



Greenz

BY **DANUBE**

PRIME LOCATION
HIGH APPRECIATION





Greenz

BY DANUBE

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



COMPLETE LIFESTYLE AND CONVENIENCE

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



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



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



Palm Jumeirah

Meydan

Global Village

IMG Worlds

Silicon Central Mall

Mall

Dubai Safari Park

Metro Blue Line

Metro Blue Line

Metro Blue Line

Metro Blue Line

Mall

Downtown Dubai

Dubai Creek Harbour



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



Dawn 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



FULLY
FURNISHED
TOWNHOUSES & VILLAS

with
DOLCE VITA
FURNISHING





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

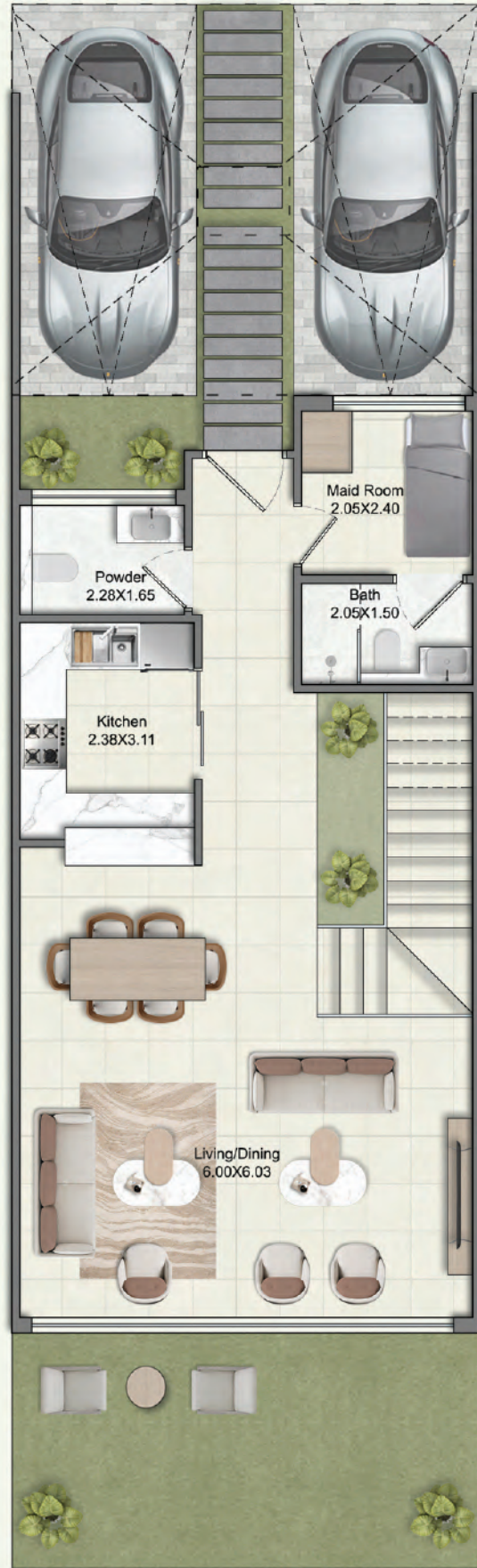
WALL PAINT



SCAN TO EXPERIENCE
THE GREENZ INTERIORS



3BHK + MAID
TOWNHOUSE



GROUND FLOOR

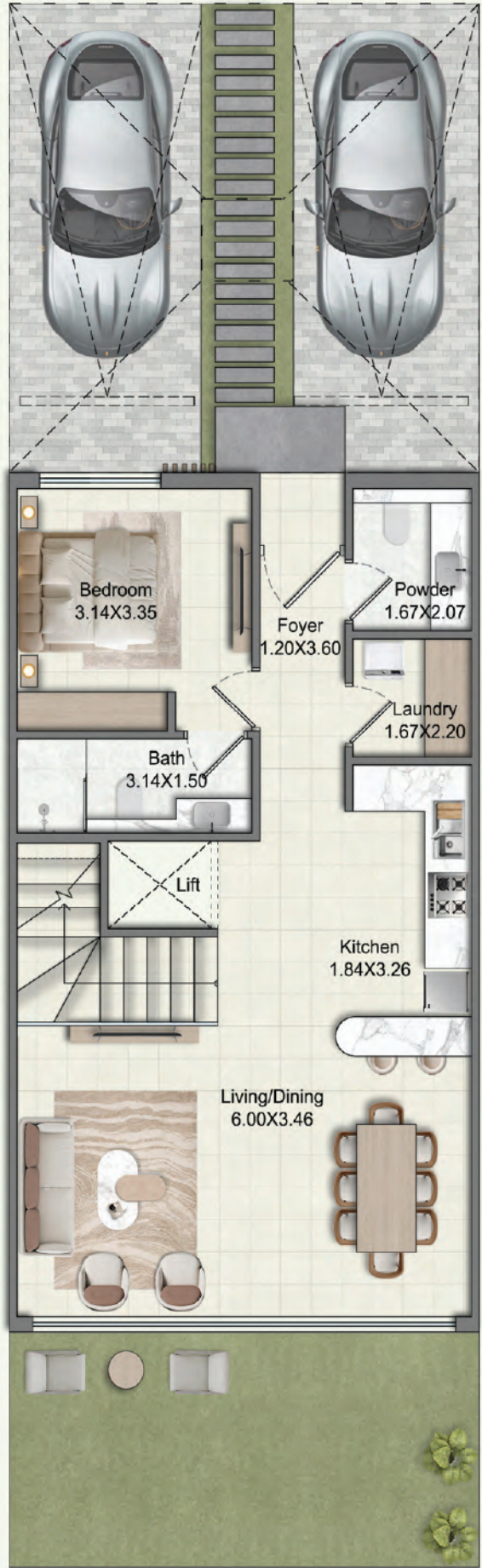


FIRST FLOOR

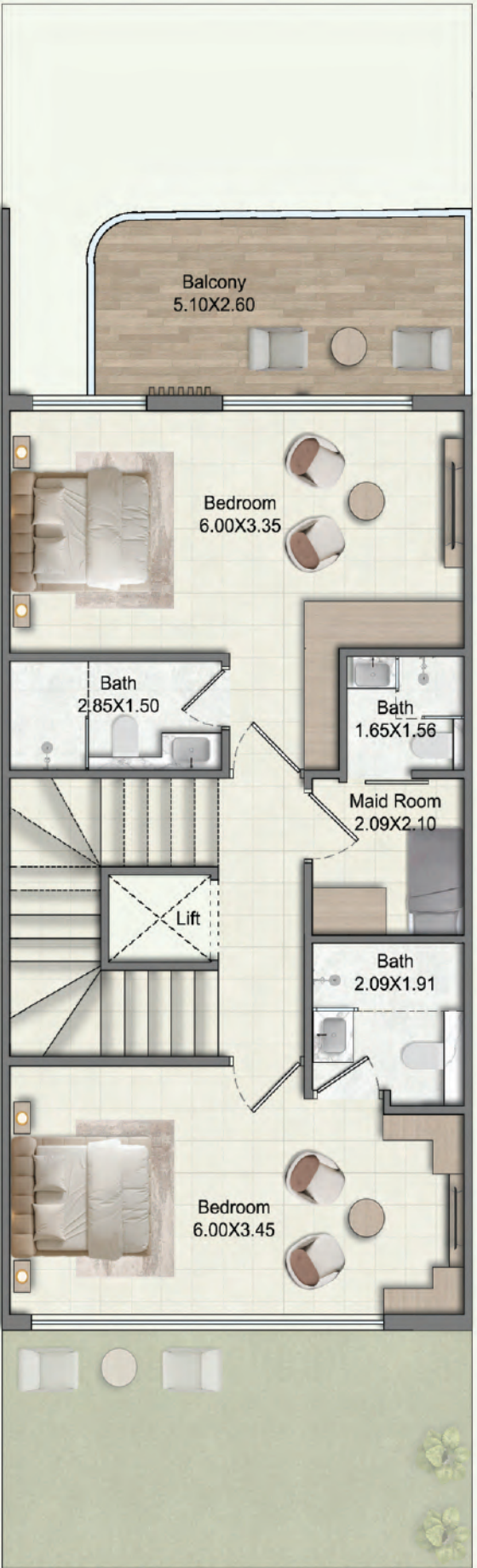


ROOF FLOOR

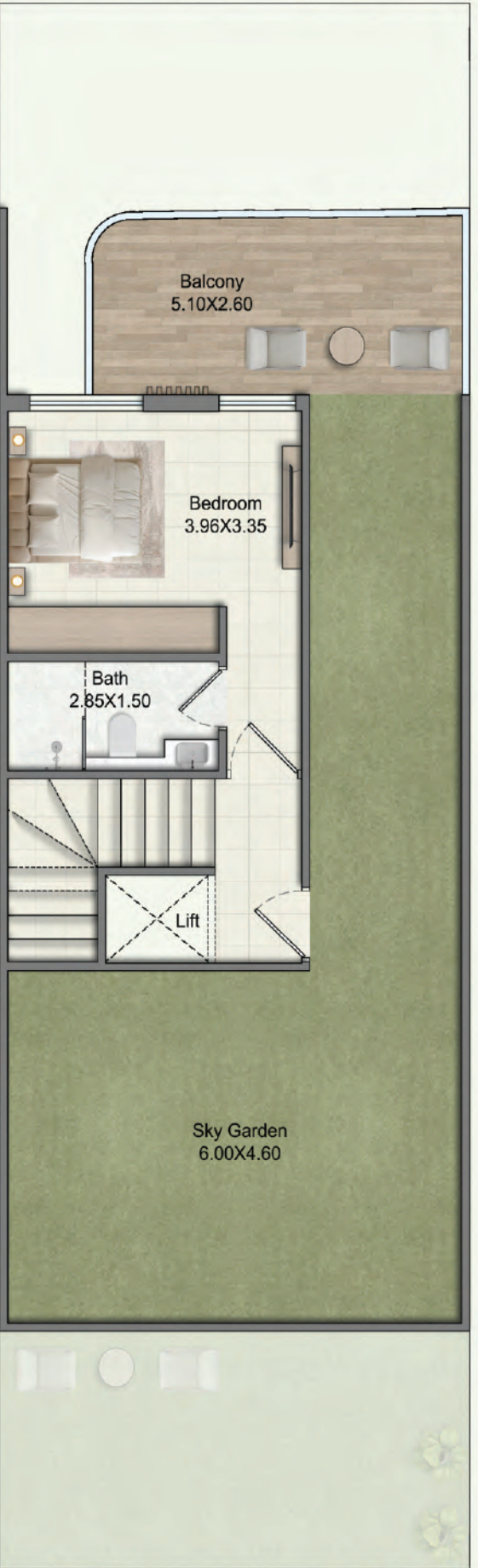
4BHK + MAID
+ PRIVATE
ELEVATOR
TOWNHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

