



The Only Pearl in Furjan

Pearlz
BY **DANUBE**

Pearlz
DANUBE

DANUBE
PROPERTIES

دانوب
ممتلكات

EXIT ENTRY

Pearlz by Danube

PEARLZ Residence located in Al Furjan, brings a new change in Residential living in the Al Furjan community. The building has been aesthetically designed in a Modern style to seamlessly and beautifully blend with the surroundings.

The plot is located at walking distance from the Al Furjan Metro Station. The residential tower is 10 Floors tall with G + M + P.

The ground floor consist of 2 Entrance Lobbies for the Residents, 2 Retail stores, A Prayer room & Ablution for both Male & Female.

The Project comes with its own unique list of Amenities catering to all the needs of the residents.





Living Room



Bed Room



Kitchen



Studio

Amenities Like Never Before Customised Around You

Leave your worries on us. Danube Properties Introducing, a resident doctor in your building ready to attend all your needs 24x7*.

**Doctor
On Call**
24x7

*Subject to authority approval





Your treasures are well cared for. Danube Properties introducing daycare babysitting with trained nannies for your precious little ones.

Equipped with state-of-the art CCTV supervision on your mobile anytime anywhere.*

Kids Daycare with nanny supervision

*Subject to authority approval

Bring your office home. A well equipped and versatile office space for all your corporate or professional needs.

Efficient personal assistants also provided to make your work a breeze.

**Smart
Office**
with secretary





Control your home with your fingertips. User friendly home automation controls of your AC, Lights, Smart devices, door bell camera, etc. on your phone.

Giving you the comfort you need.

**Smart
Home**
on your phone

Anti-current swimming, an amazing feature that makes you burn more calories similar to a lap pool.

A perfect space optimisation feature in our pool to experience energetic swimming. 20 minutes of swimming in this pool is equivalent to an hours swim in a normal pool.

Anti-Current Pool





Experience a hassle-free commute to anywhere in Dubai.
Located just a minute's walk to the Al Furjan metro station.

