DANUBE
PROPERTIES

Shahrukhz
RESIDENCES
BY DANUBE

LIVE LIFE
KING Style



FULLY FURNISHED

WATERFRONT RESIDENCES

PENTHOUSES
DESIGNED BY
Gauri Khan



Shahrukhz
RESIDENCES
BY DANUBE

An iconic new landmark, set in Dubai Maritime City, SHAHRUKHZ by Danube brings breathtaking residences, uninterrupted ocean views and over 40 + world-class amenities to one address. This is waterfront living imagined on a grand scale, designed for those who like to **LIVE LIFE, KING STYLE**

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

MALL
PROPOSED
MALL

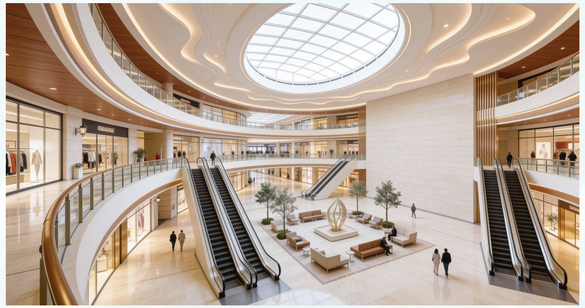
INTERNATIONAL
CRUISE TERMINAL



At the
CENTRE OF EXTRAORDINARY

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
DANUBE



Exclusive
YACHT *for* RESIDENTS

A complementary yacht experience with a dedicated yacht exclusively for Shahrukhz residents to enjoy with friends and family and create unforgettable memories.

ARRIVE *like* ROYALTY

A GRAND ARRIVAL WHERE
ARCHITECTURAL GRANDEUR GREETS YOU
FROM THE VERY FIRST MOMENT



WELCOME TO

A LIVING MASTERPIECE

An extraordinary lobby where **water, art and architecture converge**





WHERE THE

Horizon never ends

WAKE UP TO A MASTERPIECE
PAINTED BY THE OCEAN



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

CENTRAL FOUNTAIN

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



SPORTS HUB

PLAY *Without* LIMITS

A complete sporting world designed
for energy, action and ambition

GARDEN & CABANAS

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





KID'S
DAYCARE





DANCE
STUDIO

PARTY
HALL

CO-WORKING
SPACE


Shahrukhz
A Private CINEMA
EXPERIENCE
Enjoy the magic of
the movies in an intimate
40 SEATER THEATRE


PODCAST
Studio
Shahrukhz
DANUBE



Presenting

INFINITY 33

Savim

TO THE INFINITE VIEW OF THE BLUE SEA

Train
WITH A VIEW

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







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.

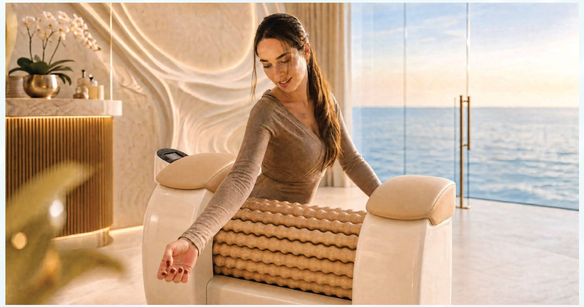
• Supports muscle recovery • Promotes healthier-looking skin



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

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



40+
AMENITIES

THE *Luxury*
OF HAVING IT ALL

40+ amenities for family, fitness,
relaxation and celebration

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

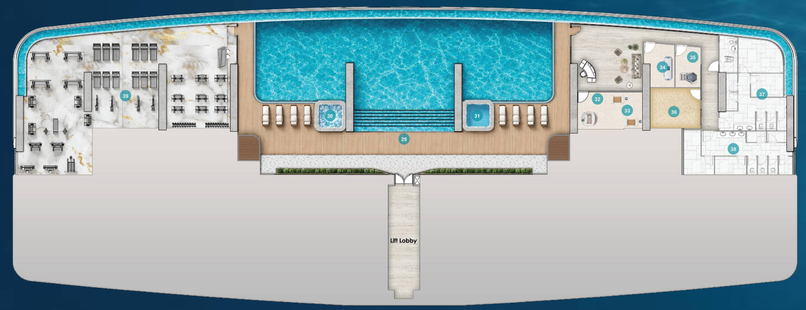


Explore Your KINGDOM

Over 40 extraordinary experiences, thoughtfully placed around your life.



The LIFESTYLE DECK
(PODIUM LEVEL)



The WELLNESS DECK
(LEVEL 33)

The SKY DECK
(LEVEL 60)





THE WATERFRONT COMMERCIAL *Promenade*

A sophisticated destination for
dining, shopping and socialising



STUDIO





The KING'S SUITE

A magnificent **fully furnished one bedroom** residence where every detail feels exceptional. Expansive design, refined details and a walk-in wardrobe worthy of royalty






CURTAIN SHADES
LEATHER FINISH
BRONZE METAL FINISH
WOODEN CLADDING
BLUE LEATHER FINISH
LINEN SHADES
CHEVRON STYLE FLOORING
CALCATTA GOLD MARBLE FINISH
BROWN TINTED GLASS
TRAVENTINE
DUCO PAINT
TERMINATION
WALL PAINT



INTRODUCING

KING'S SIGNATURE OCEAN *Residences*

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





INTRODUCING
EXCLUSIVE PENTHOUSES
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"


AN ICON
BETWEEN
Sea and Sky
DANUBE

Shahrukhz RESIDENCES BY DANUBE

Destined to be Iconic

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





"What began as a vision is now a commitment at Danube Properties, we don't just build homes, we deliver trust, exceptional quality and excellence to every customer."

RIZWAN SAJAN FOUNDER & CHAIRMAN, DANUBE GROUP



"Our design language is guided by an uncompromising belief that every line we draw, every material we choose and every space we shape must create an unparalleled way of living"

ADEL SAJAN MANAGING DIRECTOR, DANUBE GROUP



Framed by the sea

THE VIEW NEVER ENDS

A lifestyle shaped by waterfront views,
open skies and effortless calm.