



**DIAMONDZ**  
BY **DANUBE**



# DIAMONDZ BY DANUBE

WHERE  
EVERY  
HOME  
SPARKLES

UPTOWN - JLT  
DUBAI





*The* JEWEL  
*of* JLT

As the architectural gem of Uptown, situated in Jumeirah Lake Towers, Dubai, DIAMONDZ is the crafted jewel of homeowners and investors.

# Invest

in Uptown, JLT, Dubai

## Nearby Landmarks:
















- **DMCC** - World's largest trading hub for rough diamonds
- **Jumeirah Lakes Towers**
- **Jumeirah Islands** - Dubai's one of the most prestigious and sought-after communities.
- **Dubai Marina** - a waterfront city
- **Ain Dubai** - World's Highest Observation Wheel in Dubai
- **Sheikh Zayed Road** - This road is the main artery of the city







## DISTANCES

	DMCC Metro	2 min
	Dubai Marina Mall	3 min
	Jumeirah Island	3 min
	Marina Walk	5 min
	Top Golf	5 min
	Ain Dubai	7 min
	Sky Dive	7 min
	Dubai Cruise Terminal	8 min
	The Palm Jumeirah	10 min
	Mall Of The Emirates	10 min
	Burj Al Arab	12 min
	Jumeirah Beach	15 min
	Burj Khalifa	18 min
	Dubai Frame	20 min
	Dubai International Airport	25 min

## WHY DUBAI?



Safest City in the World



Fastest Growing Economy



High Capital Appreciation



Ease of Investment



Freehold Ownership



100% Tax Free Income



Long-Term Golden Visa



Worldwide Connectivity

## WHY DANUBE PROPERTIES?

**0%**

Interest

**1%**

Pay 1% Per Month

**75**

Months Payment Plan



High Return on Investment



Timely Delivery



Prime Location



Luxury Furnishing



40+ Amenities



# The 1% Man

**Rizwan Sajan**

Founder & Chairman  
Danube Group



Scan & Watch  
The Complete Story





Roof Top  
Pool Bar



Infinity  
Pool

**DANUBE**







# Party Hall



# Cabana Seating





Outdoor Kids  
Play Area



Yoga Deck





Outdoor  
Cinema



**BEING STRONG**<sup>TM</sup>  
FITNESS EQUIPMENT

now at

**DIAMONDZ**

BY **DANUBE  
PROPERTIES**

*Samuel Chan*



# 40+ LUXURIOUS AMENITIES

## Podium Level Amenities

1. Infinity Pool
2. Shallow Pool
3. Jacuzzi
4. Kids Pool
5. Aquatic Gym
6. Waterfall
7. Toddlers Splash Pad
8. Kids Play Area
9. Trampoline
10. Cricket Pitch
11. Wall Climbing
12. Paddle Tennis / Badminton.
13. Basketball Court
14. Cabana Seating
15. BBQ Area
16. Skating Park
17. Jogging Track
18. Outdoor Gym
19. Outdoor Library Seating
20. Snooker Zone
21. Chess / Table Tennis
22. Family Seating
23. Doctors On Call
24. Kids Daycare
25. Male Prayer Hall
26. Female Prayer Hall
27. Library
28. Beauty Salon
29. Business Centre

## Level 2 Amenities

30. Jacuzzi
31. Rain Shower
32. Open Cigar Lounge
33. Outdoor Party Hall
34. Indoor Party Hall
35. SPA & Therapy
36. Male / Female Changing Room
37. Indoor Gym
38. Sky Garden
39. Open Air Cinema

