DUBAI LISTING

DANUBE · DUBAI MARITIME CITY

Shahrukhz Residences *Brochure*

Fully furnished waterfront homes from AED 1.65M · 30/70 payment plan · Handover December 2029

Tarek Imad

SALES MANAGER · BRN 52002 · TANAMI PROPERTIES L.L.C. · ORN 770107

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Shahrukhz
RESIDENCES
BY DANUBE
LIVE LIFE
KING Style
DANUBE
DANUBE
Shahrukhz
Shahrukhz
DANUBE


FULLY FURNISHED
WATERFRONT
RESIDENCES
PENTHOUSES
DESIGNED BY
Gauri Khan
DANUBE
DANUBE
Shahrukhz
Shahrukhz
DANUBE

DESTINATIONS & DISTANCES

PORT RASHID BOAT STATION	02 MIN	DUBAI CRUISE TERMINAL 2	03 MIN	DUBAI WORLD TRADE CENTRE	08 MIN
JUMEIRAH BEACH	08 MIN	BURJ KHALIFA / DUBAI MALL	10 MIN	DUBAI FESTIVAL CITY MALL	12 MIN
DXB INTERNATIONAL AIRPORT	15 MIN	BURJ AL ARAB	20 MIN	PALM JUMEIRAH	25 MIN



360°
SEA VIEW



UPCOMING
METRO STATION



PROPOSED
MALL



INTERNATIONAL
CRUISE TERMINAL

MARITIME CITY

DUBAI'S NEXT LIFESTYLE DESTINATION

A VIBRANT WATERFRONT COMMUNITY SET TO REDEFINE THE WAY DUBAI LIVES BY THE SEA



SHOPPING MALL



SPORTS PARK



KIDS PLAY AREA



BEACH



CABLE CAR



SKY WALK BRIDGE



SUNSET PROMENADE



MOSQUE

Destined to become
A LANDMARK

EXTRAORDINARY ARCHITECTURE
RISING ABOVE THE WATER





INTRODUCING

Exclusive YACHT *for* RESIDENTS

A dedicated yacht exclusively for **Shahrukhz residents** to enjoy with friends and family and create unforgettable memories.


HANDOVER
Q4 2029
Shahrukhz
DANUBE

ARRIVE *like* ROYALTY

A grand arrival where architectural grandeur greets you from the very first moment



WELCOME TO

A LIVING MASTERPIECE

An extraordinary lobby where **water, art and architecture converge**





WHERE THE

Horizon never ends

WAKE UP TO A MASTERPIECE
PAINTED BY THE OCEAN



INTRODUCING

40+ AMENITIES

AN ENTIRE *World* WITHIN

Over 40 experiences
created around every way you live.

The LIFESTYLE DECK

A vibrant world where **families** connect, **kids play** and **sports** brings everyone together

The WELLNESS DECK

Enjoy the infinity pool with advanced **recovery** and **wellbeing** designed above the sea

The SKY DECK

An elevated setting for sophisticated evenings and panoramic **sea views** with a premium **clubhouse**


The BEACH LAGOON
A BEACH-INSPIRED LAGOON
WHERE EVERY DAY FEELS LIKE
An Escape


Kids
AQUA LAND
Where little adventures make a splash.
An aquatic playground filled
with play and endless fun

Central FOUNTAIN

A lively fountain at the heart of community where the podium comes alive and neighbours come together



SPORTS HUB

A complete sporting world designed
for energy, action and ambition

PLAY *Without*
LIMITS




GARDEN &
CABANAS
Your own garden by the sea with
lush landscapes and private cabanas



KID'S DAYCARE




DANCE
STUDIO

PARTY HALL



CO-WORKING SPACE





A Private CINEMA
EXPERIENCE

ENJOY THE MAGIC OF
THE MOVIES IN AN INTIMATE

40 SEATER THEATRE


PODCAST
Studio
Shahrukhz
BY DANUBE


Presenting
INFINITY 33
Swim
TO THE INFINITE VIEW OF
THE BLUE SEA


Train
WITH A VIEW
A state-of-the-art fitness
experience overlooking
the endless sea




CRYOTHERAPY
RECOVER
RESTORE
ELEVATE
-110°C
Longevity
LOUNGE
INTRODUCING
The
LONGEVITY
LOUNGE

THE FUTURE OF WELLBEING IS HERE

Advanced experiences created for recovery, renewal and rejuvenation



CRYOTHERAPY

A controlled cold-therapy experience to refresh the body and accelerate post-workout recovery.

Helps reduce temporary muscle soreness • Supports faster physical recovery



HYPERBARIC OXYGEN THERAPY

A pressurised chamber where you breathe fresh oxygen to support the body's natural recovery.

