



**The Only Pearl in Furjan**





**Pearlz**  
BY **DANUBE**





**Pearlz**  
by **DANUBE**

**DANUBE**  
**PROPERTIES**

**دانوب**  
**پراپرٹیز**

EXIT ENTRY



## 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.

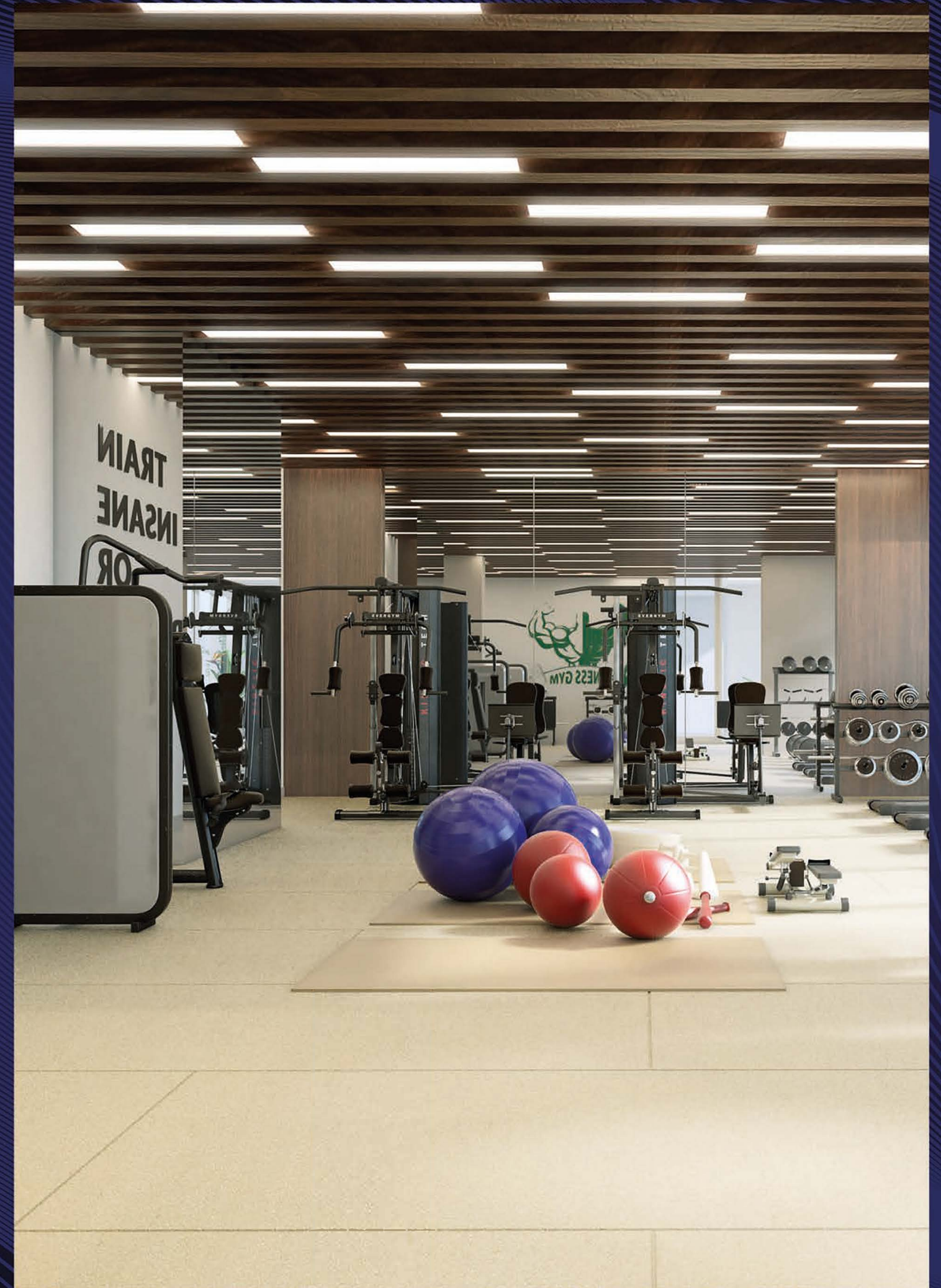
Located just a minute's walk to the Al Furjan metro station.