## Level 3 Amenities

40. Zumba Dancing Deck
41. Sky Observatory Deck
42. Health Bar

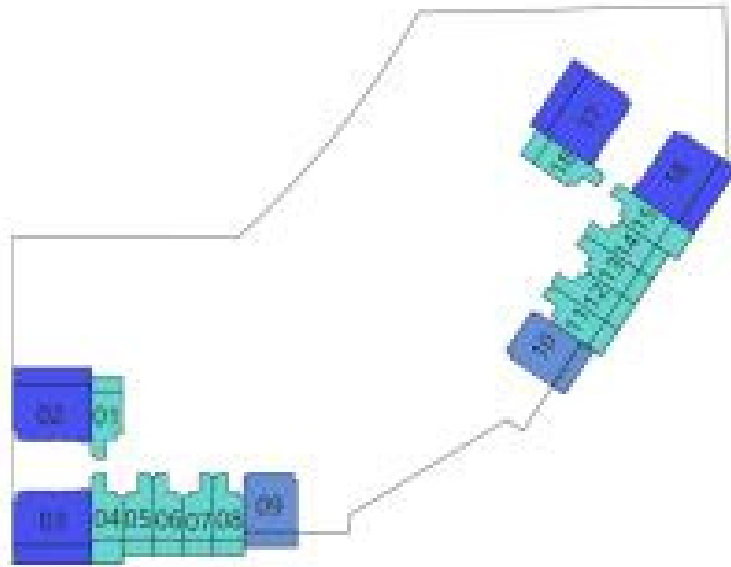
## Roof Level Amenities

43. Yoga Deck
44. Roof Top Hammock Garden
45. Sky Golf

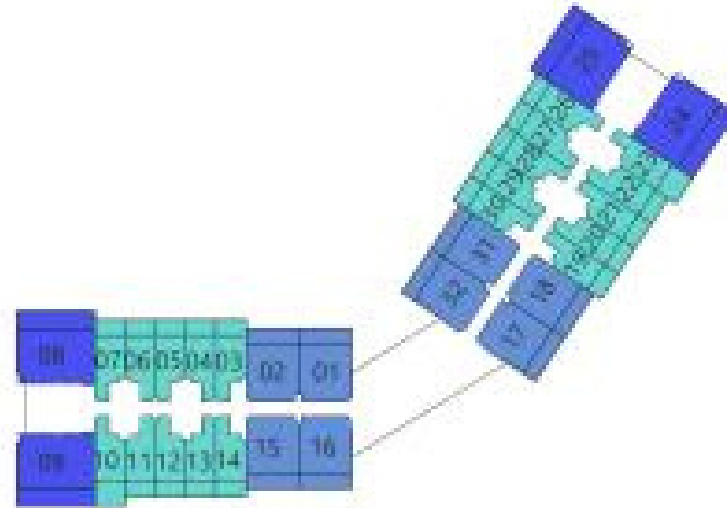


# Floor Plate

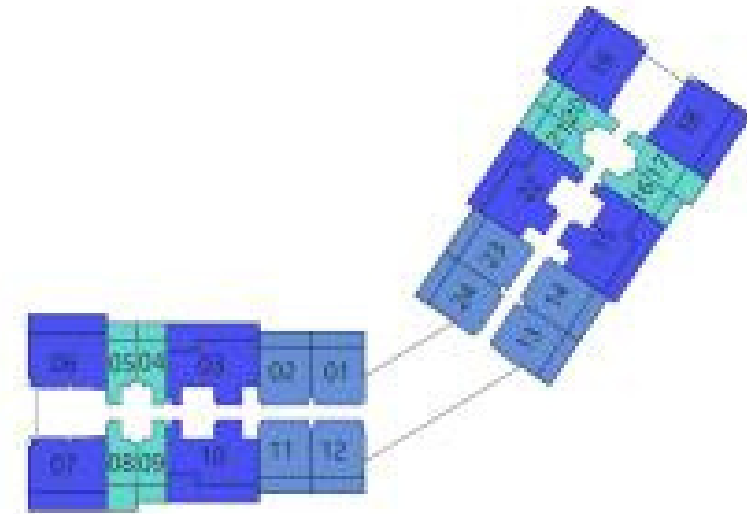
12TH FLOOR



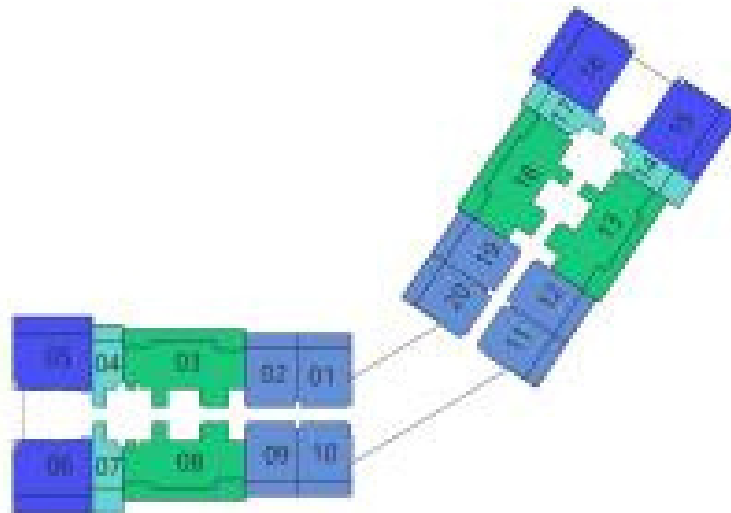
13TH - 31ST FLOOR



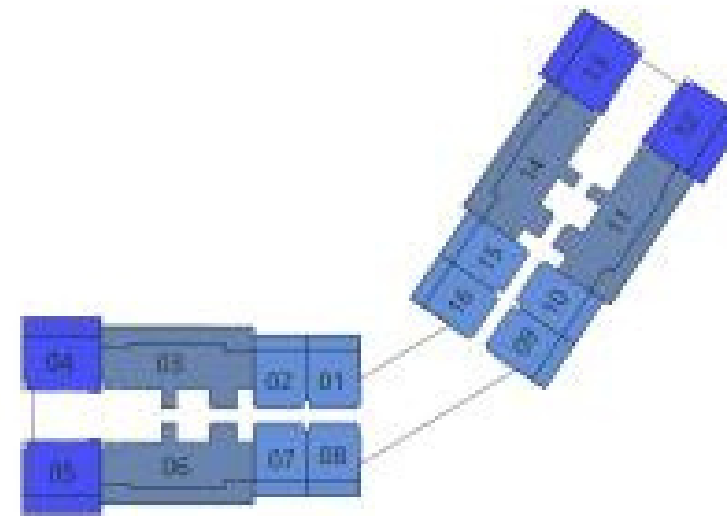
33RD - 42ND FLOOR



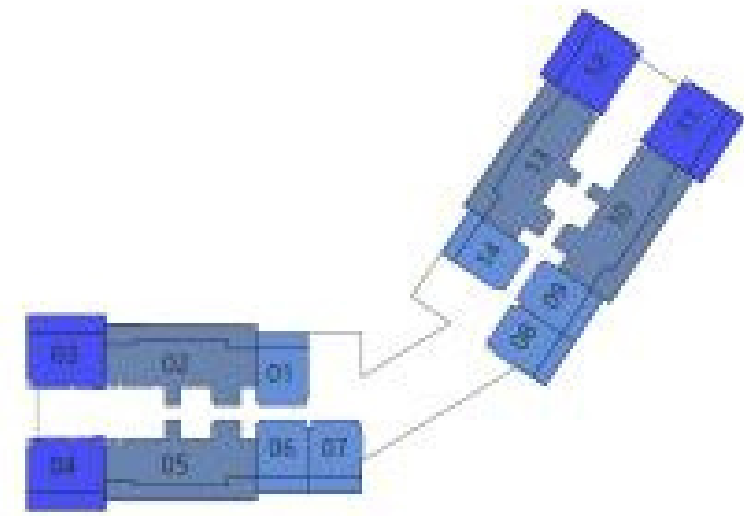
43RD - 55TH FLOOR



56TH - 59TH FLOOR



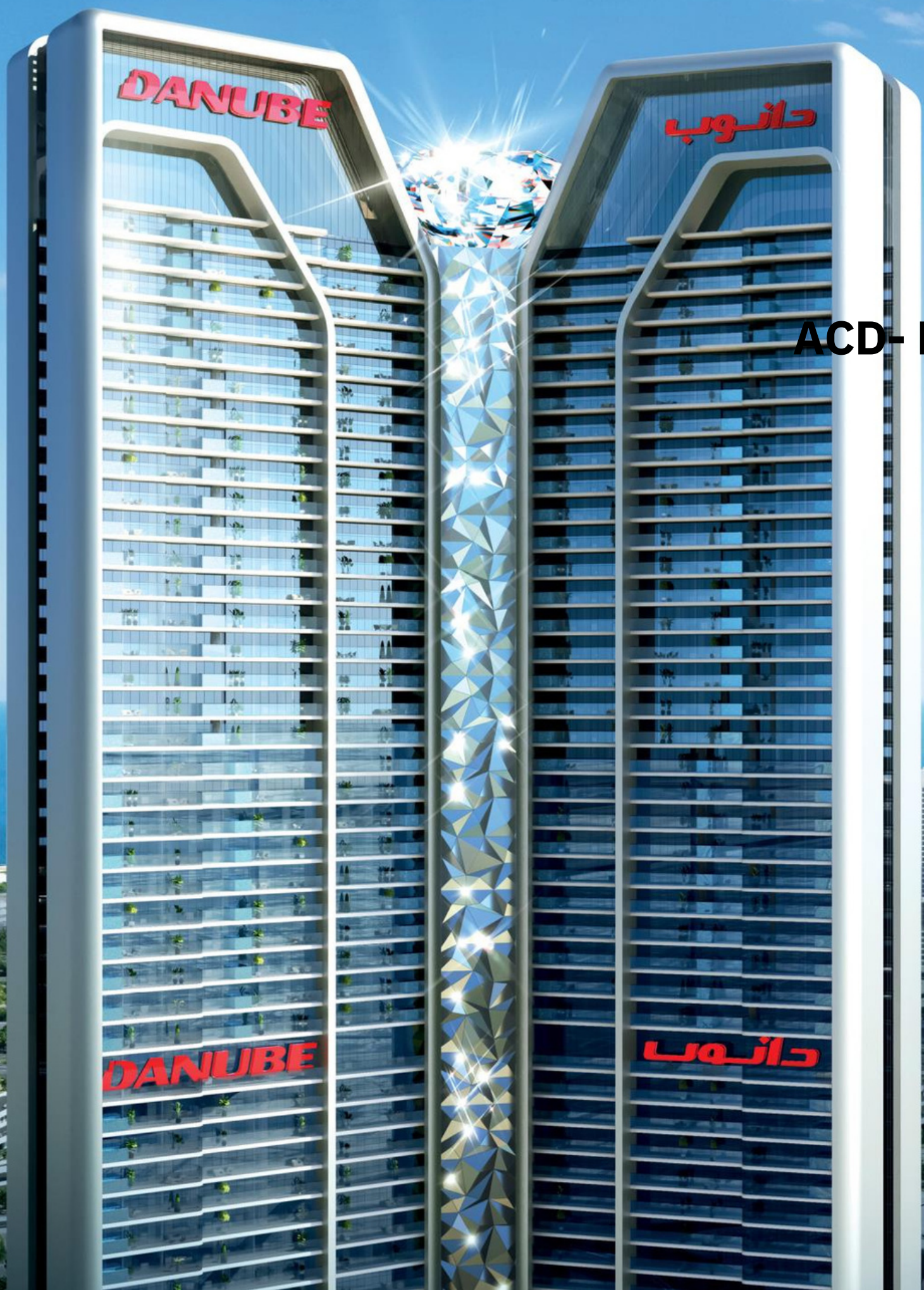
60TH FLOOR



**DIAMONDZ**

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM





ACD- Nov 2027

**DIAMONDZ**  
BY **DANUBE**

**75**  
Months  
Payment Plan





# JEWEL of ULTRA LUXURY *living*

DIAMONDZ BY DANUBE	
Apr-24	10
Jun-24	%
Aug-24 to Dec 25	10
Jan-26	%
Feb-26 to May-26	1%
Jun-26	6%
Jul-26 to Nov-27	1%
<b>30 Months post Project completion from Dec 2027 TO May 2030</b>	6%
	1%
	1%



JEWEL of  
**ULTRA LUXURY**  
*living*

**Pricing - DIAMONDZ**

Types	Min Price	Max Price
Studio	1,100,000	1,228,000
Presidential Studio	1,300,000	1,460,000
1 BHK	1,750,000	1,991,000
Presidential Suite	2,100,000	2,225,000
2 BHK + POOL	2,500,000	2,821,000
3 BHK + POOL	3,650,000	4,007,000
4 BHK + POOL	4,750,000	5,345,000

## Frequently Ask Question (FAQ).

- ▶ No. of Lifts - 14 No's
- ▶ Mechanical Floors - Floor
- ▶ Building configuration - 3B+G+M+62 Floors+Roof
  - Floor M - Parking
  - Floor 1 to 11 - Parking
  - Floor 12 to 60 - Residential
  - Floor 12, 61, 62, Roof - Amenities
- ▶ Parking - 1 for each unit  
2 for 4 BHK
- ▶ Jogging Track - 350M
- ▶ Swimming Pool - 555Sq.M (Around 8M x 60M length)





