

# GEMZ

BY **DANUBE**

Live the  
**GEMZ LIFESTYLE**

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REALTY





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## GEMZ by Danube

GEMZ - a new project by Danube is redefining luxury living in the heart of Al Furjan. This unique project with a stunning pyramid shaped architecture is the upcoming landmark. Built on the prime location, the project offers spacious apartments, top-of-the line amenities, easy access to public transport and malls, and a lot more.

Thoughtfully designed and meticulously planned, GEMZ offers luxury apartments paired with contemporary design with exquisite interiors. The prime location of the project makes access to Sheikh Zayed Road convenient. With exclusive access to luxury amenities like state-of-the-art gym, anti-current swimming pool, lavish green outdoors, and an outdoor sky lounge on the 13th floor, the project redefines luxury living experience.





The Grand Entrance Lobby  
that's sure to leave a great first  
impression



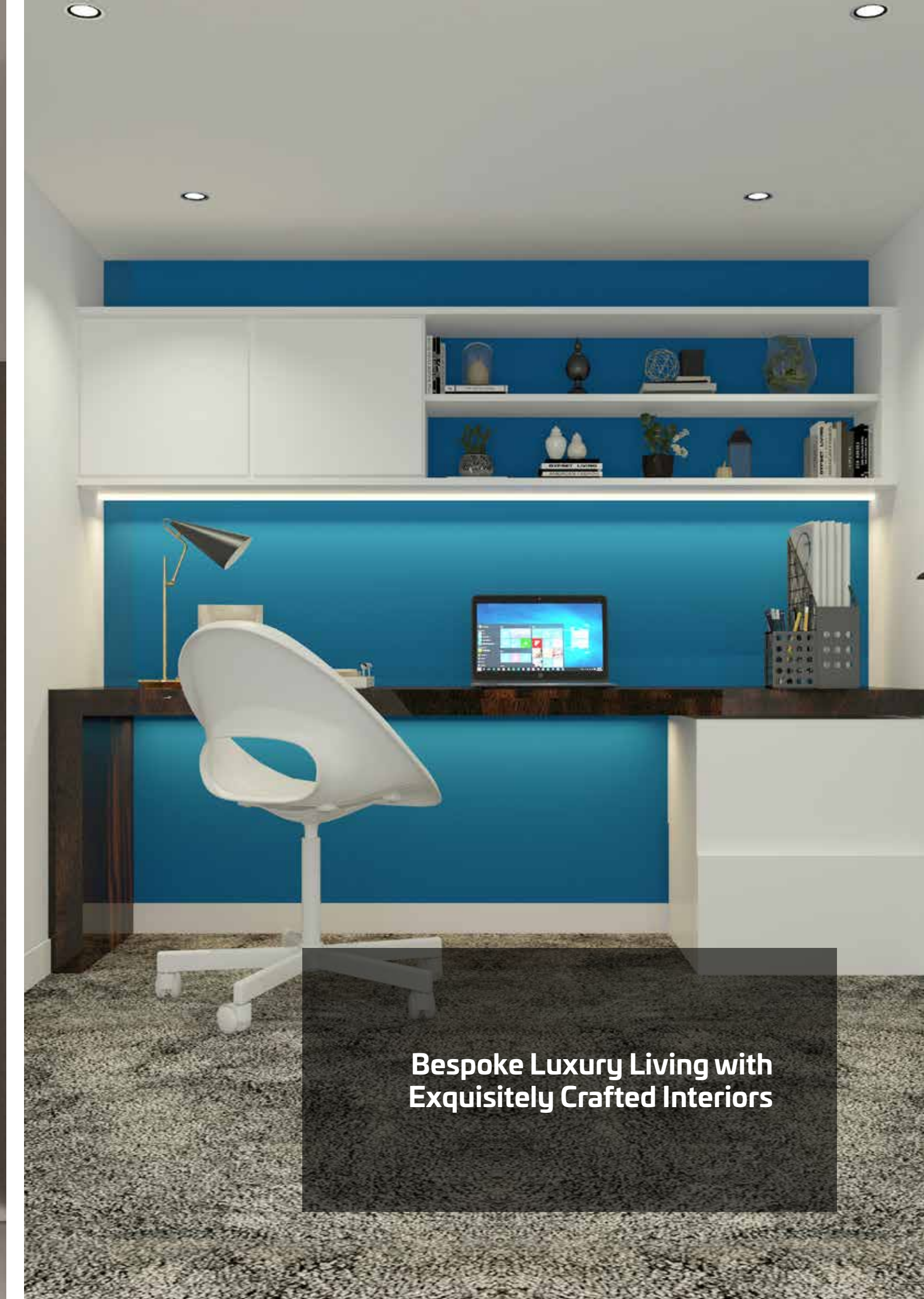
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Where Luxury meets  
Convenience

