

# +SPARKLZ \*DANUBE

### \*SPARKLZ \*DANUBE

SPARKLZ by Danube brings modern elegance to the thriving community of Al Furjan.

Crafted for contemporary lifestyle, this exceptional development features sleek design, a prime location, and over 30+ lifestyle-enhancing amenities to offer an unmatched living experience.

With its perfect blend of style, comfort, and convenience, SPARKLZ stands out as the best choice for elevated urban living.

SPARKLZ









**1 MIN** The Gardens



2 MIN

Gardens Metro



3 MIN

Discovery Garden



5 MIN

Ibn Battuta Mall



於

**8 MIN** Dubai Marina walk



**8 MIN** Ain Dubai



10 MIN The Palm Jumeirah 11 MIN

Expo City



**18 MIN** 

Burj Khalifa

**12 MIN**Dubai International Cricket Stadium



**13 MIN**Dubai Miracle
Garden



15 MIN Mall Of Emirates





20 MIN Dubai Mall



**25 MIN** Dubai International Airport



Al Maktoum International Airport

#### WHY DUBAI?



Safest City in the World



Freehold Ownership



Fastest Growing Economy

100% Tax

Free Income



High Capital Appreciation



Ease of Investment



Long-Term Golden Visa



Worldwide Connectivity

#### WHY DANUBE PROPERTIES?

0%

Interest



Delivery

1%

Per Month Payment Plan



Prime Location **71** 

Months Payment Plan



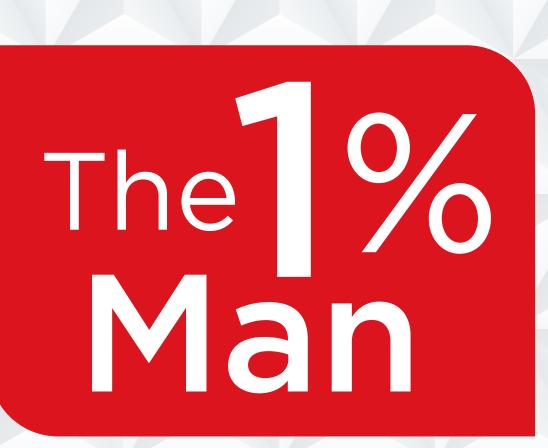
Luxury Furnishing



High Return on Investment



40+ Amenities



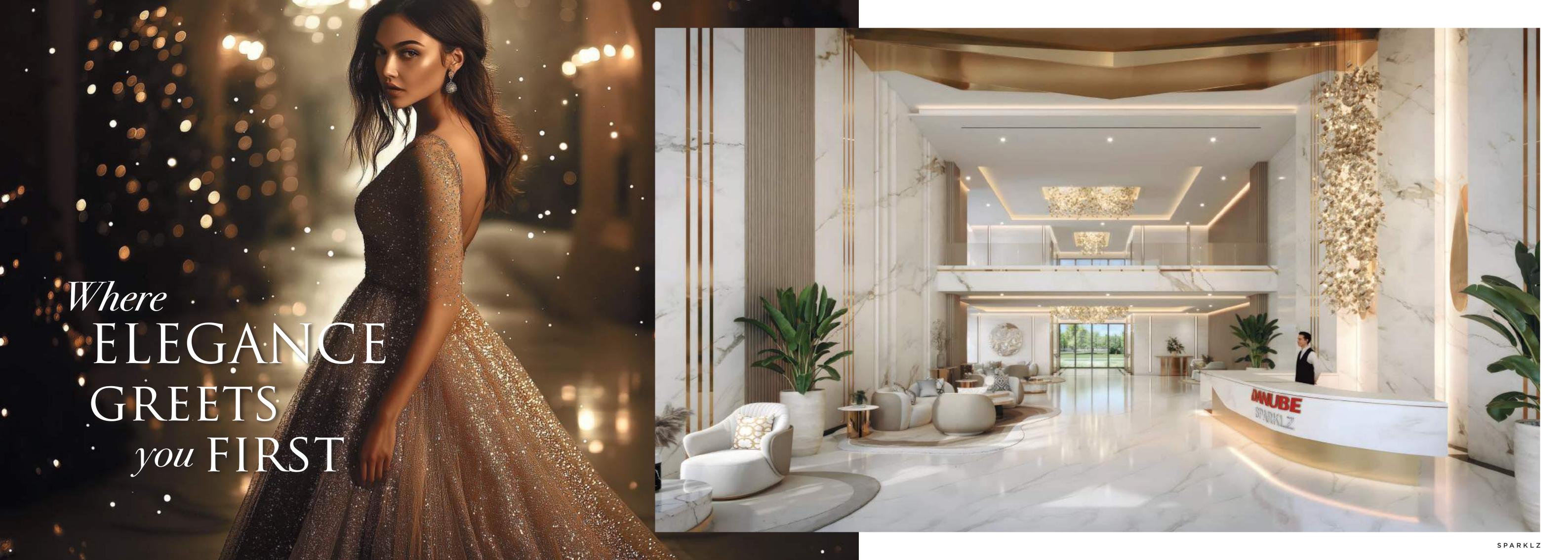
#### Rizwan Sajan

Founder & Chairman Danube Group











#### LIFT LOBBY









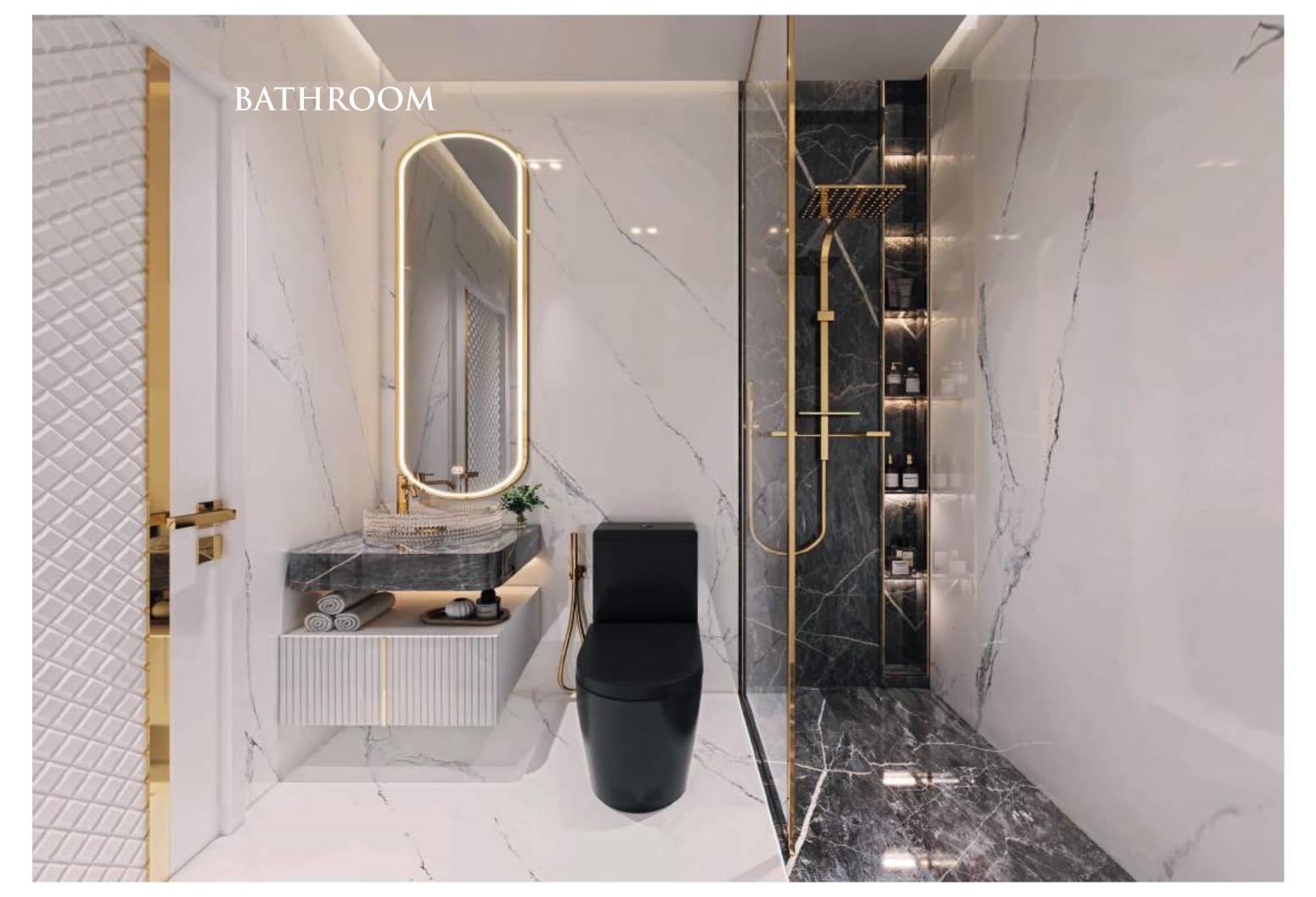




#### WHERE THE SKYLINE BECOMES YOUR CANVAS





















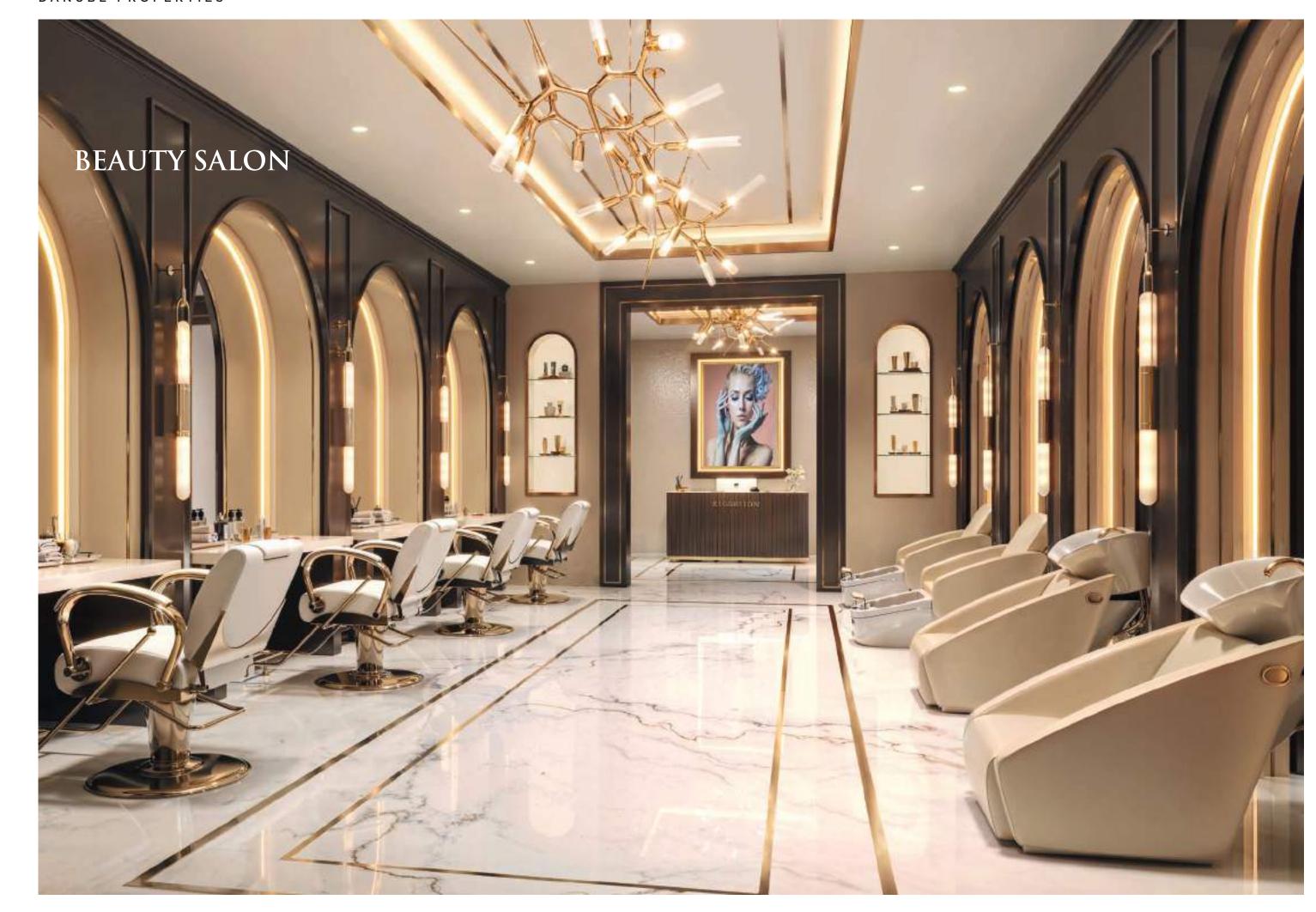


