

A woman in a flowing white dress stands in a lush green environment, holding a large, stylized white flower. The background is filled with various green plants and flowers, creating a vibrant and natural atmosphere.

Greenz by Danube is a gated community of **premium townhouses and villas**, marking a significant step in Danube's evolution into master-planned developments. Strategically located in **Dubai International Academic City, near Dubai Silicon Oasis**, it sits within one of Dubai's most promising future growth corridors.

Greenz brings together contemporary architecture and green living defined by expansive open spaces, resort-style amenities and seamless connectivity - a refined balance of luxury lifestyle and long-term investment value.





# PRIME LOCATION HIGH APPRECIATION

DUBAI COMMITS AED 12.8B TO BUILD A 6,500-COMPANY TECH HUB IN SILICON OASIS



## ESTABLISHED, THRIVING ECOSYSTEM

- 100,000+ residents, entrepreneurs, and professionals
- A fully self-sustained, active community
- A place where living, working and innovation connect
- Well-developed infrastructure supporting everyday life



## GOVERNMENT VISION AND FUTURE GROWTH

- District 10 initiative led by HH Sheikh Mohammed bin Rashid Al Maktoum
- Backed by a AED 12.8 billion expansion plan
- Positioned as a hub for AI, robotics, and advanced technology
- Expected to create 70,000+ new jobs



## COMPLETE LIFESTYLE AND CONVENIENCE

- 35+ clinics and 4 major hospitals
- 120+ restaurants and cafés
- 18+ mosques
- 6+ major retail centres



## LEADING EDUCATION HUB

- Located next to Academic City
- 27 international universities
- 15+ schools within easy reach
- One of the region's largest education clusters

# DISTANCES

EMIRATES ROAD	1 MINS
DUBAI - AL AIN ROAD	2 MINS
SHEIKH ZAYED BIN HAMDAN AL NAHYAN ST	3 MINS
SHEIKH MOHAMMED BIN ZAYED ROAD	5 MINS
METRO - BLUE LINE	5 MINS
SILICON CENTRAL MALL	10 MINS
DUBAI SAFARI PARK	11 MINS
IMG WORLD	13 MINS
GLOBAL VILLAGE	15 MINS
DUBAI CREEK HARBOUR	15 MINS
DXB AIRPORT	17 MINS
DOWNTOWN DUBAI / BURJ KHALIFA	18 MINS

