

**ASPIRZ**  
BY **DANUBE**



# ASPIRZ

BY **DANUBE**

PREMIUM HOMES & OFFICES

DUBAI SPORTS CITY

LIVE  
HERE

WORK  
HERE





# ASPIRZ

BY **DANUBE**

PREMIUM HOMES & OFFICES

**DUBAI SPORTS CITY**

2 MINS FROM  
SHEIKH MOHAMMED BIN ZAYED ROAD

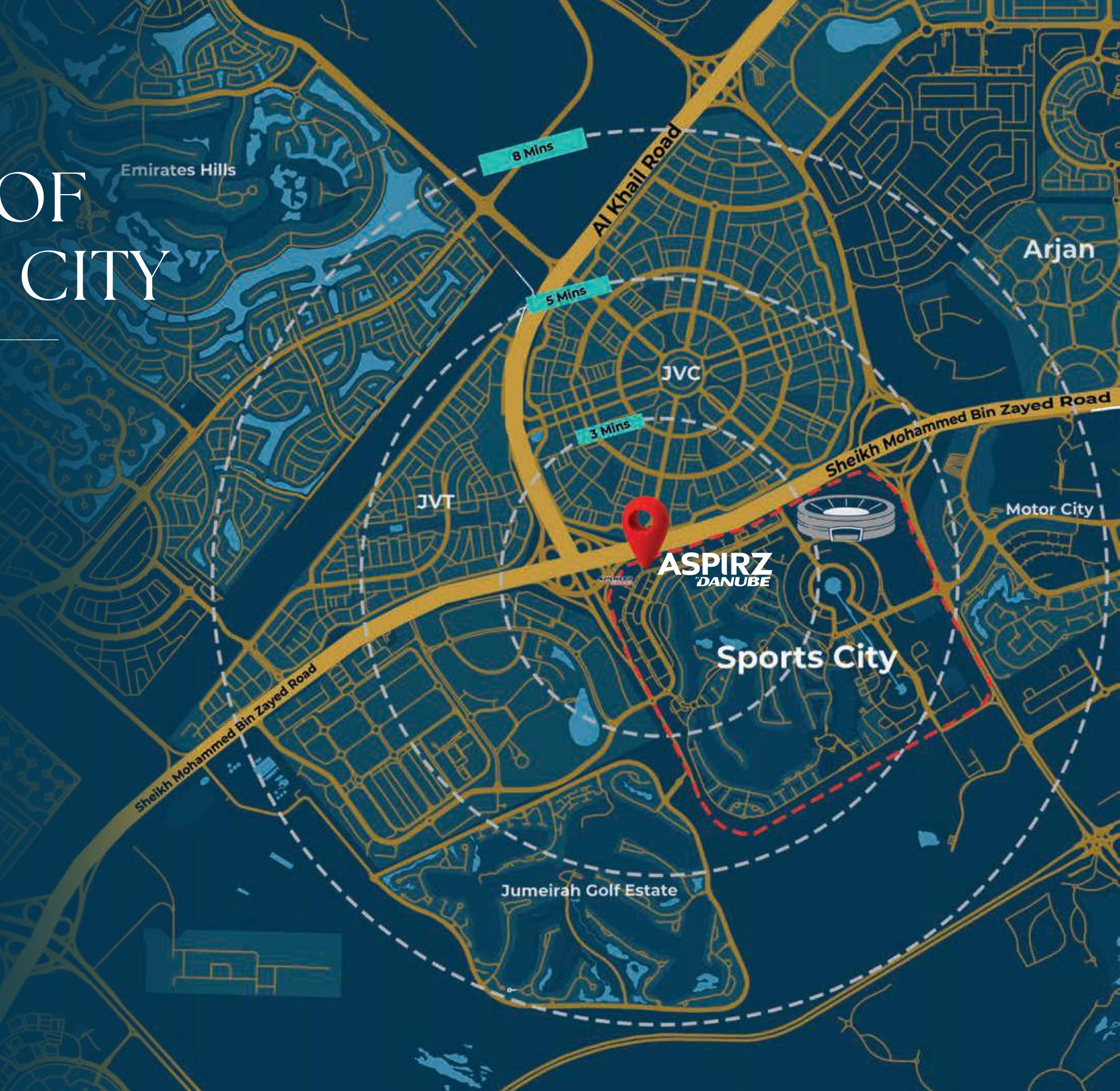
TALLEST  
TOWER IN  
DUBAI SPORTS CITY





# IN THE HEART OF DUBAI SPORTS CITY

Dubai Cricket Stadium	2 min
Sheikh Mohammed Bin Zayed Road	2 min
Grandiose Super Market	2 min
Sports City Lake	3 min
Schools Nearby	5 min
Al Khail Road	5 min
Miracle Garden	8 min
Sheikh Zayed Road	12 min
Dubai Internet City Metro	15 min
Dubai Marina	15 min
Global Village	15 min
Img World	18 min
Mall Of The Emirates	18 min
Burj Al Arab	20 min
Dubai Mall	20 min
Burj Khalifa	20 min
Palm Jumeirah	25 min
Dubai International Airport	25 min
Al Maktoum International Airport	25 min





**ASPIRZ**  
BY **DANUBE**

MODERN OFFICES AT  
**1%** PAYMENT PLAN  
(WITH 30 MONTHS POST HANDOVER)