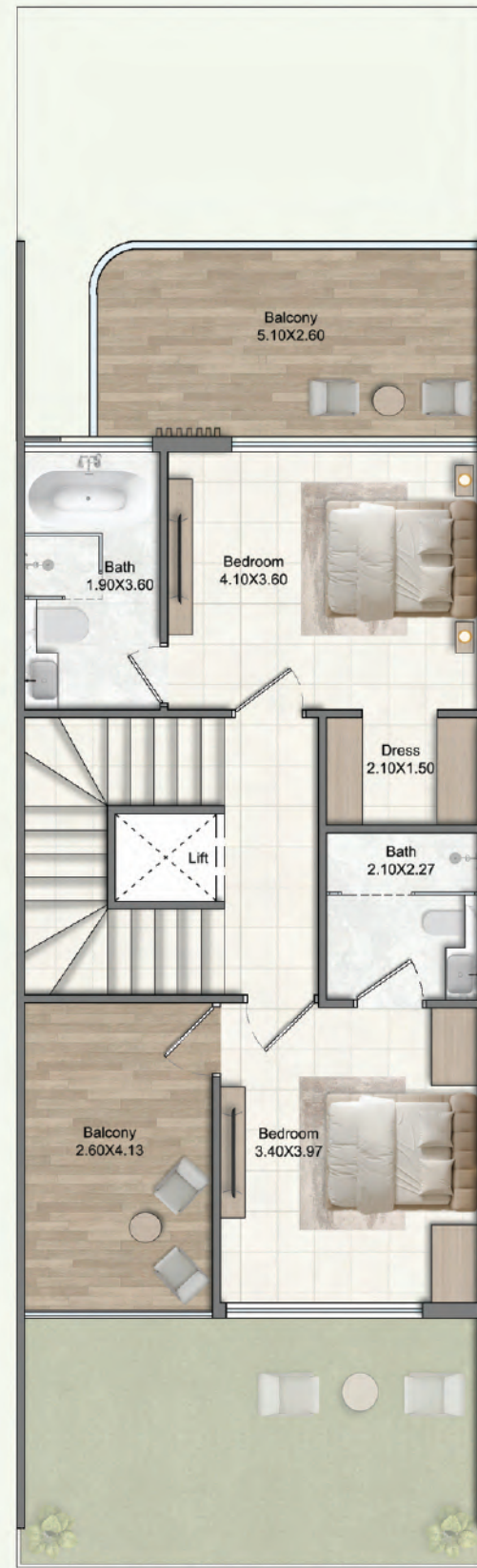
4BHK + MAID
+ PRIVATE
ELEVATOR
TOWNHOUSE
(PREMIUM)



