



DIAMONDZ
BY **DANUBE**

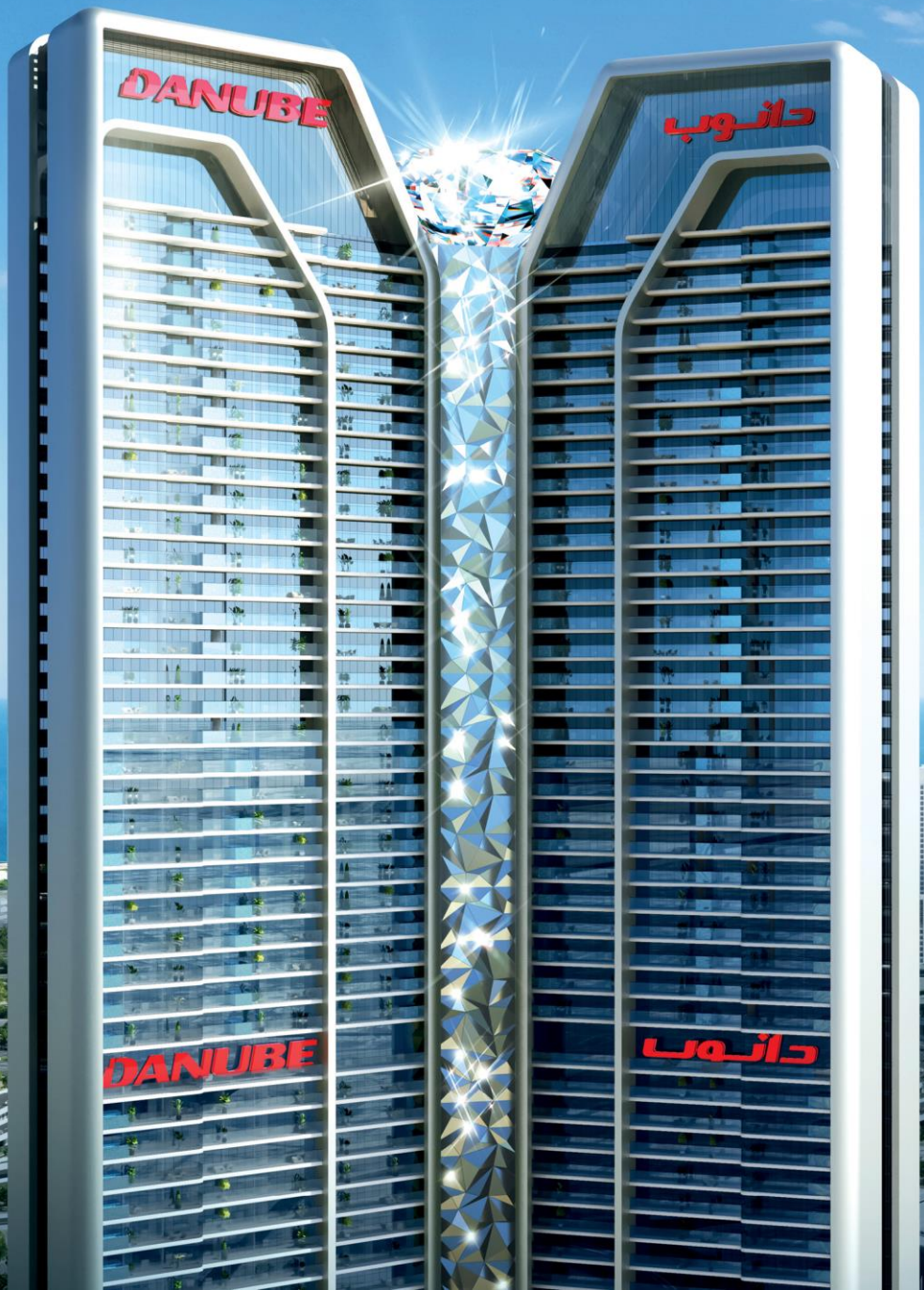


DIAMONDZ
BY **DANUBE**

**WHERE
EVERY
HOME
SPARKLES**

**UPTOWN - JLT
DUBAI**





The JEWEL *of* JLT

As the architectural gem of Uptown, situated in Jumeirah Lake Towers, Dubai, DIAMONDZ is the crafted jewel of homeowners and investors.



Invest

in Uptown, JLT, Dubai

Nearby Landmarks:
















- **DMCC** - World's largest trading hub for rough diamonds
- **Jumeirah Lakes Towers**
- **Jumeirah Islands** - Dubai's one of the most prestigious and sought-after communities.
- **Dubai Marina** - a waterfront city
- **Ain Dubai** - World's Highest Observation Wheel in Dubai
- **Sheikh Zayed Road** - This road is the main artery of the city







DISTANCES

	DMCC Metro	2 min
	Dubai Marina Mall	3 min
	Jumeirah Island	3 min
	Marina Walk	5 min
	Top Golf	5 min
	Ain Dubai	7 min
	Sky Dive	7 min
	Dubai Cruise Terminal	8 min
	The Palm Jumeirah	10 min
	Mall Of The Emirates	10 min
	Burj Al Arab	12 min
	Jumeirah Beach	15 min
	Burj Khalifa	18 min
	Dubai Frame	20 min
	Dubai International Airport	25 min

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%

Pay 1% Per Month

75

Months Payment Plan



High Return on Investment



Timely Delivery



Prime Location



Luxury Furnishing



40+ Amenities



The 1% Man

Rizwan Sajan

Founder & Chairman
Danube Group



Scan & Watch
The Complete Story





Roof Top
Pool Bar

Infinity
Pool

DANUBE







Party Hall



Cabana Seating





Outdoor Kids
Play Area



Yoga Deck



Outdoor
Cinema



BEING STRONGTM
FITNESS EQUIPMENT

now at

DIAMONDZ

BY **DANUBE
PROPERTIES**

Salman Khan



40+ LUXURIOUS AMENITIES

Podium Level Amenities

1. Infinity Pool
2. Shallow Pool
3. Jacuzzi
4. Kids Pool
5. Aquatic Gym
6. Waterfall
7. Toddlers Splash Pad
8. Kids Play Area
9. Trampoline
10. Cricket Pitch
11. Wall Climbing
12. Paddle Tennis / Badminton.
13. Basketball Court
14. Cabana Seating
15. BBQ Area
16. Skating Park
17. Jogging Track
18. Outdoor Gym
19. Outdoor Library Seating
20. Snooker Zone
21. Chess / Table Tennis
22. Family Seating
23. Doctors On Call
24. Kids Daycare
25. Male Prayer Hall
26. Female Prayer Hall
27. Library
28. Beauty Salon
29. Business Centre

Level 2 Amenities

30. Jacuzzi
31. Rain Shower
32. Open Cigar Lounge
33. Outdoor Party Hall
34. Indoor Party Hall
35. SPA & Therapy
36. Male / Female Changing Room
37. Indoor Gym
38. Sky Garden
39. Open Air Cinema

