DANUBE 25 YEARS

DANUBE PROPERTIES

WAVEZ

BY DANUBE

WAVEZ

BY DANUBE

LIVE
BIG

PAY
SMALL

THE DANUBE GROUP

DANUBE
No.1 building material company

DANUBE PROPERTIES

DANUBE HOME

Milano
Italian Elegance. Global Presence

ALUCOPANEL USA

MADE IN DUBAI.
SHAPING THE WORLD.

WITH OVER 25,000 PRODUCTS AND SERVICES, THE GROUP IS COMMITTED TO OFFERING THE CUSTOMER NOTHING BUT THE BEST THROUGH EXCELLENCE AND INNOVATION

Danube Group has grown from a single store that started in Deira, Dubai, 25 years ago to one of the most trusted and household brands in the Middle East. The multi-million dollar group has been consistently increasing its global footprint and annual revenue supported by an ever-growing family of over 2,500 employees. The Danube Group is head-quartered in Dubai and operates in nine countries across Middle East and Asia.

The group owns many award winning business verticals. Danube Building Material is the No.1 building material company of the region offering more than 25,000 products under one roof. Danube Home is the fastest growing furniture retail brand present across UAE, KSA, Oman, Bahrain, Kuwait, India and Africa. Alucopanel is the only factory manufacturing A2 grade façade cladding panels in the UAE. The group also owns other growing businesses like Danube Systems.

Danube Properties, the property development arm of the business, is rated amongst top five developers in the UAE. The company's major achievement include on time delivery of exceptional quality assets with record sales success.

Backed by its consistent growth and immense consumer confidence, the Danube Group has received over 50 awards in different categories. The group's philosophy is to deliver exceptional quality and build long lasting relationships.

DANUBE 25 YEARS

DUBAI - INVESTOR'S PARADISE

HIGH CAPITAL APPRECIATION

With numerous infrastructure projects, retail spaces and attractions emerging in Dubai, the prices of residential units are on the upswing.

HIGH RENTAL INCOME (8%-10%)

With many people travelling to Dubai in search of jobs and better lives, rents of residential units are expected to increase.

PROGRESSIVE ECONOMY

It is the fastest growing economy in the MENA Region which means more business opportunities, population growth and increase in demand of housing.

100% TAX-FREE INCOME

No capital-gain tax
No tax on rental income

EASE OF INVESTMENT

Duly Regulated Market is controlled by robust laws. Dubai Freehold Property is open to investors of all nationalities. Developers and projects are registered, certified and approved by Government of Dubai, UAE.

HAPPY AND SAFE CITY

Dubai is ranked among one of the happiest and safest cities in the world.

DANUBE ADVANTAGES

- FREEHOLD OWNERSHIP
- HIGH CAPITAL APPRECIATION
- HIGH ROI
- REGISTERED UNDER DUBAI LAND DEPARTMENT
- 25 YEARS OF TRUST
- PRIME LOCATIONS
- AFFORDABLE PRICE
- FULLY FURNISHED
- 1% BEST PAYMENT PLAN
- WORLD-CLASS AMENITIES
- LUXURY FINISHING
- TIMELY DELIVERY

AWARDS & ACCOLADES

Danube Properties has been honoured by Forbes Middle East as the **'Top Real Estate Developer in the Arab World'** for the third consecutive year, **'Best Real Estate Company in the Arab World'** by Gulf Business Awards **'Residential High-Rise Development'** award by Arabian Property Awards, and being recognized as the **'Real Estate Tycoon'** by the Land Department of UAE.

Forbes TOP REAL ESTATE COMPANIES IN THE ARAB WORLD 2018

Forbes TOP REAL ESTATE COMPANIES IN THE ARAB WORLD 2017

Forbes TOP REAL ESTATE COMPANIES IN THE ARAB WORLD 2016

The Economic Times Rob BEST REALTY BRANDS 2018

GULF BUSINESS AWARDS 2017 REAL ESTATE COMPANY OF THE YEAR

BEST BRANDED PROJECT arabian business REAL ESTATE AWARDS 2018

WORLD'S GREATEST BRANDS & LEADERS 2018-19

ARABIAN PROPERTY AWARDS- 2016

CUSTOMER HAPPINESS AWARDS 2018 CUSTOMER ENGAGEMENT INITIATIVES

WAVEZ
RESIDENCE

WAVEZ RESIDENCE

Wavez Residence by Danube Properties is located in Liwan, the impressive township in Dubai that offers extraordinary living amenities at unrivalled prices.

