



Greenz  
BY DANUBE

FULLY  
FURNISHED  
TOWN HOUSES & VILLAS

## 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

Downtown Dubai

Dubai Creek Harbour

DXB Airport

Mall

Meydan

Dubai Safari Park

Metro Blue Line

Metro Blue Line

Silicon Central Mall

Metro Blue Line

Emirates Road

IMG Worlds

Metro Blue Line

Global Village

Mall

Sheikh Zayed Road

Al Khail Road

Sheikh Mohammed Bin Zayed Road

Sheikh Zayed Bin Hamdan Al Nahyan Street

Dubai - Al Ain Road



Greenz  
BY DANUBE

# DUBAI COMMITS AED 12.8B

To Build A 6,500-Company Tech Hub In Silicon Oasis



## COMPLETE LIFESTYLE ECOSYSTEM

- 27 International Universities and Over 15 Schools
- 35+ clinics & 4 major hospitals
- 18+ mosques
- 120+ restaurants
- 6+ major retail centres



## GOVERNMENT BACKED GROWTH

- District 10 initiative launched by HH Sheikh Mohammed bin Rashid Al Maktoum
- AED 12.8 billion expansion plan
- 6,500 global companies targeted - AI, Web3, Robotics, Quantum Computing
- Expected to attract thousands of companies with 70,000+ new jobs to be created



## ESTABLISHED THRIVING ECOSYSTEM

- 100,000+ residents, entrepreneurs & professionals
- Active, self-sustained community



## UPCOMING BLUE LINE METRO



  
Greenz  
"DANUBE"

**HANDOVER  
Q4 2029**

# TWIN VILLA





# TOWNHOUSE





**AN UNMATCHED  
LIFESTYLE,**  
*Masterplanned*

**400,000 SQ. FT. OF  
LIFESTYLE & AMENITIES**



*Presenting* **THE DANCING  
FOUNTAIN**

A musical fountain at the centre of it all  
that brings the community alive



# 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 FAMILY HUB

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

# THE SPORTS HUB

10 dedicated courts for the ultimate sporting experience!



# THE WELLNESS HUB

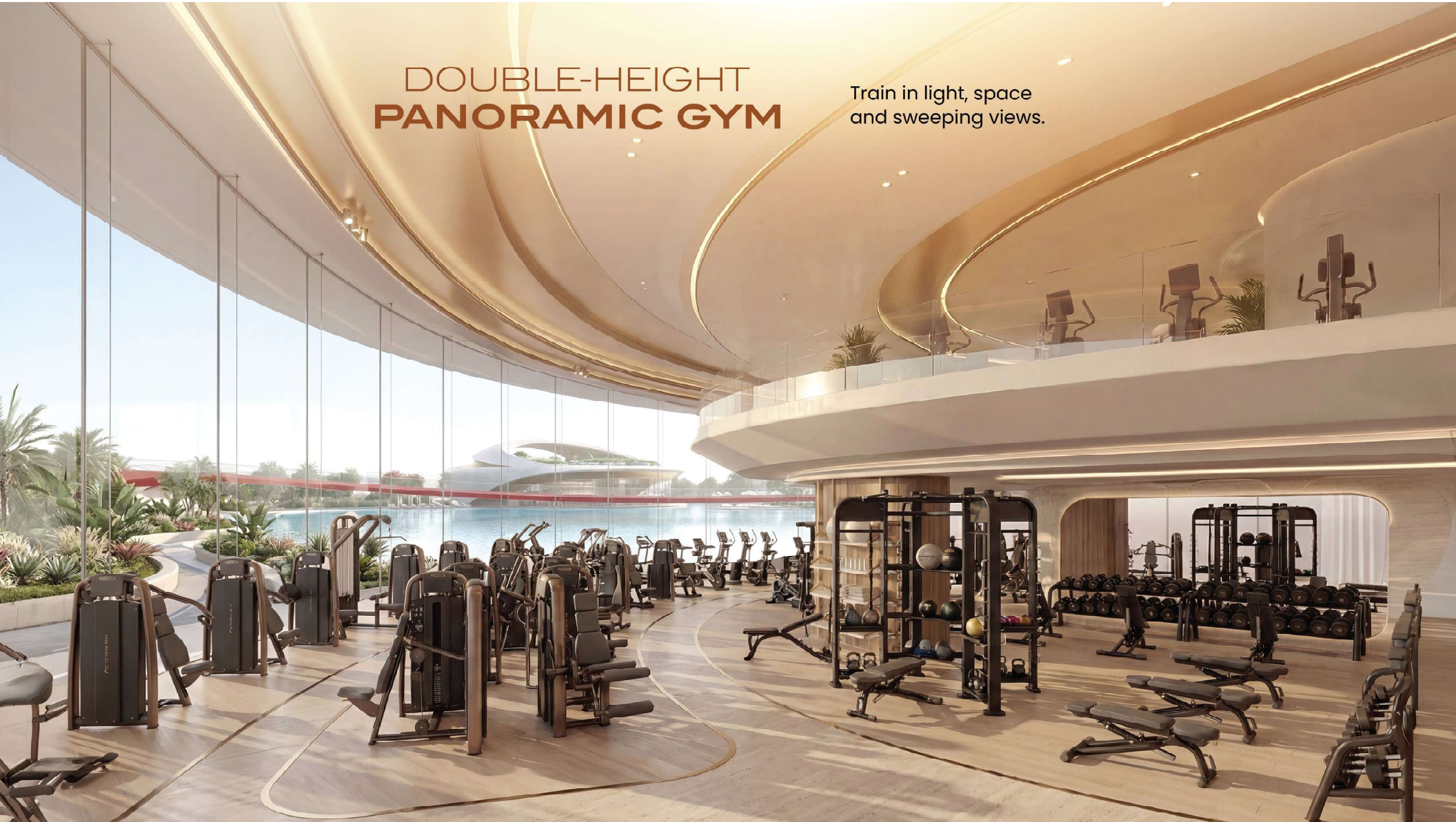
The ideal destination for  
body and mind

