

**GEMZ**  
BY **DANUBE**

Live the  
**GEMZ LIFESTYLE**





## GEMZ by Danube

GEMZ - a new project by Danube is redefining luxury living in the heart of Al Furjan. This unique project with a stunning pyramid shaped architecture is the upcoming landmark. Built on the prime location, the project offers spacious apartments, top-of-the line amenities, easy access to public transport and malls, and a lot more.

Thoughtfully designed and meticulously planned, GEMZ offers luxury apartments paired with contemporary design with exquisite interiors. The prime location of the project makes access to Sheikh Zayed Road convenient. With exclusive access to luxury amenities like state-of-the-art gym, anti-current swimming pool, lavish green outdoors, and an outdoor sky lounge on the 13th floor, the project redefines luxury living experience.



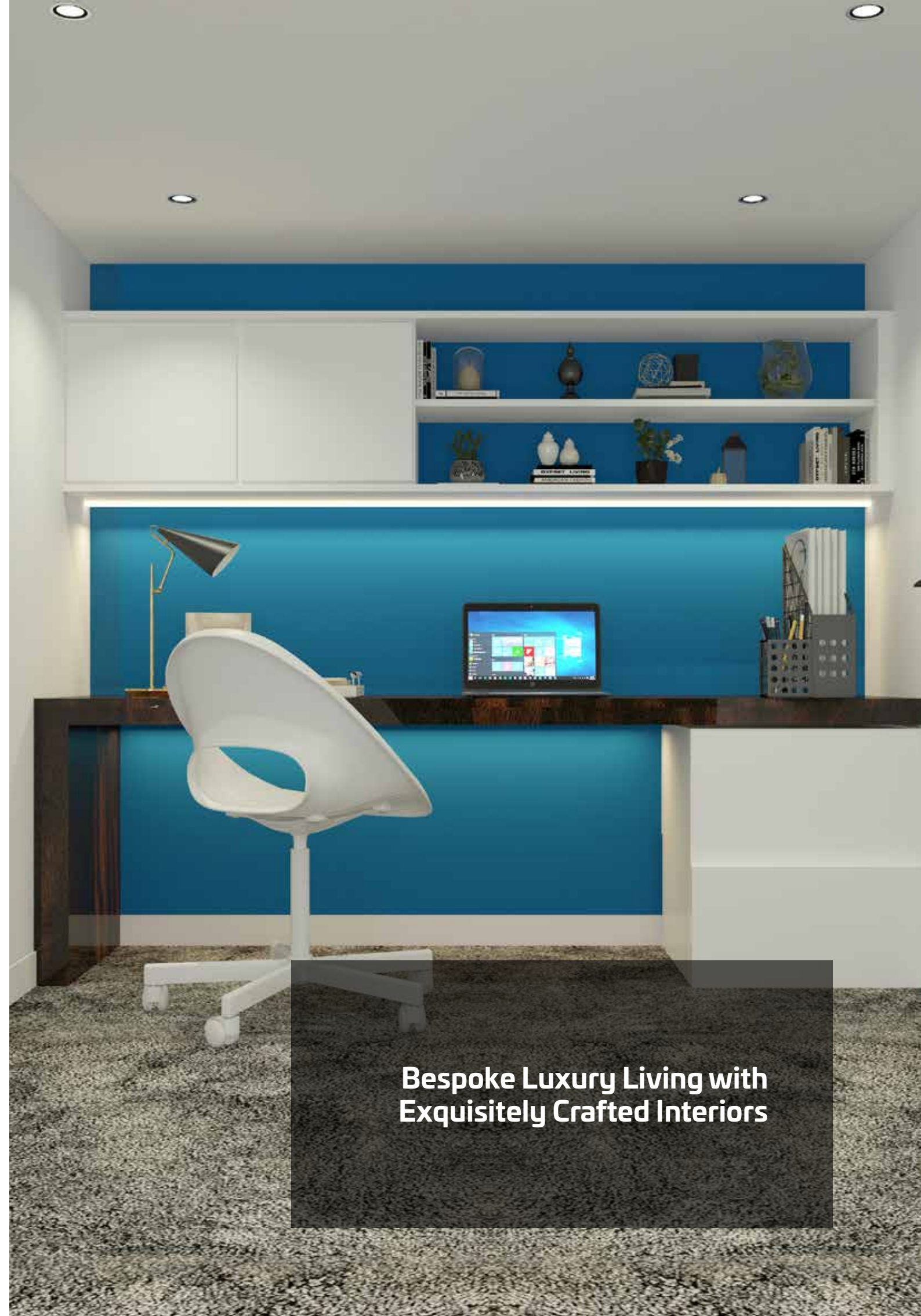
**The Grand Entrance Lobby**  
that's sure to leave a great first  
impression



