

The background of the image is a close-up of an opal, showing its characteristic iridescent patterns in shades of blue, green, and white. A large white circle is centered on the image, containing the logo.

OpalZ  
BY **DANUBE**



**LUXURY**  
for Life





*Expansive*  
**Lobby**



*Spacious*  
**Living Room**

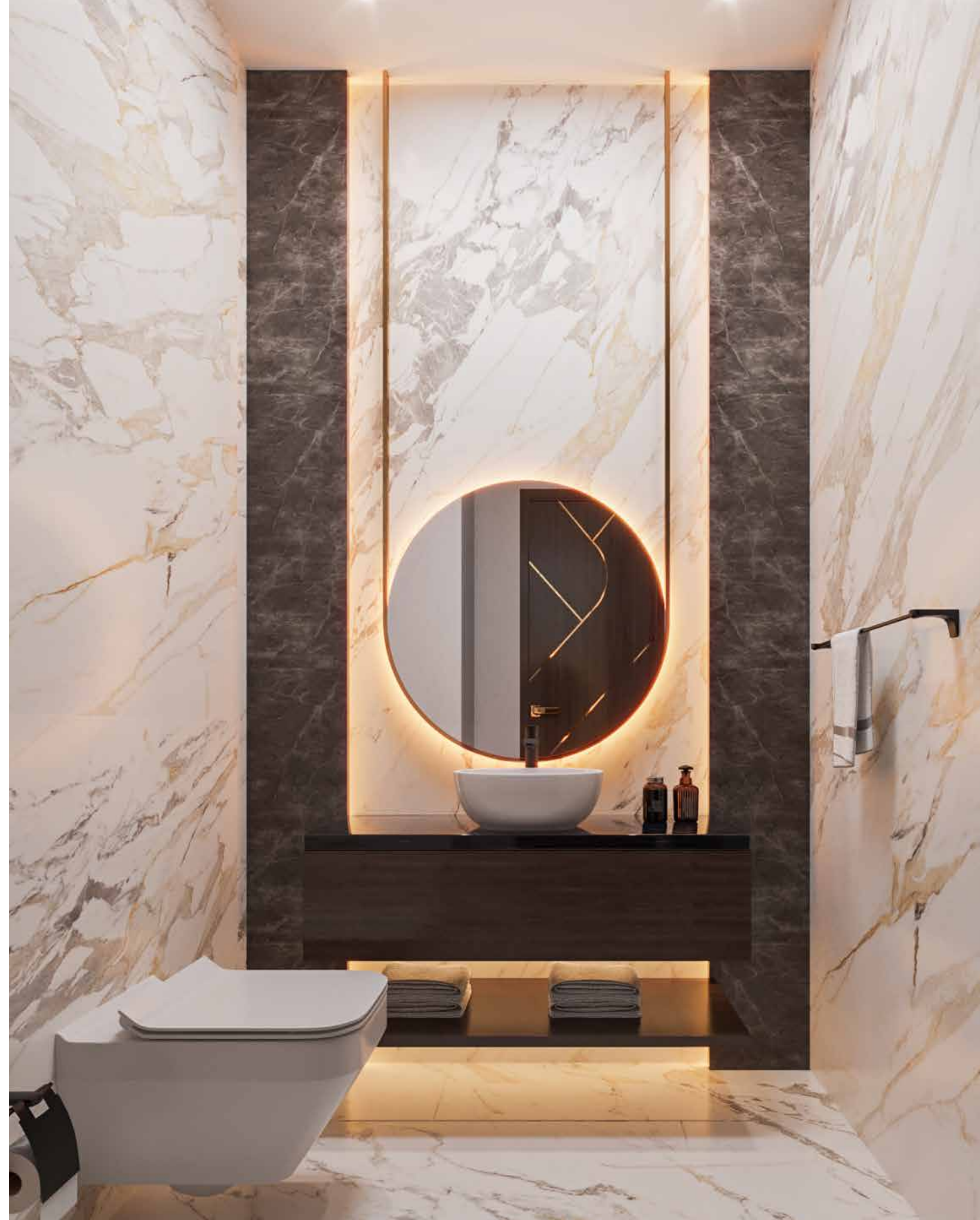


*Luxurious*  
**Bedroom**



*Modular*  
**Kitchen**

*Modern*  
**Bathroom**



Live in the  
New Realm of

Luxury

Wake up everyday to experience moments that take your breath away. Contemporary interiors, modern amenities and a promising location. Presenting **Opal** by **Danube** - a brand new project that redefines luxury for life



