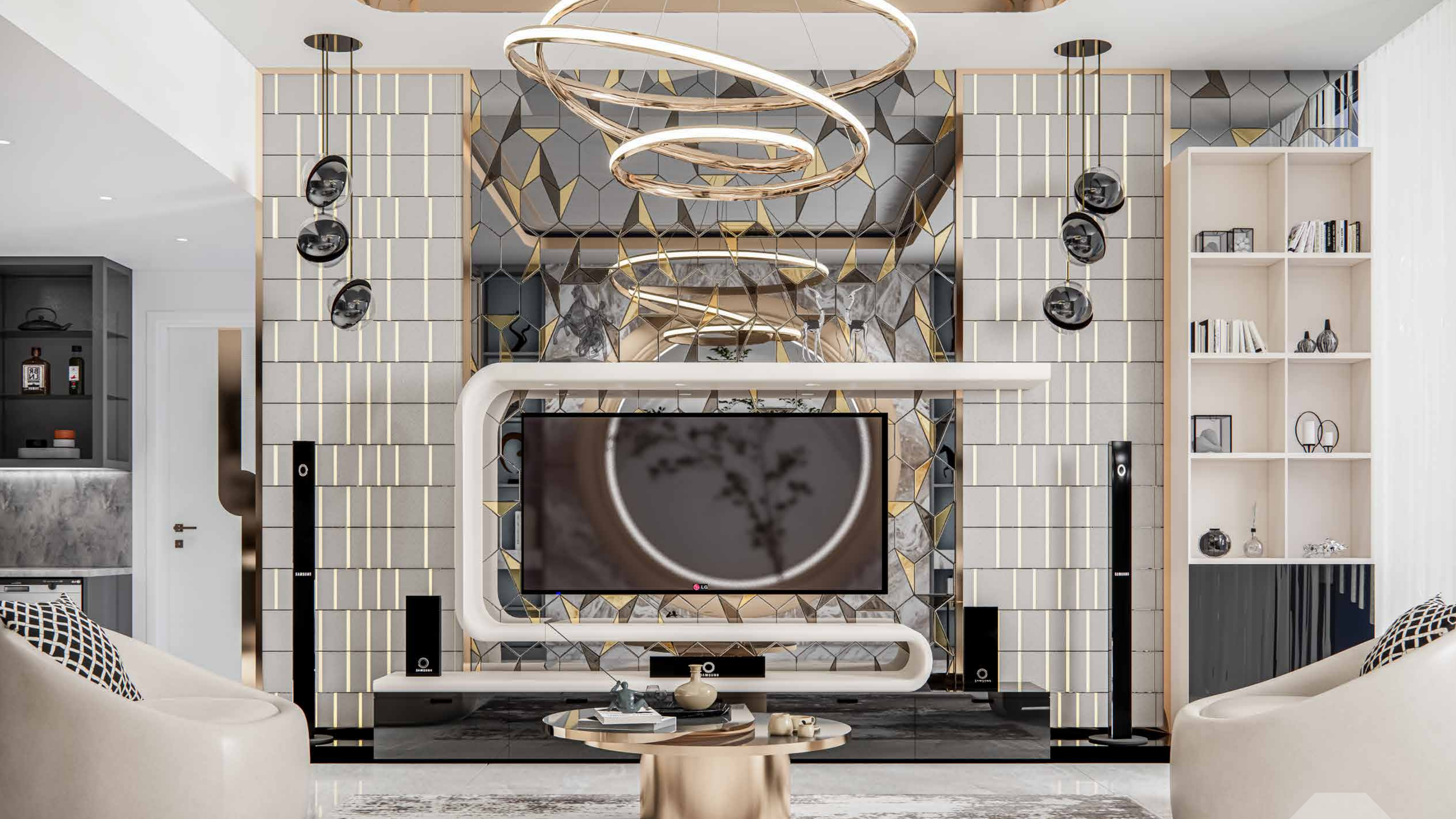








RUNWAY to
residences
a fashionista's haven



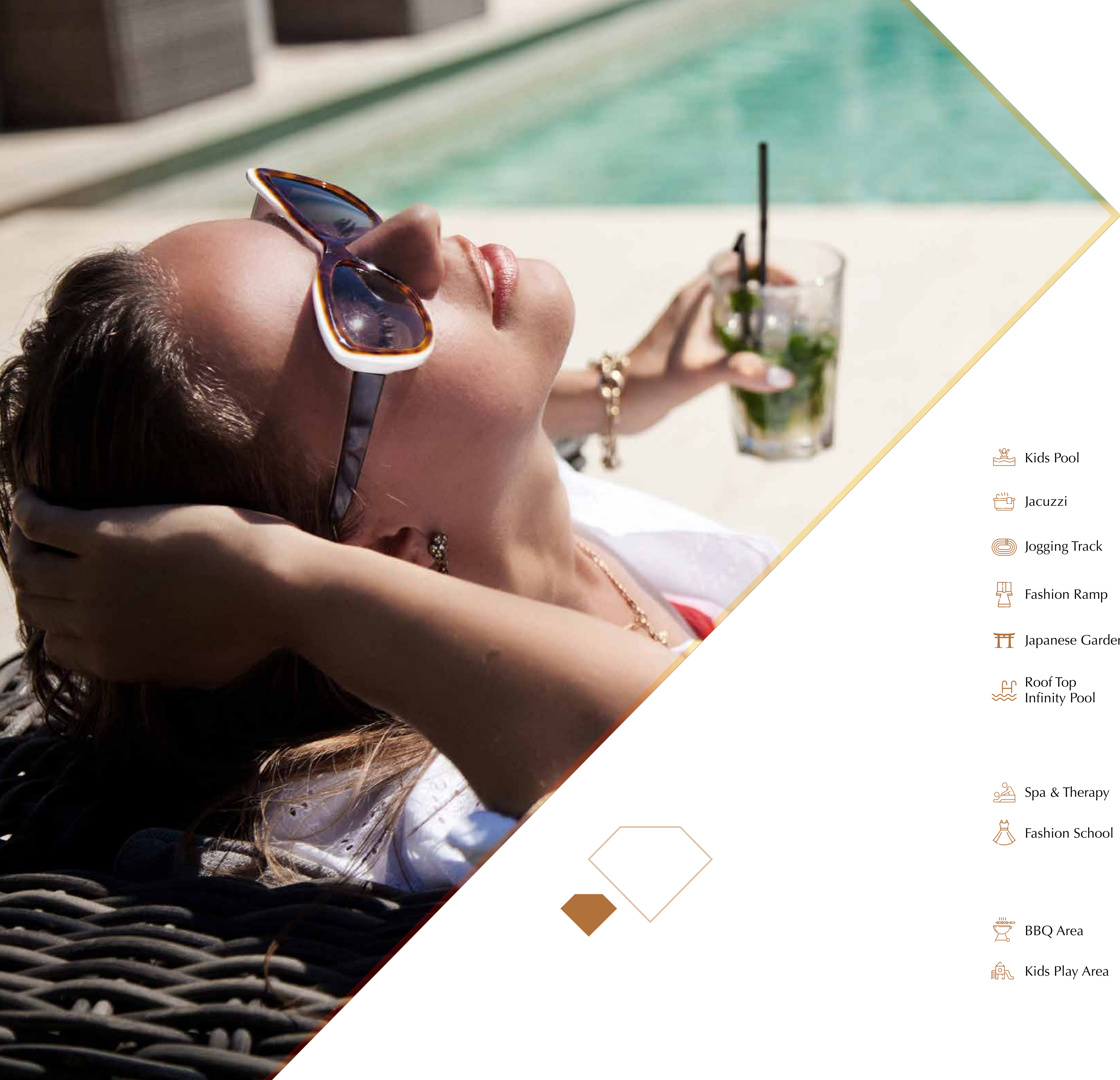












FashionTV BRANDED *amenities*

Outdoor

- | | | | |
|--|--|---|---|
|  Kids Pool |  Swimming Pool |  Splash Pad |  Meditation Zone |
|  Jacuzzi |  Aqua Gym |  Cigar Lounge |  Multi-purpose Court |
|  Jogging Track |  Roof Top Outdoor Area & Padel Court |  Party Zone |  Fashion Plaza |
|  Fashion Ramp |  Gazebo |  Trampoline Park |  Badminton Court |
|  Japanese Garden |  Outdoor chess |  Skating Rink |  Pool Deck |
|  Roof Top Infinity Pool |  Roof Top Lounge |  Outdoor Fashion Gym |  Health Bar |

Indoor

- | | | | |
|--|---|--|---|
|  Spa & Therapy |  Fashion Library |  Doctor on Call |  Beauty Salon |
|  Fashion School |  Play Hall |  Kids Day Care |  Business Centre |

Shaded

- | | | | |
|--|--|---|--|
|  BBQ Area |  Outdoor Cinema |  Table Tennis Zone |  Zumba & Dance Studio |
|  Kids Play Area |  Snooker Zone | | |



why JUMEIRAH Village Triangle

Jumeirah Village Triangle (JVT) has emerged as one of the most ambitious projects with brilliantly developed plans. Keeping all the demographic challenges into consideration, this freehold, gated community nestles on the northern side of Dubai. The area is strategically developed between Sheikh Mohammed Bin Zayed Road and Al Khail Road, two of the major highways in the UAE, allowing an easier commute to other central locations of the emirate.

Distances

 <u>25 mins</u> Dubai International Airport (DXB)	 <u>22 mins</u> New Al Maktoum International Airport	 <u>20 mins</u> Dubai Mall
 <u>19 mins</u> Palm Jumeirah	 <u>20 mins</u> Burj Al Arab	 <u>19 mins</u> Jumeirah Beach