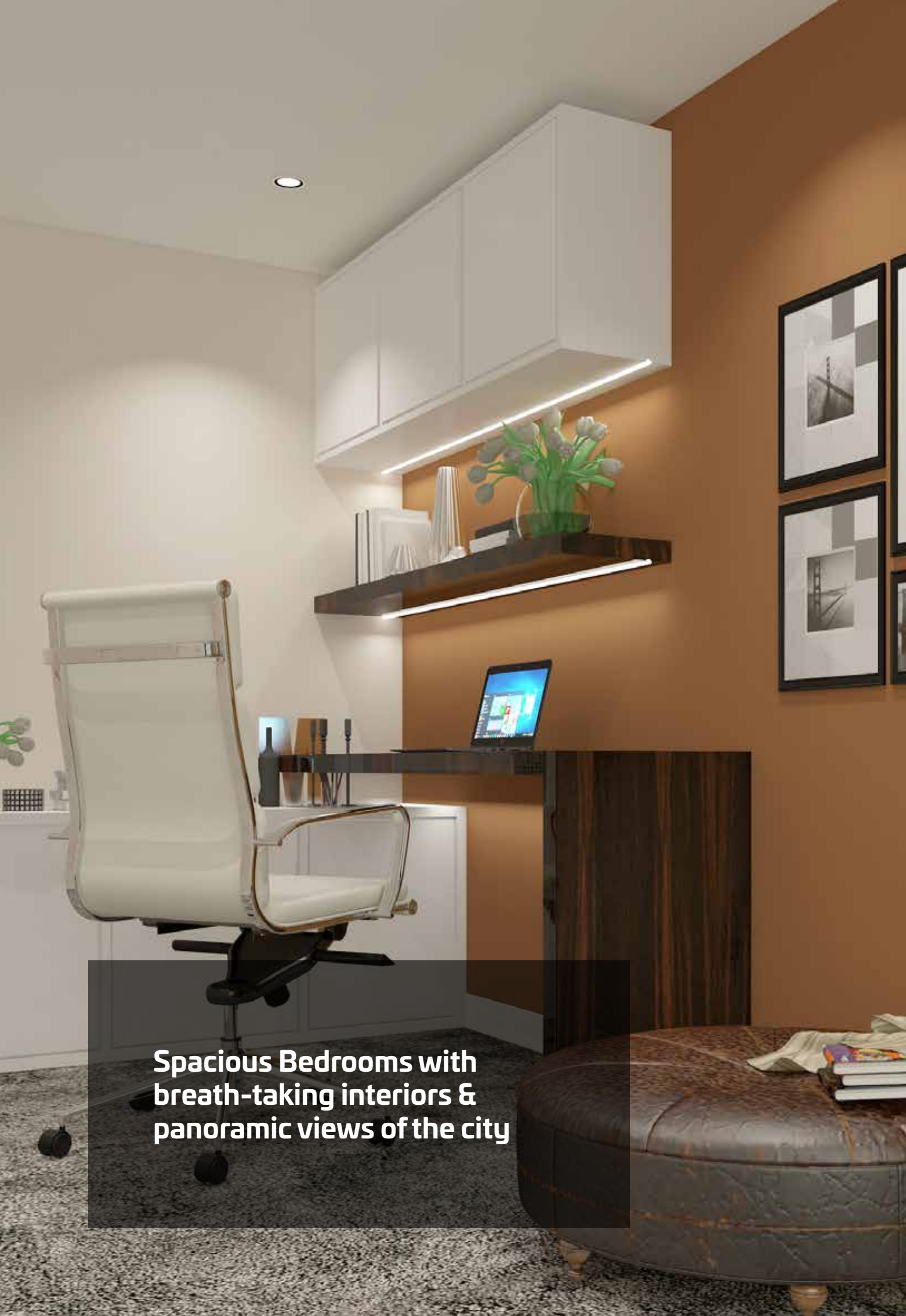
Where Luxury meets  
Convenience

Sky Deck

Living room