DOCTOR  
ON CALL



SKY LOUNGE AT  
CROWN OF TOWER



PRIVATE POOL  
IN BALCONY



CAR CHARGING  
POINT



OPEN AIR  
CINEMA



JOGGING  
TRACK



ENTRANCE  
LOBBY



NANNY ON  
BOARD



KIDS  
PLAY AREA



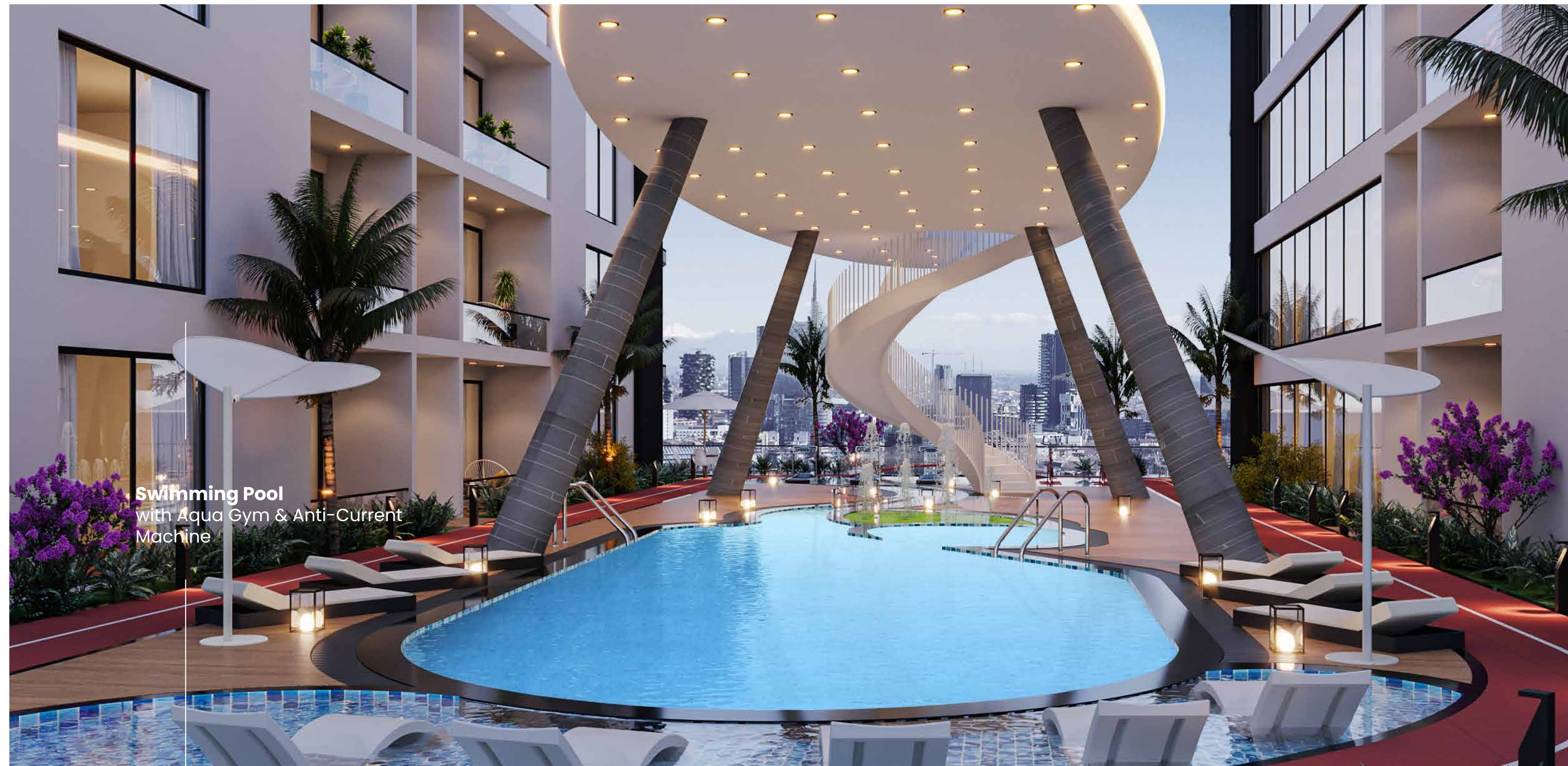
SHALLOW  
POOL



KIDS  
POOL



SHUTTLE BUS  
TO METRO STATION



**Swimming Pool**  
with Aqua Gym & Anti-Current  
Machine

