

# ***DANUBE PROPERTIES***

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# Glitz 3

by **DANUBE**



TOO GOOD TO MISS AGAIN













## BEYOND BUILDING MATERIALS BUILDING LUXURY

Established in 1993, Danube Building Materials has grown from a modest trading firm into one of the largest building materials companies with a network of 38 branches worldwide.

Danube offers more than 25,000 products and value-added services. It has been involved with prestigious projects across UAE, and other GCC countries; such as Burj Al Arab, Shangri-La Hotel, Grand Hyatt, Burj Khalifa and Dubai International Airport among others.

After the phenomenal success of its first three projects, 'Dreamz By Danube' and 'GLITZ Residence 1 & 2', Danube Properties is proud to present yet another prestigious project: 'GLITZ Residence 3 by Danube'.















A NEW  
**LIFESTYLE**  
FOR A  
**NEW GENERATION**

Glitz Residence 3 carries forward a unique luxury lifestyle concept developed by Danube Properties for Dubai's new urban generation. A generation that wants the good life, made affordable.

Glitz Residence 3 presents a selection of 352 units offering a mix of Studio, 1, 2 and 3 bedroom contemporary styled apartments and 6 retail outlets to cater to the residents needs.

**Configuration of Glitz Residence 3:**

- Basement Parking
- Private Garden with Water Features
- Tennis and Basketball Court
- Ground Level - Grand Lobby + Health Club + Party Hall-cum-Kids Play Area + Retail Outlets
- 8 Levels of Apartments
- Rooftop with Swimming Pool & Jacuzzi
- Italian Bath Fittings by **Milano**

Each Glitz 3 apartment is designed keeping lifestyle comforts and contemporary convenience in mind. They combine spacious living spaces for the family, with the right balance of privacy and outdoor living. Every detail complements the lifestyle that today's young urban family expects in a green landscaped environment.