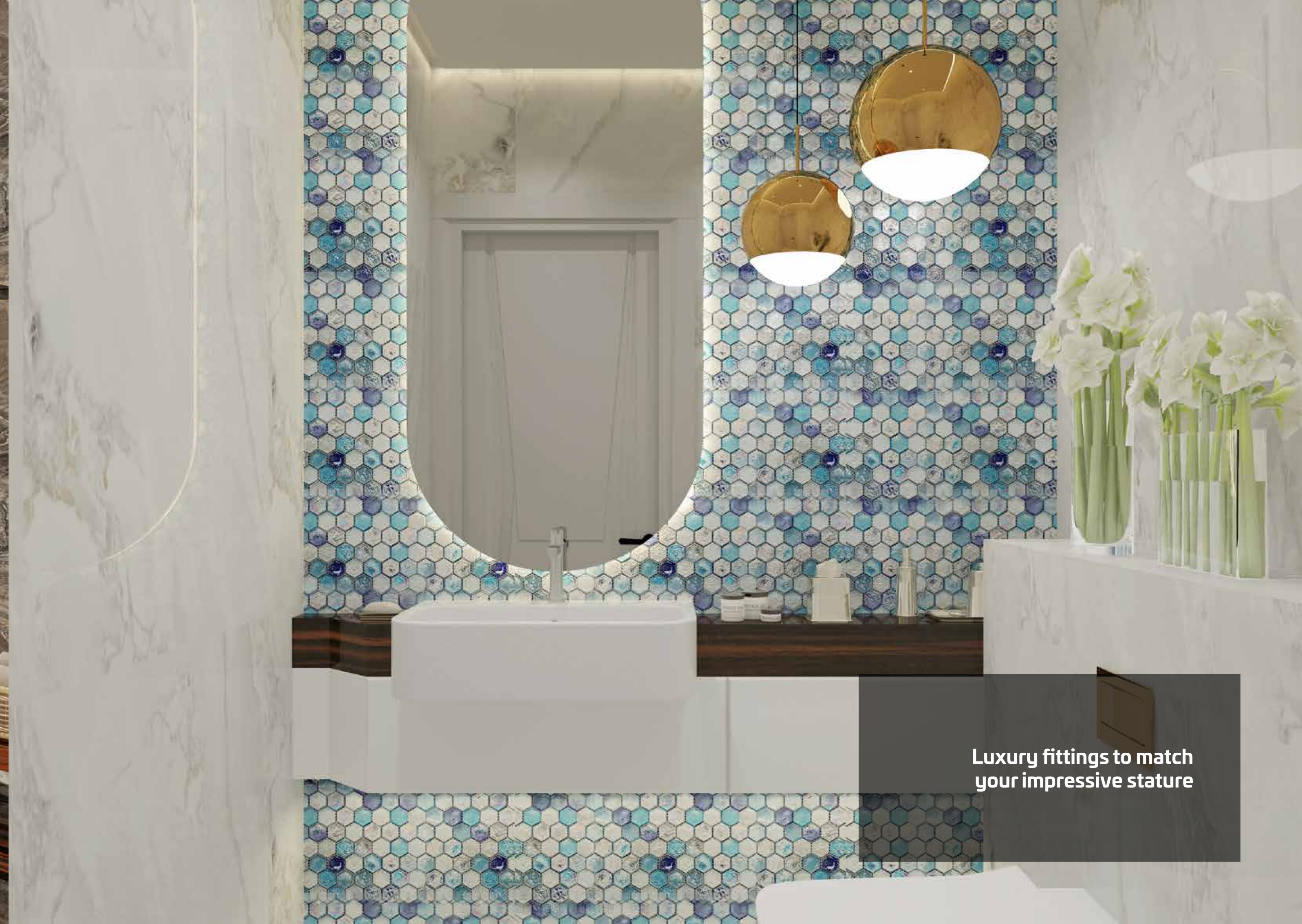
Bespoke Luxury Living with  
Exquisitely Crafted Interiors



