

# Jewetz

***BY DANUBE***

BEAUTIFUL HOMES.  
HANDSOME RETURNS.



# THE SUCCESS STORY

Danube Group has grown from a single store started in Deira, Dubai 25 years ago to one of the most trusted and household brand in the Middle-East. The multi-million dollar Group has been consistently increasing its global footprint and annual revenue supported by ever-growing family of over 2,500 staff. Danube Group is head-quartered in Dubai and operates in 9 countries across Middle-East & Asia.

The Group owns many award winning business verticals. Danube Building Material is the No.1 Building Materials company of the region offering more than 25,000 products under one roof. Danube Home is the fastest growing furniture retail brand currently present across UAE, KSA, Oman, Bahrain, Qatar, Kuwait, India and Africa. Alucopanel is the only factory manufacturing A2 grade façade cladding panels in the UAE. The Group also owns some other growing businesses like Cha Cha Chai and Danube Systems.

Danube Properties the property development arm of the business is rated amongst top 5 developers in the UAE. Company's major achievement include on time delivery of exceptional quality assets with record sales success.

Backed by its consistent growth and immense consumer confidence Danube Group has received over 50 awards in different categories. The Groups philosophy is to deliver exceptional quality and build long lasting relationship.

## THE DANUBE GROUP

Danube Building Materials

Danube Properties

Danube Home

Cha Cha Chai

Alucopanel

With over 25,000 products and services, the Group is committed to offering the customer nothing but the best through excellence and innovation.







## DUBAI – AN INVESTORS DELIGHT.

### HIGH CAPITAL APPRECIATION

With numerous infrastructure projects, retail spaces and attractions emerging in Dubai, the prices of residential units are on the upswing.

### HIGH RENTAL INCOME (8%-10%)

With many people travelling to Dubai in search of jobs and better life, rents of residential units are expected to increase.

### PROGRESSIVE ECONOMY

It is the fastest growing economy in the MENA Region which means more business opportunities, population growth and increase in demand of housing.

### 100% TAX-FREE INCOME

### EASE OF INVESTMENT

Duly Regulated Market controlled by robust laws.

Dubai Freehold Property open to investors of all nationalities. Developers and Projects are registered, certified and approved by Government of Dubai, UAE.

### HAPPY AND SAFE CITY

Dubai is ranked among one of the happiest and the safest city in the world.

# DANUBE – INVESTORS CHOICE

## ADVANTAGES:

-  Free Hold Ownership
-  High Capital Appreciation
-  High ROI
-  Registered under Dubai Land Department
-  25 Years of Trust
-  Prime Locations
-  Affordable Price
-  Fully Furnished
-  1% Best Payment Plan
-  World Class Amenitis
-  Luxury Finishing
-  Timely Delivery



# Jewelz

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BEAUTIFUL HOMES.  
HANDSOME RETURNS.

Jewelz is an upcoming residential project with a luxurious and elegant living experience. The building has been aesthetically designed to seamlessly and beautifully blend with the surroundings. The design strategy of Jewelz further reinforces this fact.

The plot is privately connected by a cul-de-sac on the North and West of the plot is a beautiful landscaped park that can be viewed from the community. The south of the plot overlooks the Miracle Garden from level 5 and above.

The project comprises of studio, 1 bedroom and 2 bedroom units that you can choose from with a total of 463 residential units. The ground and 2 podiums are reserved for parking. The lobbies on the ground floor are easily accessible from the road.



UP TO **15%**  
**RETURNS\***

Unit Type	Unit Price	Payment until Handover (50%)	Anticipated Annual Rent	ROI
Studio	AED 500,000/-	AED 250,000/-	AED 42,000/-	16.80%
1 Bedroom	AED 850,000/-	AED 425,000/-	AED 65,000/-	15.29%
2 Bedrooms	AED 1,100,000/-	AED 550,000/-	AED 85,000/-	15.45%

\* The returns calculated are based on anticipated rental income

\* Unit price has been considered as average price

\* Returns shown are gross income on capital invested as per Danube's standard payment plan





