



# TIMEZ

BY **DANUBE**

It's Time To Own Your Dream Home



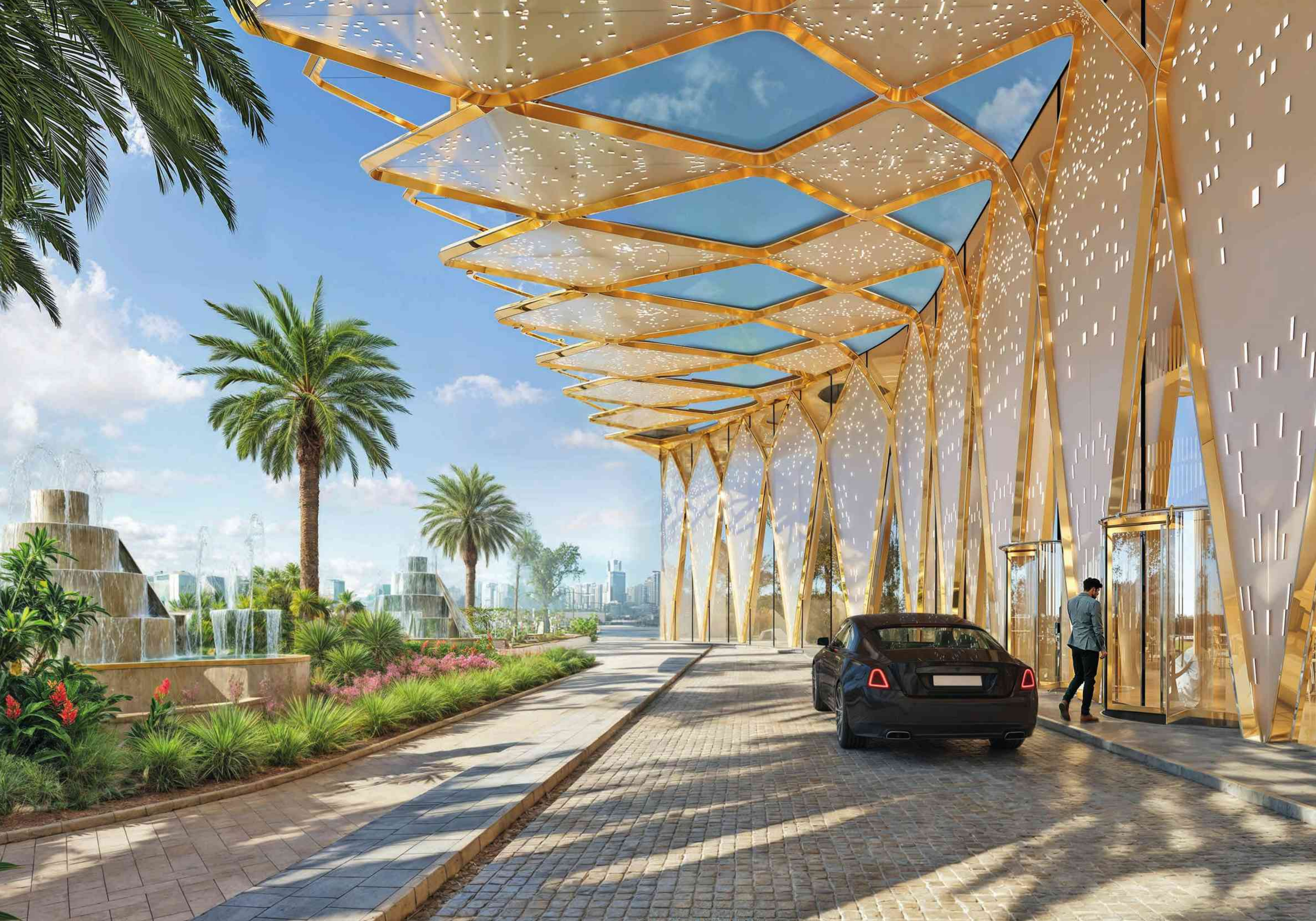
# TIMEZ

BY **DANUBE**

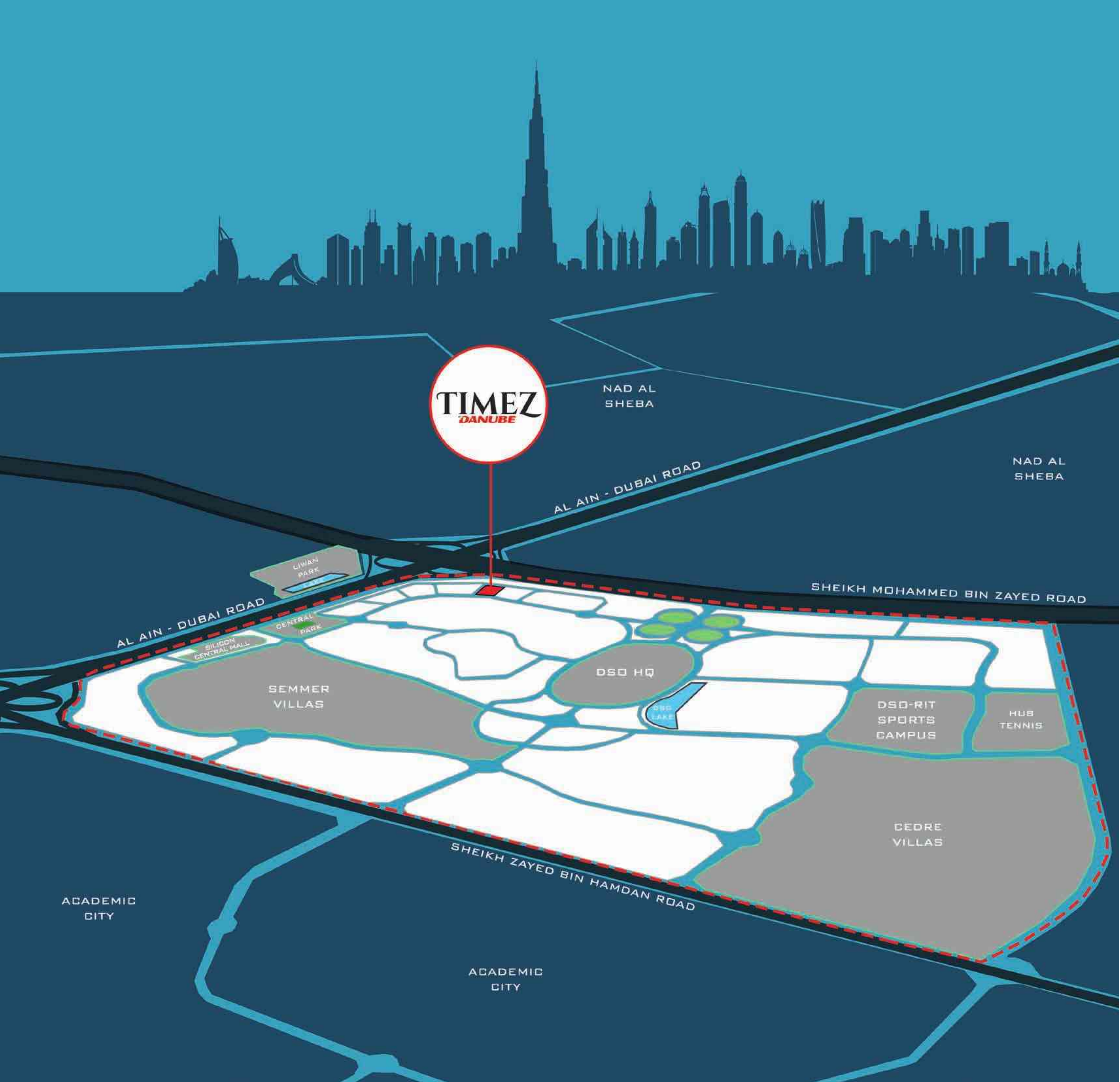
DUBAI SILICON OASIS






























# Distances

	Central Park	2 min
	Silicon Central Mall	2 min
	Al Ain - Dubai Road	2 min
	Proposed Metro Station	3 min
	Sheikh Mohammed Bin Zayed Road	2 min
	DSO HQ	3 min
	DSO Lake	4 min
	DSO - RIT Sports Campus	5 min
	Academic City	7 min
	Global Village	8 min
	Dubai Safari Park	10 min
	Dubai Creek Harbour	11 min
	Dubai Design District	11 min
	Burj Khalifa	12 min
	Dubai Mall	12 min
	Mirdif City Centre	13 min
	Mushrif Park	14 min
	Dubai International Airport	15 min
	Al Maktoum International Airport	20 min