Spacious Bedrooms with breath-taking interiors & panoramic views of the city



Bedroom

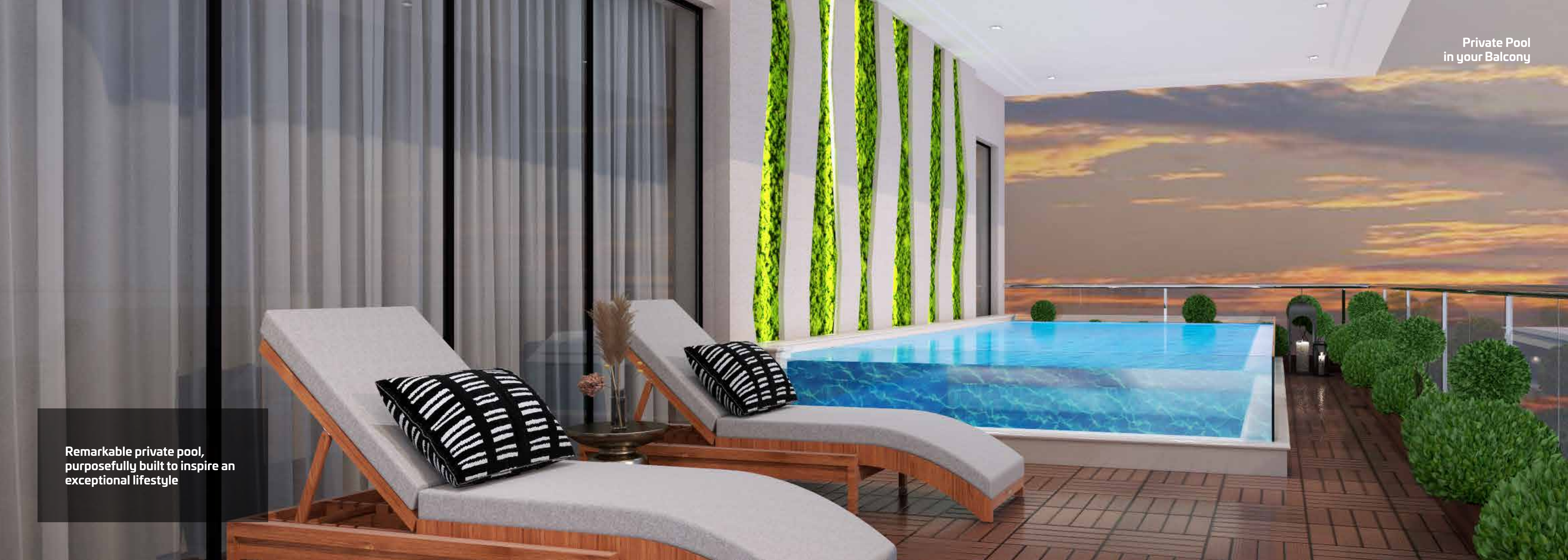


Luxury fittings to match  
your impressive stature



Private Pool  
in your Balcony

Remarkable private pool,  
purposefully built to inspire an  
exceptional lifestyle





