

Serenz
BY
DANUBE

A World of
AMENITIES



Serenz BY DANUBE

Located in the heart of Jumeirah Village Circle,
Serenz by Danube rises as a striking 50-storey
residential landmark, crafted for elevated living.

Conceptualized as "**A World of Amenities**", it brings
together an expansive collection of thoughtfully
curated lifestyle experiences, setting a new
benchmark for modern living in JVC.





WHY JUMEIRAH VILLAGE CIRCLE (JVC)

Jumeirah Village Circle (JVC) is a centrally located residential community known for strong connectivity, family-friendly living and attractive investment returns, making it one of Dubai's most sought-after neighbourhoods.



Proposed Metro Station

With a proposed metro station, the area is set for enhanced connectivity and growth.



4+ New Entry And Exit Lanes

Construction of 4 new entry and exits by developing grade-separated intersections from main roads, which adds a total of 10 extra lanes.



Green Parks & Open Spaces

Over 30 landscaped parks with walking tracks, shaded seating, play areas for relaxation, fitness and family time.



Schools & Education

Established schools, nurseries, and learning centres offering British, CBSE and international curricula.



Retail & Dining

Shopping malls, supermarkets, cafés and restaurants - daily essentials and leisure just minutes away.



Fitness & Sports

Access to jogging tracks, cycling paths, sports courts and more - promoting an active lifestyle.



Reduced Commute Time

Additional traffic signal signals to be added. The travel time and within JVC to reduce significantly, making daily commutes shorter.



Healthcare Access

Clinics, pharmacies and nearby hospitals ensuring quick access to quality medical care.

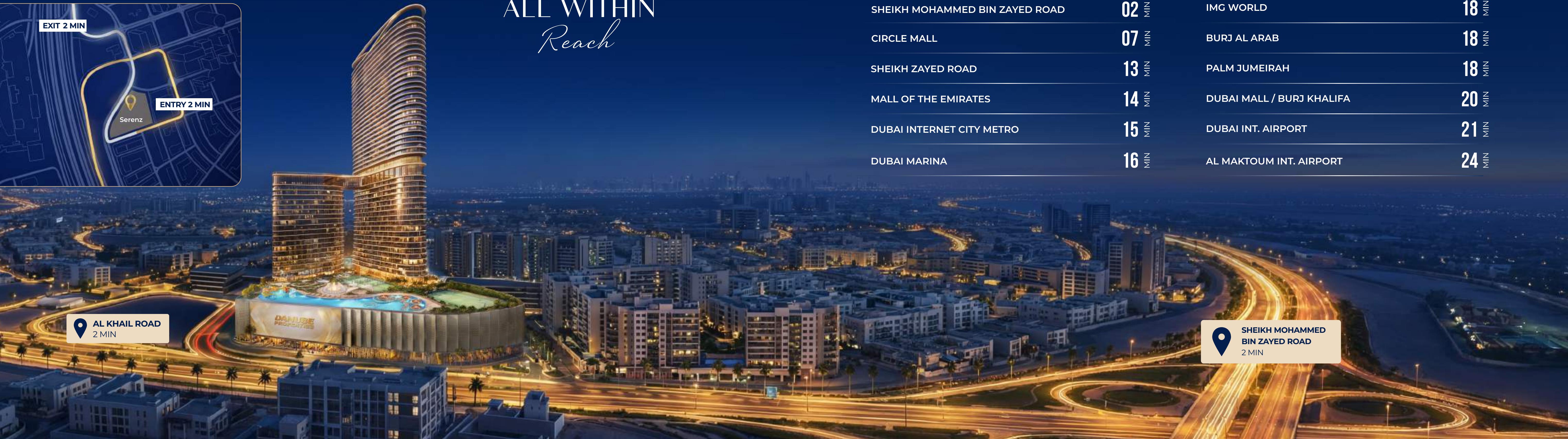


Prime Connectivity

Strategically located between Al Khail Road and Sheikh Mohammed Bin Zayed Road, offering seamless access across Dubai.