OFFICES DESIGNED TO INSPIRE





AN ARRIVAL  
*that makes a*  
STATEMENT

Dedicated Separate Entrance  
for Offices & Residences

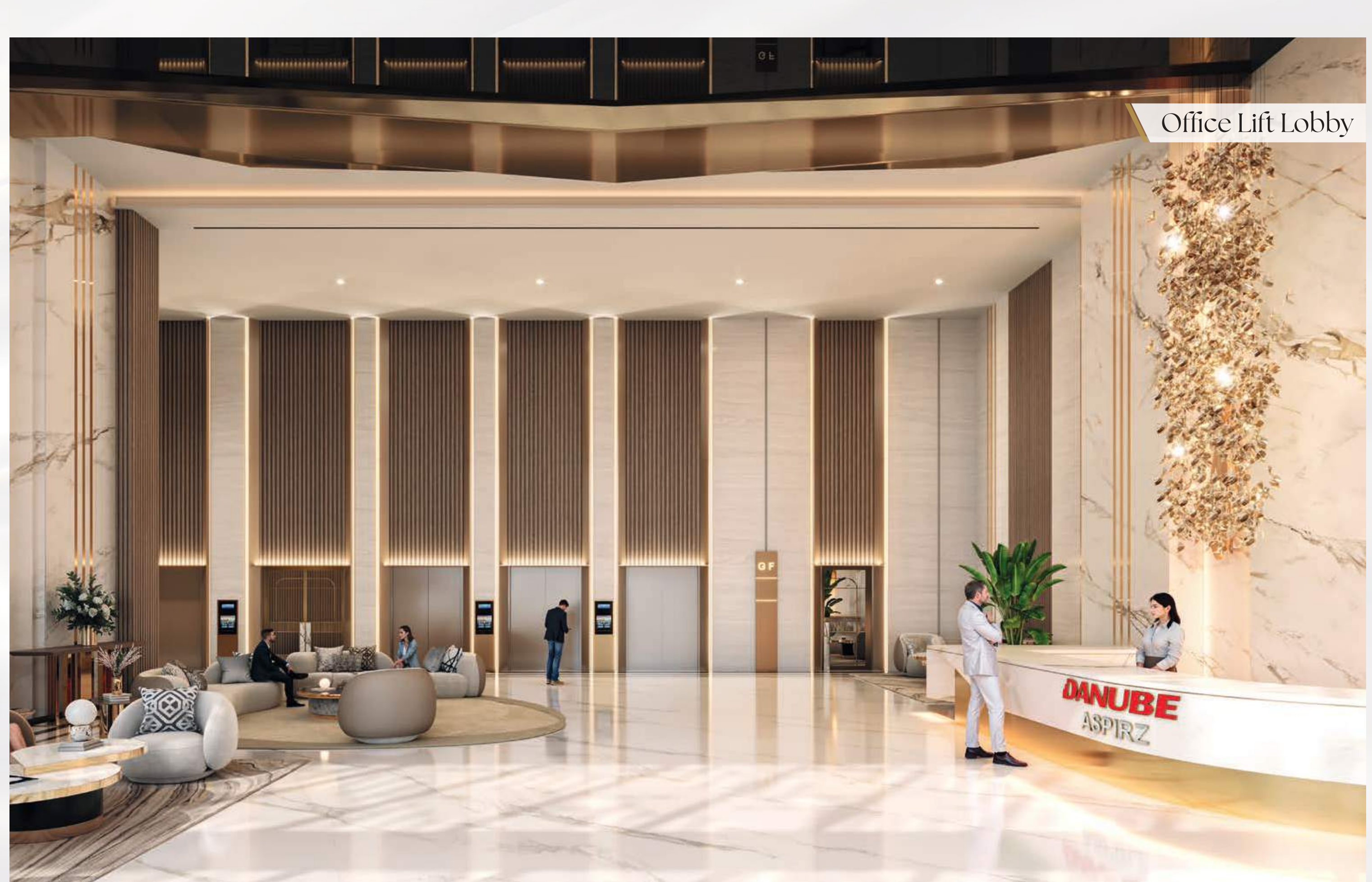




Office Entrance Lobby



Office Lift Lobby





Executive



Disclaimer: The interiors and furniture shown in the layout is for illustrative purposes only. All offices are provided as shell & core.

Premier



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Prestige

# WORKSPACES *that go* BEYOND WORK

## STANDARD

Office Features:

- Manager's Cabin
- 12 Workstations
- Reception
- Visitor's Zone

Aspirz Features:

- Boardroom
- Restroom
- Reception
- 15+ Premium Amenities
- Valet Services
- Shuttle to Metro

## EXECUTIVE

Office Features:

- Manager's Cabin
- 20 Workstations
- Reception
- Visitor's Zone

Aspirz Features:

- Boardroom
- Restroom
- Reception
- 15+ Premium Amenities
- Valet Services
- Shuttle to Metro

## PREMIER

Office Features:

- Manager's Cabin
- 25 Workstations
- Meeting Room
- Reception
- Visitor's Zone

Aspirz Features:

- Boardroom
- Restroom
- Reception
- 15+ Premium Amenities
- Valet Services
- Shuttle to Metro

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# YOUR OFFICE. YOUR WAY.

