

ASPIRZ
BY **DANUBE**

ASPIRZ

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PREMIUM HOMES & OFFICES

DUBAI SPORTS CITY

LIVE
HERE

WORK
HERE



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PREMIUM HOMES & OFFICES

DUBAI SPORTS CITY

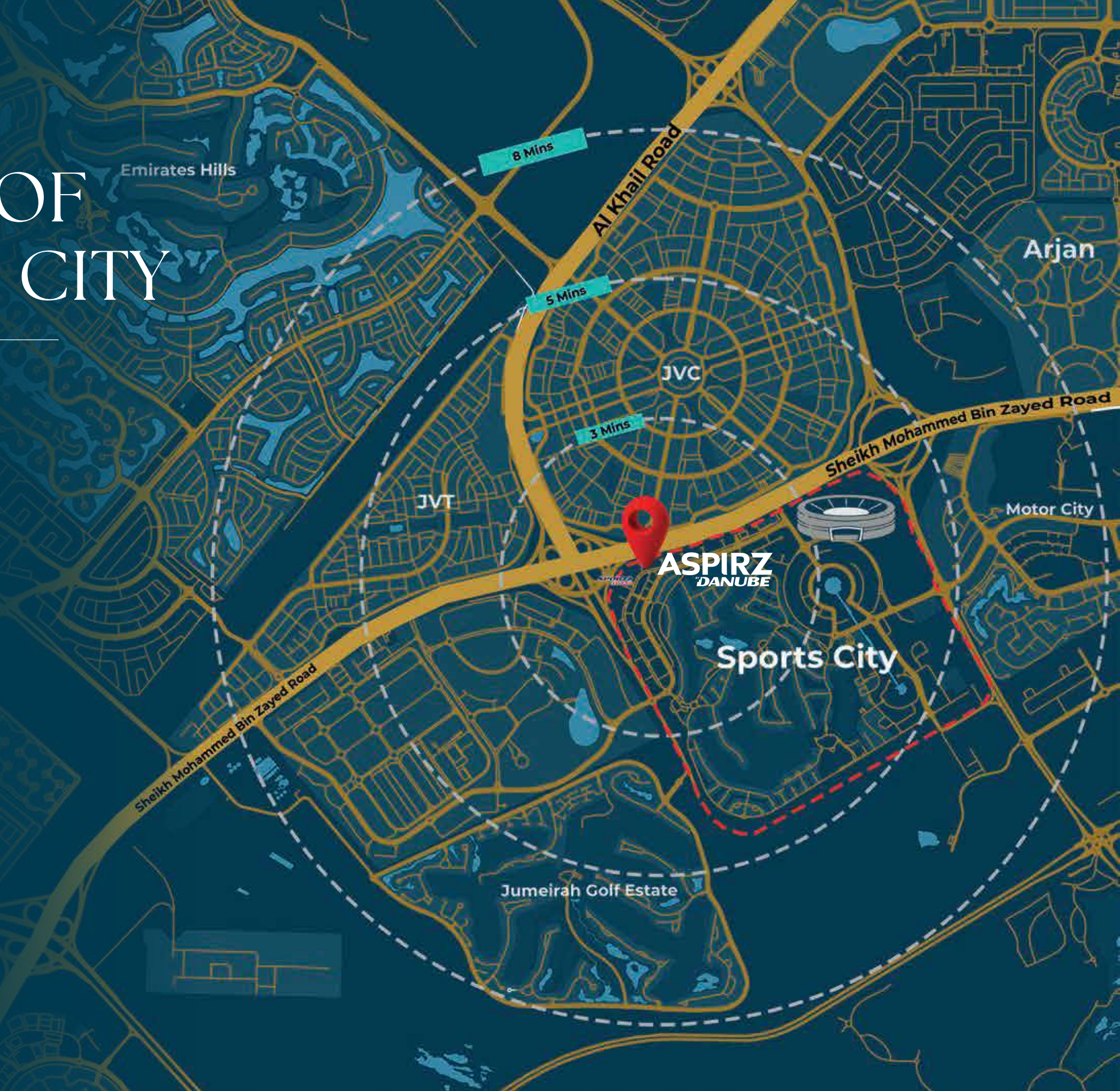
2 MINS FROM
SHEIKH MOHAMMED BIN ZAYED ROAD

TALLEST
TOWER IN
DUBAI SPORTS CITY



IN THE HEART OF DUBAI SPORTS CITY

Dubai Cricket Stadium	2 min
Sheikh Mohammed Bin Zayed Road	2 min
Grandiose Super Market	2 min
Sports City Lake	3 min
Schools Nearby	5 min
Al Khail Road	5 min
Miracle Garden	8 min
Sheikh Zayed Road	12 min
Dubai Internet City Metro	15 min
Dubai Marina	15 min
Global Village	15 min
Img World	18 min
Mall Of The Emirates	18 min
Burj Al Arab	20 min
Dubai Mall	20 min
Burj Khalifa	20 min
Palm Jumeirah	25 min
Dubai International Airport	25 min
Al Maktoum International Airport	25 min



ASPIRZ
BY **DANUBE**

MODERN OFFICES AT
1% PAYMENT PLAN
(WITH 30 MONTHS POST HANDOVER)

