



**The Only Pearl in Furjan**



**Pearlz**  
BY **DANUBE**

**Pearlz**  
*DANUBE*

**DANUBE**  
PROPERTIES

EXIT ENTRY

**دانوب**  
پروپرتیز



## Pearlz by Danube

PEARLZ Residence located in Al Furjan, brings a new change in Residential living in the Al Furjan community. The building has been aesthetically designed in a Modern style to seamlessly and beautifully blend with the surroundings.

The plot is located at walking distance from the Al Furjan Metro Station. The residential tower is 10 Floors tall with G + M + P.

The ground floor consist of 2 Entrance Lobbies for the Residents, 2 Retail stores, A Prayer room & Ablution for both Male & Female.

The Project comes with its own unique list of Amenities catering to all the needs of the residents.





Living Room



Bed Room



Kitchen



Studio



## Amenities Like Never Before Customised Around You

Leave your worries on us. Danube Properties Introducing, a resident doctor in your building ready to attend all your needs 24x7\*.

**Doctor  
On Call**  
24x7

\*Subject to authority approval





Your treasures are well cared for. Danube Properties introducing daycare babysitting with trained nannies for your precious little ones.

Equipped with state-of-the art CCTV supervision on your mobile anytime anywhere.\*

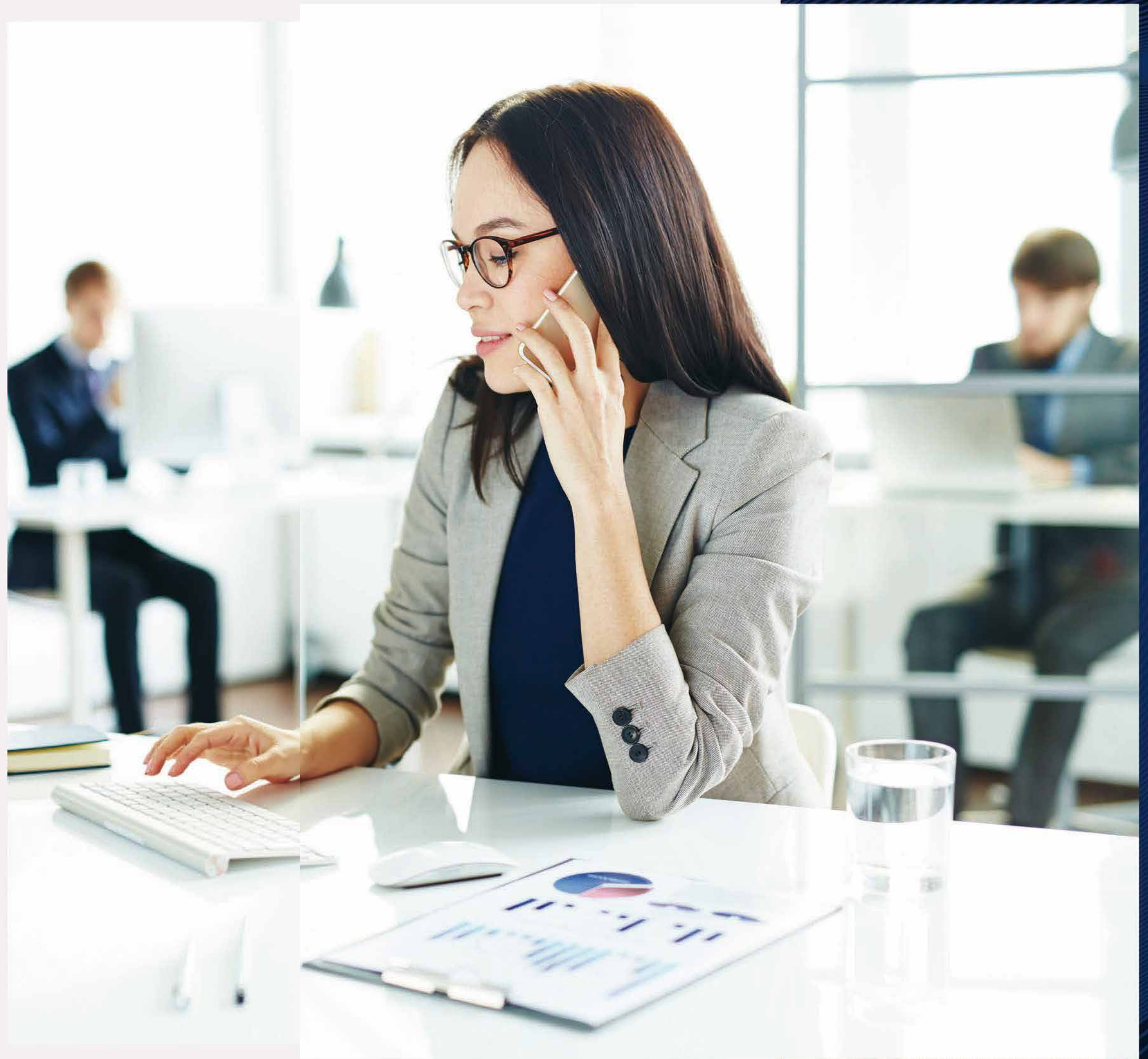
## **Kids Daycare** with nanny supervision

