

# SPARKLZ

BY **DANUBE**

SPARKLZ by Danube brings modern elegance to the thriving community of Al Furjan.

Crafted for contemporary lifestyle, this exceptional development features sleek design, a prime location, and over 30+ lifestyle-enhancing amenities to offer an unmatched living experience.

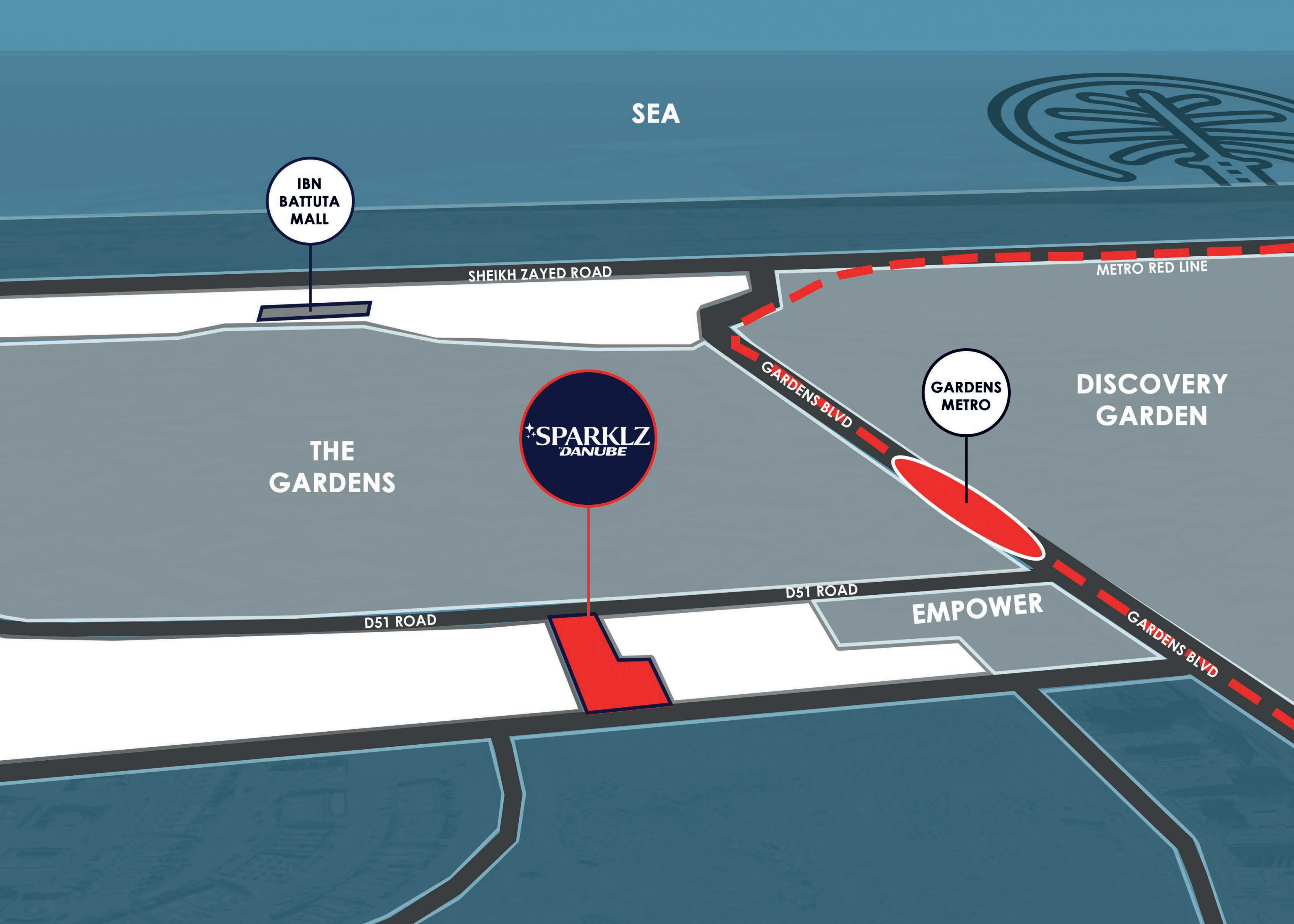
With its perfect blend of style, comfort, and convenience, SPARKLZ stands out as the best choice for elevated urban living.