Sky Deck





Bespoke Luxury Living with  
Exquisitely Crafted Interiors



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Spacious Bedrooms with  
breath-taking interiors &  
panoramic views of the city

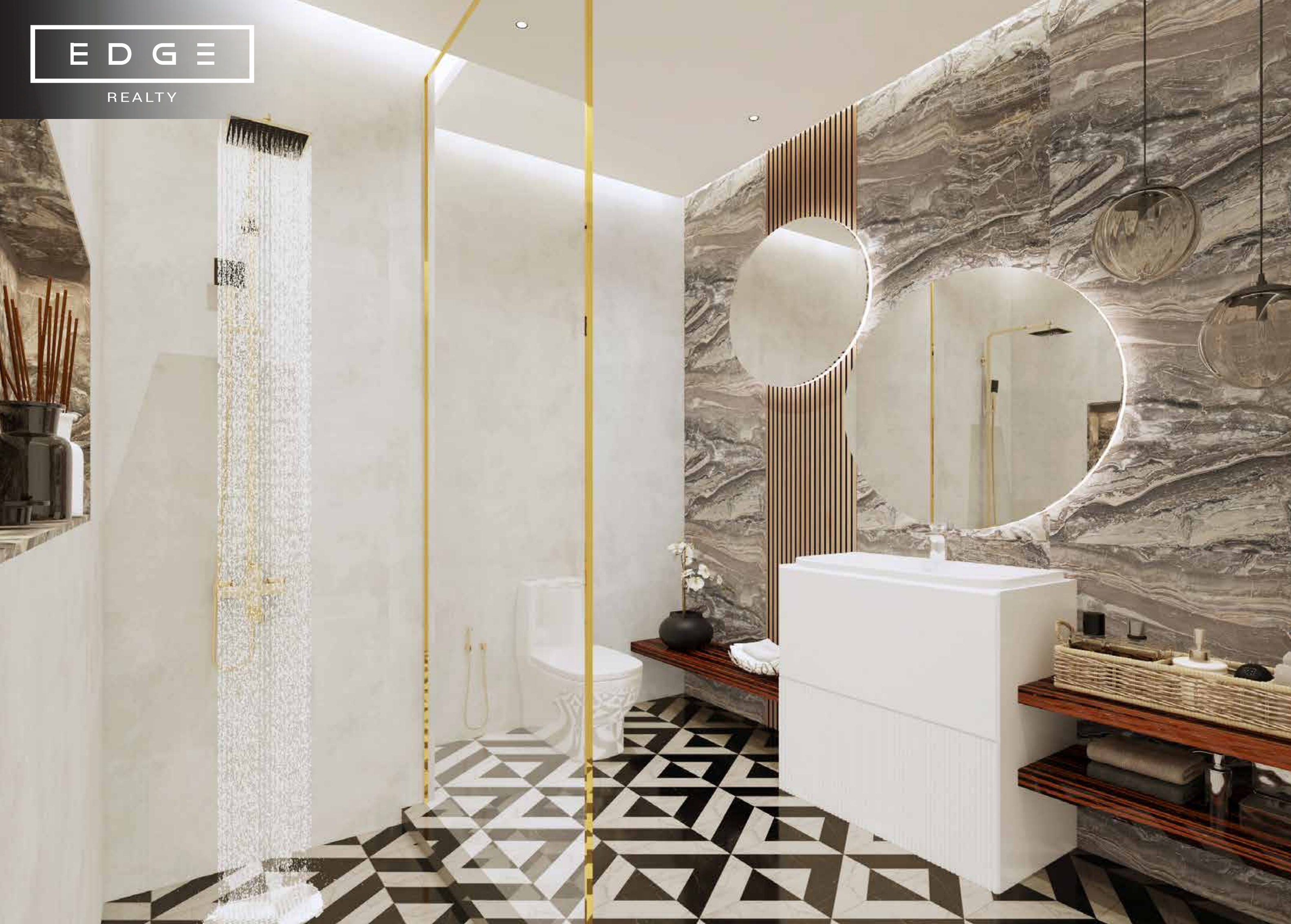


Bedroom



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Luxury fittings to match  
your impressive stature



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Private Pool  