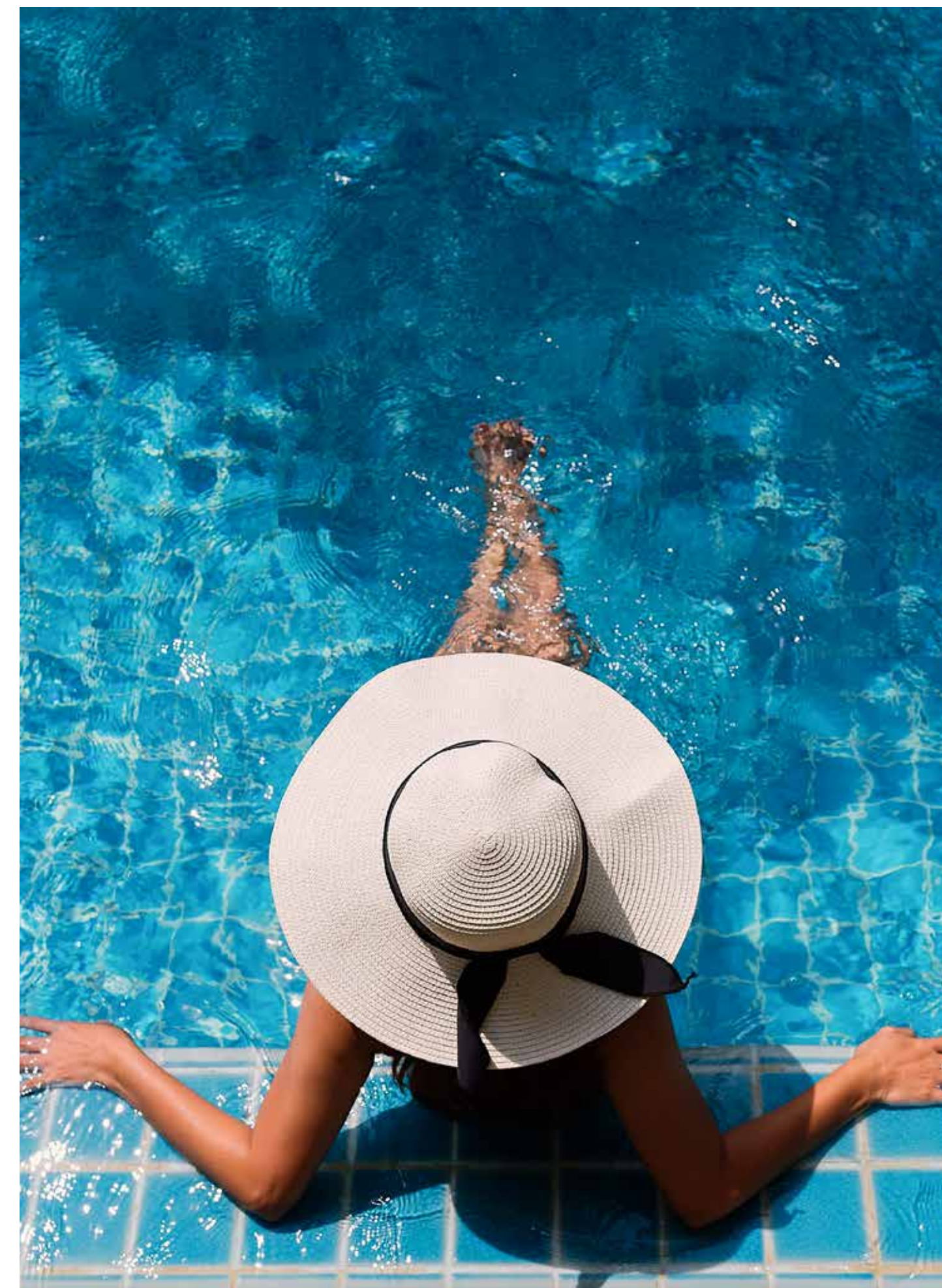
## Live in the New Realm Of Luxury

Discover the true meaning of luxury living with artfully crafted amenities designed to ensure exceptional quality and experience like never before





