

DANUBE
PROPERTIES

Shahrukhz
BY **DANUBE**

WHERE
EVERY OFFICE
TELLS A STORY
OF SUCCESS





AN ICONIC COLLABORATION

THAT WILL CHANGE THE WAY
the world 'works'

DANUBE
GROUP

33
YEARS

A SYMBOL OF TRUST,
INNOVATION AND
GROWTH IN HOMES
ACROSS THE MIDDLE EAST

TWO BRANDS. ONE VISION
TO TOUCH & IMPACT LIVES

Shah Rukh Khan

33
YEARS

A NAME THAT NEEDS NO
INTRODUCTION & IS LOVED IN
EVERY HOME

AND NOW THE TWO LEGACIES UNITE
TO CREATE HISTORY.



Shahrukhz BY DANUBE

Rising on the iconic **Sheikh Zayed Road**, this **premium 55-storey office tower** offers unmatched visibility and seamless access in the heart of Dubai.

Inspired by the self-made journey of Shahrukh Khan, Shahrukhz is a tribute to those who script their own destiny — a place for business leaders, founders and visionaries to build more than companies, to build empires.

With world-class amenities curated for productivity, prestige and wellbeing...every detail elevates the way you work.

WHERE EVERY
OFFICE TELLS
a story of success



DISTANCES

SHEIKH ZAYED ROAD	0 MIN	JUMEIRAH BEACH	8 MIN
METRO STATION	3 MIN	MALL OF EMIRATES	8 MIN
METRO STATION	5 MIN	AL ZAHRA HOSPITAL	8 MIN
DUBAI INTERNET CITY AND MEDIA CITY	5 MIN	DUBAI MALL / BURJ KHALIFA	12 MIN
PALM JUMEIRAH	5 MIN	DUBAI WORLD TRADE CENTER	15 MIN
TRAM STATION	5 MIN	DUBAI INTERNATIONAL AIRPORT	20 MIN
BEACH	5 MIN	DUBAI EXPO	20 MIN
DUBAI MARINA	8 MIN	AL MAKTOUM INTERNATIONAL AIRPORT	30 MIN
BURJ AL ARAB	8 MIN		





Shahrukhz
BY **DANUBE**

THE SKY IS
YOUR RUNWAY
& success is your destination

HELIPAD
for HELICOPTERS &
AIRTAXIS

AN ARCHITECTURAL
LANDMARK FOR
those who lead





The
FIRST STEP
INTO LEGACY
A MAJESTIC ARRIVAL



THE KING'S
**SIGNATURE
POSE**

Snap a moment with
THE KING



DOUBLE HEIGHT GRAND LOBBY

*From the moment
YOU ARRIVE THE
EXPERIENCE BEGINS...*

Shahrukhz
ICANUSE



1% PER MONTH

70/30 POST HANDOVER
PAYMENT PLAN

AMENITIES AT A GLANCE

Level 36

- Male Prayer Hall
- Female Prayer Hall

Level 35

- Multipurpose Hall
- Board Room
- Meeting Room

Level 34

- Lounge 33
- Club House

Level 33

- Sky Pool
- Gym

Ground Floor

- SRK Selfie Point
- Valet Parking
- E Scooter Parking
- Electric Car Charging Stations
- Drone Docking Station



Level 56

- Helipad

Level 55

- Lounge 55

Level 9

- Cricket Pitch
- Padel Court
- Networking Hub
- Zen Garden
- Break yard
- Tranquility Garden
- Urban Park
- Badminton Court
- Jogging Track
- Podcast Studio

Completion Date
Q2 - 2029

SERVICE DESIGNED AROUND YOU



AMPLE CAR PARKING



35+ PREMIUM AMENITIES



VALET SERVICES



E SCOOTER STATION



SHUTTLE TO METRO



DRONE DOCKING STATION



WASHROOM ON
EVERY FLOOR



13 HIGH SPEED LIFT
(WAITING TIMELESS THAN 40 SEC)



DISTRICT COOLING

live life
KING STYLE

OFFICES DESIGNED BEYOND A WORK DESK

35+ AMENITIES



A wide-angle photograph of a modern rooftop infinity pool at dusk. The pool's edge is illuminated with warm, golden light, and the water reflects the city lights and the twilight sky. To the left, a curved lounge area with plush brown sofas and a small table is visible. The background features a dense urban skyline with numerous skyscrapers, including a prominent tower with a spire, all set against a sky transitioning from deep blue to soft orange near the horizon.

Presenting
THE SKY POOL

RISE ABOVE ROUTINE & UNWIND WITH
PANORAMIC VIEWS OF *the Skyline*



FITNESS & LIFESTYLE

THAT KEEPS PACE
with your ambition



Presenting
**THE KING'S
CLUB HOUSE**

SLOW DOWN WITHOUT STEPPING AWAY FROM
THE RHYTHM OF SUCCESS

Presenting
LOUNGE 33

WHERE THE SKYLINE IS YOUR BACKDROP &
SUCCESS IS YOUR SIGNATURE

MULTIPURPOSE HALL



PODCAST STUDIO



BOARD ROOM



DUBAI'S SKYLINE
HAS A NEW SYMBOL
of SUCCESS



Introducing
LOUNGE 55

Rise above the skyline with a
high-altitude haven for those who
don't settle for the ordinary



Presenting
**TRANQUILITY
GARDEN**
WHERE YOU UNWIND, NETWORK &
FIND YOUR NEXT BIG IDEA



BREAK YARD



NETWORKING HUB



PADEL TENNIS & BADMINTON COURT



CRICKET PITCH





A WORKSPACE
THAT ELEVATES
you a step closer
TO SUCCESS



HIS STORY
BECAME HISTORY
begin yours here

PREMIUM OFFICES

SHEIKH ZAYED ROAD, DUBAI



STANDARD

Size: 450 - 600 sq.ft.

Office Features:

Manager's Cabin
13 - 15 Workstations
Reception
Visitor's Zone
Outdoor Seating

EXECUTIVE

Size: 650 - 800 sq.ft.

Office Features:

Manager's Cabin
18 - 20 Workstations
Meeting Room
Reception
Visitor's Zone
Restroom
Outdoor Seating





PREMIUM

Size: 1,200 - 1,500 sq.ft.

Office Features:

Manager's Cabin
38 - 40 Workstations
Meeting Room
Reception
Visitor's Zone
Restroom
Outdoor Seating

CUSTOMIZE YOUR OFFICE

PRESTIGE

Size: 2,000 - 11,000 sq.ft.

Office Features:

Manager's Cabin
50 - 200 Workstations
Conference Room
Reception
Visitor's Zone
Restroom
Outdoor Seating
Pantry



WHERE EVERY
OFFICE TELLS
a story of success




Shahrukhz
BY **DANUBE**



“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



“Innovation is the bridge that connects imagination with reality, and at Danube Properties, we are architects of tomorrow’s dreams, building today’s legacies.”

Adel Sajan - Managing Director, Danube Group