

NEW  
LAUNCH

**Petalz**  
BY **DANUBE**

Luxury for  
Life



“Because —  
LUXURY  
is often  
PRICELESS”

PETALZ BY DANUBE

**DANUBE**  
PROPERTIES





# Presentation Agenda

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01 About  
Danube

02 About  
Project

03 Lifestyle  
Change

04 Luxurious  
Amenities

05 Unit  
Types

# Why Choose

4

**DANUBE**  
**PROPERTIES**

## Why Danube Properties



Freehold  
Ownership



High Capital  
Appreciation



High  
ROI



Best Payment  
Plan



Registered Under  
Dubai Land  
Development



Semi  
Furnished

29

Years of  
Trust



Prime  
Location



Affordable  
Price



Luxury  
Finishing



World-Class  
Amenities



Timely  
Delivery

# About The Project



Prime Location on  
Sheikh Mohammad Bin  
Zayed Road



Residential  
Project



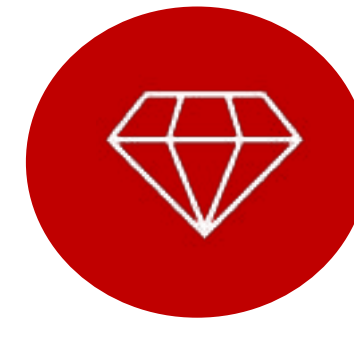
Modern  
Style



2 Basement + G +  
6 Floors



Eco  
Friendly



Lavish  
Finishing



Smart Building  
Technology



# LOCATION



RAS AL KHOR  
INDUSTRIAL AREA  
منطقة رأس الخور

Ports and Customs  
Authority Car Storage

PONDVIEW  
132kV Substation

GEMS Modern  
Academy Athletics Field

**Petalz**  
DANUBE

Sheikh Mohammad Bin Zayed Road

Sheikh Mohammad Bin Zayed Road

INTERNATIONAL  
CITY

Warqa 3  
Neighborhood Park 2  
حيقة راشد

Warsan Lake  
بحيرة الويسان

Apple International  
Polyclinic Greece...



# Unique Selling Proposition

7

## COMMUNITY

You want to live in a promising megalopolis with all the Premium amenities and be in a gated and family community.

PETALZ by DANUBE is what you are looking for!

It is a living community enabling occupants to escape from the city to a lavish green environment with an upscale and high-end design, a luxury life along with high levels of peace and calm.