**1 Minute to Al Furjan  
Metro Station**





Aquatic Gym

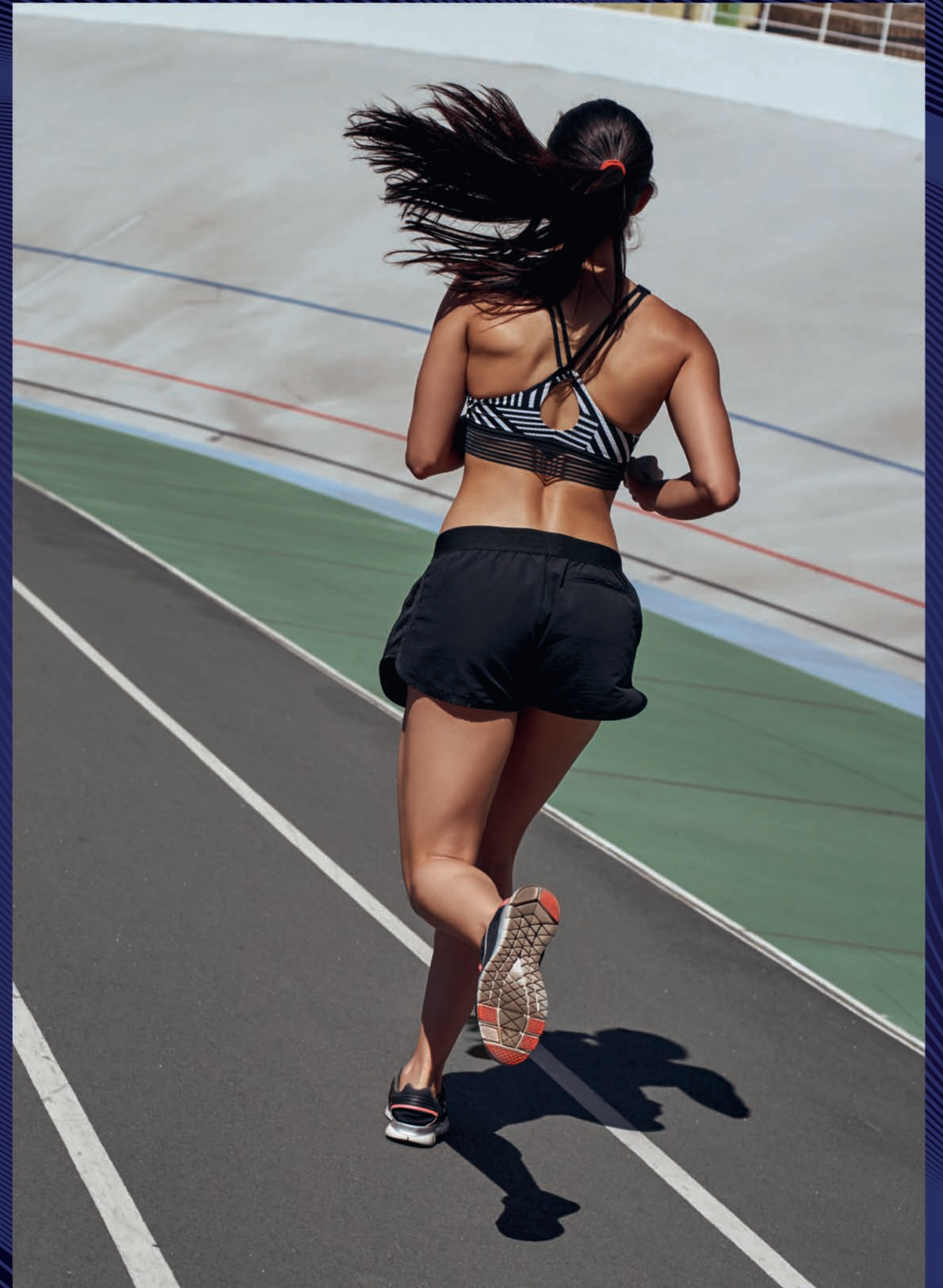


State-of-the-art  
Fitness Center





Kids Play Area

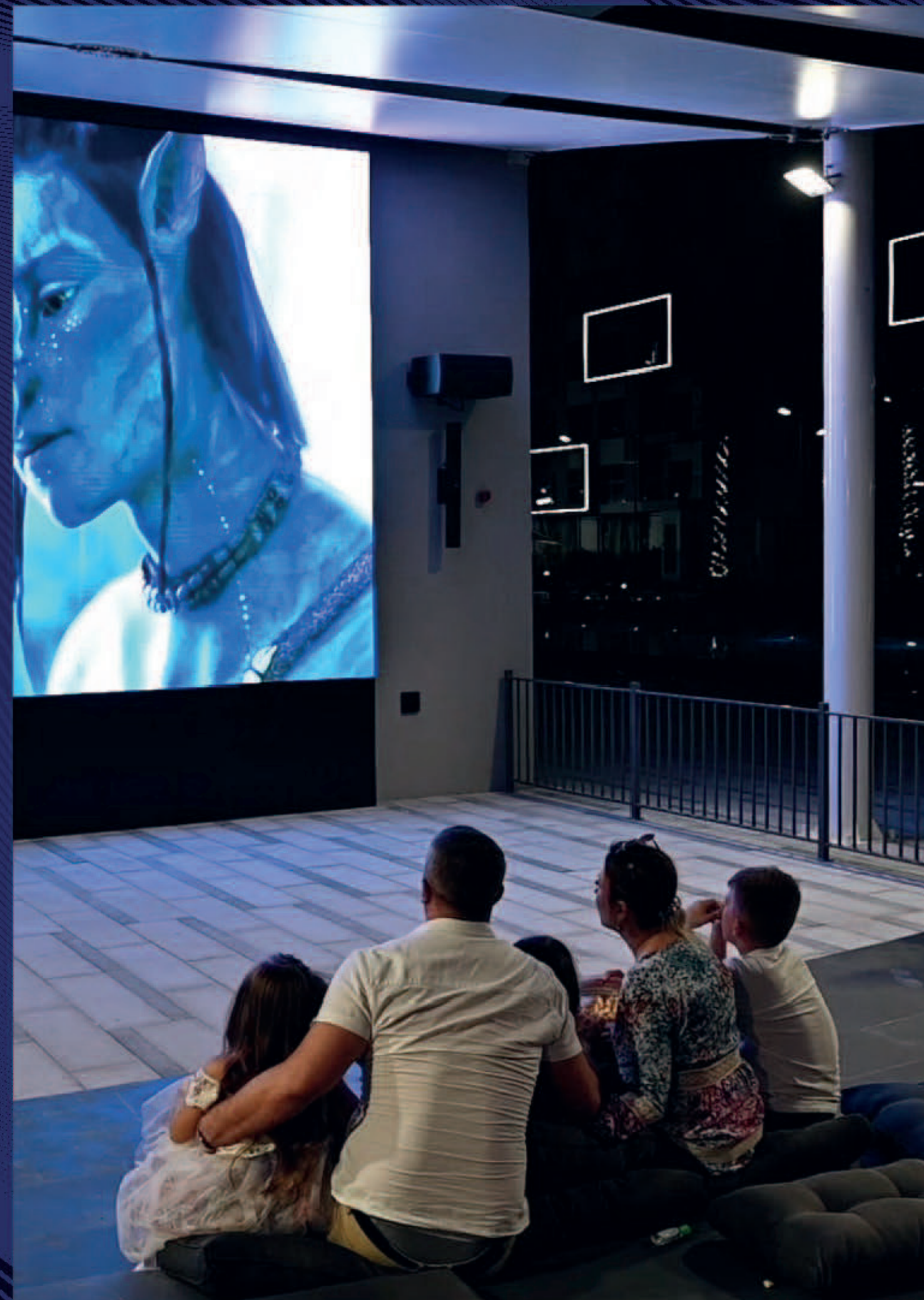