**20,000 sq. ft.**  
of indoor, outdoor gym  
& wellness



# DOUBLE-HEIGHT PANORAMIC GYM

Train in light, space  
and sweeping views.



A modern spa interior featuring a large circular hot tub with a waterfall feature, a curved wooden sauna, and a curved stone wall. The room is illuminated by a large circular skylight and recessed lighting. The floor is made of light-colored stone tiles. The overall design is clean, minimalist, and luxurious.

# DESIGNED FOR DEEP RECOVERY & WELLNESS

Spa Rooms, Sauna, Salt Therapy,  
And Cryotherapy.



# THE LOOP

A seamless 3.75km jogging track that envelops the master community

# THE KIDS DAY CARE



# A MASJID WITHIN THE COMMUNITY





**SHOP. DINE.  
CONNECT.**

20,000 sq. ft. of everyday  
retail within reach







  
**Greenz**  
BY **DANUBE**

**WHERE  
NATURE MEETS**  
*the city*



## FULLY FURNISHED WITH PREMIUM ITALIAN DOLCE VITA FURNISHING

Type	Floors	Private Elevator	Starting Price (AED)	Max Price (AED)	AvgPrice (AED)	Townhouse Area R.Off (Sq.Ft)	Starting PSF (AED)	Plot Area (Sq.Ft)
3 BHK + Maid - Townhouse	G + 1 + Sky Garden	No	3.5 M	3.7 M	3.6 M	2,400	1,458	1,300
4 BHK + Maid - Townhouse	G + 2 + Sky Garden	Yes	4.2 M	4.4 M	4.3 M	2,750	1,527	1,300
4 BHK + Maid Townhouse - Premium	G + 2 + Sky Garden	Yes	4.4 M	4.7 M	4.55 M	3,100	1,419	1,300 to 1,500
5 BHK + Maid - Semi Detached Villa	G + 2 + Sky Garden	Yes	5 M	5.5 M	5.25 M	3,700	1,351	1,800 to 2,400
5 BHK + Maid - Semi Detached Large Plot	G + 2 + Sky Garden	Yes	5.7 M	6 M	5.85 M	3,700	1,541	2,700 to 3,000
5 BHK + Maid - Twin Villa with Double Height Living	G + 2 + Sky Garden	Yes	6.5 M	7.3 M	6.9 M	3,950	1,646	2,025 to 2,400
5 BHK + Maid - Twin Villa with Double Height Living Large Plot	G + 2 + Sky Garden	Yes	6.9 M	7.7 M	7.3 M	3,950	1,747	2,500 to 3,000