GROUND FLOOR



FIRST FLOOR

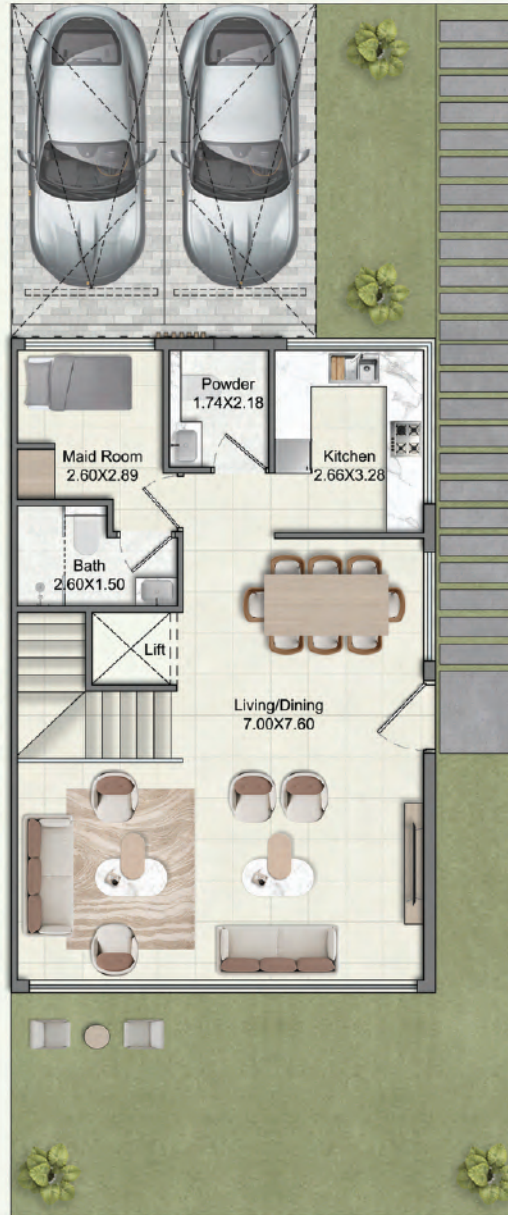


SECOND FLOOR

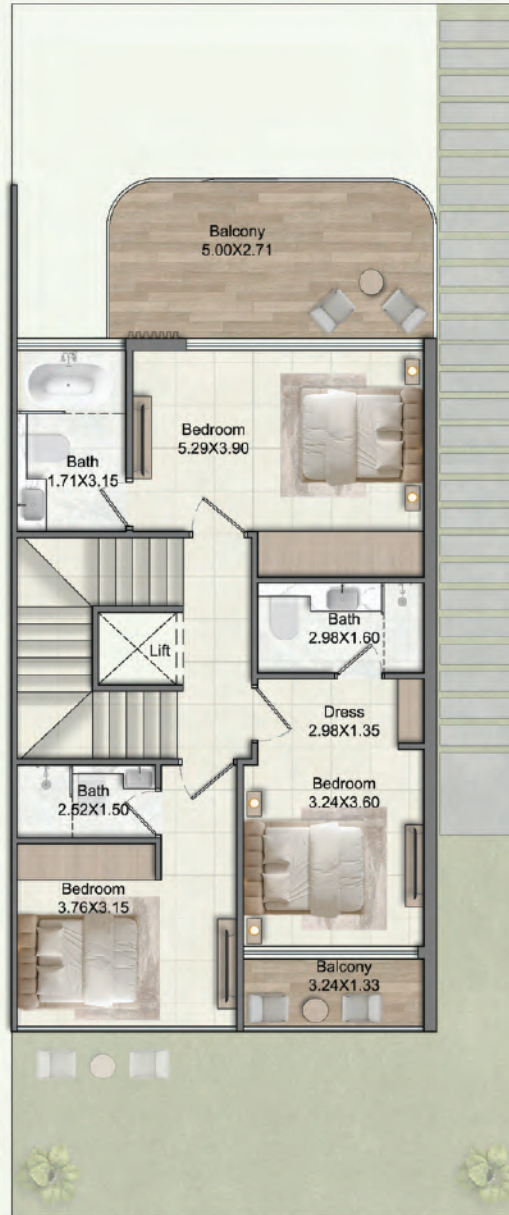


ROOF FLOOR

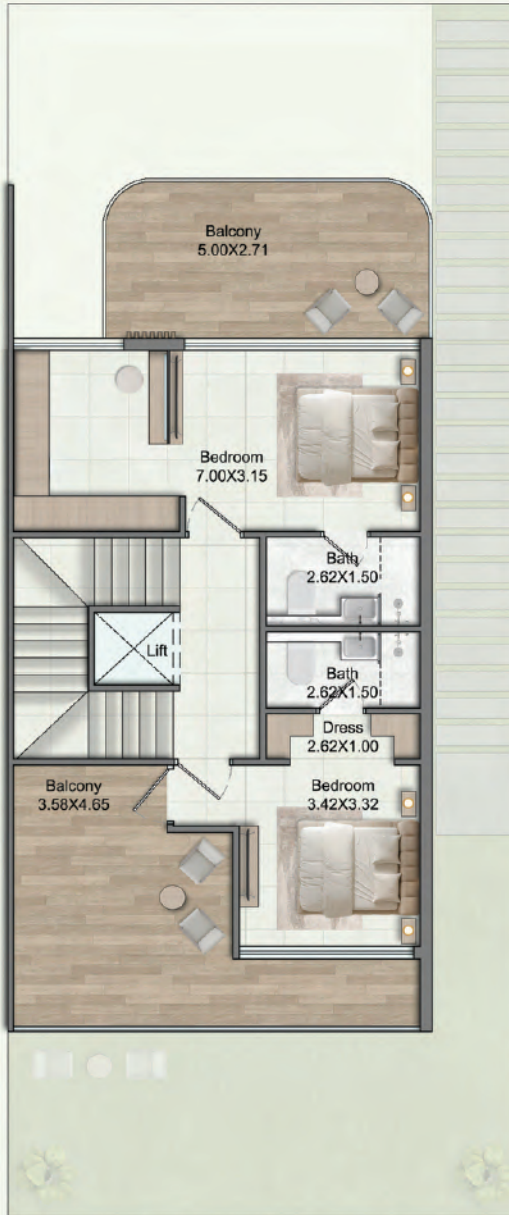
5BHK + MAID
+ PRIVATE
ELEVATOR
SEMI DETACHED
VILLA



