



★ SPARKLZ

BY **DANUBE**

FS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

SPARKLZ

BY **DANUBE**

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

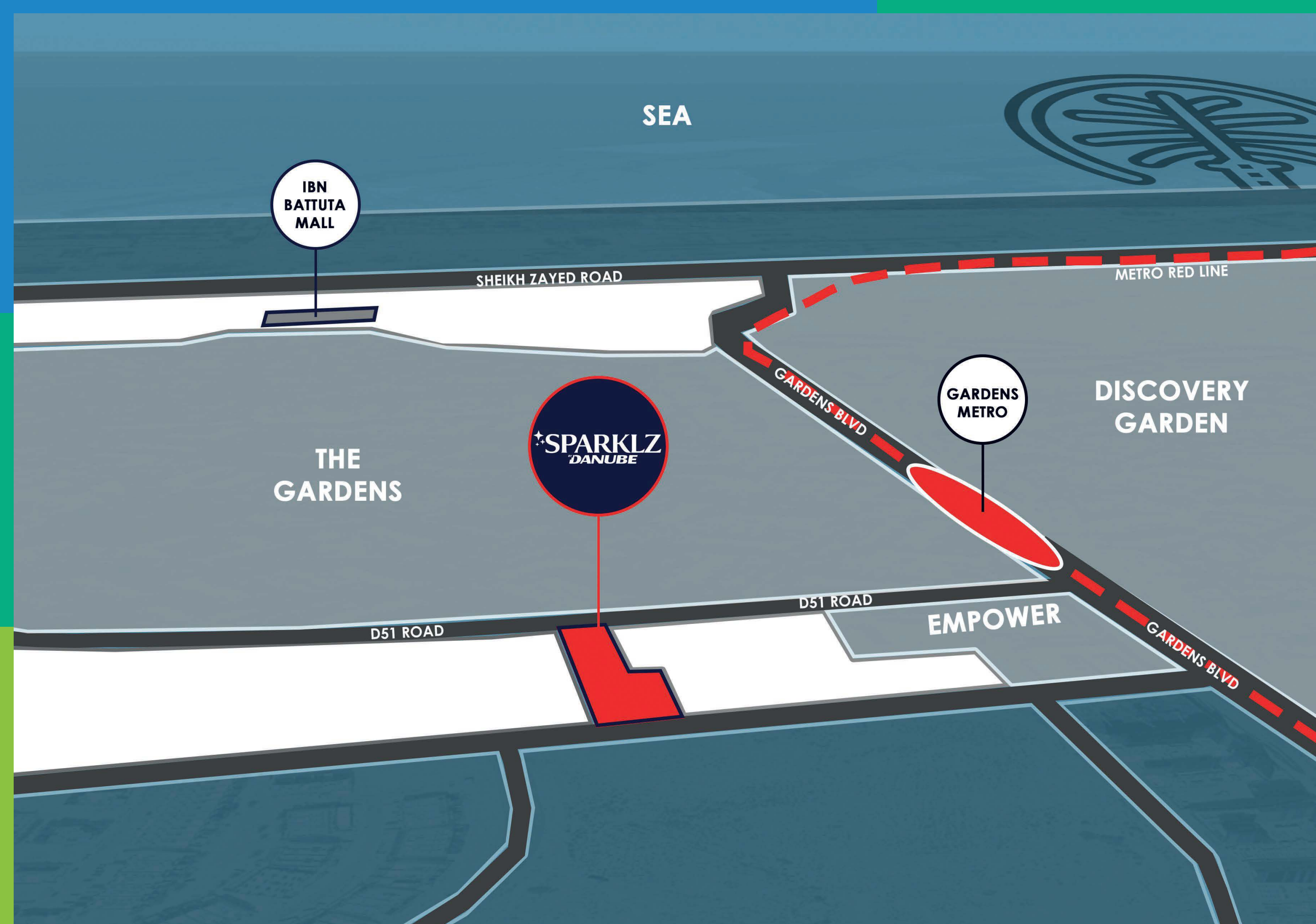
Crafted for contemporary lifestyle, this exceptional development features sleek design, a prime location, and over 30+ lifestyle-enhancing amenities to offer an unmatched living experience.