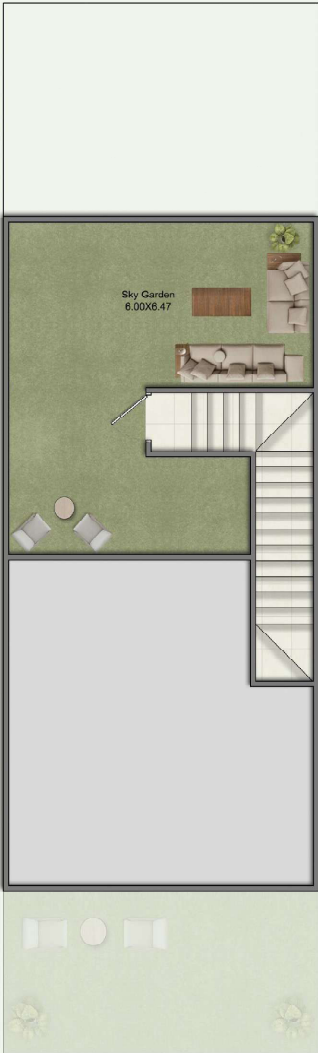
# 3BHK + MAID TOWNHOUSE



GROUND FLOOR

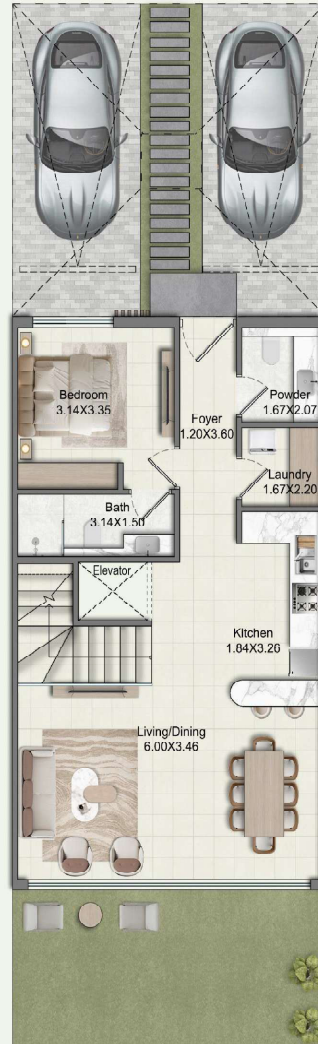


FIRST FLOOR

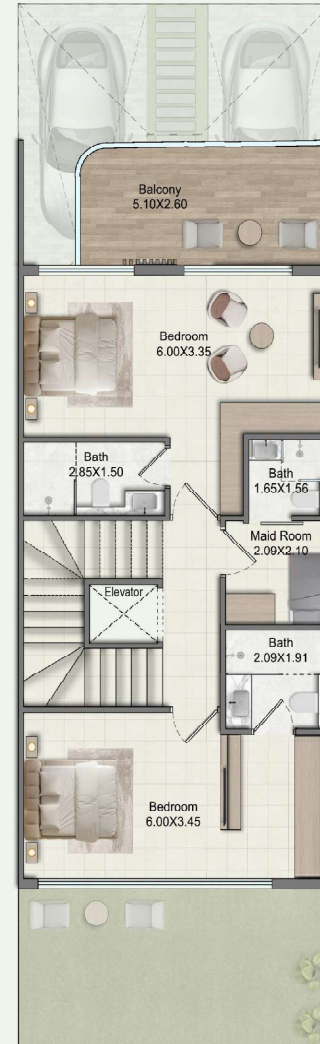


ROOF FLOOR

# 4BHK + MAID + PRIVATE ELEVATOR TOWNHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

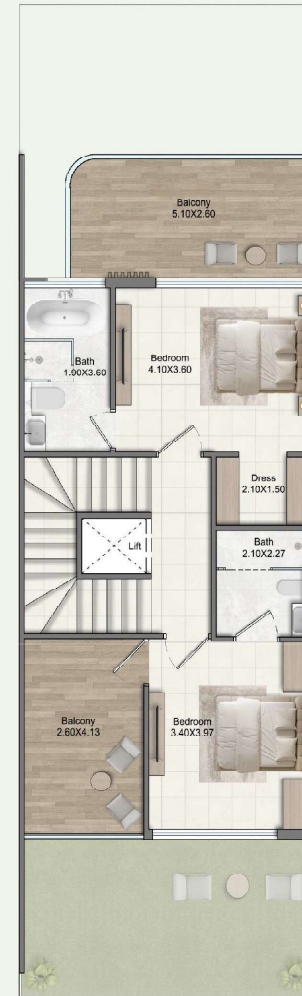
**4BHK + MAID  
+ PRIVATE ELEVATOR  
TOWNHOUSE  
(PREMIUM)**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR

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



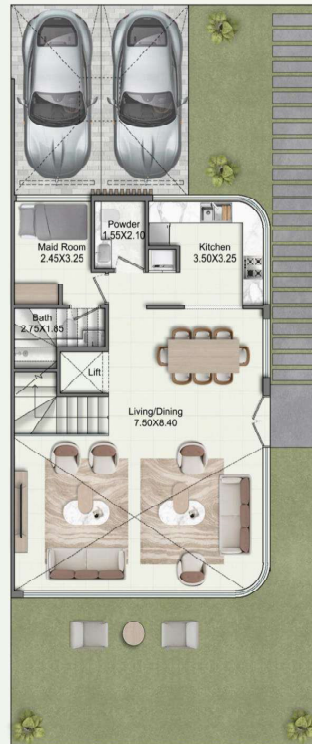
