

*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



DISTANCES  
ALL WITHIN  
*Reach*

AL KHAIL ROAD	02 MIN	GLOBAL VILLAGE	17 KM
SHEIKH MOHAMMED BIN ZAYED ROAD	02 MIN	IMG WORLD	18 KM
CIRCLE MALL	07 MIN	BURJ AL ARAB	18 KM
SHEIKH ZAYED ROAD	13 MIN	PALM JUMEIRAH	18 KM
MALL OF THE EMIRATES	14 MIN	DUBAI MALL / BURJ KHALIFA	20 KM
DUBAI INTERNET CITY METRO	15 MIN	DUBAI INT. AIRPORT	21 KM
DUBAI MARINA	16 MIN	AL MAKTOUM INT. AIRPORT	24.5 KM

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  
*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



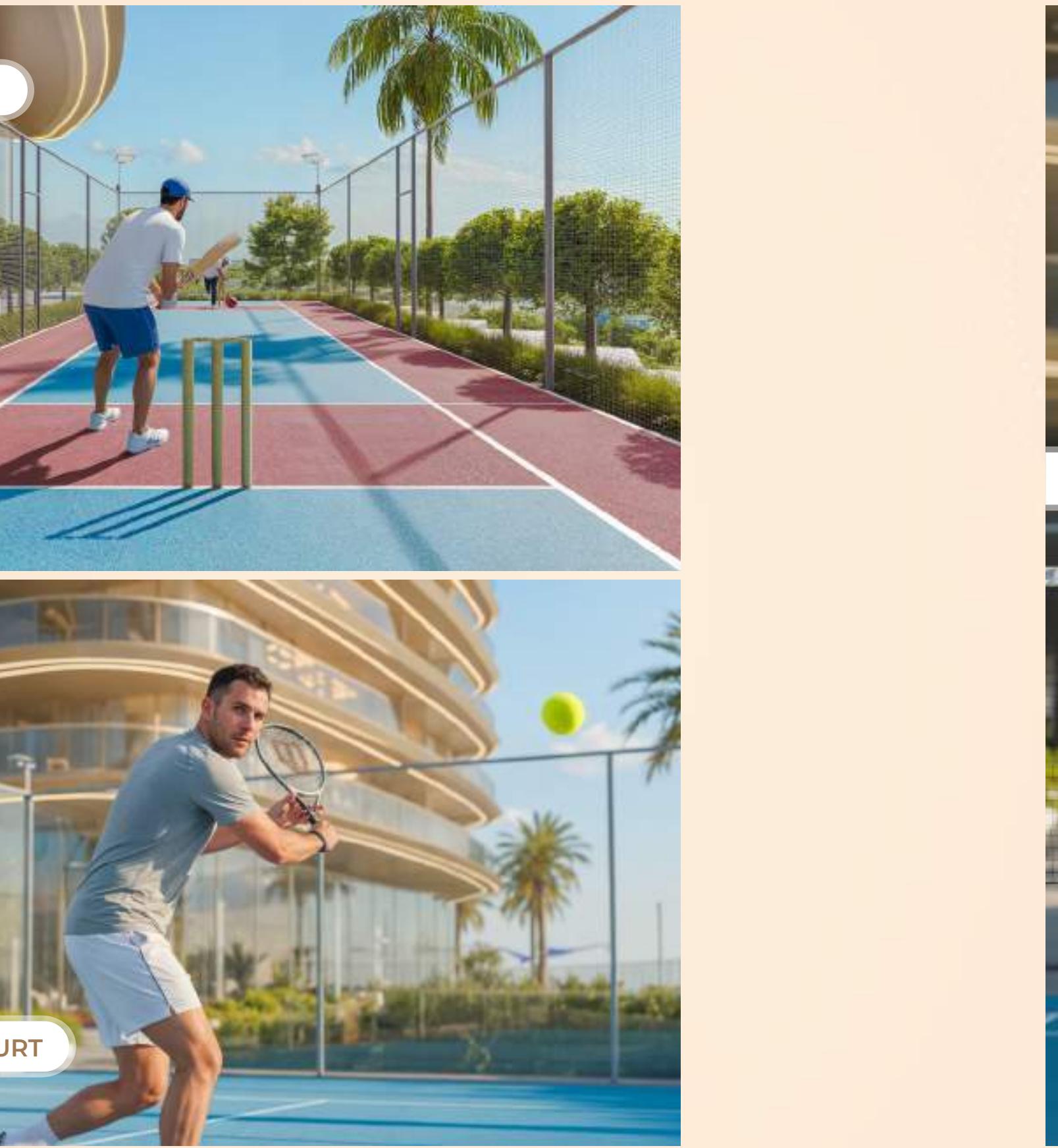


INDOOR GYM

*State of art*  
**GYM FITNESS,  
ELEVATED**







*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
- ㉞ URBAN PARK
- ㉞ CLUBHOUSE
- ㉞ BUSINESS CENTER
- ㉞ MALE PRAYER HALL
- ㉞ FEMALE PRAYER HALL
- ㉞ MALE STEAM AND SAUNA
- ㉞ FEMALE STEAM AND SAUNA
- ㉞ SMOKING ZONE
- ㉞ 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

BY DANUBE

*A World of* **AMENITIES**



**DANUBE  
PROPERTIES**