Jogging Track





Paddle Tennis Court



Outdoor Cinema

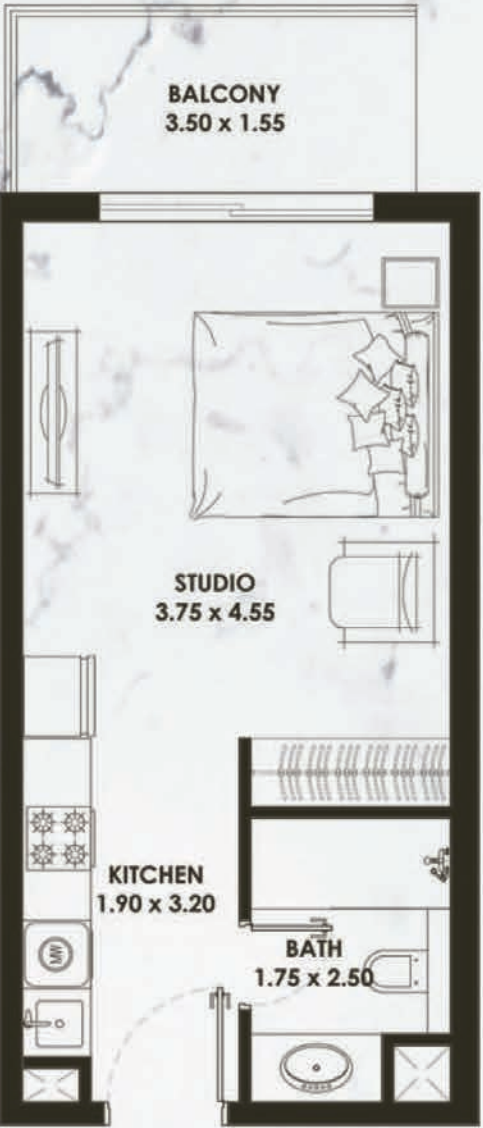




1) All information, materials, plans and amenities are approximate and provided for illustrative purposes only. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings, and amenities of the project without notice.  
 2) Units areas, actual 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