GROUND FLOOR

FIRST FLOOR

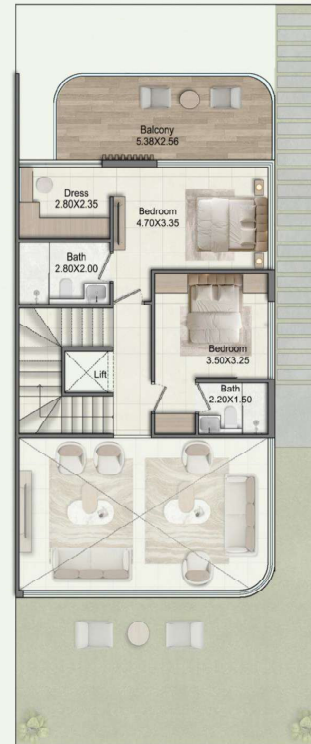
SECOND FLOOR

ROOF FLOOR

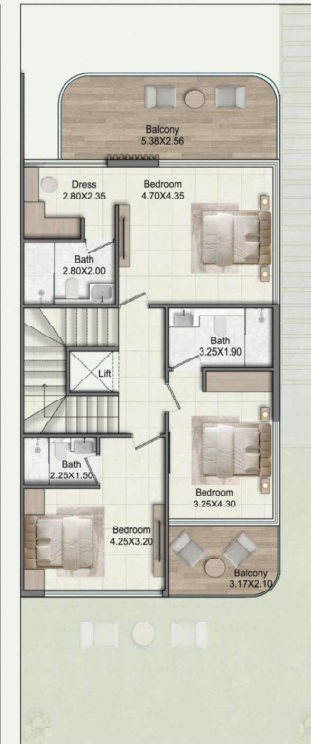
**5BHK +  
MAID SIGNATURE  
TWIN VILLA  
+ PRIVATE ELEVATOR  
WITH DOUBLE HEIGHT**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR

# SUBMIT YOUR EOI TODAY

**3 BHK + MAID  
TOWNHOUSE**

**150K** (EOI)

**4 BHK + MAID  
TOWNHOUSE**

**200K** (EOI)

**5 BHK + MAID  
SEMI-DETACHED VILLA**

**250K** (EOI)

**5 BHK + MAID  
TWINVILLA**

**300K** (EOI)

**PAY 10% & GET PRIORITY ALLOCATION OF UNITS**



**THANK YOU**