



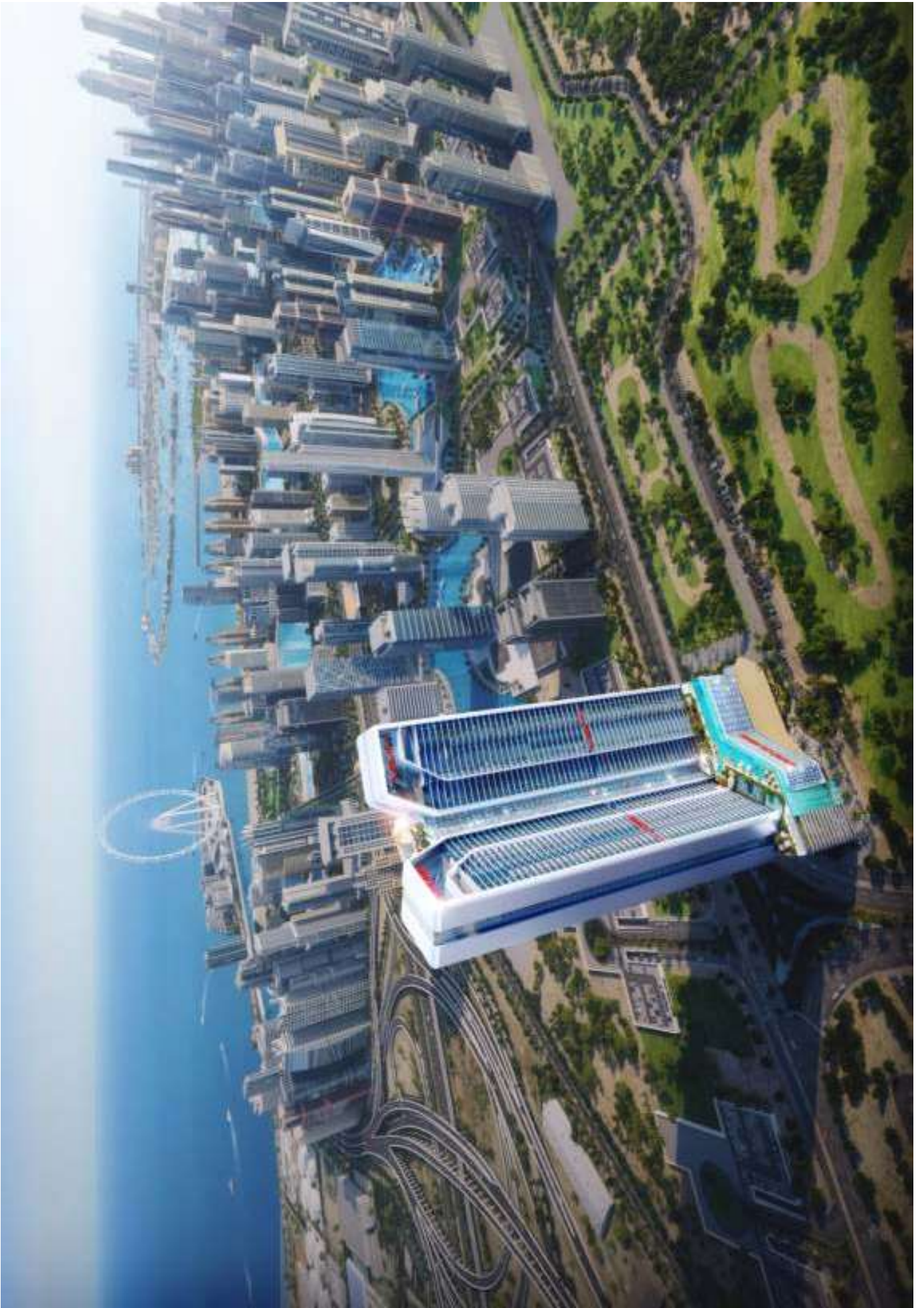
DIAMONDZ
BY **DANUBE**

DIAMONDZ
DANUBE

**WHERE
EVERY
HOME
SPARKLES**

**UPTOWN - JLT
DUBAI**





The JEWEL *of JLT*

As the architectural gem of Uptown, situated in Jumeirah Lake Towers, Dubai, DIAMONDEZ is the crafted jewel of homeowners and investors.



