



# DANUBE GROUP

Danube Group was founded and established by Mr. Rizwan Sajan in 1993. Over the last 24 years, the Group has come a long way since its humble beginnings of a small trading shop in Deira to being the region's leader in construction, building materials, home interiors and shop fitting industries. Danube has coursed a path that transformed only one shop with 3 employees to over 40 locations in 9 countries worldwide including UAE, Oman, Bahrain, Saudi Arabia, Qatar, Africa and India, in addition to procurement offices in China with an employee strength of over 2,200 people.

The Group's activities are diversified across 8 business divisions:

- Danube Building Materials
- Danube Properties
- Danube Home
- Cha Cha Chai
- Danubedirect.com
- Danube Fashion
- Danube Systems
- Alucopanel

With over 25,000 products and value-added services, we pride ourselves not just for designing and building, but also in nurturing long lasting relationships with our clients.

# **WHY INVEST IN DUBAI**

EVERYTHING A WORLD-CLASS CITY  
HAS TO OFFER AND MORE...

BURJ KHALIFA  
THE TALLEST BUILDING  
IN THE WORLD

PALM JUMEIRAH  
8th WONDER OF THE WORLD

MUSEUM OF THE FUTURE

## HIGH CAPITAL APPRECIATION

## HIGH RENTAL INCOME: 8%-10 %

## PROGRESSIVE ECONOMY

- Dubai is the fastest growing economy in the MENA Region which means more new businesses, growth in population & housing demand
- Rated at the top for best infrastructure

## 100% TAX FREE INCOME

- 0% Corporate Tax, 0% Capital Gain Tax, 0% Income Tax

## EASE OF INVESTMENT

- Duly regulated market controlled by robust laws
- Dubai Freehold Property is open to any investors of all nationalities
- Developers and Projects are registered, certified and approved by the Government of Dubai, UAE

## SECURITY

- Rated as one of the safest cities in the world with lowest crime rate

## WHY INVEST WITH DANUBE

Each Danube project remains a testament to our commitment of offering nothing less than the best to our customers. All our projects including **Dreamz, Glitz 1, Glitz 2, Glitz 3 (T 1 & T 2), Starz Tower, (T 1 & T 2), Glamz Residences (T 1 & T 2) or Miraclz Tower** are completely sold and is the evidence of our quality and timely construction.

Danube Properties has been awarded with two top honours in Dubai, UAE. The first was by Forbes Middle East for the “Top Real Estate Developer in the Arab World” and the second award was for the “Residential High-Rise Development” by Arabian Property Awards. And now Danube Properties proudly presents Resortz - our next luxury project.

## UNIQUE DANUBE ADVANTAGE:

### **FULLY FURNISHED APARTMENTS**

### **PAY FOR 1 BEDROOM, USE IT AS 2 BEDROOMS**

Fitted with modular furniture that fulfill the highest claims in terms of quality, functionality, design and durability.

### **PAY 1% PER MONTH\* - DOUBLE YOUR ROI**

### **CONVENIENTLY LOCATED**

Easy access to Sheikh Zayed Road and Sheikh Mohammad Bin Zayed, Schools and Hospitals.

# ATTRACTIVE WITH WORLD CLASS AMENITIES

Resortz, the latest offering from Danube stands for quality, innovation and uniqueness. Sushmita Sen, on the other hand, is known for her suave and charismatic personality. She is not afraid to create new rules and is extremely independent. This association epitomizes the Company's ideology as it steps confidently into the future.

## **THE FACE OF RESORTZ**

**Sushmita Sen**

Miss Universe 1994

# LIVE LIFE

# RESORT STYLE

Breaking from the norms of standard architecture, Resortz brings back the neoclassical era in its purest form, a style principally derived from the architecture of classical antiquity and the vitruvian principles. In it's form the architecture emphasizes on the wall by following a two tone color concept and maintains a separate identities to each of its parts. Spread over **4 acres of land Resortz spreads over 3 blocks, the project offers Studios, One Bedrooms, Two Bedrooms, Three Bedrooms and Retail Units, with 34% of the plot area used for beautiful landscaping.** A beautiful Dome in the central block reminds you of the Duomo in Florence. Fine detailed Column stands tall throughout the facade of the buildings adding to its grandeur. The 3 blocks come together to form a boundary for a beautiful landscape and swimming pool. The residences are conveniently located close to Miracle Garden. In short, live the urban life in a resort setting.

# LIVING ROOM BY DAY

European concept, designed and supplied by

**DANUBE HOME**



**BEDROOM BY NIGHT**

# BEAT THE HEAT WITH A REFRESHING DIP IN THE POOL

## Swimming Pool

Stunning water features and breathtaking nature's view.

## Jogging Track

Slip on your running shoes and hit the track, built around the swimming pool. Keep running. keep in shape.