# DIAMONDZ

BY **DANUBE**

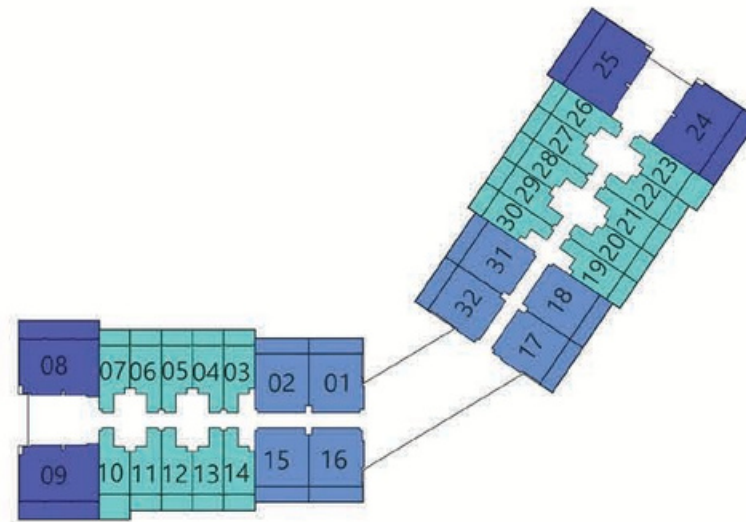
## FLOOR PLANS

UPTOWN - JLT  
DUBAI

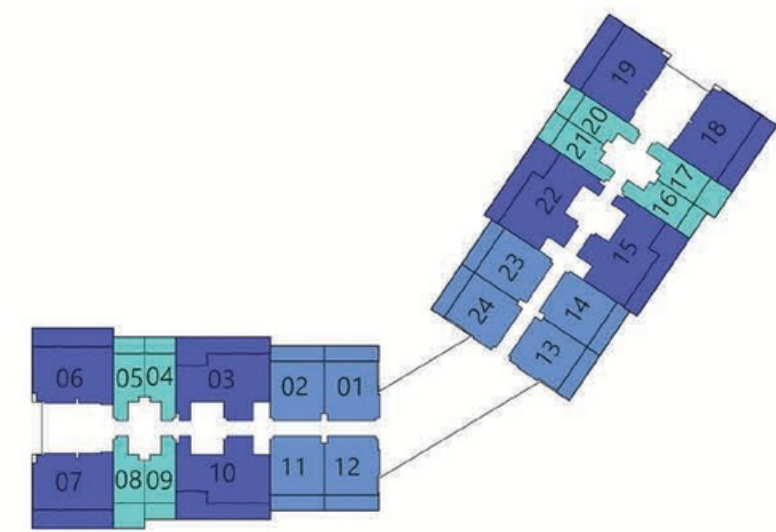
12TH FLOOR



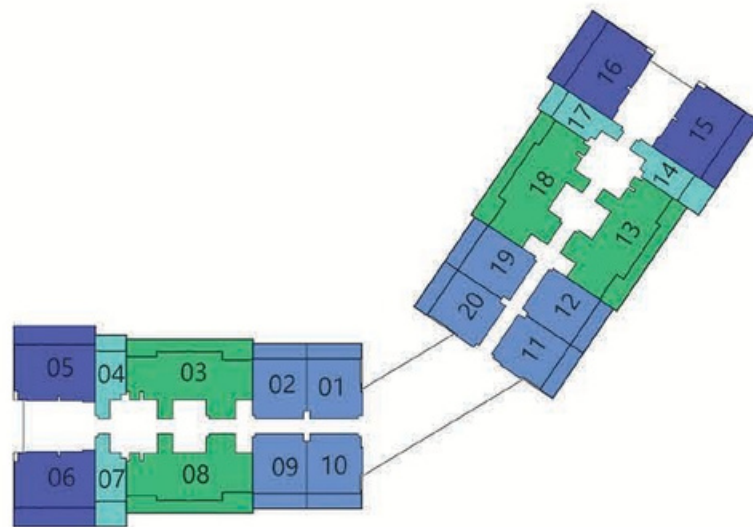
13TH - 31ST FLOOR



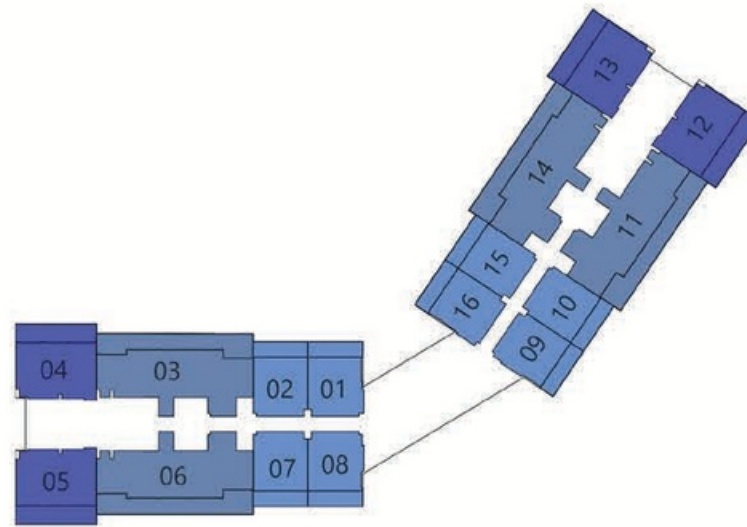
33RD - 42ND FLOOR



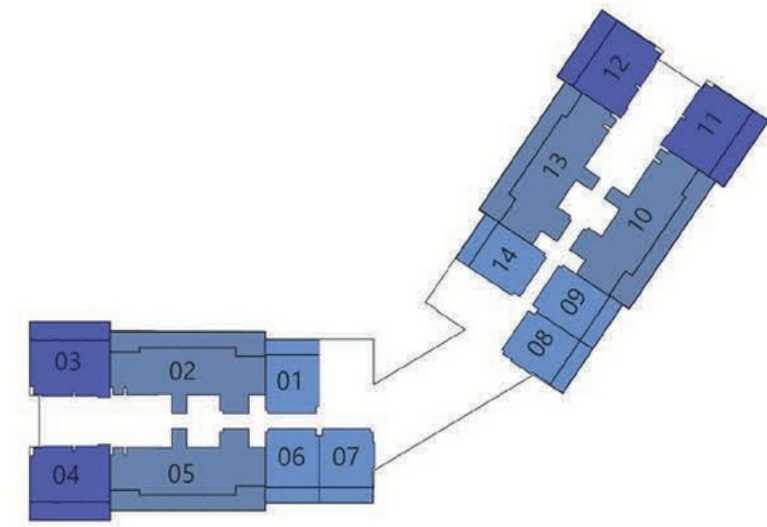
43RD - 55TH FLOOR



56TH - 59TH FLOOR



60TH FLOOR

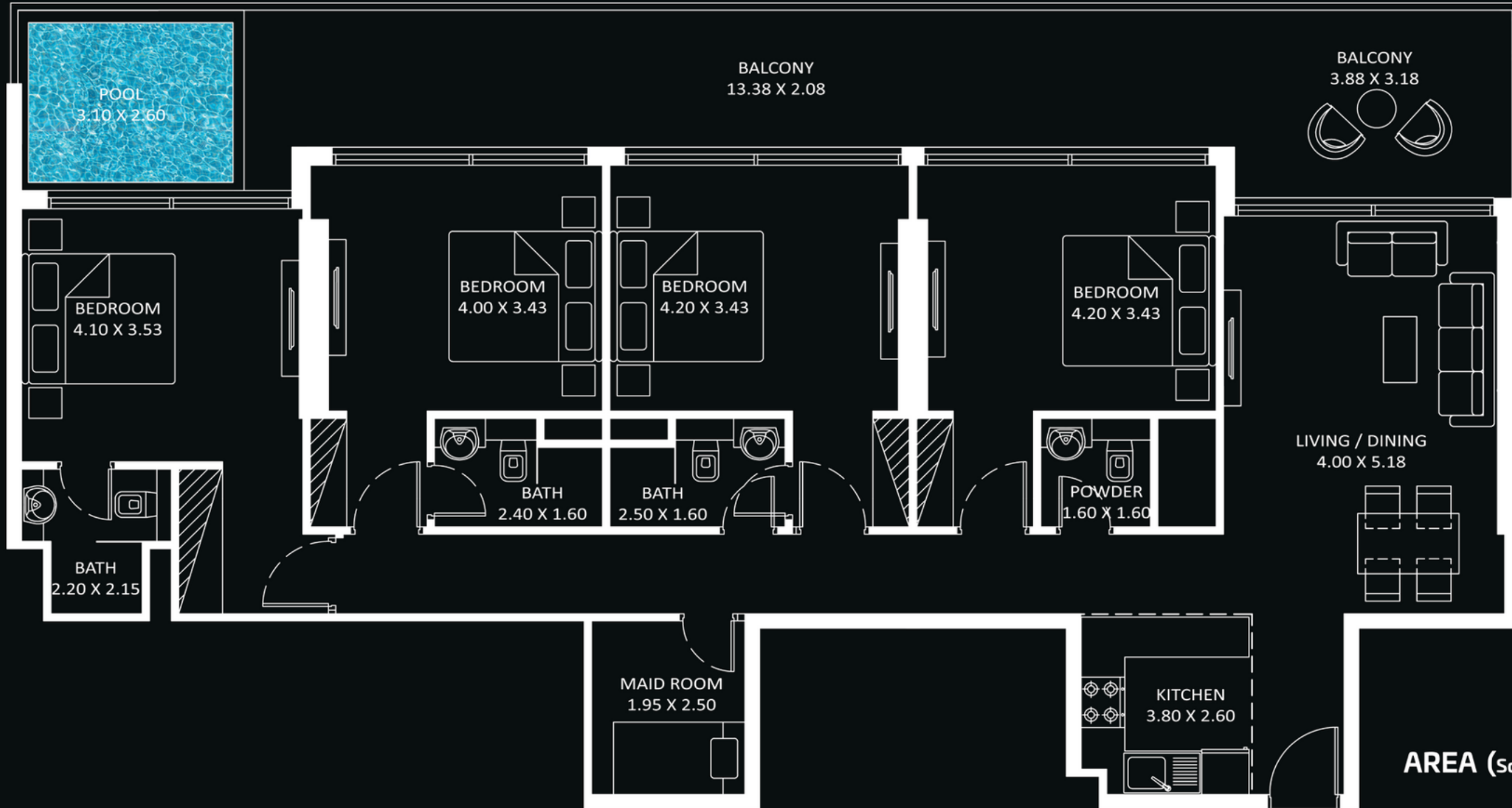


DIAMONDZ

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM



# 4 BEDROOM



## AREA (Sq.Ft)

Apartment  
**1,425 to 1,433**

Balcony  
**534 to 539**

Total  
**1,959 to 1,973**

## FEATURES :

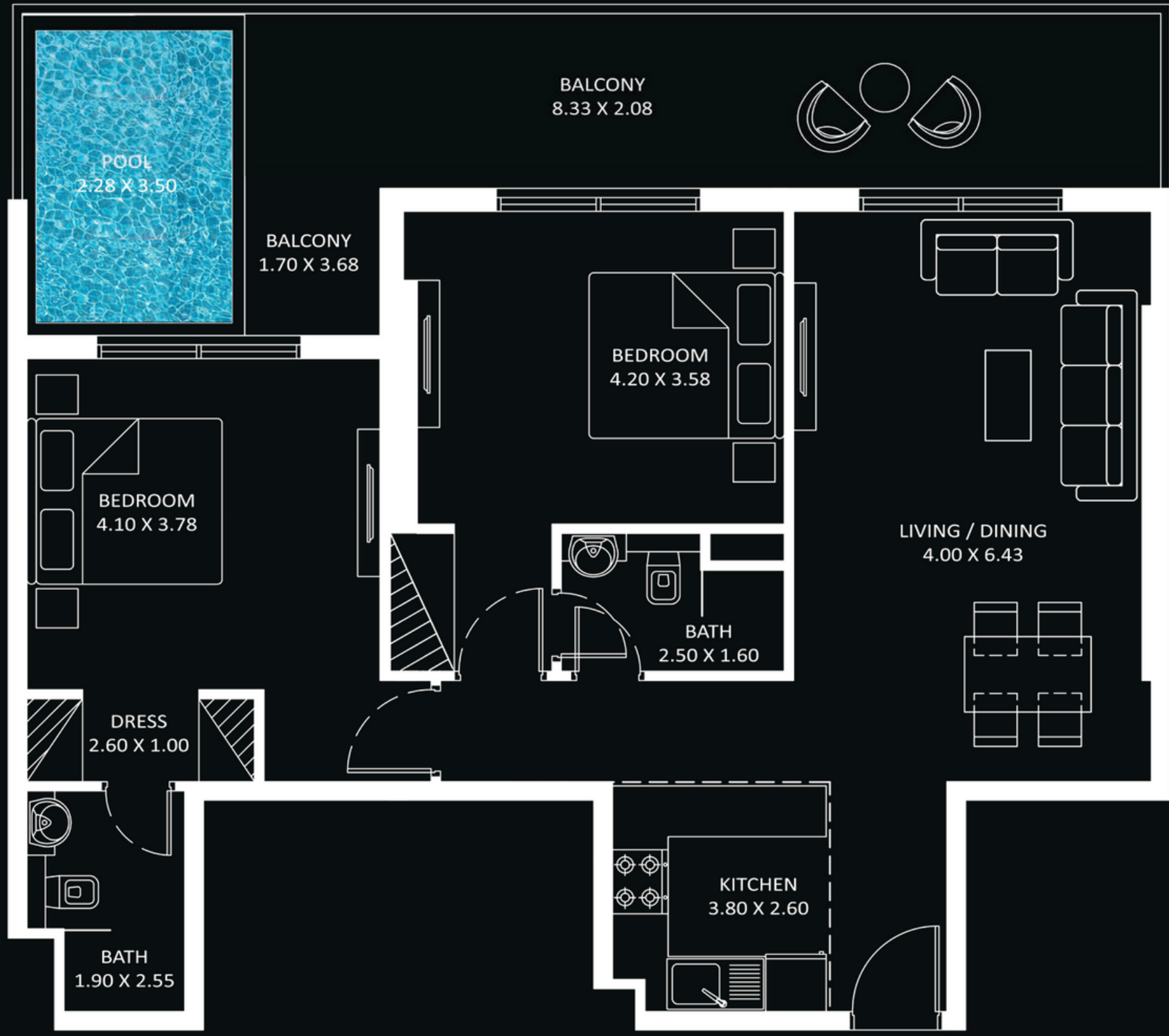
- Pool
- Maid Room
- Convertible Kitchen

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# 2 BEDROOM TYPE - B



### AREA (Sq.Ft)

Apartment  
**912 to 921**

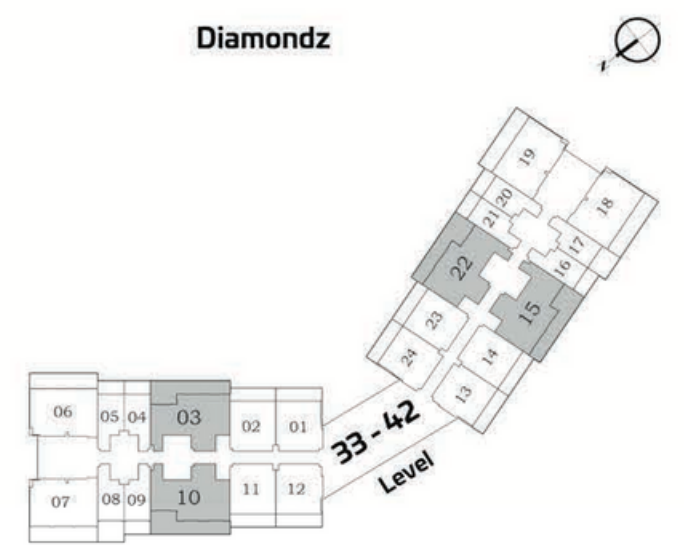
Balcony  
**345 to 349**

Total  
**1,258 to 1,270**

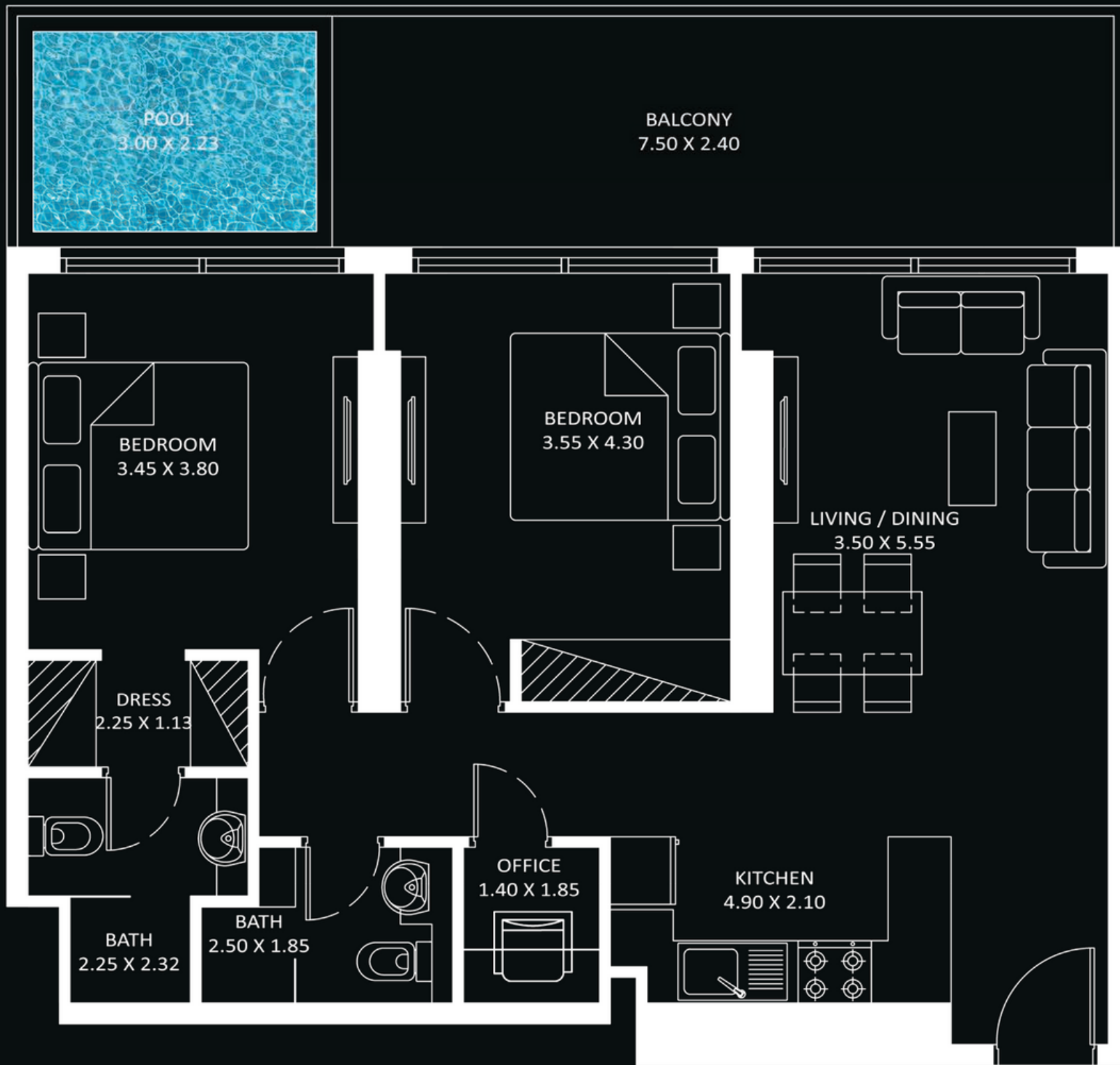
### FEATURES :