Merge units as per your  
layout requirements

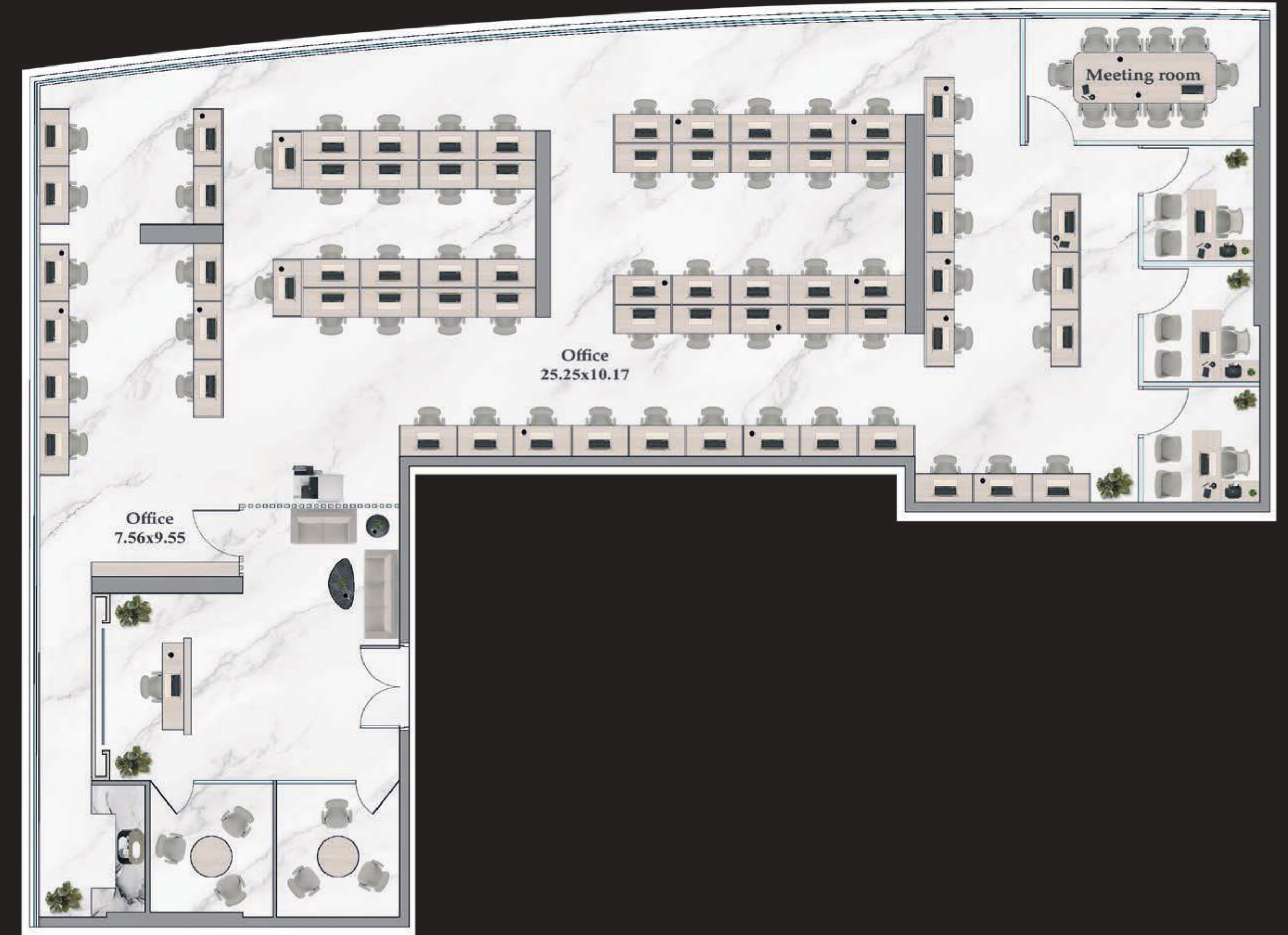
## PRESTIGE

### Office Features:

3 Manager's Cabin  
80 Workstations  
Meeting Room  
Reception  
Visitor's Zone  
Coffee Station

### Aspirz Features:

Boardroom  
Restroom  
Reception  
15+ Premium Amenities  
Valet Services  
Shuttle to Metro







*when work ends, life begins*  
WORK-LIFE  
BALANCE  
REDEFINED





Indoor Gym with Shower



Outdoor Gym





Basketball Court



Cricket Pitch





Padel Tennis Court



Badminton Court









Business Centre



Business Cafe





Multipurpose Hall

**DANUBE**  
PROPERTIES



Indoor Cinema



Prayer Room





## VALET PARKING SERVICES

(on chargeable basis)



## REGULAR SHUTTLE SERVICE TO THE NEAREST METRO STATIONS

(Included in service charge)