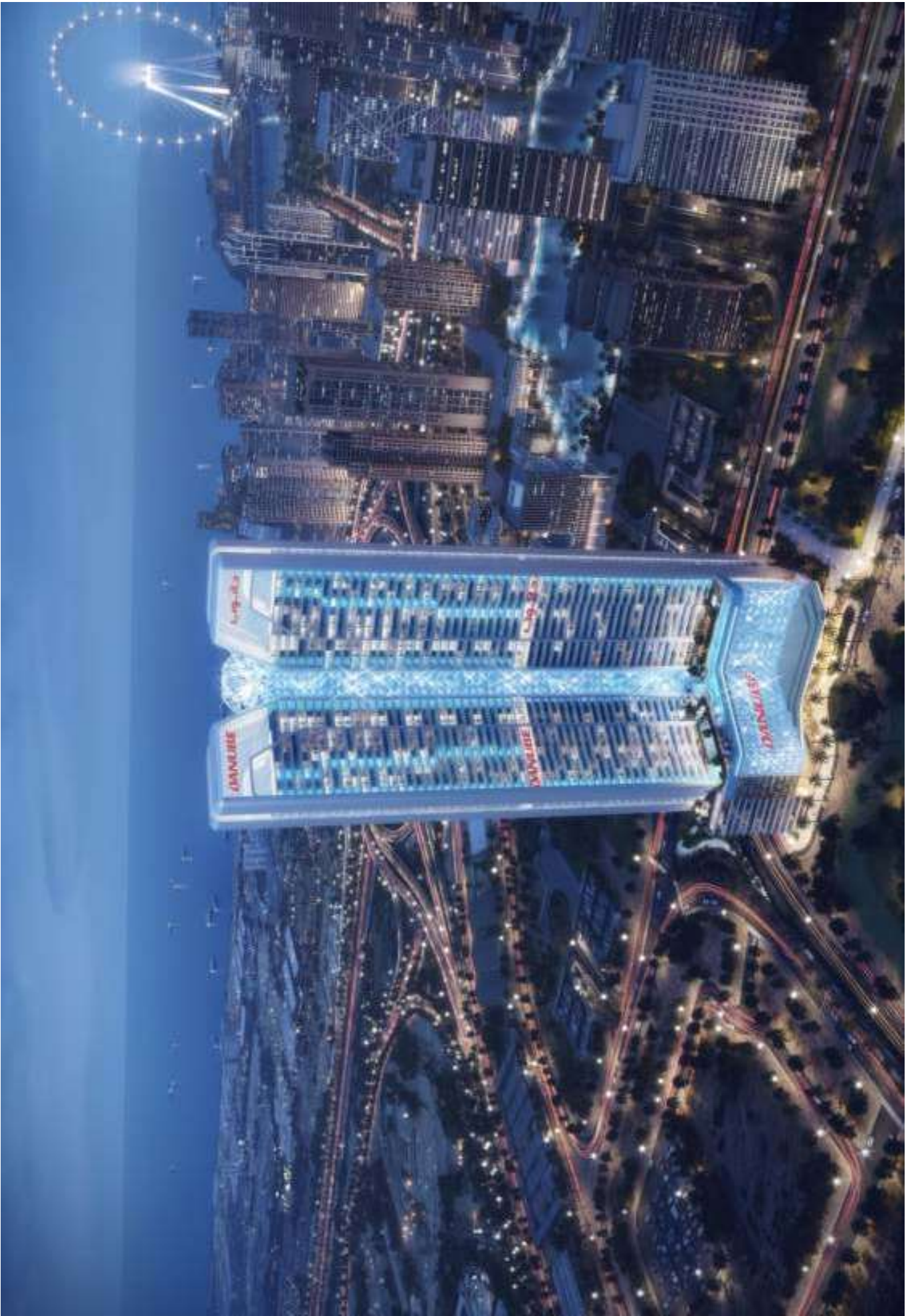
Invest

in Uptown, JLT, Dubai

Nearby Landmarks:

- **DMCC** - World's largest trading hub for rough diamonds
- **Jumeirah Lakes Towers**
- **Jumeirah Islands** - Dubai's one of the most prestigious and sought-after communities.
- **Dubai Marina** - a waterfront city
- **Ain Dubai** - World's Highest Observation Wheel in Dubai
- **Sheikh Zayed Road** - This road is the main artery of the city







DISTANCES

	DMCC Metro	2 min
	Dubai Marina Mall	3 min
	Jumeirah Island	3 min
	Marina Walk	5 min
	Top Golf	5 min
	Ain Dubai	7 min
	Sky Dive	7 min
	Dubai Cruise Terminal	8 min
	The Palm Jumeirah	10 min
	Mall Of The Emirates	10 min
	Burj Al Arab	12 min
	Jumeirah Beach	15 min
	Burj Khalifa	18 min
	Dubai Frame	20 min
	Dubai International Airport	25 min

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%

Pay 1% Per Month

75

Months Payment Plan



High Return on Investment



Timely Delivery



Prime Location



Luxury Furnishing



40+ Amenities

The 1% Man

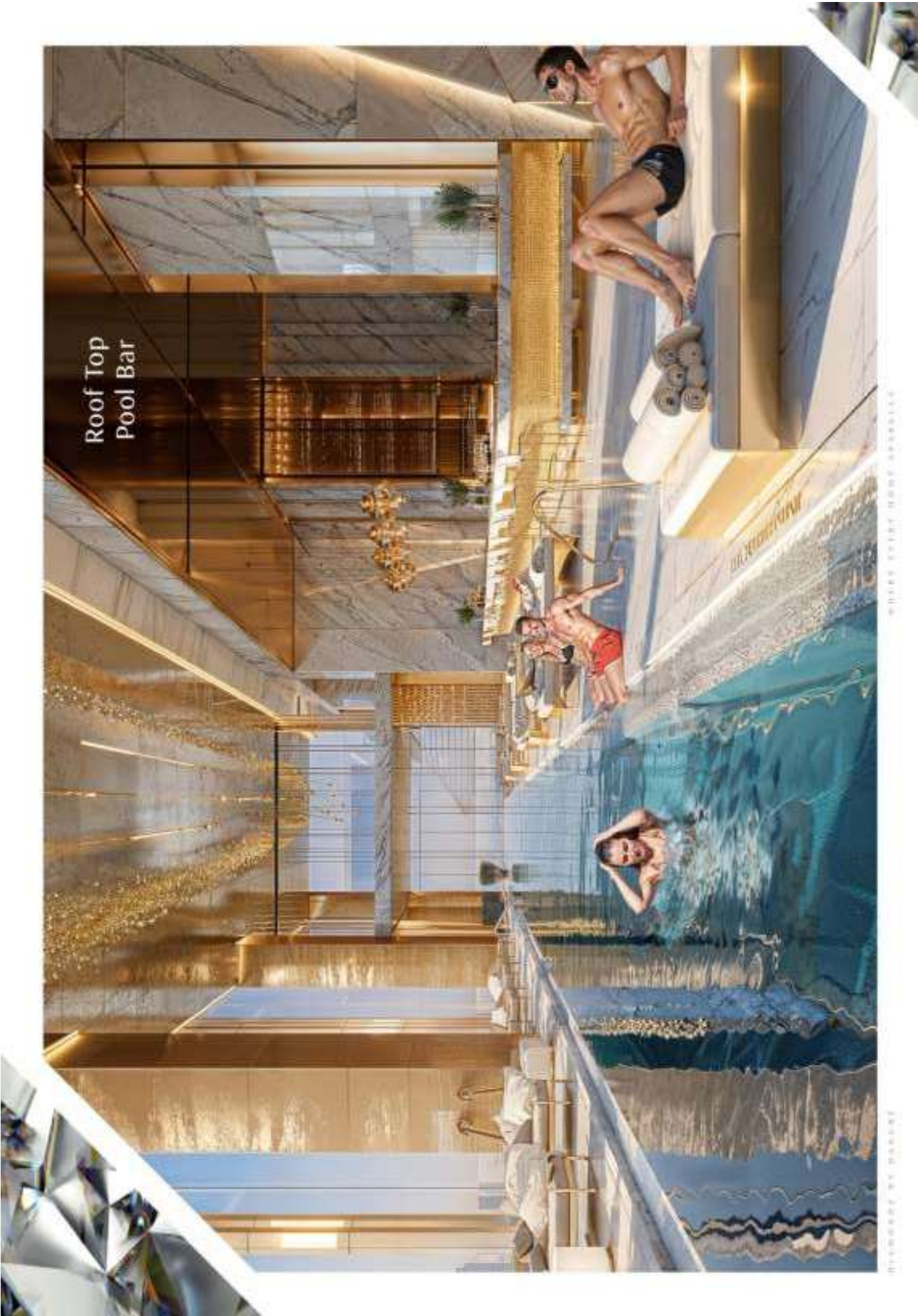


Rizwan Sajan