ENTRY AND EXIT IN 2 MINS



AL KHAIL ROAD
2 MIN

SHEIKH MOHAMMED
BIN ZAYED ROAD
2 MIN

ARCHITECTURE
THAT SETS A NEW
RESIDENTIAL
Standard



A DOUBLE-HEIGHT
ARRIVAL THAT
Sets the tone





A GRAND
WELCOME,
EVERY DAY

Serenz
DANUBE



Luxury
ETCHED IN
EVERY DETAIL





A World of **AMENITIES**



120,000SQ.FT. OF
Crafted
LIFESTYLE
SPACES

Presenting
SERENITY POOL

Where the day slows down for resort-style
relaxation, just steps from home





Presenting
AQUA PARK

THE KID'S WATER PARK

DESIGNED SPECIALLY
FOR THE LITTLE ONES





A SERENE
Retreat
OVERLOOKING THE SKYLINE



Presenting
**SERENITY
GARDEN**

Where nature slows down time

A Green escape
TO WANDER,
BREATHE & RESET

Presenting
**SERENITY
FOUNTAIN**

A stunning waterscape
at the heart of the community



OUTDOOR CALISTHENICS *Park*

FUNCTIONAL FITNESS
MEETS FRESH AIR



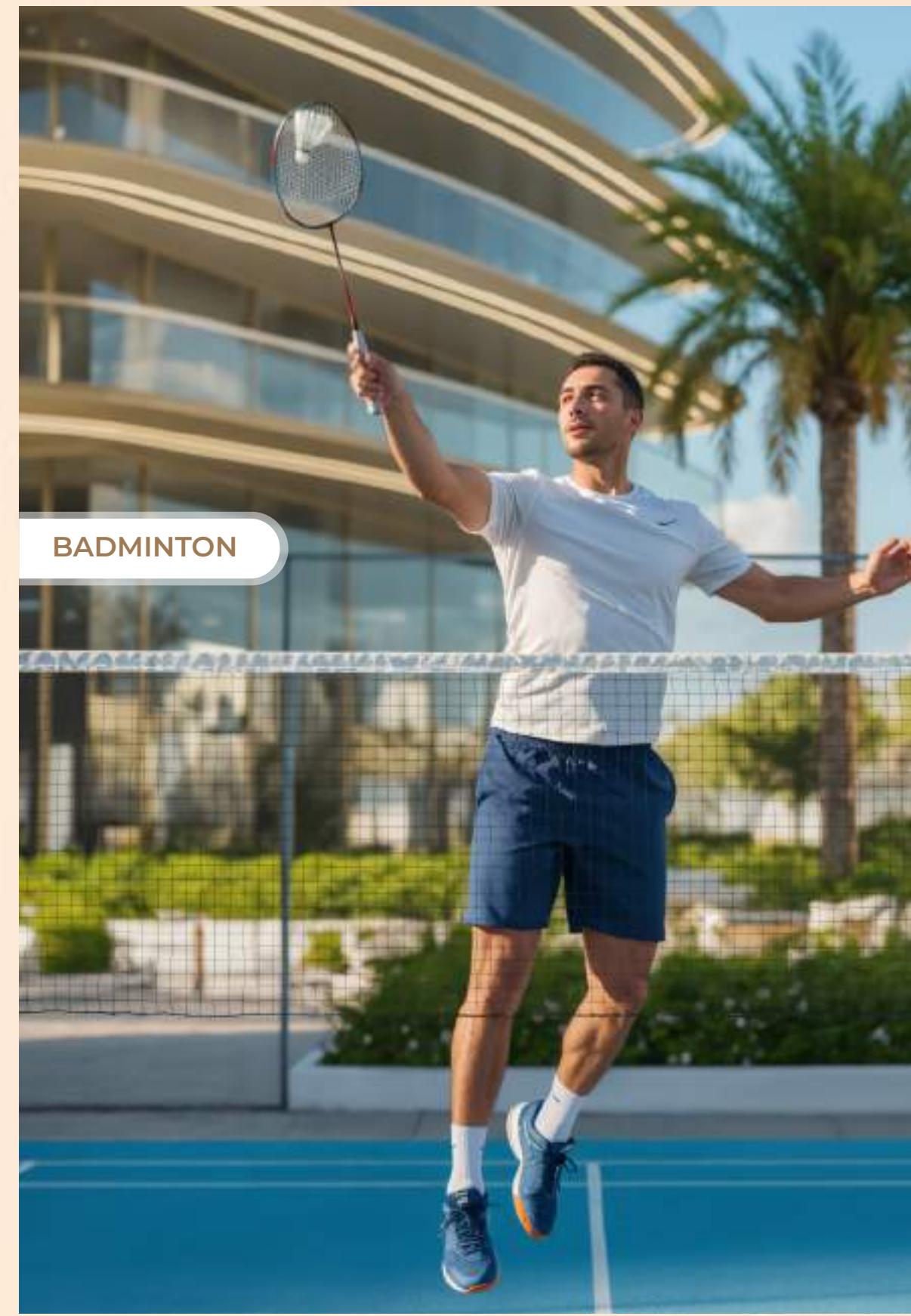
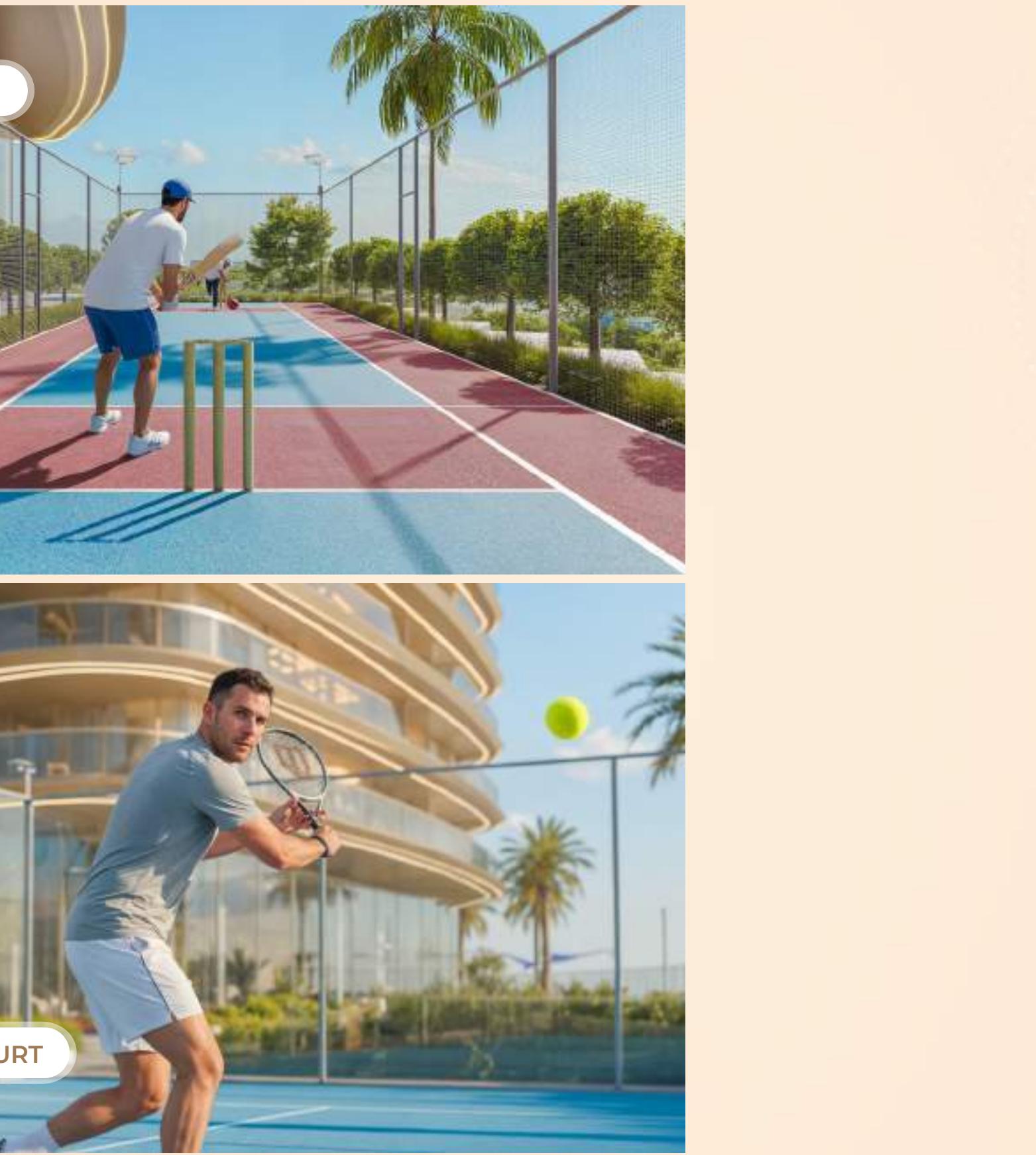