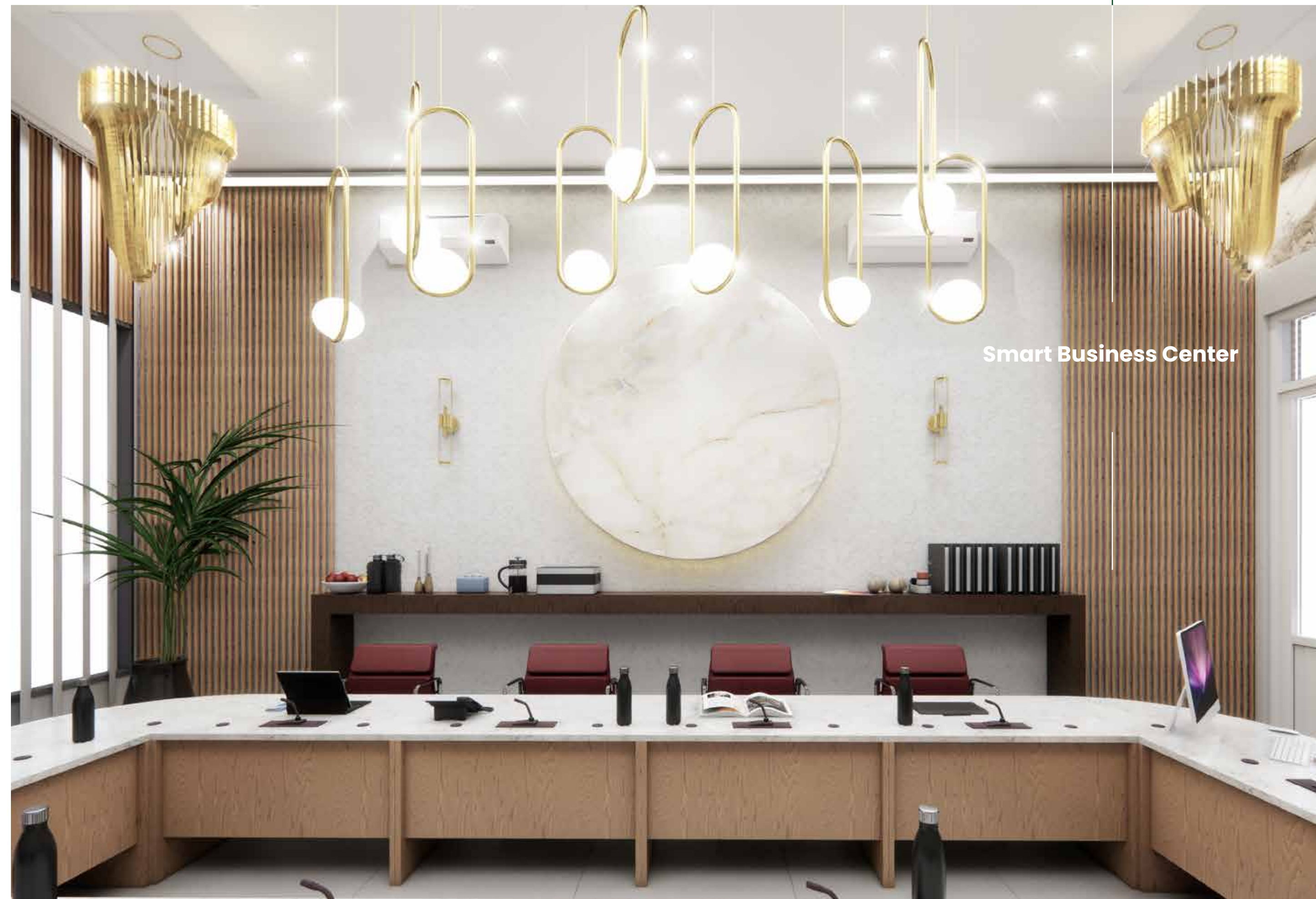




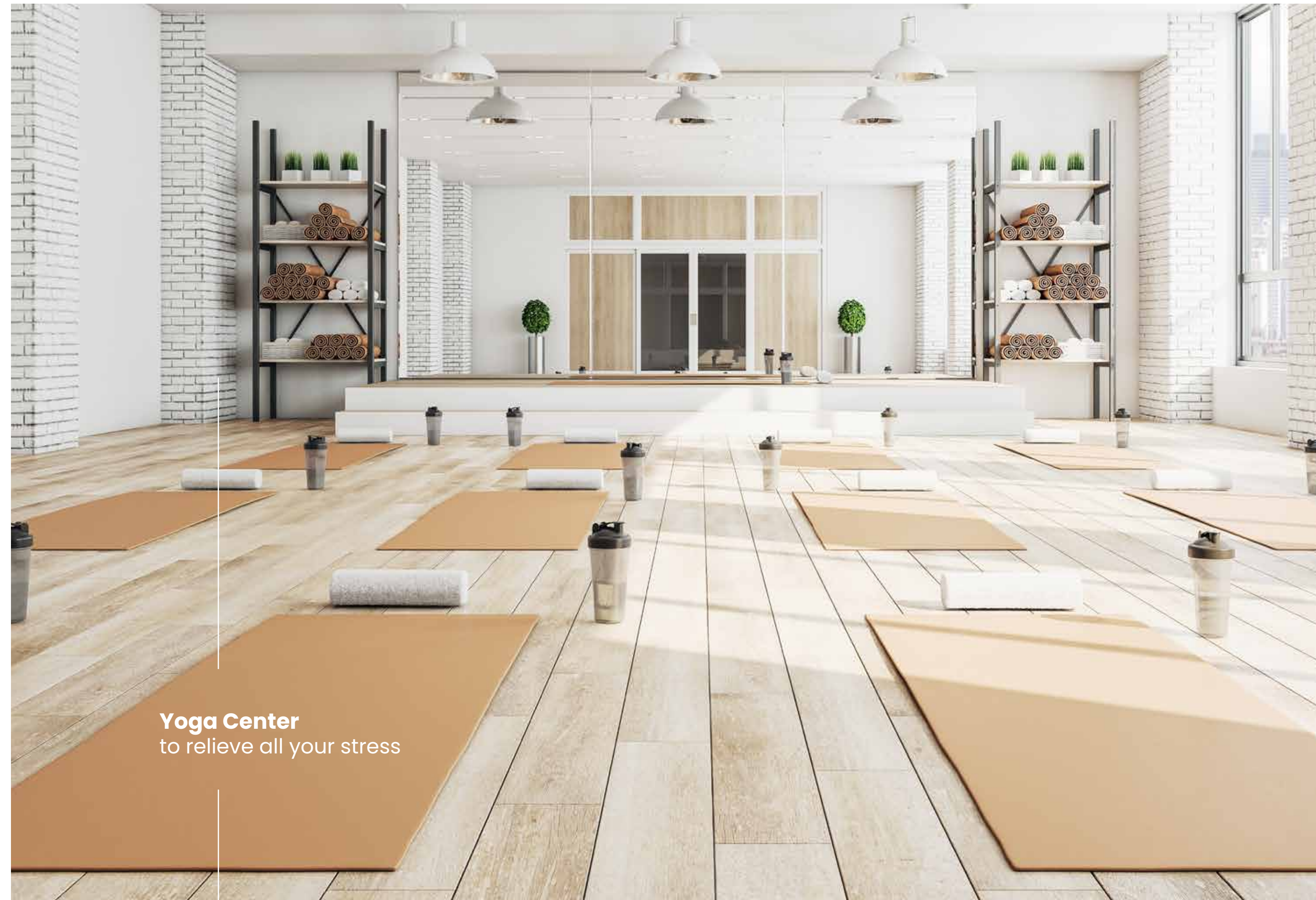
*Panoramic*  
**Sky Deck**



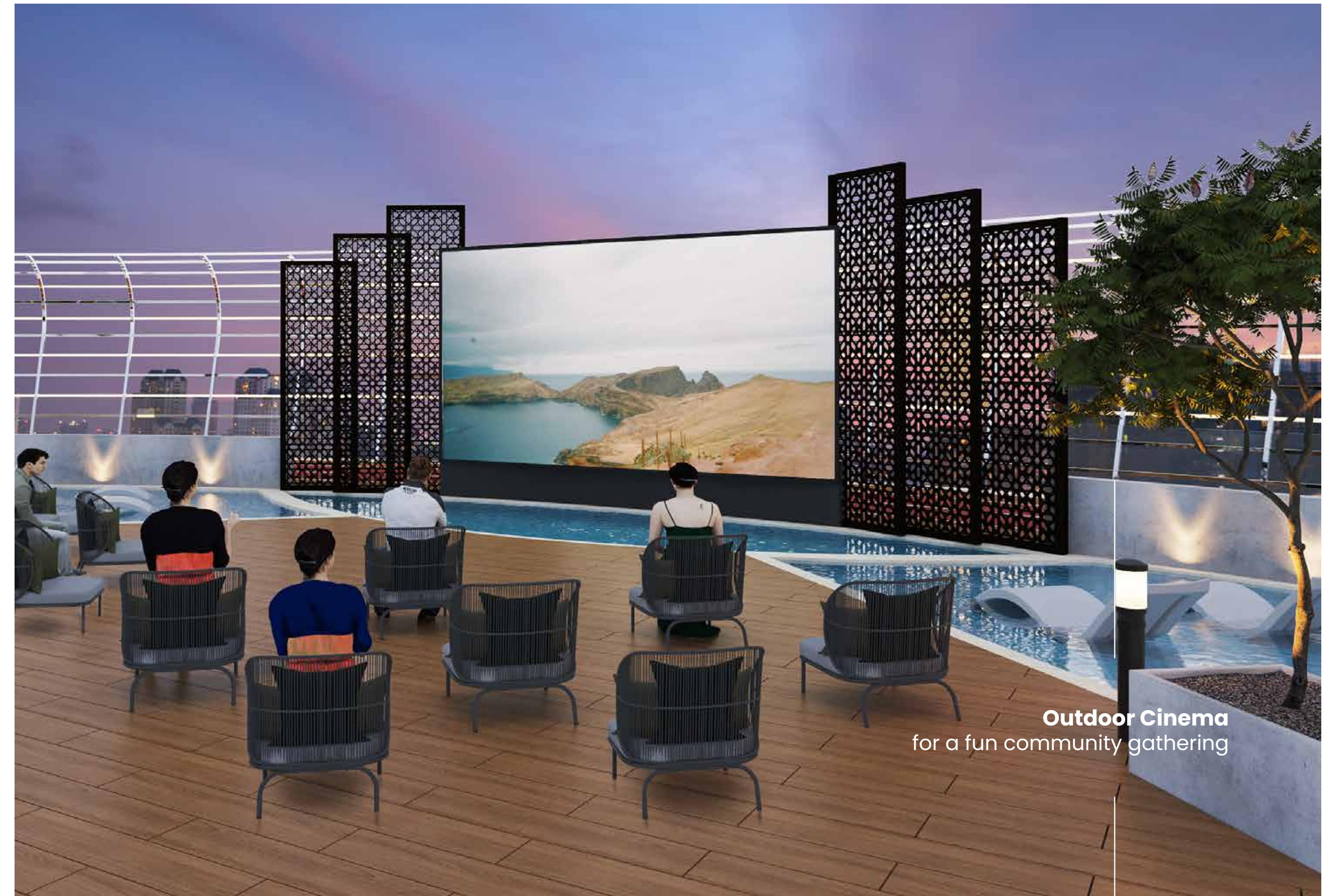
**Modern Beauty Salon**  
with a well trained staff