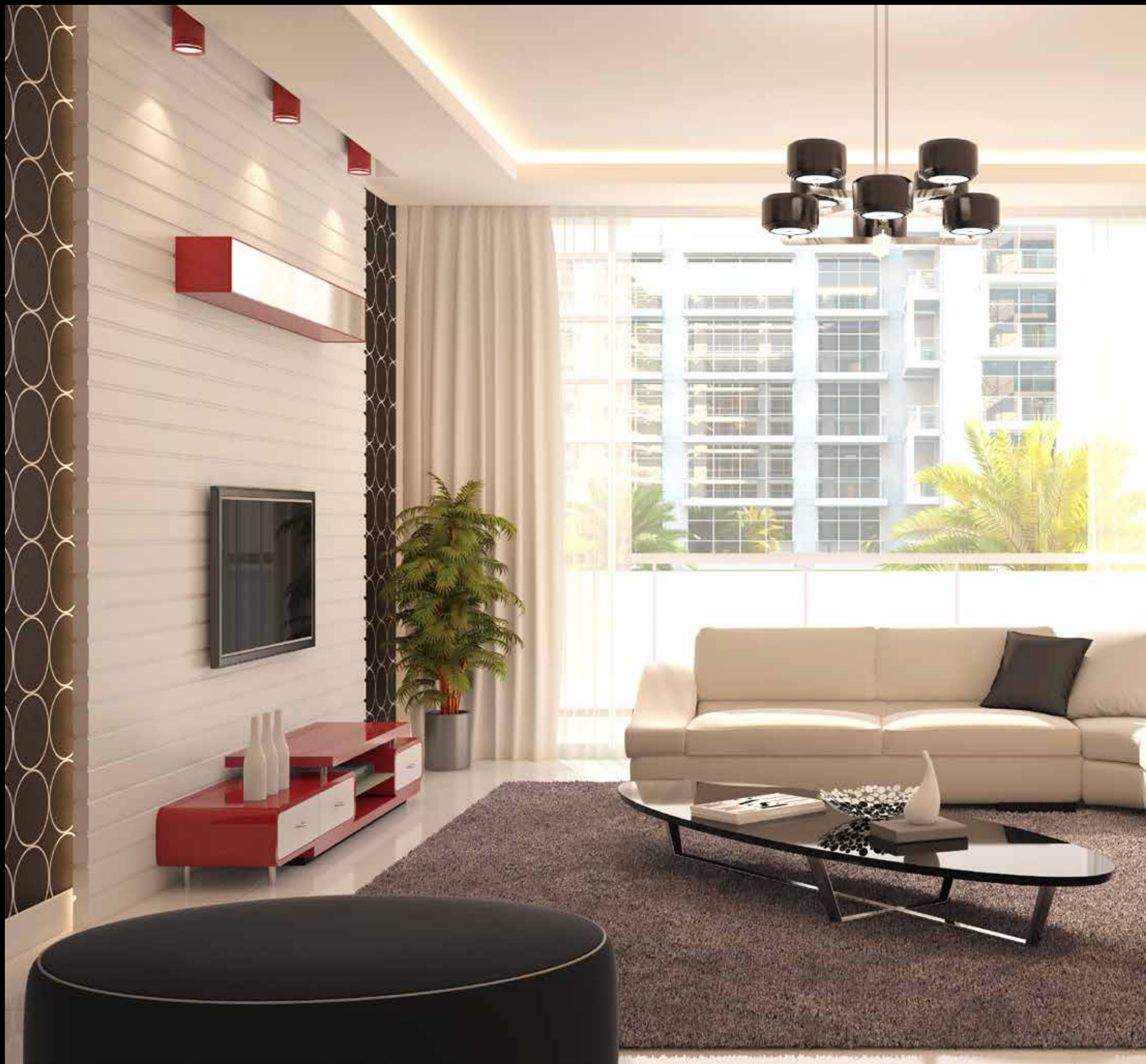




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A GRAND  
WELCOME







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SPACIOUS  
LIVING AREA  
TO SUIT YOUR  
LIFESTYLE







## LUXURIOUS BEDROOMS

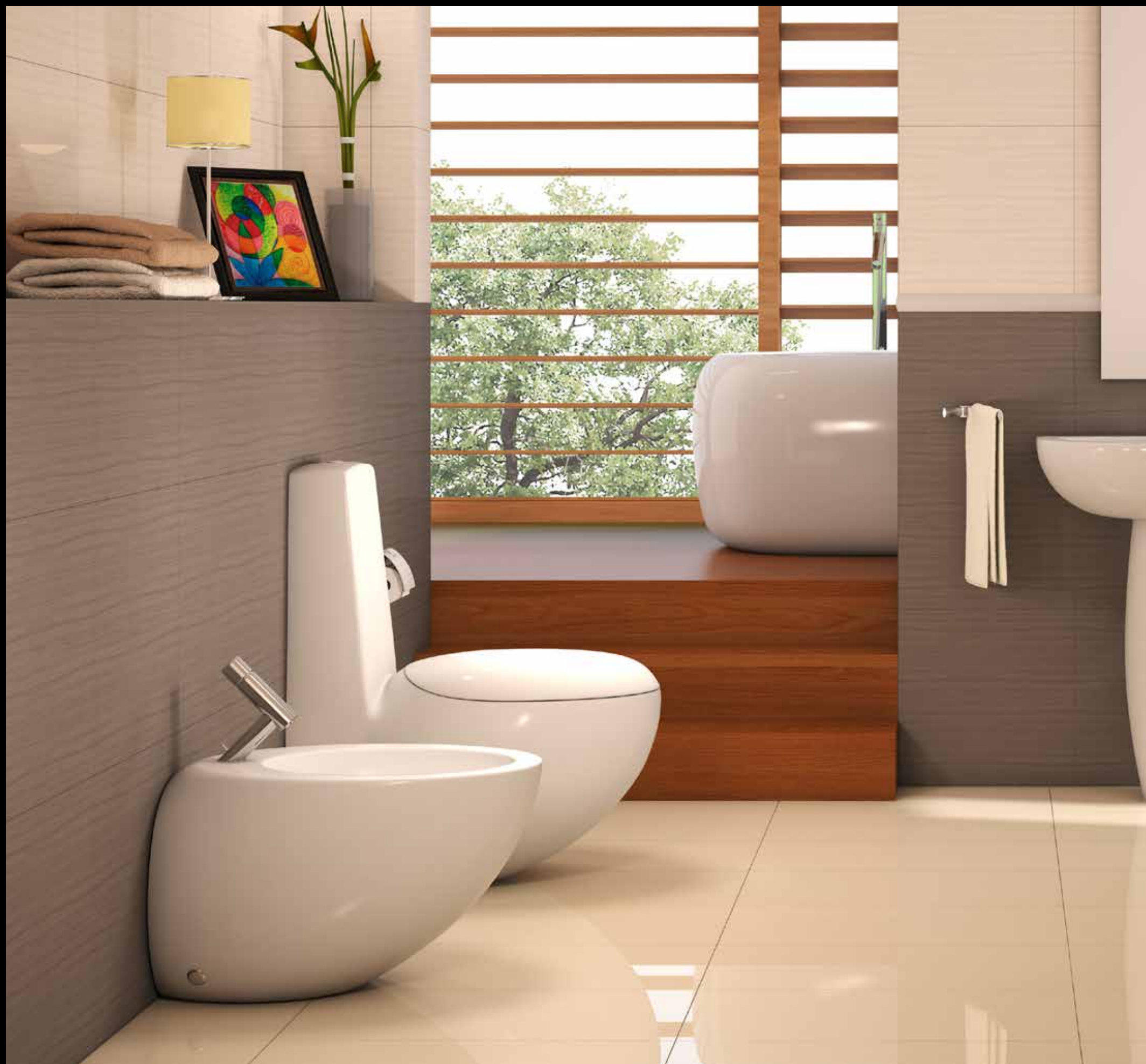






# MODULAR KITCHEN FOR THE CHEF IN YOU







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# LUXURIOUS BATH FITTINGS OF ITALIAN DESIGN

by **Milano**







## IN-BUILT LIFESTYLE AMENITIES

Glitz Residence 3 aims to set a benchmark in providing the perfect environment for community living. The ground level will feature retail outlets, F&B and a convenience store.

- Landscaped gardens with water features
- Tennis and basketball courts
- Lavishly designed grand lobby with water feature
- Air-conditioned party hall-cum-kids play area
- Leisure deck with outdoor seating
- State-of-the-art health club with steam room and sauna
- Lift lobby with welcoming flower planter on each level
- Rooftop swimming pool with jacuzzi