- Pool
- Convertible Kitchen

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# 2 BEDROOM TYPE - A



## AREA (Sq.Ft)

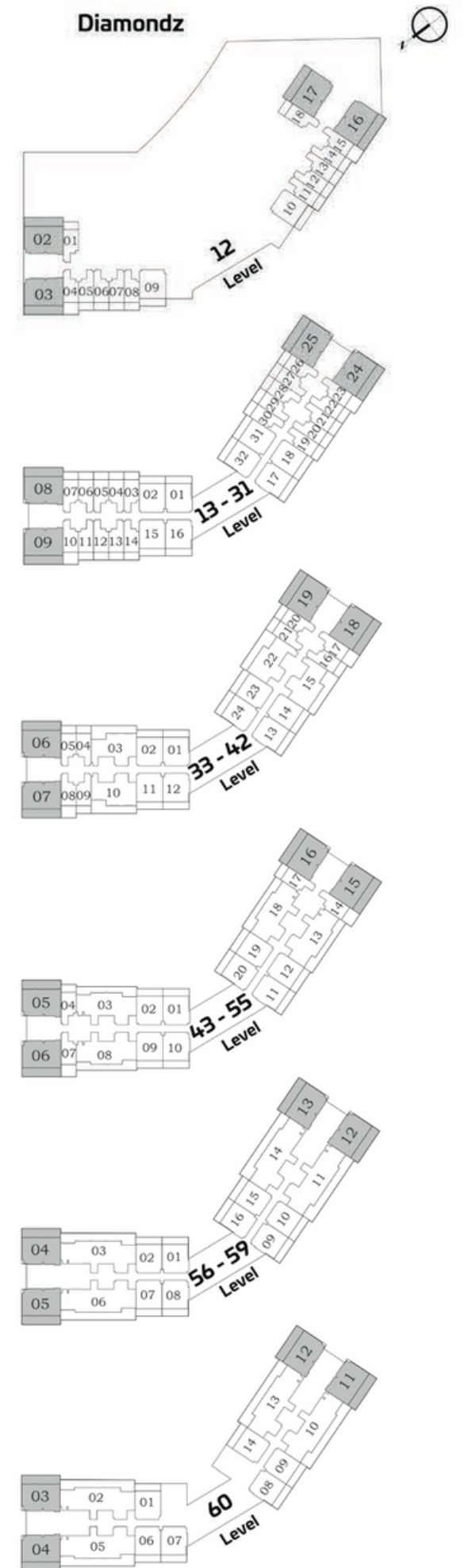
Apartment  
**822 to 830**

Balcony  
**273 to 277**

Total  
**1,095 to 1,107**

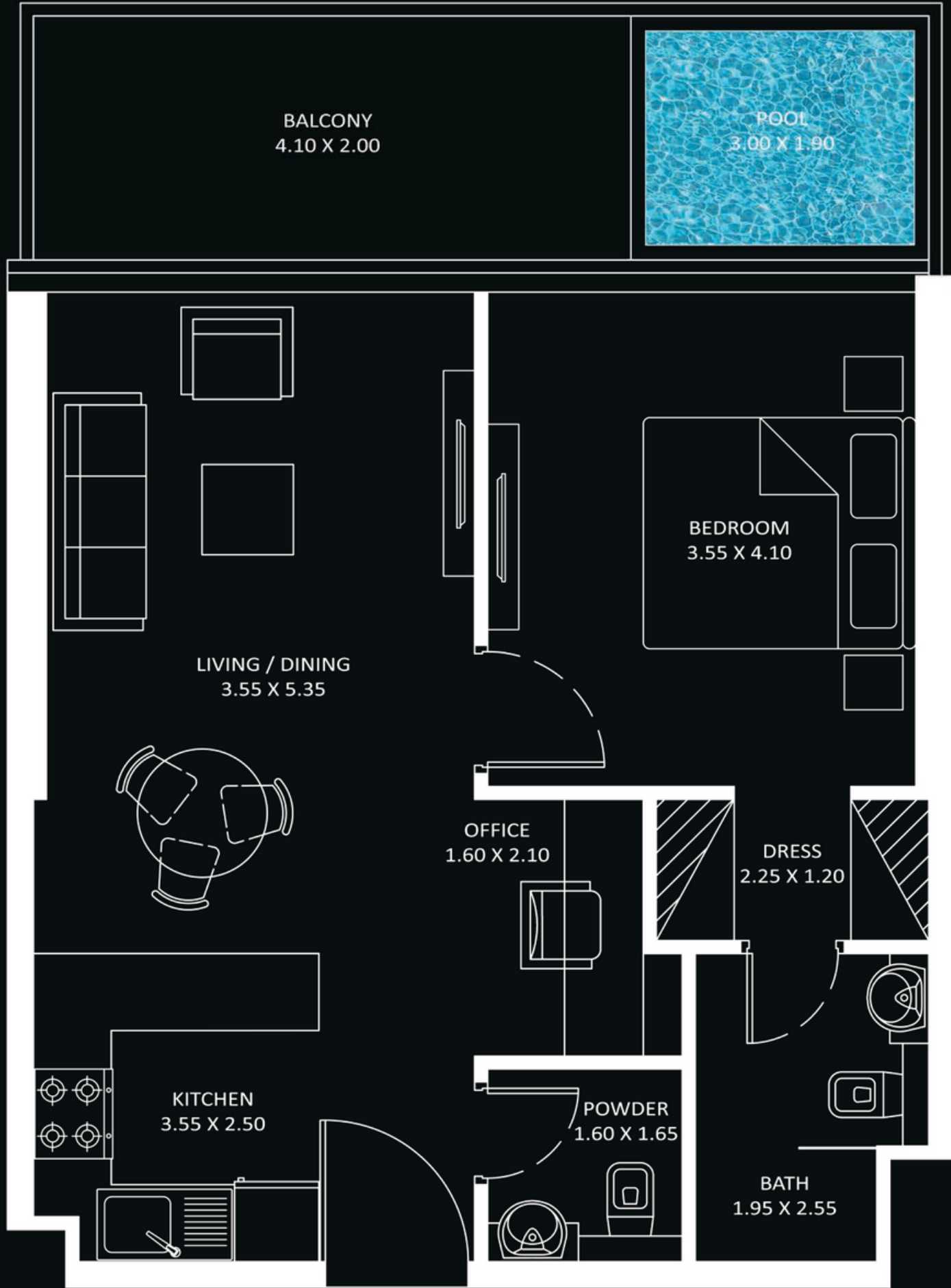
## FEATURES :

- Pool
- Office



# PRESIDENTIAL SUITE

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### AREA (Sq.Ft)

