

Elitz 3

BY **DANUBE**

THRICE THE ACTION
TRIPLE THE BENEFITS



AFTER THE
SUCCESSFUL
LAUNCH OF

Elitz^{BY}
DANUBE

&

Elitz^{BY}
DANUBE 2

SOLD OUT

NOW PRESENTING

Elitz^{BY}
DANUBE 3

THRICE THE ACTION
TRIPLE THE BENEFITS

Elitz 3

BY **DANUBE**

After the successful launch of Elitz & Elitz 2, Danube Properties brings its signature luxury project - Elitz 3 in JVC. Prepare to be captivated by its stunning architecture and seamless accessibility to Al Khail Road, Sheikh Mohammed Bin Zayed Road, and Sheikh Zayed Road.

With 0% interest, 1% payment plan, Fully-furnished apartment, and a guaranteed 6%-10% ROI; Elitz 3 comes with **Thrice the Action, Triple the Benefits**. The project offers an array of options including Studios, 1, 2, and 3 BHK apartments. These magnificent Twin Towers encompass not only residential units but also retail and commercial spaces, ensuring a vibrant and dynamic environment.



ARRIVE AND EMBARK



LOBBY

Indulge in a truly inviting arrival experience at Elitz 3's intimate drop-off point, complemented by a private residential lobby that sets the perfect tone for each day. Start your mornings with a warm and welcoming ambiance, and end your evenings with a sense of tranquility and comfort in this exquisite lobby space.

LIVING ROOM

AN OPULENT LIVING EXPERIENCE

Every detail is meticulously crafted to evoke a sense of refined elegance. A spacious living room with enchanting interiors for relaxation, social gatherings, and making cherished memories in the lap of indulgence.



WHERE DREAMS EMBRACE LUXURY

Experience tranquility in our elegantly designed luxury bedrooms, where exquisite craftsmanship, and serene ambiance converge to create an oasis of refined living. Immerse yourself in comfort and sophistication as you embrace an elite lifestyle.



BEDROOM

A modern kitchen and dining area. The kitchen features white cabinetry, a black refrigerator, and a countertop with a sink and various kitchen items. The wall behind the counter is decorated with a bold, geometric pattern of black, white, and blue zig-zags. Above the counter, there is a row of white cabinets with a subtle, repeating geometric pattern. The ceiling has a black track with several spotlights. In the foreground, a round white marble dining table is surrounded by four blue upholstered chairs with black legs. A white vase with greenery sits on the table. The floor is made of large, light-colored marble tiles. The overall design is sleek and contemporary.

CULINARY OPULENCE REDEFINED

Premium kitchens, crafted with sleek finishes, and intelligent design, offering a seamless fusion of style and functionality.

KITCHEN

A modern powder room with a dark, textured wall and a large, arched mirror. A black vanity with a white sink and a black toilet are visible. A small potted plant sits on the vanity. The floor is covered in light-colored marble tiles. A gold-colored light fixture hangs from the ceiling.

POWDER ROOM

ELEVATE YOUR DAILY RETREAT

Exquisite bathroom & powder room designed to redefine the art of self-care and relaxation.

A modern bathroom with a white marble wall and a large, round mirror. A white vessel sink sits on a black vanity. A black toilet is visible. A small potted plant sits on the vanity. The floor is covered in light-colored marble tiles. A gold-colored light fixture hangs from the ceiling.

BATHROOM



THE ART OF ELITE LIVING

With **Thrice the Action** and **Triple the Benefits**; get ready to experience the true essence of elite living! Immerse yourself in the epitome of refined luxury, where every detail has been meticulously crafted to exceed your expectations. From exquisite architecture to lavish interiors, Elitz 3 is designed exclusively for those who seek the finest in life.

Indulge in an unparalleled lifestyle, surrounded by 40+ amenities, breathtaking views, and a sense of prestige that sets this project apart.

Experience the true essence of elite living, where every moment is adorned with elegance and sophistication.





40+ AMENITIES

COMMUNITY SERVICE

-  Daycare Center
-  Elite Family Seating
-  Open Air Cinema
-  Elite Business Center
-  Elite Cafe
-  Prayer Hall
-  Kids Play Zone
-  Kids Splash Pad
-  BBQ Area
-  Cigar Lounge
-  Rain Shower
-  Recreational Zone
-  Library
-  Cabana Seating
-  Multi-Purpose Hall
-  Water Feature
-  Smart Mart

WELLNESS

-  Swimming Pool
-  Kids Swimming Pool
-  SPA & Therapy
-  Jacuzzi
-  Lazy Lounge
-  Jogging Track
-  Beauty Salon

SPORTS

-  Indoor & Outdoor Gym
-  Aquatic Gym
-  Trampoline Area
-  Wall Climbing
-  Dance Studio
-  Cricket Pitch
-  Mini Golf
-  Table Tennis
-  Chess Board
-  Mini Basketball
-  Snooker Zone
-  Badminton Court

HEALTH

-  Doctor On Call
-  Open Air Yoga Platform
-  Health Bar
-  Health Club
-  Relaxation Zone

SWIMMING POOL





**BUSINESS
CENTER**



CAFE
LOUNGE



LIBRARY

HEALTH BAR





GYM



AQUATIC GYM

WHY JUMEIRAH VILLAGE CIRCLE?

Jumeirah Village Circle is one of Dubai's most popular communities, offering a vibrant living experience and an elite lifestyle. This family-oriented community presents numerous advantages to its residents, including a convenient location, access to a variety of entertainment options, and a plethora of sports facilities, among other amenities.