**Swimming Pool**  
with Aqua Gym & Anti-Current  
Machine





**Cricket pitch**  
with match standard net practice



**Fitness Center**  
with state-of-the-art equipment



**Kids Day Care**  
with nanny supervision\*

\*Subject to authority approvals

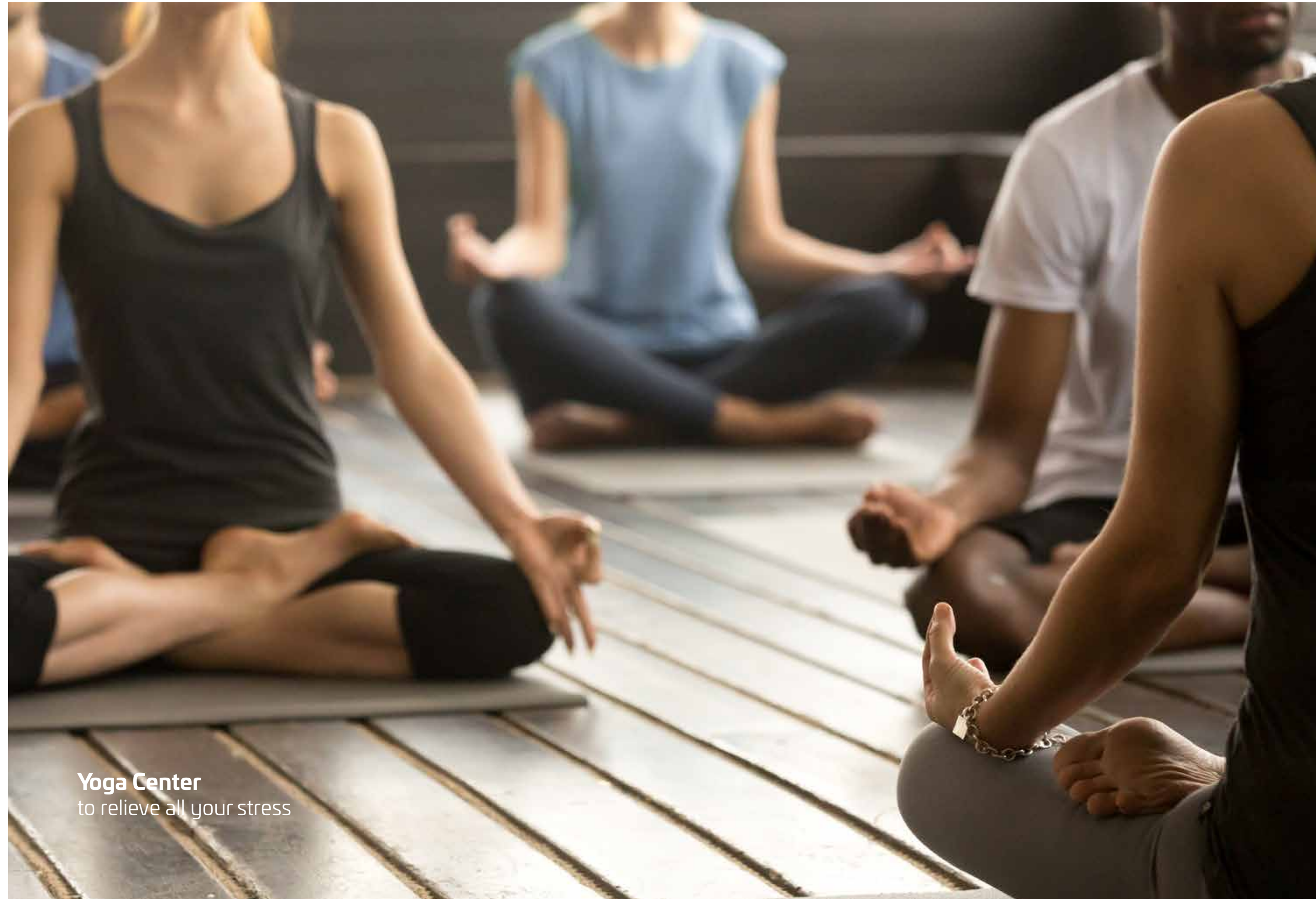