\*Subject to authority approval

Bring your office home. A well equipped and versatile office space for all your corporate or professional needs.

Efficient personal assistants also provided to make your work a breeze.

## Smart Office with secretary





Control your home with your fingertips. User friendly home automation controls of your AC, Lights, Smart devices, door bell camera, etc. on your phone.

Giving you the comfort you need.

**Smart  
Home**  
on your phone

Anti-current swimming, an amazing feature that makes you burn more calories similar to a lap pool.

A perfect space optimisation feature in our pool to experience energetic swimming. 20 minutes of swimming in this pool is equivalent to an hours swim in a normal pool.

## Anti-Current Pool



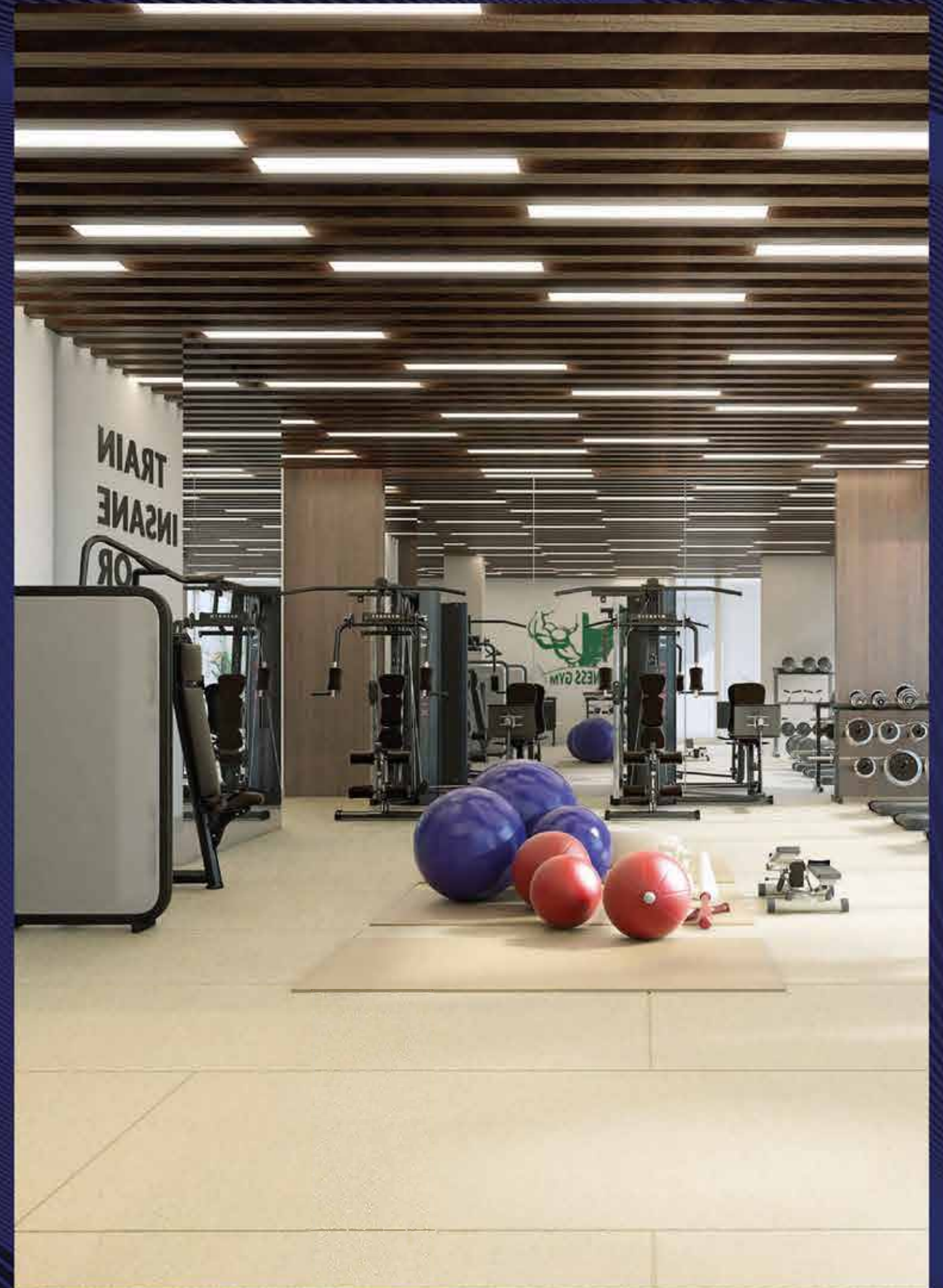


Experience a hassle-free commute to anywhere in Dubai.  
Located just a minute's walk to the Al Furjan metro station.