Supports the body's natural recovery processes • Promotes oxygen delivery to tissues



RED LIGHT THERAPY BED

A full-body experience using targeted wavelengths of red and near-infrared light.

• Supports muscle recovery • Promotes healthier-looking skin



COMPRESSION THERAPY BOOTS

Dynamic compression technology that massages the legs.

• Helps relieve tired, heavy legs • Supports healthy circulation



LYMPHATIC BODY ROLLER

A rhythmic roller-massage experience to stimulate the body.

• Encourages lymphatic drainage • Supports healthy circulation



SMART WELLNESS ASSESSMENT STATION

Measures body composition, vital signs, key blood markers & wellness assessments.

• BMI • Blood pressure • Blood oxygen saturation • Pulse rate • ECG • Blood Sugar • Cholesterol



INFRARED SAUNA

A contemporary sauna experience combining gentle infrared warmth.

• Encourages deep relaxation • Helps loosen tired muscles and joints



HERBAL STEAM ROOM

A warm steam experience with panoramic sea view to refresh the senses.

• Supports easier breathing • Helps relieve muscular tension



ICE BATH

A cold-water immersion experience designed to support recovery and build physical resilience.

• Helps reduce temporary muscle soreness • Supports recovery after exercise



JET JACUZZI

A warm-water hydrotherapy experience combining buoyancy, heat and targeted massage jets.

• Helps relax tight or tired muscles • Supports stress relief and mental relaxation


INTRODUCING
King's
CLUB
HOUSE





the KING'S CLUB DECK

An exclusive private rooftop club overlooking the sea. Soak in the sunset, host in style and reign over the horizon

40+ AMENITIES

THE *Luxury* OF HAVING IT ALL

40+ amenities for family, fitness, relaxation and celebration

1. Infinity Beach Pool
2. Kid's Water Park
3. Kid's Pool
4. Aquatic Gym
5. Rain Shower
6. Infinity Jacuzzi
7. Cabana Seating
8. Hammock and Sensory Garden
9. Dancing Fountain
10. Garden and BBQ Area
11. Open Seating
12. Basketball Court
13. Badminton Court
14. Padel Court
15. Cricket Pitch
16. Jogging Track
17. Kids Play Area
18. Podcast Studio
19. Business Centre
20. Dance and Zumba Studio
21. Indoor Kids Play Area
22. Sauna and Steam Room
23. Prayer Rooms
24. Indoor Cinema
25. Party Area
26. Table Tennis
27. Billiards
28. Golf Simulator
29. Swimming Pool
30. Lagoon Jacuzzi
31. Ice Bath
32. Hyperbaric Oxygen Therapy
33. Body Roller
34. Red Light Therapy
35. Cryo Therapy
36. Salt Room
37. Female Steam and Sauna/Changing Room
38. Male Steam and Sauna/Changing Room
39. Indoor Gym
40. Clubhouse
41. Outdoor Deck