**Smart Business Center**



**Yoga Center**  
to relieve all your stress



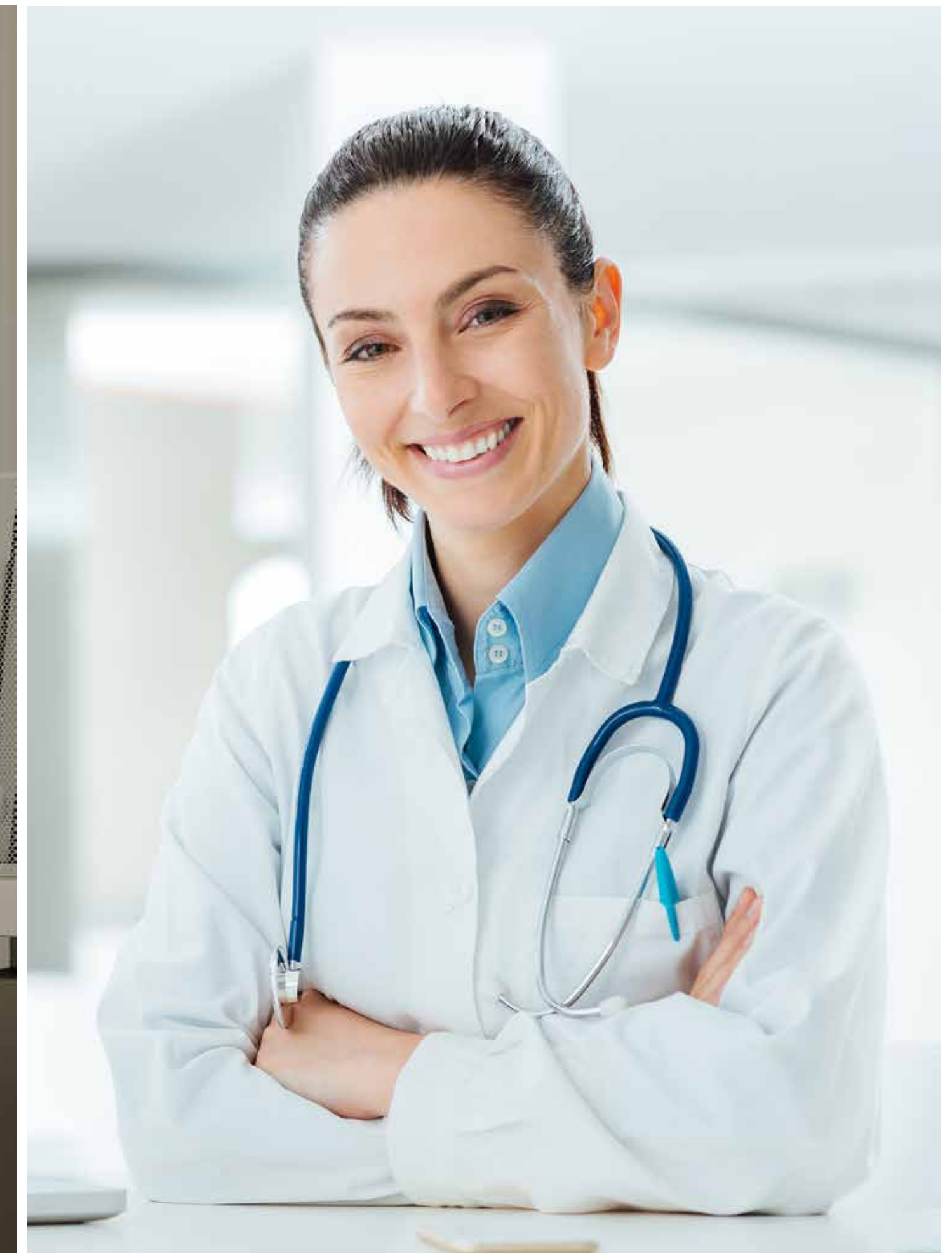
**Outdoor Cinema**  
for a fun community gathering