**1 Minute to Al Furjan  
Metro Station**



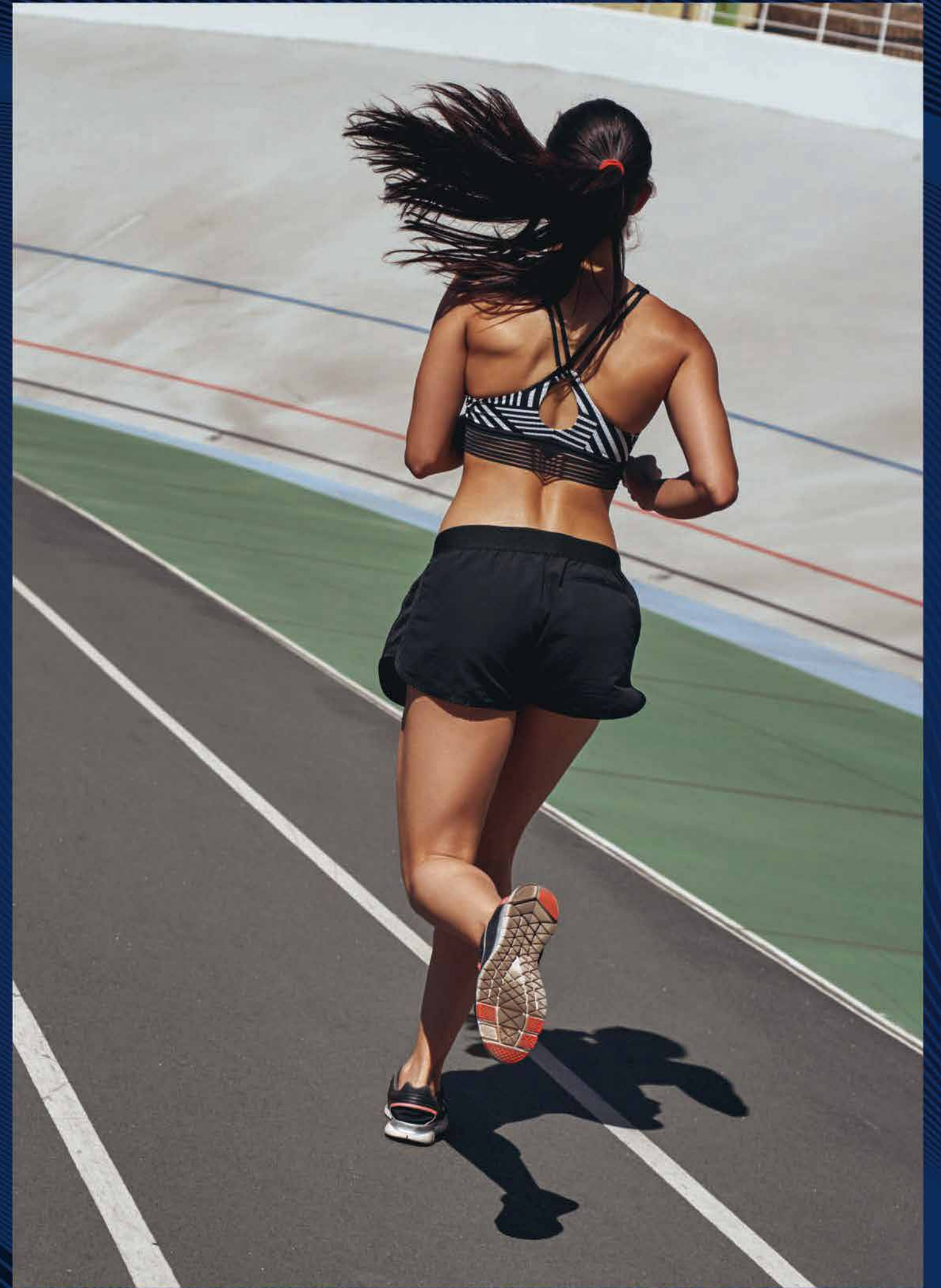
Aquatic Gym



State-of-the-art  
Fitness Center



Kids Play Area

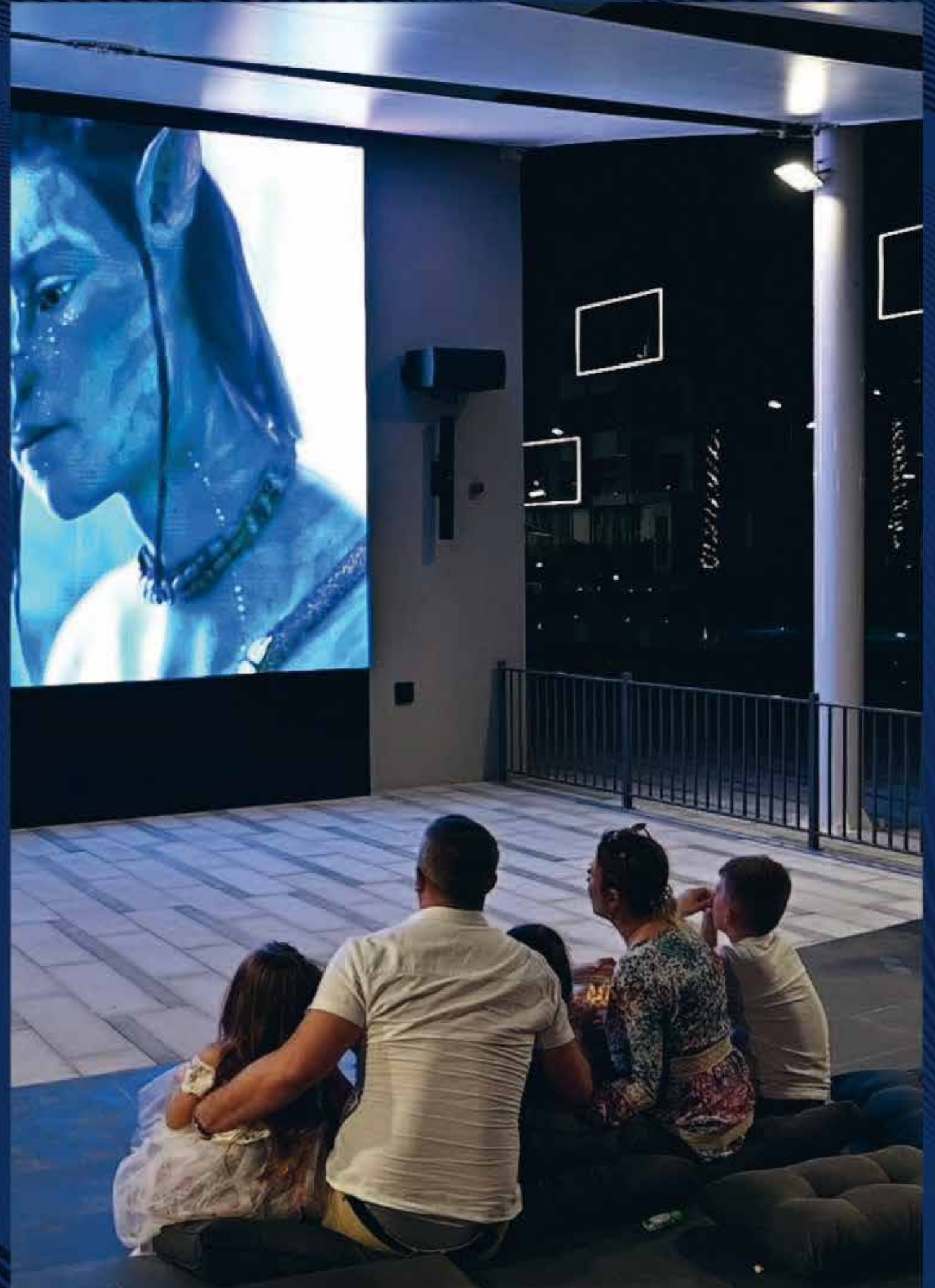


Jogging Track





Paddle Tennis Court

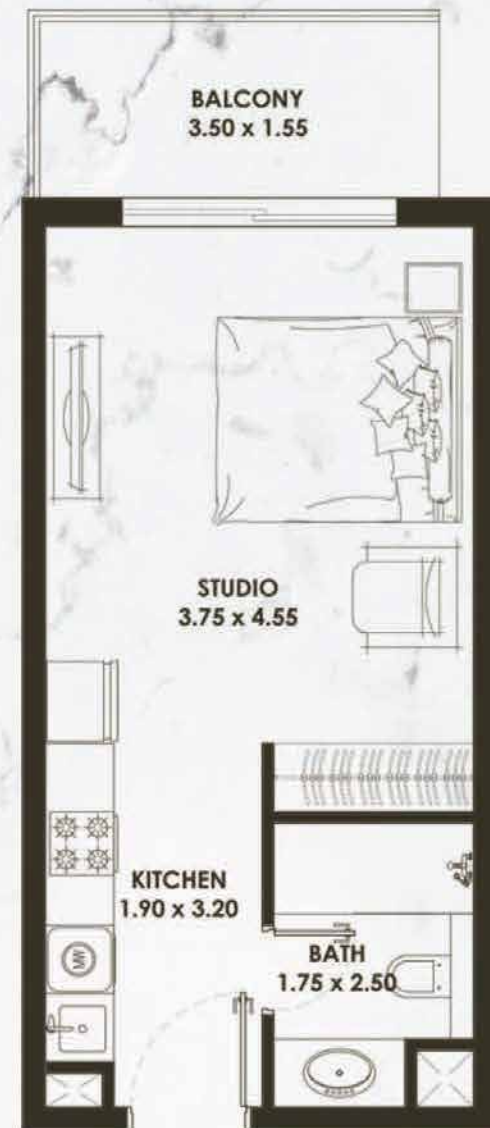


Outdoor Cinema



1) All information, materials, plans and amenities are approximate and provided for illustrative purposes only. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings, and amenities of the project without notice.  
2) Units areas, actual dimensions, layout, location, specifications of balcony, door, wardrobe or other fixtures may vary floor to floor and between units and are subject to revision by the developer.  
3) Furniture and electric devices will not be provided by the developer.

## STUDIO Floor Plan



### Studio Type 1

Area  
Apartment - 316.03 SQ. FT.  
Balcony - 73.3 SQ. FT.  
Total Area - 389.33 SQ. FT.

## 1 BR Floor Plan



### 1 BR Type 1

Area  
Apartment - 607.73 SQ. FT.  
Balcony - 72.98 SQ. FT.  
Total Area - 680.71 SQ. FT.

