

YOU ARE A GUIDE TO THE  
WORLD OF LUXURY





# Elitz<sup>2</sup> BY **DANUBE**

BIGGER  
**BOLDER**  
BETTER

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AFTER THE  
**ENORMOUS**  
SUCCESS OF ELITZ

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NOW PRESENTING

**Elitz**<sup>2</sup>  
BY **DANUBE**

AGAIN IN JVC

**BIGGER**  
**BOLDER**  
**BETTER**

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# Elitz 2

BY **DANUBE**

An iconic architectural masterpiece nestled within the thriving community of JVC. Prepare to be captivated by its unique architecture and seamless accessibility to Al Khail Road, Sheikh Mohammed Bin Zayed Road, and Sheikh Zayed Road.

Discover a harmonious blend of living spaces at Elitz 2, offering an array of options including Studios, 1, 2, and 3 BHK apartments. These magnificent Twin Towers encompass not only residential units but also retail and commercial spaces, ensuring a vibrant and dynamic environment.

Experience luxury living like never before with its exceptional collection of 40+ amenities, setting a new standard in the region.

Own your dream with a flexible payment plan of 1% per month designed to make your aspirations a reality.







LOBBY

ARRIVE AND  
**EMBARK**


















Indulge in a truly inviting arrival experience at Elitz 2's intimate drop-off point, complemented by a private residential lobby that sets the perfect tone for each day. Start your mornings with a warm and welcoming ambiance, and end your evenings with a sense of tranquility and comfort in this exquisite lobby space.

















# 40+ AMENITIES








## COMMUNITY SERVICE

-  Daycare Center
-  Elite Family Seating
-  Open Air Cinema
-  Elite Business Center
-  Elite Cafe
-  Prayer Hall
-  Kids Play Zone
-  Kids Splash Pad
-  BBQ Area
-  Cigar Lounge
-  Rain Shower
-  Recreational Zone
-  Library
-  Cabana Seating
-  Multi-Purpose Hall
-  Water Feature
-  Smart Mart






## SPORTS

-  Indoor & Outdoor Gym
-  Aquatic Gym
-  Trampoline Area
-  Wall Climbing
-  Dance Studio
-  Cricket Pitch
-  Mini Golf
-  Table Tennis
-  Chess Board
-  Mini Basketball
-  Snooker Zone
-  Badminton Court

## WELLNESS

-  Swimming Pool
-  Kids Swimming Pool
-  SPA & Therapy
-  Jacuzzi
-  Lazy Lounge
-  Jogging Track
-  Beauty Salon

## HEALTH

-  Doctor On Call
-  Open Air Yoga Platform
-  Health Bar
-  Health Club
-  Relaxation Zone



