

**NEW
LAUNCH**



**Luxury for
Life**





“ A Serene
Oasis
Amidst a
Bustling
City ”

OPALZ BY DANUBE

Presentation Agenda

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Project

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Lifestyle
Change

04

Luxurious
Amenities

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Unit
Types

Why Choose

DANUBE
PROPERTIES


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

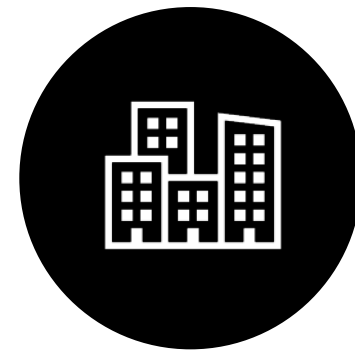

World-Class
Amenities


Timely
Delivery

About The Project



Prime Location in
DUBAI SCIENCE PARK



Residential
Project



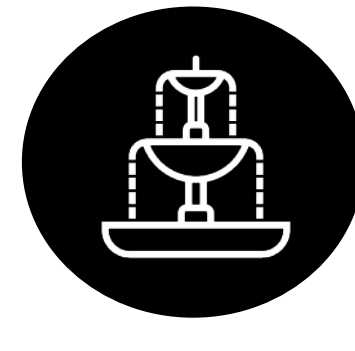
Modern
Style



Basement + G +
2 Podium + 19 Floors



Eco
Friendly



Lavish
Finishing



Smart Building
Technology

LOCATION



Jewelz

RESORTZ

MIRACLZ

SKYZ

Bin Huraiz Mosque
مسجد بن حرايز

Siddique mosque
مسجد ابو بكر الصديق

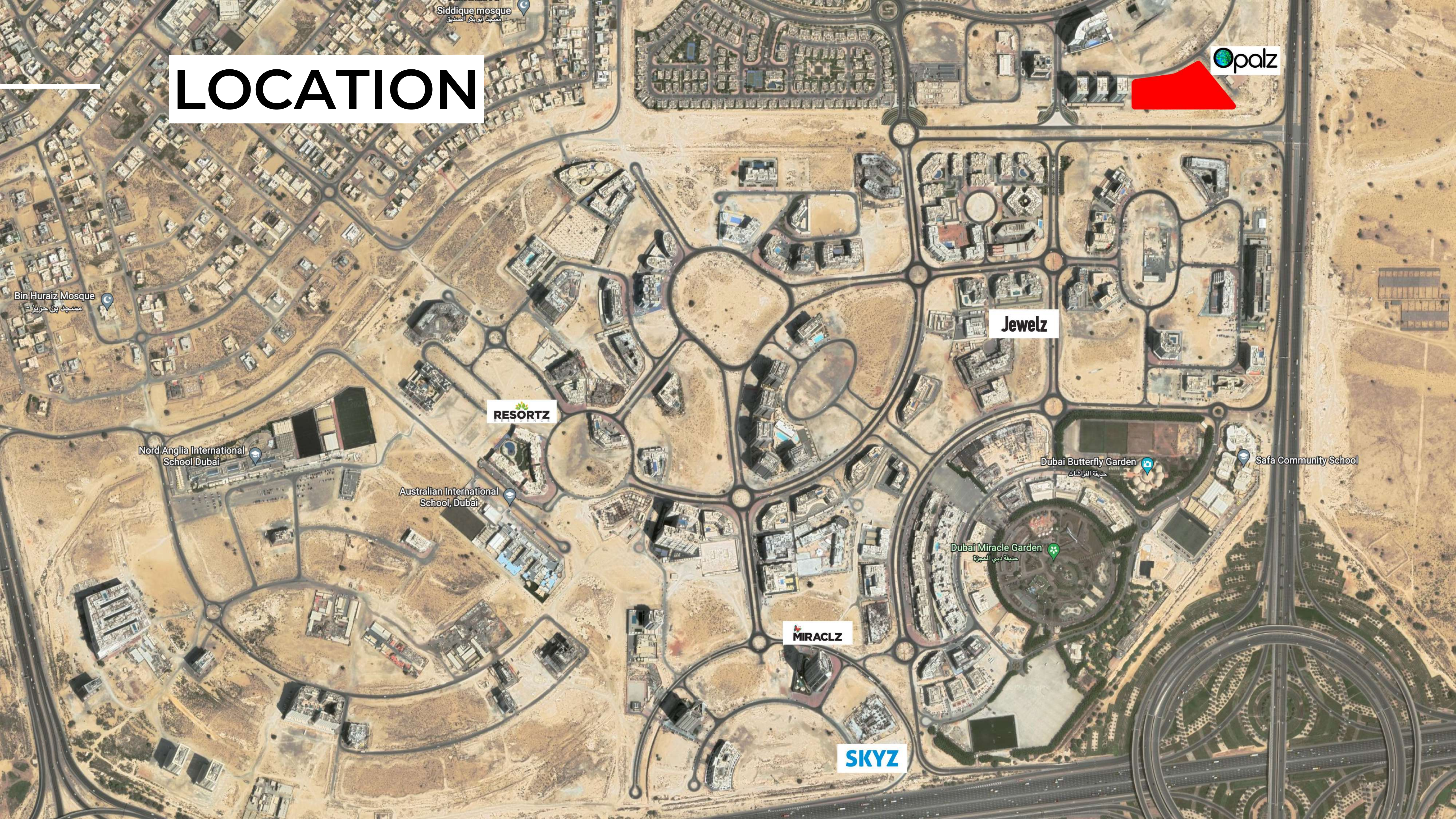
Nord Anglia International School Dubai

Australian International School, Dubai

Dubai Butterfly Garden
حديقة الفراشات

Safa Community School

Dubai Miracle Garden
حديقة دبي المعجزة



Unique Selling Proposition

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COMMUNITY

Vibrant Neighborhood

**Ultra Luxury with varied
Apartments**

Peaceful and Convenience
Several Pharmaceuticals, 10+
Schools in neighborhood,
Restaurants, Cafes, Bookshop,
Spas, Hotels etc.,

**Within 10 minutes of Dubai's
hotspots (Butterfly Garden,
Miracle Garden, Dubai Autodrome,
Global Village, IMG world, MOE)**
Offers Tranquil, Eco Friendly,

Peaceful Environment
Providing a peaceful retreat for
residents and citizens

Shuttle services to Metro stations
Every 30 Mins

3 MINUTES

To Mohamed Bin Zayed Road

4 MINUTES

To City Centre Mall

5 MINUTES

To Miracle Gardens

8 MINUTES

To Sheikh Zayed Road

10 MINUTES

To Emirates Mall

20 MINUTES

To Dubai International Airport

6 MINUTES