There are a total of 412 apartments which includes 336 studios and 76 one-bedroom units. Redefining premium living, these homes are available at never-seen-before affordable prices.

Easily accessed from both Sheikh Mohammed Bin Zayed Road and Al Ain Road, this 8,573-square-metre development consists of two ten-storey buildings offering amenities that will be a first for any residential property in Liwan. These include a swimming pool, Jacuzzi, jogging track, kid's play area and a health club too.

Importantly, this is also the first project in the entire township that will have a full-fledged integrated retail offering on the premises itself, called Wavez Avenue.

Wavez Residence puts open-space living at its very heart. It overlooks a public park and even comprises of a green podium to give residents and visitors a visual respite from the otherwise cramped and constrained living options typically found in major cities.

LIVE BIG | PAY SMALL

WAVEZ
RESIDENCE

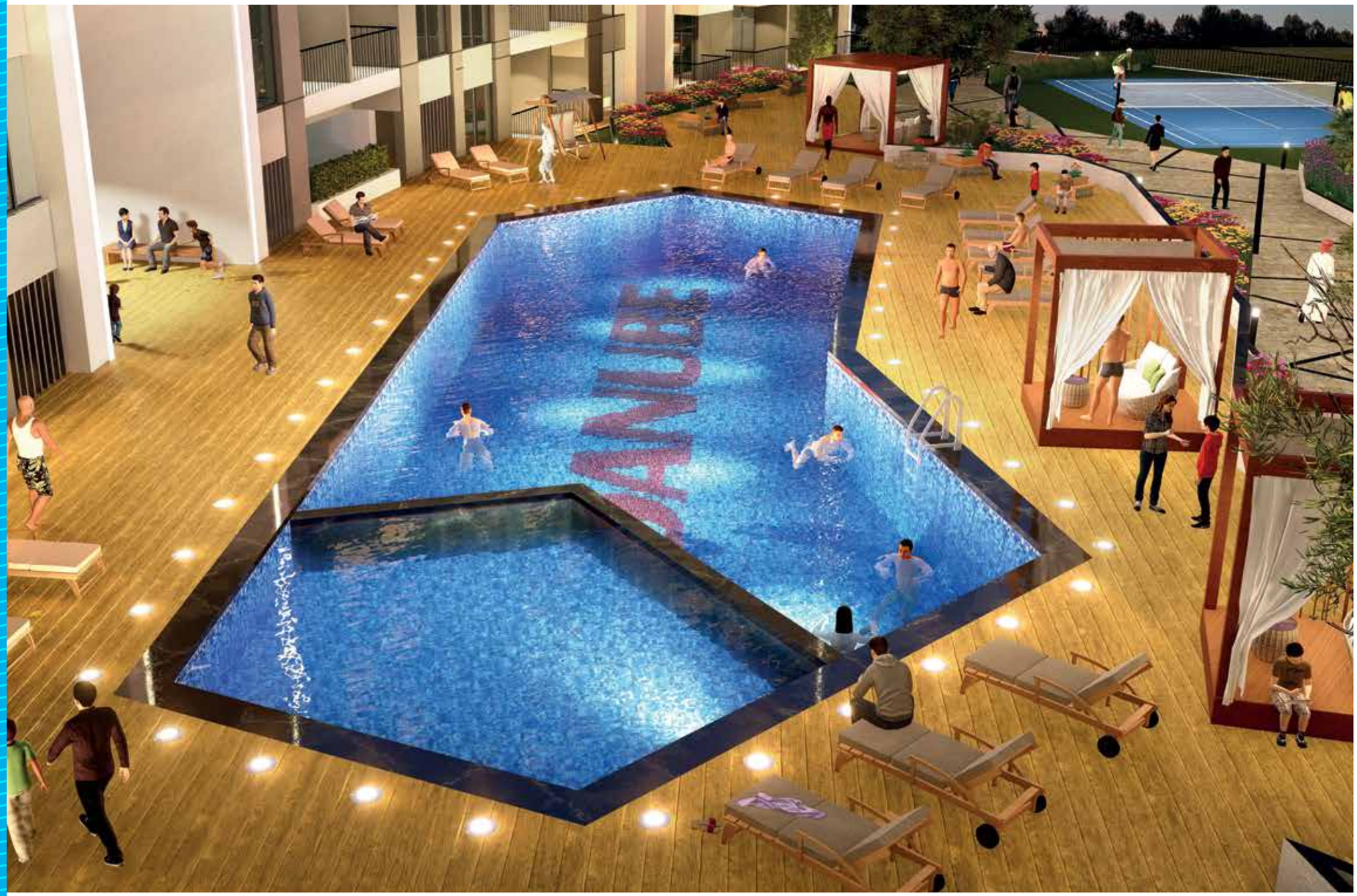
LIVING ROOM BY DAY

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

BEDROOM BY NIGHT

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

SWIMMING POOL WITH CABANAS



Living Room

Kitchen

EXPERIENCE LEISURE AND REJUVENATION, EVERYDAY!

At WAVEZ, lifestyle features include a kids' play area, swimming pool with cabanas near it, a full-fledged health club including a jogging track and tennis court and even a barbecue deck to ensure that all your needs of activity and leisure are catered to in this project.

Party Hall

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

Kid's Play Area And Jogging Track

Tennis Court

Elevator Lobby

ENJOY SERENITY AND TOGETHERNESS, EVERYDAY!

At Wavez, you'll find only the highest quality of construction on the apartments. Once you step outside your home, you will find all the premium amenities you require to complement your lifestyle within the property itself.

*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

STATE-OF-THE-ART HEALTH CLUB

WAVEZ
AVENUE

SHOP · RELAX · LIVE

WAVEZ AVENUE

Proposed Wavez Avenue by Danube Properties is Liwan's first dedicated shopping space integrated within a residential property.

These amenities will include high-street shopping brands, a hypermarket, laundry service, flower shops and a whole host of restaurants and coffee shops to complement your lifestyle.