**ADJACENT**

To Mohamed Bin Zayed Road

**5 MINUTES**

To Academic City

**7 MINUTES**

To Dragon Mart

**10 MINUTES**

To Dubai Safari

**10 MINUTES**

To Dubai Silicon Oasis

**11 MINUTES**

To Mirdif City Centre

**13 MINUTES**

To Dubai International Airport

**15 MINUTES**

To Meydan Racecourse

**18 MINUTES**

To Dubai Frame

**18 MINUTES**

To Burj Khalifa/Dubai Mall

**18 MINUTES**

To Dubai World Trade Center

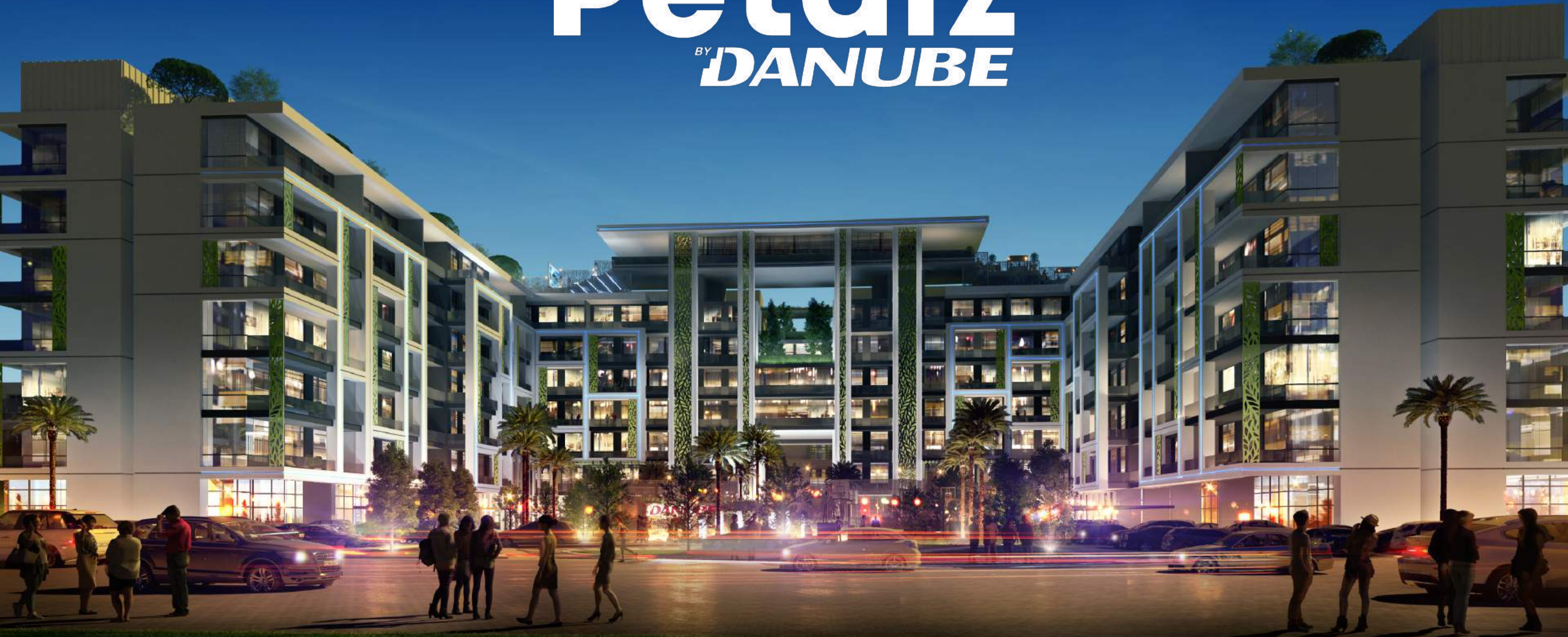
**35 MINUTES**

To Expo City



# Petalz

BY *DANUBE*







**DANUBE**

B  
M  
A

24



# STUDIO





# LIVING ROOM





# 1 BEDROOM





# 2 BEDROOM





# KITCHEN





## **INDOOR AMENITIES**

**Spa / Treatment**

**Wellness center**

**Doctor on Call**

**Multi-Purpose Hall**

**Gymnasium Area**

**Health Club/Sauna**

**Kids Day Care**

**Business Centre**

## **OUTDOOR AMENITIES**

**Private Sports Training**

**Grand Drop Off Area  
with Indoor  
