



Shahrukhz
RESIDENCES
BY **DANUBE**

LIVE LIFE
KING *Style*



A promotional image for a waterfront residential development. On the left, a man and a woman are posed together. The man, wearing a blue suit and white shirt, has his arm around the woman's shoulder. The woman is wearing a brown dress. They are standing in front of a bright blue ocean under a clear sky. To the right, a tall, modern skyscraper with a unique, curved design is shown. The building has multiple levels with balconies and is surrounded by a landscaped area with palm trees and a marina with several yachts. The text 'FULLY FURNISHED WATERFRONT RESIDENCES' is prominently displayed in the upper right, followed by 'PENTHOUSES DESIGNED BY Gauri Khan' in a mix of bold and script fonts.

FULLY FURNISHED WATERFRONT RESIDENCES

PENTHOUSES
DESIGNED BY
Gauri Khan



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**



**PROPOSED
MALL**



**INTERNATIONAL
CRUISE TERMINAL**

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



INTRODUCING
Exclusive
YACHT *for*
RESIDENTS

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



HANDOVER
Q4 2029



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**



A high-angle, close-up view of a modern cruise ship's upper decks. The ship features a prominent curved glass facade with multiple levels of balconies. A rooftop pool area is visible, enclosed by a glass railing and illuminated with blue light. The ship is set against a backdrop of a vast blue ocean under a clear sky.

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**

A couple in white clothing and a straw hat walk along a sandy beach. To their left is a circular hot tub with bubbling water. Further left is a large, shallow lagoon with clear turquoise water. In the background, two white yachts are on the ocean under a blue sky with a few clouds. A palm frond is visible in the top left corner. To the right of the couple are several lounge chairs with white cushions, each under a large, modern, mushroom-shaped umbrella.

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

A complete sporting world designed
for energy, action and ambition

PLAY *Without*
LIMITS



GARDEN & CABANAS

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





KID'S
DAYCARE



**DANCE
STUDIO**



PARTY HALL



CO-WORKING SPACE





A Private CINEMA
EXPERIENCE

ENJOY THE MAGIC OF
THE MOVIES IN AN INTIMATE

40 SEATER THEATRE

PODCAST
Studio


Shahrukhz
BY **DANUBE**



A modern luxury hotel with a large infinity pool overlooking the ocean. The hotel features a curved facade with glass balconies and a wooden slatted overhang. The pool is a long, narrow infinity pool that extends from the hotel's edge into the turquoise sea. A person is swimming in the pool. The sky is clear blue, and the water is a vibrant turquoise color. The overall atmosphere is one of luxury and relaxation.

Presenting
INFINITY 33

Swim
TO THE INFINITE VIEW OF
THE BLUE SEA

Train WITH A VIEW

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







CRYOTHERAPY
RECOVER
RESTORE
ELEVATE

-110°C

Longevity
LOUNGE

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



Explore Your KINGDOM

Over 40 extraordinary
experiences, thoughtfully
placed around your life.

The LIFESTYLE DECK (Level Podium)





The
WELLNESS
DECK
(Level 33)



The
SKY DECK
(Level 60)