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PLAY A SET  
OF TENNIS









TAKE A SHOT  
AT BASKETBALL









KEEP BODY  
AND MIND  
IN SHAPE



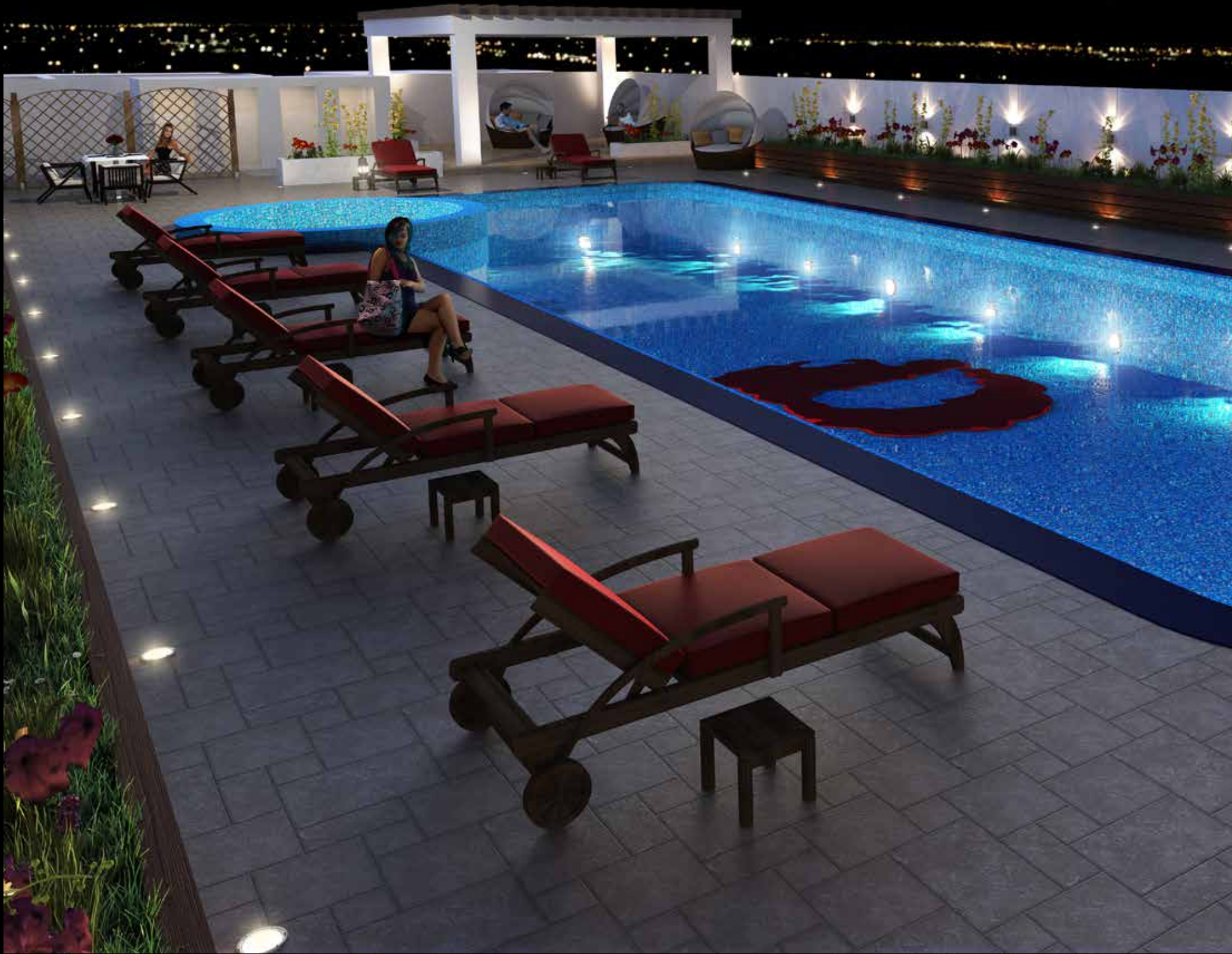




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TO PLAY  
TO CELEBRATE  
TO PARTY









ROOFTOP POOL  
WITH SUN AND STARS  
ATTACHED



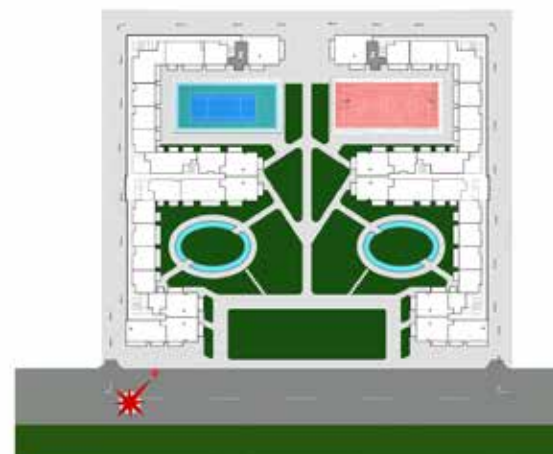
## FLAT TYPE T02 - STUDIO

(FLAT NO: 02)

TOTAL AREA

446 SQ FT

# STUDIO FLOOR PLAN



# FLAT TYPE T12 - STUDIO

(FLAT NO: 19)

TOTAL AREA

433 SQ FT





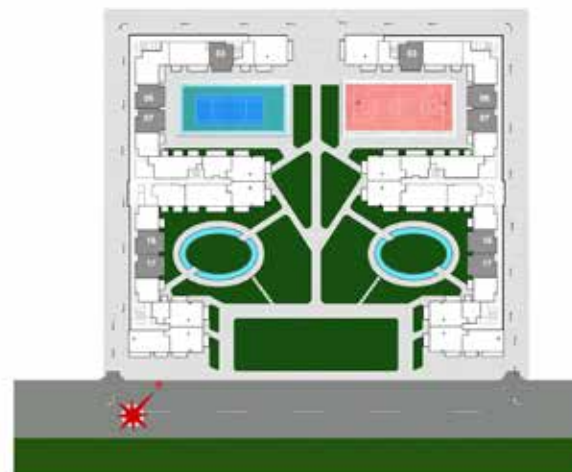
## FLAT TYPE T03 - 1BR

(FLAT NO: 03, 06, 07, 16, 17)