The World Islands



Burj Al Arab

Palm Jumeirah

Meydan



DXB Airport

Downtown Dubai

Dubai Creek Harbour

Mall

Mall

Dubai Safari Park

Metro Blue Line

Metro Blue Line

Silicon Central Mall

Metro Blue Line

IMG Worlds

Global Village

Metro Blue Line

Mall

Sheikh Zayed Road

Al Khail Road

Dubai - Al Ain Road

Emirates Road

Sheikh Mohammed Bin Zayed Road

Sheikh Zayed Bin Hamdan Al Nahyan Street



Greenz  
DANUBE



Greenz  
BY DANUBE

*A transition*  
**FROM CITY TO  
SANCTUARY**

WHERE NATURE AND ARCHITECTURE  
COME TOGETHER IN PERFECT HARMONY





TWIN  
VILLAS

*A modern*  
EXPRESSION OF  
LUXURY LIVING



TOWNHOUSE | A NEW STANDARD IN  
COMMUNITY LIVING





# 50+ AMENITIES

MORE THAN A COMMUNITY  
*A Way of Life*

1. Dancing Fountain
2. Fountain View Seating
3. The Loop
4. Wellness Center
5. Cryo Therapy
6. Infra Red Room
7. Ice Bath
8. Steam
9. Sauna
10. Open Yoga Deck
11. Meditation Deck
12. Zumba Deck
13. Outdoor Calisthenics
14. Indoor Gym
15. Hammock Bay
16. Swing Garden
17. Greenz Sanctuary
18. Kids Water Park
19. Pool Party Area
20. Aquatic Gym
21. Shower Area
22. Sunbed Shallow Pool
23. Kids Pool
24. Kids Splash Pad
25. Swimming Pool
26. Beach Lagoon
27. Sunken Seating
28. Beach Clubhouse
29. Beach Clubhouse Deck
30. Indoor Gaming Area
31. Podcast Room
32. Business Centre
33. Kids Play Area
34. Trampoline
35. Kids Wall Climbing
36. Kids Outdoor Gym
37. Kids Cycling Track
38. Sand Pit
39. Piano Walk Zone
40. Cabana Seating
41. Family BBQ Area
42. Badminton
43. Basketball
44. Football
45. Cricket
46. Tennis
47. Padel
48. Snooker
49. Interaction Zone
50. Indoor Cinema
51. Conference Room