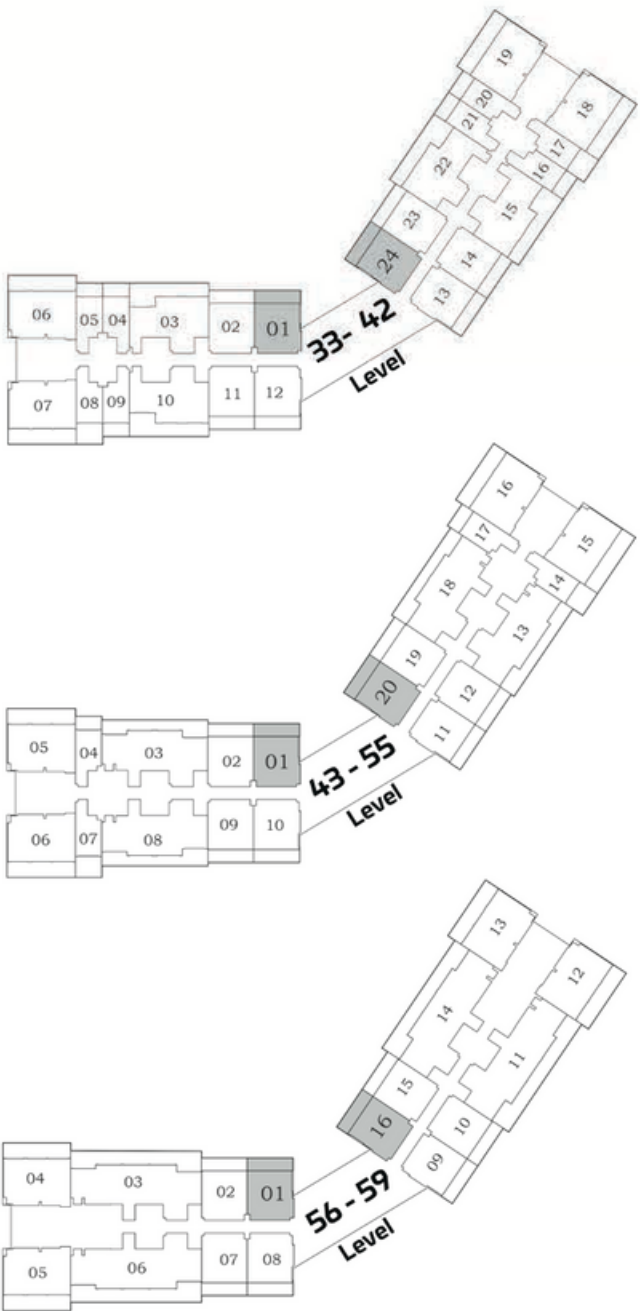
Apartment  
**589 to 597**

Balcony  
**150 to 154**

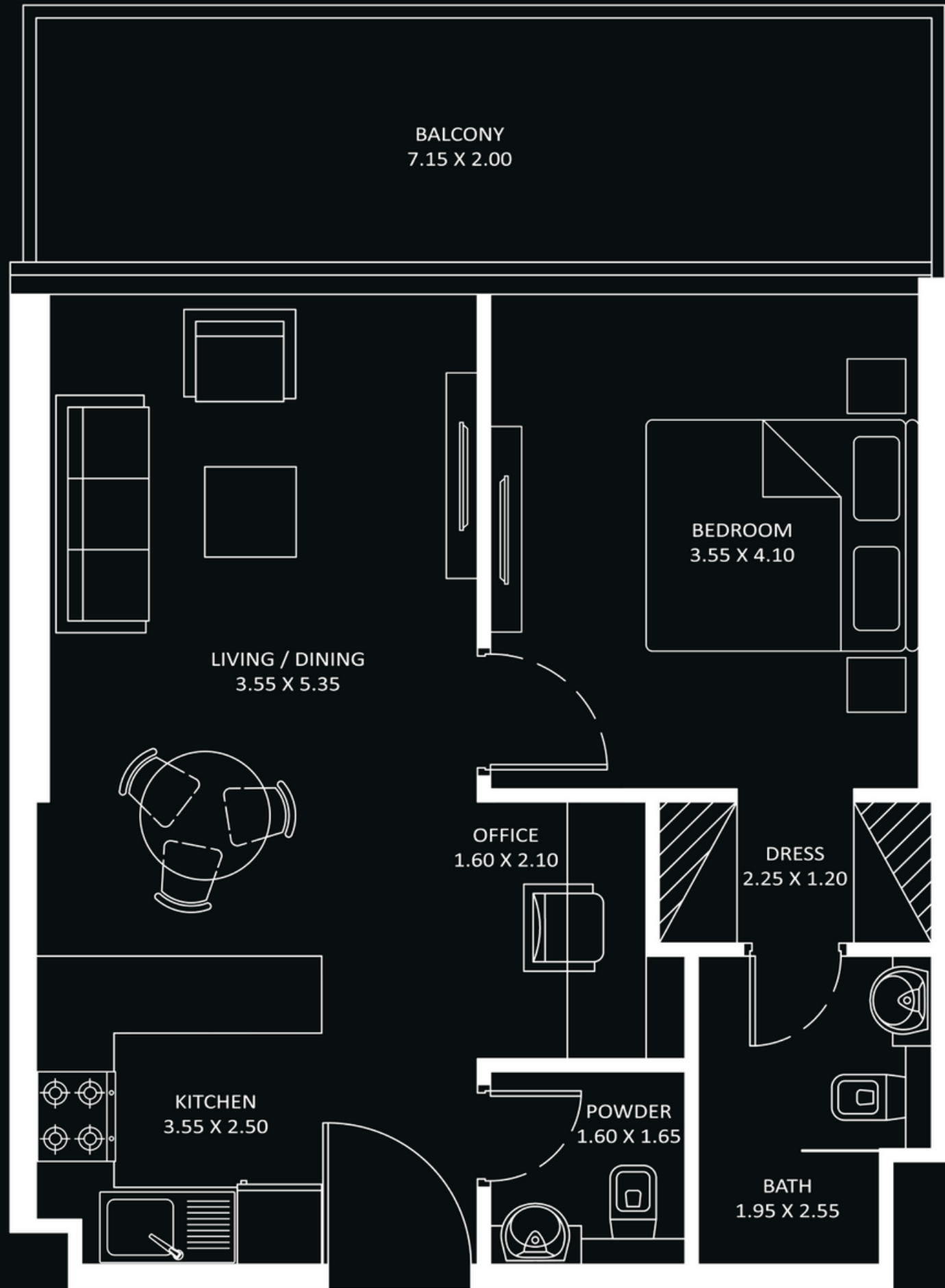
Total  
**739 to 751**

### FEATURES :

- Pool
- Office



# 1 BEDROOM



## AREA (Sq.Ft)

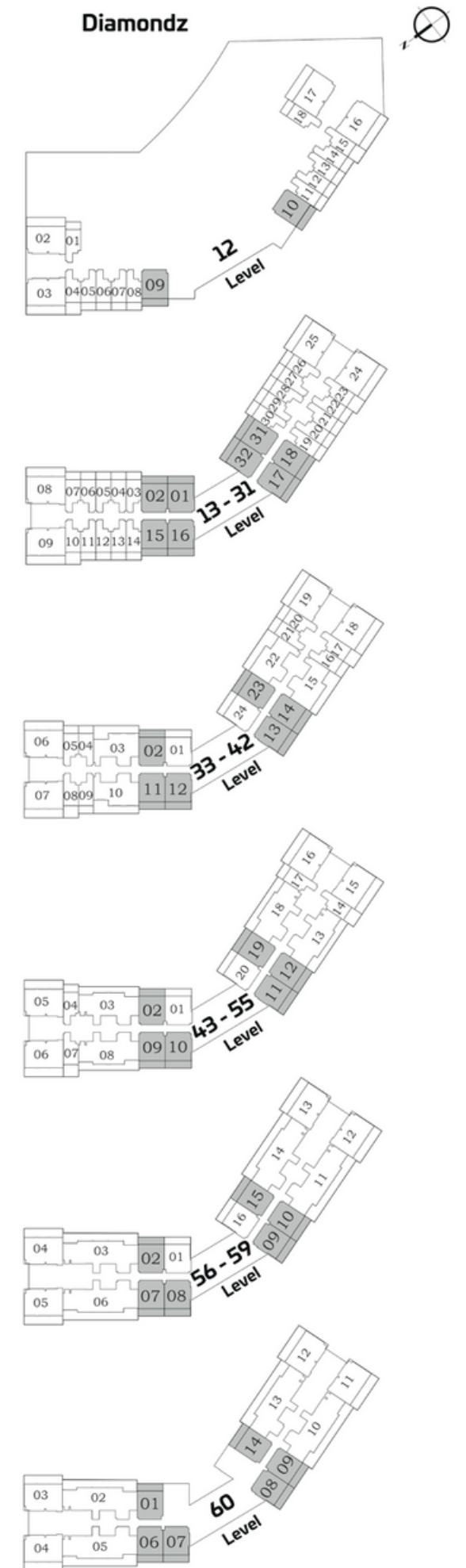
Apartment  
**585 to 599**

Balcony  