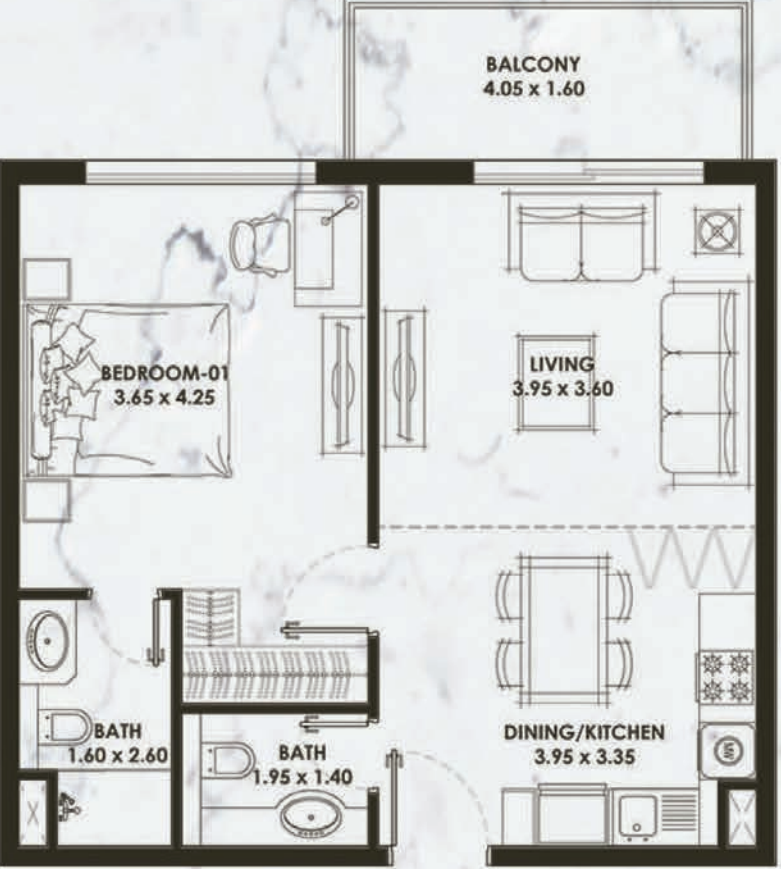
**STUDIO  
Floor Plan**



**Studio Type 1**

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

**1 BR  
Floor Plan**

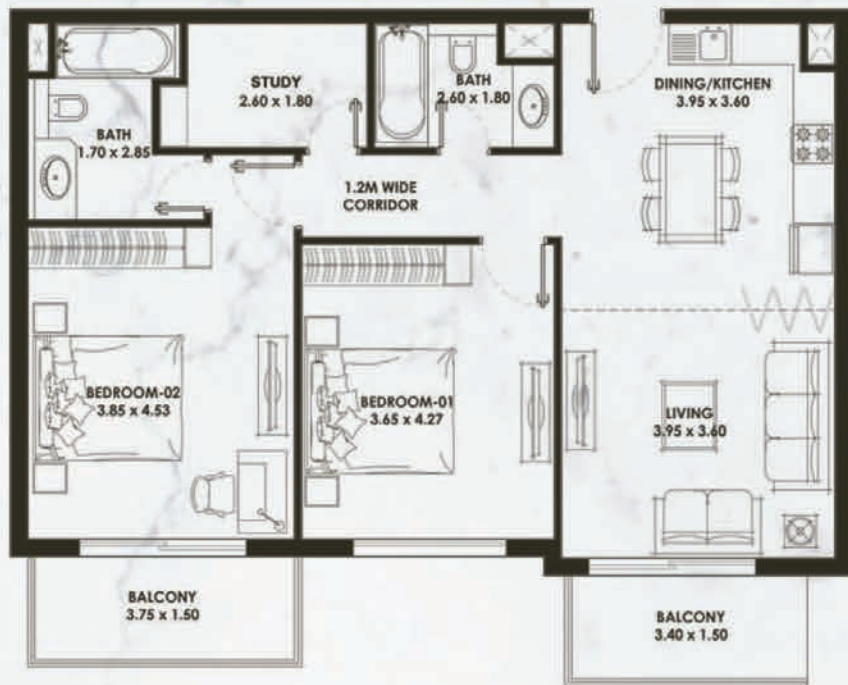


**1 BR Type 1**

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



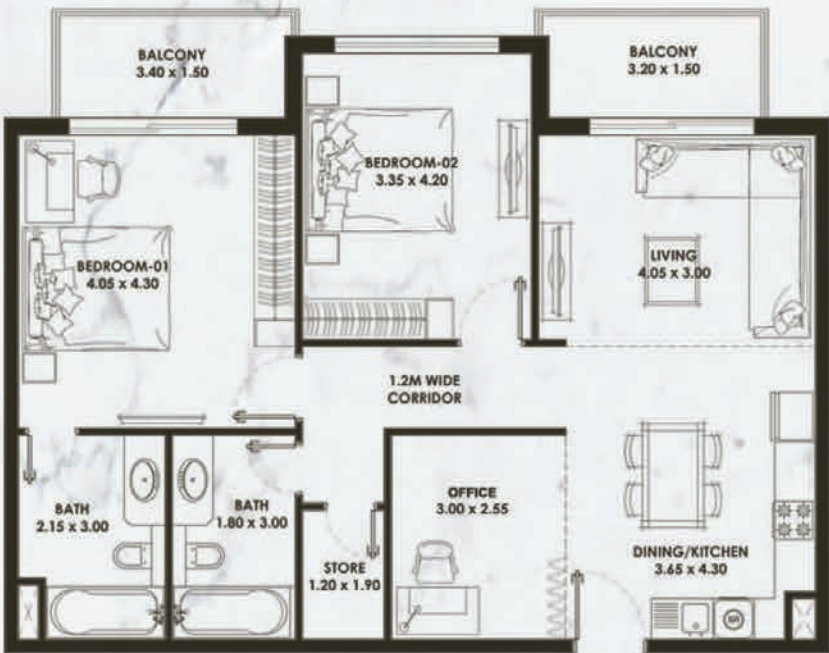
# 2 BR + STUDY Floor Plan



# 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

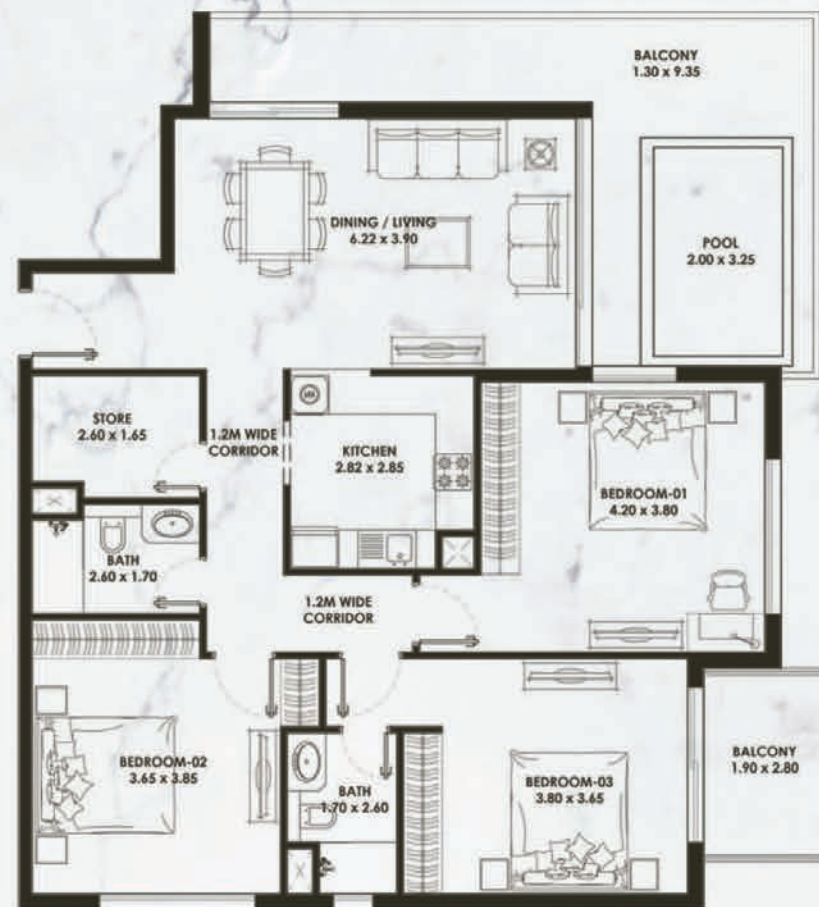


# 2BR + Office

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 Paradidse

- |                                |                               |
|--------------------------------|-------------------------------|
| 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

  
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 KUWAIT.....KWD 2.5 UAE.....AED 30