## Barbeque Deck

What can be more fun than gathering friends and family for a party under the stars and next to the glittering swimming pool.

# EXCELLENT FACILITIES, BECAUSE HEALTH COMES FIRST

## Health Club

Fully-equipped health club with exceptional and enjoyable facilities like steam and sauna.

# JOY OF PLAYING

## **Squash Court**

Nothing like stroking the ball hard, to stay fit and healthy.

# GET ACTIVE INDOOR

## **Multi Purpose Room**

A large and well-equipped Billiards room for those who love spending time shooting the cue ball. And just in case you've had enough of billiards you can play a game of table tennis too.

# A DELIGHTFUL SPREAD EVERYDAY

## **Kitchen**

Modular kitchen that comes with spectrum of colors, extraordinary finishes and evocative designs and patterns.

REJUVENATE  
YOURSELF  
EVERY DAY  
IN STYLE

### **Bathroom**

Bathroom, which is your own personal space, comes with exquisite Spanish Tiles, impeccable Italian finish and luxurious fittings from Milano.

**BLOCK-1**  
**GROUND FLOOR SHOPS & APARTMENTS**

<b>APARTMENT NO.</b>	<b>APARTMENT TYPE</b>	<b>NET AREA (SQ. FT.)</b>
1	1 Bedroom	1018.66
2	1 Bedroom	1020.53
3	1 Bedroom	1019.35
4	1 Bedroom	1018.06
5	Studio	535.18
6	1 Bedroom	1021.18
7	2 Bedroom	1208.89

<b>SHOP NO.</b>	<b>NET AREA (SQ. FT.)</b>
1	1109.97
2	785.01
3	1009.65
4	1009.65
5	1009.65
6	1009.65
7	795.13
8	1009.65
9	1012.88



# BLOCK-1

## FIRST FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	452.62
2	Studio	469.84
3	Studio	450.14
4	Studio	469.84
5	Studio	506.33
6	Studio	472.10
7	Studio	449.82
8	2 Bedroom	1128.92
9	2 Bedroom	1156.8
10	Studio	469.52
11	Studio	469.95
12	Studio	469.95
13	Studio	469.84
14	Studio	469.95
15	Studio	469.84
16	Studio	469.84

17	Studio	469.09
18	Studio	477.27
19	Studio	477.27
20	Studio	468.98
21	Studio	469.84
22	Studio	469.95
23	Studio	469.84
24	Studio	469.84
25	Studio	469.95
26	Studio	469.84
27	Studio	469.52
28	2 Bedroom	1156.8
29	2 Bedroom	1128.92
30	Studio	449.82
31	Studio	472.64
32	Studio	506.76
33	Studio	469.95
34	Studio	450.14
35	Studio	469.95
36	Studio	451.22
37	Studio	520.97

# BLOCK-1

## SECOND FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	452.51
2	Studio	469.95
3	Studio	450.14
4	Studio	469.84
5	Studio	506.33
6	Studio	472.10
7	Studio	449.82
8	2 Bedroom	1128.92
9	2 Bedroom	1156.69
10	Studio	449.82
11	Studio	469.84
12	Studio	469.84
13	Studio	450.14
14	Studio	450.14
15	Studio	469.84
16	Studio	469.84
17	Studio	450.14
18	Studio	477.05

19	Studio	477.05
20	Studio	450.14
21	Studio	469.84
22	Studio	469.84
23	Studio	450.14
24	Studio	450.14
25	Studio	469.84
26	Studio	469.84
27	Studio	449.82
28	2 Bedroom	1156.69
29	2 Bedroom	1128.92
30	Studio	449.82
31	Studio	472.32
32	Studio	506.76
33	Studio	469.84
34	Studio	450.14
35	Studio	469.95
36	Studio	451.22
37	Studio	520.97

# BLOCK-1

## THIRD FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	452.51
2	Studio	469.84
3	Studio	450.14
4	Studio	469.84
5	Studio	506.33
6	Studio	472.10
7	Studio	449.82
8	2 Bedroom	1113.31
9	2 Bedroom	1140.87
10	Studio	449.82
11	Studio	469.09
12	Studio	469.95
13	Studio	469.95
14	Studio	469.95
15	Studio	469.95
16	Studio	469.09
17	Studio	450.25
18	Studio	469.84
19	Studio	468.98

20	Studio	450.25
21	Studio	469.09
22	Studio	469.95
23	Studio	469.95
24	Studio	469.95
25	Studio	469.95
26	Studio	469.09
27	Studio	449.82
28	2 Bedroom	1140.87
29	2 Bedroom	1113.01
30	Studio	449.82
31	Studio	472.32
32	Studio	506.76
33	Studio	469.84
34	Studio	450.14
35	Studio	469.84
36	Studio	451.22
37	Studio	505.36