Presenting **THE DANCING  
FOUNTAIN**

A MUSICAL FOUNTAIN AT THE CENTRE OF IT  
ALL THAT BRINGS THE COMMUNITY ALIVE



*Down to Dusk*  
**THE PULSE OF  
THE COMMUNITY**



# The GREENZ SANCTUARY

YOUR PRIVATE GREEN HAVEN  
OF CALM AND FRESH AIR



# The BEACH HUB

A CURATED BEACHSIDE EXPERIENCE  
WITHIN THE COMMUNITY TO UNWIND  
AND ENJOY



*The* BEACH  
CLUBHOUSE

ROOFTOP  
DECK



A FRONT-ROW SEAT TO  
BEACH LAGOON

WHERE VIEWS OPEN WIDE AND  
EVERY MOMENT FEELS RELAXED

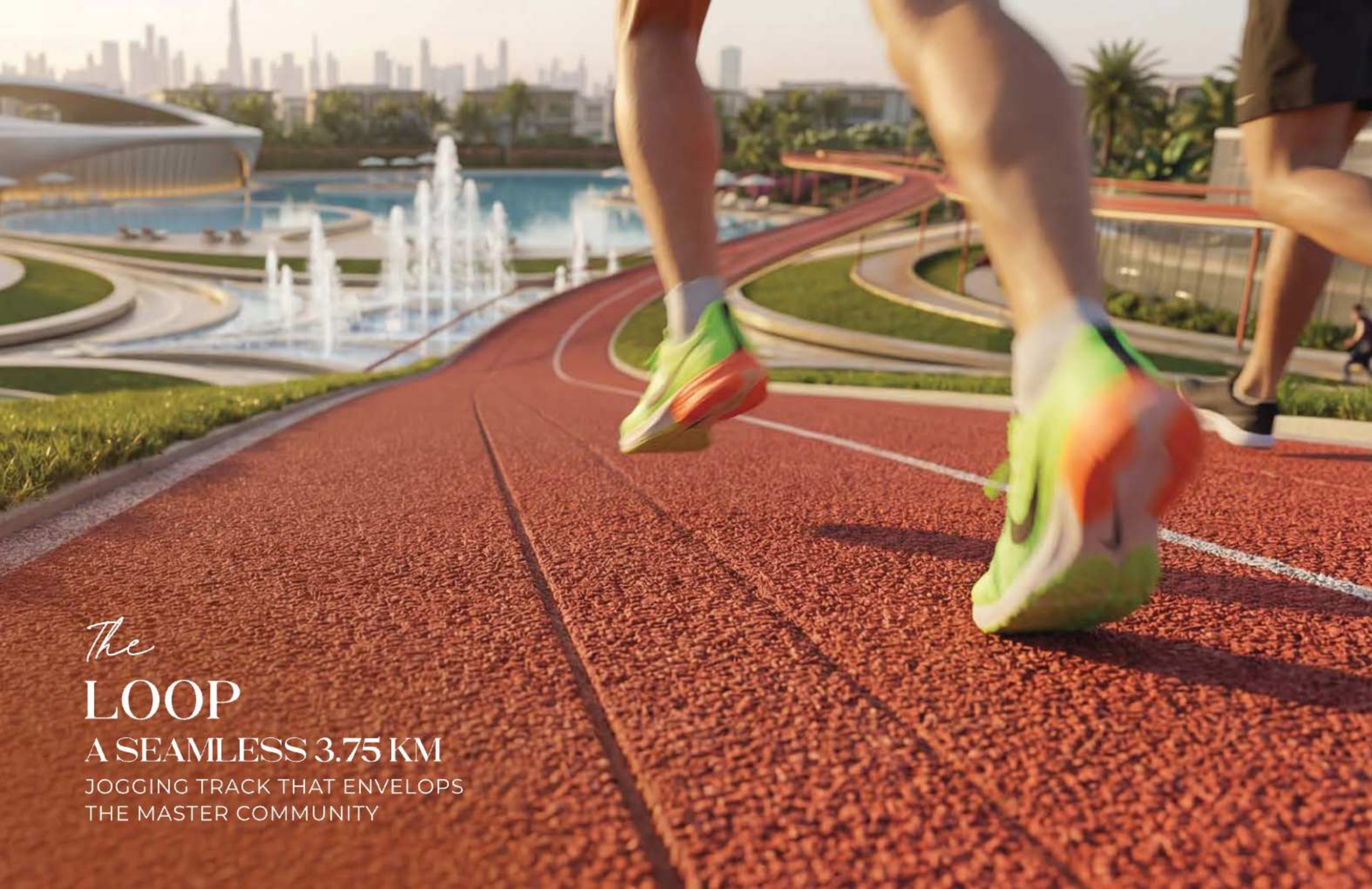


*The*  
**FAMILY HUB**

WHERE FAMILIES COME TOGETHER  
TO CREATE LASTING MEMORIES



Landscape park, outdoor seating  
and beautiful cabanas for  
families to relax



*The*  
**LOOP**  
A SEAMLESS 3.75 KM  
JOGGING TRACK THAT ENVELOPS  
THE MASTER COMMUNITY



*The*  
**SPORTS HUB**  
10 DEDICATED COURTS FOR THE  
ULTIMATE SPORTING EXPERIENCE



*The* WELLNESS  
HUB  
