

GEMZ

BY **DANUBE**

Live the
GEMZ LIFESTYLE





GEMZ by Danube

GEMZ - a new project by Danube is redefining luxury living in the heart of Al Furjan. This unique project with a stunning pyramid shaped architecture is the upcoming landmark. Built on the prime location, the project offers spacious apartments, top-of-the line amenities, easy access to public transport and malls, and a lot more.

Thoughtfully designed and meticulously planned, GEMZ offers luxury apartments paired with contemporary design with exquisite interiors. The prime location of the project makes access to Sheikh Zayed Road convenient. With exclusive access to luxury amenities like state-of-the-art gym, anti-current swimming pool, lavish green outdoors, and an outdoor sky lounge on the 13th floor, the project redefines luxury living experience.



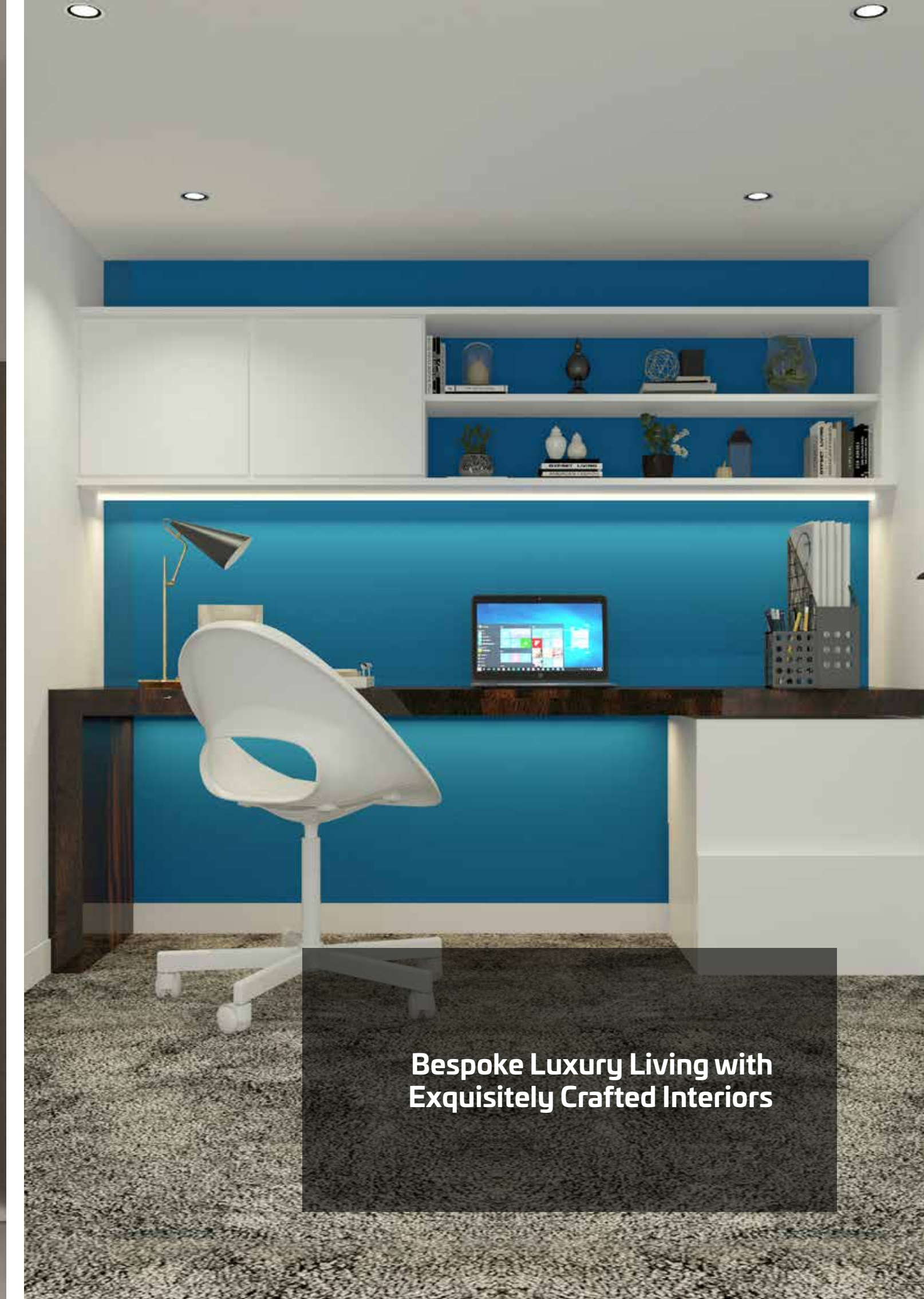
The Grand Entrance Lobby
that's sure to leave a great first
impression