OFFICES DESIGNED TO INSPIRE



AN ARRIVAL
that makes a
STATEMENT

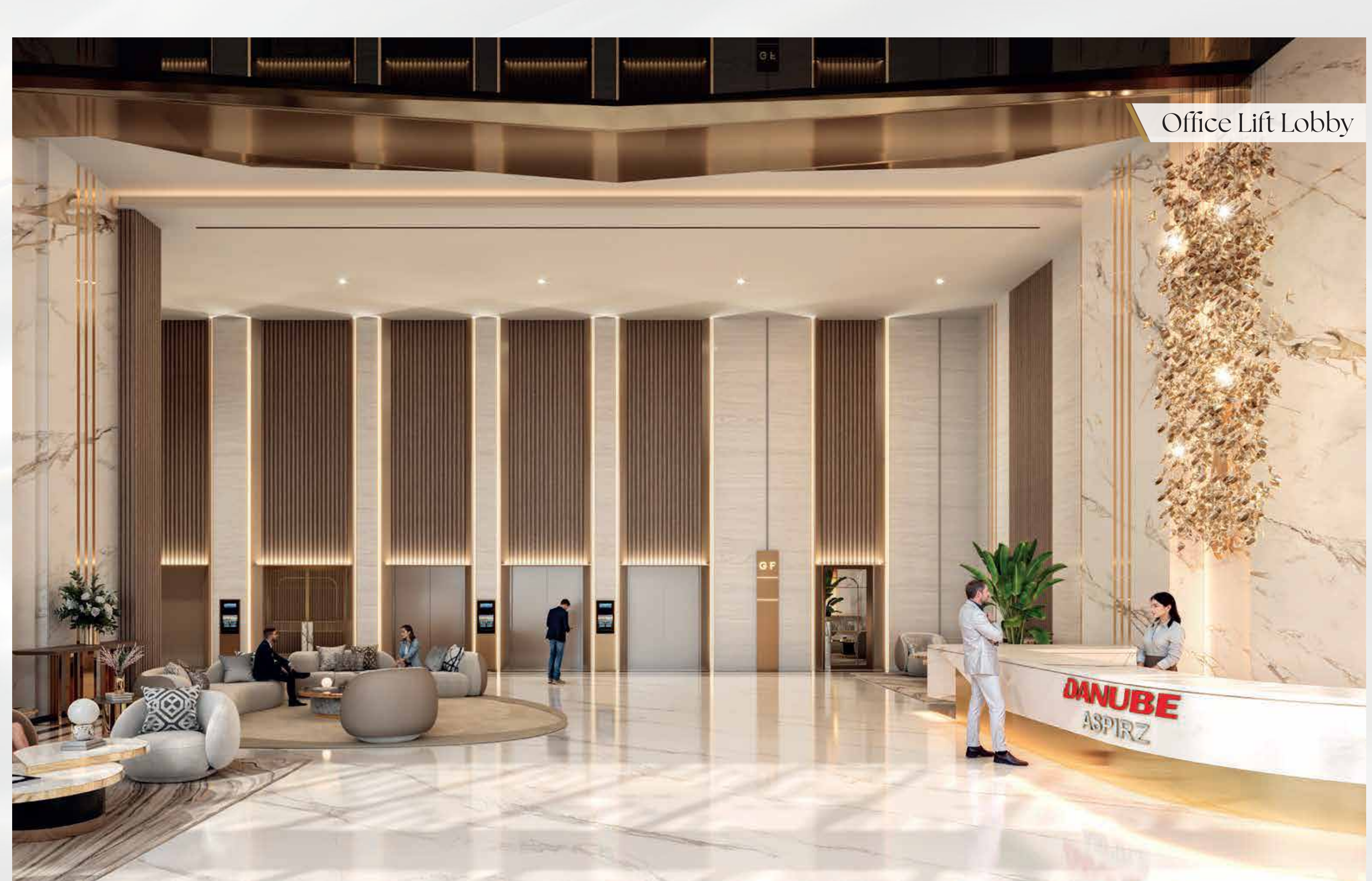
Dedicated Separate Entrance
for Offices & Residences



Office Entrance Lobby



Office Lift Lobby

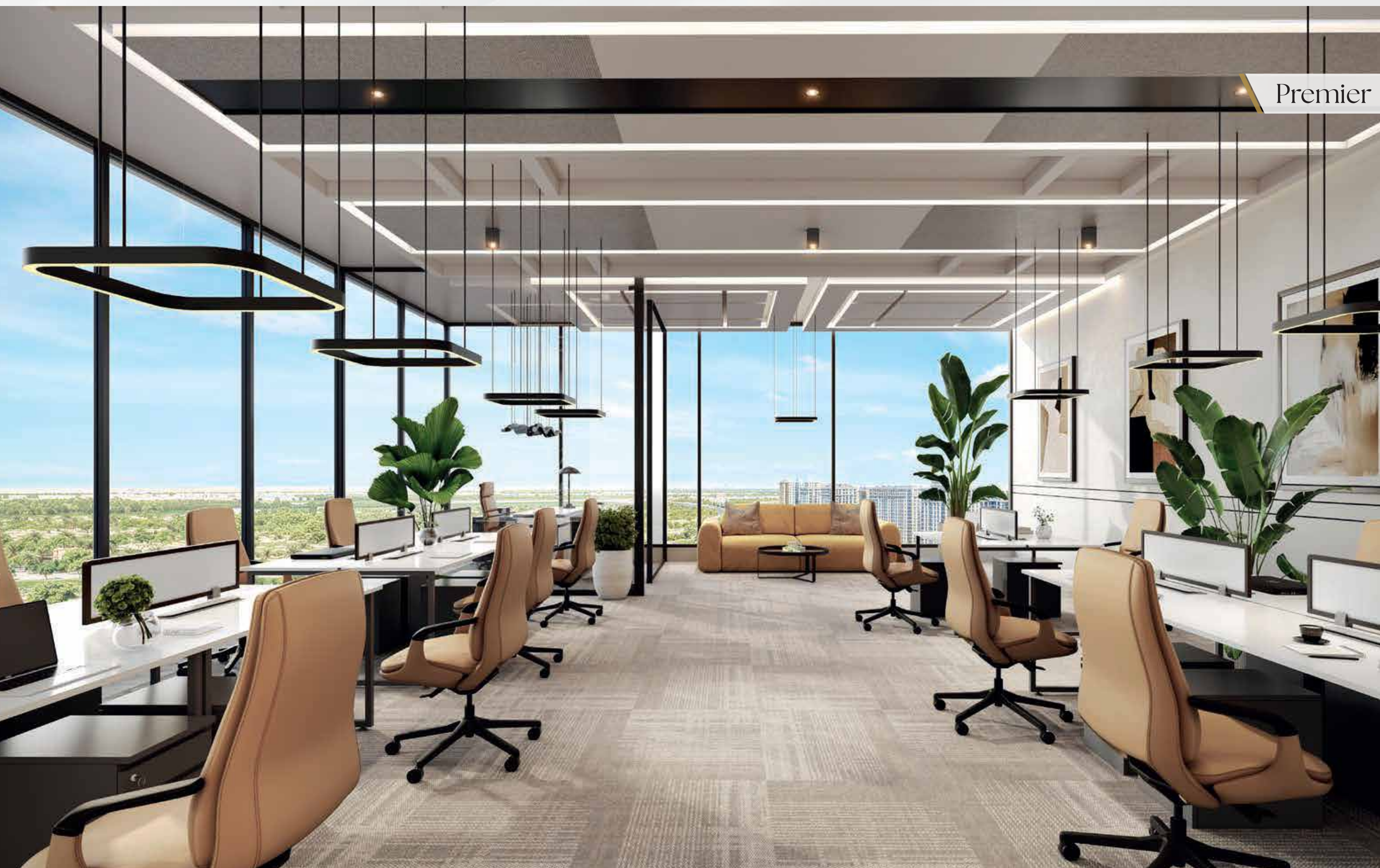


Executive



Disclaimer: The interiors and furniture shown in the layout is for illustrative purposes only. All offices are provided as shell & core.

Premier



Disclaimer: The interiors and furniture shown in the layout is for illustrative purposes only. All offices are provided as shell & core.



WORKSPACES *that go* BEYOND WORK

STANDARD

Office Features:

- Manager's Cabin
- 12 Workstations
- Reception
- Visitor's Zone

Aspirz Features:

- Boardroom
- Restroom
- Reception
- 15+ Premium Amenities
- Valet Services
- Shuttle to Metro

EXECUTIVE

Office Features:

- Manager's Cabin
- 20 Workstations
- Reception
- Visitor's Zone

Aspirz Features:

- Boardroom
- Restroom
- Reception
- 15+ Premium Amenities
- Valet Services
- Shuttle to Metro

PREMIER

Office Features:

- Manager's Cabin
- 25 Workstations
- Meeting Room
- Reception
- Visitor's Zone

Aspirz Features:

- Boardroom
- Restroom
- Reception
- 15+ Premium Amenities
- Valet Services
- Shuttle to Metro

YOUR OFFICE. YOUR WAY.