TOTAL AREA

738 TO 740 SQ FT

# 1 BEDROOM FLOOR PLAN

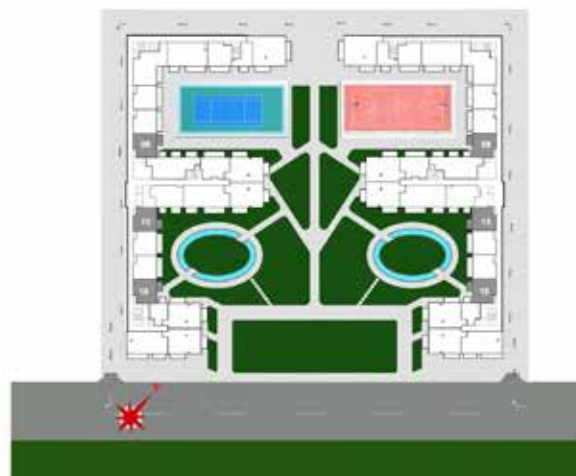


## FLAT TYPE T06 - 1BR

(FLAT NO: 08, 15, 18)

TOTAL AREA

671 TO 672 SQ FT



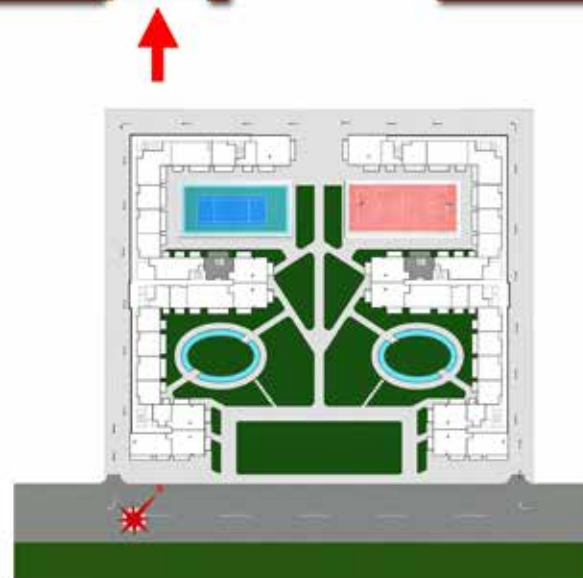


# FLAT TYPE T08 - 1BR

(FLAT NO: 10)

TOTAL AREA

780 SQ FT

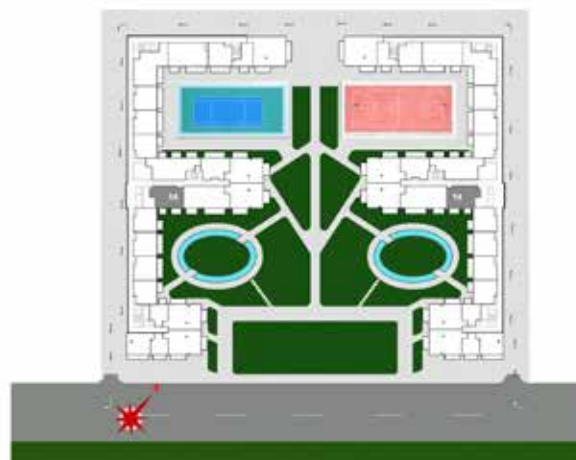


# FLAT TYPE T11 - 1 BR+M

(FLAT NO: 14)

TOTAL AREA

817 SQ FT





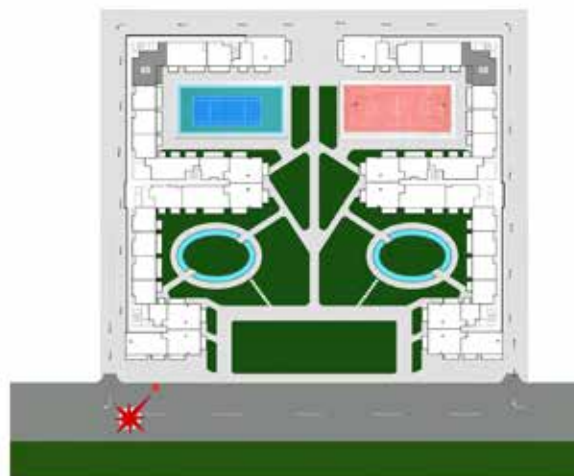
## FLAT TYPE T05 - 2 BR

(FLAT NO: 05)