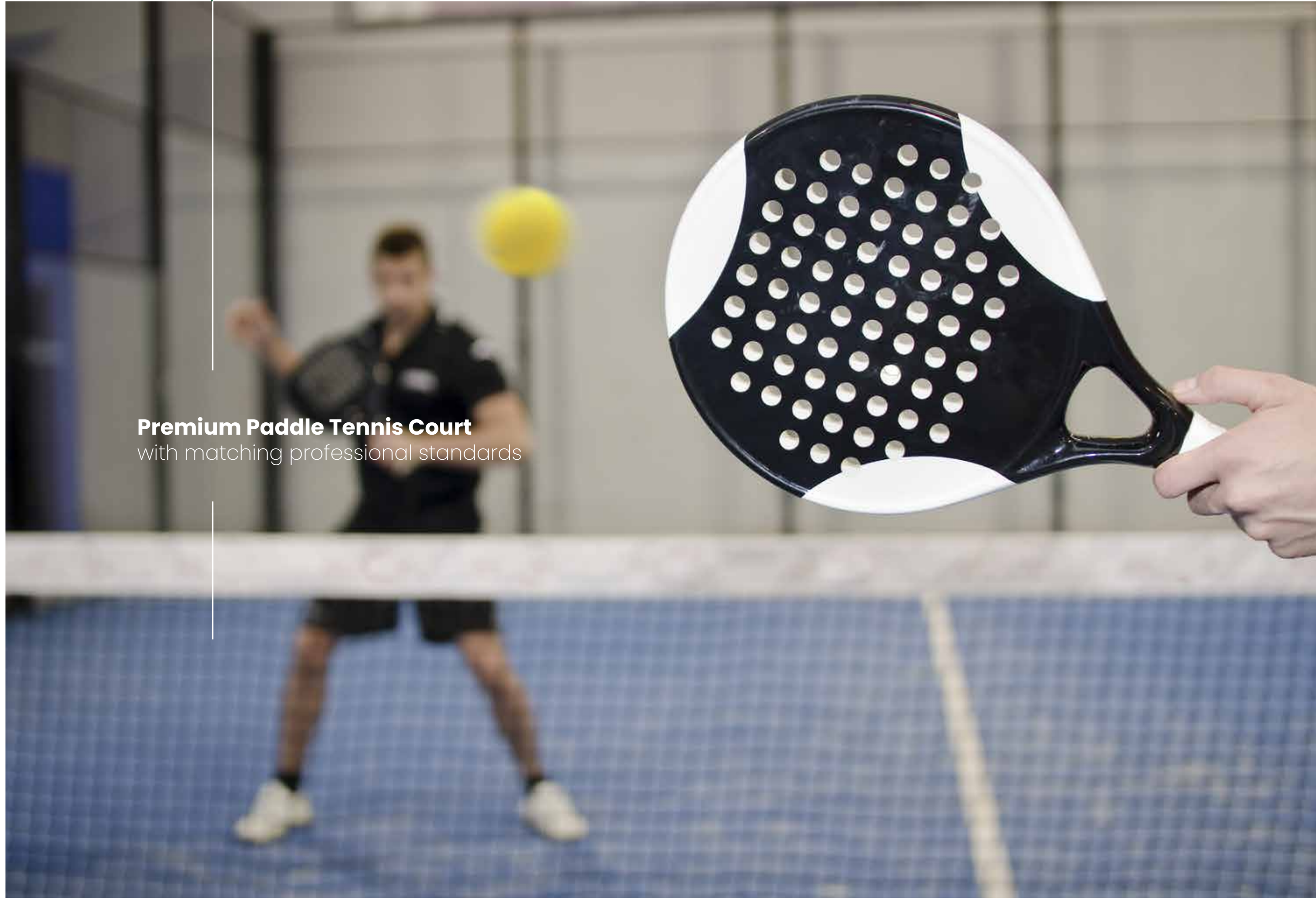
**Kids Day Care**  
with nanny on board\*  
\*Subject to authority approval



