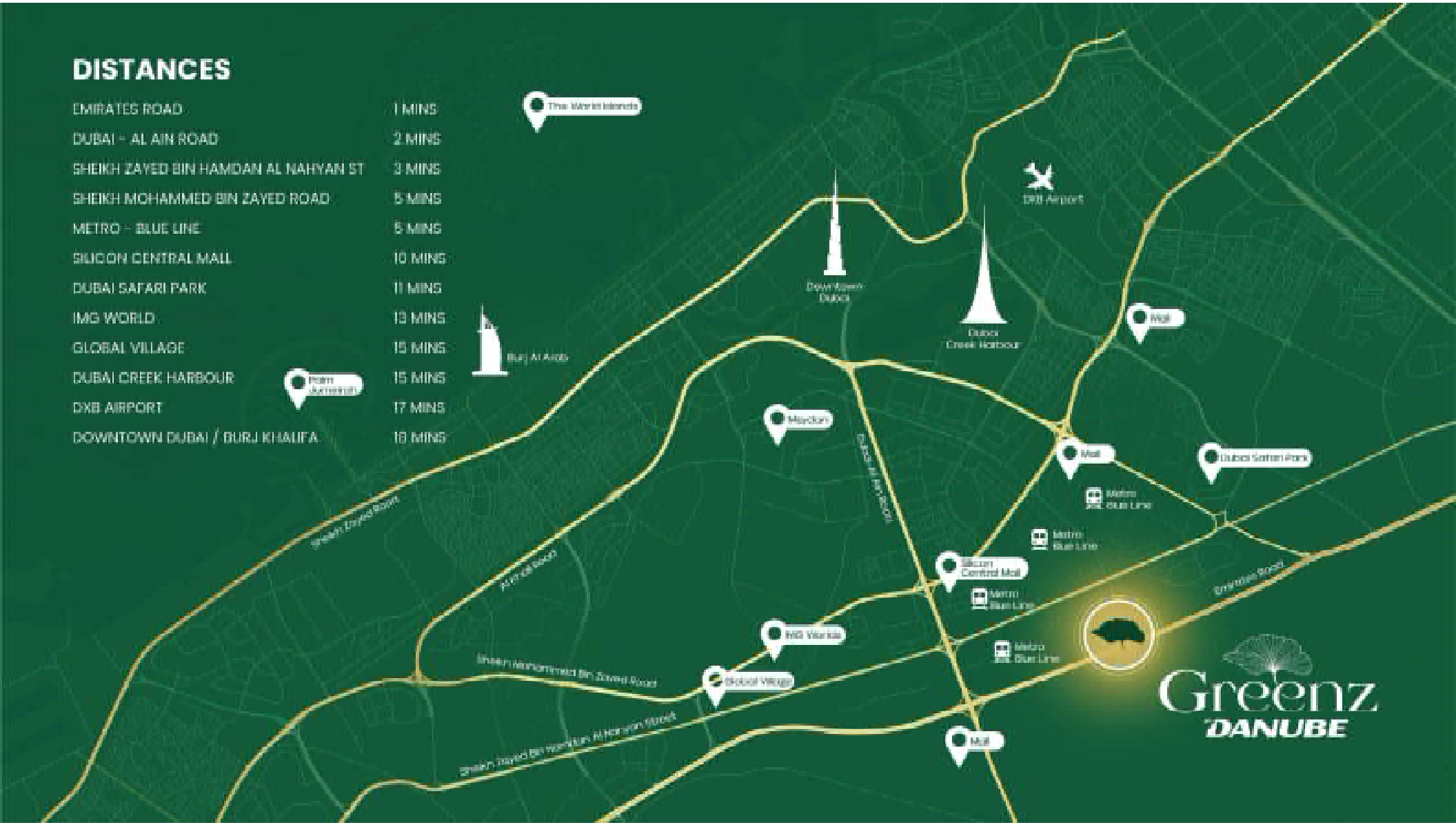
Greenz
by DANUBE
FULLY
FURNISHED
TOWN HOUSES & VILLAS

DISTANCES

EMIRATES ROAD	1 MINS
DUBAI – AL AIN ROAD	2 MINS
SHEIKH ZAYED BIN HAMDAN AL NAHYAN ST	3 MINS
SHEIKH MOHAMMED BIN ZAYED ROAD	5 MINS
METRO – BLUE LINE	6 MINS
SILICON CENTRAL MALL	10 MINS
DUBAI SAFARI PARK	11 MINS
IMG WORLD	13 MINS
GLOBAL VILLAGE	15 MINS
DUBAI CREEK HARBOUR	15 MINS
DXB AIRPORT	17 MINS
DOWNTOWN DUBAI / BURJ KHALIFA	18 MINS