Where Luxury meets
Convenience

Sky Deck

Living room



Bespoke Luxury Living with
Exquisitely Crafted Interiors



Spacious Bedrooms with
breath-taking interiors &
panoramic views of the city



Bedroom



Luxury fittings to match
your impressive stature

Private Pool
in your Balcony

Remarkable private pool,
purposefully built to inspire an
exceptional lifestyle





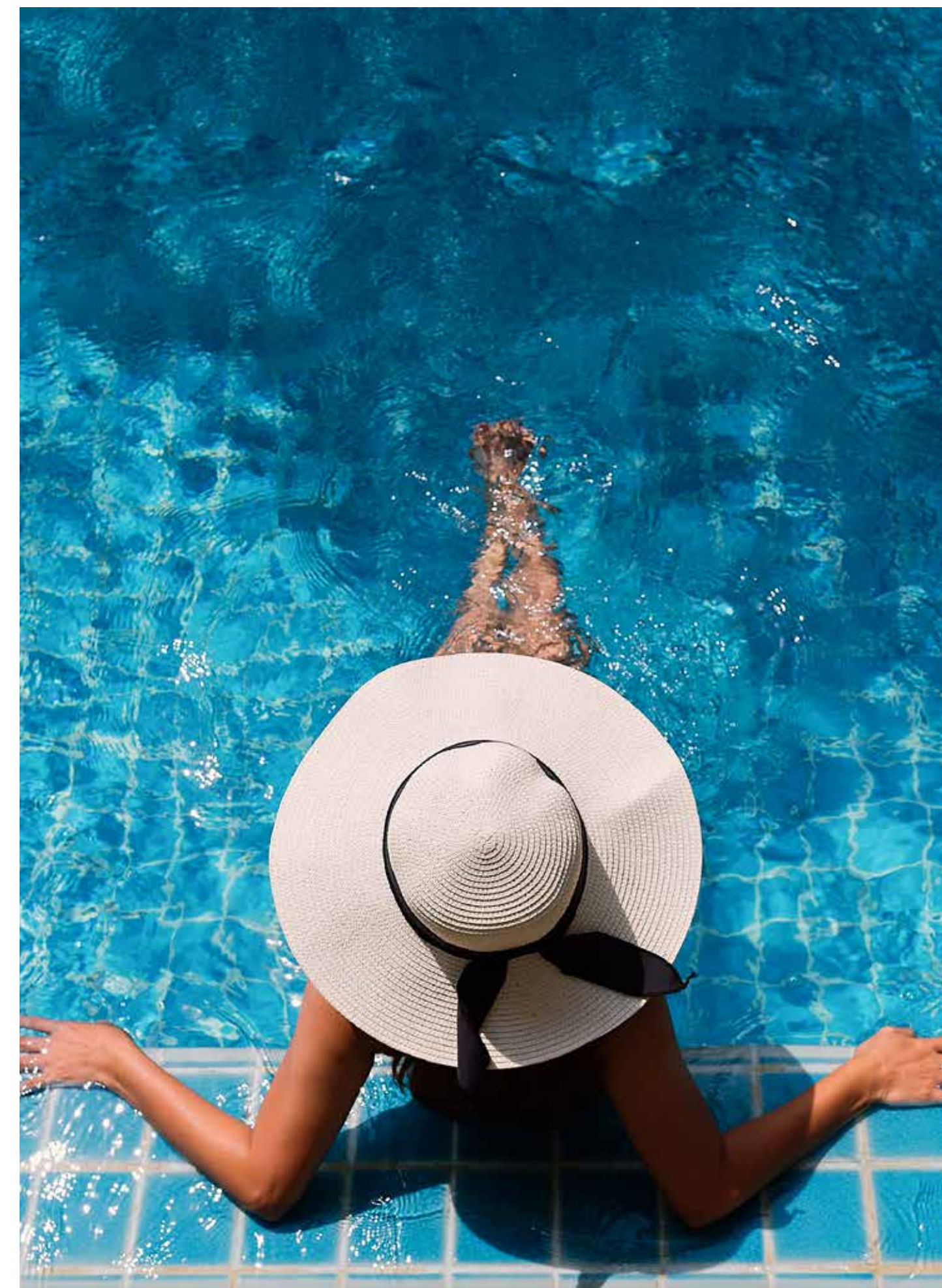
Live in the New Realm Of Luxury

Discover the true meaning of luxury living with
artfully crafted amenities designed to ensure
exceptional quality and experience like never before