TOTAL AREA

1154 SQ FT

# 2 BEDROOM FLOOR PLAN

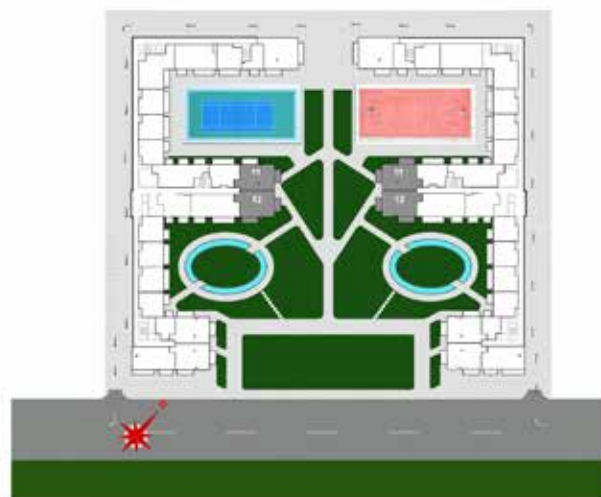


# FLAT TYPE T09 - 2BR

(FLAT NO: 11, 12)

TOTAL AREA

1163 TO 1164 SQ FT



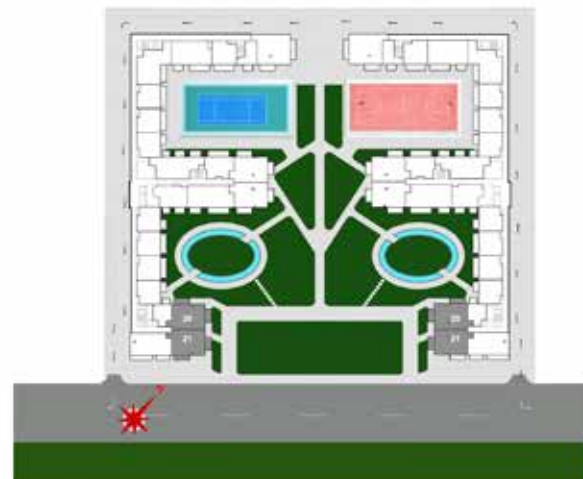


# FLAT TYPE T13 - 2BR

(FLAT NO: 20-21)

TOTAL AREA

1136 TO 1151 SQ FT

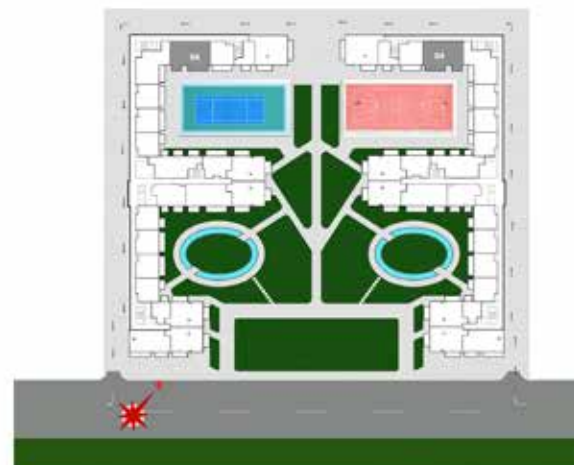


# FLAT TYPE TO4 - 2BR+M

(FLAT NO: 04)

TOTAL AREA

1295 SQ FT



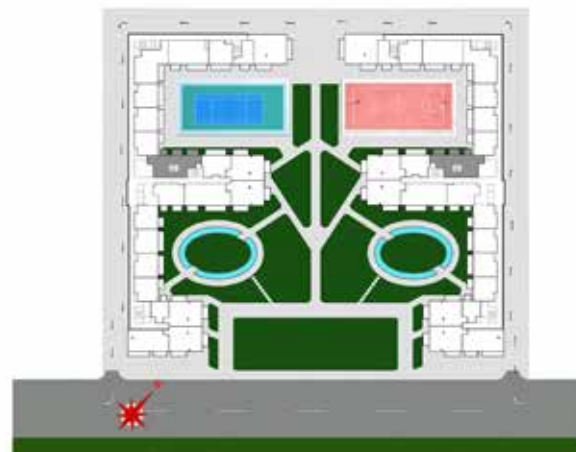


# FLAT TYPE T07 - 2BR+M

(FLAT NO: 09)