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



Scan & Watch
The Complete Story



A grand welcome to
**ELEVATED
LIVING**



Where
ELEGANCE
GREETs
you FIRST





LIFT LOBBY



Convertible Apartments
TRANSFORM A STUDIO TO 1BHK



Convertible Apartments
STUDIO TRANSFORMED TO 1BHK



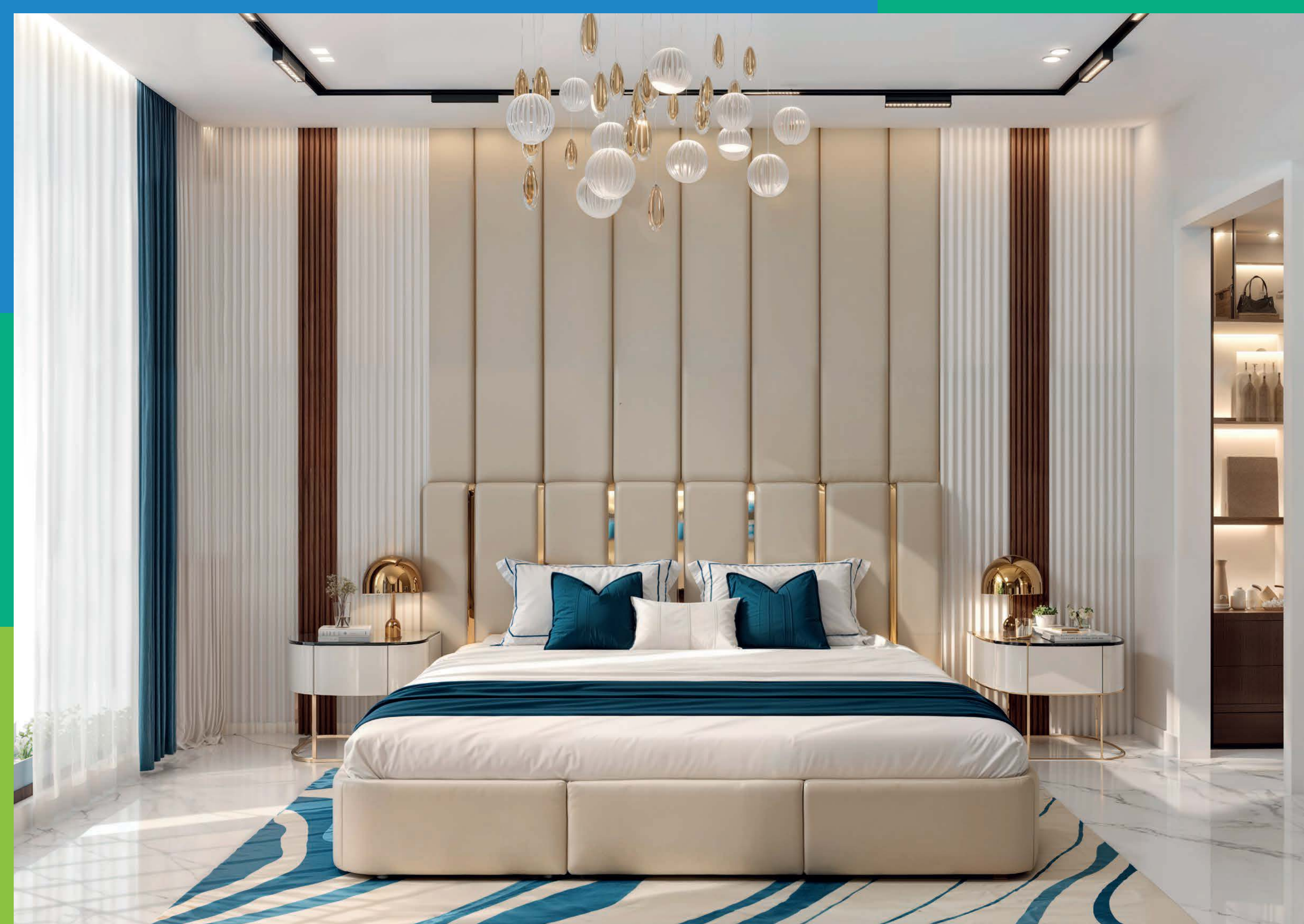
Convertible Apartments
TRANSFORM A 1BHK TO 2BHK