Level 3 Amenities

40. Zumba Dancing Deck
41. Sky Observatory Deck
42. Health Bar

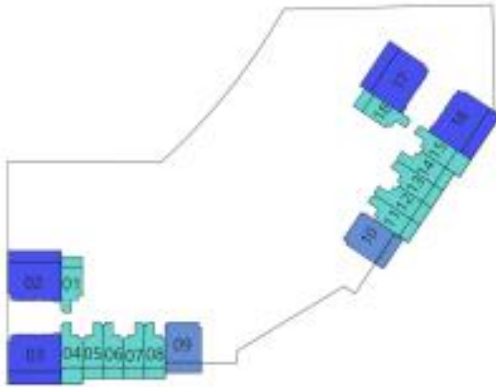
Roof Level Amenities

43. Yoga Deck
44. Roof Top Hammock Garden
45. Sky Golf

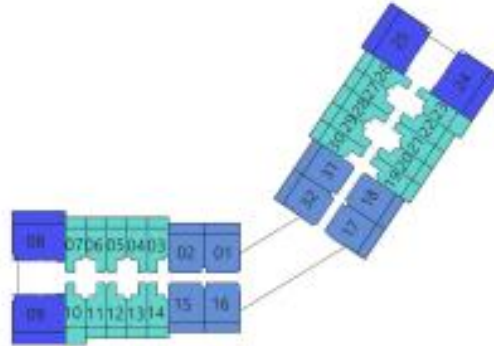


Floor Plate

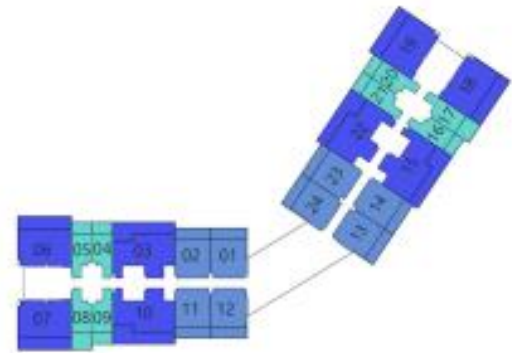
12TH FLOOR



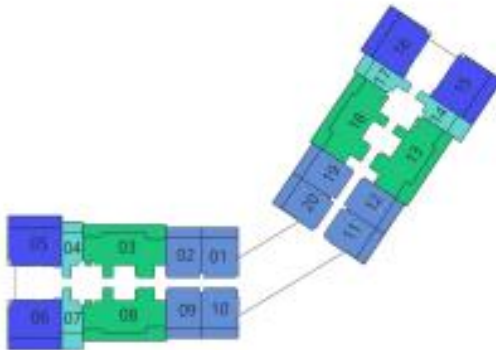
13TH - 31ST FLOOR



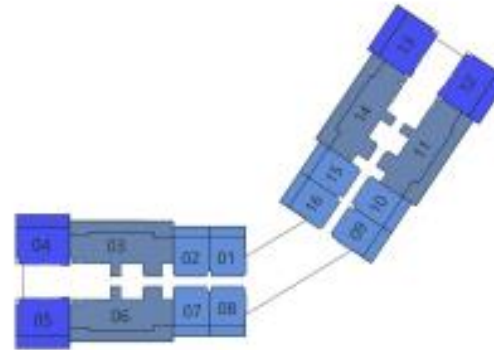
33RD - 42ND FLOOR



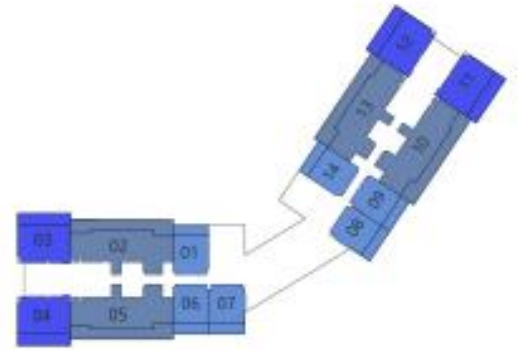
43RD - 55TH FLOOR



56TH - 59TH FLOOR



60TH FLOOR



DIAMONDZ

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





DIAMONDZ
BY **DANUBE**

75
Months
Payment Plan

ACD- Nov 2027





JEWEL *of* ULTRA LUXURY *living*

DIAMONDZ BY DANUBE	
Apr-24	10%
Jun-24	10%
Aug-24 to Dec 25	1%
Jan-26	6%
Feb-26 to May-26	1%
Jun-26	6%
Jul-26 to Nov-27	1%
30 Months post Project completion from Dec 2027 TO May 2030	1%



JEWEL *of*
ULTRA LUXURY
living

Pricing - DIAMONDZ

Types	Min Price	Max Price
Studio	1,100,000	1,228,000
Presidential Studio	1,300,000	1,460,000
1 BHK	1,750,000	1,991,000
Presidential Suite	2,100,000	2,225,000
2 BHK + POOL	2,500,000	2,821,000
3 BHK + POOL	3,650,000	4,007,000
4 BHK + POOL	4,750,000	5,345,000

Frequently Ask Question (FAQ)

- ▶ No. of Lifts - 14 No's
- ▶ Mechanical Floors - Floor 32
- ▶ Building configuration - 3B+G+M+62 Floors+Roof
 - Floor M - Parking
 - Floor 1 to 11 - Parking
 - Floor 12 to 60 - Residential
 - Floor 12, 61, 62, Roof - Amenities
- ▶ Parking - 1 for each unit
2 for 4 BHK
- ▶ Jogging Track - 350 M
- ▶ Swimming Pool - 555 Sq.M (Around 8M x 60 M length)