GROUND FLOOR



FIRST FLOOR

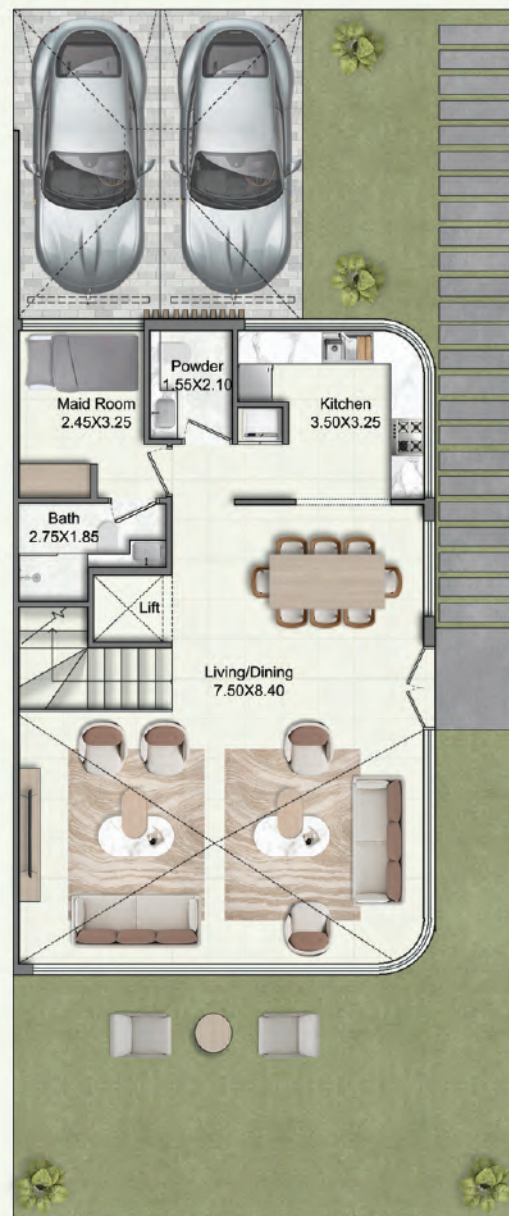


SECOND FLOOR

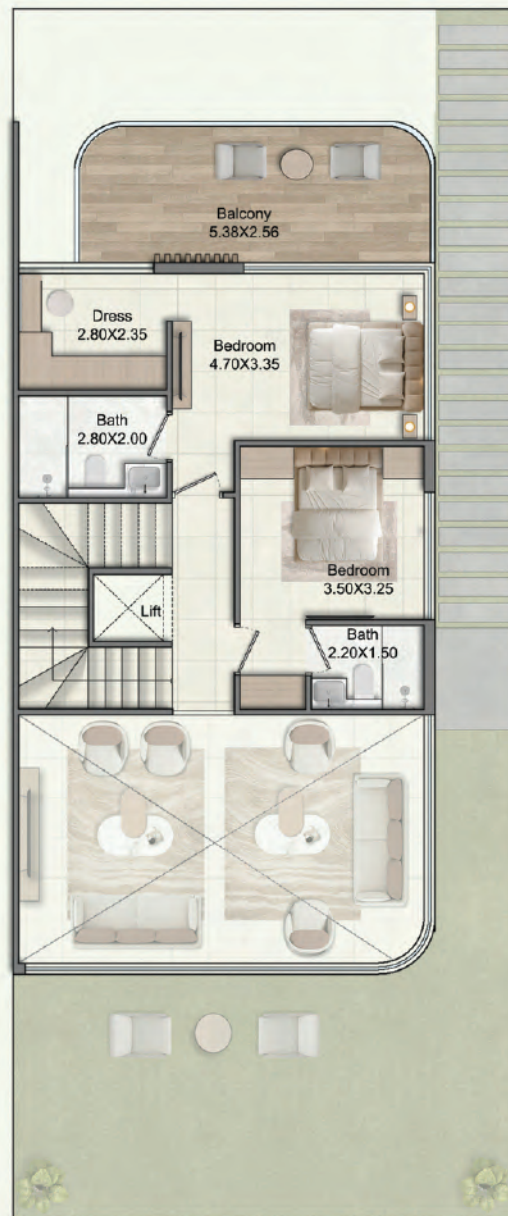


ROOF FLOOR

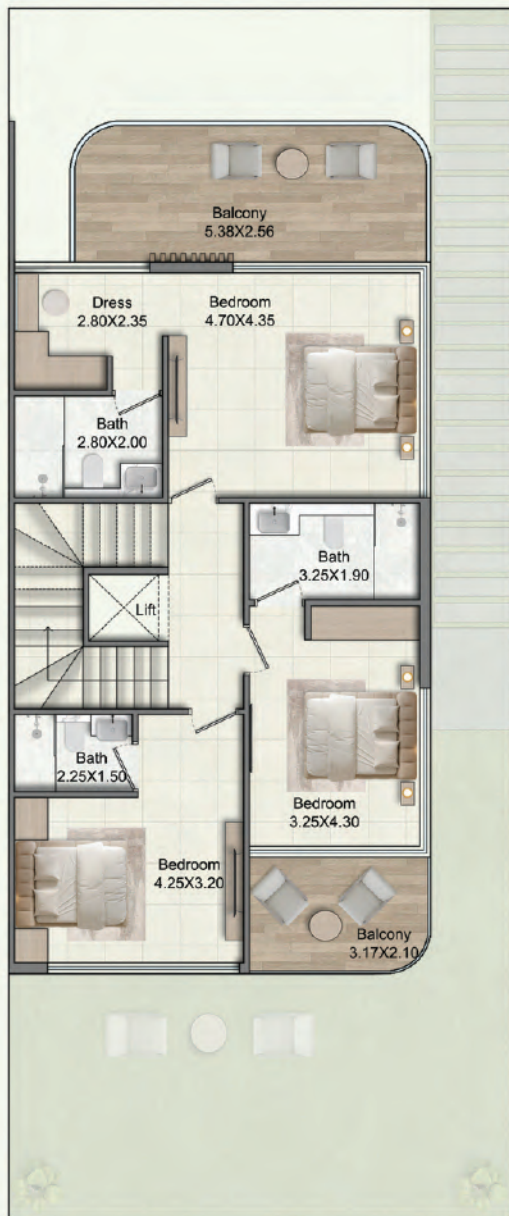
5BHK +
MAID SIGNATURE
TWIN VILLA
+ PRIVATE
ELEVATOR
WITH DOUBLE
HEIGHT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR





1% PER MONTH
PAYMENT PLAN

**Greenz**
BY **DANUBE**

WHERE
NATURE MEETS
The city

HANDOVER
DECEMBER 2029