

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.



Reduced Commute Time

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



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.



Healthcare Access

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



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.



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



DISTANCES ALL WITHIN *Reach*

AL KHAIL ROAD	02 <small>MIN</small>	GLOBAL VILLAGE	17 <small>MIN</small>
SHEIKH MOHAMMED BIN ZAYED ROAD	02 <small>MIN</small>	IMG WORLD	18 <small>MIN</small>
CIRCLE MALL	07 <small>MIN</small>	BURJ AL ARAB	18 <small>MIN</small>
SHEIKH ZAYED ROAD	13 <small>MIN</small>	PALM JUMEIRAH	18 <small>MIN</small>
MALL OF THE EMIRATES	14 <small>MIN</small>	DUBAI MALL / BURJ KHALIFA	20 <small>MIN</small>
DUBAI INTERNET CITY METRO	15 <small>MIN</small>	DUBAI INT. AIRPORT	21 <small>MIN</small>
DUBAI MARINA	16 <small>MIN</small>	AL MAKTOUM INT. AIRPORT	24 <small>MIN</small>

 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



120,000 SQ. FT. OF
Curated
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





FOOTBALL COURT



PADEL TENNIS



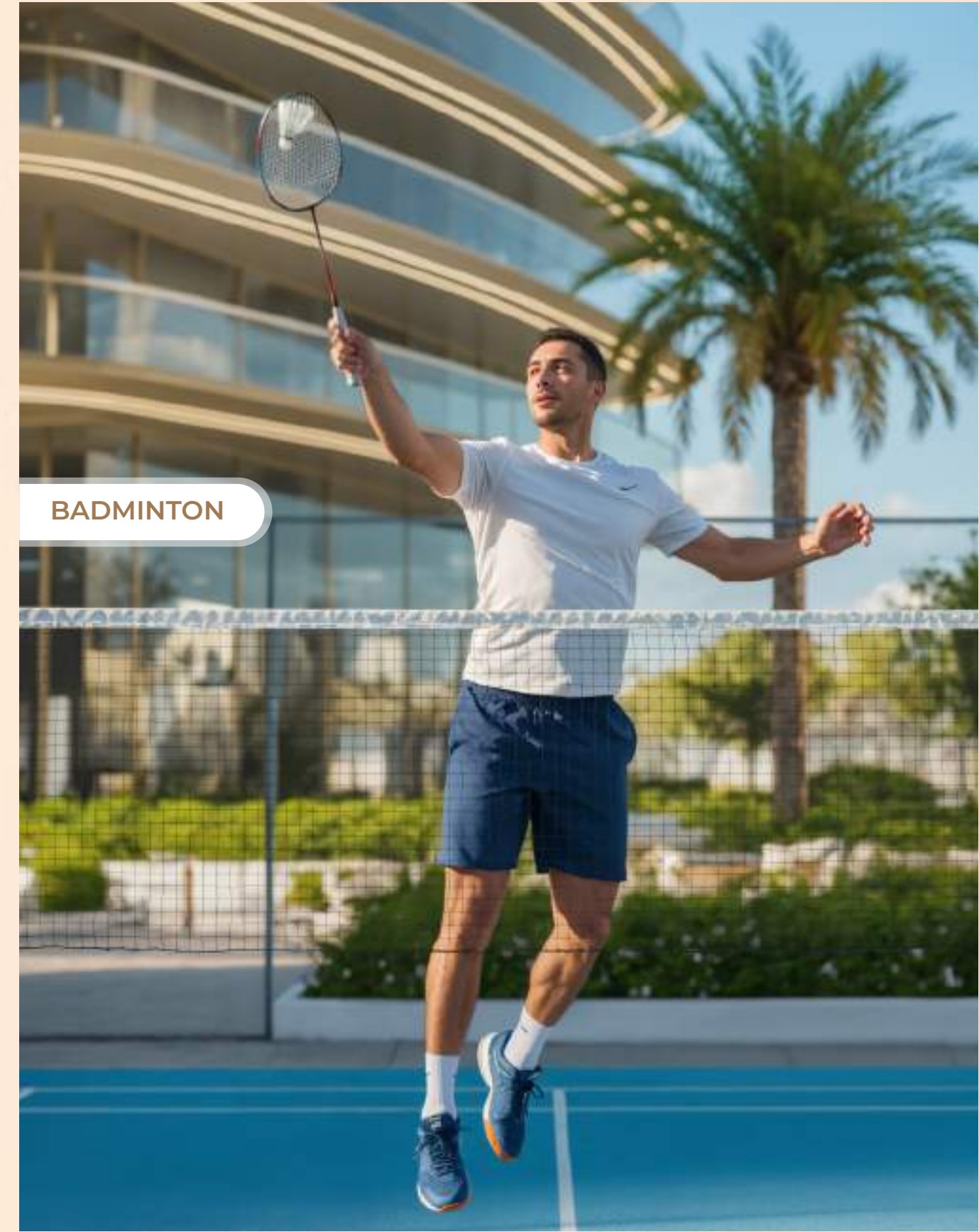
BASKETBALL



CRICKET PITCH



PICKLEBALL COURT



BADMINTON



SNOOKBALL

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
- ㊱ URBAN PARK
- ㊲ CLUBHOUSE
- ㊳ BUSINESS CENTER
- ㊴ MALE PRAYER HALL
- ㊵ FEMALE PRAYER HALL
- ㊶ MALE STEAM AND SAUNA
- ㊷ FEMALE STEAM AND SAUNA
- ㊸ SMOKING ZONE
- ㊹ 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

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