20 MIN

Dubai International Airport (DXB)



20 MIN

Al Maktoum International Airport



15 MIN

Dubai Mall/Burj Khalifa



16 MIN

Jumeirah Beach Residence



15 MIN

Burj Al Arab



14 MIN

Dubai Marina



8 MIN

Sheikh Zayed Road



2 MIN

Al Khail Road

Elitz3
BY **DANUBE**

Apartment Types

Studio, 1BR, 2BR,
3BR + Retail



The World Island

Dubai international Airport



Dubai Frame

Dubai Festival city



Burj Khalifa

Kite beach



Burj al Arab

The palm Jumeirah



Dubai Marina

Emirates hills

Elitz 2
DANUBE

Elitz
DANUBE

Elitz 3
DANUBE

Jebel ali
Village

Sports city

Global
Village

Emirates Road

Sheikh Mohammed Bin Zayed Road

Sheikh Zayed Road

Al Khail Road



WHY DUBAI?



Safest City in the World



Highly Competitive Prices



Fastest Growing Economy



High Capital Appreciation



Ease of Investment



Freehold Ownership



Ranks 16th in ease of doing business



100% Tax Free Income



Long-Term Golden Visa



Worldwide Connectivity

WHY **DANUBE** PROPERTIES?

Danube Properties is rated among the top 5 developers in the UAE. The company's major achievements include the on-time delivery of exceptional quality assets and record sales success on the day of launch. Danube Properties is headquartered in Dubai and operates in 9 countries across the Middle East, China and Asia.



0% Interest



Best Payment Plan - 1% Monthly



40+ Amenities



Timely Delivery



High Return on Investment

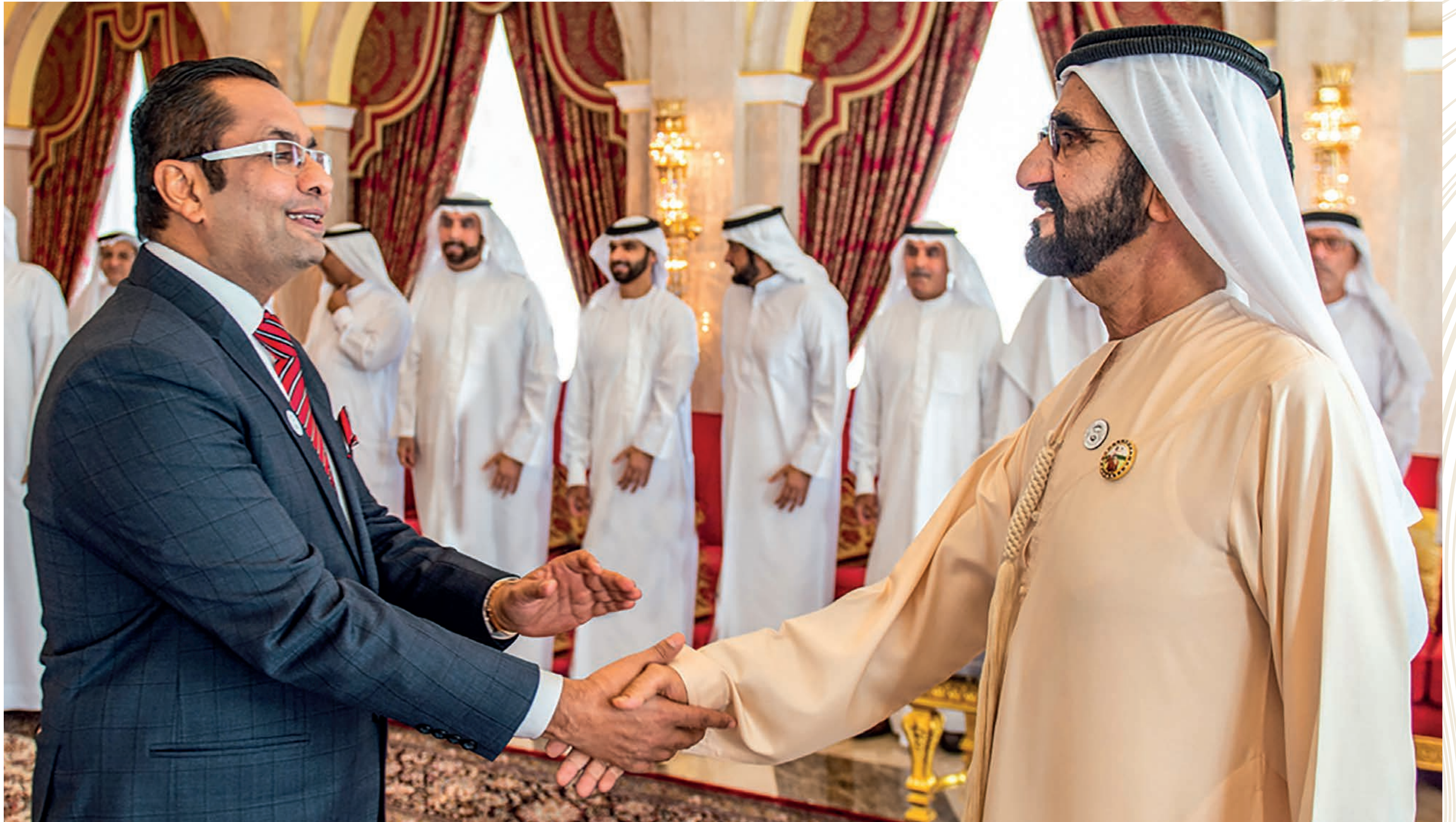


Prime Location



Affordable Luxury





“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 Sajan
Founder & Chairman
Danube Group



Elitz³ BY **DANUBE**

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DANUBE **PROPERTIES**



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Mumbai | New Delhi | Ahmedabad | Kochi | China

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