Merge units as per your
layout requirements

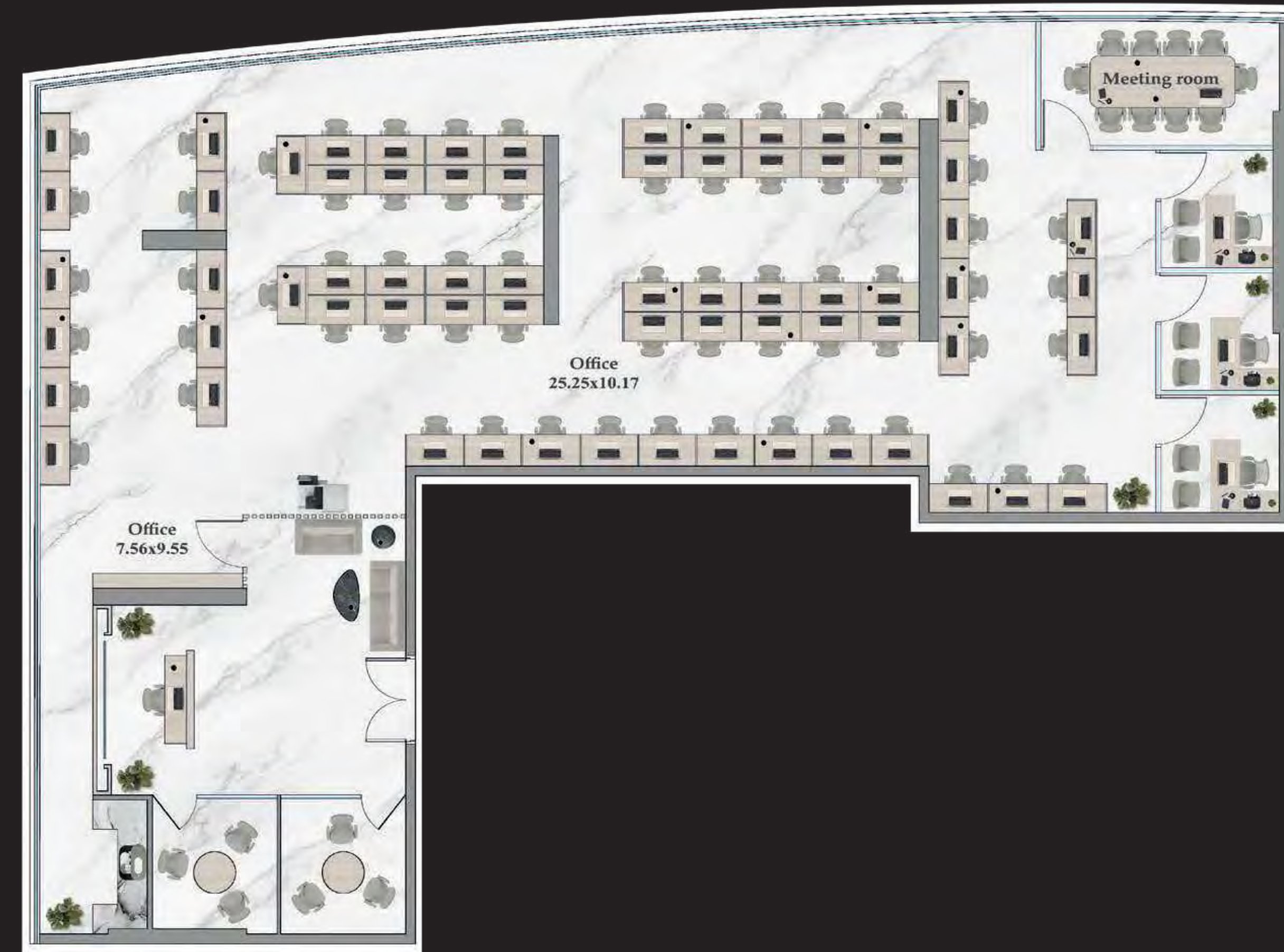
PRESTIGE

Office Features:

3 Manager's Cabin
80 Workstations
Meeting Room
Reception
Visitor's Zone
Coffee Station

Aspirz Features:

Boardroom
Restroom
Reception
15+ Premium Amenities
Valet Services
Shuttle to Metro