## 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

**74**

Months Payment Plan



High Return on Investment



Timely Delivery



Prime Location



Luxury Furnishing



40+ Amenities



The **1%**  
Man

**Rizwan Sajan**

Founder & Chairman  
Danube Group



Scan & Watch  
The Complete Story





# Step Into A World Of Sophistication





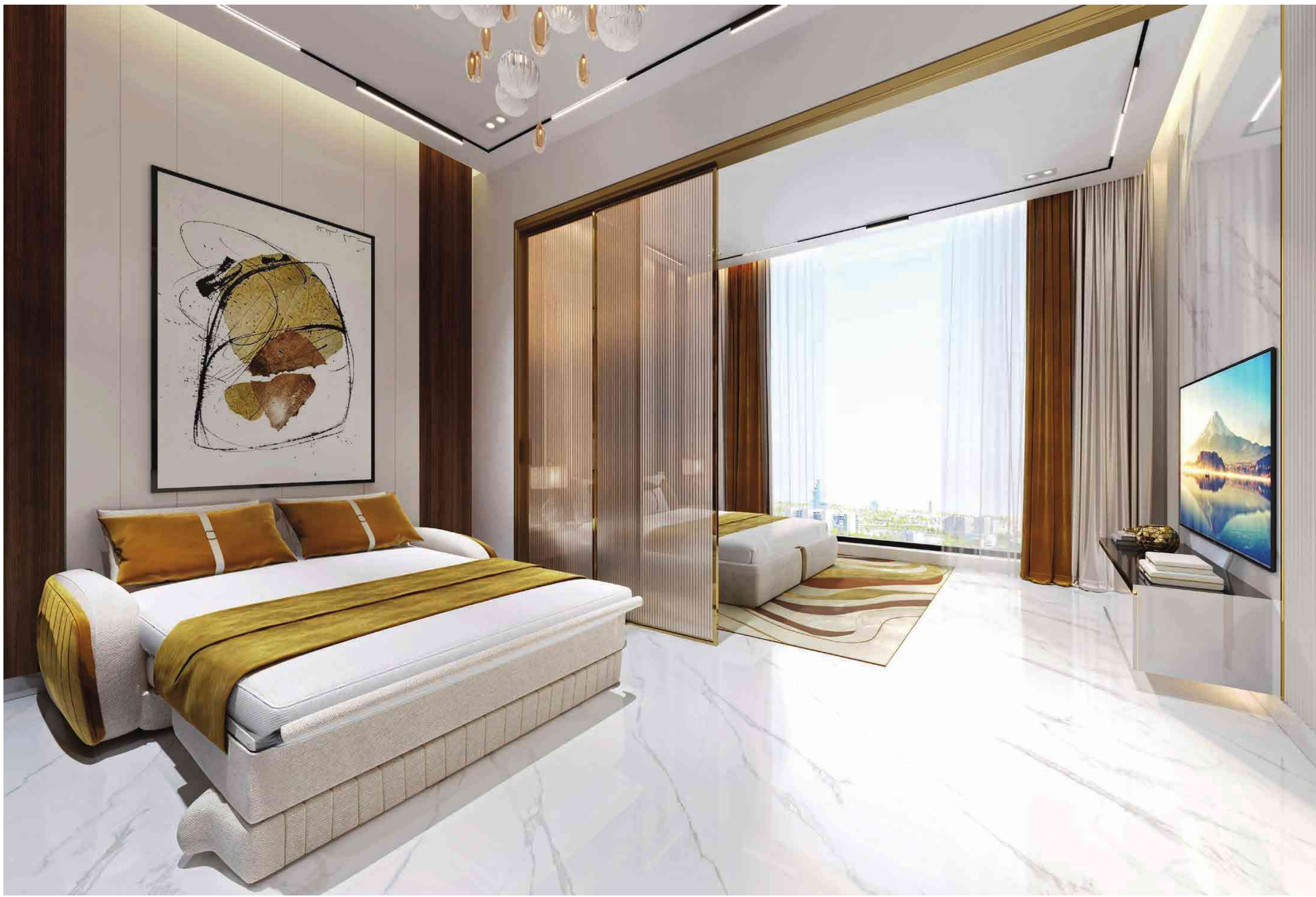




# Convertible Apartments Transforms Studio to 1 BHK









# Unique Convertible Apartments for Evolving Needs









# Timeless Design and Modern Luxury





# Let Elegance Take Center Stage In Your Kitchen









# Private Pool In Your Apartment





Indoor Gym





A Lifestyle Where  
Luxury Blends With  