LIVING ROOM BY DAY



BEDROOM BY NIGHT





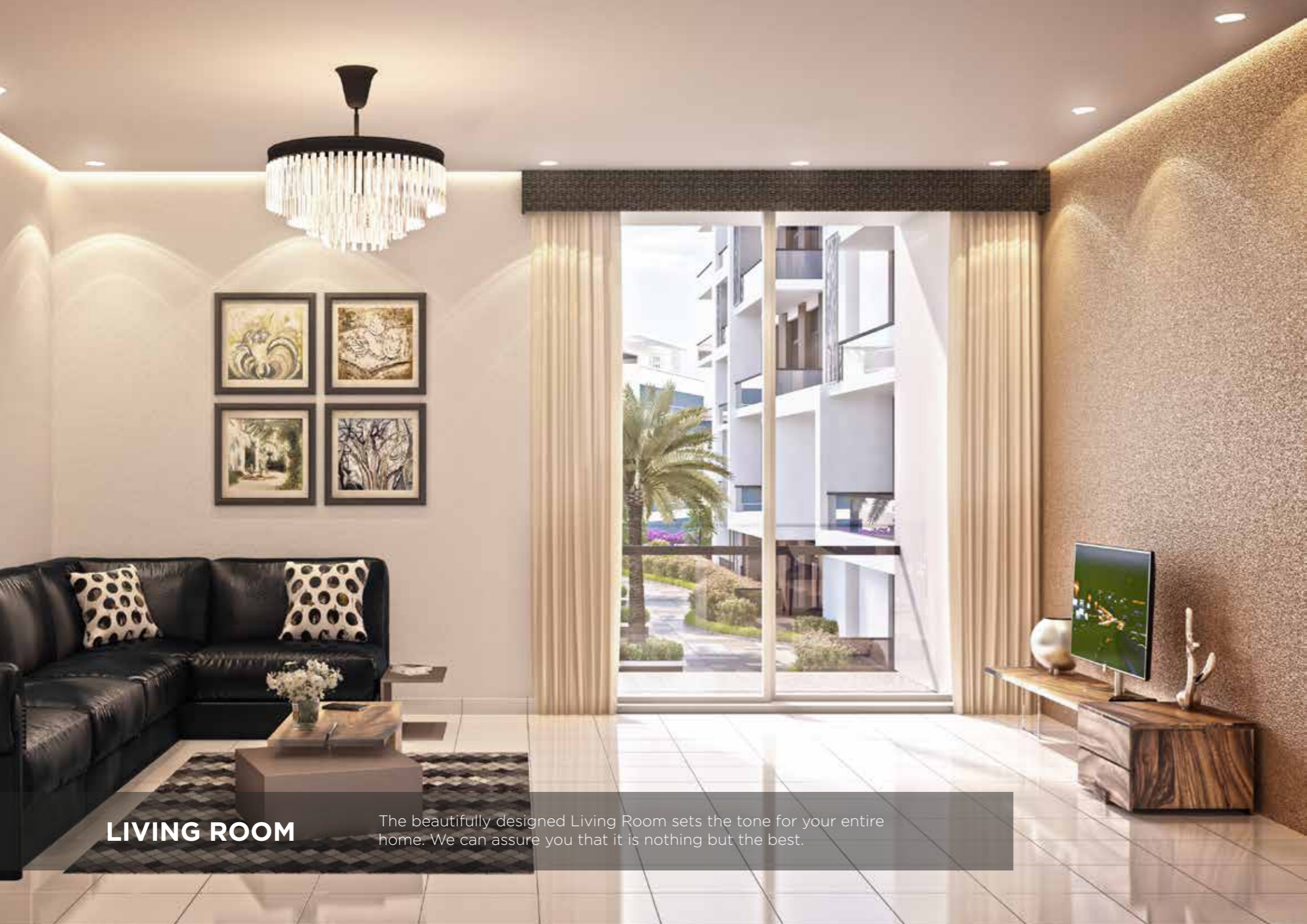
## GRAND ENTRANCE LOBBY

The Grandeur of the entrance lobby is sure to leave a great first impression.



## LIFT LOBBY

Luxurious and grand with high ceilings. It also features elaborate moldings, exquisite flooring and elegant furnishings that will leave you and your guests impressed.



## LIVING ROOM

The beautifully designed Living Room sets the tone for your entire home. We can assure you that it is nothing but the best.