when work ends, life begins
WORK-LIFE
BALANCE
REDEFINED



Indoor Gym with Shower



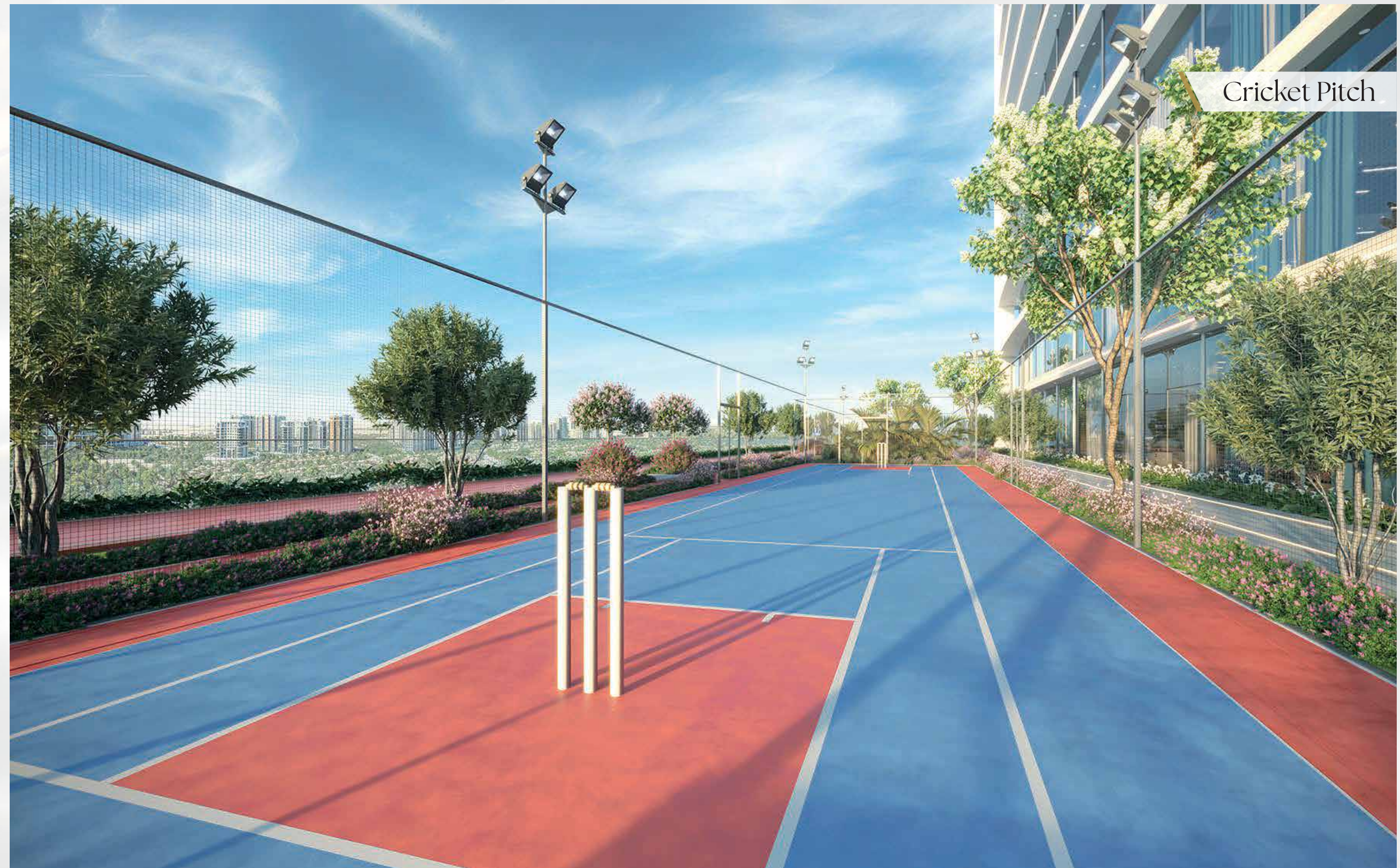
Outdoor Gym



Basketball Court



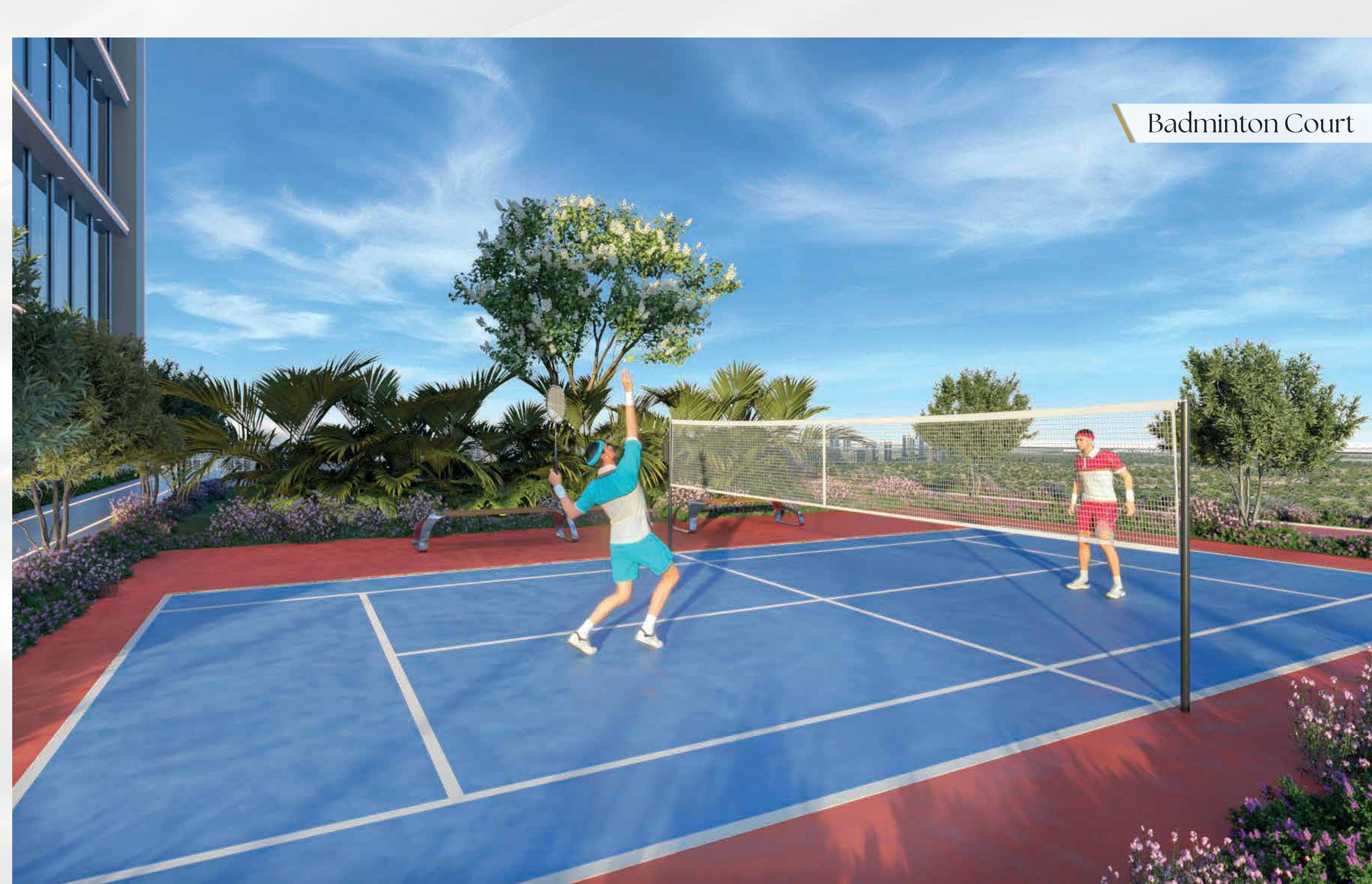
Cricket Pitch



Padel Tennis Court



Badminton Court



Games Room



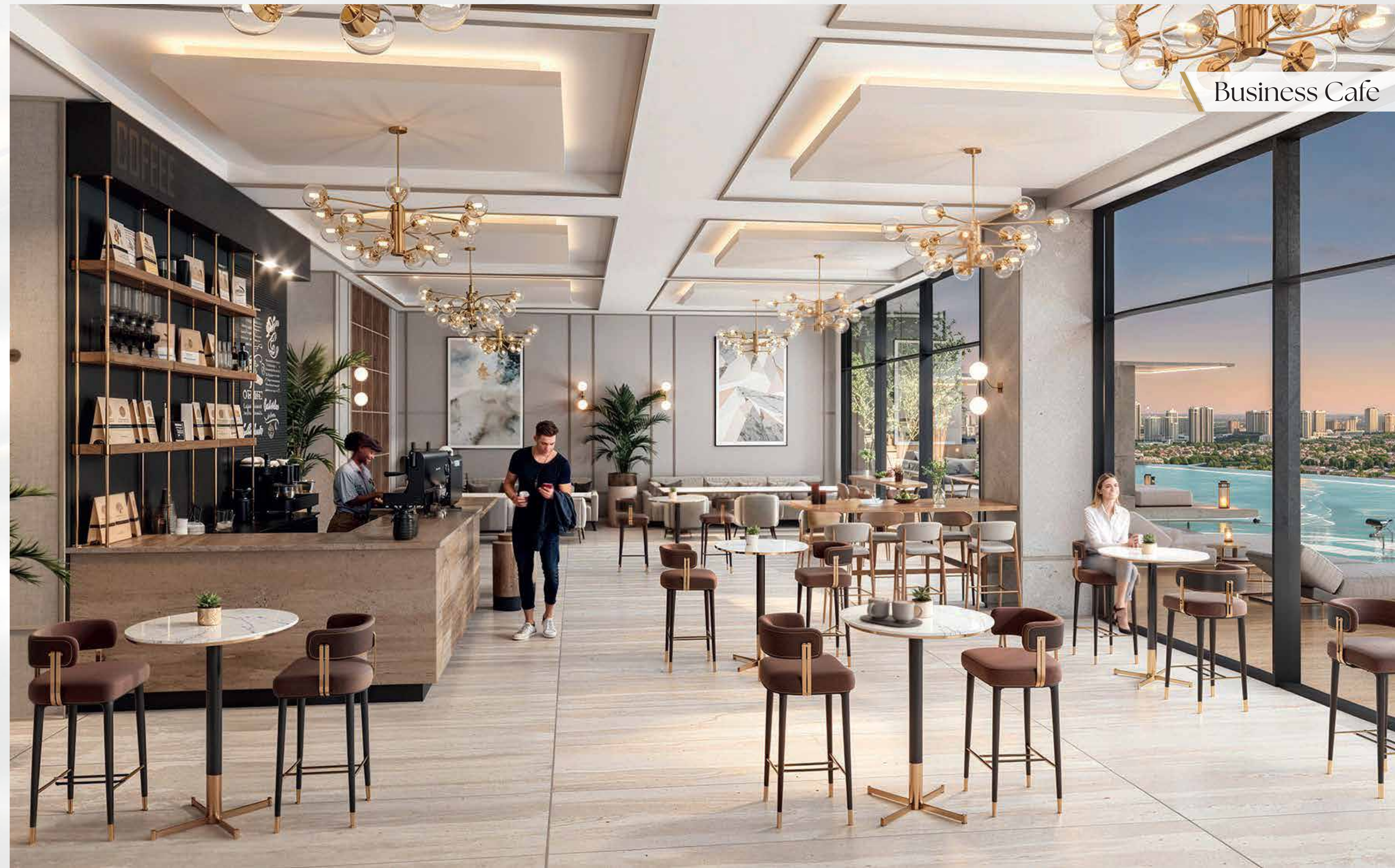