Elegance And Comfort





Business Centre







Cabana Seating



# Library

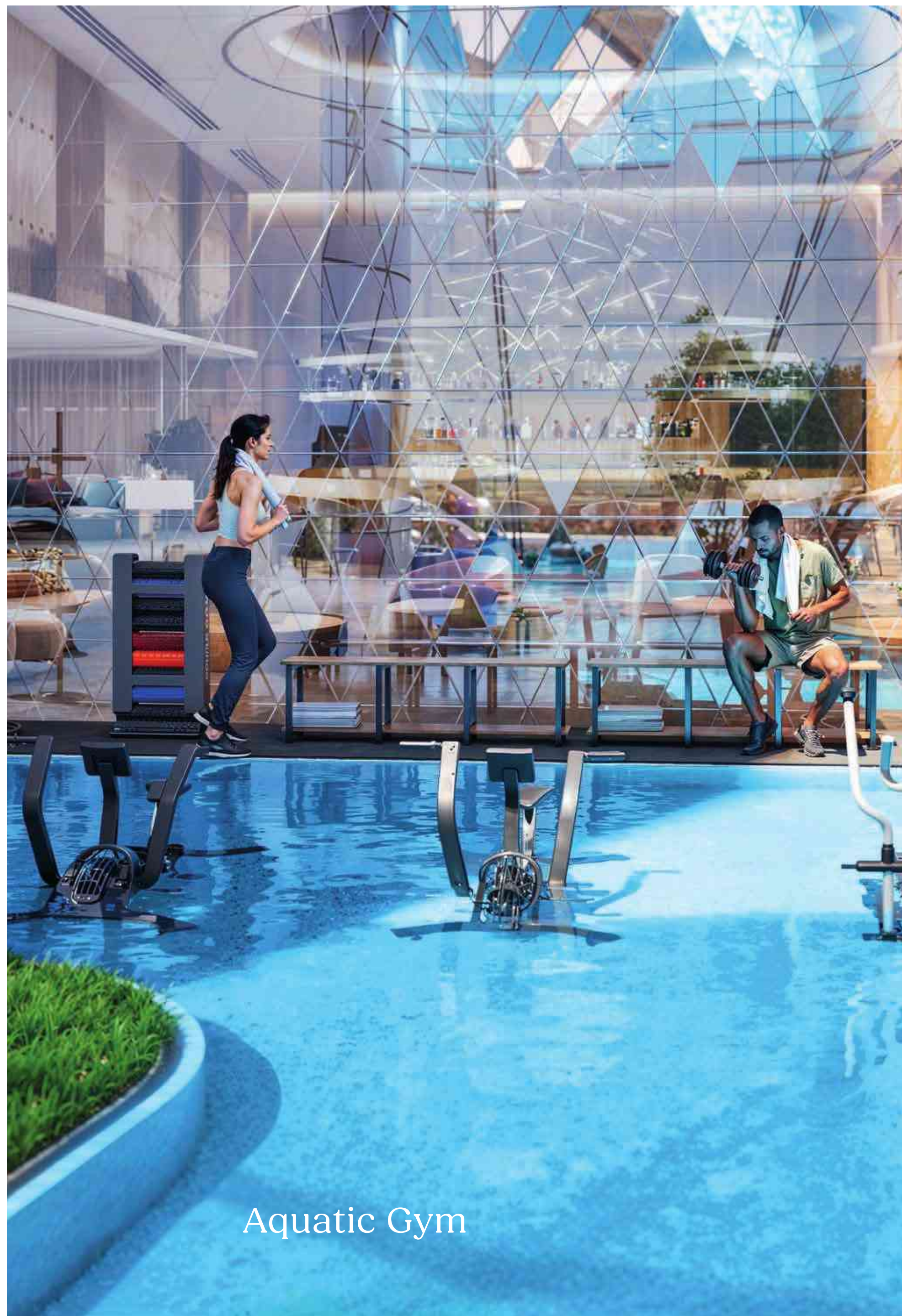




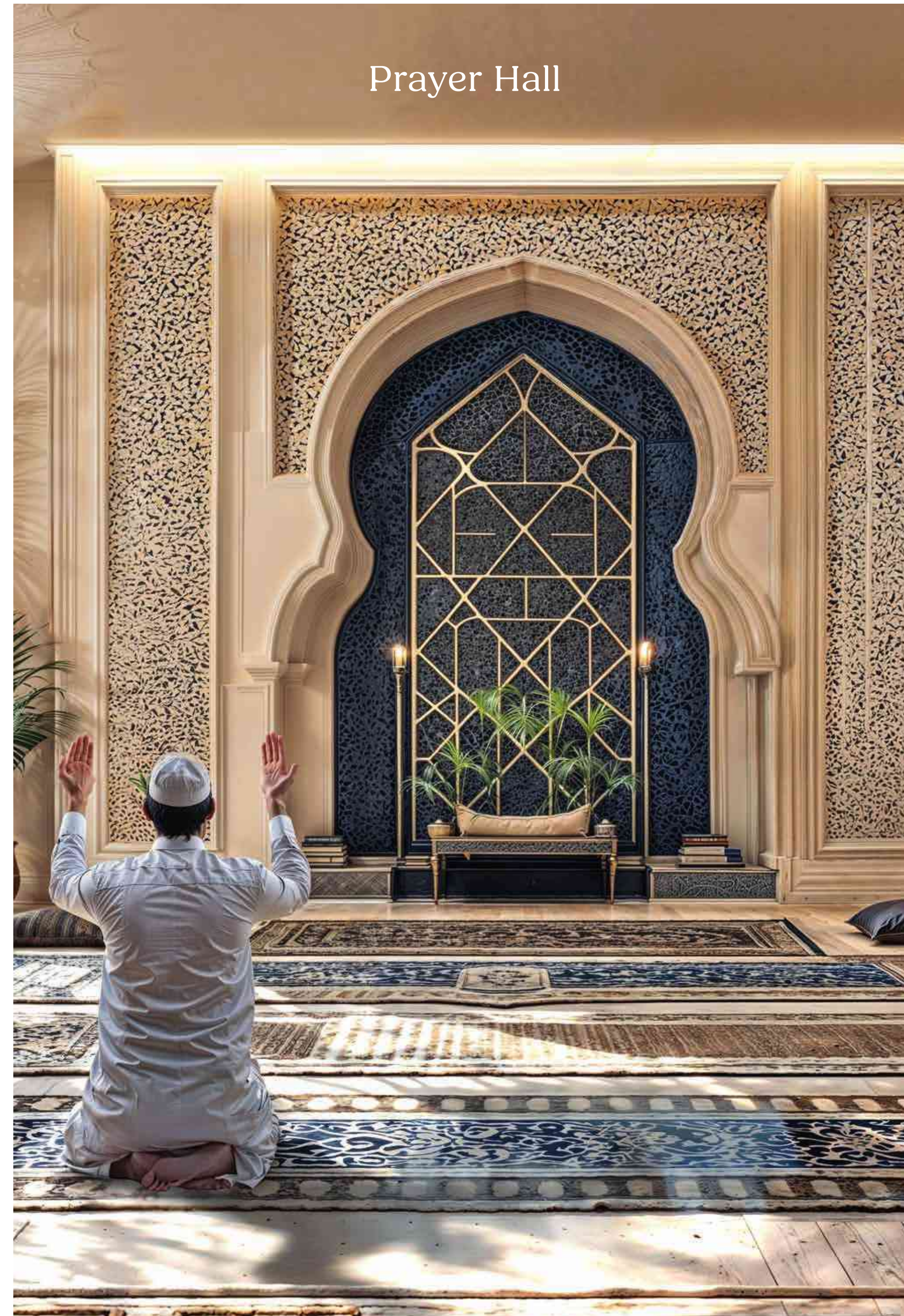
## Kid's Daycare







Aquatic Gym



Prayer Hall





Kid's Play Area



# Amenities

1. Infinity Anticurrent Pool
2. Shallow Pool
3. Jacuzzi
4. Aquatic Gym
5. Kid's Oasis
6. Splash Pad
7. Rain Shower
8. Pool Deck
9. Health Bar
10. Japanese Garden
11. Infinity Garden
12. Open Air Cinema
13. Cabana Seating
14. BBQ Area
15. Family Seating
16. Outdoor Party Area
17. Indoor Party Area
18. Open Cigar Zone
19. Kid's Play Area
20. Wall Climbing
21. Trampoline
22. Kid's Daycare
23. Sand Pit
24. Paddle Court
25. Cricket Pitch
26. Basket Ball
27. Badminton Court
28. Chess Zone
29. Table Tennis Zone
30. Snooker
31. Yoga Deck
32. Karate/Zumba Area
33. Kick Boxing Ring
34. Joggers Arena
35. Outdoor Gym
36. Indoor Gym
37. Mini Golf
38. Doctor On Call
39. Library
40. Business Center
41. Male Prayer Room
42. Female Prayer Room
43. Male Changing Room
44. Female Changing Room
45. Spa & Therapy





Experience  
Effortless  
Connectivity







“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  
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





**DANUBE**  
**PROPERTIES**



Dubai | Abu Dhabi | Muscat | Riyadh | Bahrain | London | China  
Mumbai | New Delhi | Gurugram | Kochi | Hyderabad

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