

**DANUBE**  
**PROPERTIES**









# 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 started in Deira, Dubai 26 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. The Danube Group is head-quartered in Dubai and operates in 9 countries across Middle-East & 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 currently present across UAE, KSA, Oman, Bahrain, Casamilano, Kuwait, India and Africa. Alucopanel is the only factory manufacturing A2 grade façade cladding panels in the UAE. The group also owns some other growing businesses like Danube Hospitality and Danube Systems.

Danube Properties the property development arm of the business is rated amongst top 5 developers in the UAE. 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**  
No.1 building material company

**DANUBE**  
**PROPERTIES**

**DANUBE**  
**HOME**

**Milano**  
ITALY

**ALUCOPANEL**  
USA

  
Casa Milano



A panoramic view of the Dubai skyline at sunset. Two prominent towers with blue glass facades and spires stand on the left. The city's dense urban landscape and the Arabian Gulf are visible in the background under a warm, orange-hued sky.

# 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 life, 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.



#### **EASE OF INVESTMENT**

Duly Regulated Market controlled by robust laws. Dubai Freehold Property 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 the safest city in the world.



#### **100% TAX-FREE INCOME**

## DANUBE - INVESTOR'S CHOICE

### ADVANTAGES



FREE HOLD  
OWNERSHIP



HIGH CAPITAL  
APPRECIATION



HIGH ROI



REGISTERED  
UNDER DUBAI LAND  
DEPARTMENT



YEARS OF  
TRUST



PRIME  
LOCATIONS



AFFORDABLE  
PRICE



FULLY  
FURNISHED



BEST PAYMENT  
PLAN



WORLD CLASS  
AMENITIES



LUXURY  
FINISHING



TIMELY  
DELIVERY



## AWARDS & ACCOLADES



Danube Properties has been honored by Forbes Middle East as the 'Top Real Estate Developer in the Arab World' for the 4th consecutive year, 'Best Real Estate Company in the Arab World' by Gulf Business Awards, ' Best Residential High-Rise Development' award by Arabian Property Awards, Amongst various other Awards & Accolades



## THE BEST OF DUBAI'S LIFESTYLE, WITHIN YOUR REACH.

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A home that lets you enjoy easy access to the most prosperous hubs of Dubai. A home that lets you explore the vibrant lifestyle this global city has to offer every day. Welcome to Olivz by Danube, a modern address of 741 residential units and multiple lifestyle amenities. Here you can pick from Studio, 1 and 2 BR variants that offer space for your dreams and loved ones. Located at Warsan First, it is conveniently accessible from Shaikh Mohammed Bin Zayed Road, Olivz fulfills the promise of excellent connectivity..

- LOCATED AT WARSAN FIRST
- MULTIPLE LIFESTYLE AMENITIES
- STUDIO, 1 & 2 BR OPTIONS













  
**OLIVZ**  
BY **DANUBE**





# AMENITY-RICH LIVING FOR A HAPPY EVERYDAY.

While your homes at Olivz give you a comfortable indoor living experience, the well thought common areas and amenity spaces elevate your lifestyle. It begins right at the entrance gate of Olivz where a grand welcome impresses you. A swimming pool that lets you relax after a hectic day is equally soothing, and one among the many lifestyle delights at Olivz.

ENTRANCE LOBBY



WATER CANAL

MULTI-PURPOSE PARTY HALL





# MORE LIFESTYLE. MORE MEMORIES.

The like-minded community at Olivz promises to be your extended family. With so many lifestyle features surrounding you like, the expansive landscaped gardens, swimming pool & jacuzzi, sunken seating surrounded by water bodies, kids' play area, party hall with outdoor deck and more; every day is special, at Olivz.



SUNKEN SEATING



SWIMMING POOL



ENTRANCE GATE



TENNIS COURT



BADMINTON COURT



HEALTH CLUB





## HEALTH AND FITNESS WITHIN YOUR REACH.

Your hectic routines take a toll on your fitness and happiness. At Olivz, health-centric lifestyle amenities ensure that you refresh and recharge your mind and body. This includes a fully-equipped health club, tennis courts and a jogging track lined with green landscaping on both sides.



## 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.



# STUDIO

TYPE 1 & 2 - STUDIO UNIT



TOTAL AREA RANGE

394.39 - 424.53 SQ. FT.

## STUDIO UNIT - TYPE 1

AREA: 394.39 SQ.FT.

FLAT NOS. (TYPICAL FLOOR)

BLOCK 1 & 3: 01, 02, 03, 04, 17, 18

BLOCK 4 & 5: 01, 02, 09, 22, 23, 24, 25, 27

## STUDIO UNIT - TYPE 2

AREA: 424.53 SQ.FT.

FLAT NOS. (TYPICAL FLOOR)