in your Balcony

Remarkable private pool,  
purposefully built to inspire an  
exceptional lifestyle





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## Live in the New Realm Of Luxury

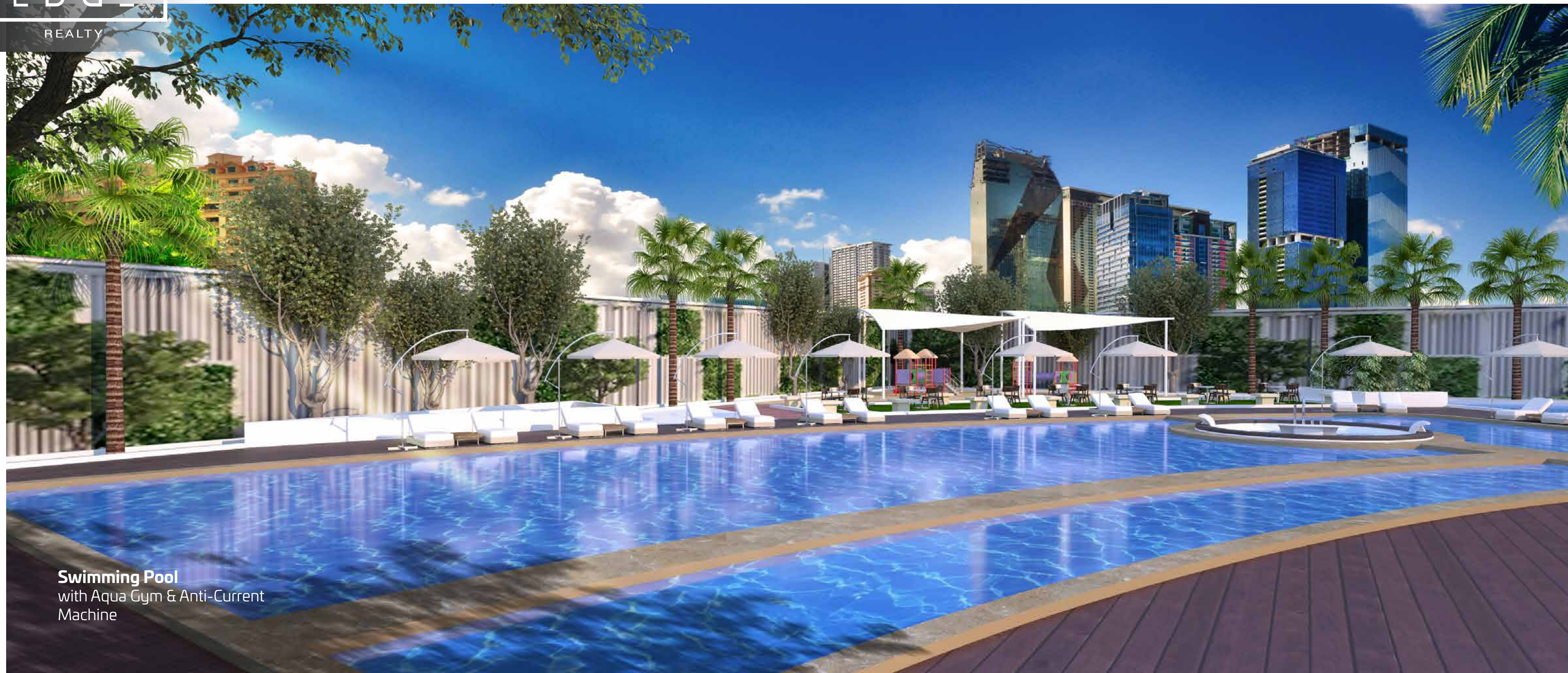
Discover the true meaning of luxury living with  
artfully crafted amenities designed to ensure  
exceptional quality and experience like never before