DIAMONDZ
BY **DANUBE**

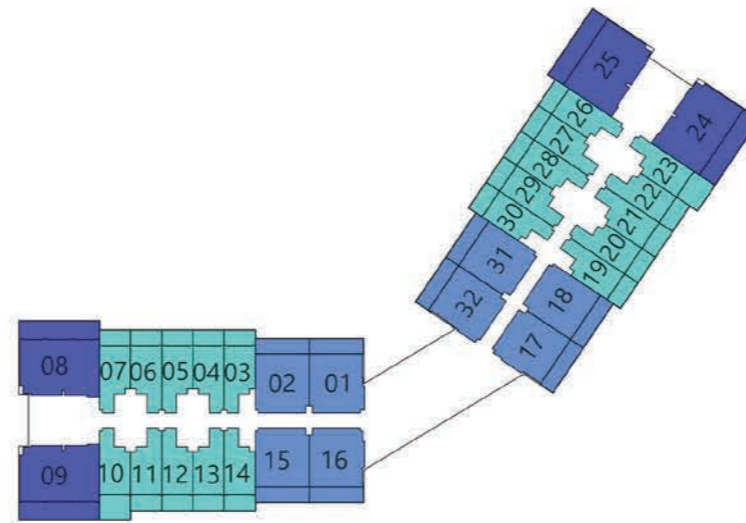
★
FLOOR PLANS

UPTOWN - JLT
DUBAI

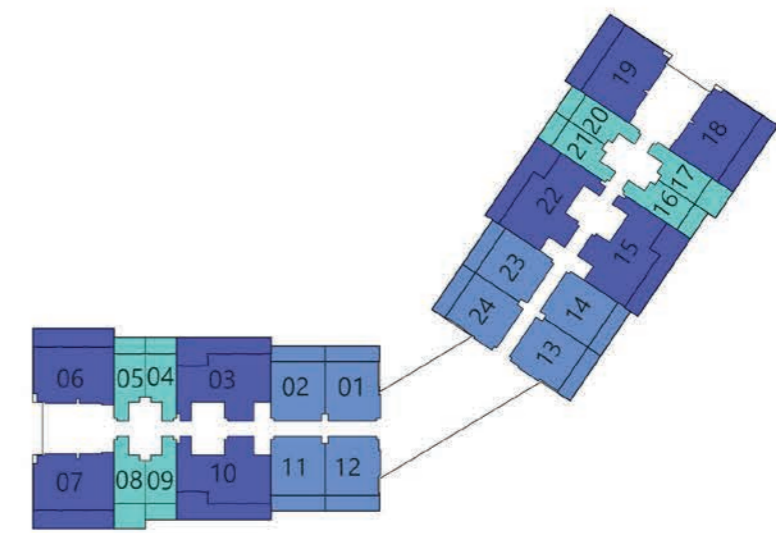
12TH FLOOR



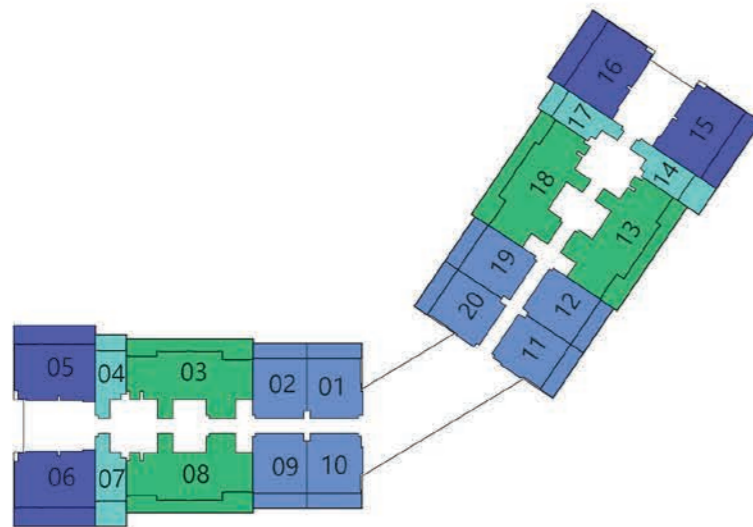
13TH - 31ST FLOOR



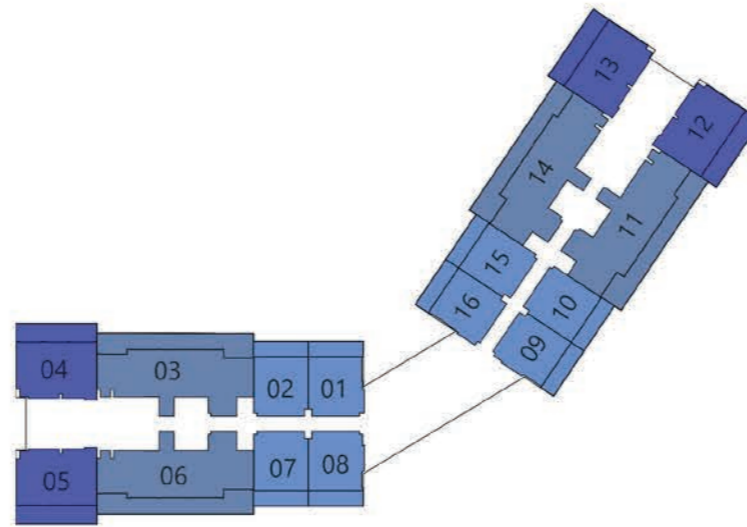
33RD - 42ND FLOOR



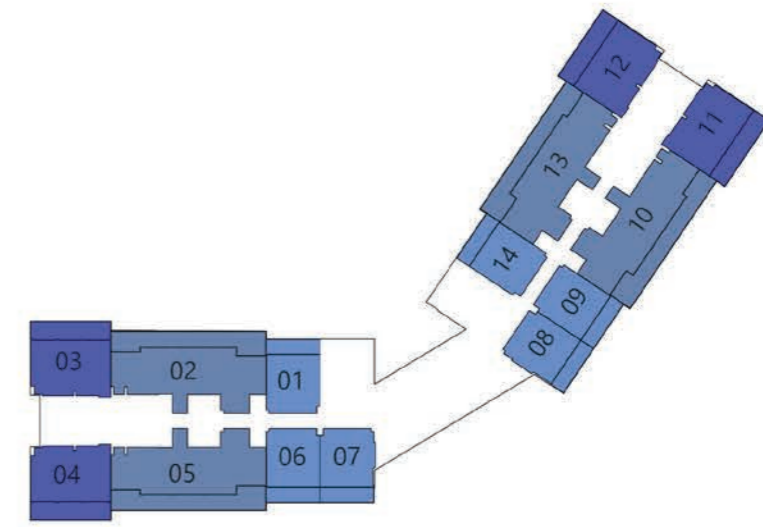
43RD - 55TH FLOOR



56TH - 59TH FLOOR



60TH FLOOR

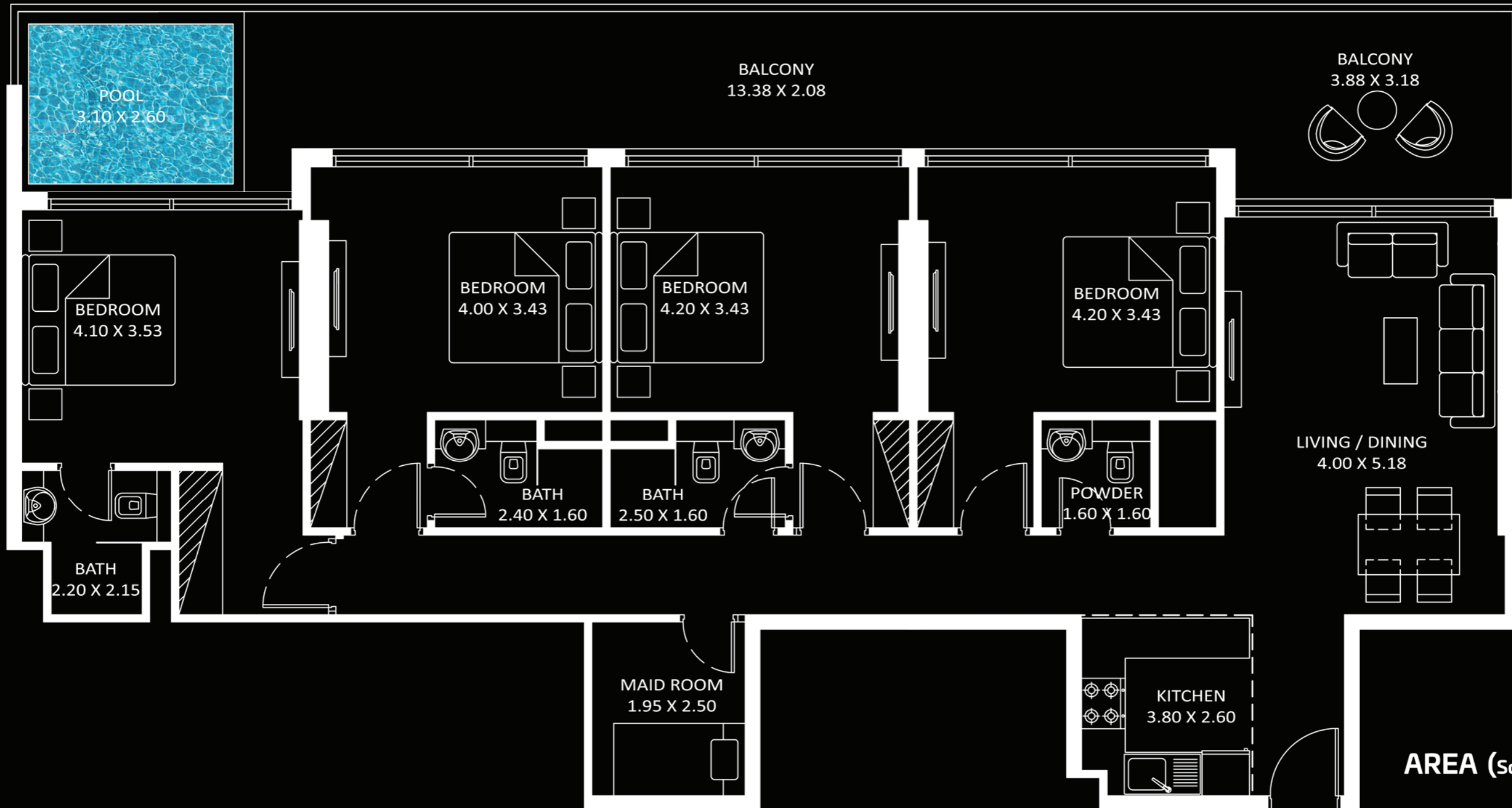


DIAMONDZ

- STUDIO**
- 1 BEDROOM**
- 2 BEDROOM**
- 3 BEDROOM**
- 4 BEDROOM**



4 BEDROOM



AREA (Sq.Ft)

Apartment
1,425 to 1,433

Balcony
534 to 539

Total
1,959 to 1,973

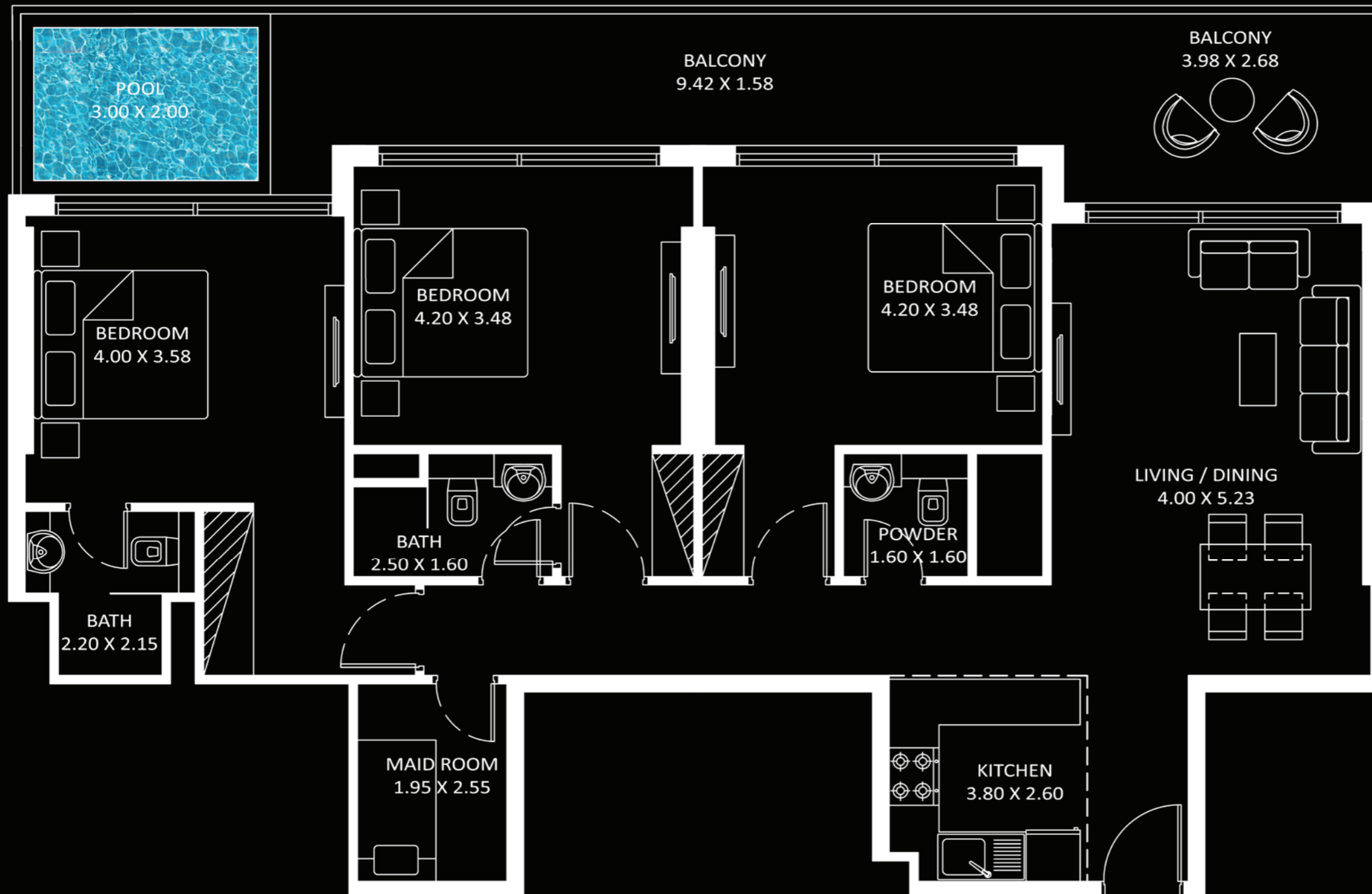
FEATURES :