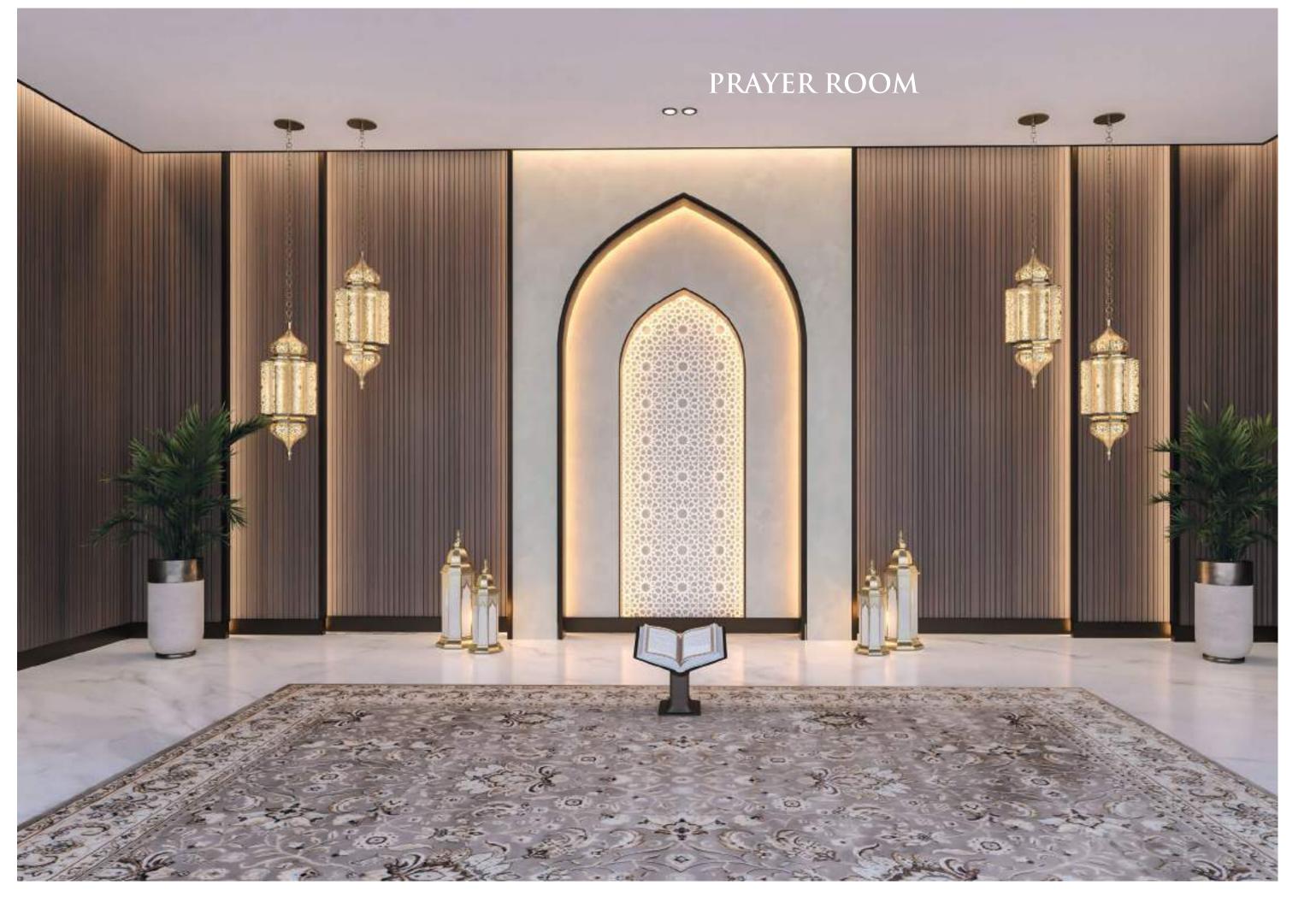


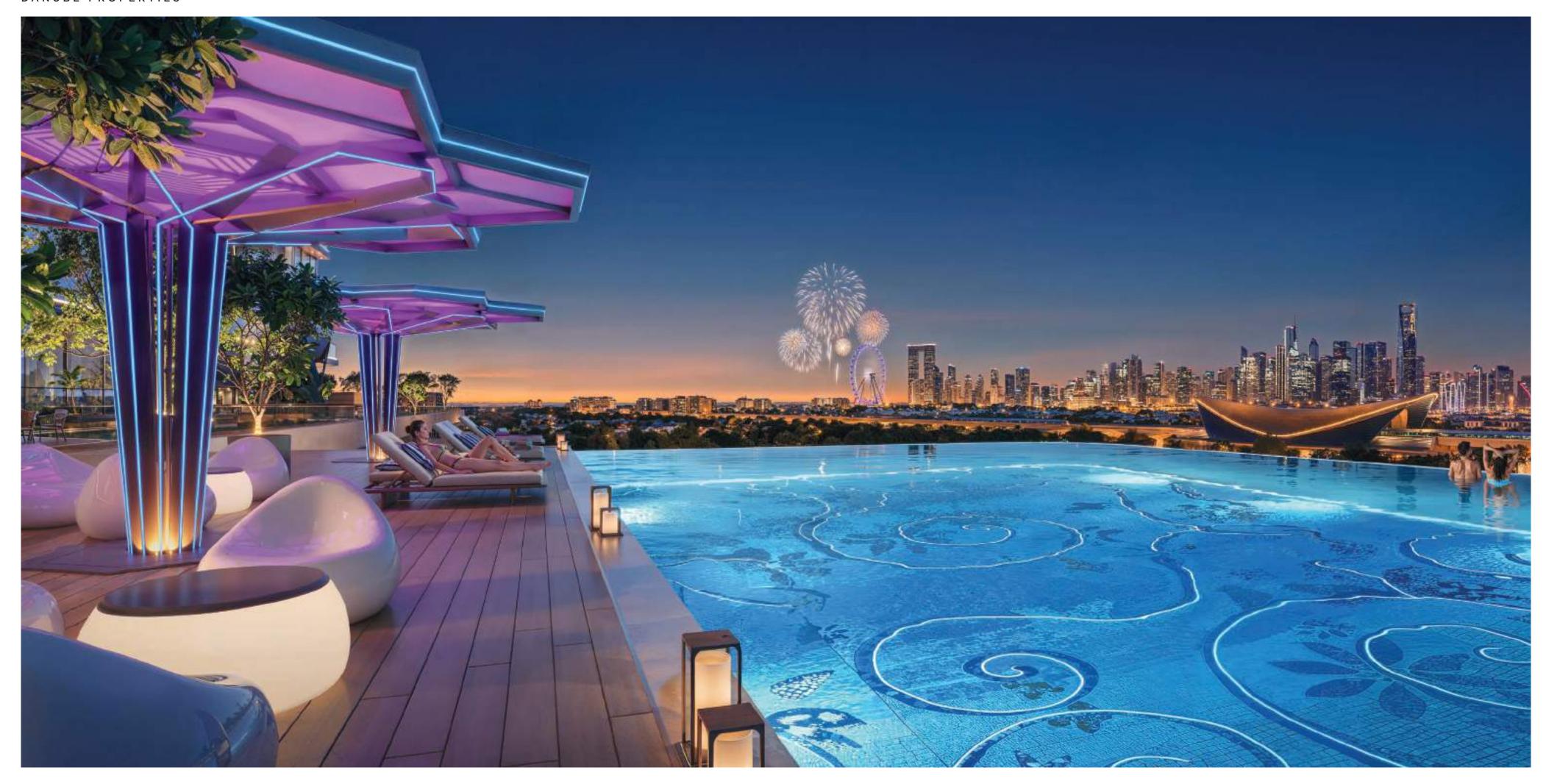












### 30+ Amenities

12. Kid's Pool

13. Splash Pad

1. Business Center	14. Floating Cabana	27. Kid's Play Area
2. Kid's Daycare	15. Pool Deck	28. Jogger's Arena
3. Prayer Room	16. Pool Party Area	29. Yoga Deck
4. Library	17. Sparklz Garden	30. Cricket Pitch
5. Spa	18. Cabana & Family Seating	31. Football Court
6. Beauty Salon	19. BBQ Garden	32. Outdoor Gym
7. Infinity Pool	20. Health Bar	33. Indoor Gym
8. Shallow Pool	21. Reflexology Path & Aroma Garden	34. Snooker Zone
9. Jacuzzi	22. Zumba Dance	35. Badminton Court
10. Foot Bath	23. Open Cigar Zone	36. Paddle Court
11. Aquatic Gym	24. Open Air Cinema	37. Basketball Court

25. Outdoor Party Hall

26. Indoor Party Hall

SPARKLZ

38. Minigolf

39. Changing Room



"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."





"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 Sajan - Managing Director, Danube Group



## \*SPARKLZ \*DANUBE









Dubai | Abu Dhabi | Muscat | Riyadh | Bahrain | London | China Mumbai | New Delhi | Gurugram | Kochi | Hyderabad