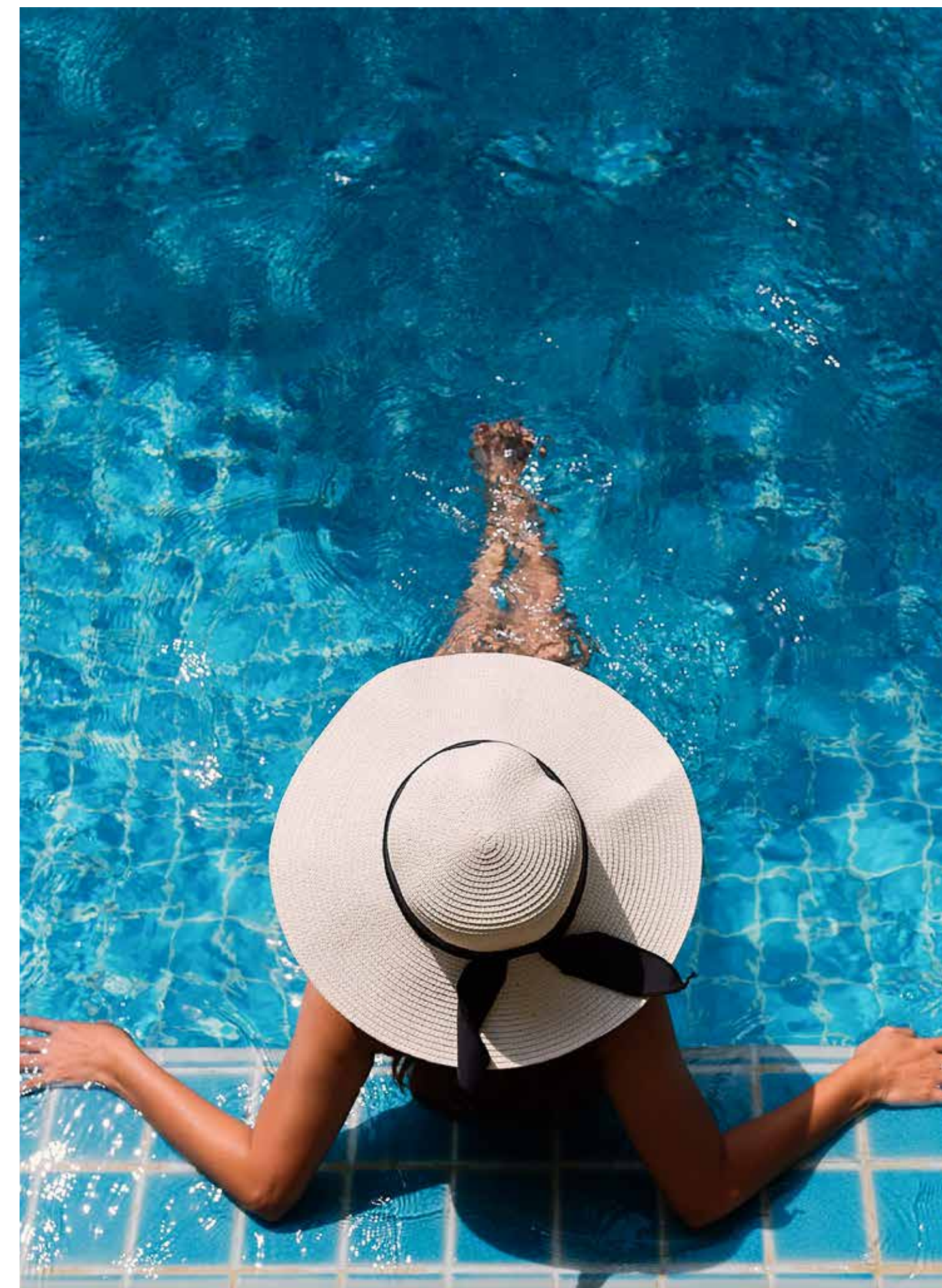


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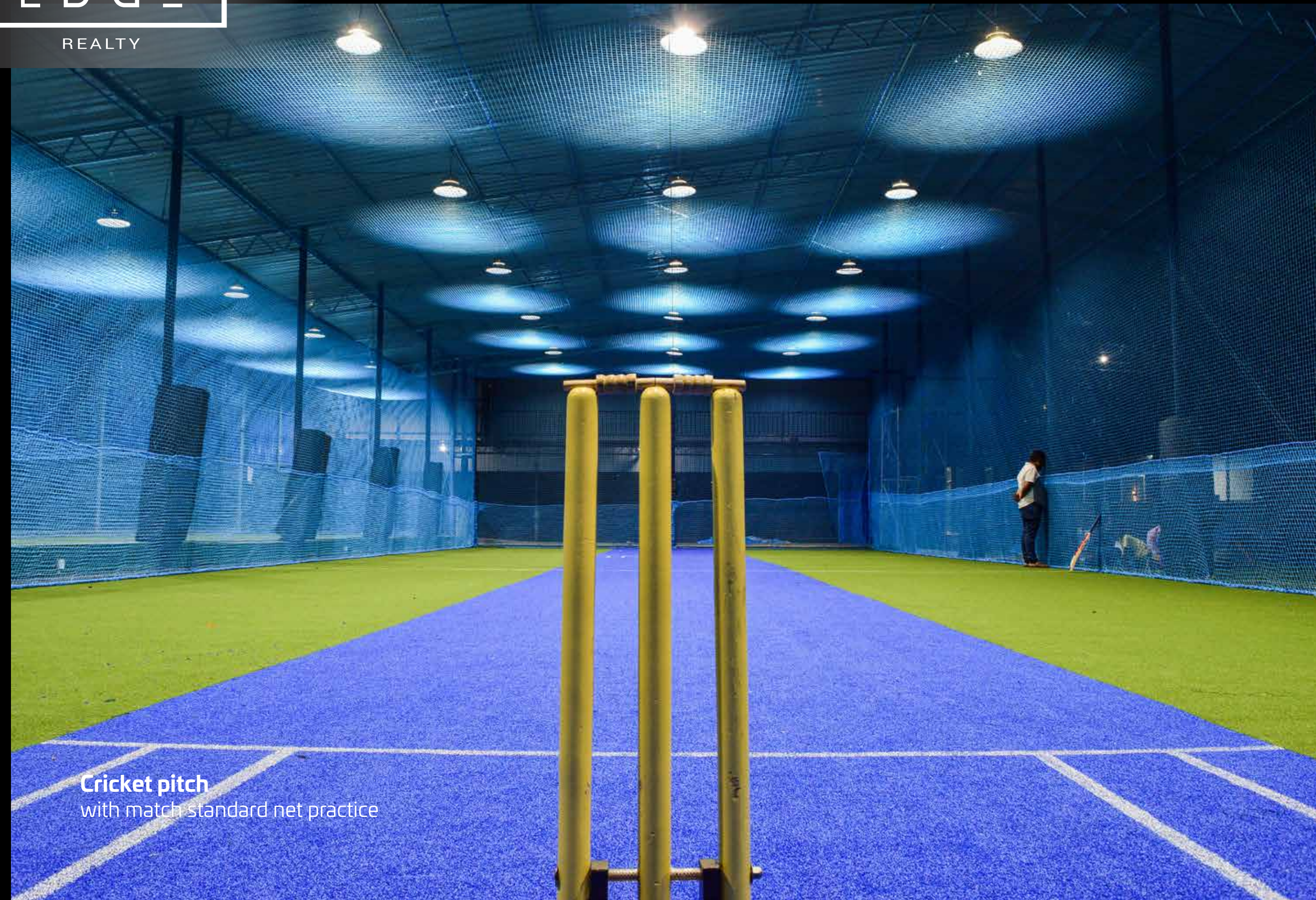
**Swimming Pool**  
with Aqua Gym & Anti-Current  
Machine





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**Cricket pitch**  
with match standard net practice