—  
20,000 SQ. FT.  
OF INDOOR, OUTDOOR GYM & WELLNESS



*Double - Height*  
PANORAMIC  
GYM

TRAIN IN LIGHT, SPACE &  
SWEEPING VIEWS

*Designed for*  
**RECOVERY & WELLNESS**  
SPA ROOMS, SAUNA, SALT THERAPY  
AND CRYOTHERAPY



*The*  
**KIDS DAY CARE**  
AN ESCAPE CRAFTED FOR  
THE LITTLE DREAMERS





**SHOP, DINE  
& CONNECT**

**20,000 SQ. FT.**  
OF EVERYDAY RETAIL WITHIN REACH



MOMENTS OF PRAYER,  
STEPS AWAY FROM HOME

*A beautifully*  
**DESIGNED MASJID**

SET WITHIN THE COMMUNITY FOR  
REFLECTION AND PRAYER

# BUGGY SERVICE

IS PROVIDED FOR THE CONVENIENCE  
OF THE RESIDENTS



# SHUTTLE SERVICE

TO THE NEAREST METRO  
EVERY 30 MINS







ITALIAN BRANDED PREMIUM  
KITCHEN  
APPLIANCES



FLOATING STAIRCASE



PRIVATE  
ELEVATOR  
*within*  
YOUR HOME

MASTER  
BEDROOM



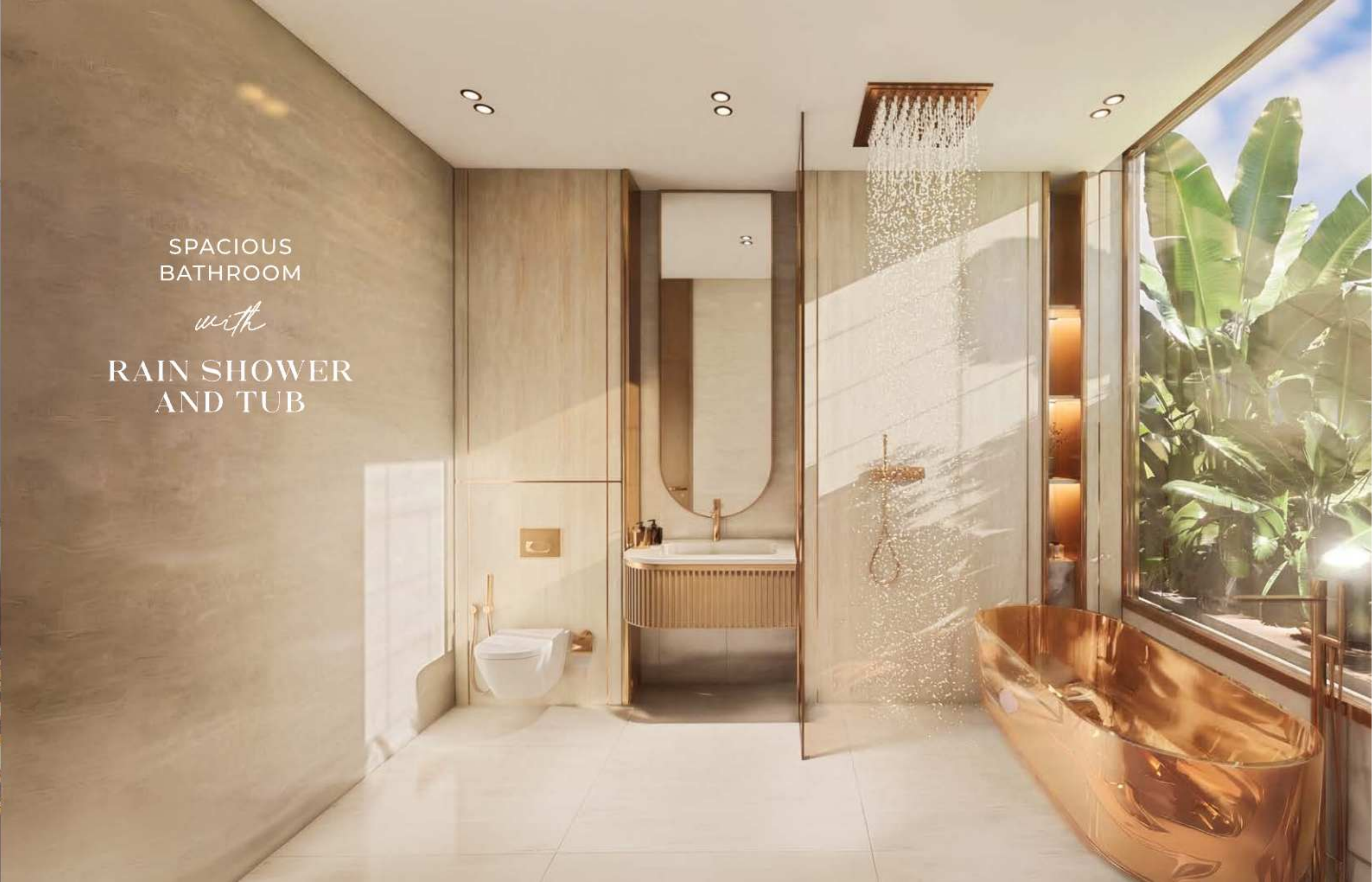
MASSIVE  
WARDROBE  
WITH  
ROTATING TV  
& DRESSER



