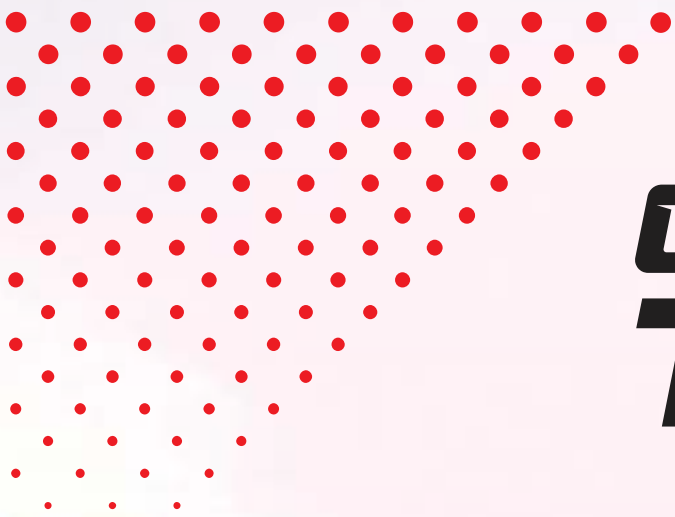


SPORTZ ***BY DANUBE***

***COME HOME
TO PLAY***





 WELCOME TO
SPORTZ
BY **DANUBE**

WHERE AESTHETICS MEETS ATHLETICS



WHY DUBAI?

-  Safest City in the World
-  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?

-  **0% Interest**
-  **Best Payment Plan**
1% Monthly
-  **40+ Amenities**
-  Timely Delivery
-  High Return on Investment
-  Prime Location
-  Affordable Luxury



CONNECTED TO THE CITY

-  **3 MIN**
Al Khail Road
-  **8 MIN**
Sheikh Zayed Road
-  **16 MIN**
Dubai Marina
-  **18 MIN**
Dubai Mall/Burj Khalifa
-  **15 MIN**
Burj Al Arab
-  **18 MIN**
Jumeirah Beach Residence
-  **22 MIN**
Palm Jumeirah
-  **22 MIN**
Al Maktoum International Airport
-  **22 MIN**
Dubai International Airport (DXB)



Scan & Watch
The Complete Story



Rizwan Sajan
Founder & Chairman
Danube Group



The **1%**
Man

**YOUR FITNESS
JOURNEY BEGINS HERE**



LOBBY



LIFT LOBBY



WHEN LUXURY MEETS SPORTS

Come home to masterfully designed
luxury spaces inspired by a flair for fitness.

ELEVATED SPORTS LIVING



STUDIO

LIVING ROOM



BEDROOM



PRIVATE POOL IN YOUR APARTMENT

Remarkable private pool, purposefully
built to inspire an exceptional lifestyle.



BATHROOM





HEALTH IS WEALTH

Carefully curated amenities designed for an active lifestyle and your ultimate fitness goals.



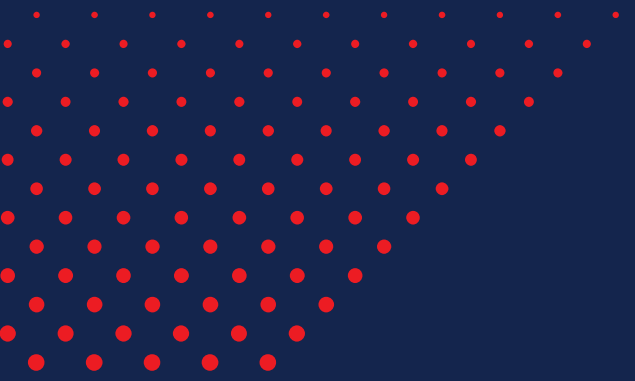
PROFESSIONAL COACHING AND MENTORSHIP





**LIVE
PLAY
EXCEL**

**REVIVE
ENGAGE
THRIVE**



ARCHERY

A woman with long brown hair is shown from the side, aiming a blue recurve bow. She is wearing a white tank top and a black arm guard on her left arm. The background is a blurred green and red wall.

OLYMPIC SIZE LAP POOL



**LIVE THE ACTIVE
LIFESTYLE**



BADMINTON

PILATES STUDIO



CYCLING TRACK



BASKETBALL COURT





TENNIS COURT



JOGGING TRACK

Embark on your path to wellness where every stride is a step towards a healthier you.