# SWIMMING POOL





# BUSINESS CENTER







CAFE  
LOUNGE



# LIBRARY





# HEALTH BAR





GYM







AQUATIC  
GYM



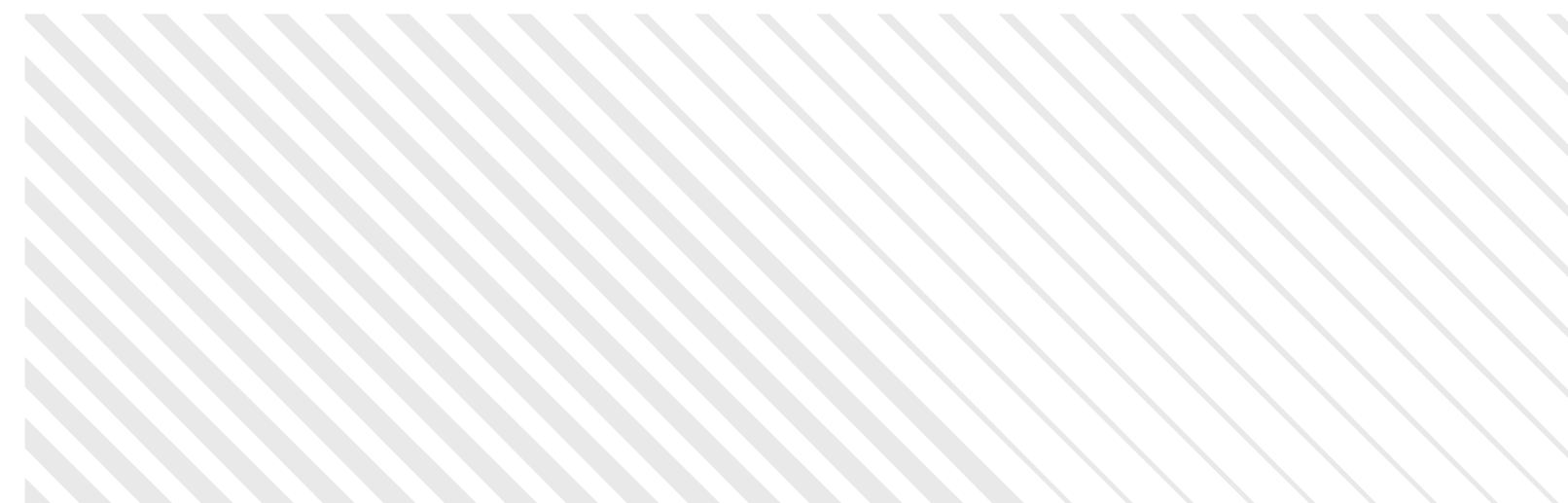


# THE ART OF ELITE LIVING

Welcome to a world of elite living in our brand new residence. Immerse yourself in the epitome of refined luxury, where every detail has been meticulously crafted to exceed your expectations. From exquisite architecture to lavish interiors, Elitz 2 is designed exclusively for those who seek the finest in life.

Indulge in an unparalleled lifestyle, surrounded by opulent amenities, breathtaking views, and a sense of prestige that sets this project apart.

Experience the true essence of elite living, where every moment is adorned with elegance and sophistication. Welcome to your new address of distinction.





# LIVING ROOM

## AN OPULENT LIVING EXPERIENCE

Every detail is meticulously crafted to evoke a sense of refined elegance. A spacious living room with enchanting interiors for relaxation, social gatherings, and making cherished memories in the lap of indulgence.





# WHERE DREAMS EMBRACE LUXURY

Experience tranquility in our meticulously designed luxury bedrooms, where exquisite craftsmanship, and serene ambience converge to create an oasis of refined living. Immerse yourself in comfort and sophistication as you awaken to breathtaking views and embrace an elite lifestyle.







# KITCHEN

## CULINARY OPULENCE REDEFINED

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Premium kitchens, meticulously crafted with sleek finishes, and intelligent design, offering a seamless fusion of style and functionality.





POWDER  
ROOM



BATHROOM

ELEVATE YOUR  
**DAILY RETREAT**

Exquisite bathroom & powder room designed  
to redefine the art of self-care and relaxation.



# WHY JUMEIRAH VILLAGE CIRCLE?

Jumeirah Village Circle is one of Dubai's most popular communities, offering a vibrant living experience and an elite lifestyle. This family-oriented community presents numerous advantages to its residents, including a convenient location, access to a variety of entertainment options, and a plethora of sports facilities, among other amenities.



**20 MIN**

Dubai International Airport (DXB)



**20 MIN**

Al Maktoum International Airport



**15 MIN**

Dubai Mall/Burj Khalifa



**16 MIN**

Jumeirah Beach Residence



**15 MIN**

Burj Al Arab



**14 MIN**

Dubai Marina



**8 MIN**

Sheikh Zayed Road



**2 MIN**

Al Khail Road

**Elitz 2**  
by **DANUBE**

## Apartment Types

Studio, 1BR, 2BR,  
3BR + Retail





Dubai international Airport

Dubai Frame

Dubai Festival city

The World Island

Burj Khalifa

Kite beach

The meydan

Burj al Arab

The palm Jumeirah

Elitz  
DANUBE

Elitz  
DANUBE

Dubai Marina

Emirates hills

Global  
Village

Emirates Road

Sports city

Jebel ali  
Village





## WHY DUBAI?



Safest City in the World



Highly Competitive Prices



Fastest Growing Economy



High Capital Appreciation



Ease of Investment



Freehold Ownership



Ranks 16th in ease of doing business



100% Tax Free Income



Long-Term Golden Visa



Worldwide Connectivity

## Why **DANUBE** PROPERTIES ?

Danube Properties is rated among the top 5 developers in the UAE. The company's major achievements include the on-time delivery of exceptional-quality assets and record sales success on the day of launch. Danube Properties is headquartered in Dubai and operates in 9 countries across the Middle East, China, and Asia.