SCAN TO SEE VIDEO







## ★ DISTANCES

  
**1 MIN**  
The Gardens

  
**2 MIN**  
Gardens Metro

  
**3 MIN**  
Discovery Garden

  
**5 MIN**  
Ibn Battuta Mall

  
**8 MIN**  
Dubai Marina walk

  
**8 MIN**  
Ain Dubai

  
**10 MIN**  
The Palm Jumeirah

  
**11 MIN**  
Expo City

  
**12 MIN**  
Dubai International Cricket Stadium

  
**13 MIN**  
Dubai Miracle Garden

  
**15 MIN**  
Mall Of Emirates

  
**15 MIN**  
Global Village

  
**18 MIN**  
Burj Khalifa

  
**20 MIN**  
Dubai Mall

  
**25 MIN**  
Dubai International Airport

  
**25 MIN**  
Al Maktoum International Airport



## 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

**71**

Months  
Payment Plan



High Return  
on Investment



Timely  
Delivery



Prime  
Location



Luxury  
Furnishing



40+  
Amenities

# The 1% Man

**Rizwan Sajan**

Founder & Chairman  
Danube Group





*A grand welcome to*  
**ELEVATED  
LIVING**







*Where*  
**ELEGANCE**  
**GREET'S**  
*you FIRST*







## LIFT LOBBY





*Convertible Apartments*  
**TRANSFORM A STUDIO TO 1BHK**



*Convertible Apartments*  
**STUDIO TRANSFORMED TO 1BHK**





Convertible Apartments  
TRANSFORM A 1BHK TO 2BHK



Convertible Apartments  
1BHK TRANSFORMED TO 2BHK







WHERE THE SKYLINE BECOMES YOUR CANVAS





## KITCHEN



## BATHROOM





*Where lifestyle meets*  
**LAVISH AMENITIES**





## BADMINTON COURT



## BASKETBALL COURT









HEALTH BAR



KID'S PLAY AREA





REDEFINING  
SOPHISTICATION:  
LIVE THE LUXURY  
YOU DESERVE





KID'S DAYCARE



BUSINESS CENTRE















# 30+ *Amenities*

- |                    |                                     |                      |
|--------------------|-------------------------------------|----------------------|
| 1. Business Center | 14. Floating Cabana                 | 27. Kid's Play Area  |
| 2. Kid's Daycare   | 15. Pool Deck                       | 28. Jogger's Arena   |
| 3. Prayer Room     | 16. Pool Party Area                 | 29. Yoga Deck        |
| 4. Library         | 17. Sparklz Garden                  | 30. Cricket Pitch    |
| 5. Spa             | 18. Cabana & Family Seating         | 31. Football Court   |
| 6. Beauty Salon    | 19. BBQ Garden                      | 32. Outdoor Gym      |
| 7. Infinity Pool   | 20. Health Bar                      | 33. Indoor Gym       |
| 8. Shallow Pool    | 21. Reflexology Path & Aroma Garden | 34. Snooker Zone     |
| 9. Jacuzzi         | 22. Zumba Dance                     | 35. Badminton Court  |
| 10. Foot Bath      | 23. Open Cigar Zone                 | 36. Paddle Court     |
| 11. Aquatic Gym    | 24. Open Air Cinema                 | 37. Basketball Court |
| 12. Kid's Pool     | 25. Outdoor Party Hall              | 38. Minigolf         |
| 13. Splash Pad     | 26. Indoor Party Hall               | 39. Changing Room    |





“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 Sajan** - 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 Sajan** - Managing Director, Danube Group



*A lifestyle that*  
SPARKLES IN  
EVERY MOMENT





# SPARKLZ

BY **DANUBE**

**2BHK**  
FOR THE PRICE OF  
**1BHK**

**FULLY FURNISHED HOMES**