- Pool
- Maid Room
- Convertible Kitchen

Diamondz



3 BEDROOM



AREA (Sq.Ft)

Apartment
1,153 to 1,161

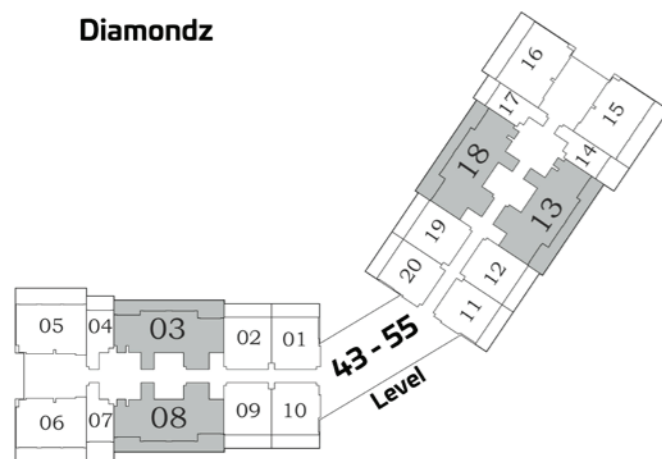
Balcony
354 to 358

Total
1,507 to 1,519

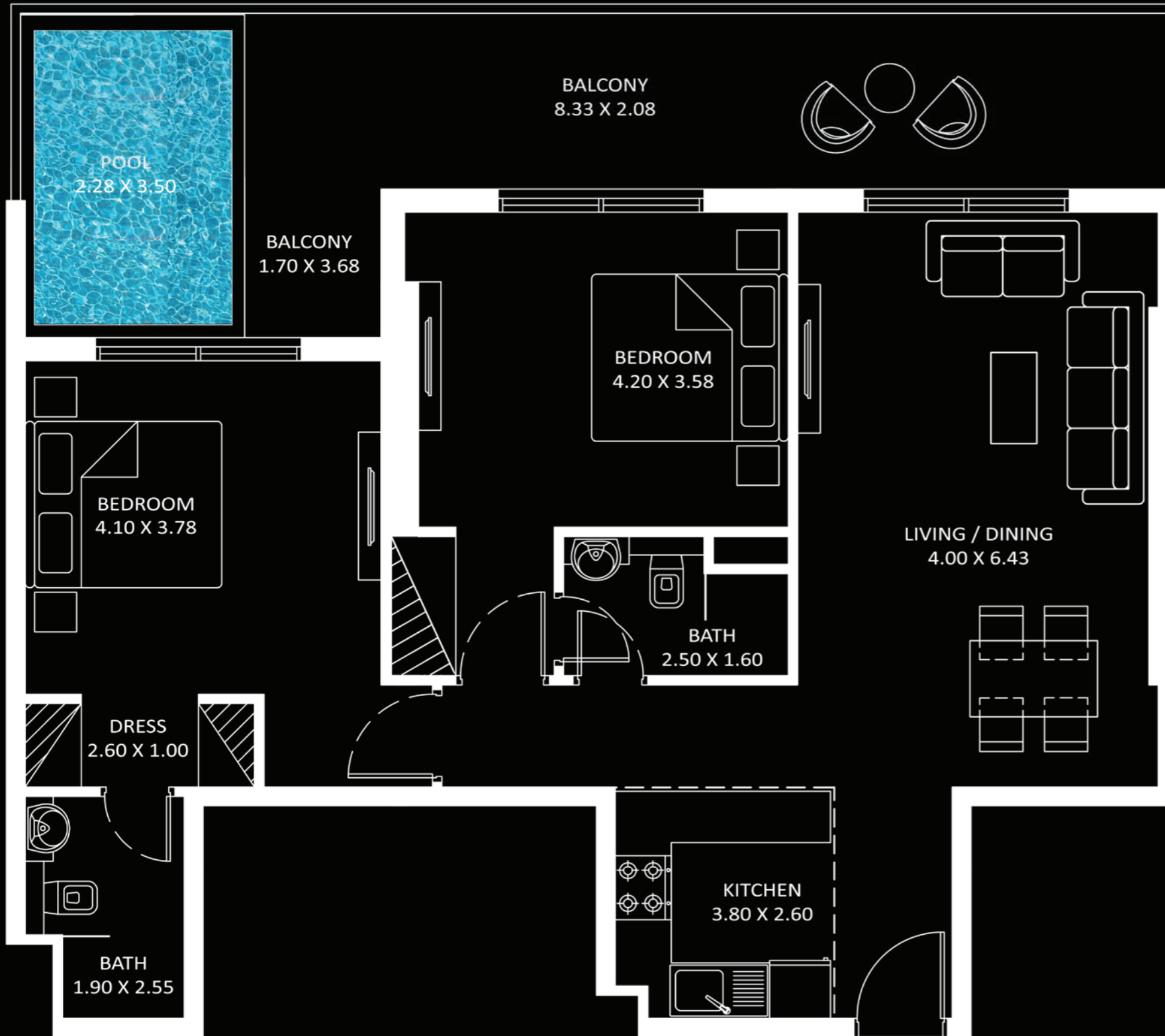
FEATURES :

- Pool
- Maid Room
- Convertible Kitchen

Diamondz



2 BEDROOM TYPE - B



AREA (Sq.Ft)