Landscaping**

**Jogging Track with  
Rubber Flooring**

**Rooftop Lounge**

**Open Air Yoga &  
Gymnasium Platform**

**Mini Golf**

## **AQUA AMENITIES**

**Anti-current  
Swimming Pool**

**Water Bodies**

**Shallow Pool**

**Kids Pool**

**Toddler Splash Pad**

**Aquatic Gymnasium**

## **FAMILY AMENITIES**

**Waiting Lounge**

**Wi-Fi Enabled waiting  
Area**

**Shaded Kids Play Area  
with Soft Flooring**

**Male / Female Prayer  
Room**

**Open Air Cinema**

**Family Sitting Area**

**BBQ Area**



# Petalz

BY **DANUBE**

Bringing  
Lifestyle  
Changes





Kids  
Day  
Care





**Jogging  
Track**





Outdoor  
Cinema



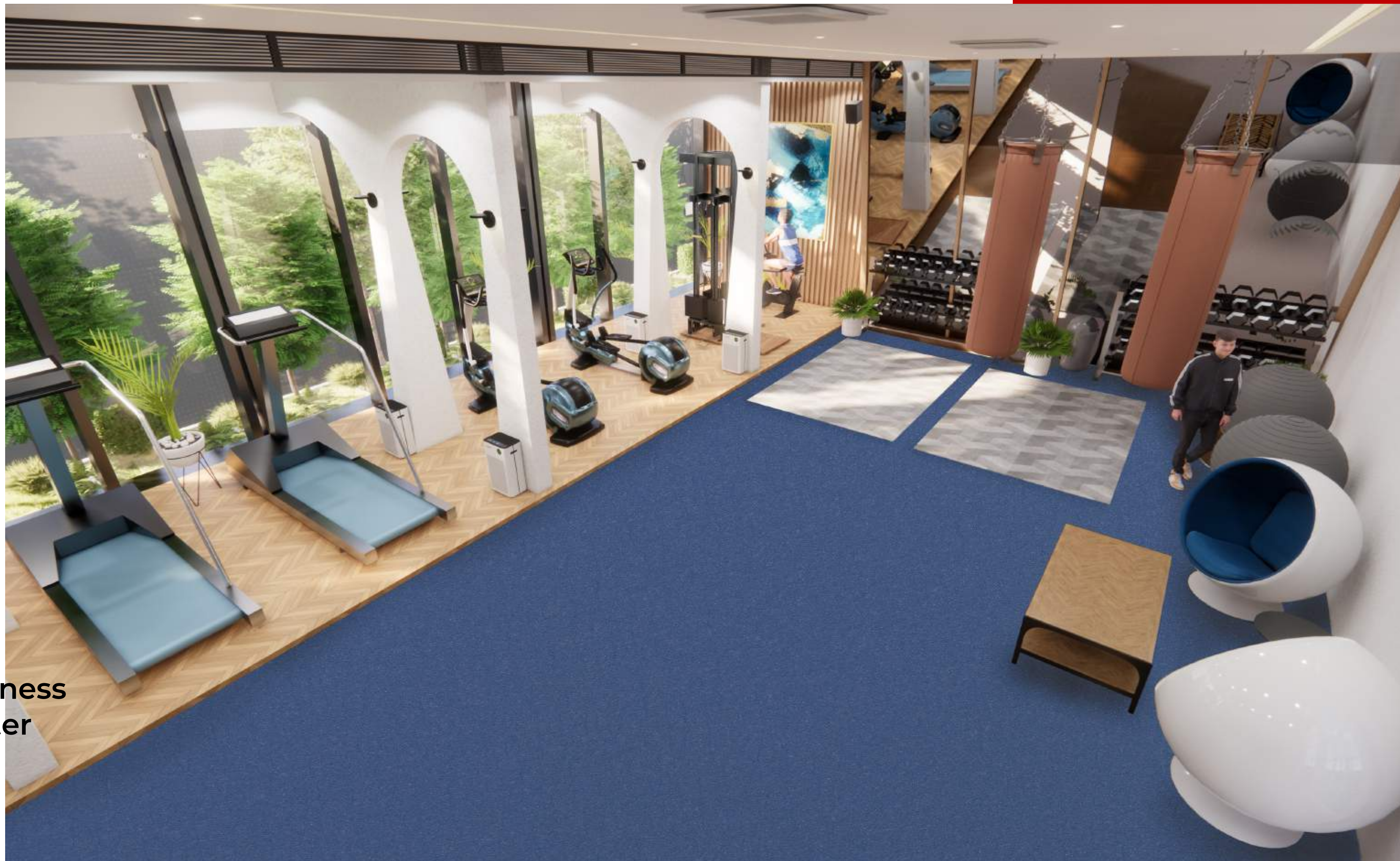


Water  
Lounge





Wellness  
Center





Yoga  
Centre





Multipurpose  
Hall







Beauty Salon







# Unit Types & Unit Plans

STUDIO

1 BEDROOM

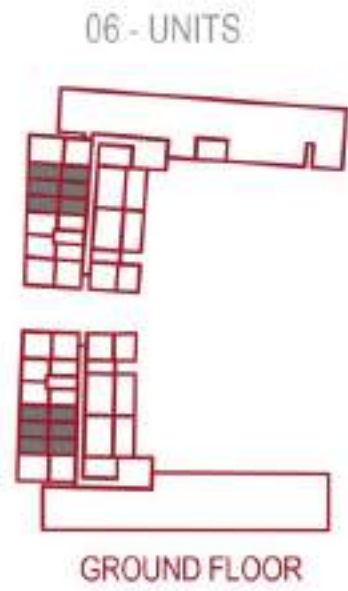
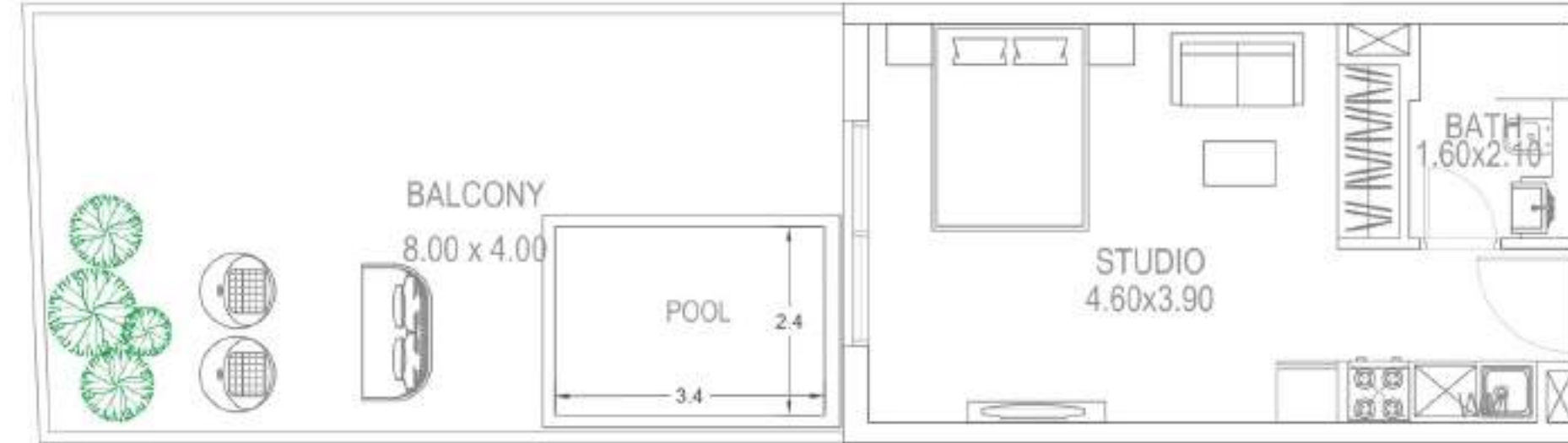
2 BEDROOM