Founder & Chairman
Danube Group



30 YEARS OF TRUST



Roof Top
Pool Bar

WHERE EVERY MOMENT SPARKS

PHOTOGRAPH BY ROBERT



Infinity
Pool

DANUBE





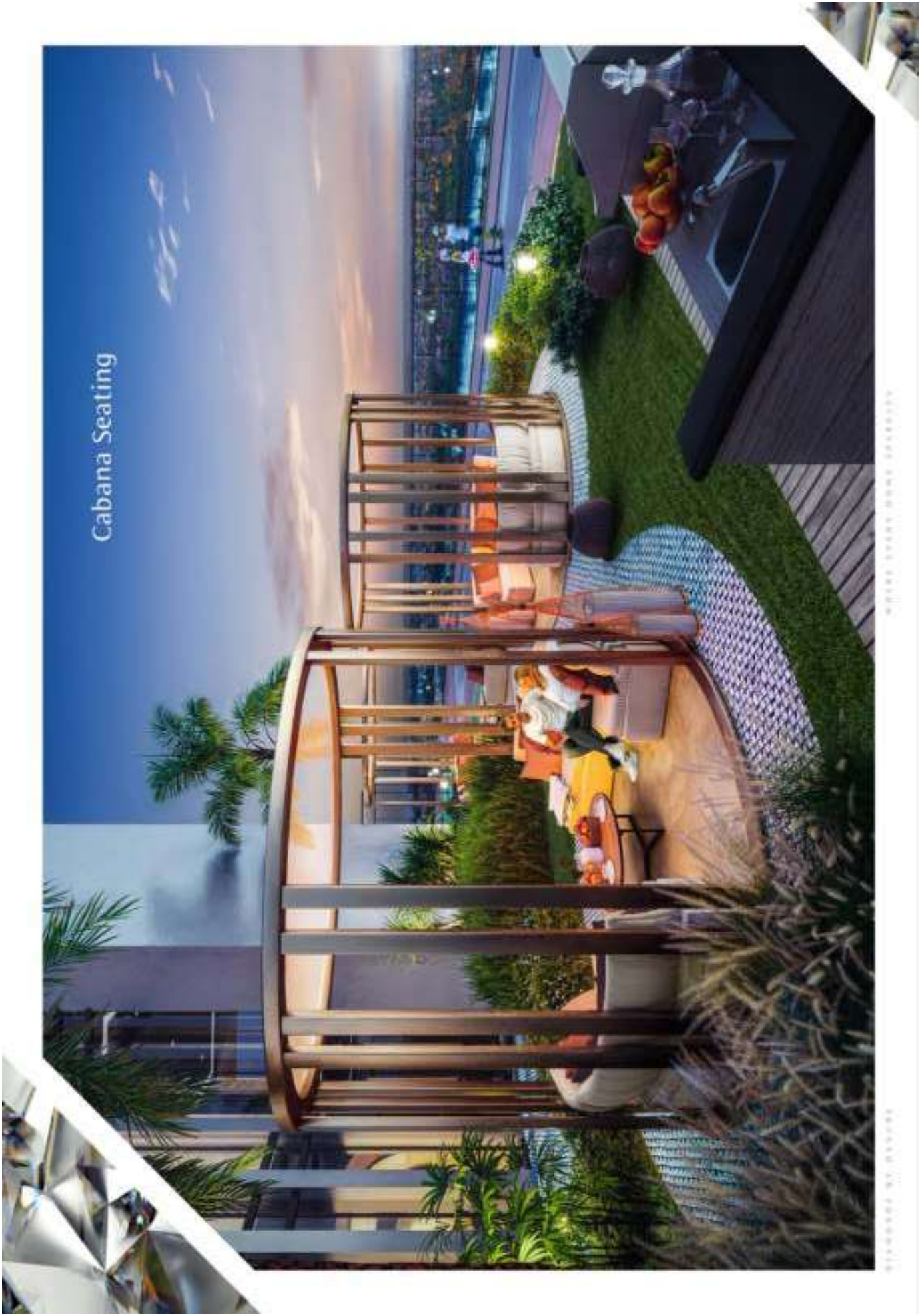
Party Hall



PHOTOGRAPH BY: HANAN

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Cabana Seating



PHOTOGRAPH BY: DAVEY

PHOTOGRAPH BY: DAVEY



Outdoor Kids
Play Area

Yoga Deck



Outdoor
Cinema



WATER SPORTS BOYS SPONSORS

STANDS BY BOYS

BEING STRONGTM
FITNESS EQUIPMENT

now at

DIAMONDZ
BY **DANUBE**
PROPERTIES

Danube Properties



40+ LUXURIOUS AMENITIES

Podium Level Amenities

1. Infinity Pool
2. Shallow Pool
3. Jacuzzi
4. Kids Pool
5. Aquatic Gym
6. Waterfall
7. Toddlers Splash Pad
8. Kids Play Area
9. Trampoline
10. Cricket Pitch
11. Wall Climbing
12. Paddle Tennis / Badminton
13. Basketball Court
14. Cabana Seating
15. BBQ Area
16. Skating Park
17. Jogging Track
18. Outdoor Gym
19. Outdoor Library Seating
20. Snooker Zone
21. Chess / Table Tennis
22. Family Seating