DUBAI COMMITS AED 12.8B

To Build A 6,500-Company Tech Hub In Silicon Oasis

COMPLETE LIFESTYLE ECOSYSTEM

- 27 International Universities and Over 15 Schools
- 35+ clinics & 4 major hospitals
- 18+ mosques
- 120+ restaurants
- 6+ major retail centres

GOVERNMENT BACKED GROWTH

- District 10 initiative launched by HH Sheikh Mohammed bin Rashid Al Maktoum
- AED 12.8 billion expansion plan
- 6,500 global companies targeted - AI, Web3, Robotics, Quantum Computing
- Expected to attract thousands of companies with 70,000+ new jobs to be created

ESTABLISHED THRIVING ECOSYSTEM

- 100,000+ residents, entrepreneurs & professionals
- Active, self-sustained community

UPCOMING BLUE LINE METRO

Greenz
by DANUBE
HANDOVER
Q4 2029

TWIN VILLA

TOWNHOUSE

AN UMATCHED LIFESTYLE,

Masterplanned

400,000 SQ. FT. OF
LIFESTYLE & AMENITIES

Presenting **THE DANCING FOUNTAIN**

A musical fountain at the centre of it all
that brings the community alive

THE GREENZ
SANCTUARY
Your Private Green Haven
of calm and fresh air

THE BEACH HUB
A curated beachside experience within the community to unwind and enjoy

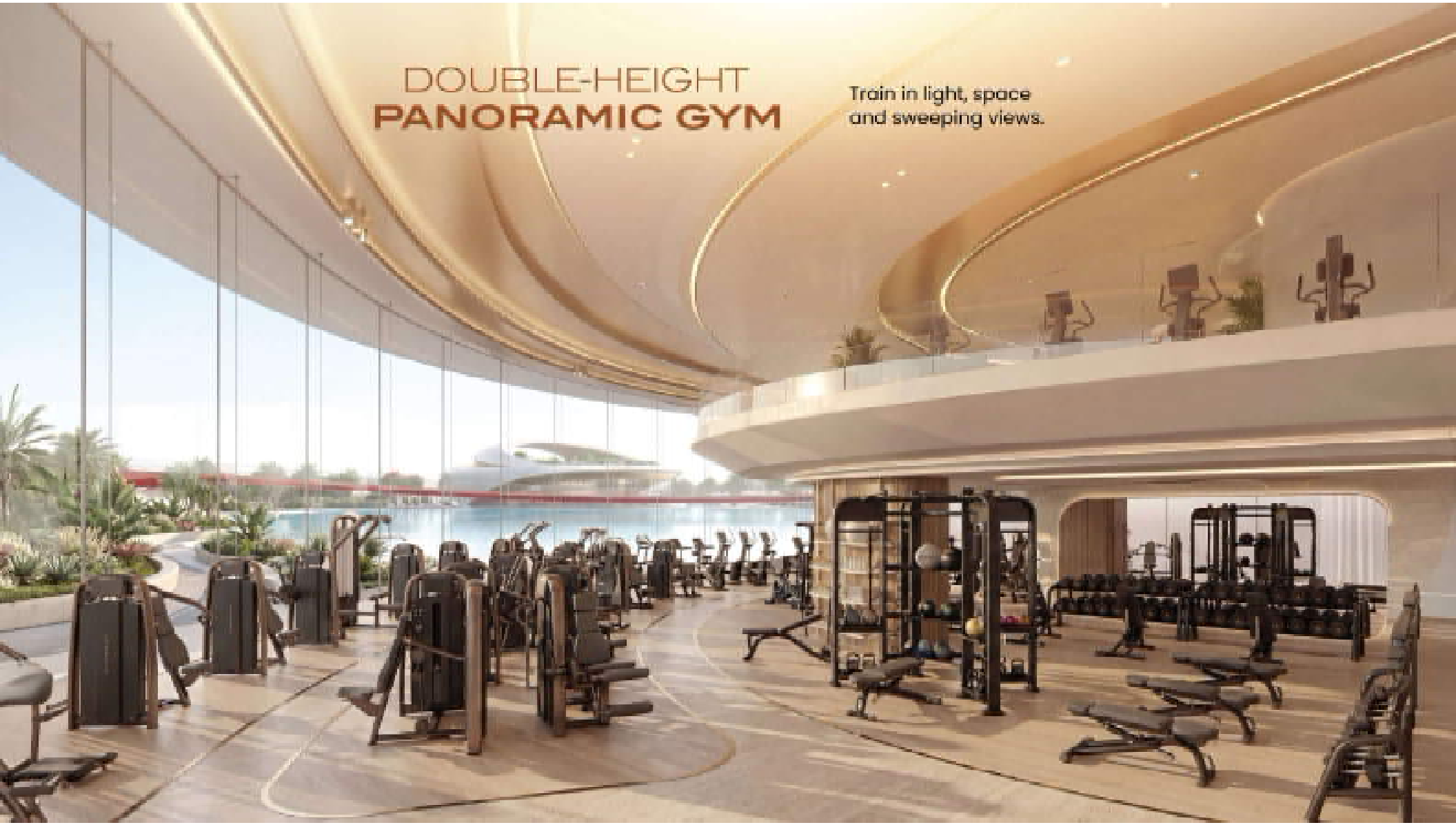
THE FAMILY HUB
Landscape park, outdoor seating and beautiful cabanas for families to relax