**Fitness Center**  
with state-of-the-art equipment



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**Kids Day Care**  
with nanny supervision\*

\*Subject to authority approvals



**Kids Play Area**  
with modern toys



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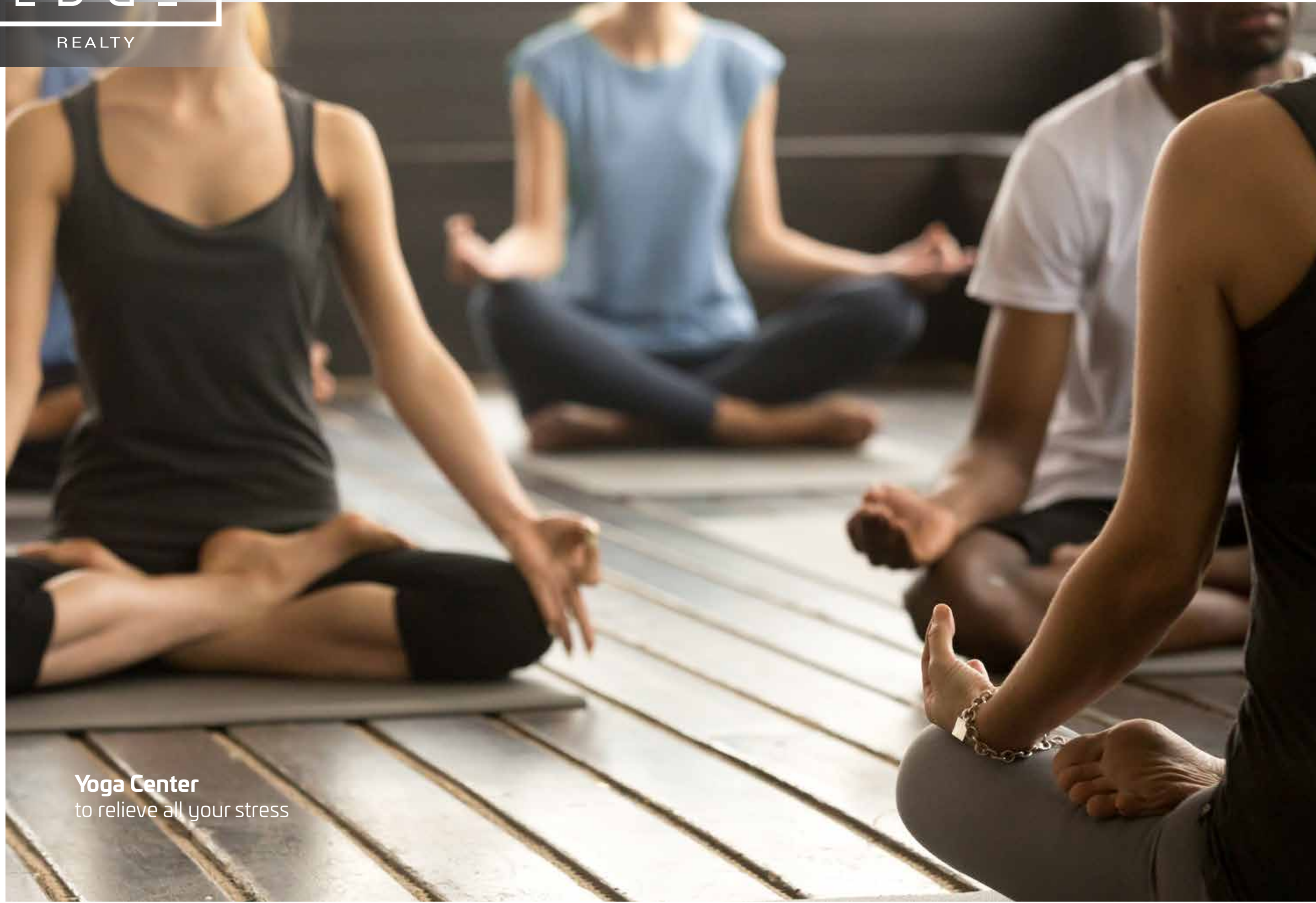
Doctor on Call  
24x7\*