Podcast Studio



Business Centre



Business Cafe



Multipurpose Hall

DANUBE
PROPERTIES

Indoor Cinema



Prayer Room



VALET PARKING SERVICES

(on chargeable basis)



REGULAR SHUTTLE SERVICE TO THE NEAREST METRO STATIONS

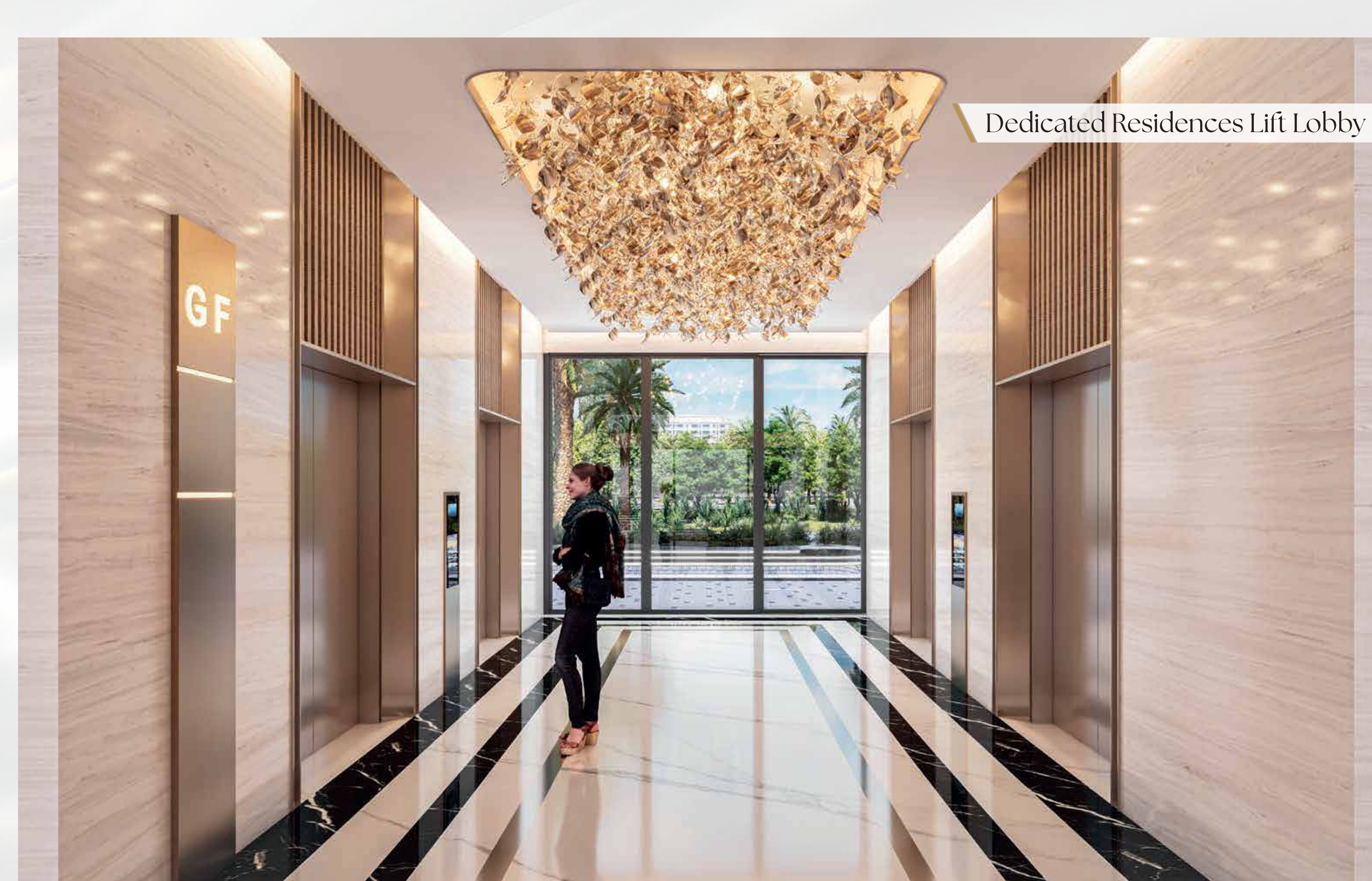
(Included in service charge)