# BLOCK-1

## FOURTH FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	452.51
2	Studio	469.84
3	Studio	450.14
4	Studio	469.84
5	Studio	506.33
6	Studio	472.10
7	Studio	449.82
8	2 Bedroom	1074.89
9	2 Bedroom	1102.66
10	Studio	449.82
11	Studio	450.14
12	Studio	468.98
13	Studio	469.84
14	Studio	469.84
15	Studio	468.98
16	Studio	450.14
17	Studio	450.14
18	Studio	450.14
19	Studio	450.14
20	Studio	450.14

21	Studio	450.14
22	Studio	468.98
23	Studio	469.84
24	Studio	469.84
25	Studio	468.98
26	Studio	450.14
27	Studio	449.82
28	2 Bedroom	1102.66
29	2 Bedroom	1074.89
30	Studio	449.82
31	Studio	472.32
32	Studio	506.76
33	Studio	469.84
34	Studio	450.14
35	Studio	469.84
36	Studio	451.54
37	Studio	418.71

# BLOCK-2

## **GROUND FLOOR SHOPS & APARTMENTS**



<b>APARTMENT NO.</b>	<b>APARTMENT TYPE</b>	<b>NET AREA (SQ. FT.)</b>
8	2 Bedroom	1210.83
9	1 Bedroom	1019.45
10	1 Bedroom	1021.71
11	Studio	570.92
12	2 Bedroom	1137.10

<b>SHOP NO.</b>	<b>NET AREA (SQ. FT.)</b>
10	1012.78
11	1578.20
12	858.96
13	868.76
14	1137.42
15	1082.85
16	858.96
17	858.96
18	859.82
19	681.46
20	867.79

# BLOCK-2

## FIRST FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	1 Bedroom	888.67
2	Studio	412.15
3	1 Bedroom	762.94
4	2 Bedroom	1129.46
5	2 Bedroom	1157.01
6	1 Bedroom	978.44
7	2 Bedroom	1216.11
8	1 Bedroom	919.67
9	1 Bedroom	918.91
10	3 Bedroom	1857.10
11	1 Bedroom	942.16
12	1 Bedroom	920.10
13	1 Bedroom	919.57
14	1 Bedroom	921.39
15	1 Bedroom	845.5
16	2 Bedroom	942.81

17	2 Bedroom	1054.11
18	Studio	465.96
19	1 Bedroom	902.45
20	1 Bedroom	900.94
21	Studio	419.79

# BLOCK-2

## SECOND FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	439.17
2	Studio	430.44
3	Studio	412.36
4	1 Bedroom	763.05

5	2 Bedroom	1129.46
6	2 Bedroom	1157.12
7	Studio	449.82
8	Studio	449.82
9	2 Bedroom	1197.16
10	Studio	430.44
11	Studio	450.14
12	Studio	450.14
13	Studio	430.44
14	3 Bedroom	1857.31
15	1 Bedroom	923.22
16	Studio	450.68
17	Studio	450.14
18	Studio	430.44
19	Studio	430.44
20	Studio	450.14
21	Studio	451.54
22	1 Bedroom	807.30
23	2 Bedroom	942.70
24	2 Bedroom	1054.11
25	Studio	465.96
26	Studio	432.60
27	Studio	450.14
28	Studio	450.14
29	Studio	431.09
30	Studio	420.01

# BLOCK-2

## THIRD FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	439.17
2	Studio	430.44
3	Studio	412.47
4	1 Bedroom	763.05
5	2 Bedroom	1113.64
6	2 Bedroom	1141.41
7	Studio	449.82
8	Studio	449.82
9	2 Bedroom	1215.68
10	Studio	450.14
11	Studio	450.14
12	Studio	449.28
13	Studio	430.44
14	3 Bedroom	1857.31
15	1 Bedroom	923.22
16	Studio	449.82

17	Studio	450.14
18	Studio	450.14
19	Studio	450.14
20	Studio	450.14
21	Studio	452.40
22	1 Bedroom	807.30
23	2 Bedroom	926.88
24	2 Bedroom	1038.29
25	Studio	465.96
26	Studio	432.60
27	Studio	450.14
28	Studio	450.14
29	Studio	431.09
30	Studio	420.01

# BLOCK-2

## FOURTH FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	439.17
2	Studio	430.44
3	Studio	412.36
4	1 Bedroom	763.05
5	2 Bedroom	1075.43
6	2 Bedroom	1103.09
7	Studio	449.82
8	Studio	449.82
9	2 Bedroom	1195.98
10	Studio	450.14
11	Studio	449.28
12	Studio	430.44
13	Studio	430.44
14	3 Bedroom	1856.88
15	1 Bedroom	923.22
16	Studio	430.98