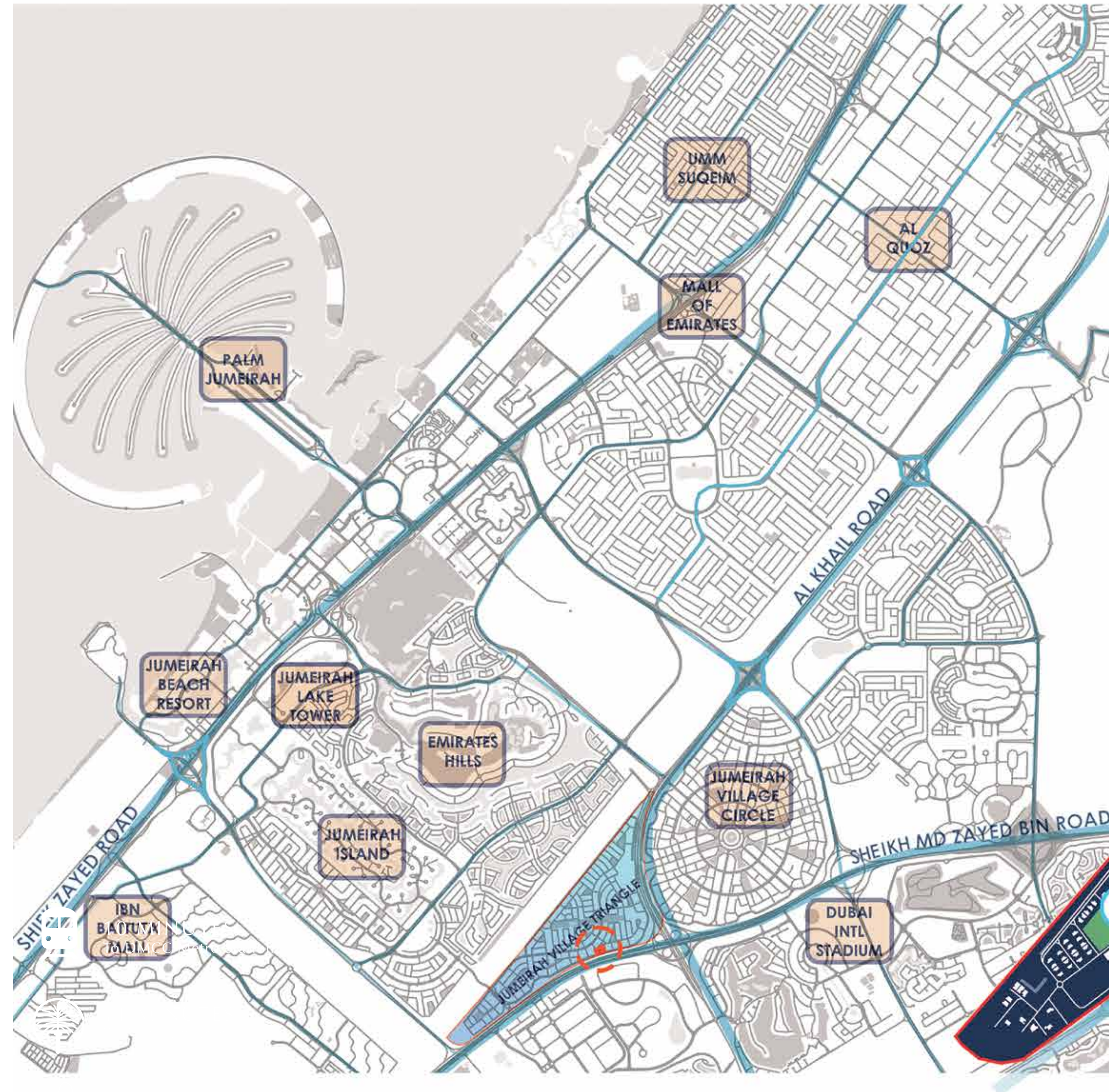
FASHIONZ by DANUBE

FLOORS

Ground + 5 Podiums
+ 56 Floors + Rooftop

APARTMENT TYPES

Studio, 1BR, 2BR,
3BR + Retail



JUMEIRAH VILLAGE TRIANGLE RECREATIONAL AREAS

- 01 - TENNIS COURT
- 02 - TENNIS COURT
- 03 - TENNIS COURT
- 04 - TENNIS COURT
- 05 - TENNIS COURT
- 06 - BASKETBALL COURT
- 07 - DISTRICT PARK
- 08 - JVT COMMUNITY PARK
- 09 - JVT POND
- 10 - JVT MOSQUE
- 11 - KIDS PARK
- 12 - JVT WATER FOUNTAIN PARK
- 13 - JVT DOG PARK
- 14 - NAKHEEL MALL WITH THEATER



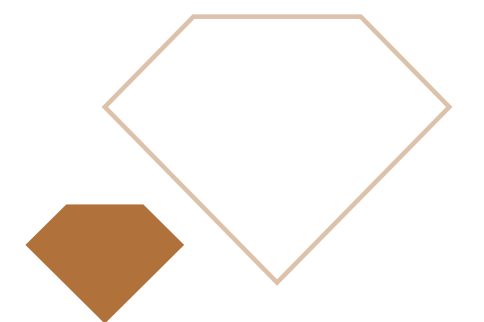
Why Dubai?

-  Safest City in the World
-  Centre of the World
-  Highly Competitive Prices
-  Ranks 16th in doing Business
-  Fastest Growing Economy
-  100% Tax Free Income
-  High Capital Appreciation
-  Long-Term Golden Visa
-  Ease of Investment
-  Worldwide Connectivity

Why **DANUBE PROPERTIES**?

Danube Properties is rated among the top 5 developers in the UAE. The company's major achievements include the on-time delivery of exceptional-quality assets and record sales success on the day of launch. Danube Properties is headquartered in Dubai and operates in 9 countries across the Middle East, China, and Asia.

-  Freehold Ownership
-  High Return on Investment
-  30 Years of Trust
-  Best Payment Plan
-  Timely Delivery
-  Prime Location
-  Affordable Luxury





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
Danube Group