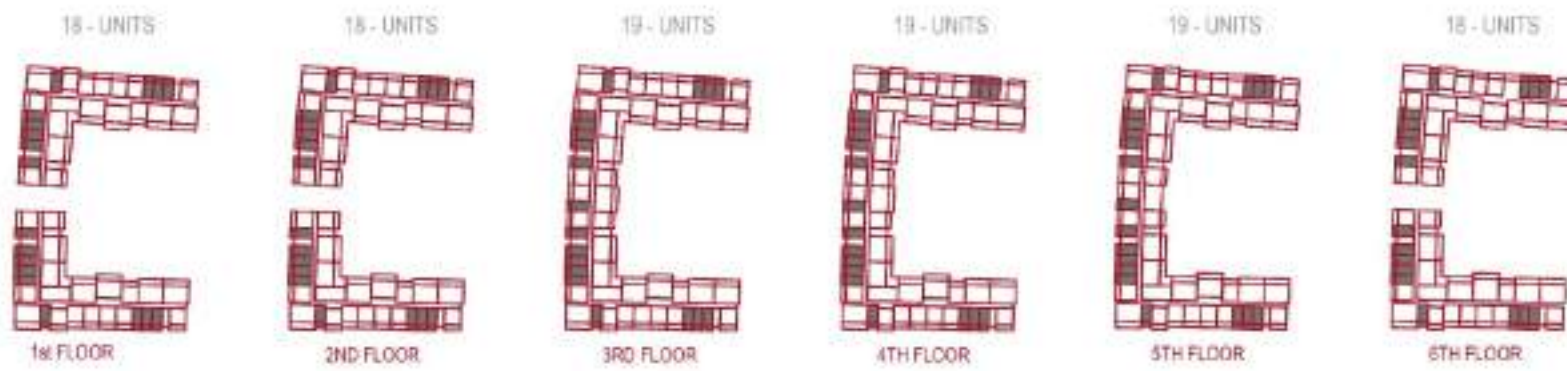
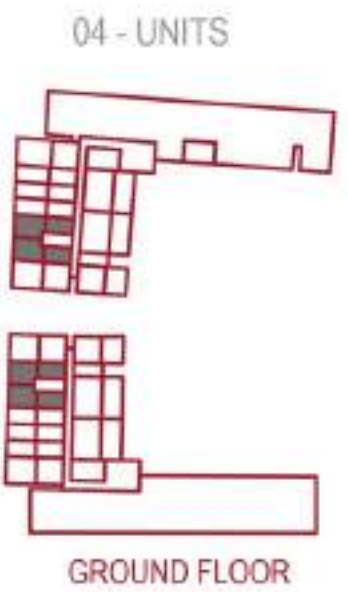
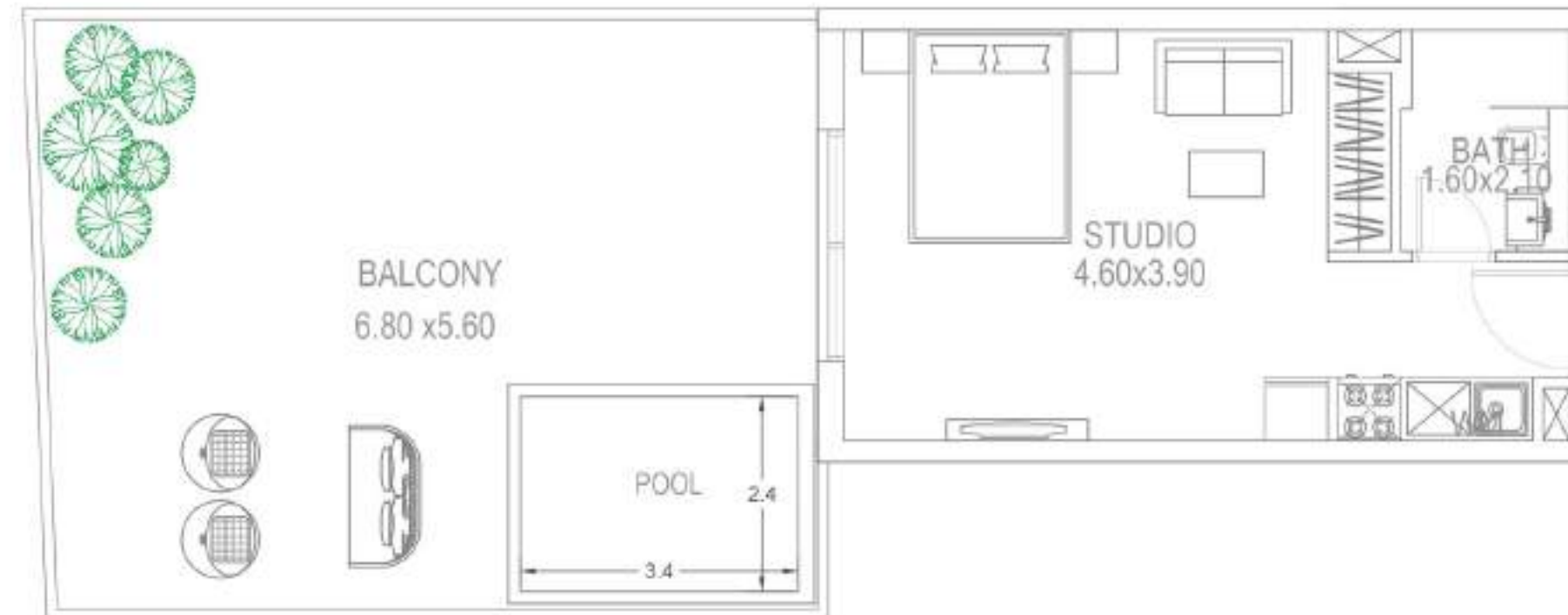
## Studio Type A