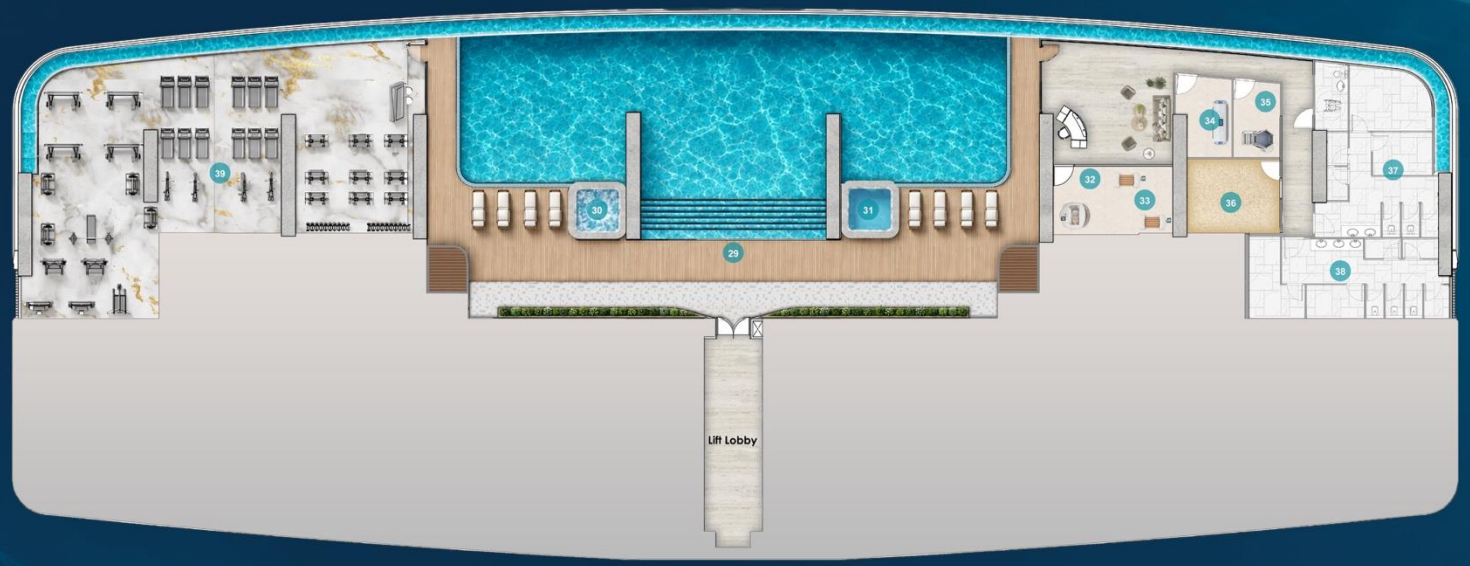
Explore Your KINGDOM

Over 40 extraordinary experiences, thoughtfully placed around your life.

The LIFESTYLE DECK

(Level Podium)





The WELLNESS DECK
(Level 33)



The SKY DECK
(Level 60)


THE
WATERFRONT
COMMERCIAL
Promenade
A sophisticated destination
for dining, shopping
and socialising
Shahrukhz
BY DANUBE




STUDIO


STUDIO


The KING'S SUITE
A magnificent **fully furnished one bedroom** residence where every detail feels exceptional. Expansive design, refined details and a walk-in wardrobe worthy of royalty






INTRODUCING
KING'S SIGNATURE OCEAN
Residences
NOT JUST A RESIDENCE
OVERLOOKING THE WATER BUT
A RESIDENCE THAT LIVES ON IT






CURTAIN SHADES
LEATHER FINISH
BRONZE METAL FINISH
WOODEN CLADDING
BLUE LEATHER FINISH
LINEN SHADES
CHEVRON STYLE FLOORING
CALCATTA GOLD MARBLE FINISH
BROWN TINTED GLASS
TRAVENTINE
DUCO PAINT
TERMINATION
WALL PAINT

INTRODUCING
EXCLUSIVE PENTHOUSE
DESIGNED BY

Gauri Khan

An exclusive oceanfront masterpiece
shaped by her signature vision



LUXURY IS AT ITS BEST WHEN IT
DOESN'T NEED TO ANNOUNCE ITSELF






AN ICON
BETWEEN
Sea and Sky
DANUBE


Destined to be iconic
A landmark of extraordinary vision,
timeless design and King-Style Living.

framed by the sea

THE VIEW NEVER ENDS

A lifestyle shaped by waterfront views,
open skies and effortless calm.



30/70 PAYMENT PLAN

10%

Down payment within
21 Days of booking

10%

2 Months from date
of booking

5%

10 Months from
date of booking

5%

18 Months from
date of booking

70%

On Handover
December 2029

CONFIGURATION & PRICING DETAILS

Type	STUDIO	FLEX STUDIO	
Views	Skyline Sea View	Skyline Sea View	Panoramic Sea View
Starting Price	Đ 1.65M	Đ 1.85M	Đ 2M
Average Price	Đ 1.85M	Đ 2M	Đ 2.1M

All Amounts are in AED

Type	1 BHK		Flex 1 BHK	Flex Plus 1 BHK	King's 1 BHK
Views	Skyline Sea View	Panoramic Sea View	Panoramic Sea View Skyline Sea View	Panoramic Sea View	Panoramic Sea View
Starting Price	₰2.3M	₰2.6M	₰2.95M	₰3.4M	₰3.4M
Average Price	₰2.5M	₰2.8M	₰3.1M	₰3.6M	₰3.6M

All Amounts are in AED

Type	Flex Plus 2 BHK Premium	King's 2 BHK	3 BHK
Views	Panoramic Sea View	Panoramic Sea View	Panoramic Sea View
Starting Price	Đ 4.25M	Đ 4.95M	Đ 6.5M
Average Price	Đ 4.7M	Đ 5.4M	Đ 6.7M

All Amounts are in AED

Shahrukhz RESIDENCES BY DANUBE

LIVE LIFE KING Style

SUBMIT YOUR EOI TODAY

STUDIO & 1 BHK	2 BHK & ABOVE
৳50K (EOI)	৳100K (EOI)

PAY 10% & GET PRIORITY ALLOCATION OF UNITS

DUBAI LISTING

INTRODUCING

Exclusive

YACHT *for* RESIDENTS

A dedicated yacht exclusively for **Shahrukhz residents** to enjoy with friends and family and create unforgettable memories.



YOUR ADVISOR

Get the latest *price list and availability*

Unit selection, the EOI and the full payment schedule, explained clearly. Message me any time.

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View the listing on dxblisting.com

Prices and availability are set by the developer and can change. Renders are for illustration only.