

SPORTZ

BY **DANUBE**

**COME HOME
TO PLAY**





WELCOME TO
SPORTZ
BY **DANUBE**

WHERE AESTHETICS MEETS ATHLETICS



WHY DUBAI?



Safest City in the World



Fastest Growing Economy



High Capital Appreciation



Ease of Investment



Freehold Ownership



Ranks 16th in ease of doing business



100% Tax Free Income



Long-Term Golden Visa



Worldwide Connectivity

WHY DANUBE PROPERTIES?



0% Interest



Best Payment Plan
1% Monthly



40+ Amenities



Timely Delivery



High Return on Investment



Prime Location



Affordable Luxury



CONNECTED TO THE CITY



3 MIN
Al Khail Road



8 MIN
Sheikh Zayed Road



16 MIN
Dubai Marina



18 MIN
Dubai Mall/Burj Khalifa



15 MIN
Burj Al Arab



18 MIN
Jumeirah Beach Residence



22 MIN
Palm Jumeirah



22 MIN
Al Maktoum International Airport



22 MIN
Dubai International Airport (DXB)

Scan & Watch
The Complete Story



Rizwan Sajan
Founder & Chairman
Danube Group



The **1%**
Man



**YOUR FITNESS
JOURNEY BEGINS HERE**



LOBBY



LIFT LOBBY



WHEN LUXURY MEETS SPORTS

Come home to masterfully designed
luxury spaces inspired by a flair for fitness.

ELEVATED SPORTS LIVING



STUDIO

LIVING ROOM



BEDROOM



PRIVATE POOL IN YOUR APARTMENT

Remarkable private pool, purposefully
built to inspire an exceptional lifestyle.



BATHROOM





HEALTH IS WEALTH

Carefully curated amenities designed for an active lifestyle and your ultimate fitness goals.



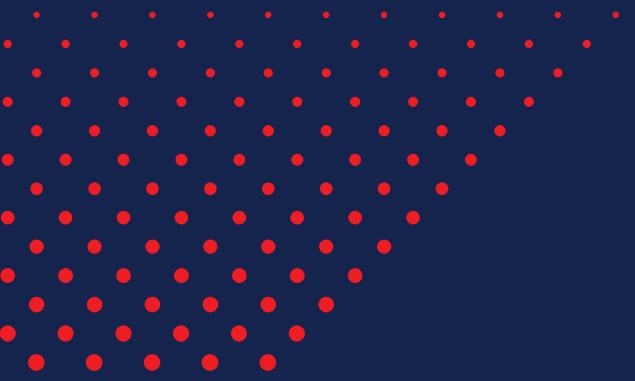
PROFESSIONAL COACHING AND MENTORSHIP





**LIVE
PLAY
EXCEL**

**REVIVE
ENGAGE
THRIVE**



ARCHERY



A woman with long brown hair is shown from the side, aiming a blue bow. She is wearing a white tank top and a black archery glove on her left hand. The background is a blurred teal and red wall.

OLYMPIC SIZE LAP POOL



**LIVE THE ACTIVE
LIFESTYLE**



BADMINTON

PILATES STUDIO



CYCLING TRACK



BASKETBALL COURT





TENNIS COURT



JOGGING TRACK

Embark on your path to wellness where every stride is a step towards a healthier you.