WAVEZ AVENUE: BOUTIQUE STORES, RESTAURANTS & HIGH-STREET SHOPPING

STUDIO

TOTAL AREA RANGE

400 - 409 SQ.FT

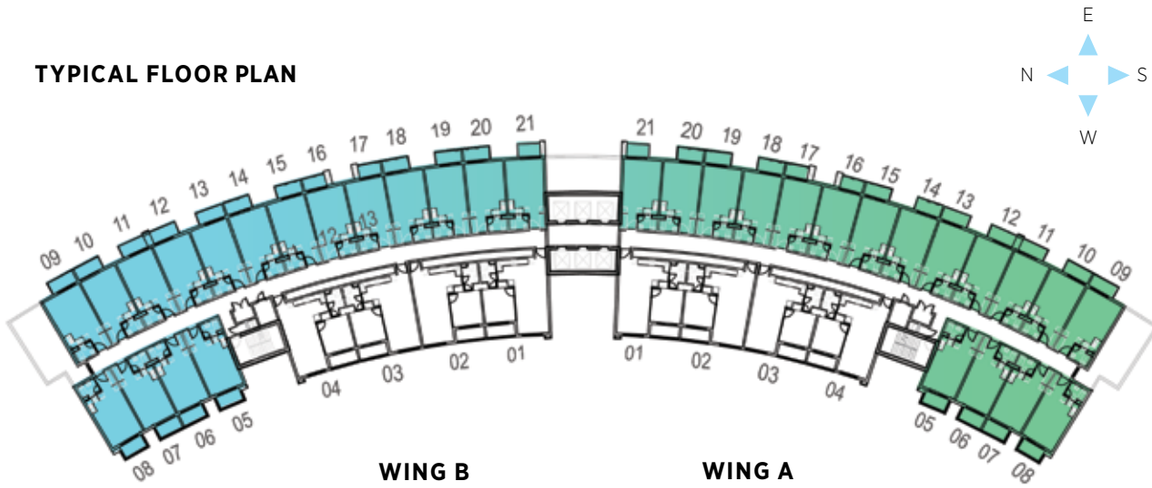
WING A - UNIT NOS

05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

WING B - UNIT NOS

05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21

TYPICAL FLOOR PLAN



ONE BEDROOM

TOTAL AREA RANGE

666 - 676 SQ. FT

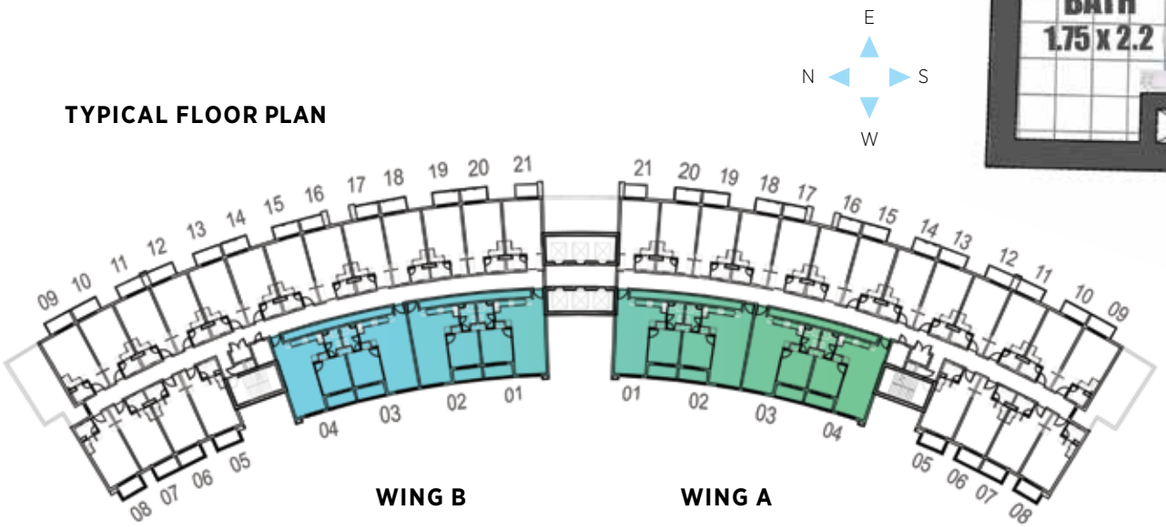
WING A - UNIT NOS

01, 02, 03, 04

WING B - UNIT NOS

01, 02, 03, 04

TYPICAL FLOOR PLAN



WELL-CONNECTED TO LIFE AND LIFESTYLE

4 MINS
- Dubai Silicon Oasis

1 MIN
- Sheikh Mohammed Bin Zayed Road

12 MINS
- Sheikh Zayed Road

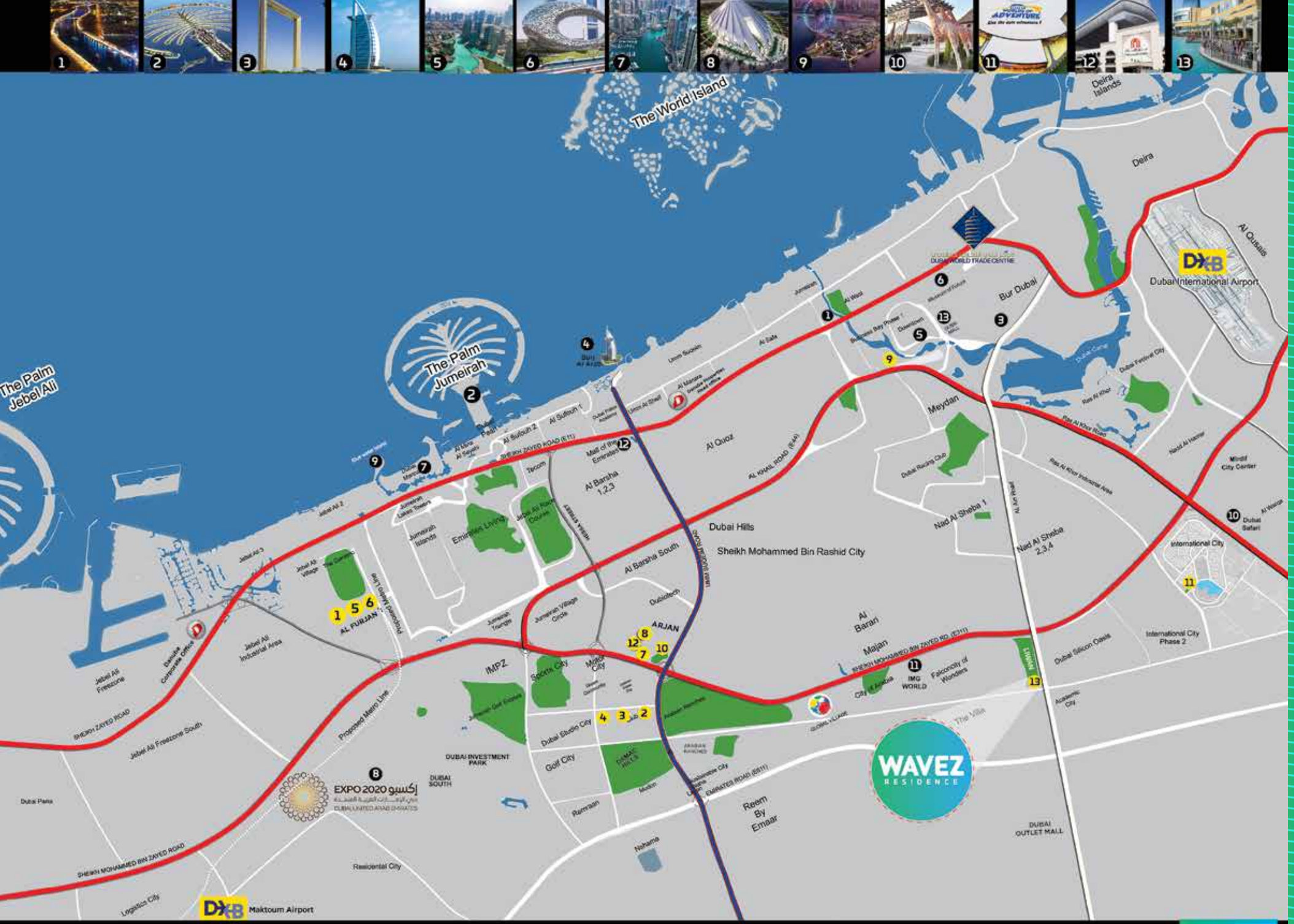
15 MINS
- Dubai International Airport

35 MINS
- Dubai World Central (Al Maktoum International Airport)

7 MINS
- Dubai Academic City

10 MINS
- Proposed Metro Line

15 MINS
- Downtown Dubai



1 DREAMZ 2 Glitz 1 3 Glitz 2 4 Glitz 3 5 STARZ 6 GLAMZ 7 MIRACLZ 8 RESORTZ 9 BAYZ 10 Jewelz 11 LAWNZ 12 ELZ 13 WAVEZ RESIDENCE

DELIVERING ON OUR PROMISES

We understand our responsibility as your property developer and we remain committed to the timely delivery of your property. We firmly believe that our reputation as a successful developer is derived from our project delivery and quality construction. Backed by our strong finances and our solid 25 years of experience in building materials, all the sites of our existing projects are bustling with activity and progress. Our ultimate goal is to see you smile while handing over the keys to you.

ELZ

IN PROGRESS
LAWNZ

RESORTZ

IN PROGRESS
Jewelz

COMPLETED
STARZ

COMPLETED
GLAMZ

COMPLETED
Glitz 1

COMPLETED
Glitz 2

IN PROGRESS
BAYZ

WAVEZ

BY DANUBE

LIVE
BIG

PAY
SMALL