**148 to 154**

Total  
**733 to 753**

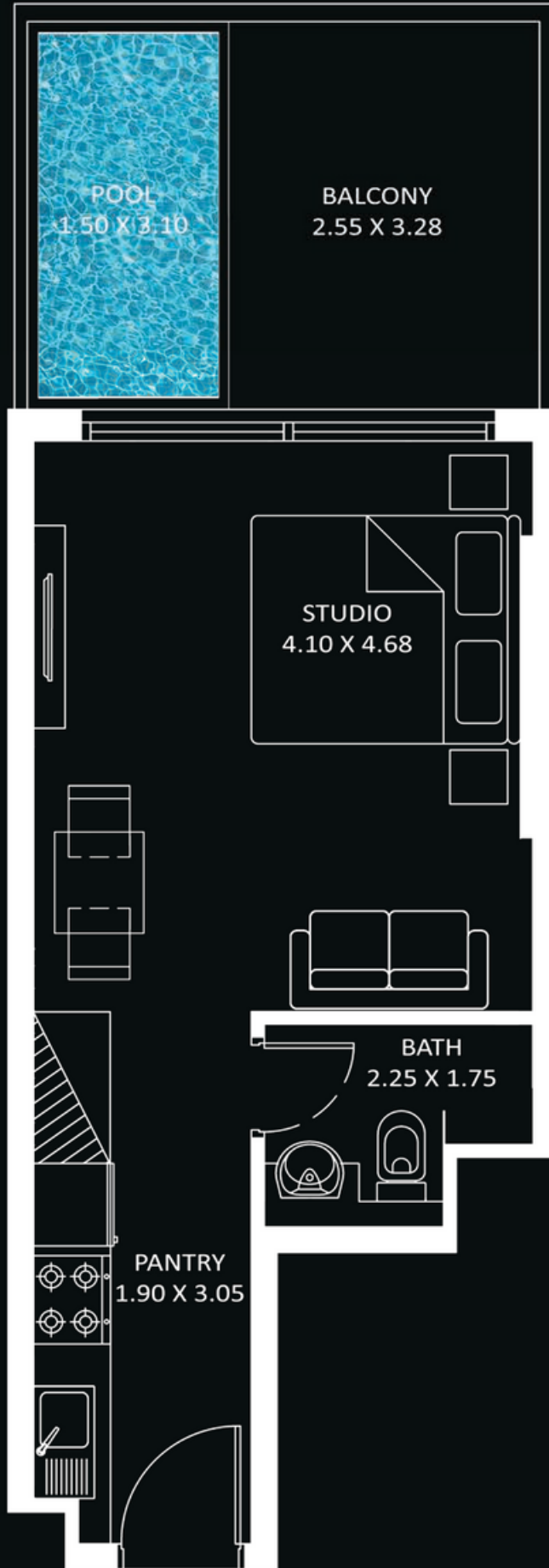
## FEATURES :

Office





# PRESIDENTIAL STUDIO



## AREA (Sq.Ft)

Apartment  
**318 to 326**

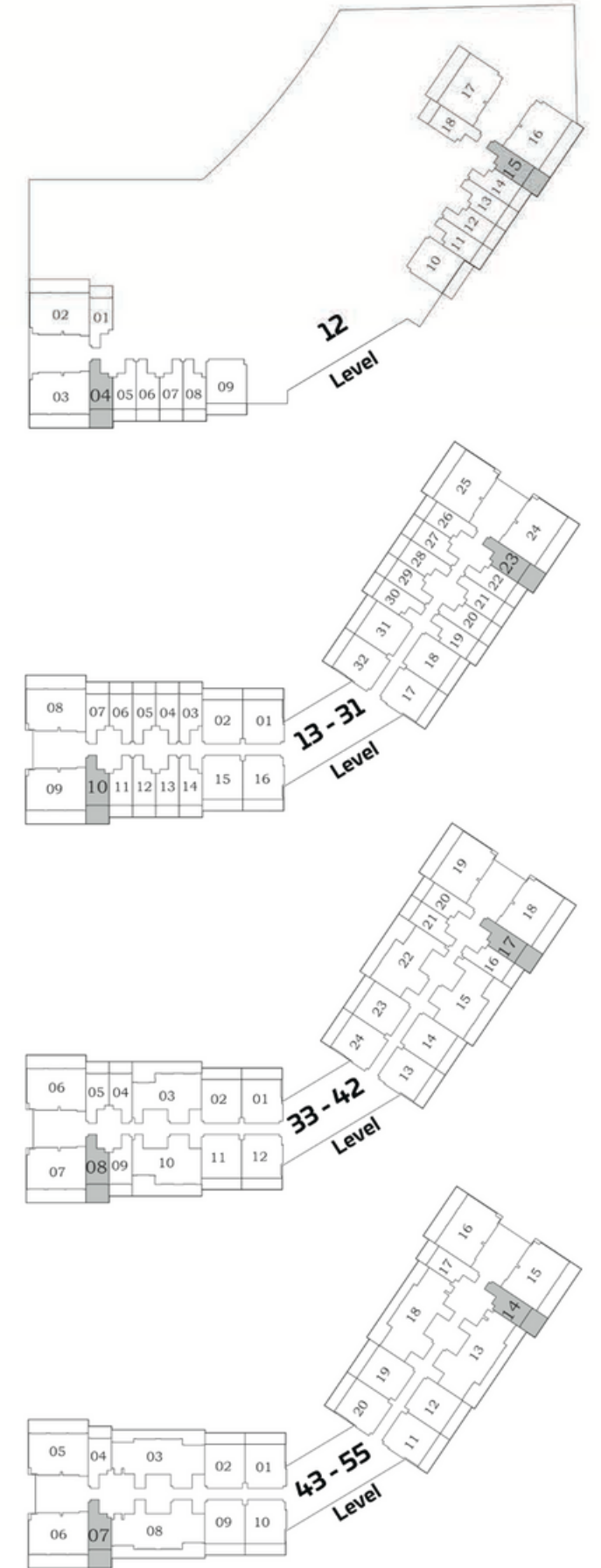
Balcony  
**142 to 146**

Total  
**460 to 472**

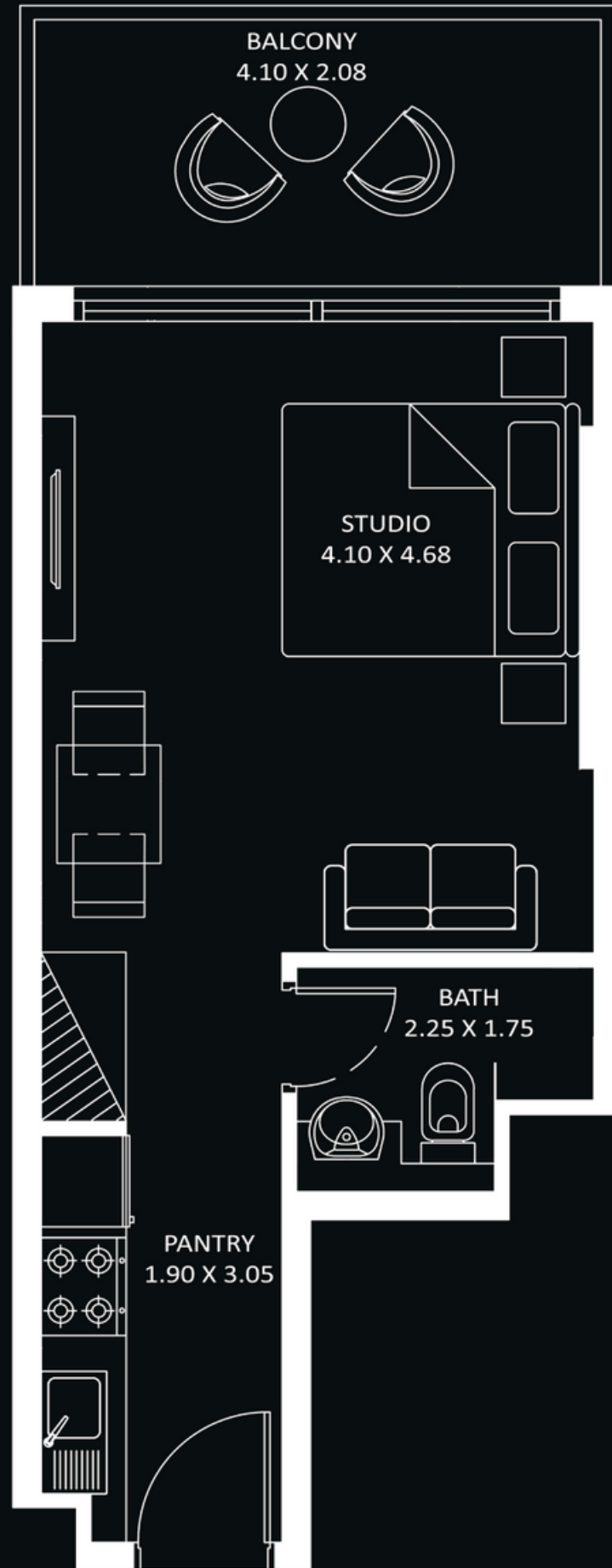
## FEATURES :