\*Subject to authority approvals



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**Yoga Center**  
to relieve all your stress



**Outdoor Cinema**  
for a fun community gathering



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**Modern Beauty Salon**  
with a well trained staff





# DUBAI

An Investor's Paradise

WORLD CLASS AMENITIES

HIGH CAPITAL APPRECIATION

HIGH RENTAL INCOME (upto 8%\*)

PROGRESSIVE ECONOMY

100% TAX-FREE PERSONAL INCOME

EASE OF INVESTMENT

HAPPY AND SAFE CITY

WORLDWIDE CONNECTIVITY

UAE LONG TERM VISA & GOLDEN VISA

\*subject to market fluctuation

# DANUBE

## PROPERTIES

Why Choose us

Freehold Ownership

High Capital Appreciation

High ROI

29 Years of Trust

Prime Location

Affordable Price

Best Payment Plan

Registered Under Dubai Land Development

Semi Furnished

Luxury Finishing

World-Class Amenities

Timely Delivery

## Committed To Deliver On Our Promises

We firmly believe that Danube’s success as a developer is derived from our project delivery and quality construction. Hence, as a responsible property developer, we are always committed to delivering our promises.

Backed by our strong finance in building materials, all the sites of our existing projects are moving closer to completion and progressing every day. Our goal is to deliver what we promised and see that smile on your face while you hold the keys to your dream home.

We want to walk hand in hand with you and hence we provide live updates of the projects underway. All you have to do is, visit our website or scan the QR codes on the adjacent page and real updates delivered to you right away!

DANUBE  
No.1 building material company

DANUBE  
PROPERTIES

DANUBE  
HOME

ALUCOPANEL  
USA

Milano  
ITALY

Casa Milano



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GLOBAL GAME CHANGERS • THE YOUTH PILL  
REALTY

MAY 2016 ISSUE 47

Middle East

# Forbes

TOP INDIAN  
BUSINESS  
LEADERS  
IN THE ARAB WORLD

**RIZWAN SAJAN**

HE SURVIVED TRAGEDIES  
AND CAME OUT  
STRONGER

## FROM MUMBAI TO DUBAI

LUXURY REAL ESTATE MAY BE TAKING A HIT IN DUBAI,  
BUT HIS LOWER-PRICED APARTMENTS ARE SELLING OUT  
AND MORE PROJECTS ARE UNDERWAY.

OTHERS QATAR QAR 30 SAUDI ARABIA SAR 30  
OMAN OMR 3 KUWAIT KWD 2.5 UAE AED 30



“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 Sajjan  
Founder & Chairman





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# Projects by Danube

Scan the QR Codes to know more



Pearlz



DREAMZ



Glitz 1



Glitz 2



Glitz 3



STARZ



GLAMZ



RESORTZ



MIRACLZ



LAWNZ  
by DANUBE



BAYZ



ELZ



WAVEZ  
by DANUBE



Jewelz



OLIVZ  
by DANUBE



SKYZ  
by DANUBE



COMPLETED

UNDER CONSTRUCTION





## A New Landmark in Al Furjan

Al Furjan, which also means a collection of houses or a small village, is a contemporary and distinct family-oriented community that offers the comfort and warmth of a traditional living and modern lifestyle with spacious apartments, abundant green open spaces, and world-class amenities.

Life in Al Furjan is peaceful and convenient, as most lifestyle amenities are covered. Al Furjan Pavillion houses several pharmacies, grocery stores, restaurants, cafes, salons, bookshops, and more. One of Dubai's most popular residential districts, Al Furjan is a vibrant residential development located between Sheikh Zayed Road and Mohammed Bin Zayed Road.

Our project offers a tranquil, peaceful environment that attracts residents and citizens who wish to raise a family away from the hustle and bustle of the city.

**2 Minutes**

From Proposed from the  
proposed Metro line

**10 Minutes**

to Al Maktoum  
International Airport

**4 Minutes**

to Discovery Gardens

**7 Minutes**

to Ibn Battuta  
Mall

**4 Minutes**

to Sheikh Zayed Road









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For more information

**Call : +971 4 388 1856**

[www.edgerealty.ae](http://www.edgerealty.ae)

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