Swimming Pool
with Aqua Gym & Anti-Current
Machine





Cricket pitch
with match standard net practice



Fitness Center
with state-of-the-art equipment



Kids Day Care
with nanny supervision*

*Subject to authority approvals

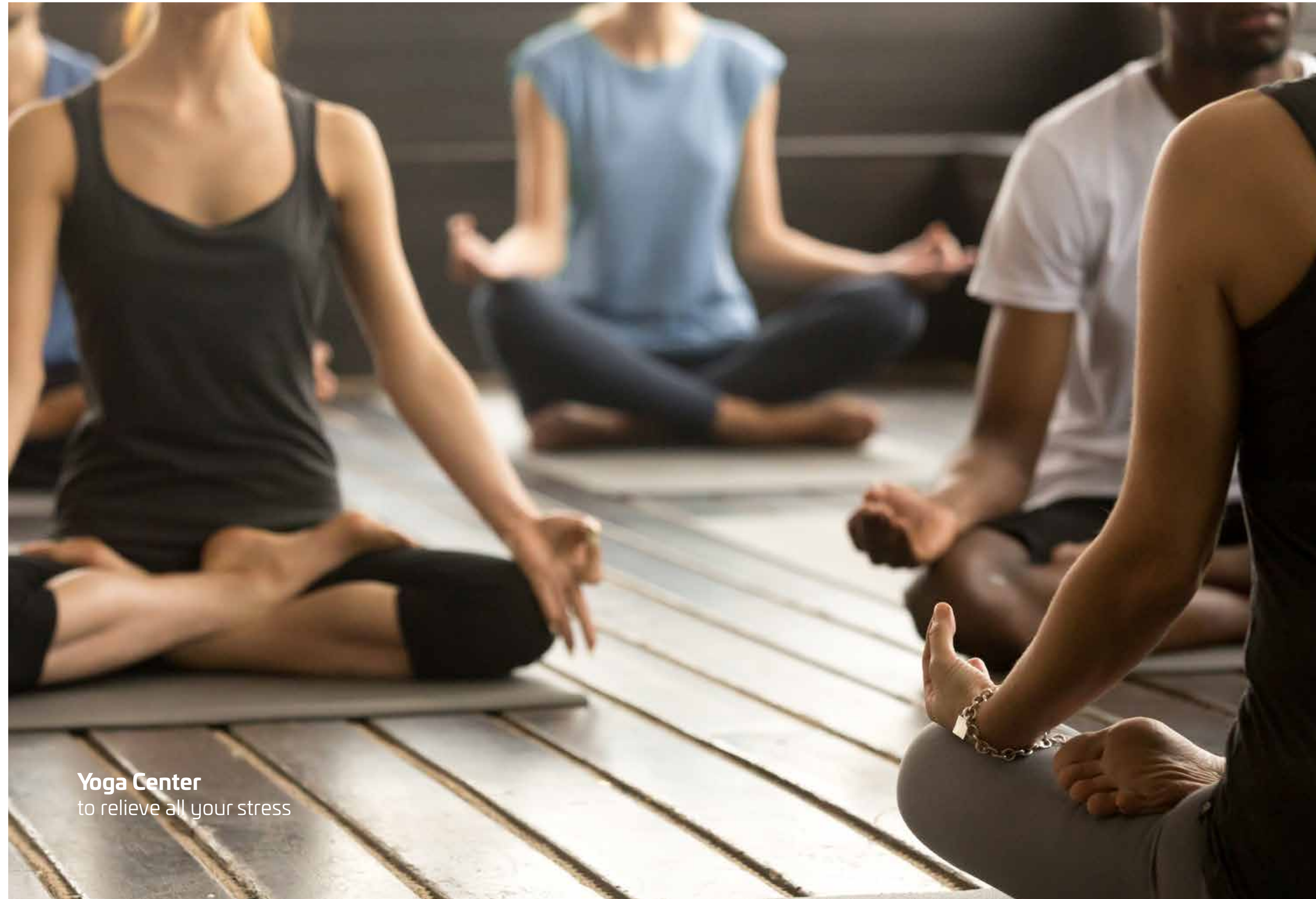


Kids Play Area
with modern toys

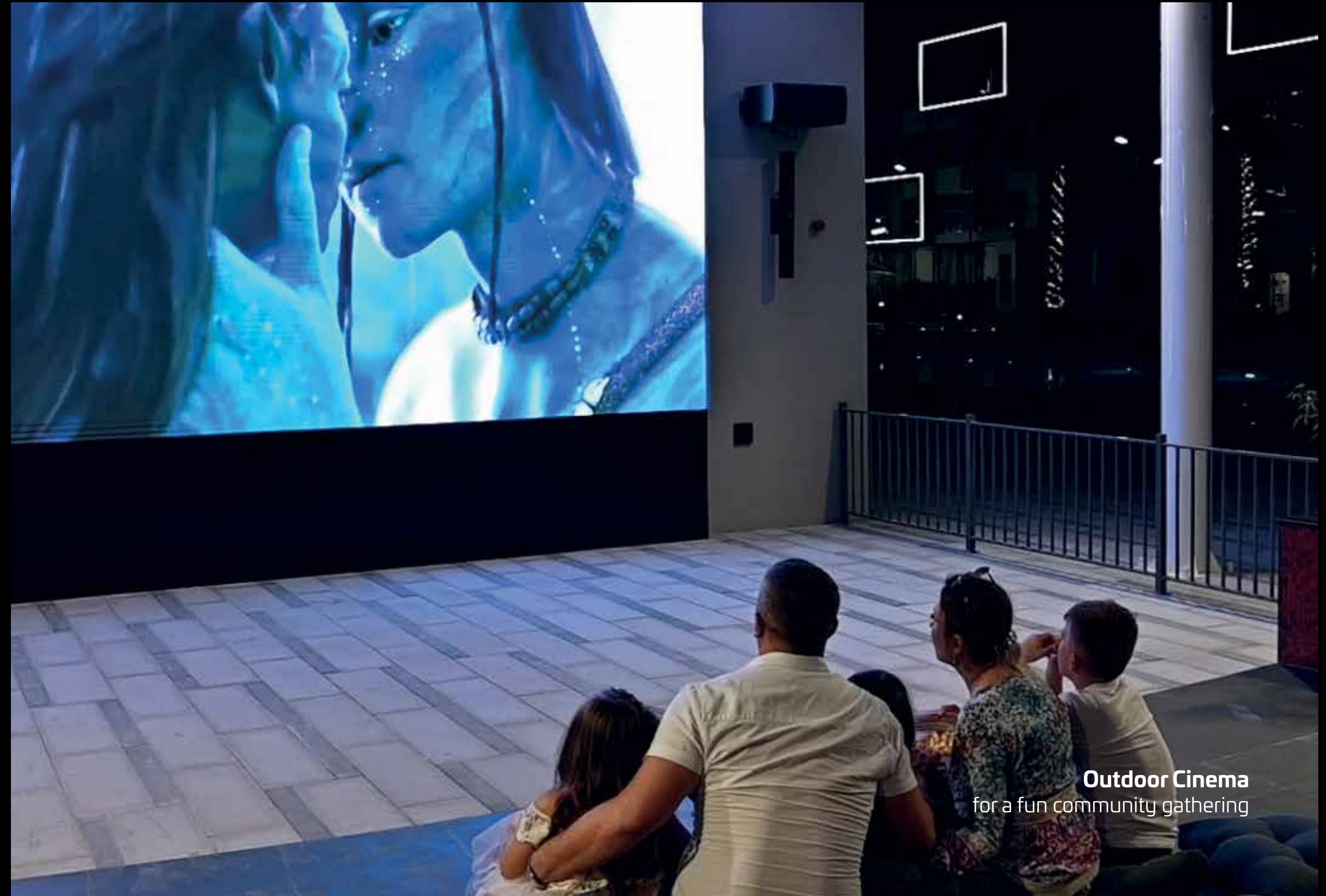


Doctor on Call
24x7*

*Subject to authority approvals



Yoga Center
to relieve all your stress

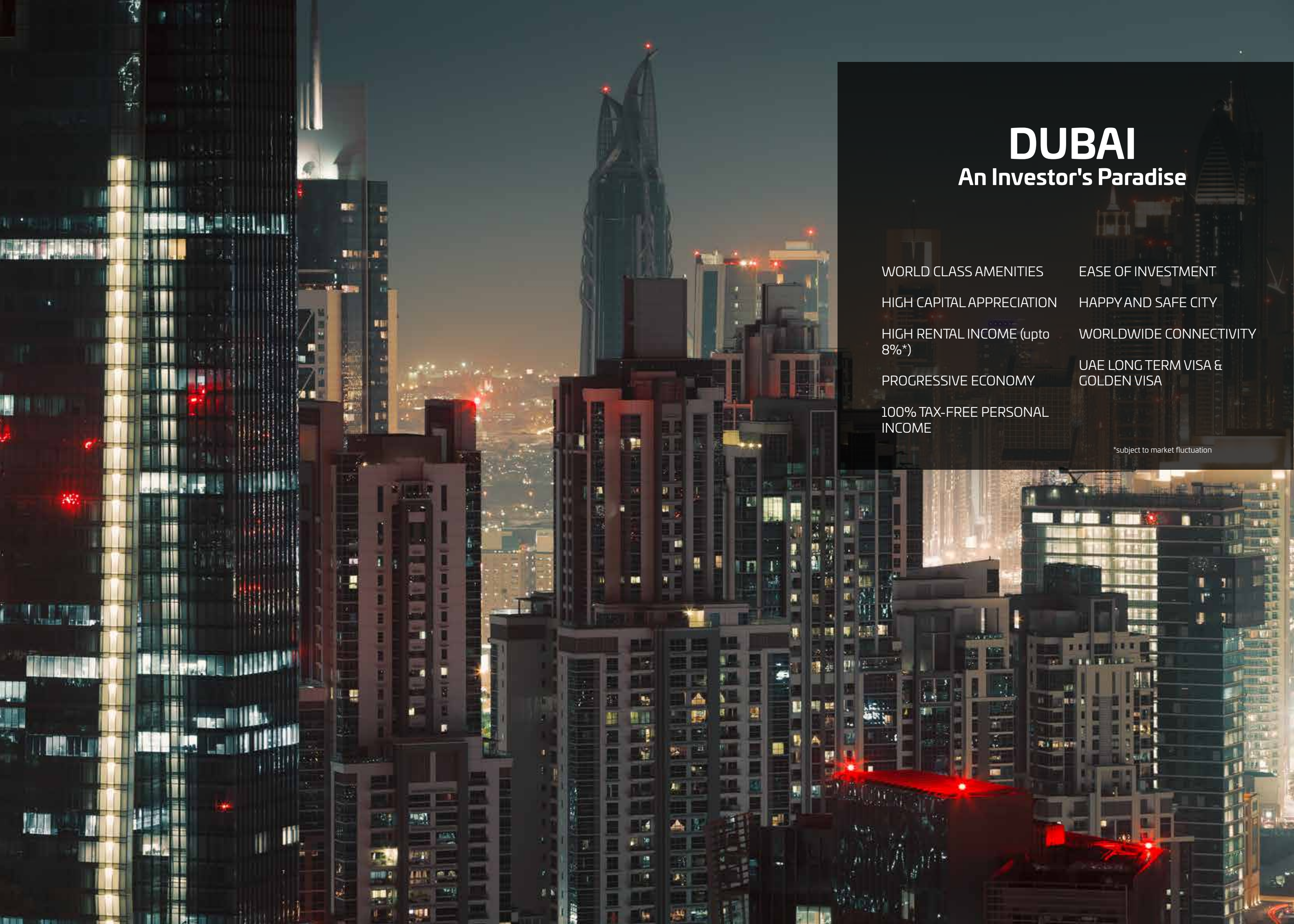


Outdoor Cinema
for a fun community gathering



Modern Beauty Salon
with a well trained staff





DUBAI

An Investor's Paradise

- | | |
|-------------------------------|----------------------------------|
| WORLD CLASS AMENITIES | EASE OF INVESTMENT |
| HIGH CAPITAL APPRECIATION | HAPPY AND SAFE CITY |
| HIGH RENTAL INCOME (upto 8%*) | WORLDWIDE CONNECTIVITY |