## Presidential Studio Type B



## Presidential Studio Type C

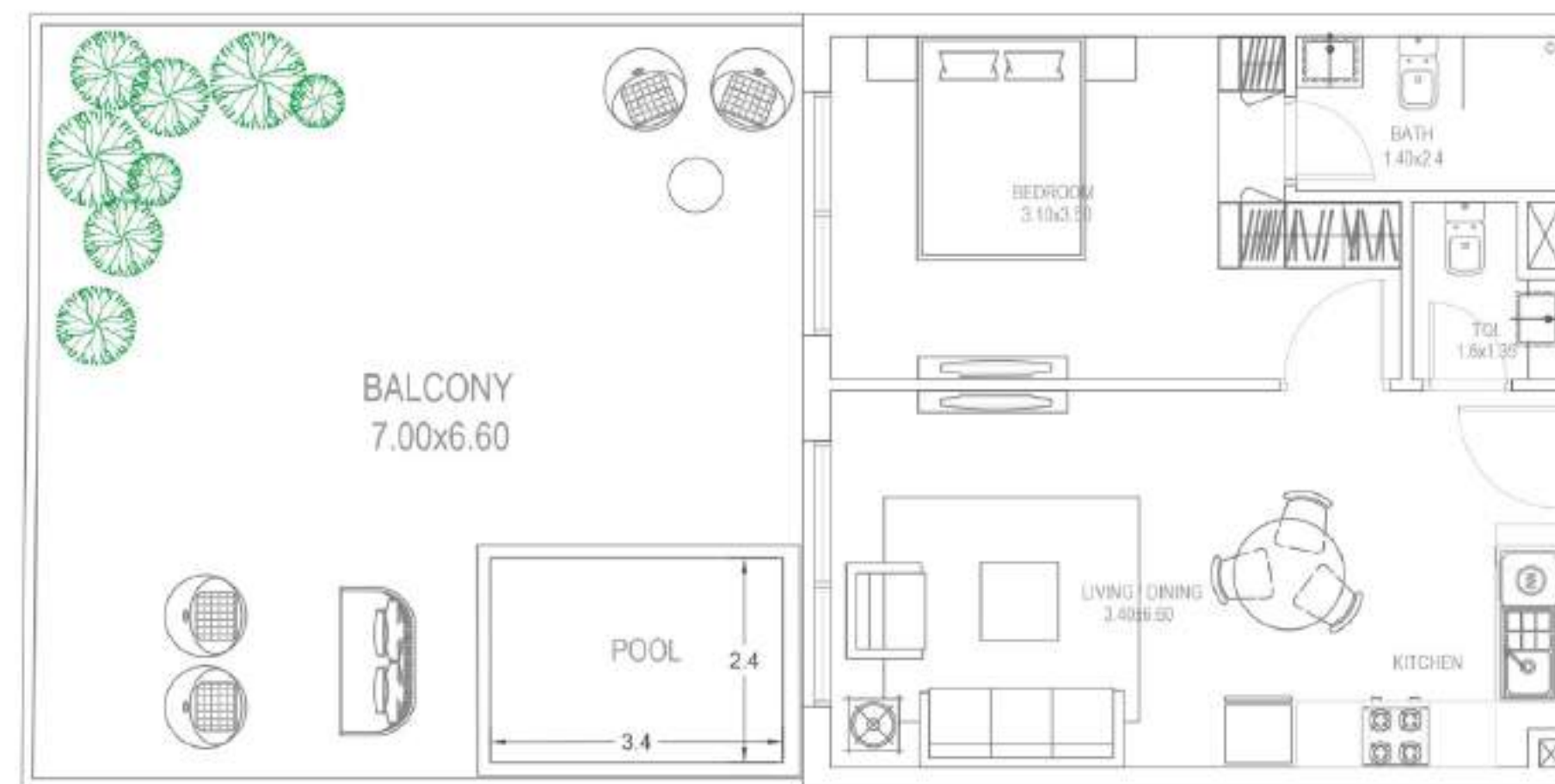




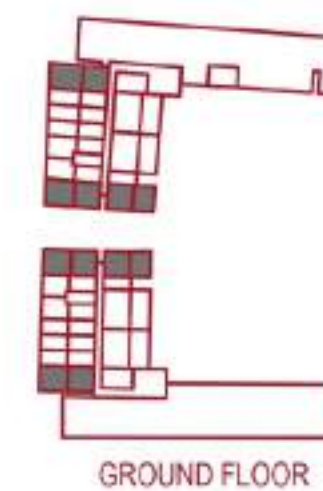
# 1 Bedroom Type A



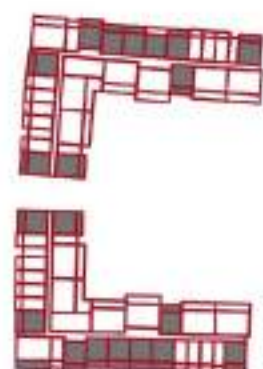
# Presidential Suite Type B



06 - UNITS



20 - UNITS



1st FLOOR

20 - UNITS



2ND FLOOR

21 - UNITS



3RD FLOOR

21 - UNITS



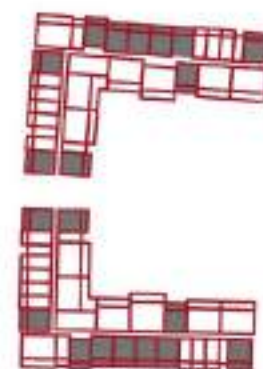