BLOCK 1 & 3: 13, 14, 15, 16

BLOCK 4 & 5: 14, 15, 16, 17

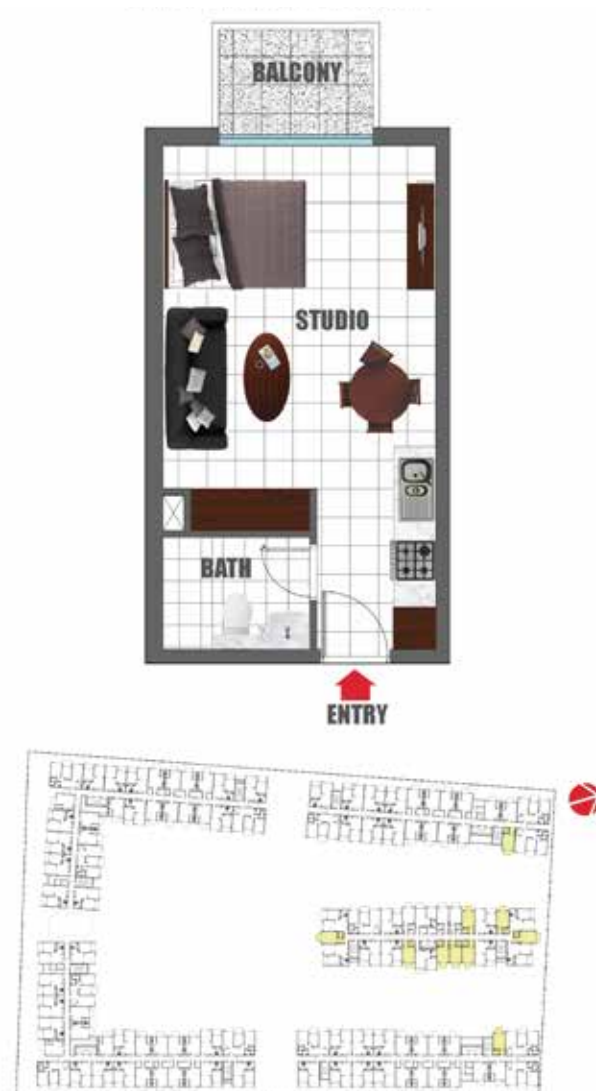


For actual sizes please refer SPA

Disclaimer: All design, features, amenities, materials, dimensions, layout drawings are approximate, information is subject to change without notice; Actual area of the Unit may vary from the stated area, Drawings not to scale; Developer reserves the right to make revisions to comply with any Applicable Law or the requirements of any Relevant Authority;

# STUDIO

TYPE 3 & 4 - STUDIO UNIT



TOTAL AREA RANGE

367.05 - 382.88 SQ. FT.

## STUDIO UNIT - TYPE 3

AREA: 367.05 SQ.FT.

FLAT NOS. (TYPICAL FLOOR)

BLOCK 1 & 3: 21

BLOCK 2: 01, 02, 03, 06, 08, 10, 18, 22

## STUDIO UNIT - TYPE 4

AREA: 382.88 SQ.FT.

FLAT NOS. (TYPICAL FLOOR)

BLOCK 2: 11, 12, 14



For actual sizes please refer SPA

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# 1 BR

TYPE 1 & 2 - 1 BR UNIT



TOTAL AREA RANGE

632.06 - 674.24 SQ. FT.

**1 BEDROOM UNIT - TYPE 1 - AREA: 632.06 SQ.FT.**

FLAT NOS. (TYPICAL FLOOR)

BLOCK 1 & 3: 05, 06, 07, 09, 10, 11, 12

BLOCK 2: 04, 09, 15, 20, 21

BLOCK 4 & 5: 04, 05, 06, 07, 08, 11, 12, 13, 18, 19, 21, 26

**1 BEDROOM UNIT - TYPE 2**

AREA: 674.24 SQ.FT.

FLAT NOS. (TYPICAL FLOOR)

BLOCK 2: 05, 07, 17, 19,



For actual sizes please refer SPA

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# 1 BR

TYPE 3 - 1 BR UNIT



TOTAL AREA RANGE

557.58 SQ. FT.

#### 1 BEDROOM UNIT - TYPE 3

AREA: 557.58 SQ.FT.

FLAT NOS. (TYPICAL FLOOR)

BLOCK 2: 13, 23



For actual sizes please refer SPA

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# 2 BR

2 BR UNIT



TOTAL AREA RANGE

935.06 SQ. FT.

## 2 BEDROOM UNIT

AREA: 935.06 SQ.FT.

FLAT NOS. (TYPICAL FLOOR)

BLOCK 1 & 3: 08, 19, 20

BLOCK 2: 16

BLOCK 4 & 5: 03, 10, 20



For actual sizes please refer SPA

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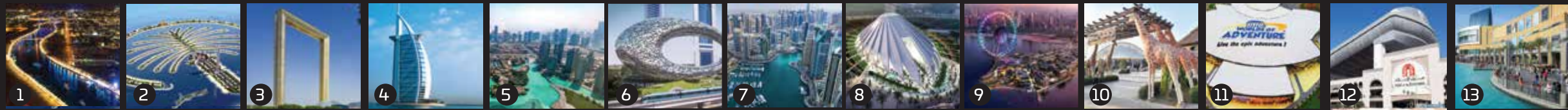




## EASILY ACCESSIBLE FROM ANYWHERE

|                                                       |            |
|-------------------------------------------------------|------------|
| • Dubai International Airport                         | 13 Minutes |
| • Dubai Safari                                        | 10 Minutes |
| • Dubai Frame                                         | 18 Minutes |
| • Dubai World Central (Al Maktoum Airport)            | 35 Minutes |
| • Dragon Mart                                         | 7 Minutes  |
| • Mirdif City Centre                                  | 11 Minutes |
| • Academic City                                       | 5 Minutes  |
| • Downtown Dubai                                      | 18 Minutes |
| • Dubai World Trade Center                            | 18 Minutes |
| • Meydan Racecourse                                   | 15 Minutes |
| • Dubai Silicon Oasis                                 | 10 Minutes |
| • Many reputed schools in a 10 to 15 Minutes vicinity |            |





- 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
- 14 OLIVZ

# DELIVERING LANDMARKS & LIFESTYLES

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 26 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.







WAVEZ



RESORTZ



MIRACLZ



Glitz 1



ELZ



Jewelz



Glitz 3



GLAMZ



LAWNZ



STARZ



DREAMZ



BAYZ



Glitz 2



**REGISTER YOUR INTEREST**

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**Visit Us For More Info:-**

**<http://olivz-danube-properties.drehomes.ae/>**