| PROGRESSIVE ECONOMY | UAE LONG TERM VISA & GOLDEN VISA |
| 100% TAX-FREE PERSONAL INCOME | |

*subject to market fluctuation

DANUBE

PROPERTIES

Why Choose us


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

Committed To Deliver On Our Promises

We firmly believe that Danube’s success as a developer is derived from our project delivery and quality construction. Hence, as a responsible property developer, we are always committed to delivering our promises.

Backed by our strong finance in building materials, all the sites of our existing projects are moving closer to completion and progressing every day. Our goal is to deliver what we promised and see that smile on your face while you hold the keys to your dream home.

We want to walk hand in hand with you and hence we provide live updates of the projects underway. All you have to do is, visit our website or scan the QR codes on the adjacent page and real updates delivered to you right away!

DANUBE
No.1 building material company

DANUBE
PROPERTIES

DANUBE
HOME

ALUCOPANEL
USA

Milano
ITALY


Casa Milano



“The success and eminence of Danube began with a small trading enterprise as a dream, but today the dream has been transformed into reality.”

Rizwan Sajan
Founder & Chairman



Projects

by Danube

Scan the QR Codes to know more



DREAMZ



Glitz 1



Glitz 2



Glitz 3



STARZ



Pearlz



GLAMZ



RESORTZ



MIRACLZ



LAWNZ



BAYZ



ELZ



WAVEZ



Jewelz



OLIVZ



SKYZ





A New Landmark in Al Furjan

Al Furjan, which also means a collection of houses or a small village, is a contemporary and distinct family-oriented community that offers the comfort and warmth of a traditional living and modern lifestyle with spacious apartments, abundant green open spaces, and world-class amenities.

Life in Al Furjan is peaceful and convenient, as most lifestyle amenities are covered. Al Furjan Pavillion houses several pharmacies, grocery stores, restaurants, cafes, salons, bookshops, and more. One of Dubai's most popular residential districts, Al Furjan is a vibrant residential development located between Sheikh Zayed Road and Mohammed Bin Zayed Road.

Our project offers a tranquil, peaceful environment that attracts residents and citizens who wish to raise a family away from the hustle and bustle of the city.

2 Minutes From Proposed from the proposed Metro line	10 Minutes to Al Maktoum International Airport
4 Minutes to Discovery Gardens	7 Minutes to Ibn Battuta Mall
4 Minutes to Sheikh Zayed Road	





