



Shahrukhz
RESIDENCES
BY **DANUBE**

LIVE LIFE
KING *Style*





FULLY FURNISHED WATERFRONT RESIDENCES

PENTHOUSES
DESIGNED BY
Gauri Khan



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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



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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



ARRIVE *like* ROYALTY

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



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WELCOME TO
A LIVING
MASTERPIECE

An extraordinary
lobby where water, art and
architecture converge

Shahrukhz
DANUBE



WHERE THE
Horizon
never ends

WAKE UP TO A MASTERPIECE
PAINTED BY THE OCEAN



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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



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Central FOUNTAIN

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



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SPORTS HUB

A complete sporting world designed
for energy, action and ambition

PLAY *Without*
LIMITS



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GARDEN & CABANAS

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



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KID'S DAYCARE



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DANCE
STUDIO



www.uncproperties.com

PARTY
HALL



www.uncproperties.com

CO-WORKING
SPACE





A Private CINEMA EXPERIENCE

ENJOY THE MAGIC OF
THE MOVIES IN AN INTIMATE

40 SEATER THEATRE

Shahrukhz



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PODCAST
Studio


Shahrukhz
BY DANUBE



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Presenting
INFINITY 33

Swim
TO THE INFINITE VIEW OF
THE BLUE SEA



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Train WITH A VIEW

A state-of-the-art fitness
experience overlooking
the endless sea







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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**



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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



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40+

AMENITIES

THE *Luxury*
OF HAVING IT ALL

40+ amenities for family, fitness,
relaxation and celebration

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





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)





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THE WATERFRONT COMMERCIAL *Promenade*

A sophisticated destination
for dining, shopping
and socialising







STUDIO



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STUDIO

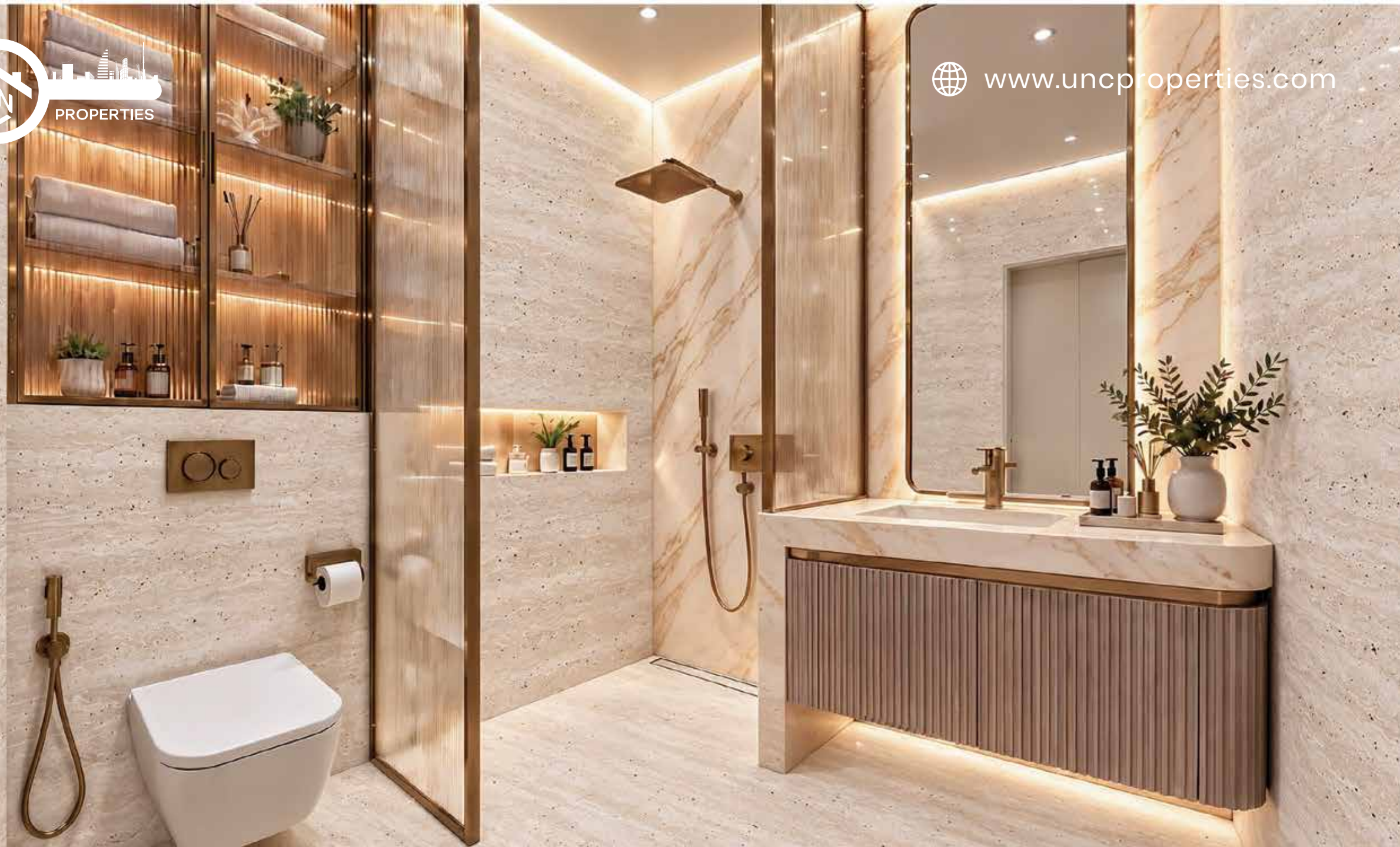








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INTRODUCING
KING'S
SIGNATURE
OCEAN
Residences

NOT JUST A RESIDENCE
OVERLOOKING THE WATER BUT
A RESIDENCE THAT LIVES ON IT



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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



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AN ICON
BETWEEN
Sea and Sky

DANUBE



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Destined to be iconic

A landmark of extraordinary vision,
timeless design and King-Style Living.



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*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	₹ 1.65M	₹ 1.85M	₹ 2M
Average Price	₹ 1.85M	₹ 2M	₹ 2.1M



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	₹4.25M	₹4.95M	₹6.5M
Average Price	₹4.7M	₹5.4M	₹6.7M

SUBMIT YOUR **EOI TODAY**

STUDIO & 1 BHK
₹50K (EOI)

2 BHK & ABOVE
₹100K (EOI)

PAY 10% & GET PRIORITY ALLOCATION OF UNITS



UNIVERSAL CITIZENS

REAL ESTATE LLC

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