TOTAL AREA

1242 SQ FT

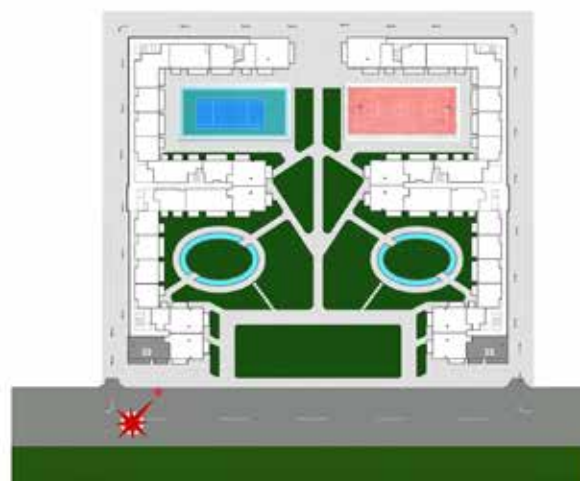


# FLAT TYPE T14 - 2BR+M

(FLAT NO: 22)

TOTAL AREA

1167 SQ FT





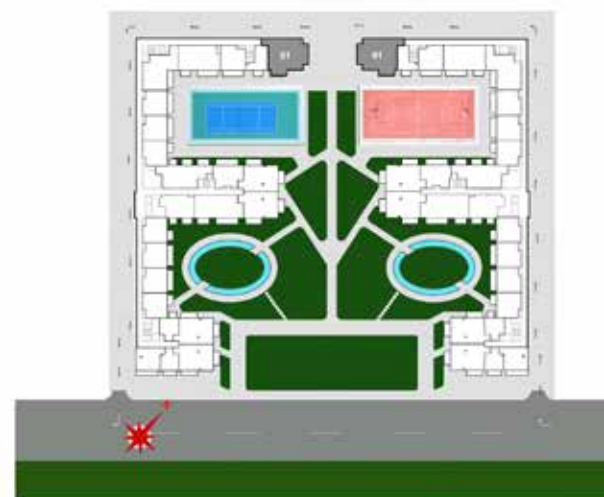
## FLAT TYPE TO1 - 3BR

(FLAT NO: 01)