Apartment
912 to 921

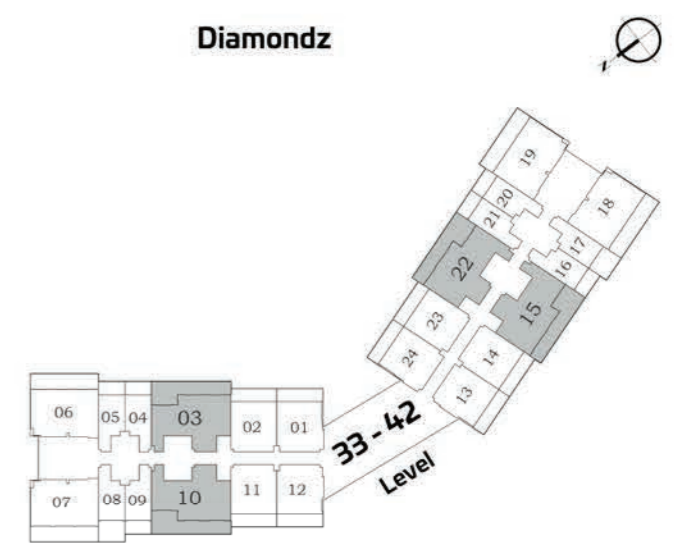
Balcony
345 to 349

Total
1,258 to 1,270

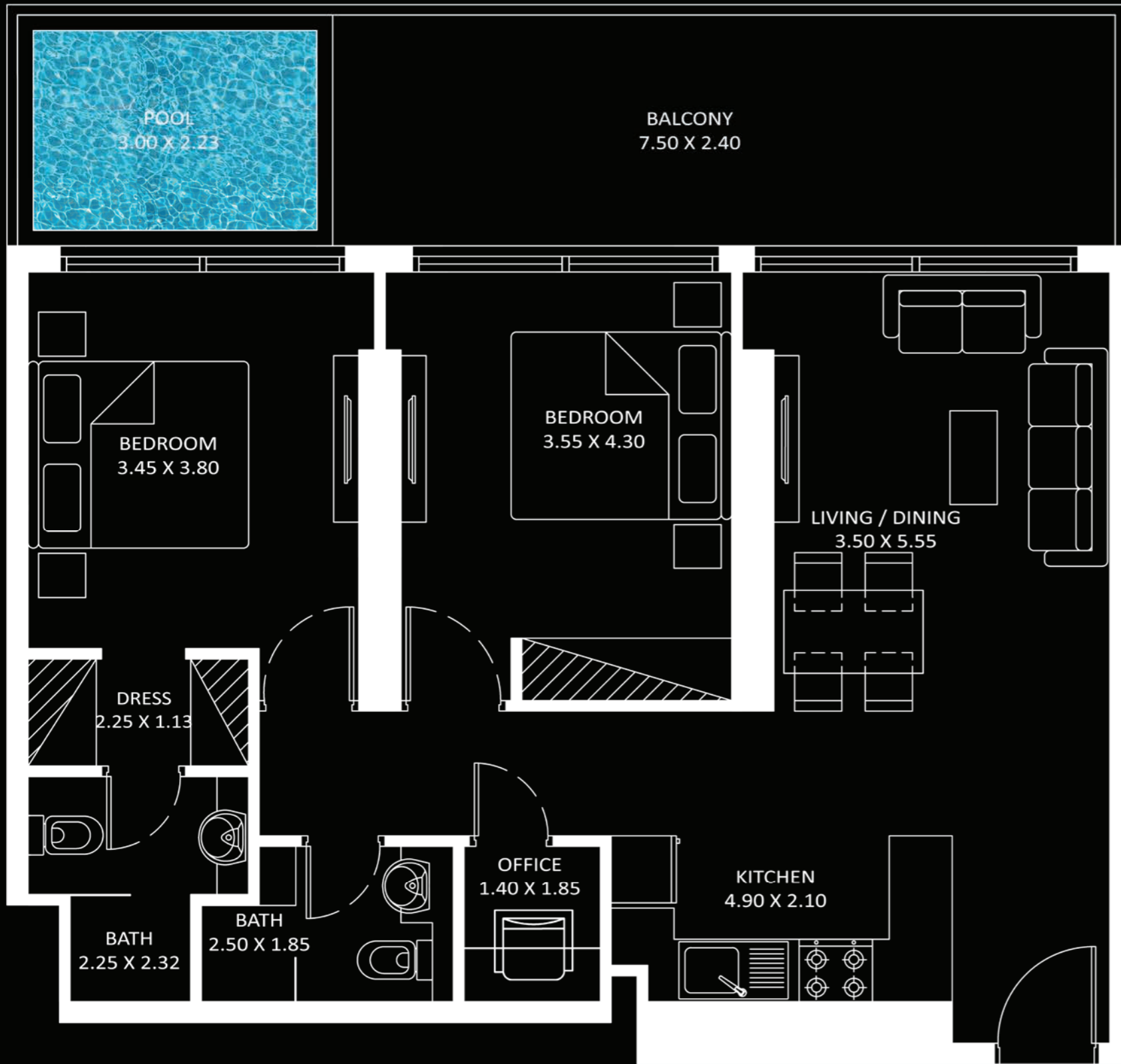
FEATURES :

- Pool
- Convertible Kitchen

Diamondz



2 BEDROOM TYPE - A



AREA (Sq.Ft)

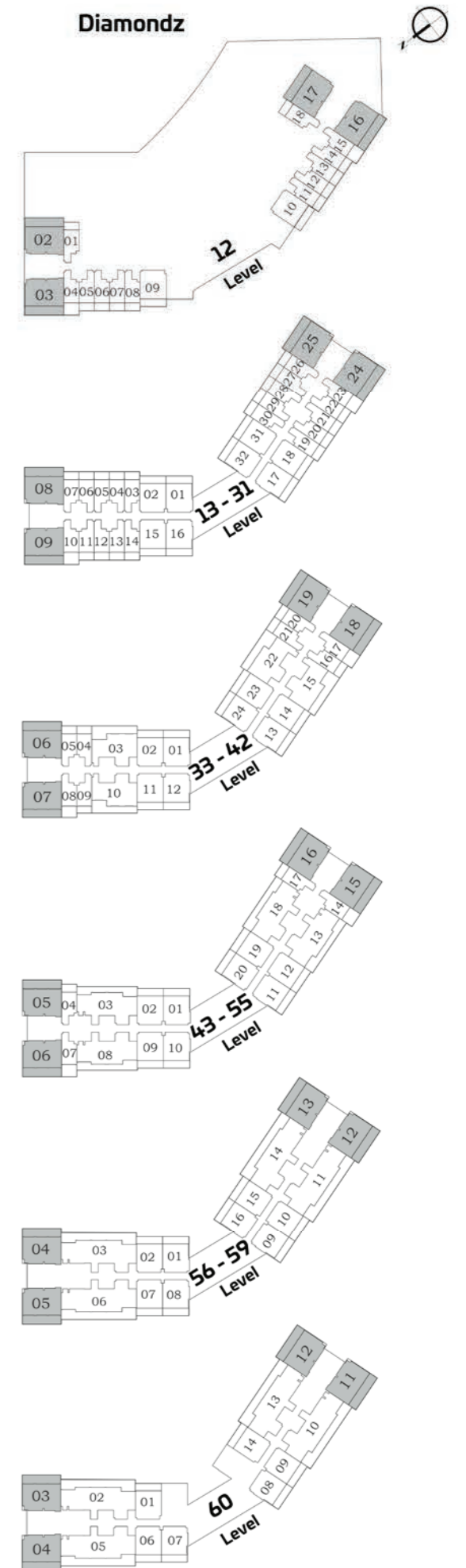
Apartment
822 to 830

Balcony
273 to 277

Total
1,095 to 1,107

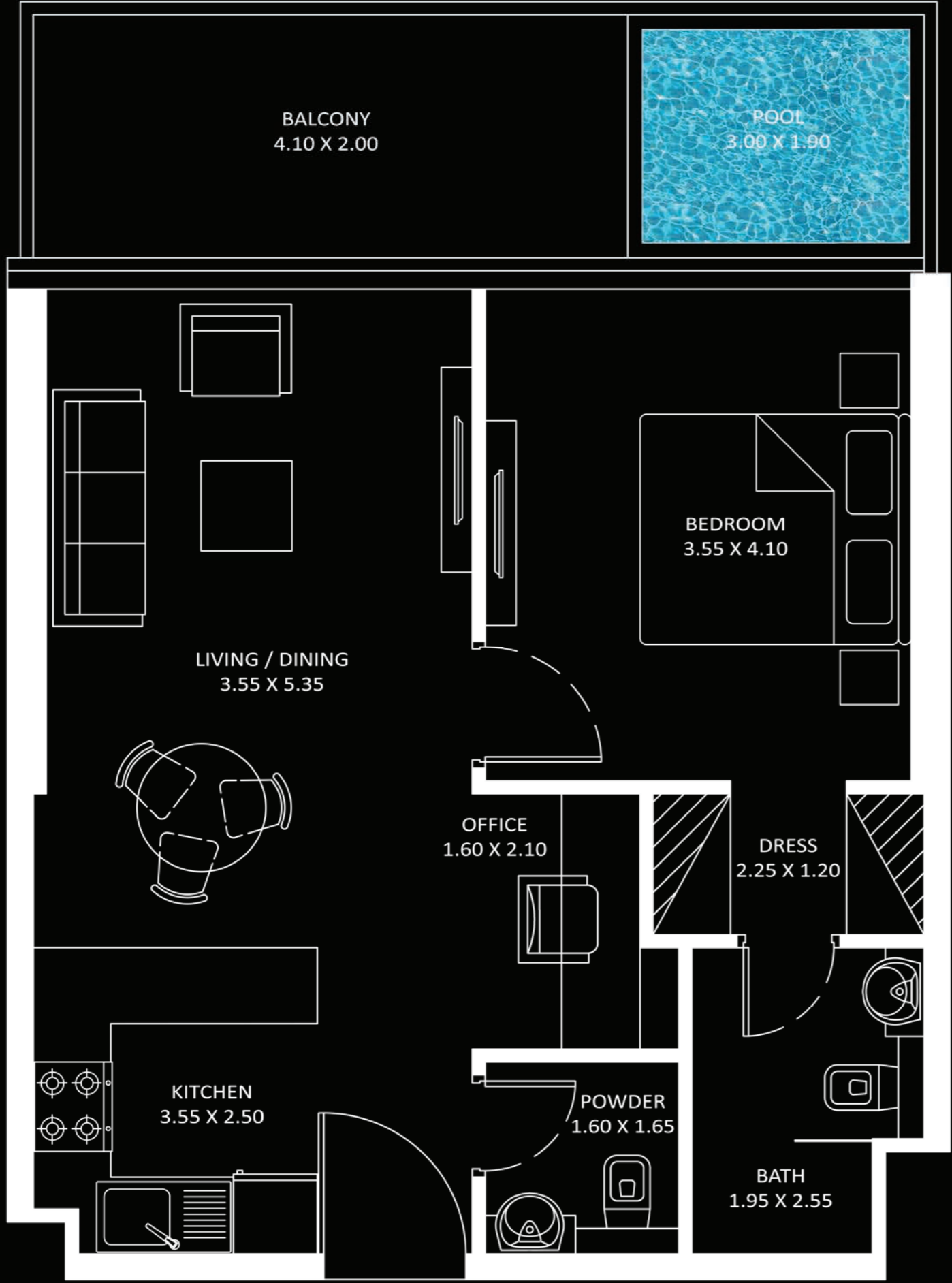
FEATURES :