**1 Minute to Al Furjan
Metro Station**



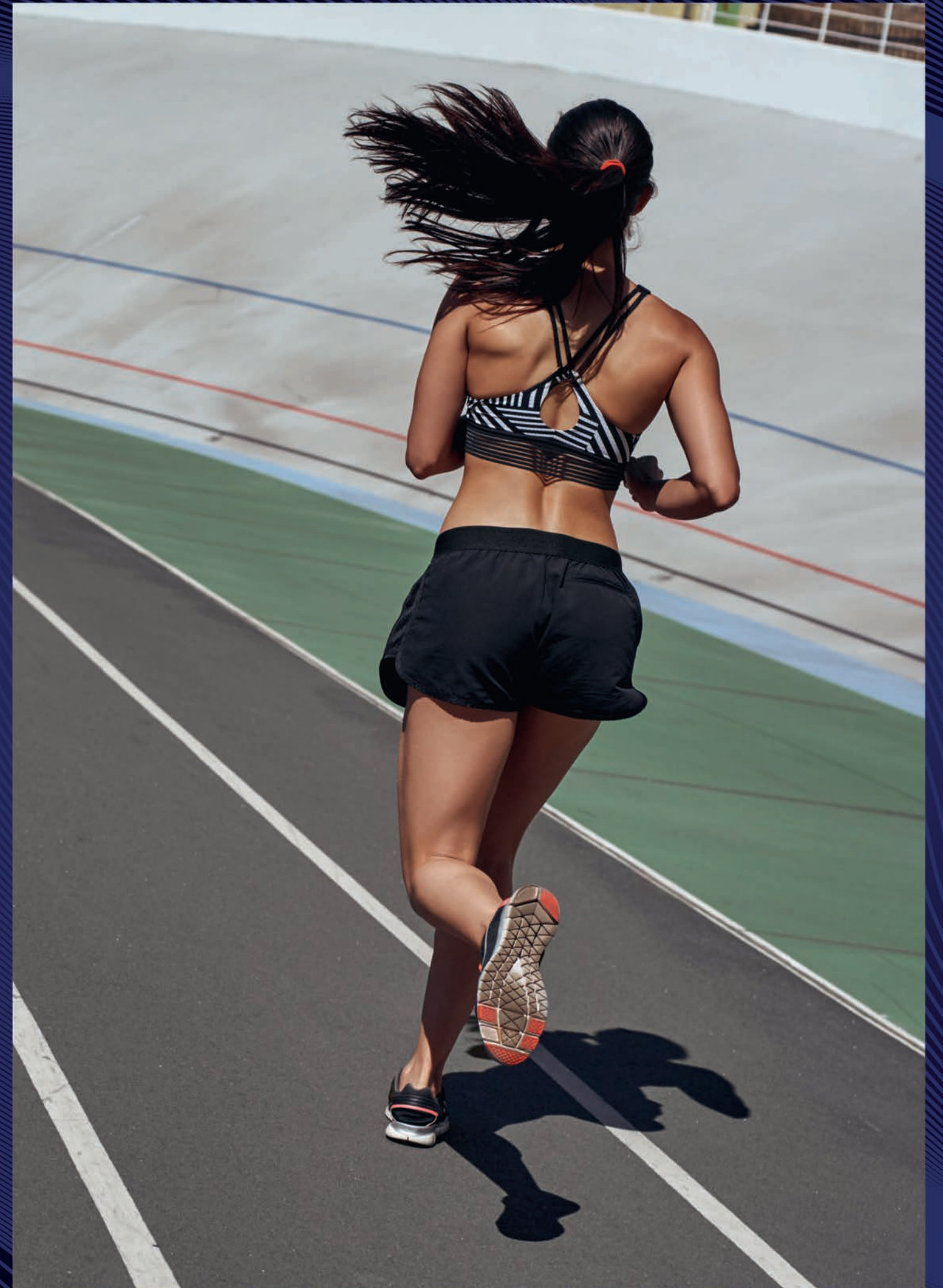
Aquatic Gym



State-of-the-art
Fitness Center



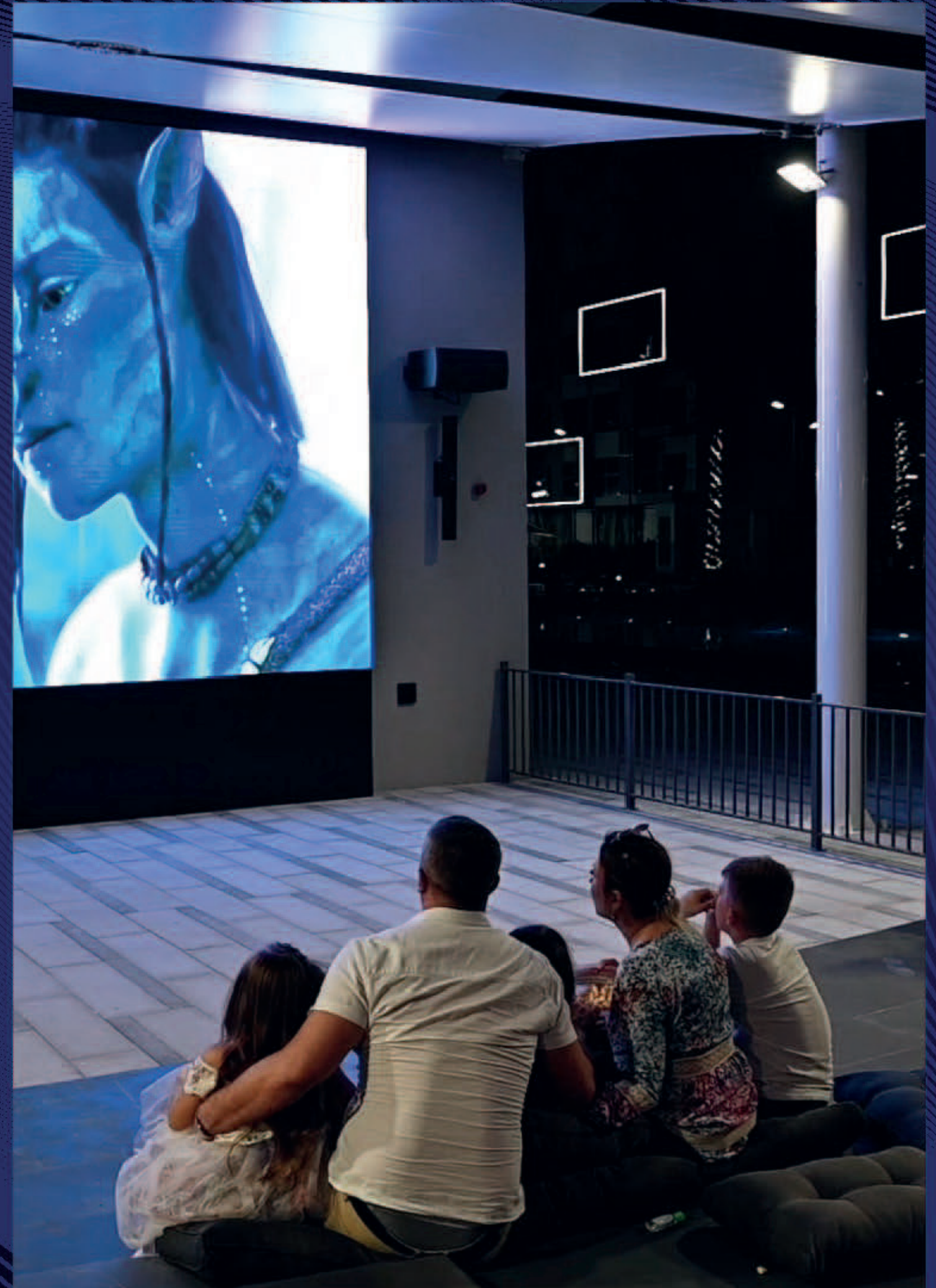
Kids Play Area



Jogging Track



Paddle Tennis Court