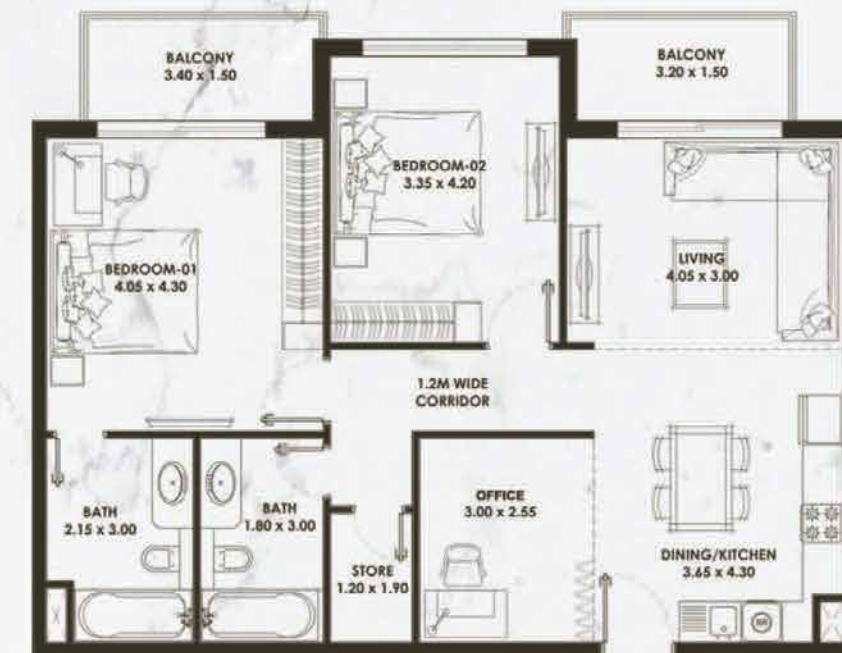
**2 BR + STUDY  
Floor Plan**



**2 BR + Study**

Area  
Apartment - 984.47 SQ. FT.  
Balcony- 130.67 SQ. FT.  
Total Area - 1115.14 SQ. FT.

**2 BR + OFFICE  
Floor Plan**



**2BR + Office**

Area  
Apartment - 1020.96 SQ. FT.  
Balcony- 121.96 SQ. FT.  
Total Area - 1142.92 SQ. FT.

## 3 BR + PERSONAL POOL Floor Plan



## 3 BR + Personal Pool

Area  
Apartment - 1285.10 SQ. FT.  
Balcony - 376.52 SQ. FT.  
Total Area - 1661.62 SQ. FT.



## Dubai - An Investor's Paradise

WORLD CLASS AMENITIES

100% TAX-FREE PERSONAL INCOME

HIGH CAPITAL APPRECIATION

EASE OF INVESTMENT

HIGH RENTAL INCOME (8% - 10%).

HAPPY AND SAFE CITY

PROGRESSIVE ECONOMY

WORLDWIDE CONNECTIVITY

UAE GOLDEN VISA

## Why Danube Properties

- Freehold Ownership
- High Capital Appreciation
- High ROI
- Best Payment Plan
- Registered Under Dubai Land Development
- Semi Furnished
- 29 Years of Trust
- Prime Location
- Affordable Price
- Luxury Finishing
- World-Class Amenities
- Timely Delivery

**DANUBE**  
No.1 building material company

**DANUBE**  
**PROPERTIES**

**DANUBE**  
**HOME**

Milano  
ITALY

M:  
Casa Milano

ALUCOPANEL  
USA

“The success and eminence of Danube began with a small trading enterprise as a dream, but today the dream has been transformed into reality.”

**Rizwan Sajjan**  
Founder & Chairman

GLOBAL GAME CHANGERS • THE YOUTH PILL

MAY 2016 ISSUE 47

# Forbes

Middle East

TOP INDIAN  
BUSINESS  
LEADERS  
IN THE ARAB WORLD

**RIZWAN SAJAN**  
HE SURVIVED TRAGEDIES  
AND CAME OUT  
STRONGER

**FROM MUMBAI TO DUBAI**  
LUXURY REAL ESTATE MAY BE TAKING A HIT IN DUBAI,  
BUT HIS LOWER-PRICED APARTMENTS ARE SELLING OUT  
AND MORE PROJECTS ARE UNDERWAY.

OTHERS.....\$8 QATAR.....QAR 30 SAUDI ARABIA.....SAR 30  
OMAN.....OMR 3 BAHRAIN.....BHD 3 KUWAIT.....KWD 2.5 UAE.....AED 30