- Pool
- Office



PRESIDENTIAL SUITE

Diamondz



AREA (Sq.Ft)

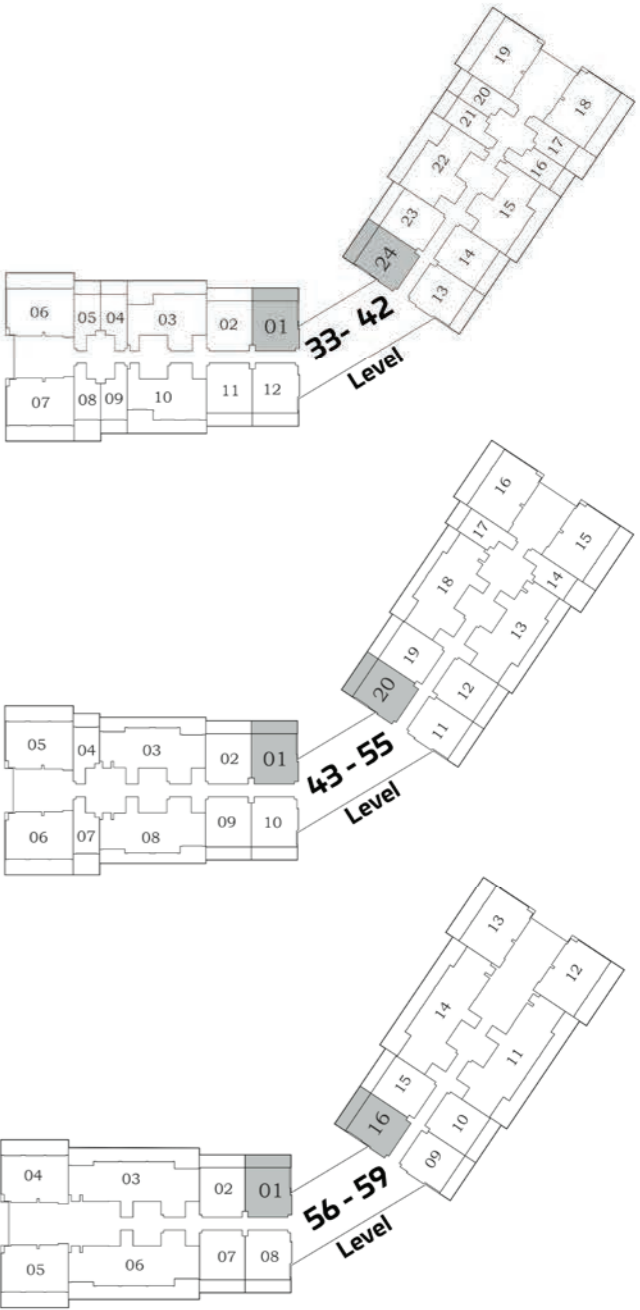
Apartment
589 to 597

Balcony
150 to 154

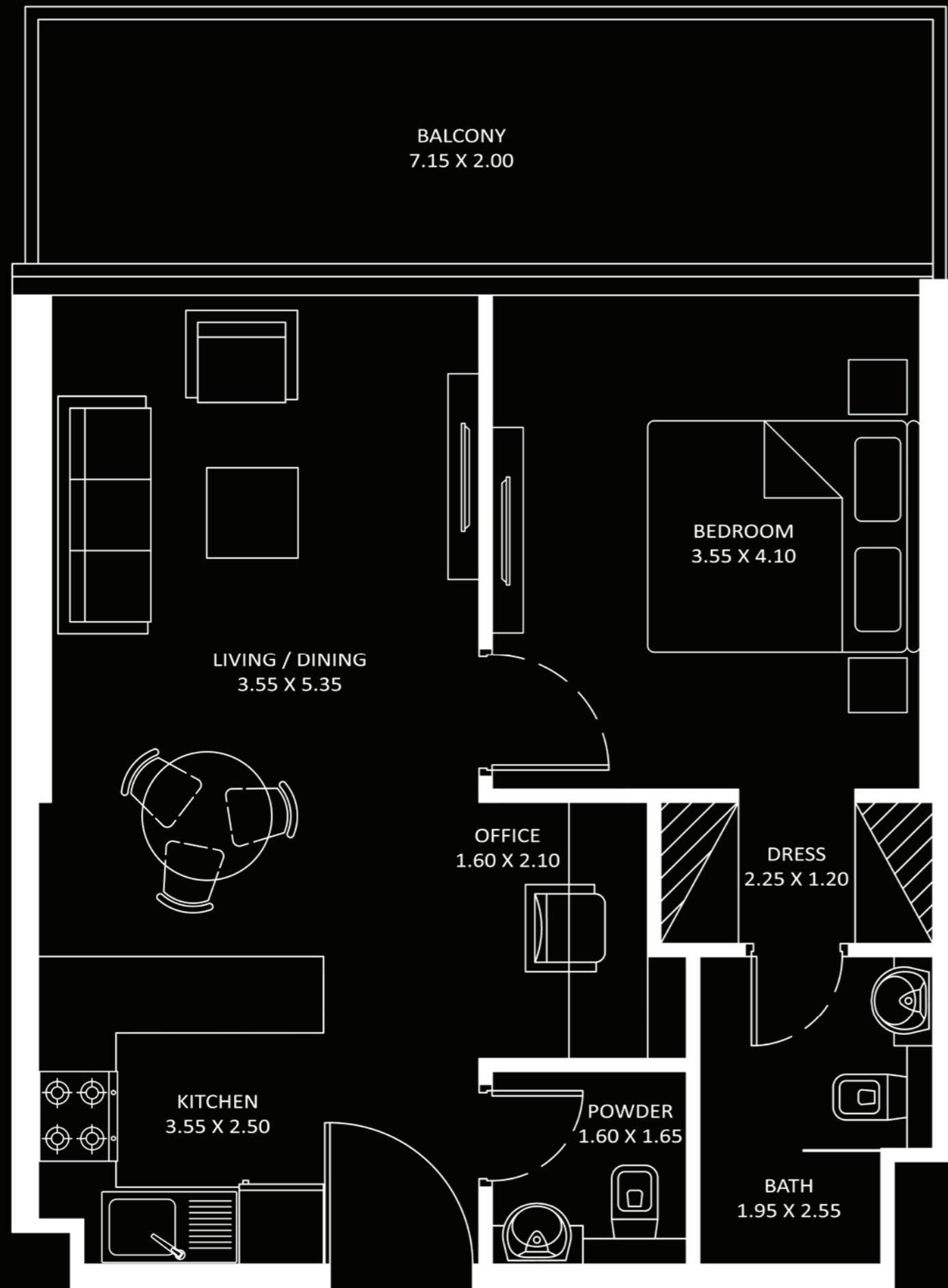
Total
739 to 751

FEATURES :

- Pool
- Office



1 BEDROOM



AREA (Sq.Ft)