**Doctor on Call**  
24x7\*

\*Subject to authority approvals

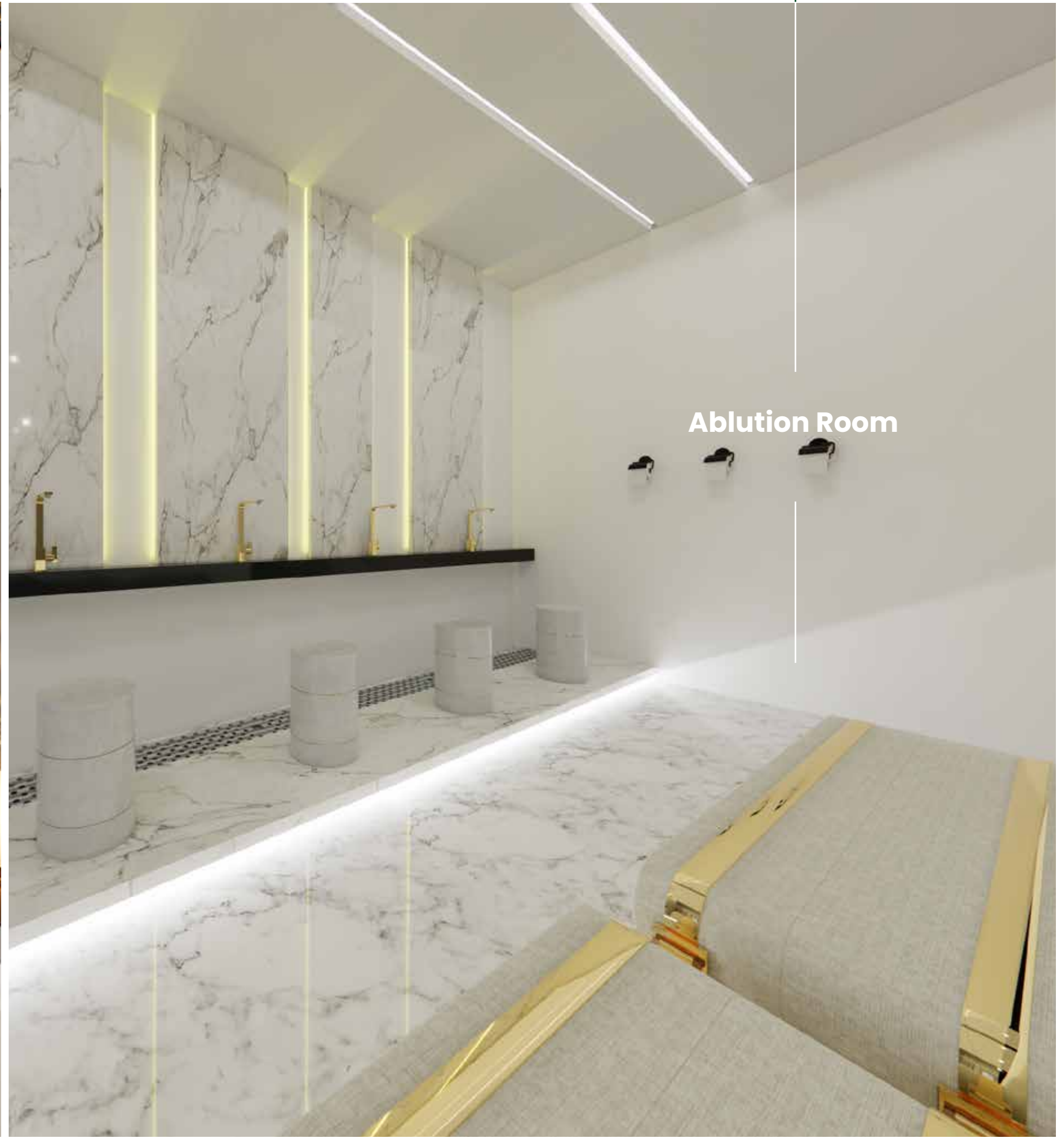




**Premium Paddle Tennis Court**  
with matching professional standards



**Fitness Center**  
with state-of-the-art  
equipment





Multipurpose Hall



Multipurpose Hall



Jogging Track

Crown of the Tower



Outdoor Cinema





# 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



“The success and eminence of Danube began with a small trading enterprise as a dream, but today the dream has been transformed into reality.”