4TH FLOOR

21 - UNITS



5TH FLOOR

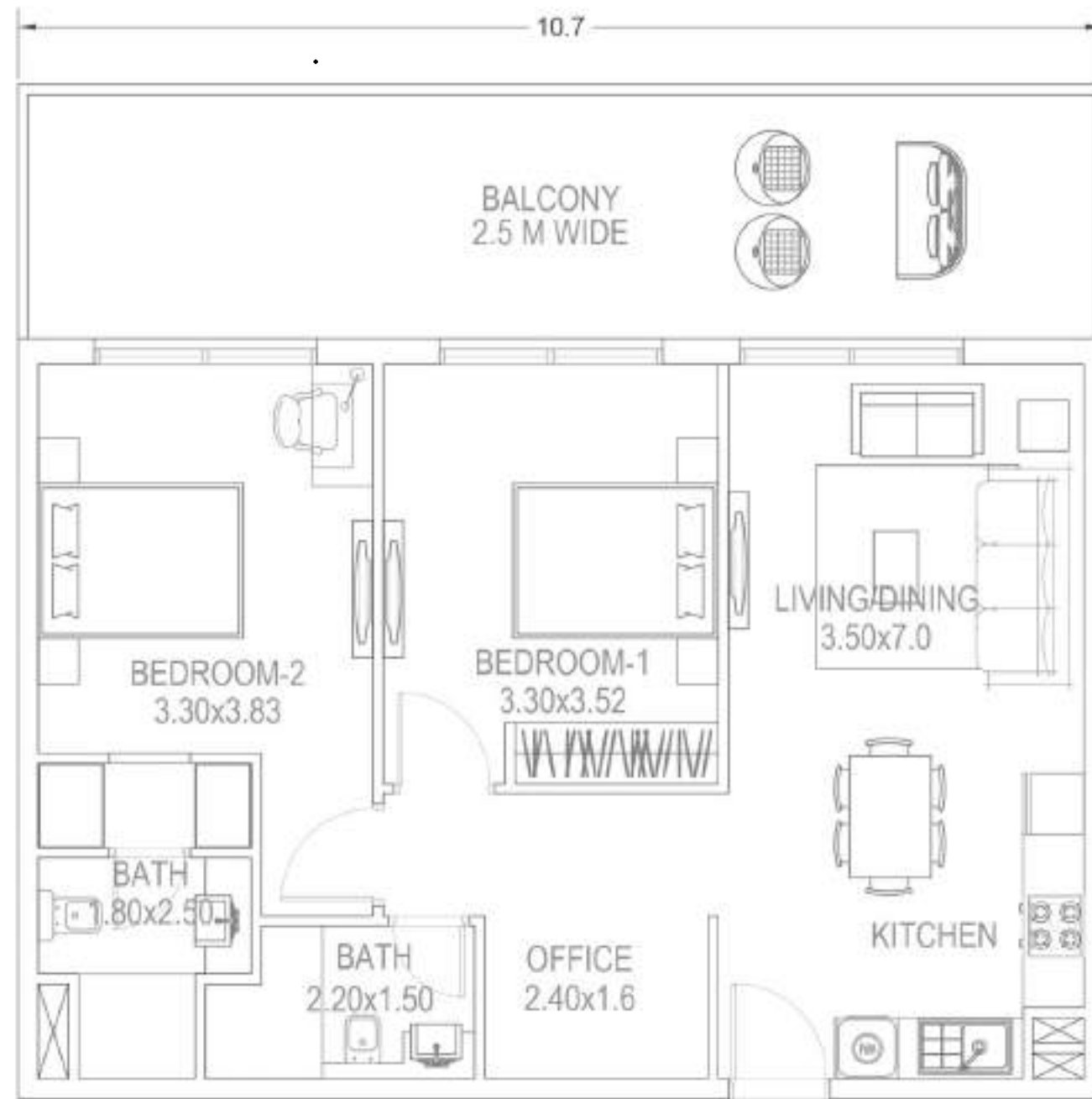
20 - UNITS



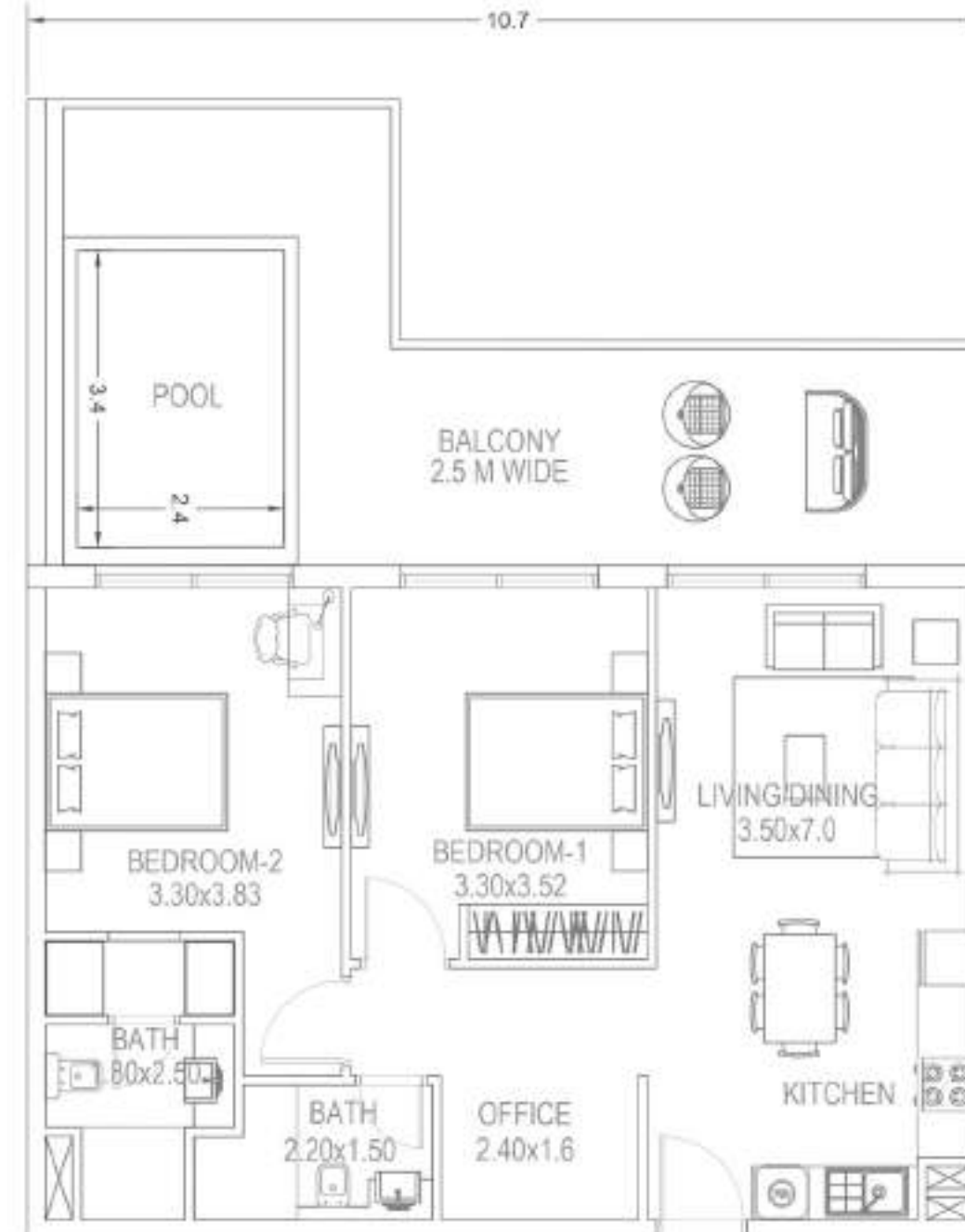
6TH FLOOR



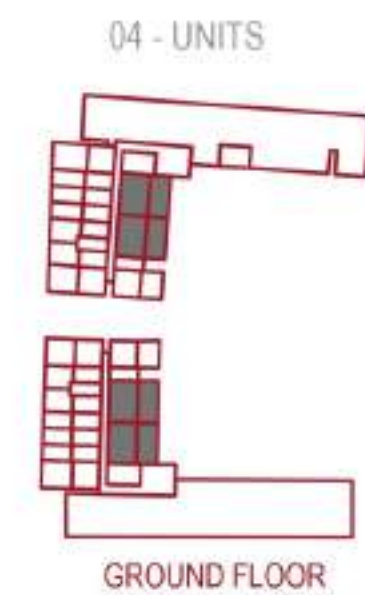
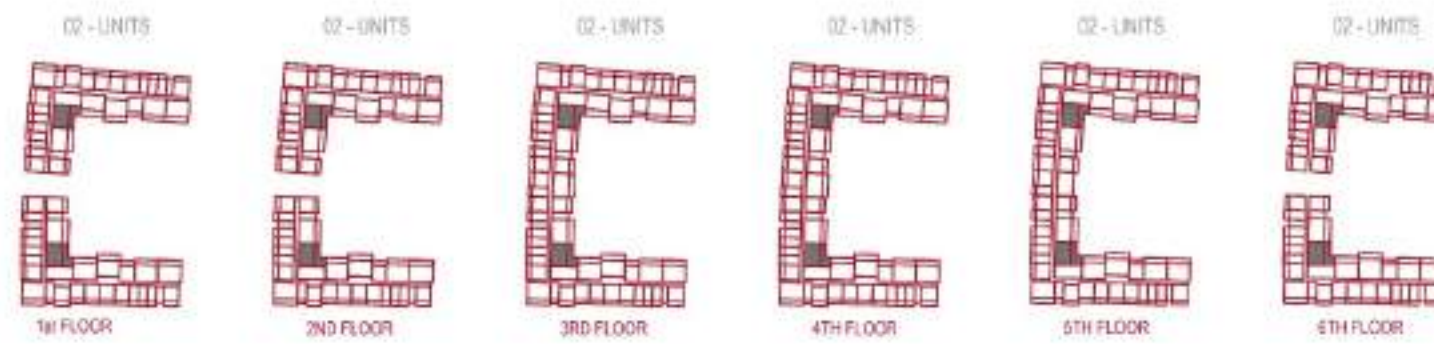
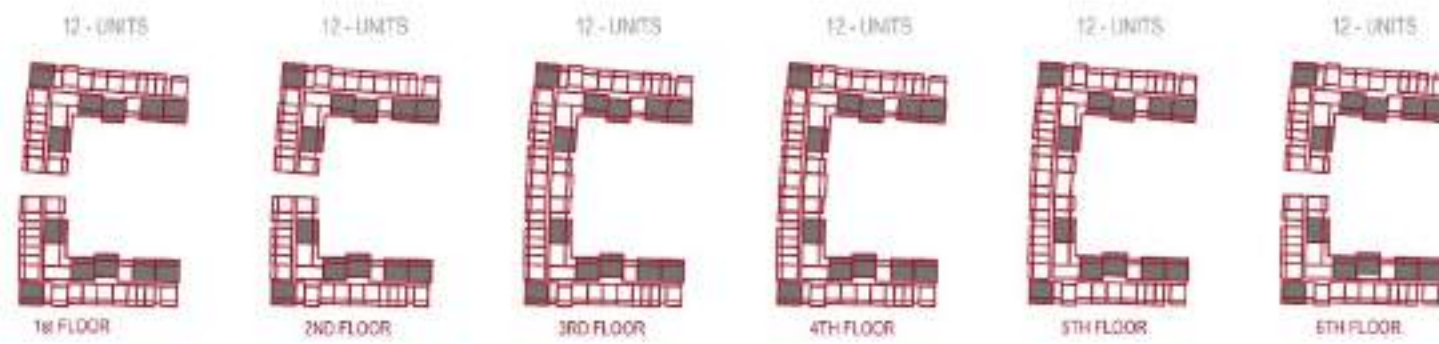
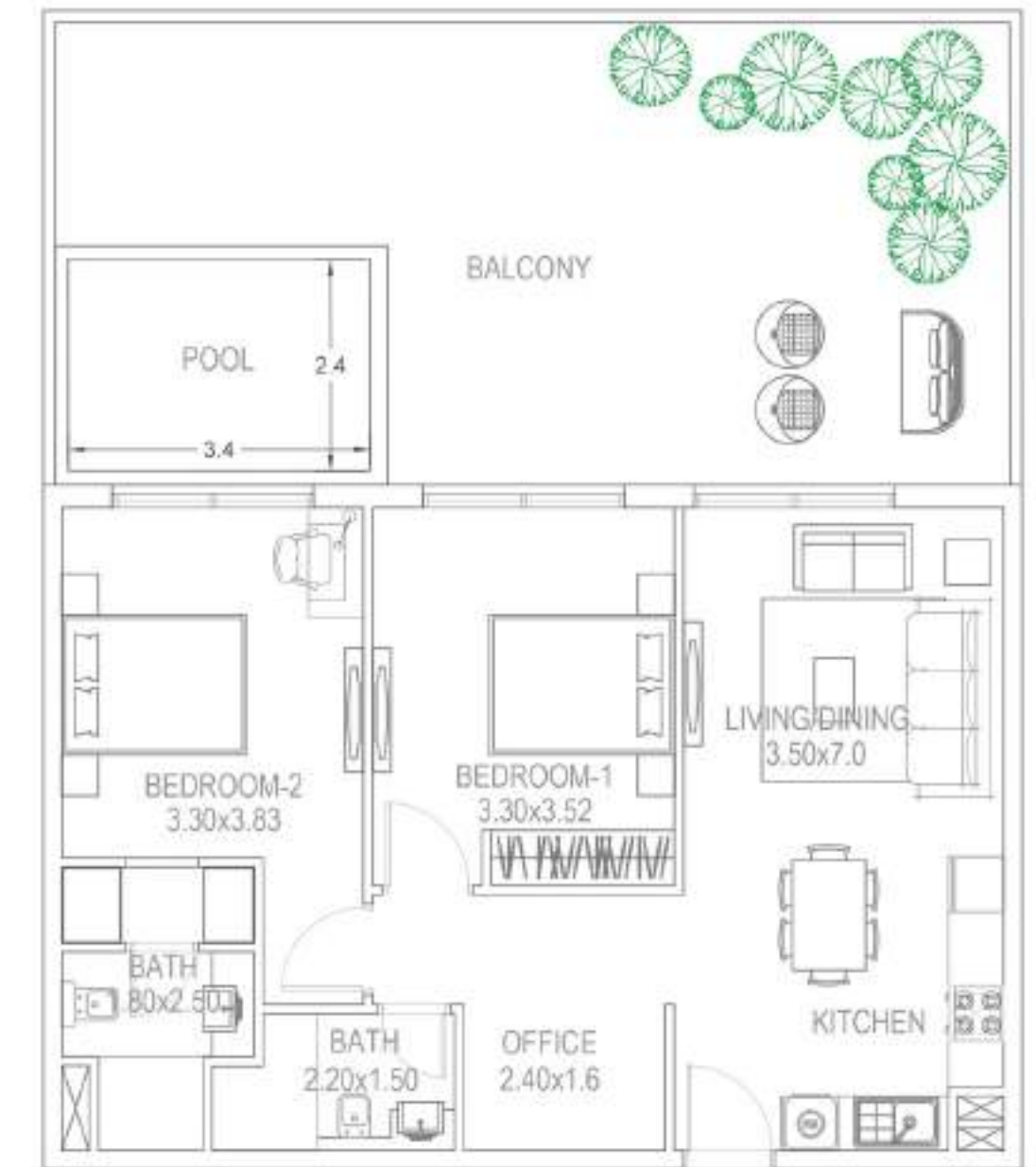
## 2 Bedroom Type A



## 2 Bedroom Type B



## 2 Bedroom Type C





# Unit Details

Row Labels	Avg Area
STUDIO	401
1BHK	647
2 BHK	1,101

Number of Units	
Type	No of units
STUDIO	111
PRESIDENTIAL STUDIO	10
1BHK	123
PRESIDENTIAL SUITE	6
2 BHK + OFFICE	72
2 BHK + POOL	12
2BHK +Terrace+Pool	4
4BHK DUPLEX +TERRACE+POOL	1
Retail	11
<b>Grand Total</b>	<b>350</b>



# UNIT PRICES

**STUDIO** Starting from **AED 450,000**

**1 BHK** Starting from **AED 751,000**

**2 BHK** Starting from **AED 990,000**



# Payment Plan

**10%**

**Launch Day**

**10%**

**5<sup>th</sup> Jan 23**

**1%**

**5<sup>th</sup> Mar 5 – 23<sup>th</sup> Jan 25**  
**28 Months**

**12%**

**5<sup>th</sup> Jul 25**  
**Handover**

**1%\***

**40 Months**

**\*Post project completion from**  
**Aug 2025 TO Nov 2028**

**Anticipated Completion Date**  
**July 2025**