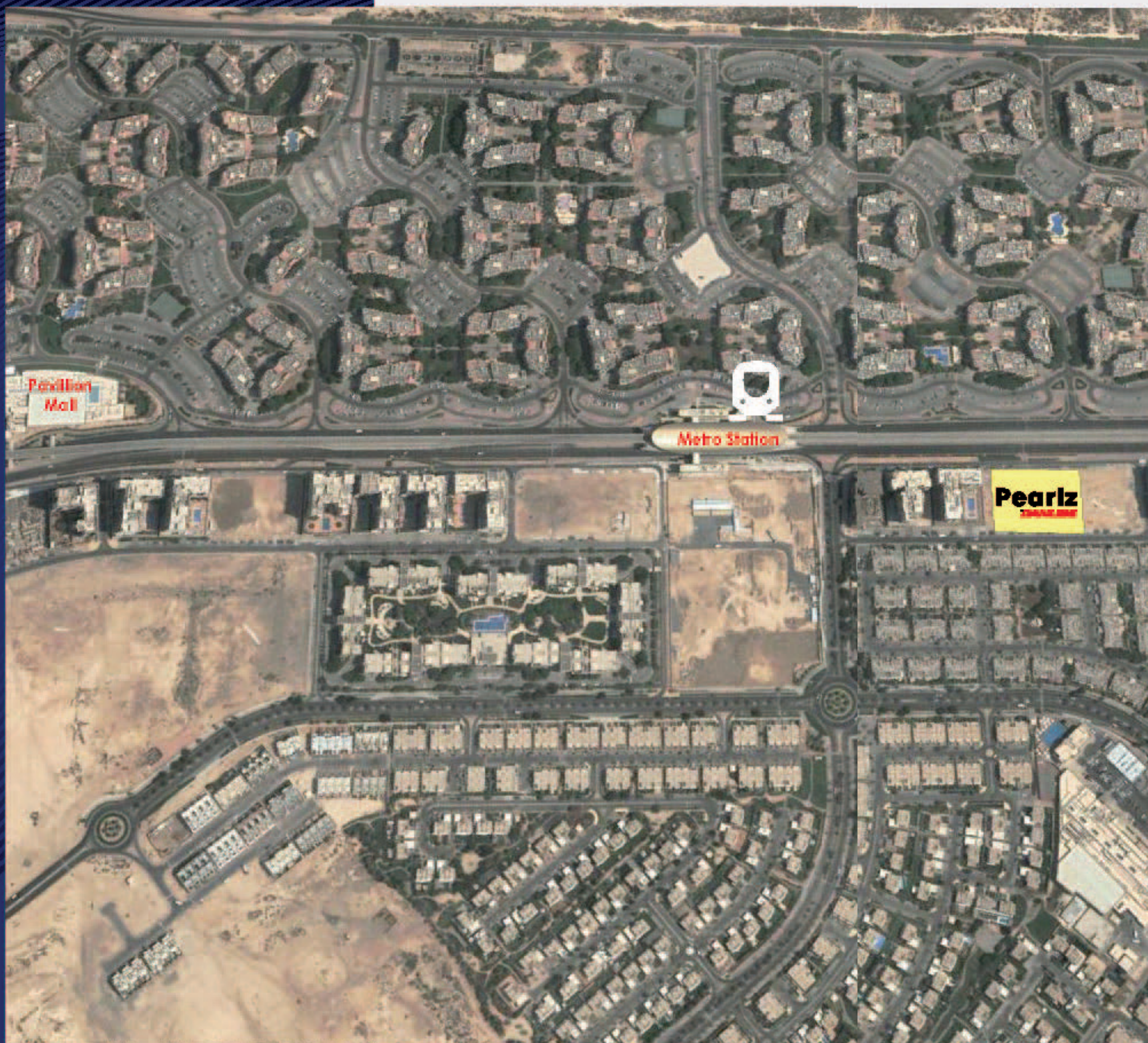
COMPLETED

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**



Dubai | Abu Dhabi | Muscat | Riyadh | Bahrain  
Mumbai | New Delhi | Ahmedabad | Kochi | China



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