TOTAL AREA

1355 SQ FT

# 3 BEDROOM FLOOR PLAN

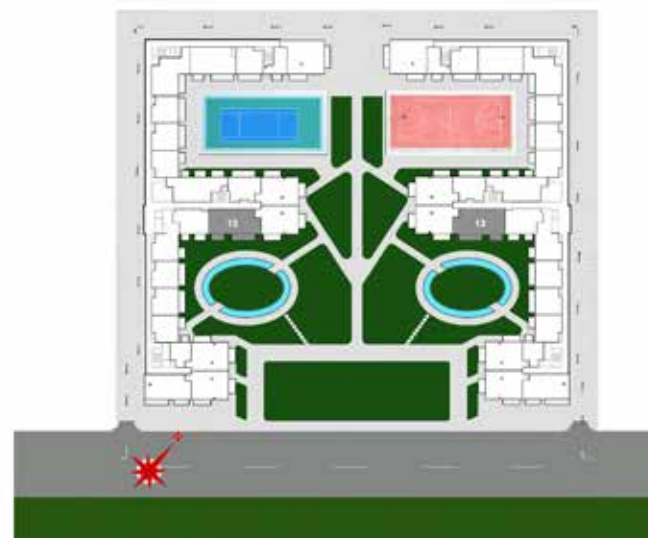
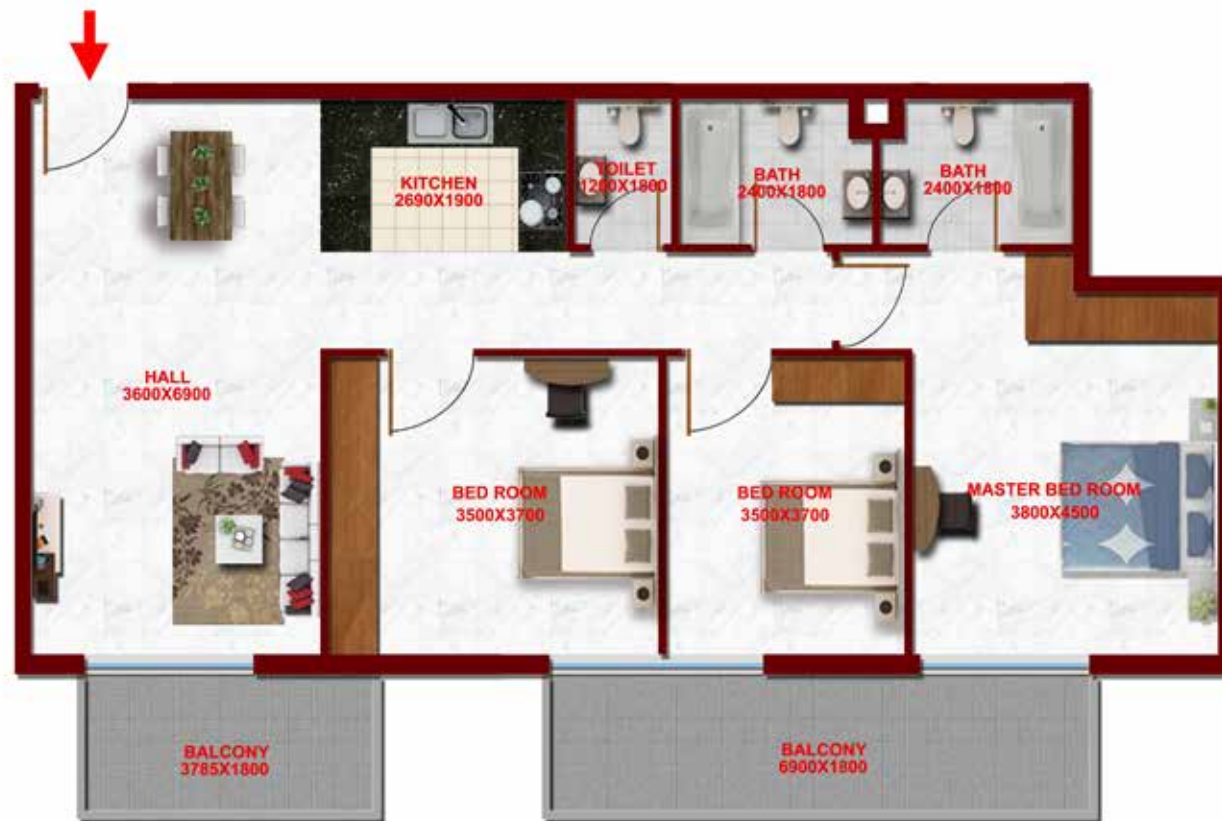


# FLAT TYPE T10 - 3BR

(FLAT NO: 13)

TOTAL AREA

1351 SQ FT







The Palm Jumeirah

12 minutes

8 minutes

4 minutes

**Glitz**  
by DANUBE

**DREAMZ**  
by DANUBE

1 minute

2 minutes



## DUBAI STUDIO CITY

Located at Dubai Studio City, the most popular Urban Suburb of Motor City, Glitz Residence 3 by Danube, is part of a vibrant residential development.

Just minutes from Mall of the Emirates and Sheikh Zayed Road on the Umm Suqeim Road, Studio City, the Film, Television and Video Production destination of Dubai, promises a high rental yield. It is a gated community with round-the-clock security.

- 8 minutes from Mall of the Emirates
- 8 minutes from Sheikh Zayed Road
- Next to Motor City
- Opposite Arabian Ranches





Type 1

**DREAMZ**  
BY DANUBE



Type 2

**DREAMZ**  
BY DANUBE



**Glitz 1**







Type 3

**DREAMZ**  
BY DANUBE



## DELIVERING OUR PROMISES

We understand our responsibility as your Property Developer and we remain committed to 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 solid 22 years of experience in building materials, all the sites of our existing Projects are bustling with activity and progress. Our ultimate goal is to experience your smile while handing over your keys to you!



**Glitz2**