CRICKET



TRAMPOLINE AREA



WALL CLIMBING



FITNESS HUB



GAMING ARCADE



GOLF SIMULATOR



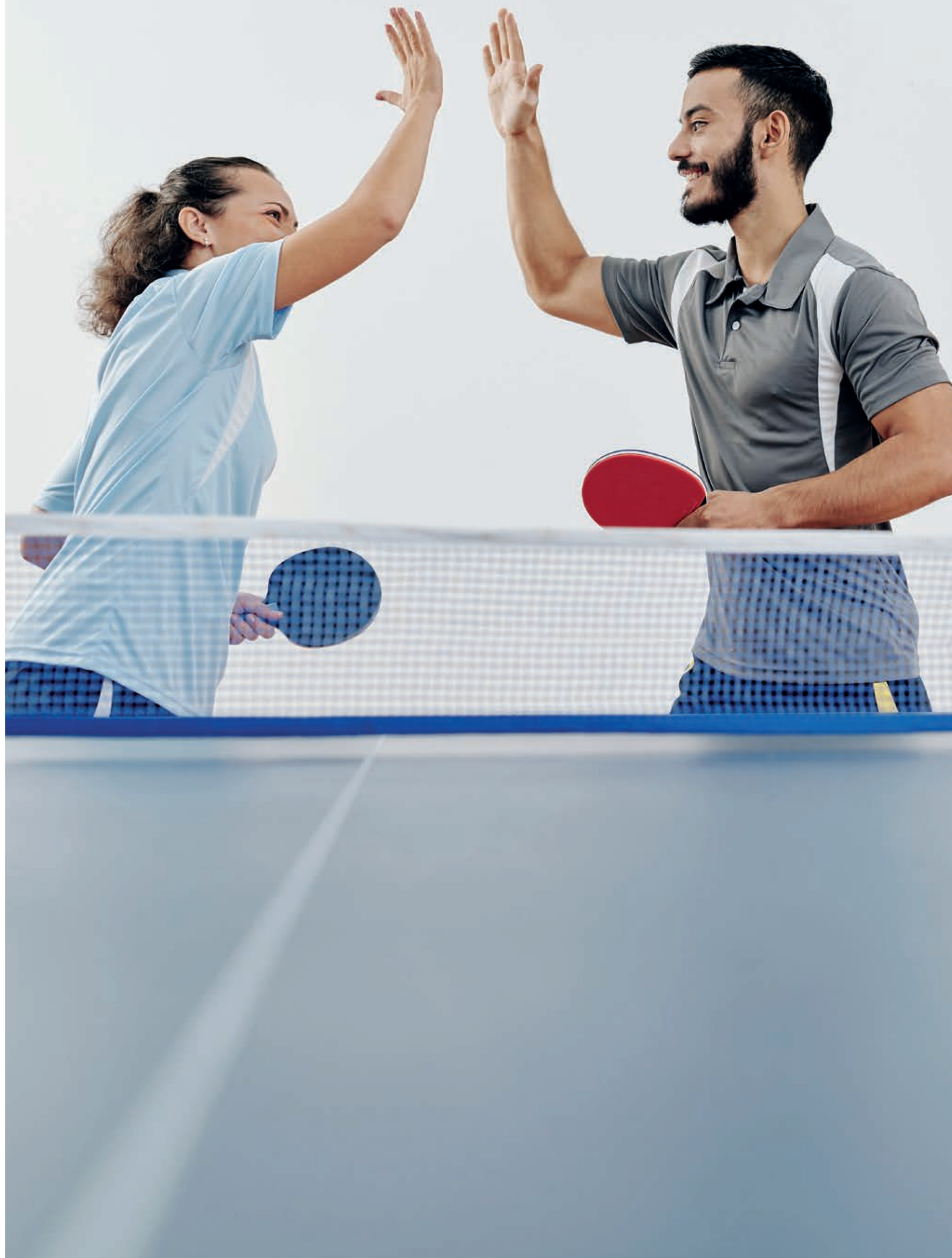
WATER LOUNGE



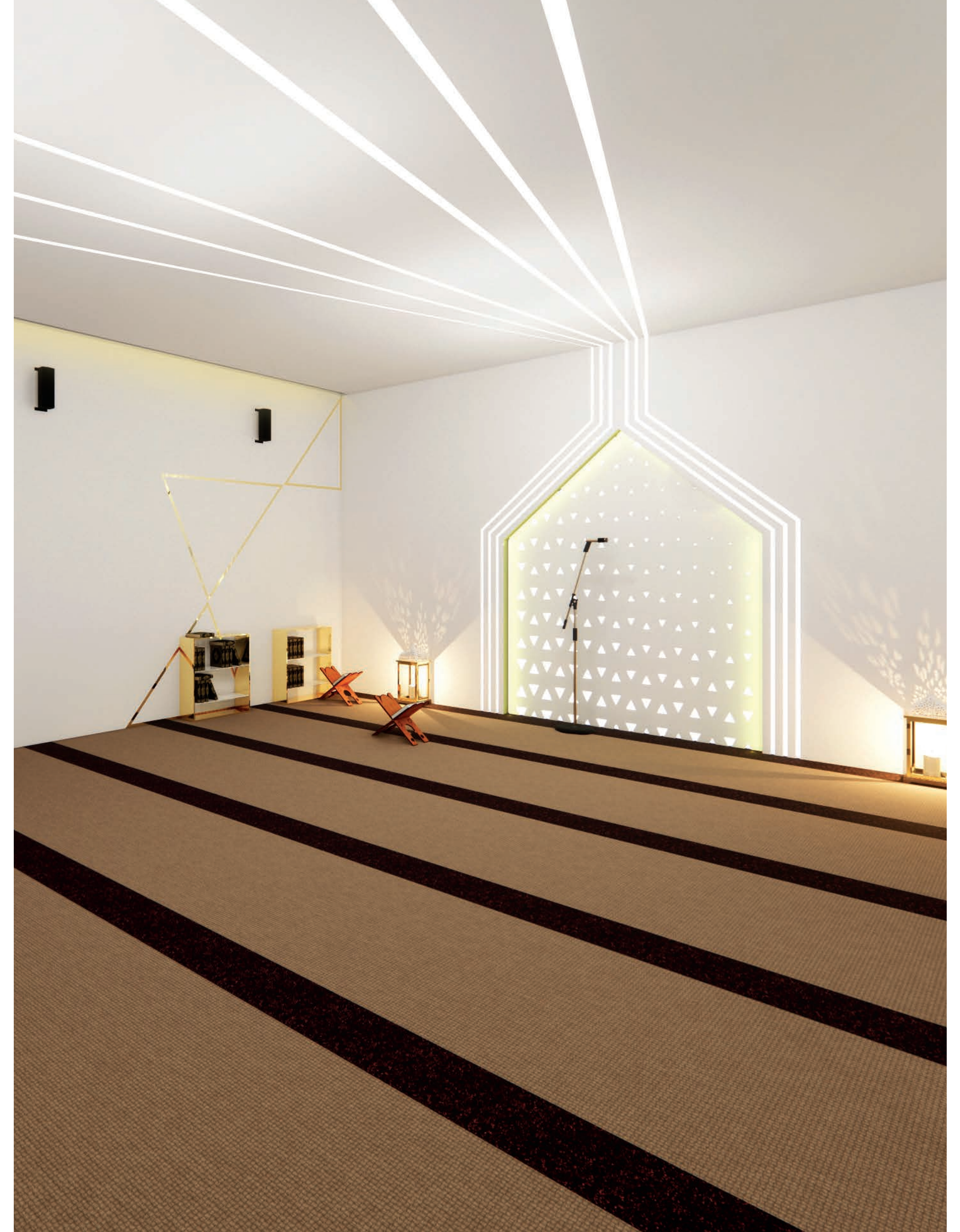
OPEN AIR SPORTS CINEMA



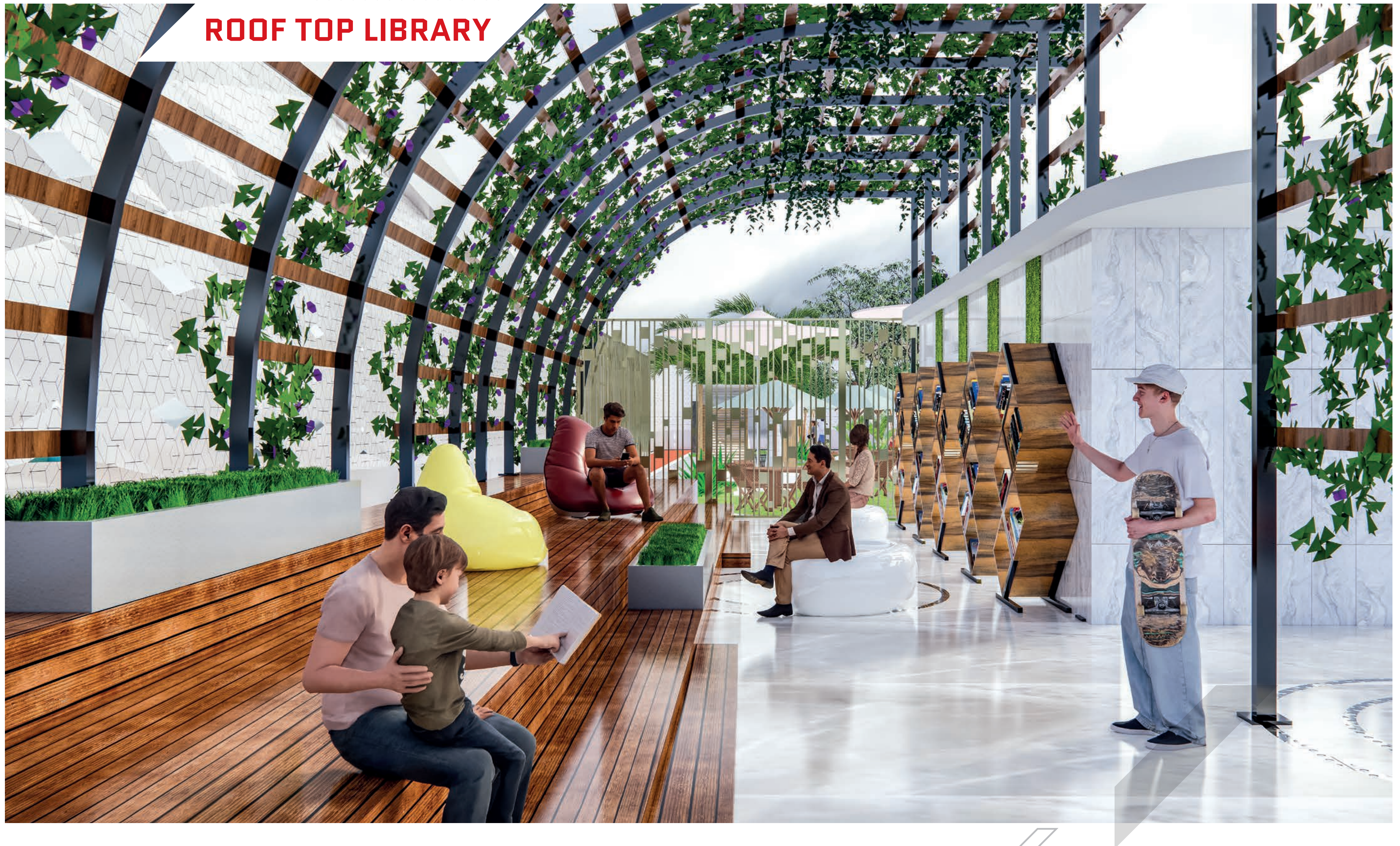
TABLE TENNIS



PRAYER ROOM



ROOF TOP LIBRARY





A WORLD OF SPORTING ACTIVITIES

PODIUM LEVEL AMENITIES

1. Olympic Size Lap Pool
2. Kids Pool
3. Shallow Pool
4. Jacuzzi
5. Aquatic Gym
6. Toddlers Splash Pad
7. Kids Play Area
8. POD Kids Play Area
9. Cycling Track
10. Cricket Pitch
11. Mini Golf / Golf Simulator
12. Wall Climbing
13. Trampoline Arena
14. Badminton Court
15. Basketball Court
16. Archery
17. Paintball Arena
18. Kick Boxing / MMA Training Area
19. Sports Club / Lounge Party Hall
20. Outdoor Party Area
21. Health Club / Gym
22. Outdoor Gym
23. Foosball
24. Billiards
25. Chess Area
26. Table Tennis
27. Shot Darts
28. Chunk N Catch Game Zone.
29. Play Station Arena
30. Gaming Arcade
31. Dancing / Zumba Centre
32. Steam & Sauna
33. Physiotherapy Centre
34. SPA & Therapy Centre
35. Open Air Sports Cinema
36. BBQ Area
37. Beauty Salon
38. Business Centre
39. Cabana Shade