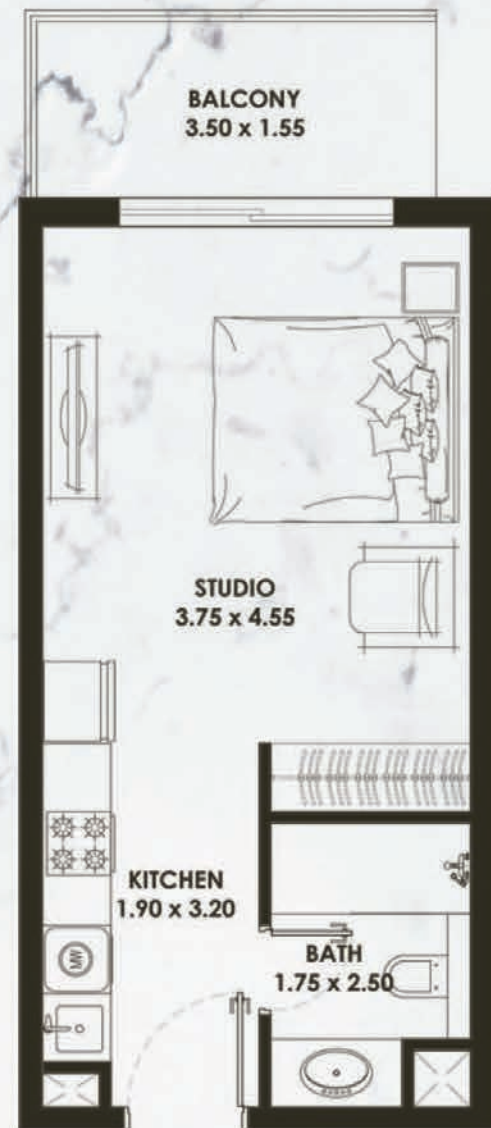


Outdoor Cinema



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

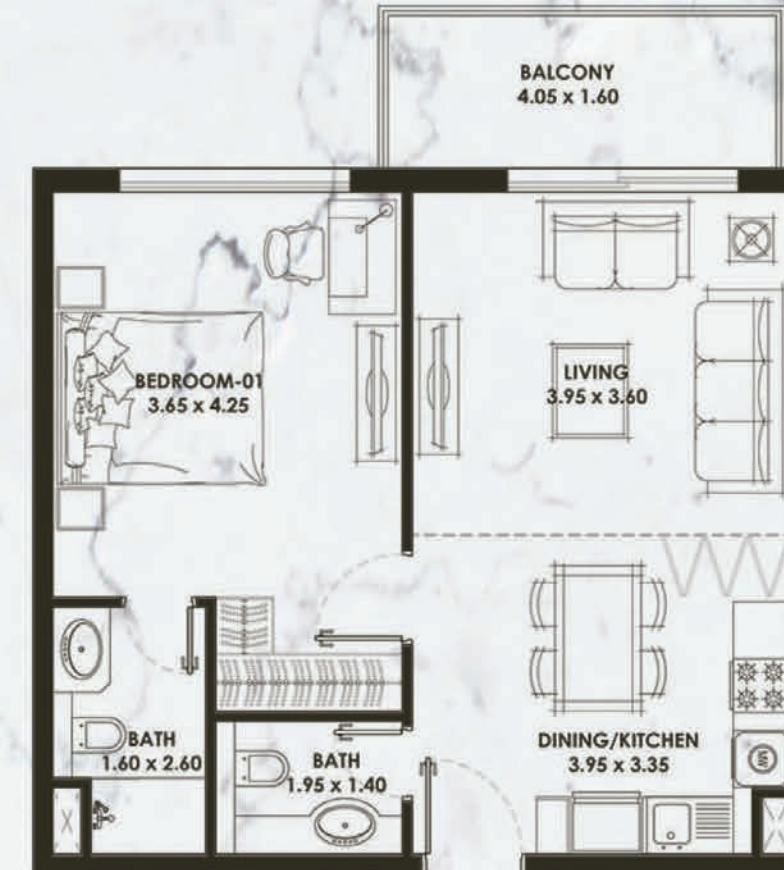
STUDIO Floor Plan



Studio Type 1

Area
Apartment - 316.03 SQ. FT.