**Best Payment Plan - 1% Monthly**



40+ Amenities



Timely Delivery



High Return on Investment



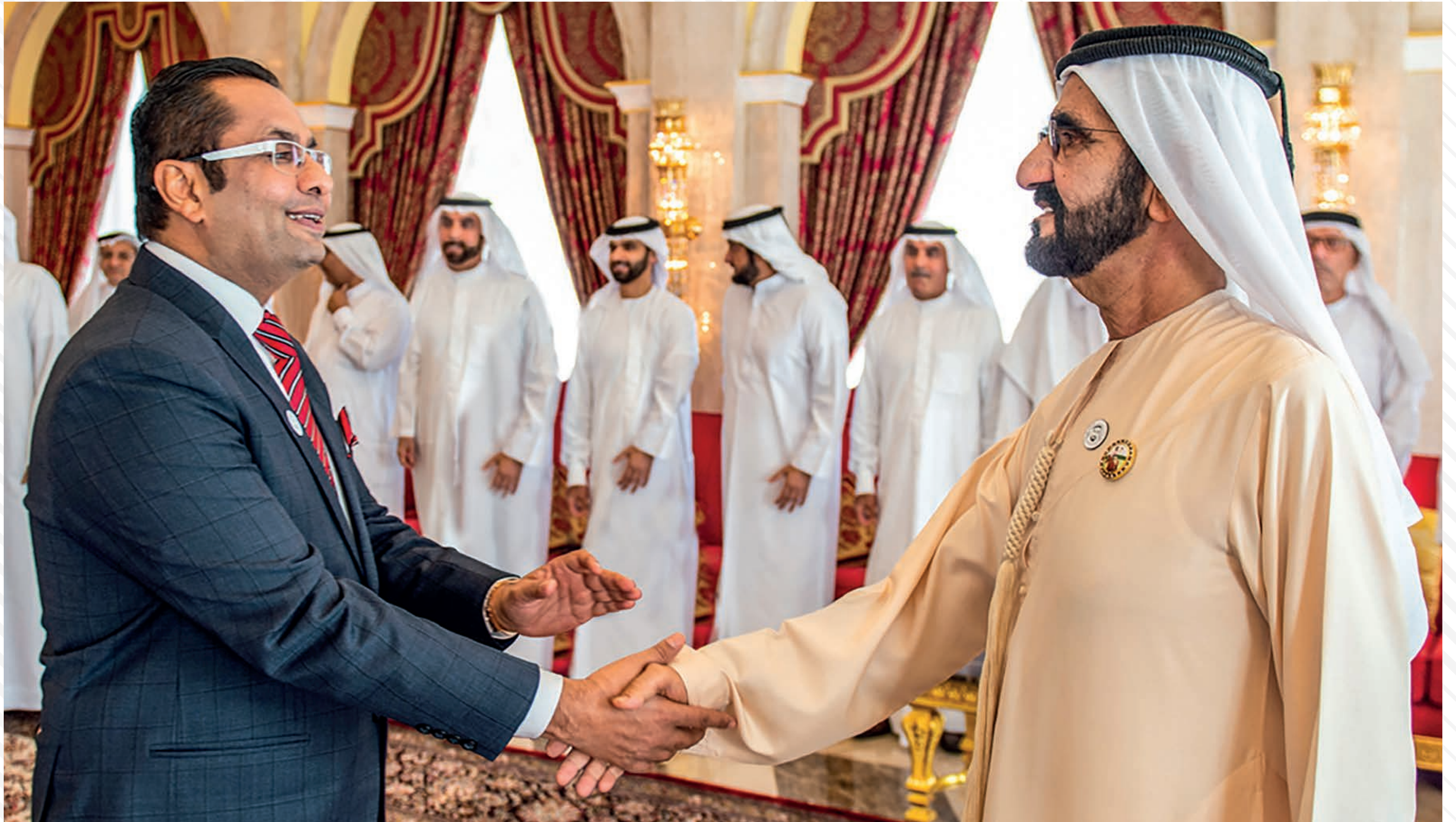
Prime Location



Affordable Luxury







“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  
Danube Group





# Elitz<sup>2</sup>

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BIGGER  
**BOLDER**  
BETTER



**DANUBE**  
**PROPERTIES**



Dubai | Abu Dhabi | Muscat | Riyadh | Bahrain  
Mumbai | New Delhi | Ahmedabad | Kochi | China

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# THANKS FOR WATCHING

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