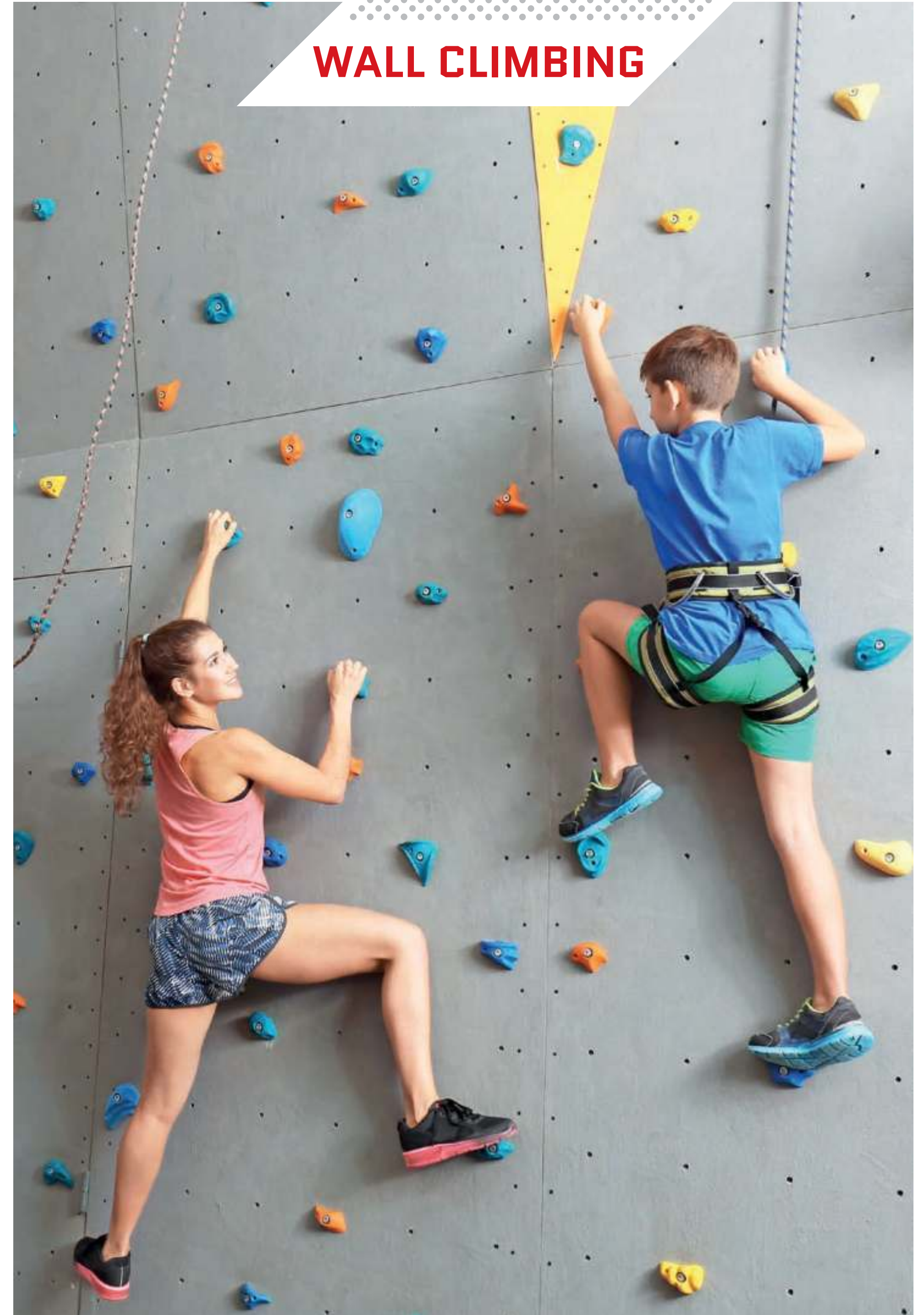
CRICKET



TRAMPOLINE AREA



WALL CLIMBING



FITNESS HUB



GAMING ARCADE



GOLF SIMULATOR



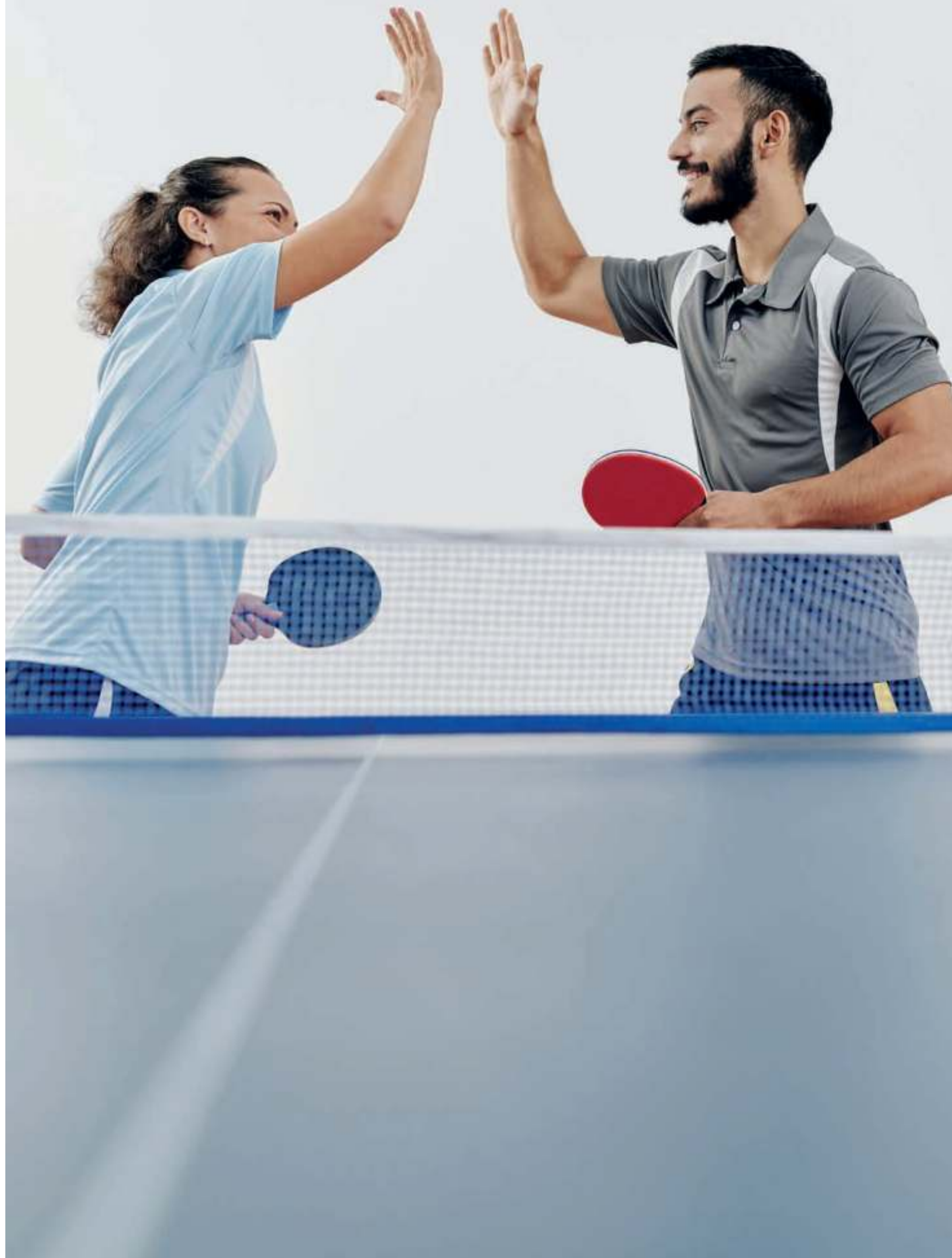
WATER LOUNGE



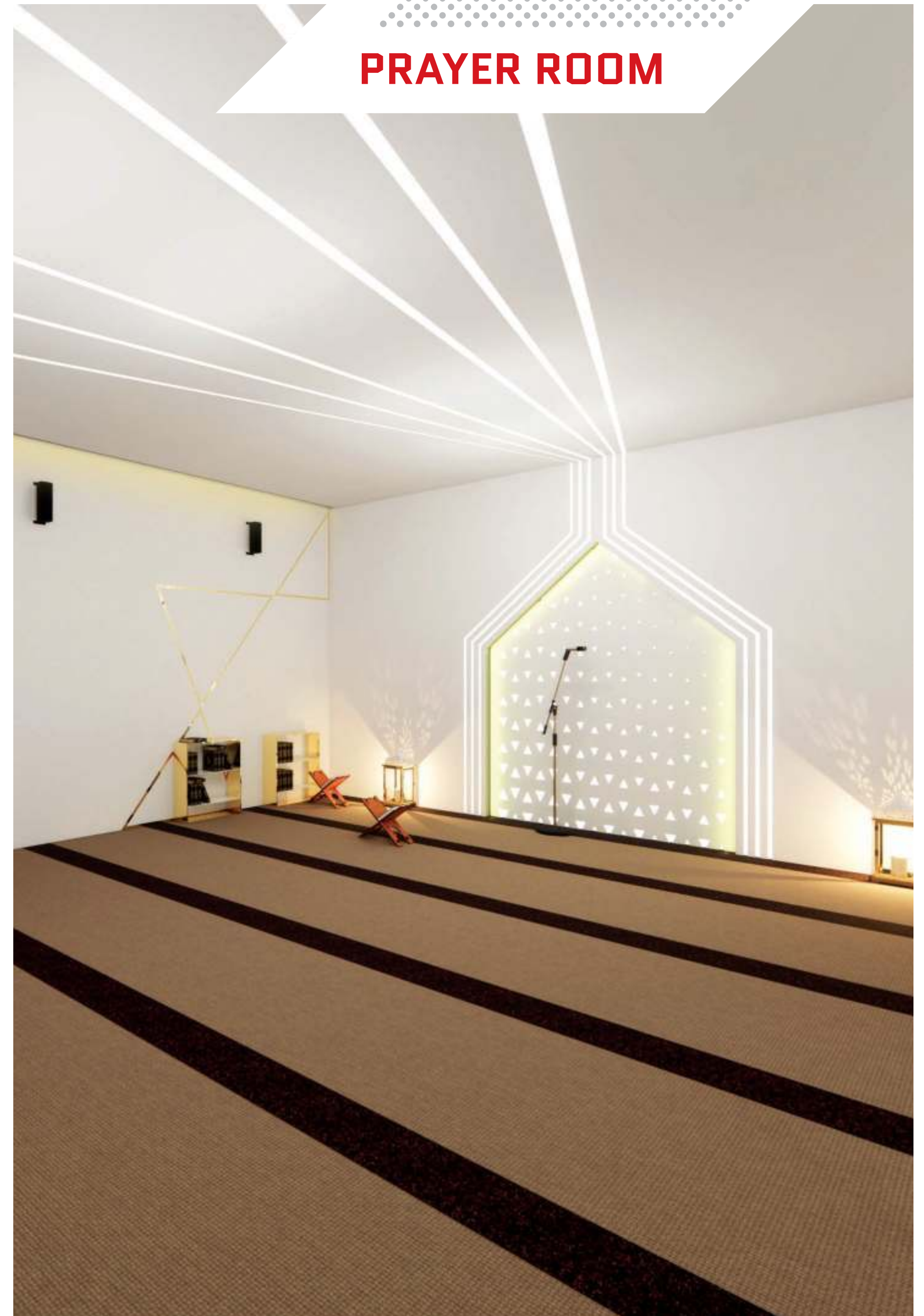
OPEN AIR SPORTS CINEMA



TABLE TENNIS



PRAYER ROOM



ROOF TOP LIBRARY





A WORLD OF SPORTING ACTIVITIES

PODIUM LEVEL AMENITIES

- | | |
|-------------------------------------|------------------------------|
| 1. Olympic Size Lap Pool | 21. Health Club / Gym |
| 2. Kids Pool | 22. Outdoor Gym |
| 3. Shallow Pool | 23. Foosball |
| 4. Jacuzzi | 24. Billiards |