To Mediclinic Parkview Hospital

10 MINUTES

To Arabian Golf Club

10 MINUTES

To Dubai Polo Club

15 MINUTES

To Burj Khalifa/Dubai Mall

15 MINUTES

To Palm Jumeira

15 MINUTES

To Burj Al Arab

Facilities Close-by

SCHOOLS

**Smart Start
Kindergarten**

**Gems International
School**

Formarke School

Repton School

**Dovecote Nursery
School**

**Australian
International School**

**North Anglia
International School**

RESTAURANTS

Dinner in the Sky

Tan Cha

Zouzou

Tasca

Netsu

Swiss Butter

Caffe Buono

The Duchess

Zest

Grill Master

Fire Lake Grill

ATTRACTIONS

Mall of Emirates

Miracle Garden

Ibn Battuta Mall

Dubai Autodrome

AL Burrow Fountains

Jumeirah Beach

Al Sufouh Beach

IMG World

Global World

Opal
BY **DANUBE**



LOBBY



STUDIO



LIVING ROOM



1 BEDROOM



2 BEDROOM



KITCHEN





INDOOR AMENITIES

Spa / Treatment

Wellness center

Doctor on Call

Multi-Purpose Hall

Gymnasium Area

Steam Sauna

Kids Day Care

Business Centre

OUTDOOR AMENITIES

**Private Sports Training
Center at Crown of
Tower (Open Air)**

**Grand Drop Off Area
with Indoor
Landscaping**

**Jogging Track with
Rubber Flooring**

**Sky Lounge at Crown of
Tower**

**Open Air Yoga &
Gymnasium Platform**

**Skybridge with juice
bar at top**

AQUA AMENITIES

**Anti-current
Swimming Pool**

Water Bodies

Shallow Pool

Kids Pool

Toddler splash pad

Jacuzzi

FAMILY AMENITIES

Waiting Lounge

**Wi-Fi Enabled waiting
Area**

**Shaded Kids Play Area
with Soft Flooring**

**Male / Female Prayer
Room**

**Open Air Cinema Over
Water Body**

Family Sitting Area

Gaming Zone

BBQ Area

OPALZ
BY —
DANUBE



Bringing
Lifestyle
Changes





**Kids Day Care
with
Nanny on Board**



**DOCTOR
on Call
24x7***

*subject to authority approval

Outdoor
Cinema



Wellness
Center





**Kids Activity
Room**



**Multipurpose
Hall**

**Multipurpose
Conference Hall**





Beauty Salon