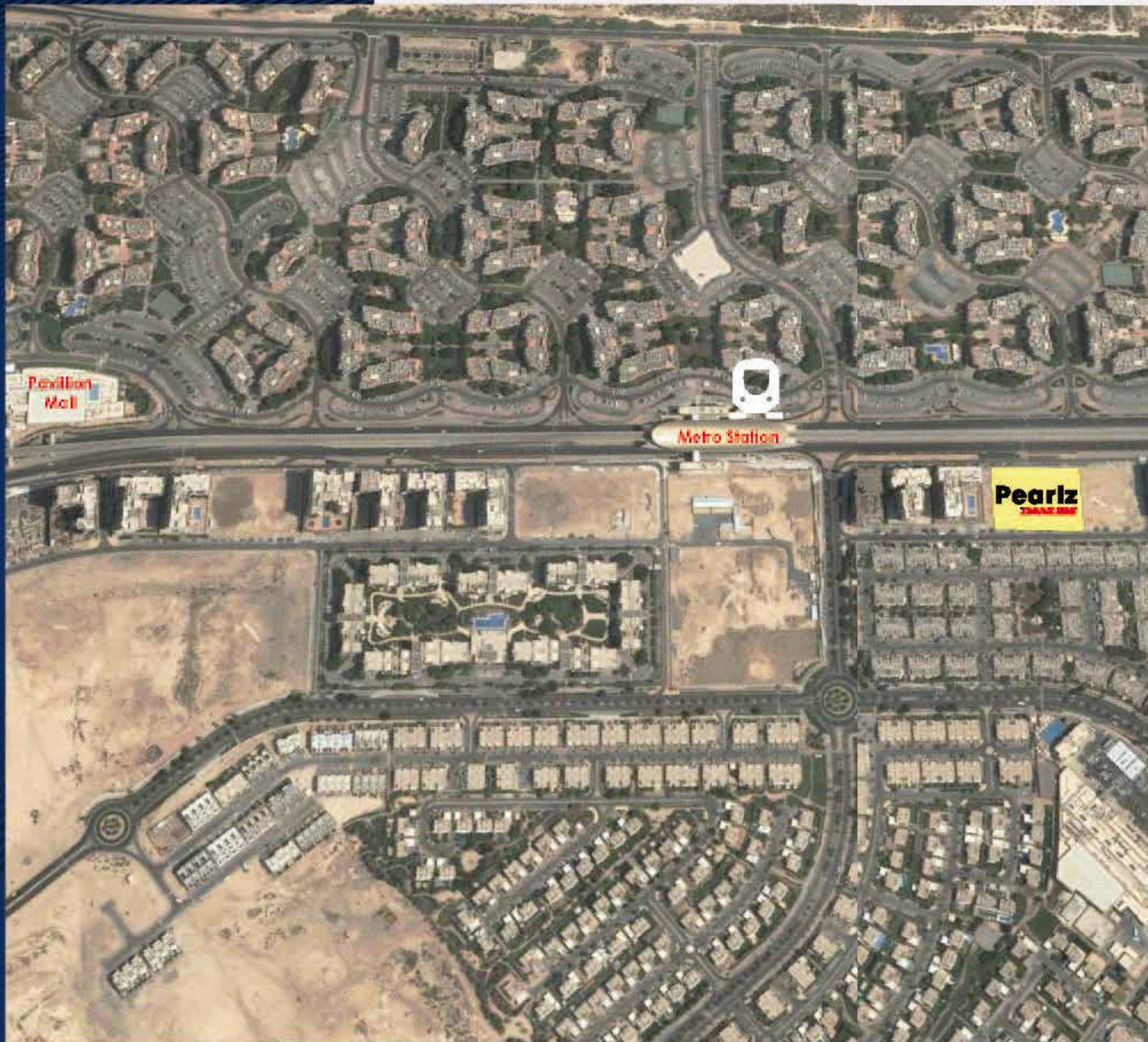


■ COMPLETED

■ UNDER CONSTRUCTION

■ COMPLETED

■ UNDER CONSTRUCTION



## Why Furjan

Al Furjan in Dubai is a mixed apartment and villa community that enjoys a suburban atmosphere away from the bustle of the city.

Life in Al Furjan can be a peaceful and convenient one, as most lifestyle amenities are covered. The Al Furjan Pavilion house several pharmacies, grocery stores, restaurants, cafes, salons, spas, bookshops, and more. One of Dubai's most popular residential districts, Al Furjan is a vibrant residential development located between Sheikh Zayed Road and Mohammed Bin Zayed Road.

Located between Discovery Gardens and Jebel Ali Village, this collection of villas, townhouses, and apartments is a quiet haven that's just 20 minutes away by car from most of Dubai's hotspots.

The community offers a tranquil, peaceful environment that attracts residents and citizens who wish to raise a family away from the hustle and bustle of the city Centre.

Good news to Al Furjan residents and visitors, the neighborhood comes with its parking lots. The Al Furjan Club and Al Furjan Pavilion Community Centers also offer 300 parking spaces.

1 Minute To Al Furjan Metro Station	6 Minutes To Pavillion Mall	9 Minutes To Ibn Battuta Mall
6 Minutes To Sheikh Zayed Road	12 Minutes To NMC Royal Hospital	24 Minutes To Al Maktoum International Airport

Schools within 5 KM radius

Winchester School

Taleem British School

Dubai British School

Delhi Private School





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GROCERIES

GROCERY



# **DANUBE** **PROPERTIES**



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Mumbai | New Delhi | Ahmedabad | Kochi | China

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