THE SPORTS HUB
10 dedicated courts for the ultimate sporting experience!

THE WELLNESS HUB

The ideal destination for body and mind

20,000 sq. ft.
of indoor, outdoor gym & wellness


DOUBLE-HEIGHT
PANORAMIC GYM
Train in light, space
and sweeping views.

DESIGNED FOR
DEEP RECOVERY &
WELLNESS
Spa Rooms, Sauna, Salt Therapy,
And Cryotherapy.

THE LOOP
A seamless 3.75km jogging track that
envelops the master community

THE KIDS
DAY CARE

A MASJID
WITHIN THE COMMUNITY

SHOP. DINE.
CONNECT.
20,000 sq. ft. of everyday
retail within reach

Greenz
DANUBE
WHERE
NATURE MEETS
the city

Greenz DANUBE

FULLY FURNISHED WITH PREMIUM ITALIAN DOLCE VITA FURNISHING

Type	Floors	Private Elevator	Starting Price (AED)	Max Price (AED)	AvgPrice (AED)	Townhouse Area R.Off (Sq.Ft)	Starting PSF (AED)	Plot Area (Sq.Ft)
3 BHK + Maid - Townhouse	G + 1 + Sky Garden	No	3.5 M	3.7 M	3.6 M	2,400	1,458	1,300
4 BHK + Maid - Townhouse	G + 2 + Sky Garden	Yes	4.2 M	4.4 M	4.3 M	2,750	1,527	1,300
4 BHK + Maid Townhouse - Premium	G + 2 + Sky Garden	Yes	4.4 M	4.7 M	4.55 M	3,100	1,419	1,300 to 1,500
5 BHK + Maid - Semi Detached Villa	G + 2 + Sky Garden	Yes	5 M	5.5 M	5.25 M	3,700	1,351	1,800 to 2,400
5 BHK + Maid - Semi Detached Large Plot	G + 2 + Sky Garden	Yes	5.7 M	6 M	5.85 M	3,700	1,541	2,700 to 3,000
5 BHK + Maid - Twin Villa with Double Height Living	G + 2 + Sky Garden	Yes	6.5 M	7.3 M	6.9 M	3,950	1,646	2,025 to 2,400
5 BHK + Maid - Twin Villa with Double Height Living Large Plot	G + 2 + Sky Garden	Yes	6.9 M	7.7 M	7.3 M	3,950	1,747	2,500 to 3,000

3BHK + MAID TOWNHOUSE

GROUND FLOOR

FIRST FLOOR

ROOF FLOOR

4BHK + MAID
+ PRIVATE ELEVATOR
TOWNHOUSE

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

4BHK + MAID
+ PRIVATE ELEVATOR
TOWNHOUSE
(PREMIUM)

5BHK + MAID
+ PRIVATE ELEVATOR
SEMI DETACHED
VILLA

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

ROOF FLOOR

5BHK +
MAID SIGNATURE
TWIN VILLA
+ PRIVATE ELEVATOR
WITH DOUBLE HEIGHT

GROUND FLOOR | FIRST FLOOR | SECOND FLOOR | ROOF FLOOR

SUBMIT YOUR EOI TODAY

3 BHK + Maid Townhouse **150K** (EOI)	4 BHK + Maid Townhouse **200K** (EOI)
5 BHK + Maid Semi-detached Villa **250K** (EOI)	5 BHK + Maid TWINVILLA **300K** (EOI)

PAY 10% & GET PRIORITY ALLOCATION OF UNITS

DISCOUNT

20% UPFRONT - 2%

30% UPFRONT - 3%

50% UPFRONT - 6%

100% UPFRONT - 10%

COMMISSION

5% BASE COMMISSION

6% 30M*

7% 50M*

24 HOURS COMMISSION

*SALES TARGET FOR GREENZ BY APRIL END

THANK YOU