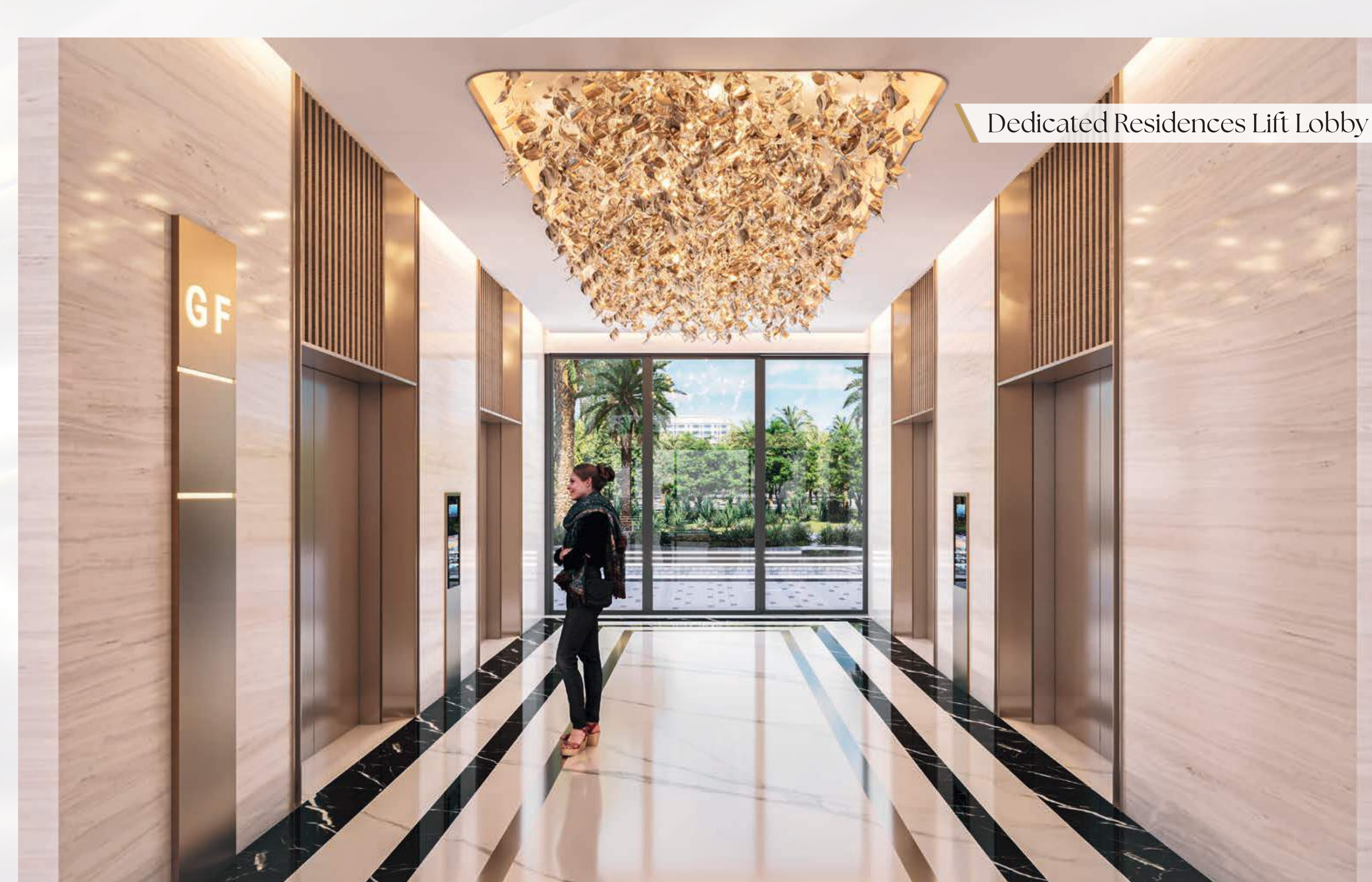


**ASPIRZ**  
BY **DANUBE**

PREMIUM HOTEL APARTMENTS









# FULLY FURNISHED CONVERTIBLE APARTMENTS

Studio Convertible to 2 Rooms

1BHK Convertible to 3 Rooms

2BHK Convertible to 4 Rooms

3BHK Convertible to 5 Rooms



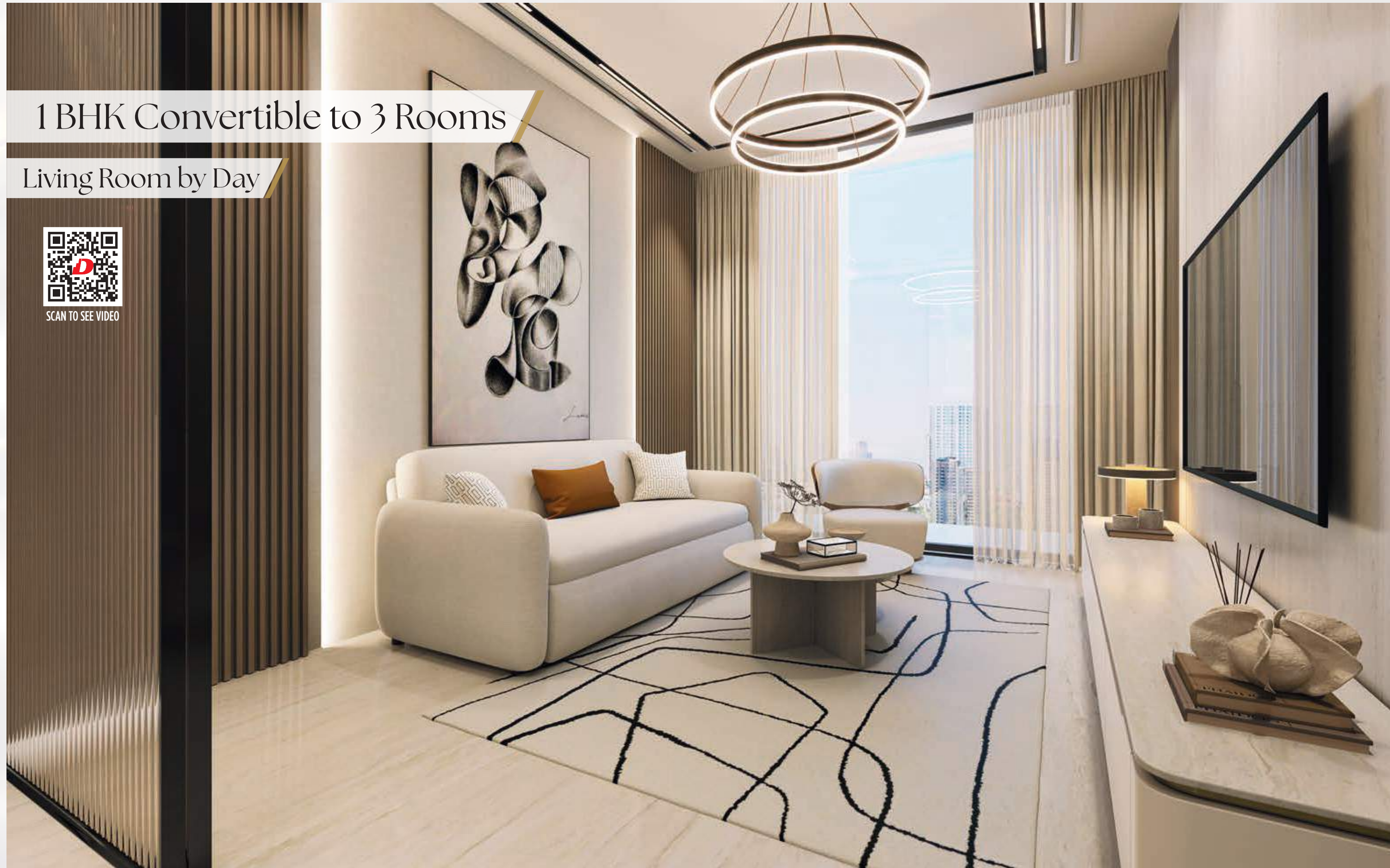


## 1 BHK Convertible to 3 Rooms

Living Room by Day



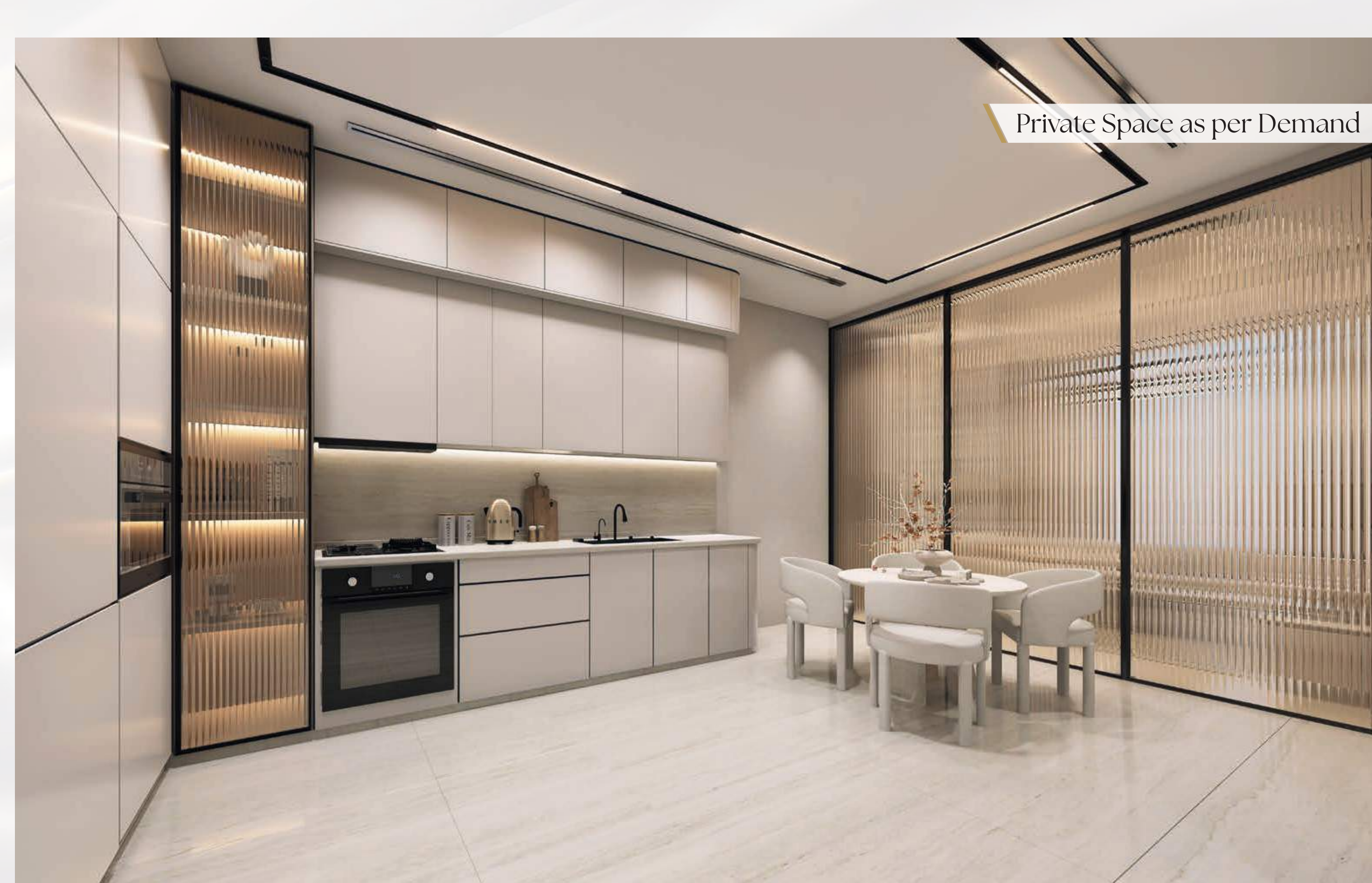
SCAN TO SEE VIDEO



Bedroom by Night





