

*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.



## Green Parks & Open Spaces

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



## Retail & Dining

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



## 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.



## Schools & Education

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



## 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 to and within JVC to reduce significantly, making daily commutes smoother.



## 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



# 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 MAKTUUM 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





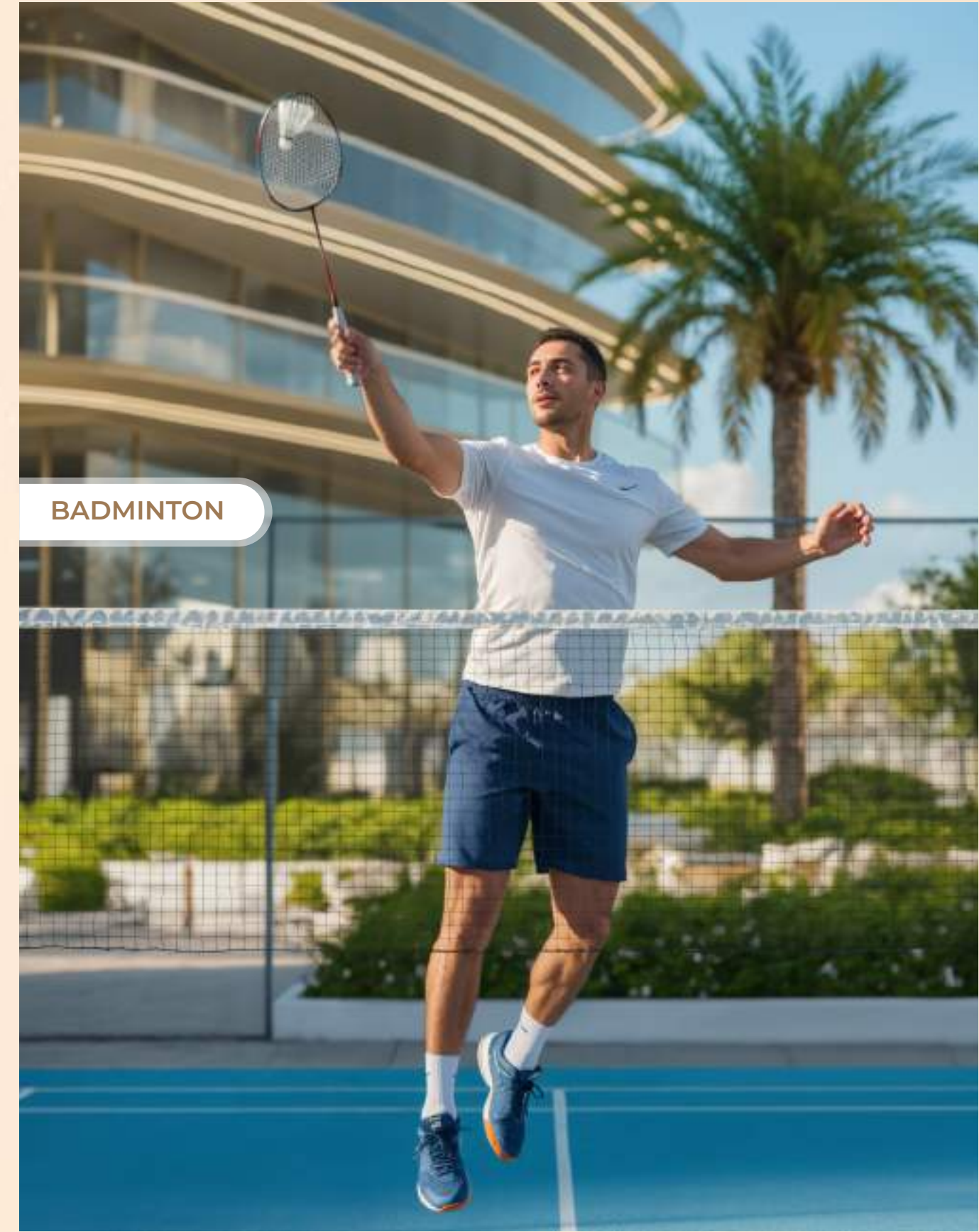
BASKETBALL



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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*A World of* **AMENITIES**





***DANUBE***  
***PROPERTIES***