



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	5 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



Greenz
BY **DANUBE**



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
DANUBE

**HANDOVER
Q4 2029**

TWIN VILLA





TOWNHOUSE





**AN UNMATCHED
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

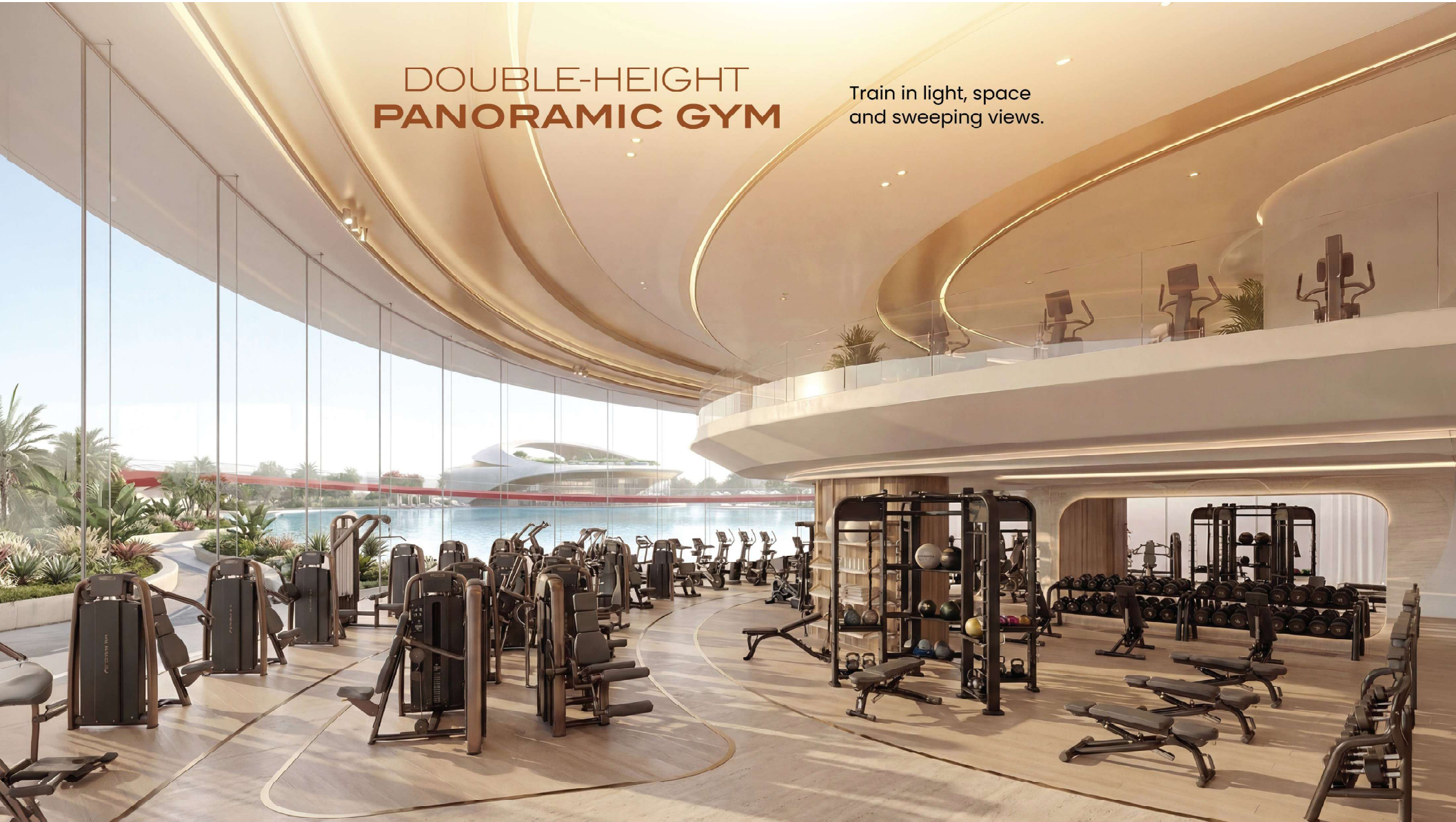
The ideal destination for
body and mind

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



DOUBLE-HEIGHT PANORAMIC GYM

Train in light, space
and sweeping views.



A modern spa interior featuring a large, curved pool with a waterfall cascading from a circular skylight. The space is finished with light-colored stone walls and floors, and includes a wooden sauna on the left and a glass-enclosed shower area. Large windows on the right offer a view of a landscaped garden with rocks and trees.

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
BY
DANUBE

**WHERE
NATURE MEETS**
the city

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*



*SALES TARGET FOR
GREENZ BY APRIL END



THANK YOU