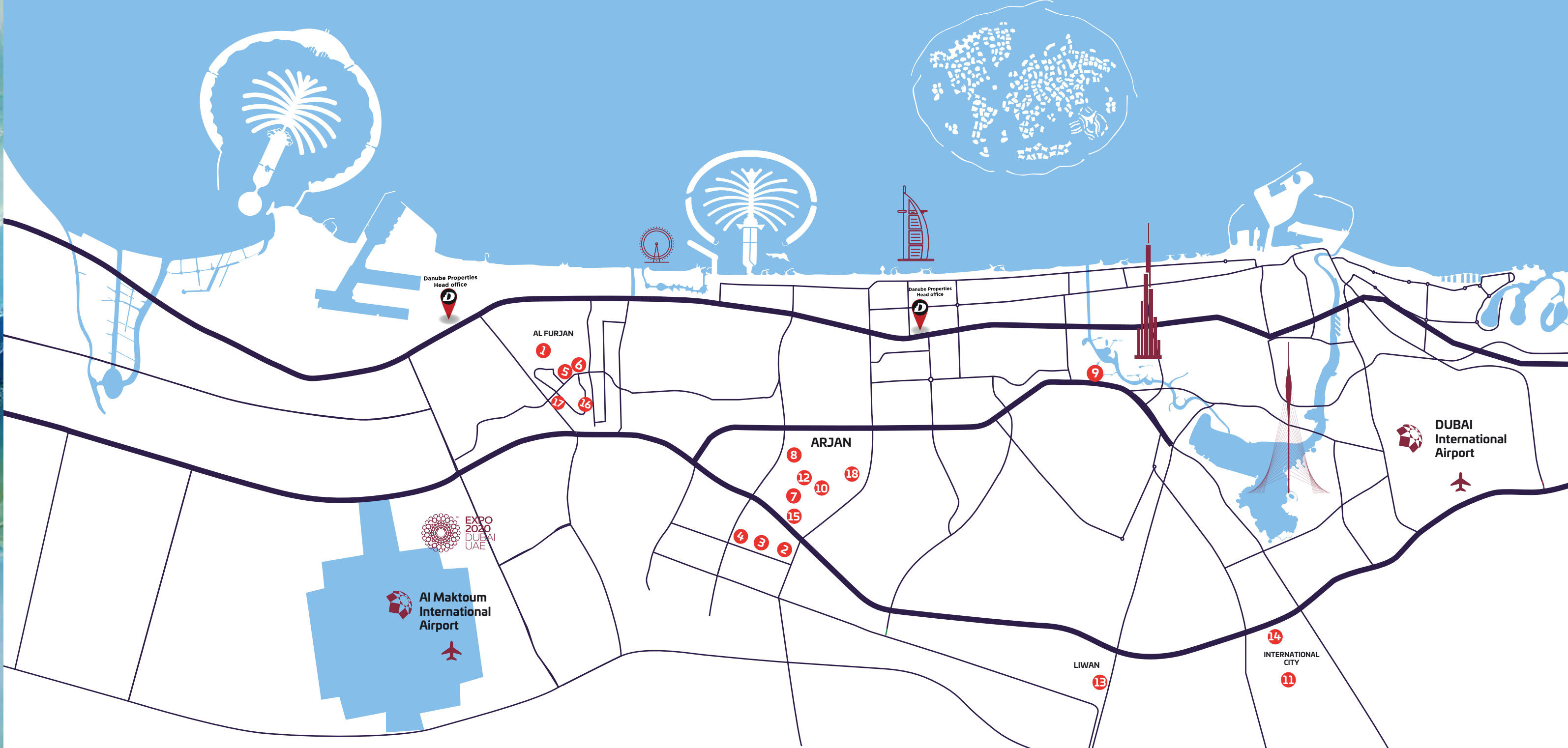
Rizwan Sajan  
Founder & Chairman



Projects  
by Danube



COMPLETED UNDER CONSTRUCTION



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

## Prime Location & A Vibrant Community

Life in Dubai Science Park is a perfect amalgamation of technology, art and sustainable development. The robust infrastructure and collaborative environment at the location has become Dubai's most popular destination for investors and residents.

With close proximity to Sheikh Zayed Road and Mall of Emirates Metro Station, the project is a just a few minutes away by car from most of Dubai's hotspots.

The community offers a luxurious environment with a futuristic approach that attracts the residents and citizens who are ready to experience a finest lifestyle.

**OPPOSITE**

To Dubai Hills Mall

**3 MINUTES**

To Mohamed Bin Zayed Road

**8 MINUTES**

To Sheikh Zayed Road

**7 MINUTES**

To Mall of the Emirates

**15 MINUTES**

To Burj Khalifa/Dubai Mall