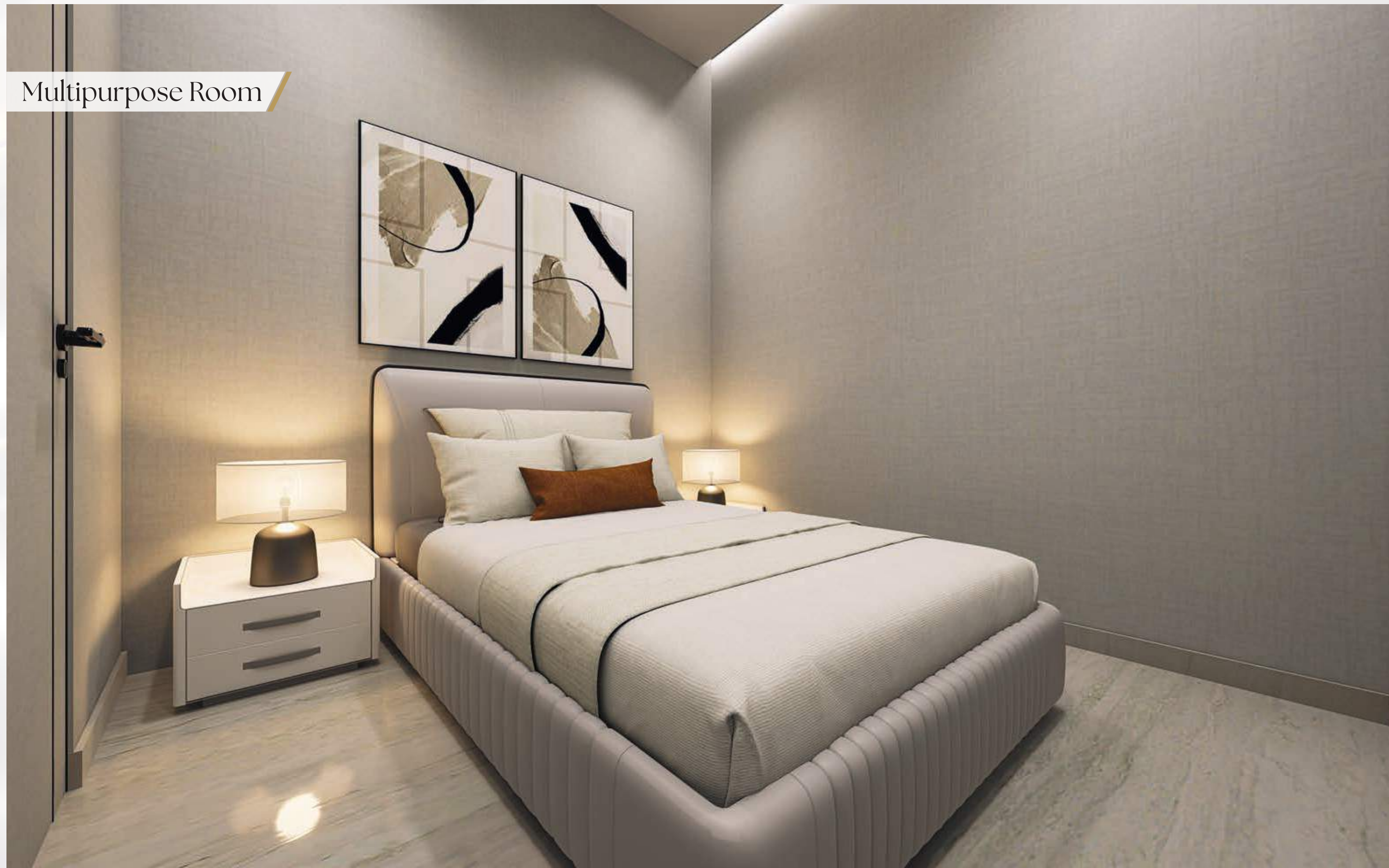








Multipurpose Room



Attached Bathroom







# AVAILABLE IN 3 COLORS

From serene minimalism to bold elegance, every home is thoughtfully designed with distinct design sensibilities. So you can choose a space that truly reflects your style.



Casa Blanco



Blue Haven



Amber Haven







*A world of*  
**INDULGENCE  
AWAITS  
YOU**

Residents to have Access  
to all Project Amenities