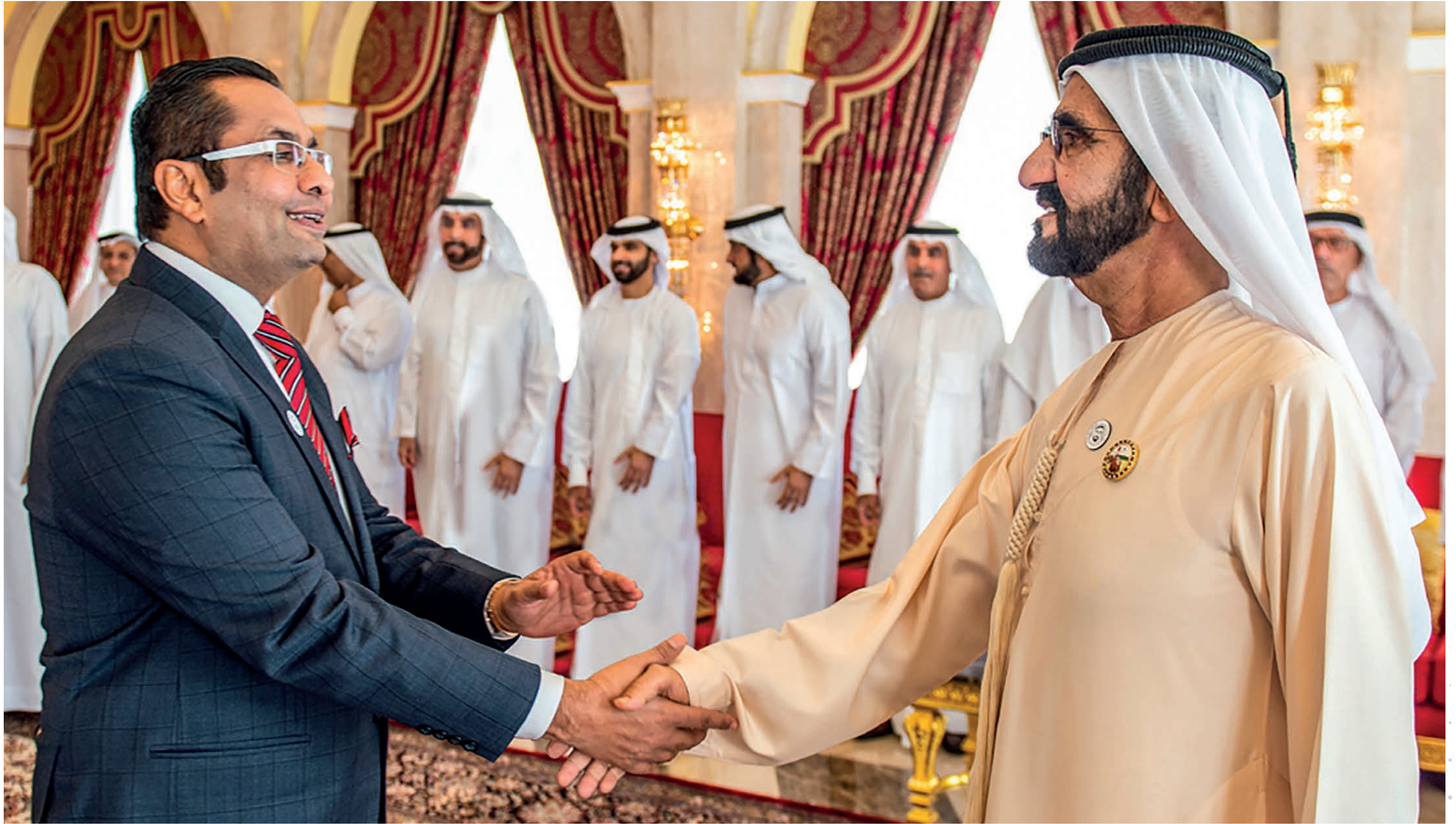
ROOF LEVEL AMENITIES

40. Sky Jogging Track
41. Paddle Tennis
42. Skating Zone
43. Roof Top Yoga / Meditation
44. Roof Top Library
45. Roof Top Hammock Garden
46. Dedicated Wifi Area
47. Roof Top Health Sports Bar
48. Roof Top Open Party Zone
49. Roof Top Dubai Panoramic View



**COME HOME
TO *PLAY***





“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