23. Doctors On Call
24. Kids Daycare
25. Male Prayer Hall
26. Female Prayer Hall
27. Library
28. Beauty Salons
29. Business Centre

Level 2 Amenities

30. Jacuzzi
31. Rain Shower
32. Open Cigar Lounge
33. Outdoor Party Hall
34. Indoor Party Hall
35. SPA & Therapy
36. Male / Female Changing Room
37. Indoor Gym
38. Sky Garden
39. Open Air Cinema

Level 3 Amenities

40. Zumba Dancing Deck
41. Sky Observatory Deck
42. Health Bar

Roof Level Amenities

43. Yoga Deck
44. Roof Top Hammock Garden
45. Sky Golf



Frequently Ask Question (FAQ)

- ▶ No. of Lifts - 14 No's
- ▶ Mechanical Floors - Floor 32
- ▶ Building configuration 3B+G+M+62 Floors+Roof
 - Floor M - Parking
 - Floor 1 to 11 - Parking
 - Floor 12 to 60 - Residential
 - Floor 12, 61, 62, Roof - Amenities
- ▶ Parking
 - 1 for each unit
 - 2 for 4 BHK
- ▶ Jogging Track - 350 M
- ▶ Swimming Pool - 555 Sq.M (Around 8M x 60 M length)

The JEWEL *of* **JLT**

As the architect
situated in JLT
Dubai, DIAMOND
of homeown