SCAN TO SEE VIDEO

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

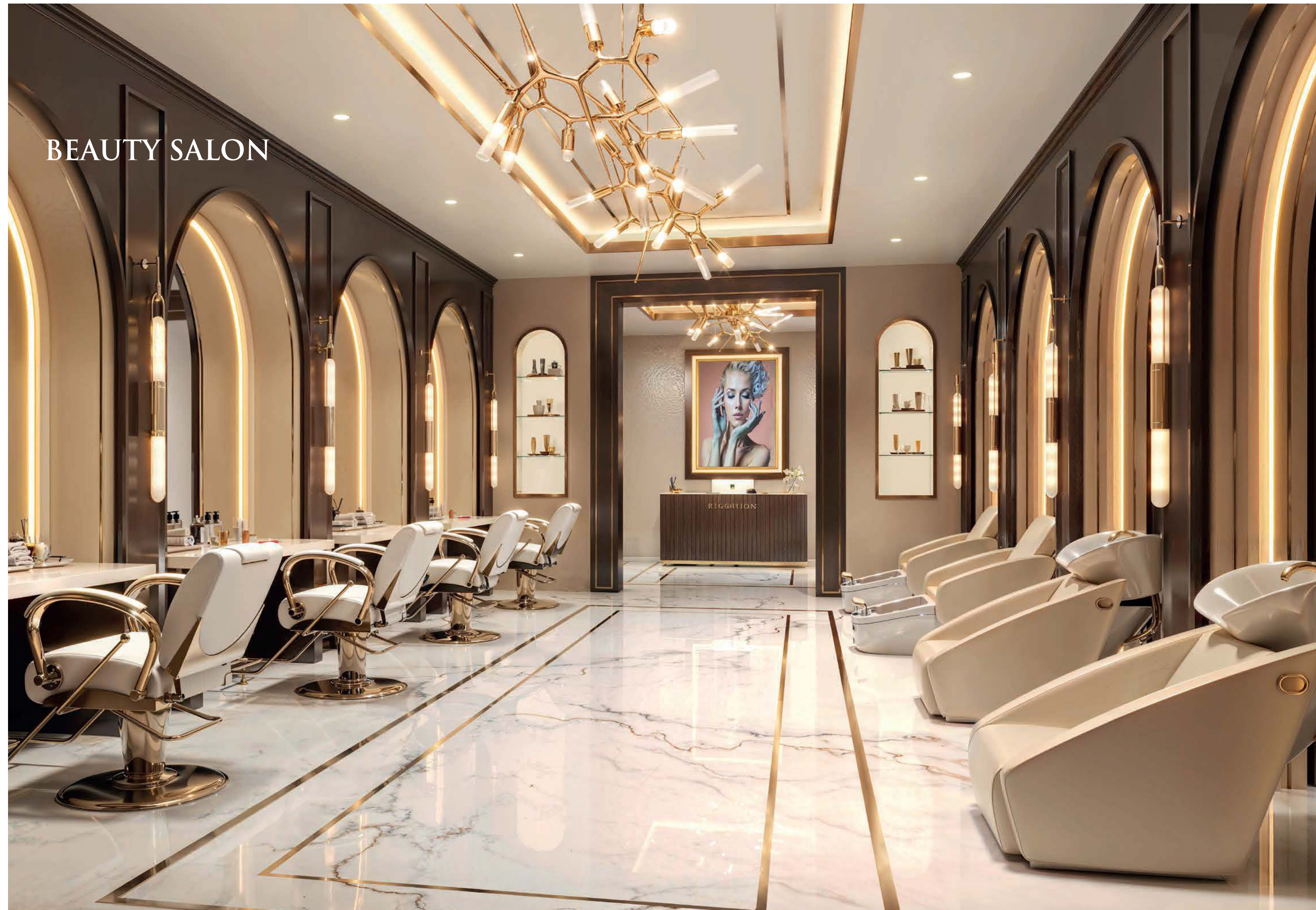


BUSINESS CENTRE





BEAUTY SALON



PRAYER ROOM





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





FOR MORE INFORMATION PLEASE CONTACT



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