## SPACIOUS BEDROOMS

As night falls, you can turn the living room into a warm and cosy bedroom. It's one way to get the most out of your home.



## HEALTH CLUB

Health club with a fully-equipped indoor gym, steam room, sauna and massage bathtub.



## SWIMMING POOL

Lounge under the deep blue skies after a hard day's work, to relax and unwind.



**CELEBRATE YOUR SPECIAL OCCASION**

Life will be one big party at the elegantly designed party hall. Celebrate with friends and family whenever your heart desires.



**MULTI-PURPOSE HALL**

Whatever the event, the multi-purpose hall is the right venue. Celebrate with your loved ones and have a memorable time. The barbeque deck is also available if you want to have an outdoor feast.



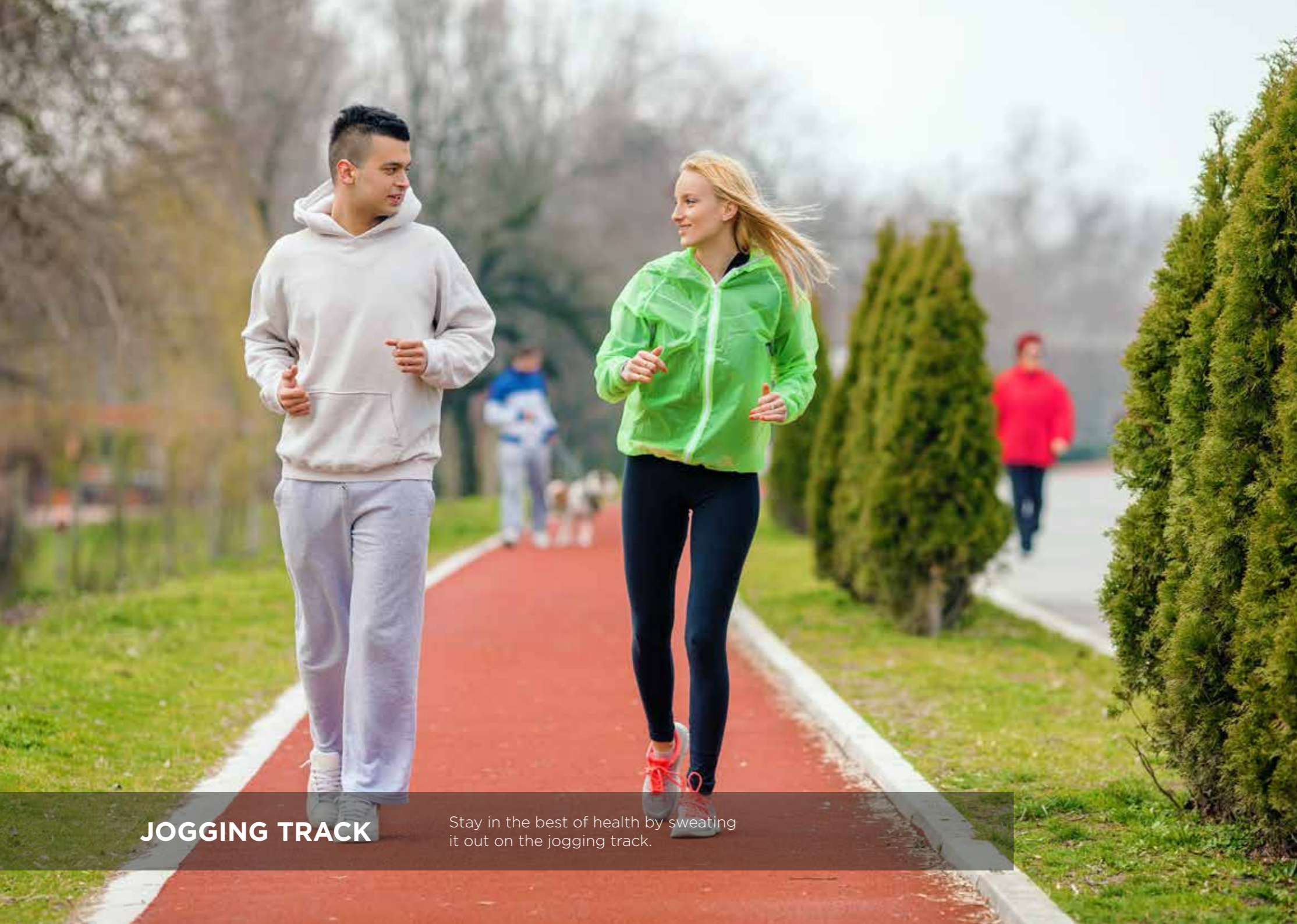
## BADMINTON COURT

The game is on, call your friends for a game of badminton and smash your way to victory.