THE
WATERFRONT
COMMERCIAL
Promenade

A sophisticated destination
for dining, shopping
and socialising

Shahrukhz
BY DANUBE





STUDIO

STUDIO

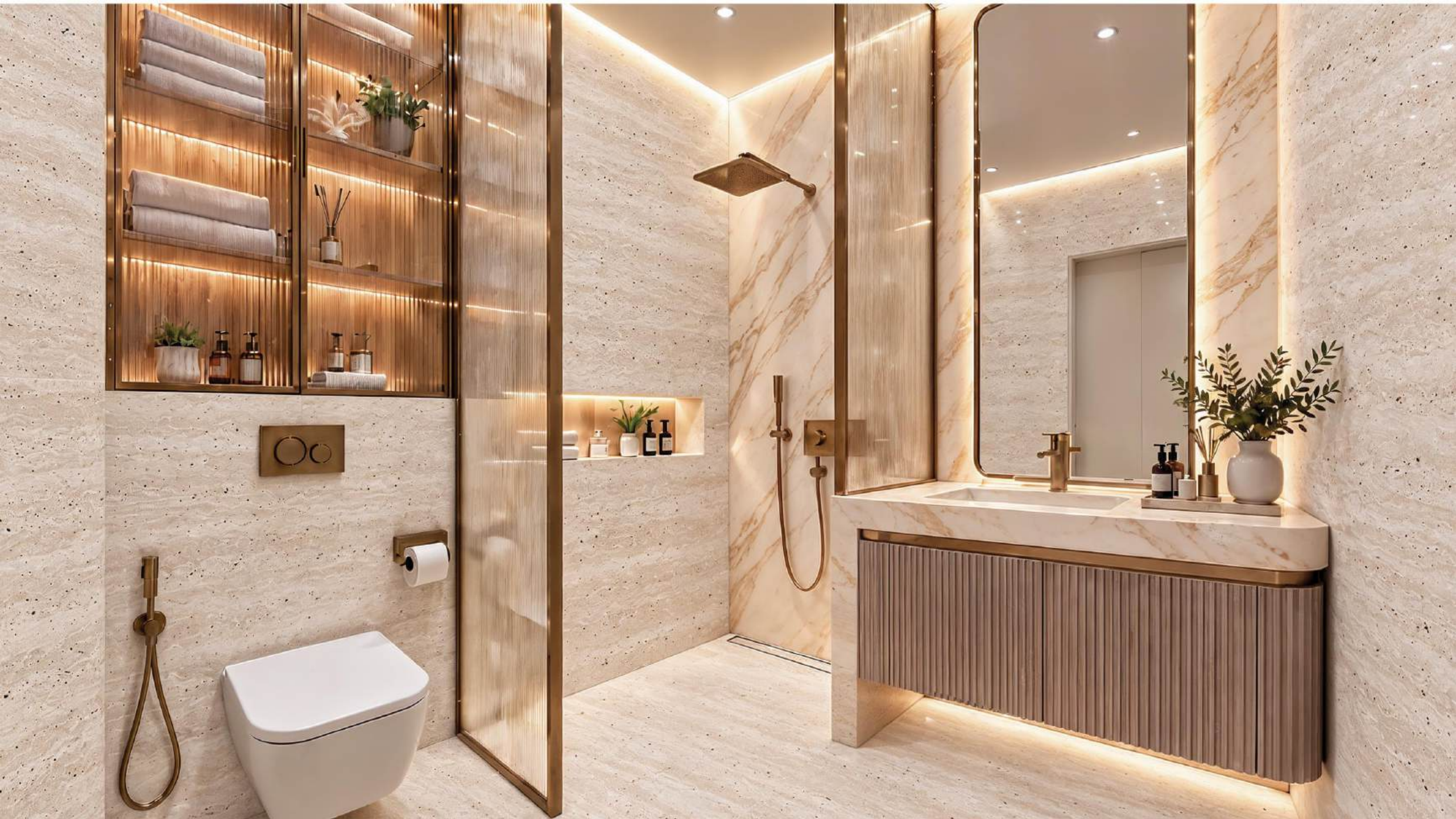




The KING'S SUITE

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





A woman with long dark hair, wearing a long, flowing blue dress, stands on a curved balcony with a glass railing. She is looking out over a vast, turquoise ocean under a clear blue sky. The balcony is part of a modern building with large glass windows. Inside the building, some indoor plants and furniture are visible. In the distance, a small white boat is on the water.

INTRODUCING
KING'S
SIGNATURE
OCEAN
Residences

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







INTRODUCING
EXCLUSIVE PENTHOUSE
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

A man in a blue suit and a woman in a brown dress stand on a modern waterfront terrace at night. In the background, a tall, illuminated skyscraper with a unique curved design stands out against the dark sky, with the Dubai skyline and water visible. The terrace has a wooden deck and a curved sofa.

Destined to be iconic

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

*Framed by
the sea*
THE VIEW NEVER ENDS

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



30/70 PAYMENT PLAN

10%

Down payment within
21 Days of booking

10%

2 Months from date
of booking

5%

10 Months from
date of booking

5%

18 Months from
date of booking

70%

On Handover
December 2029

CONFIGURATION & PRICING DETAILS

Type	STUDIO	FLEX STUDIO	
Views	Skyline Sea View	Skyline Sea View	Panoramic Sea View
Starting Price	₹ 1.65M	₹ 1.85M	₹ 2M
Average Price	₹ 1.85M	₹ 2M	₹ 2.1M

All Amounts are in AED

Type	1 BHK		Flex 1 BHK	Flex Plus 1 BHK	King's 1 BHK
Views	Skyline Sea View	Panoramic Sea View	Panoramic Sea View Skyline Sea View	Panoramic Sea View	Panoramic Sea View
Starting Price	₹2.3M	₹2.6M	₹2.95M	₹3.4M	₹3.4M
Average Price	₹2.5M	₹2.8M	₹3.1M	₹3.6M	₹3.6M

All Amounts are in AED

Type	Flex Plus 2 BHK Premium	King's 2 BHK	3 BHK
Views	Panoramic Sea View	Panoramic Sea View	Panoramic Sea View
Starting Price	₹4.25M	₹4.95M	₹6.5M
Average Price	₹4.7M	₹5.4M	₹6.7M

All Amounts are in AED

SUBMIT YOUR **EOI TODAY**

STUDIO & 1 BHK
₹50K (EOI)

2 BHK & ABOVE
₹100K (EOI)

PAY 10% & GET PRIORITY ALLOCATION OF UNITS