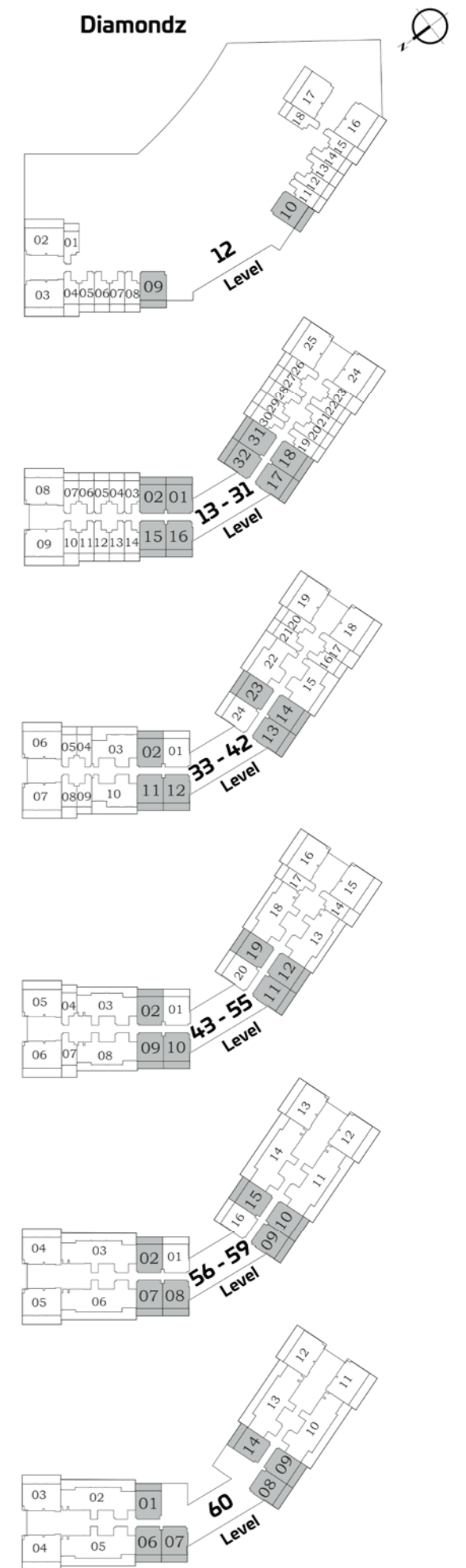
Apartment
585 to 599

Balcony
148 to 154

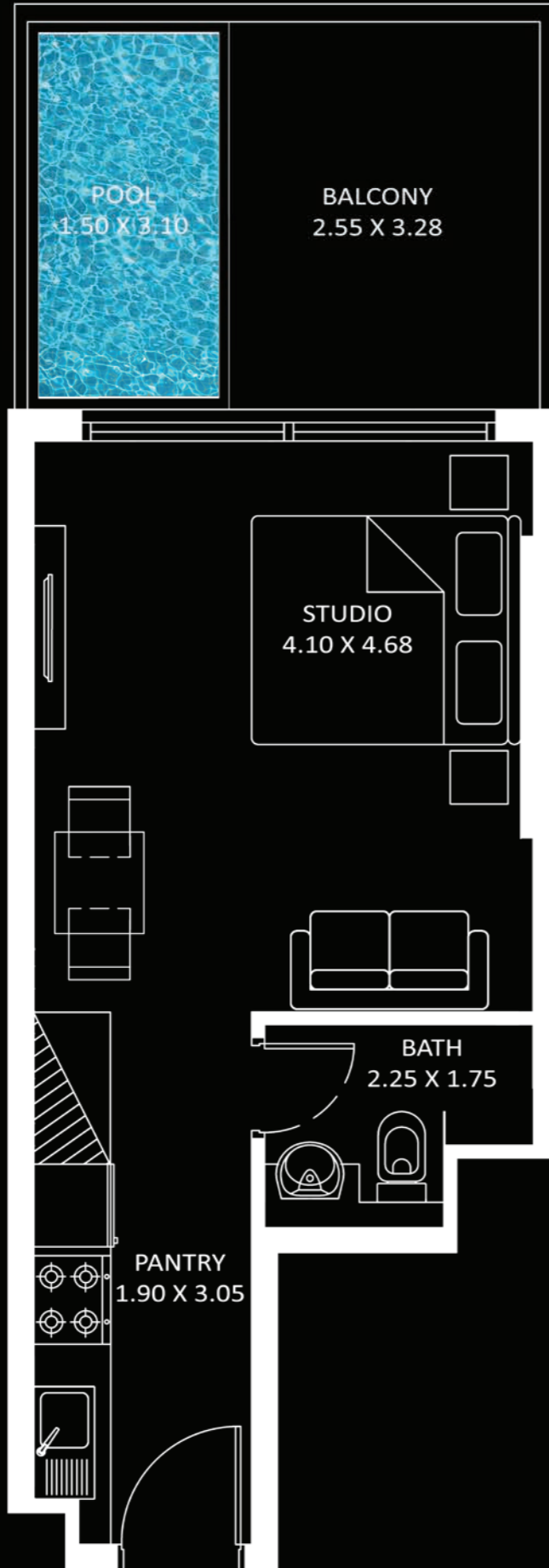
Total
733 to 753

FEATURES :

Office



PRESIDENTIAL STUDIO



AREA (Sq.Ft)