Balcony - 73.3 SQ. FT.
Total Area - 389.33 SQ. FT.

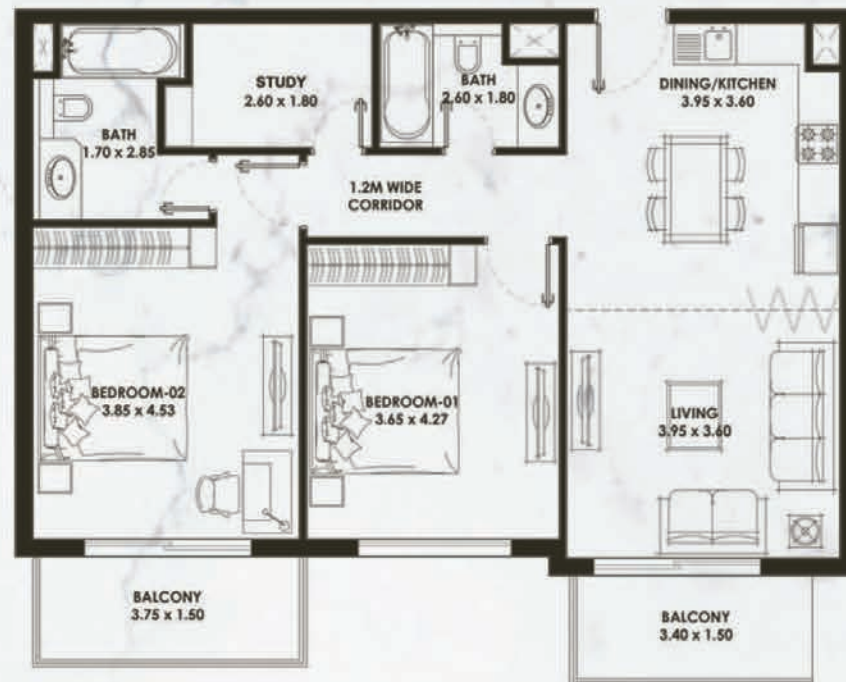
1 BR Floor Plan



1 BR Type 1

Area
Apartment - 607.73 SQ. FT.
Balcony - 72.98 SQ. FT.
Total Area - 680.71 SQ. FT.