| 5. Aquatic Gym | 25. Chess Area |
| 6. Toddlers Splash Pad | 26. Table Tennis |
| 7. Kids Play Area | 27. Shot Darts |
| 8. POD Kids Play Area | 28. Chunk N Catch Game Zone. |
| 9. Cycling Track | 29. Play Station Arena |
| 10. Cricket Pitch | 30. Gaming Arcade |
| 11. Mini Golf / Golf Simulator | 31. Dancing / Zumba Centre |
| 12. Wall Climbing | 32. Steam & Sauna |
| 13. Trampoline Arena | 33. Physiotherapy Centre |
| 14. Badminton Court | 34. SPA & Therapy Centre |
| 15. Basketball Court | 35. Open Air Sports Cinema |
| 16. Archery | 36. BBQ Area |
| 17. Paintball Arena | 37. Beauty Salon |
| 18. Kick Boxing / MMA Training Area | 38. Business Centre |
| 19. Sports Club / Lounge Party Hall | 39. Cabana Shade |
| 20. Outdoor Party Area | |

ROOF LEVEL AMENITIES

- | | |
|--------------------------------|-----------------------------------|
| 40. Sky Jogging Track | 45. Roof Top Hammock Garden |
| 41. Paddle Tennis | 46. Dedicated Wifi Area |
| 42. Skating Zone | 47. Roof Top Health Sports Bar |
| 43. Roof Top Yoga / Meditation | 48. Roof Top Open Party Zone |
| 44. Roof Top Library | 49. Roof Top Dubai Panoramic View |



**COME HOME
TO *PLAY***