ALL 4 & 5 BEDROOMS WITH  
ENSUITE BATHROOMS



SPACIOUS  
BATHROOM  
*with*  
RAIN SHOWER  
AND TUB



Your **RETREAT**  
IN THE SKY

A PRIVATE **SKY GARDEN** FOR  
PAUSE, PEACE AND PERSPECTIVE



Where **DESIGN**  
MEETS **DETAIL**

A CURATED PALETTE OF MATERIALS  
AND FINISHES FOR EXCEPTIONAL LUXURY

KASHMIRI LEATHER

BRONZE METAL FINISH

BRONZE TINTED GLASS

CURTAIN SHADES

LINEN SHADES

WOODEN CLADDING

TRAVERTINE

CALCUTTA GOLD MARBLE FINISH

BROWN FLUTTED GLASS

DUCO PAINT

METAL TRIM

WALL PAINT



SCAN TO EXPERIENCE  
THE GREENZ INTERIORS



# 3BHK + MAID TOWNHOUSE



GROUND FLOOR



FIRST FLOOR

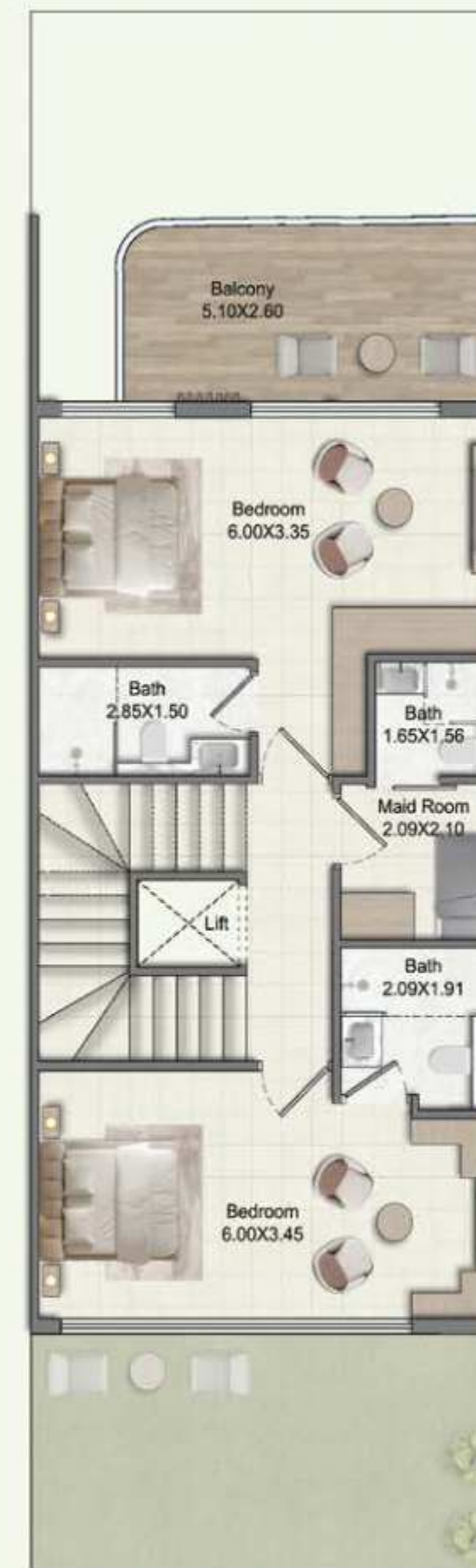


ROOF FLOOR

# 4BHK + MAID + PRIVATE ELEVATOR TOWNHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**4BHK + MAID  
+ PRIVATE  
ELEVATOR  
TOWNHOUSE  
(PREMIUM)**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR

**5BHK + MAID  
+ PRIVATE  
ELEVATOR  
SEMI DETACHED  
VILLA**



GROUND FLOOR



FIRST FLOOR

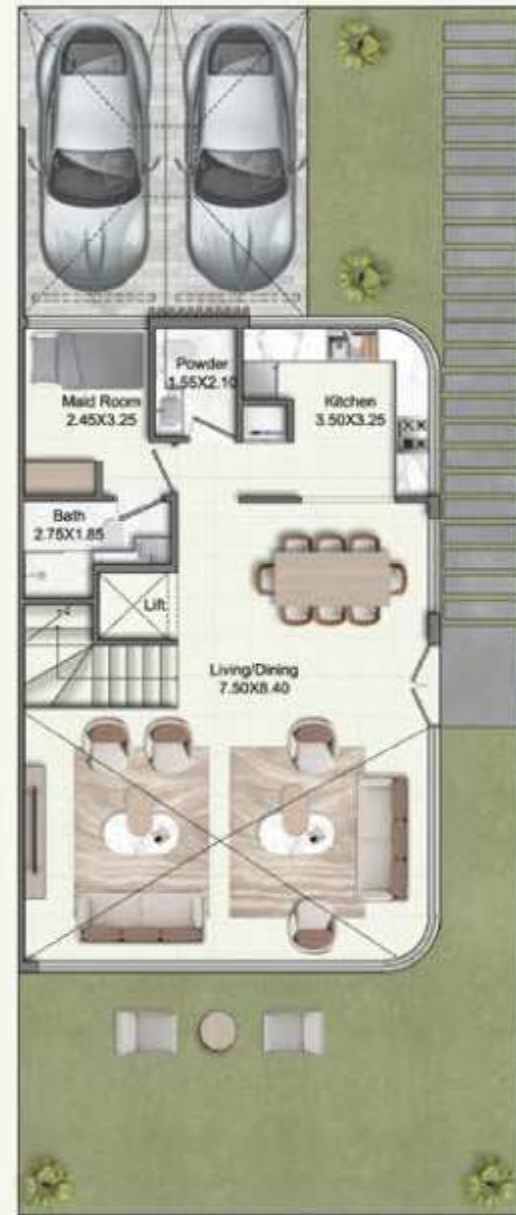


SECOND FLOOR



ROOF FLOOR

**5BHK +  
MAID SIGNATURE  
TWIN VILLA  
+ PRIVATE  
ELEVATOR  
WITH DOUBLE  
HEIGHT**



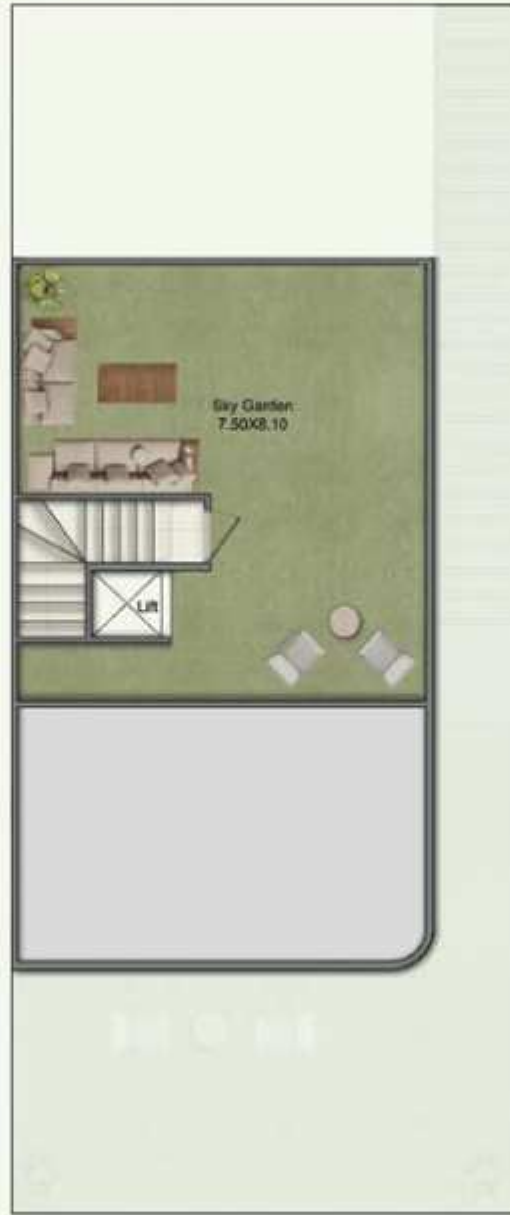
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR



**1%** PER MONTH  
PAYMENT PLAN



  
**Greenz**  
BY **DANUBE**

WHERE  
NATURE MEETS  
*The city*

**HANDOVER  
DECEMBER 2029**