ASPIRZ
BY **DANUBE**

PREMIUM HOTEL APARTMENTS





FULLY FURNISHED CONVERTIBLE APARTMENTS

Studio Convertible to 2 Rooms

1BHK Convertible to 3 Rooms

2BHK Convertible to 4 Rooms

3BHK Convertible to 5 Rooms

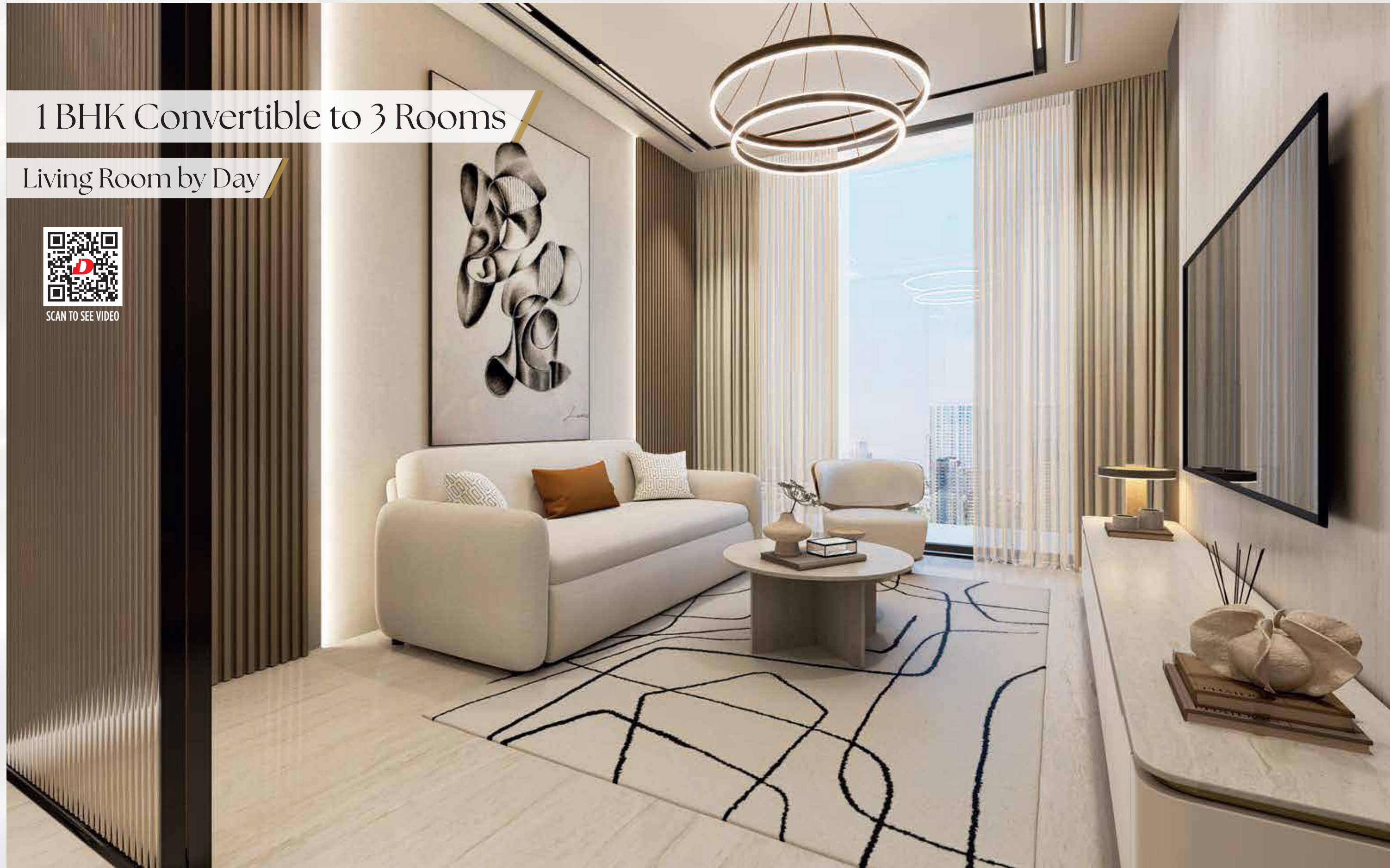


1 BHK Convertible to 3 Rooms

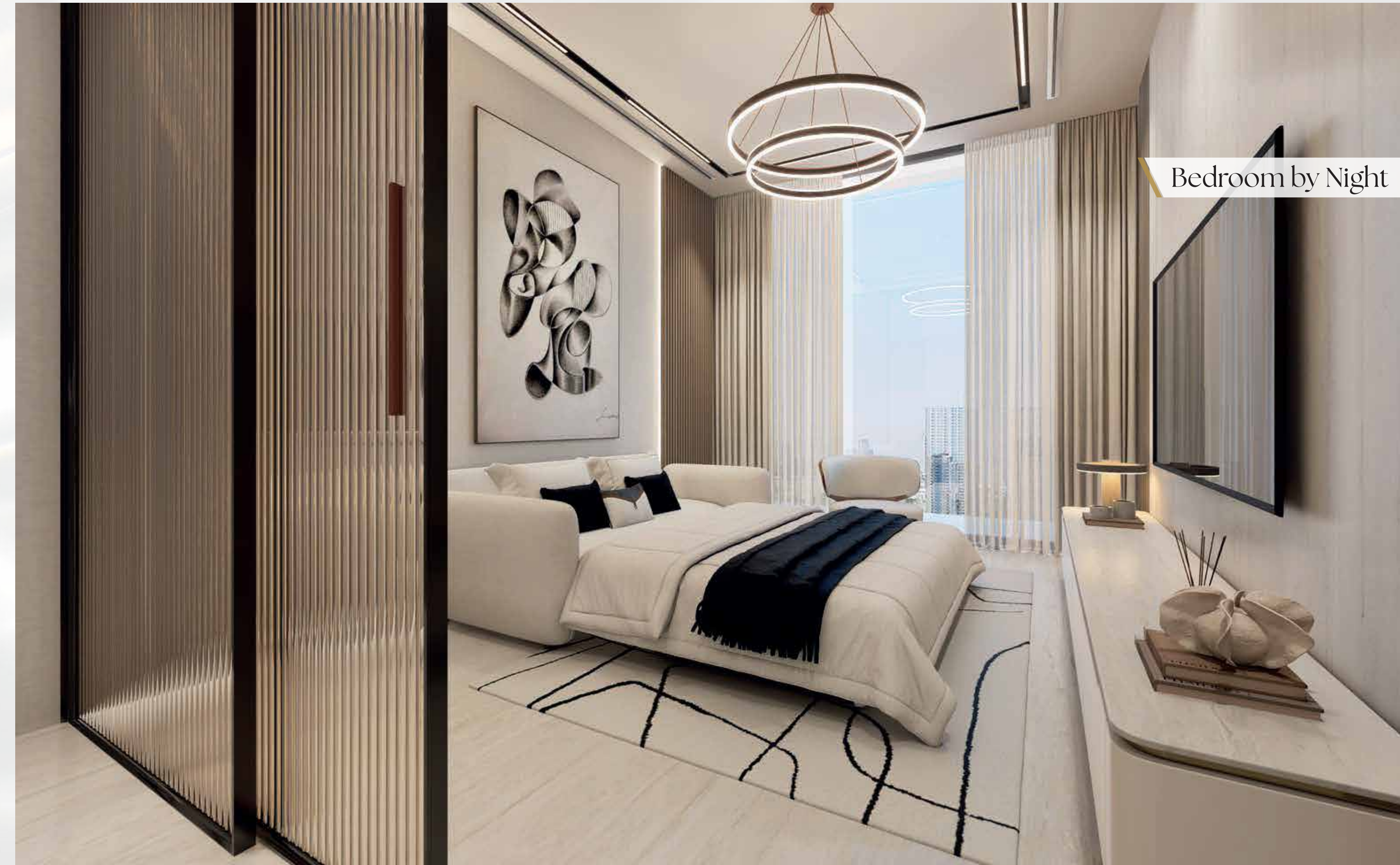
Living Room by Day

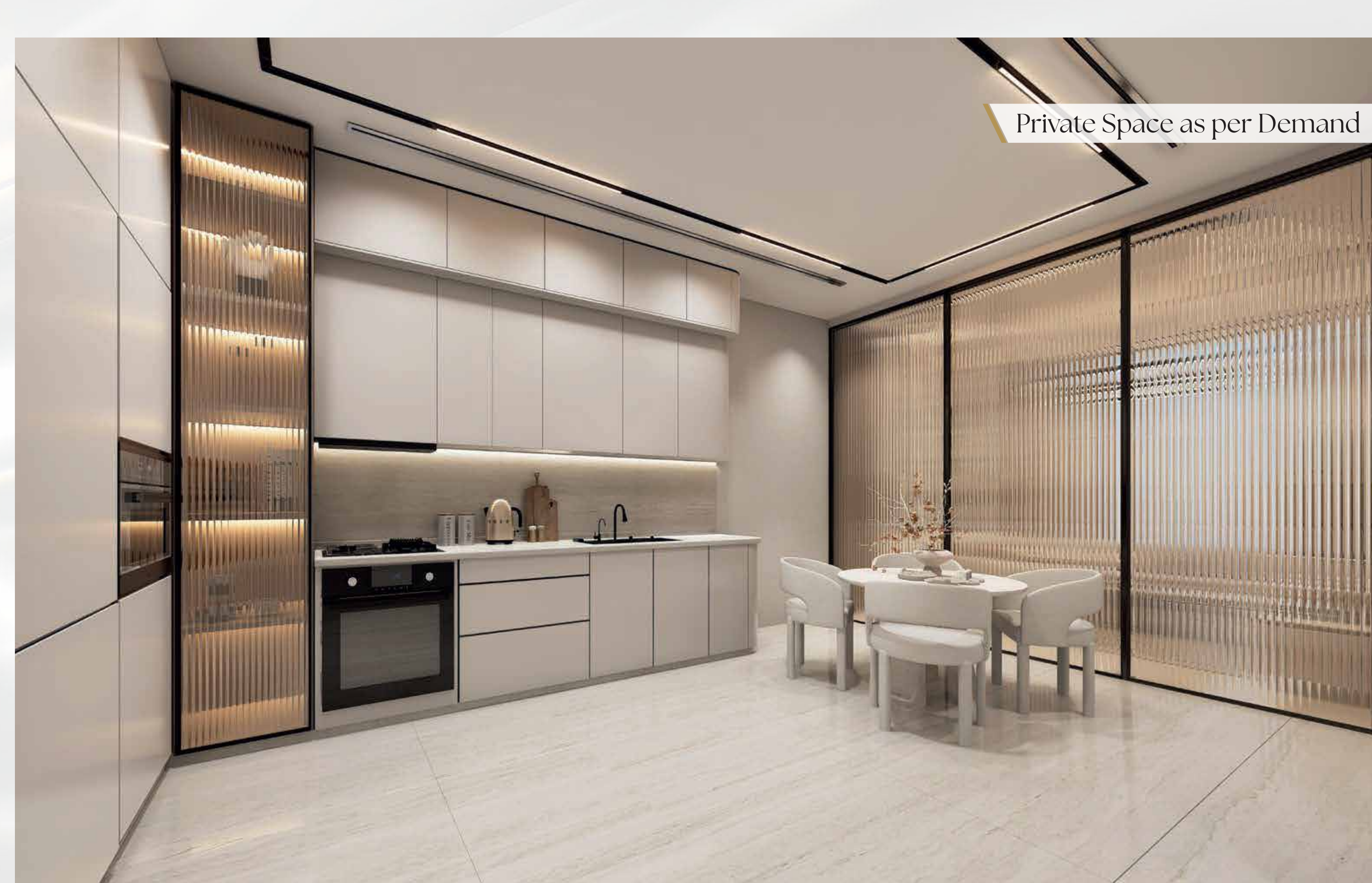


SCAN TO SEE VIDEO



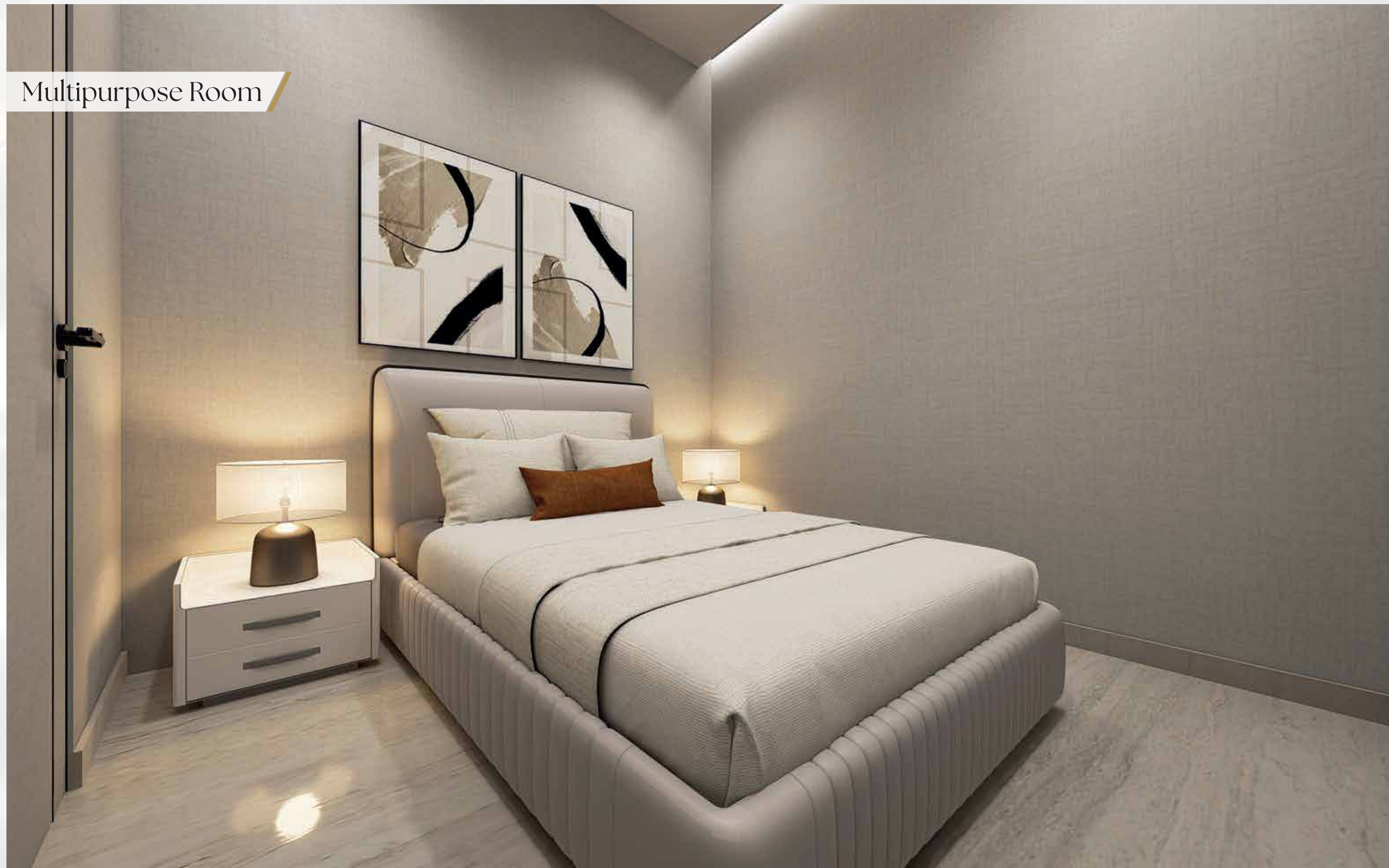
Bedroom by Night







Multipurpose Room



Attached Bathroom





AVAILABLE IN 3 COLORS

From serene minimalism to bold elegance, every home is thoughtfully designed with distinct design sensibilities. So you can choose a space that truly reflects your style.

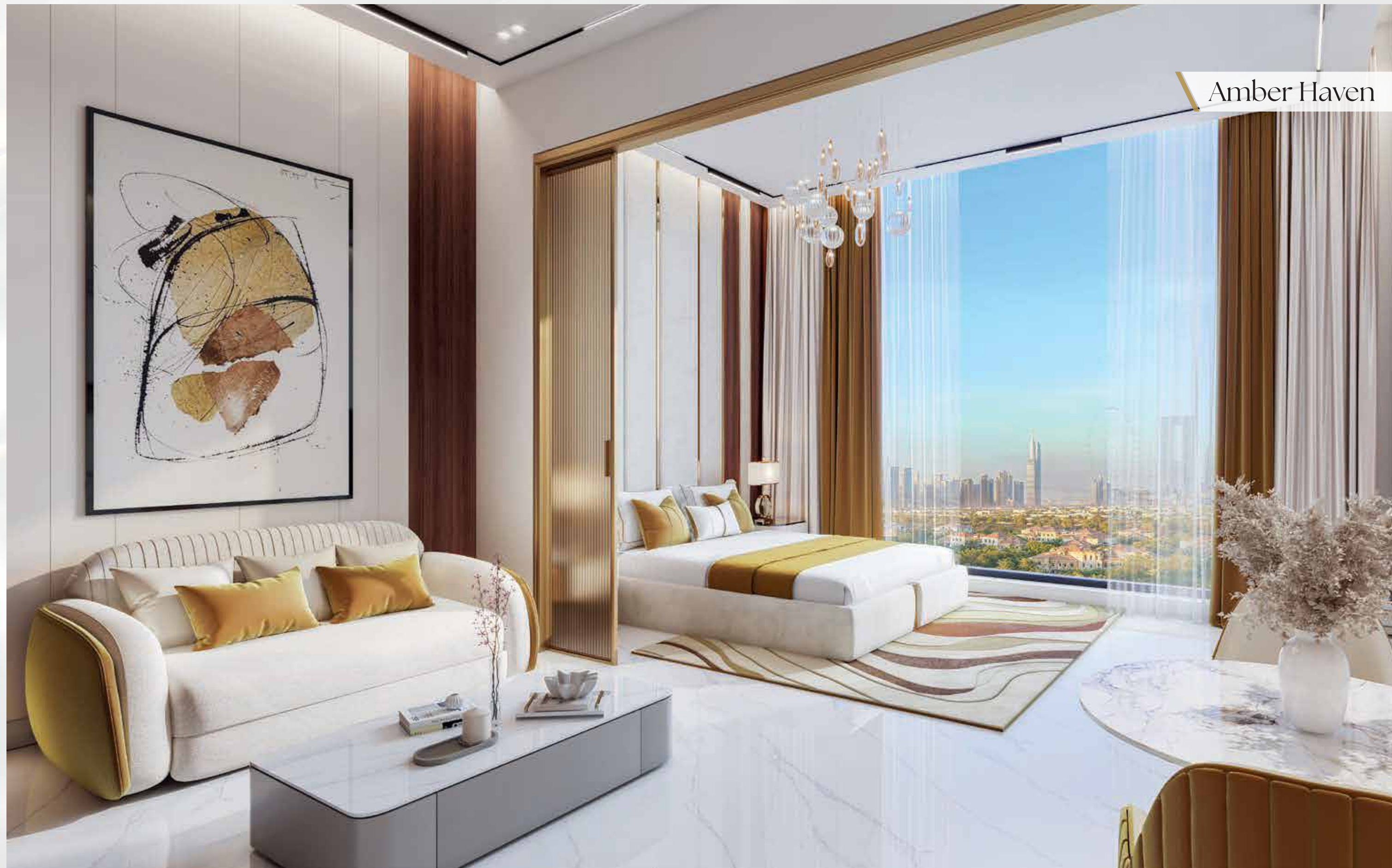


Casa Blanco

Blue Haven



Amber Haven





A world of