**Kids Play Area**  
with modern toys

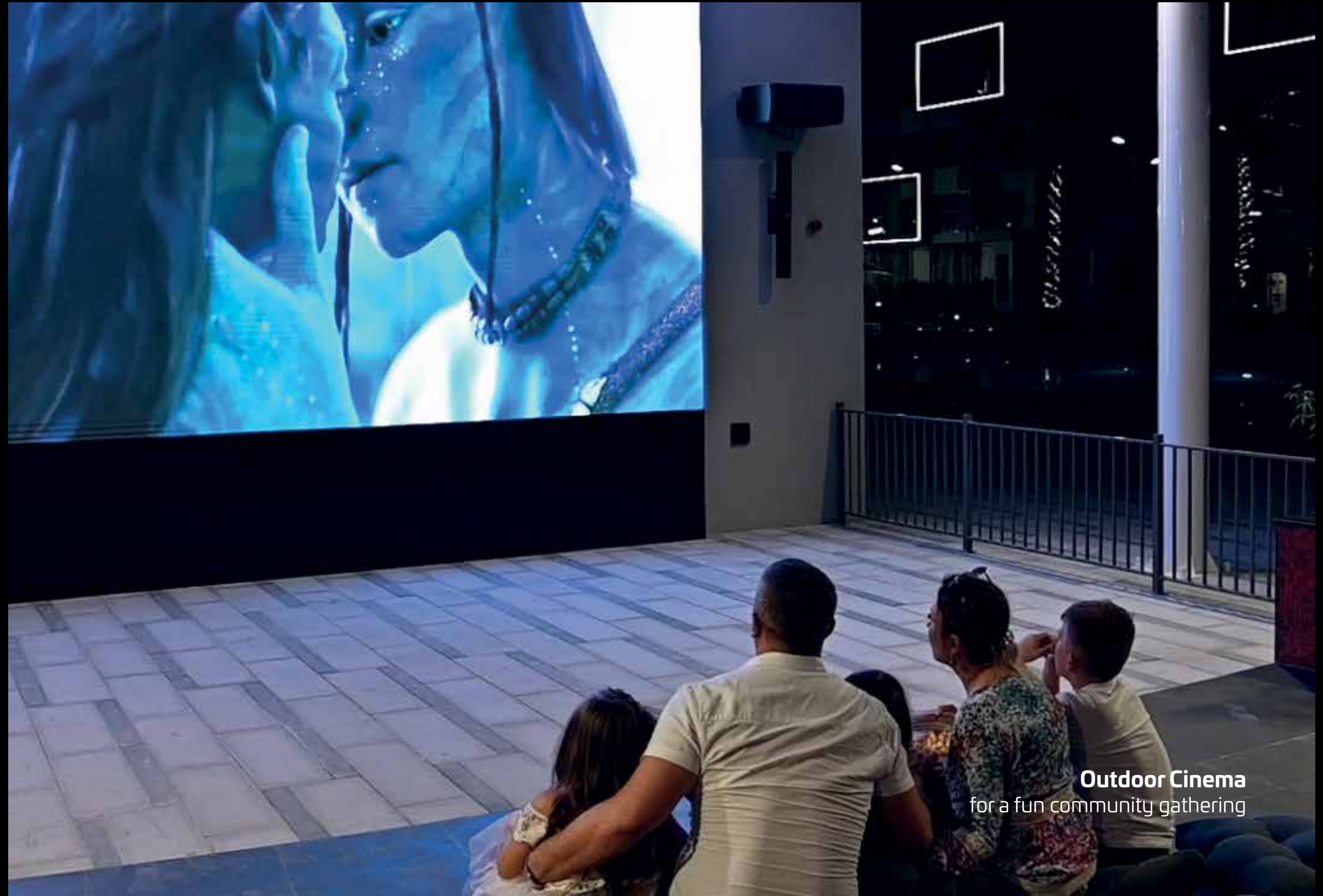


Doctor on Call  
24x7\*

\*Subject to authority approvals



**Yoga Center**  
to relieve all your stress



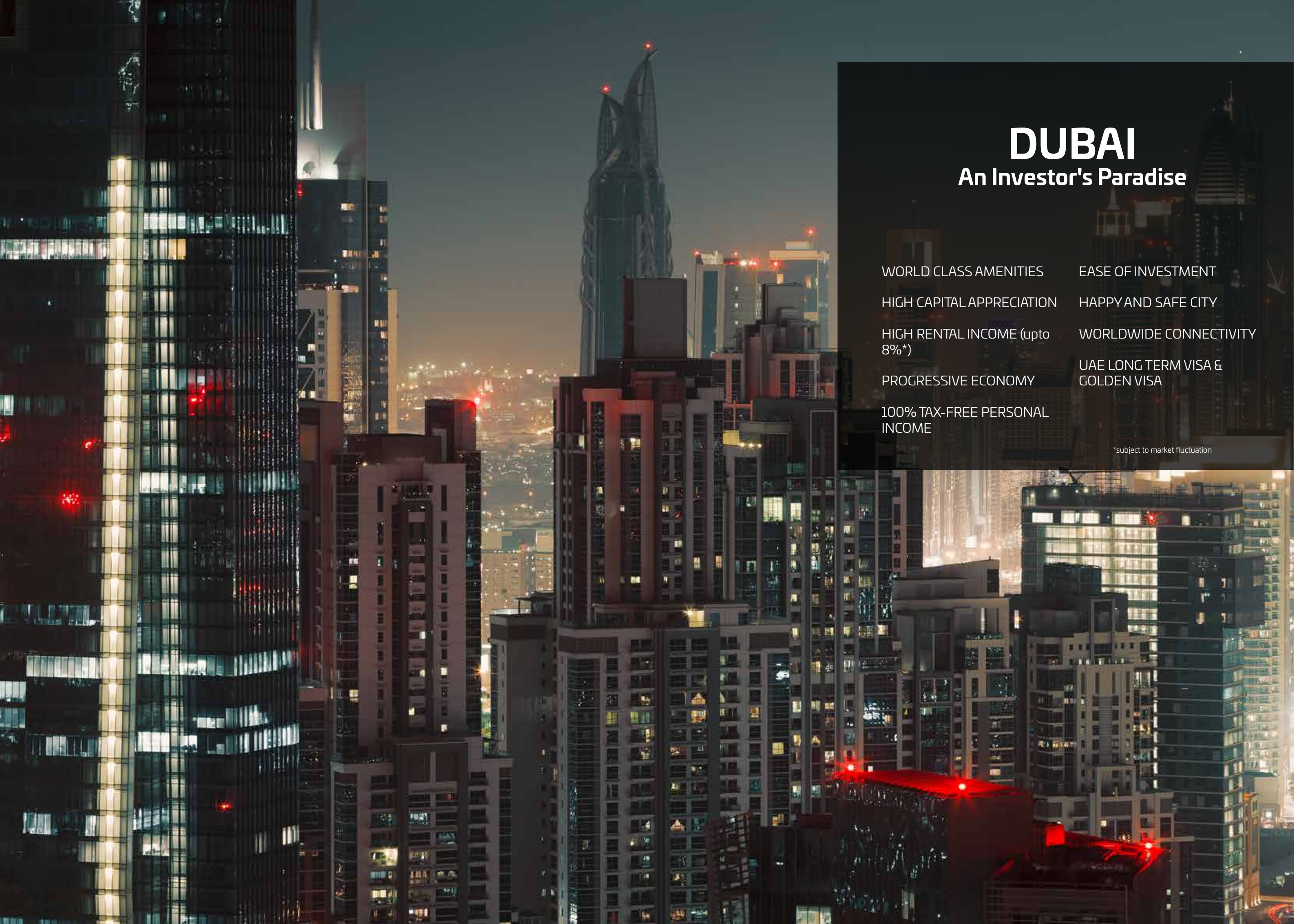
**Outdoor Cinema**  
for a fun community gathering