INDOOR GYM

State of art
GYM FITNESS,
ELEVATED







A Sport
**FOR EVERY
PLAYER**



SERENITY SPA

A sanctuary designed for
complete rejuvenation





KID'S DAYCARE

A joyful escape
CRAFTED FOR
THE LITTLE DREAMERS





BUSINESS CENTRE
WORK SMARTER,
CLOSER TO
Home

Professional spaces for
focused productivity



A landmark
CRAFTED FOR
MODERN LIVING



FULLY FURNISHED PREMIUM RESIDENCES

This is where **Modern Minimalism** meets **Luxury** in perfect harmony. Seamless finishes, fluid spaces and refined details come together to create residences that are effortlessly luxurious as they are exquisite.







A new
**BENCHMARK IN
RESIDENTIAL
LIVING IN JVC**



40+
AMENITIES

120,000 SQ. FT. *Of Curated*
LIFESTYLE SPACES

- ① FOOTBALL COURT
- ② PADEL COURT
- ③ PICKLEBALL COURT
- ④ BADMINTON COURT
- ⑤ CRICKET PITCH
- ⑥ BASKETBALL COURT
- ⑦ SNOOKBALL
- ⑧ JOGGING TRACK
- ⑨ CALISTHENICS PARK
- ⑩ INDOOR GYM
- ⑪ AQUATIC GYM

- ⑫ SERENITY POOL
- ⑬ AQUA LOUNGE
- ⑭ KID'S POOL
- ⑮ KID'S SPLASH PAD
- ⑯ KID'S WATER PARK
- ⑰ KID'S PLAY AREA
- ⑱ KID'S CYCLING TRACK
- ⑲ KID'S TRAMPOLINE AREA
- ⑳ KID'S WALL CLIMBING
- ㉑ SAND PIT
- ㉒ KID'S DAY CARE

- ㉓ SERENITY FOUNTAIN
- ㉔ SUN LOUNGERS
- ㉕ SENSORY PARK
- ㉖ SERENITY GARDEN
- ㉗ HAMMOCK GARDEN
- ㉘ MEDITATION ZONE
- ㉙ OUTDOOR YOGA
- ㉚ SUNKEN SEATING
- ㉛ OUTDOOR REFRESH ZONE
- ㉜ FAMILY CABANA SEATING
- ㉝ OUTDOOR PARTY ZONE

- ㉞ BBQ DECK
- ㉟ OUTDOOR GAMES
- ㉟ URBAN PARK
- ㉟ CLUBHOUSE
- ㉟ BUSINESS CENTER
- ㉟ MALE PRAYER HALL
- ㉟ FEMALE PRAYER HALL
- ㉟ MALE STEAM AND SAUNA
- ㉟ FEMALE STEAM AND SAUNA
- ㉟ SMOKING ZONE
- ㉟ DRONE DOCKING ZONE



ARCHITECTURE
THAT REDEFINES
Luxury





“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

Serenz

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A World of **AMENITIES**