Infinity Pool

*Swim above the*  
**SKYLINE**







Kid's Daycare



Kid's Play Area







# YOUR LIFE FULLY SERVICED

## CORE SERVICES

Included in the Service Charge

- Bell Boy service
- Concierge services
- 24/7 Security service
- Lobby coffee machine
- Common Area Maintenance
- Common Area Housekeeping
- Utilities for Common area
- Free Wifi for swimming pool, gym
- Reception GRE
- Shuttle Service to Metro
- In room utilities - Microwave, Oven, Inbuilt Fridge, Bread Toaster, Coffee Maker



*Everyday Living,*  
**FIVE-STAR STYLE.**

**À LA CARTE SERVICES**  
for everyday living (on chargeable basis)

1

Valet  
Service

2

Personal  
Trainer

3

Housekeeping

4

Dry Cleaning /  
Laundry





“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.”

**Rizwan Sajjan** - Founder & Chairman, Danube Group











“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 Sajjan** - Managing Director, Danube Group



# 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%** Per Month Payment Plan
- 73** Months Payment Plan
-  High Return on Investment
-  Timely Delivery
-  Prime Location
-  Luxury Furnishing
-  40+ Amenities





# **DANUBE** **PROPERTIES**

 **+971 800 57 57**

 **danubeproperties.com**

 **info@danubeproperties.ae**

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