**Modern Beauty Salon**  
with a well trained staff







# DUBAI

An Investor's Paradise

- WORLD CLASS AMENITIES
- EASE OF INVESTMENT
- HIGH CAPITAL APPRECIATION
- HAPPY AND SAFE CITY
- HIGH RENTAL INCOME (upto 8%\*)
- WORLDWIDE CONNECTIVITY
- PROGRESSIVE ECONOMY
- UAE LONG TERM VISA & GOLDEN VISA
- 100% TAX-FREE PERSONAL INCOME

\*subject to market fluctuation

# DANUBE PROPERTIES

Why Choose us

- Freehold Ownership
- High Capital Appreciation
- High ROI
- 29 Years of Trust
- Prime Location
- Affordable Price
- Best Payment Plan
- Registered Under Dubai Land Development
- Semi Furnished
- Luxury Finishing
- World-Class Amenities
- Timely Delivery

## Committed To Deliver On Our Promises

We firmly believe that Danube's success as a developer is derived from our project delivery and quality construction. Hence, as a responsible property developer, we are always committed to delivering our promises.

Backed by our strong finance in building materials, all the sites of our existing projects are moving closer to completion and progressing every day. Our goal is to deliver what we promised and see that smile on your face while you hold the keys to your dream home.

We want to walk hand in hand with you and hence we provide live updates of the projects underway. All you have to do is, visit our website or scan the QR codes on the adjacent page and real updates delivered to you right away!





**“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



# Projects by Danube

Scan the QR Codes to know more



DREAMZ



Glitz 1



Glitz 2



Glitz 3



STARZ



Pearlz



GLAMZ



RESORTZ



MIRACLZ



LAWNZ  
DANUBE



BAYZ



ELZ



WAVEZ  
DANUBE



Jewelz



OLIVZ  
DANUBE



SKYZ  
DANUBE





## A New Landmark in Al Furjan

Al Furjan, which also means a collection of houses or a small village, is a contemporary and distinct family-oriented community that offers the comfort and warmth of a traditional living and modern lifestyle with spacious apartments, abundant green open spaces, and world-class amenities.

Life in Al Furjan is peaceful and convenient, as most lifestyle amenities are covered. Al Furjan Pavillion houses several pharmacies, grocery stores, restaurants, cafes, salons, bookshops, and more. One of Dubai's most popular residential districts, Al Furjan is a vibrant residential development located between Sheikh Zayed Road and Mohammed Bin Zayed Road.

Our project offers a tranquil, peaceful environment that attracts residents and citizens who wish to raise a family away from the hustle and bustle of the city.

**2 Minutes**

From Proposed from the  
proposed Metro line

**10 Minutes**

to Al Maktoum  
International Airport

**4 Minutes**

to Discovery Gardens

**7 Minutes**

to Ibn Battuta  
Mall

**4 Minutes**

to Sheikh Zayed Road





MINI

DANUBE  
PROPERTIES

GEMZ

دانبوب  
موتيل

Häagen-Dazs


PROGEN 瑞罗康




# **DANUBE** **PROPERTIES**



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

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