**INDULGENCE
AWAITS
YOU**

Residents to have Access
to all Project Amenities





Infinity Pool

Swim above the
SKYLINE



Kid's Daycare



Kid's Play Area





YOUR LIFE FULLY SERVICED

CORE SERVICES

Included in the Service Charge

- Bell Boy service
- Concierge services
- 24/7 Security service
- Lobby coffee machine
- Common Area Maintenance
- Common Area Housekeeping
- Utilities for Common area
- Free Wifi for swimming pool, gym
- Reception GRE
- Shuttle Service to Metro
- In room utilities - Microwave, Oven, Inbuilt Fridge, Bread Toaster, Coffee Maker



Everyday Living,
FIVE-STAR STYLE.

À LA CARTE SERVICES

for everyday living (on chargeable basis)

1

Valet
Service

2

Personal
Trainer

3

Housekeeping

4

Dry Cleaning /
Laundry



“What began as a vision is now a commitment at Danube Properties, we don’t just build homes, we deliver trust, exceptional quality and excellence to every customer.”

Rizwan Sajjan - Founder & Chairman, Danube Group



“Innovation is the bridge that connects imagination with reality, and at Danube Properties, we are architects of tomorrow’s dreams, building today’s legacies.”

Adel Sajjan - Managing Director, Danube Group

WHY DUBAI?

-  Safest City in the World
-  Fastest Growing Economy
-  High Capital Appreciation
-  Ease of Investment
-  Freehold Ownership
-  100% Tax Free Income
-  Long-Term Golden Visa
-  Worldwide Connectivity

WHY DANUBE PROPERTIES?

- 0%** Interest
- 1%** Per Month Payment Plan
- 73** Months Payment Plan
-  High Return on Investment
-  Timely Delivery
-  Prime Location
-  Luxury Furnishing
-  40+ Amenities



DANUBE
PROPERTIES