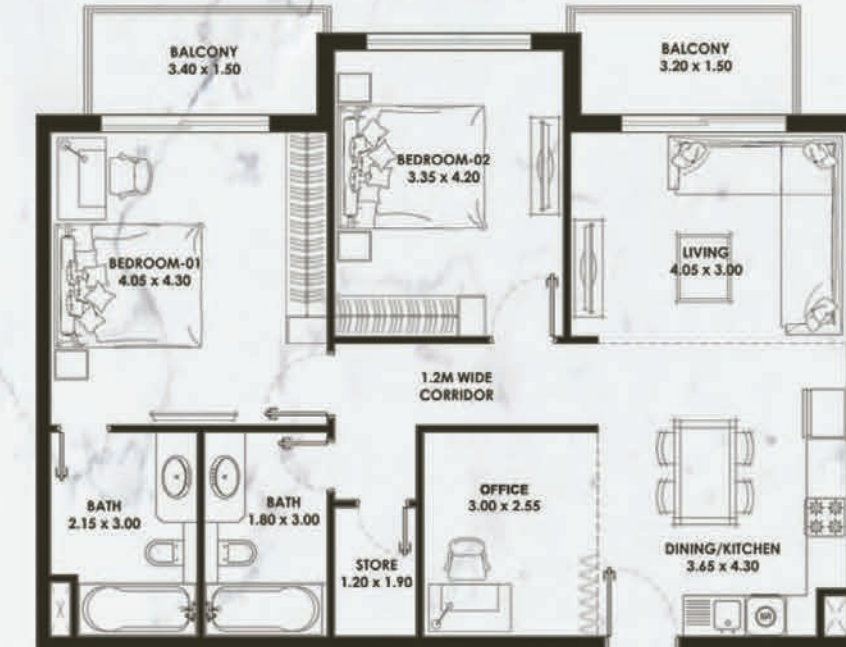
2 BR + STUDY Floor Plan



2 BR + Study

Area
Apartment - 984.47 SQ. FT.
Balcony- 130.67 SQ. FT.
Total Area - 1115.14 SQ. FT.

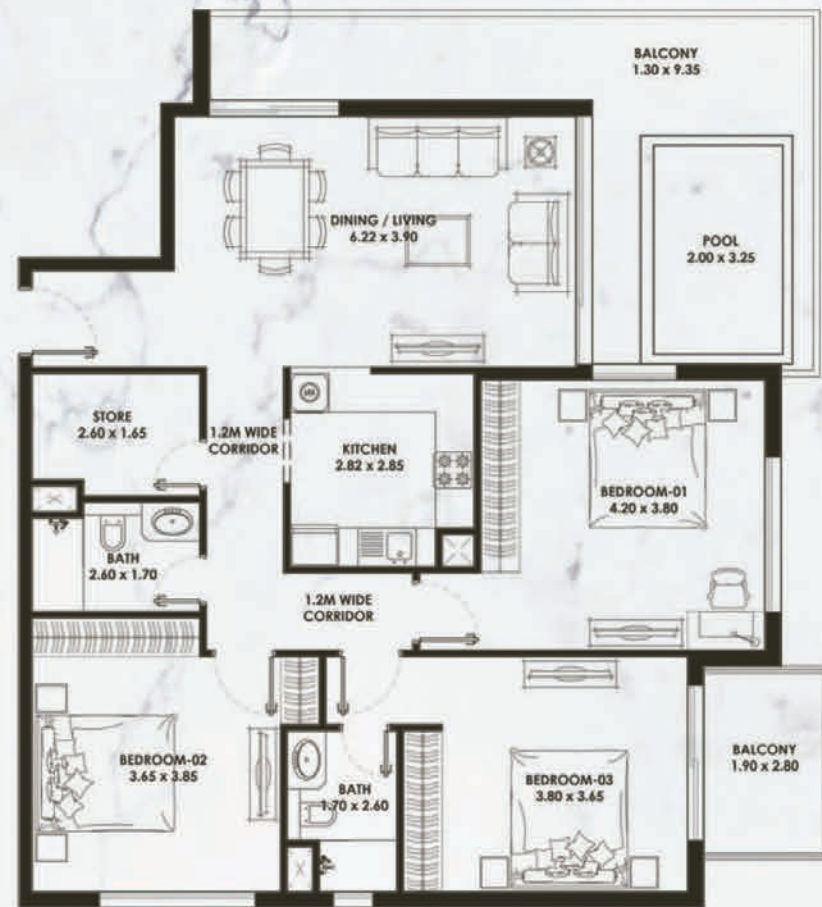
2 BR + OFFICE Floor Plan



2BR + Office

Area
Apartment - 1020.96 SQ. FT.
Balcony- 121.96 SQ. FT.
Total Area - 1142.92 SQ. FT.

3 BR + PERSONAL POOL Floor Plan



3 BR + Personal Pool

Area
Apartment - 1285.10 SQ. FT.
Balcony - 376.52 SQ. FT.
Total Area - 1661.62 SQ. FT.



Dubai - An Investor's Paradise

WORLD CLASS AMENITIES

100% TAX-FREE PERSONAL INCOME

HIGH CAPITAL APPRECIATION

EASE OF INVESTMENT

HIGH RENTAL INCOME (8% - 10%).

HAPPY AND SAFE CITY

PROGRESSIVE ECONOMY

WORLDWIDE CONNECTIVITY

UAE GOLDEN VISA