17	Studio	449.28
18	Studio	450.14
19	Studio	450.14
20	Studio	449.28
21	Studio	431.95
22	1 Bedroom	807.51
23	2 Bedroom	889.32
24	2 Bedroom	1000.19
25	Studio	466.5
26	Studio	432.92
27	Studio	450.14
28	Studio	450.14
29	Studio	431.41
30	Studio	420.97



# BLOCK-3

## GROUND FLOOR SHOPS & APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
13	2 Bedroom	1137.64
14	1 Bedroom	1023.54
15	Studio	540.35
16	1 Bedroom	1017.94

SHOP NO.	NET AREA (SQ. FT.)
21	860.57
22	860.57
23	677.70
24	860.57
25	860.57

# BLOCK-3

## FIRST FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	1 Bedroom	903.09
2	1 Bedroom	899.76
3	Studio	471.13
4	1 Bedroom	903.41
5	2 Bedroom	1054.22
6	2 Bedroom	942.81
7	1 Bedroom	918.70
8	1 Bedroom	919.57
9	1 Bedroom	919.57
10	1 Bedroom	919.57
11	1 Bedroom	919.35
12	1 Bedroom	1024.18

<b>APARTMENT NO.</b>	<b>APARTMENT TYPE</b>	<b>NET AREA (SQ. FT.)</b>
13	Studio	451.54
14	1 Bedroom	919.57
15	1 Bedroom	919.57
16	1 Bedroom	919.57
17	1 Bedroom	919.57
18	1 Bedroom	918.70
19	2 Bedroom	1054.33
20	2 Bedroom	942.70
21	1 Bedroom	901.05
22	1 Bedroom	598.15
23	1 Bedroom	899.87
24	1 Bedroom	902.45

# BLOCK-3

## THIRD FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	431.63
2	Studio	450.14
3	Studio	430.44
4	Studio	450.14
5	Studio	471.45
6	Studio	453.27
7	Studio	430.01
8	2 Bedroom	1038.29
9	2 Bedroom	926.77
10	Studio	430.01
11	Studio	449.28
12	Studio	450.14
13	Studio	450.14
14	Studio	450.14
15	Studio	450.14
16	Studio	449.28
17	Studio	430.44

18	Studio	430.44
19	Studio	448.96
20	1 Bedroom	842.82
21	Studio	450.68
22	Studio	450.14
23	Studio	449.28
24	Studio	430.44
25	Studio	449.28
26	Studio	450.14
27	Studio	450.14
28	Studio	450.14
29	Studio	450.14
30	Studio	449.28
31	Studio	430.01
32	2 Bedroom	1038.29
33	2 Bedroom	926.77
34	Studio	430.01
35	Studio	451.22
36	1 Bedroom	597.93
37	Studio	449.71
38	Studio	430.44
39	Studio	450.14
40	Studio	432.60

# BLOCK-3

## FOURTH FLOOR APARTMENTS

APARTMENT NO.	APARTMENT TYPE	NET AREA (SQ. FT.)
1	Studio	431.63
2	Studio	450.14
3	Studio	430.44
4	Studio	450.14
5	Studio	471.45
6	Studio	453.27
7	Studio	430.01
8	2 Bedroom	999.97
9	2 Bedroom	888.56
10	Studio	430.01
11	Studio	430.44
12	Studio	449.28
13	Studio	450.14
14	Studio	450.14

15	Studio	449.28
16	Studio	430.44
17	Studio	430.44
18	Studio	430.44
19	Studio	430.12
20	1 Bedroom	842.82
21	Studio	450.68
22	Studio	450.14
23	Studio	430.44
24	Studio	430.44
25	Studio	430.44
26	Studio	449.28
27	Studio	450.14
28	Studio	450.14
29	Studio	449.28
30	Studio	430.44
31	Studio	430.01
32	2 Bedroom	1000.08
33	2 Bedroom	888.46
34	Studio	430.01
35	Studio	451.22
36	1 Bedroom	597.93
37	Studio	449.71
38	Studio	430.44
39	Studio	450.14
40	Studio	432.60

# EASILY ACCESSIBLE FROM ANYWHERE

- In today's busy life, location does matter. Reside at Resortz and you'll never be too far away from anywhere
- The beautiful Miracle Garden is just next door
- Easy access to Sheikh Zayed Road which is just a short drive away
- Conveniently located alongside Sheikh Mohammed bin Zayed Road
- Short travel to City Center Al Barsha
- The Mall of the Emirates Metro station is within close proximity
- Dubai International Airport is a short drive away
- Dubai World Central (Al Maktoum International Airport) is close by
- Easy access to many reputed schools in the vicinity
- World class shopping mall within easy reach



# DELIVERING OUR PROMISES

We understand our responsibility as your Property Developer and we remain committed to 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 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 experience your smile while handing over your keys to you!”**