Pool

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# STUDIO



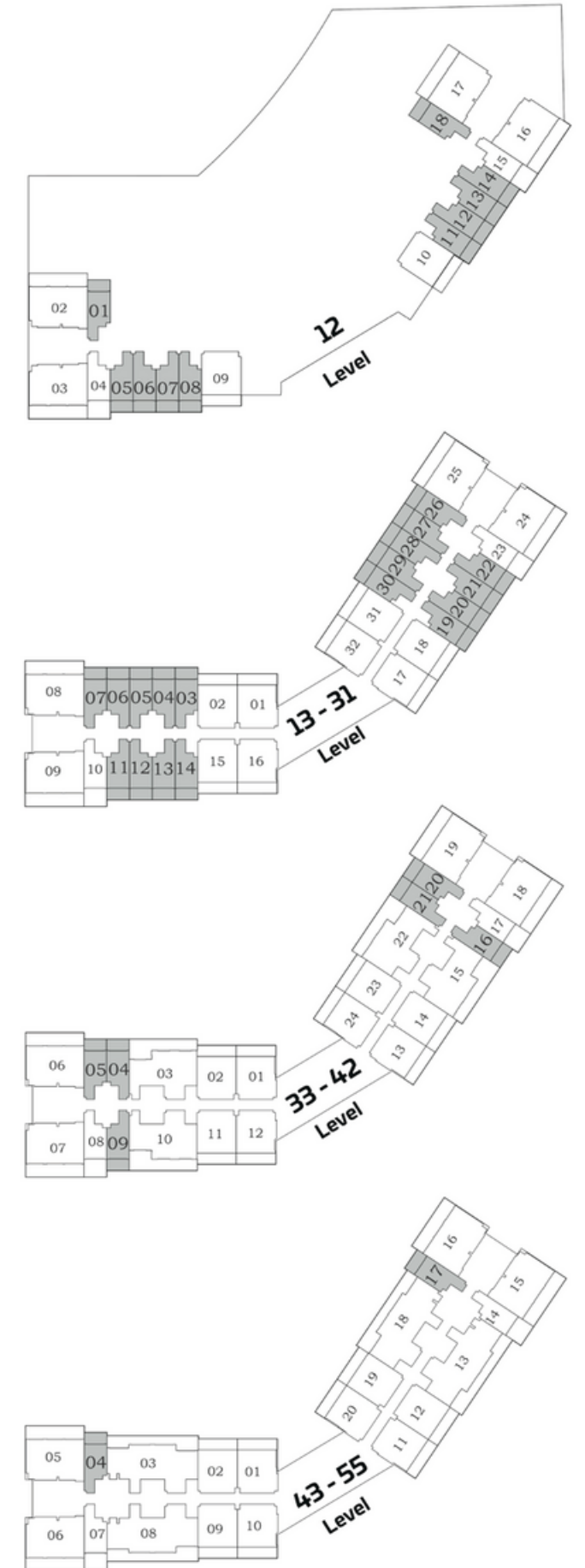
## AREA (Sq.Ft)

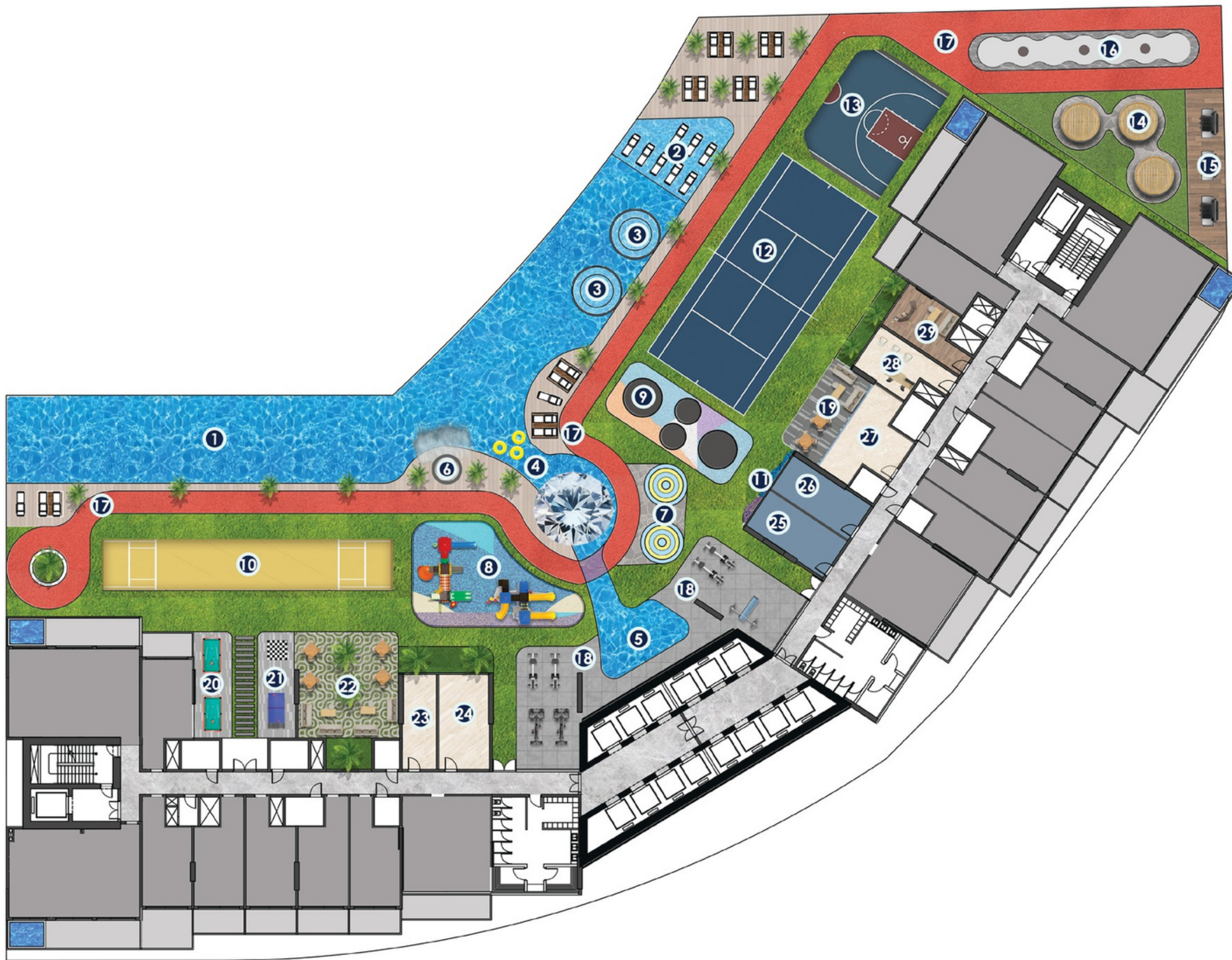
Apartment  
**318 to 326**

Balcony  
**89 to 93**

Total  
**407 to 419**

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1. INFINITY POOL
2. SHALLOW POOL
3. JACUZZI
4. KIDS POOL
5. AQUATIC GYM
6. WATER FALL
7. TODDLERS SPLASH PAD
8. KIDS PLAY AREA
9. TRAMPOLINE
10. CRICKET PITCH
11. WALL CLIMBING
12. PADDLE TENNIS /  
BADMINTON COURT
13. BASKET BALL COURT
14. CABANA SEATING
15. BBQ AREA
16. SKATING PARK
17. JOGGING TRACK
18. OUTDOOR GYM
19. OUTDOOR LIBRARY  
SEATING
20. SNOOKER ZONE
21. CHESS / TABLE TENNIS
22. FAMILY SEATING
23. DOCTOR'S ON CALL
24. KIDS DAYCARE
25. MALE PRAYER ROOM
26. FEMALE PRAYER ROOM
27. LIBRARY
28. BEAUTY SALON
29. BUSINESS CENTER

## AMENITIES AT LEVEL -12





- 30. JACUZZI
- 31. RAIN SHOWER
- 32. OPEN CIGAR LOUNGE
- 33. OUTDOOR PARTY HALL
- 34. INDOOR PARTY HALL
- 35. SPA & THERAPY
- 36. MALE / FEMALE CHANGING ROOM
- 37. GYM
- 38. STUDIO FOR CONTENT CREATOR
- 39. OPEN AIR CINEMA



- 40. ZUMBA DANCING DECK
- 41. SKY OBSERVATORY DECK
- 42. HEALTH BAR



- 43. YOGA DECK
- 44. ROOF TOP HAMMOCK GARDEN
- 45. SKY GOLF
- 46. SKY GARDEN

# AMENITIES AT ROOF LEVEL



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, unless specified otherwise in the Unit Sale Purchase Agreement.

# The JEWEL of JLT



As the architectural gem of Uptown,  
situated in Jumeirah Lake Towers,  
Dubai, DIAMONDZ is the crafted jewel  
of homeowners and investors.

**DANUBE**  
**PROPERTIES**



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

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