Apartment
318 to 326

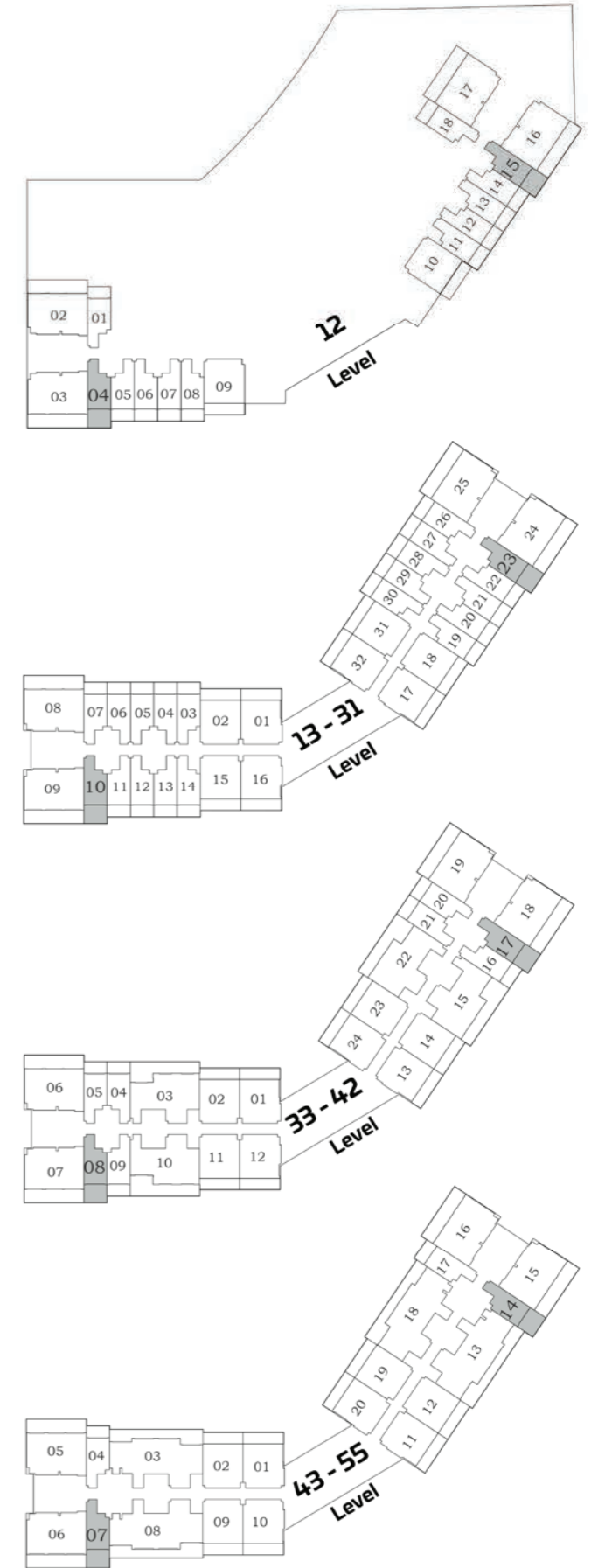
Balcony
142 to 146

Total
460 to 472

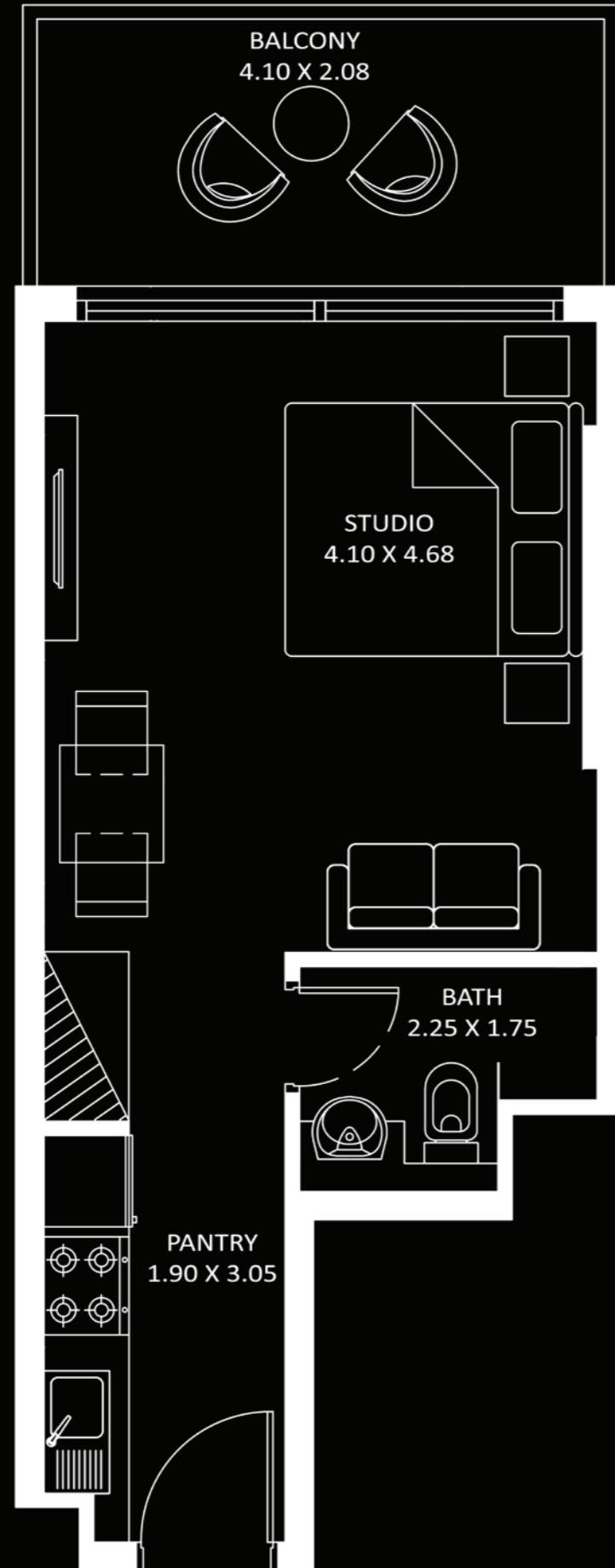
FEATURES :

Pool

Diamondz



STUDIO



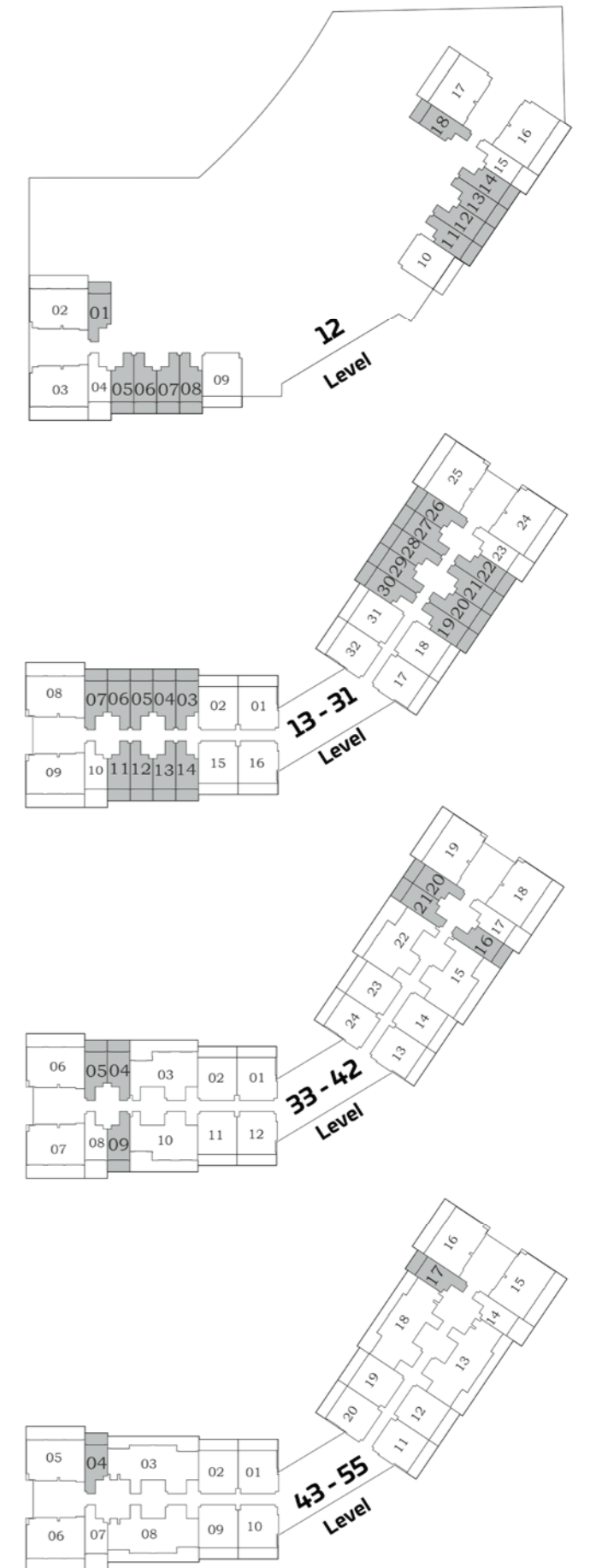
AREA (Sq.Ft)

Apartment
318 to 326

Balcony
89 to 93

Total
407 to 419

Diamondz





1. INFINITY POOL
2. SHALLOW POOL
3. JACUZZI
4. KIDS POOL
5. AQUATIC GYM
6. WATER FALL
7. TODDLERS SPLASH PAD
8. KIDS PLAY AREA
9. TRAMPOLINE
10. CRICKET PITCH
11. WALL CLIMBING
12. PADDLE TENNIS /
BADMINTON COURT
13. BASKET BALL COURT
14. CABANA SEATING
15. BBQ AREA
16. SKATING PARK
17. JOGGING TRACK
18. OUTDOOR GYM
19. OUTDOOR LIBRARY
SEATING
20. SNOOKER ZONE
21. CHESS / TABLE TENNIS
22. FAMILY SEATING
23. DOCTOR'S ON CALL
24. KIDS DAYCARE
25. MALE PRAYER ROOM
26. FEMALE PRAYER ROOM
27. LIBRARY
28. BEAUTY SALON
29. BUSINESS CENTER

AMENITIES AT LEVEL -12





- 30. JACUZZI
- 31. RAIN SHOWER
- 32. OPEN CIGAR LOUNGE
- 33. OUTDOOR PARTY HALL
- 34. INDOOR PARTY HALL
- 35. SPA & THERAPY
- 36. MALE / FEMALE CHANGING ROOM
- 37. GYM
- 38. STUDIO FOR CONTENT CREATOR
- 39. OPEN AIR CINEMA



- 40. ZUMBA DANCING DECK
- 41. SKY OBSERVATORY DECK
- 42. HEALTH BAR



- 43. YOGA DECK
- 44. ROOF TOP HAMMOCK GARDEN
- 45. SKY GOLF
- 46. SKY GARDEN

AMENITIES AT ROOF LEVEL



1. All information, materials, plans and amenities are approximate and provided for illustrative purposes only. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings, and amenities of the project without notice.
 2. Units areas, actual dimensions, layout, location, specifications of balcony, door, wardrobe or other fixtures may vary floor to floor and between units and are subject to revision by the developer.
 3. Furniture and electric devices will not be provided by the developer, unless specified otherwise in the Unit Sale Purchase Agreement.

The JEWEL
of JLT

As the architectural gem of Uptown,
situated in Jumeirah Lake Towers,
Dubai, DIAMONDZ is the crafted jewel
of homeowners and investors.



DANUBE **PROPERTIES**



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

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