## PADDLE TENNIS

It is one game you will never have enough of. It can be played by people of all age groups. So go ahead, challenge your friends for a game.



## JOGGING TRACK

Stay in the best of health by sweating it out on the jogging track.



## BARBECUE DECK

An open-air grill house is available where you can have a feast with family and friends.



## **SURVEILLANCE SYSTEM ACCESS CONTROL**



When it comes to your safety we leave no stone unturned. A technologically advanced surveillance and access control system has been installed for your round-the-clock protection.



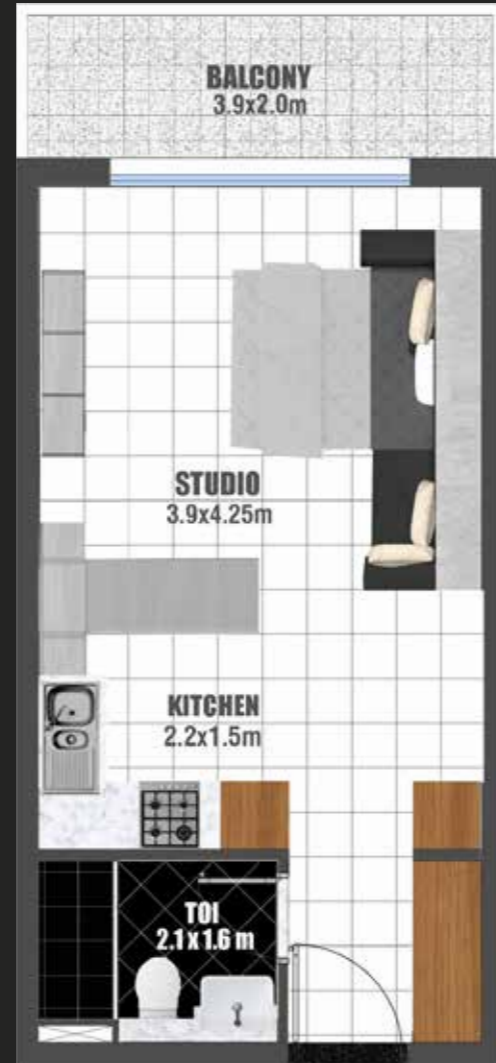
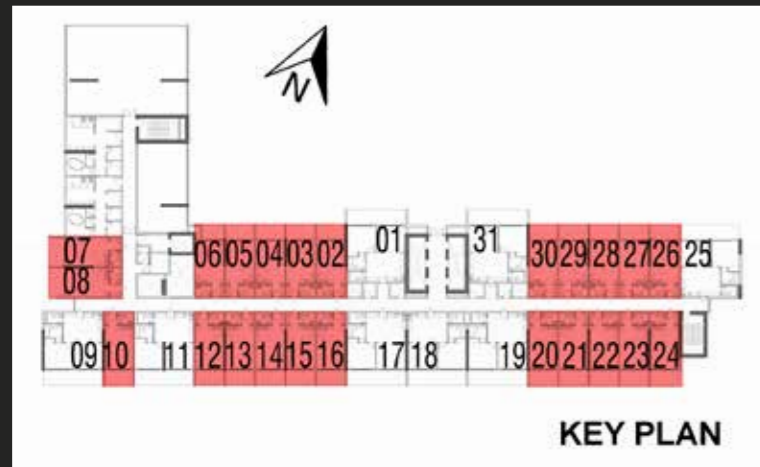
## **COVERED CAR PARKING**



A large well-lit area, where you can safely park your vehicles with peace of mind.

## FIRST FLOOR STUDIO

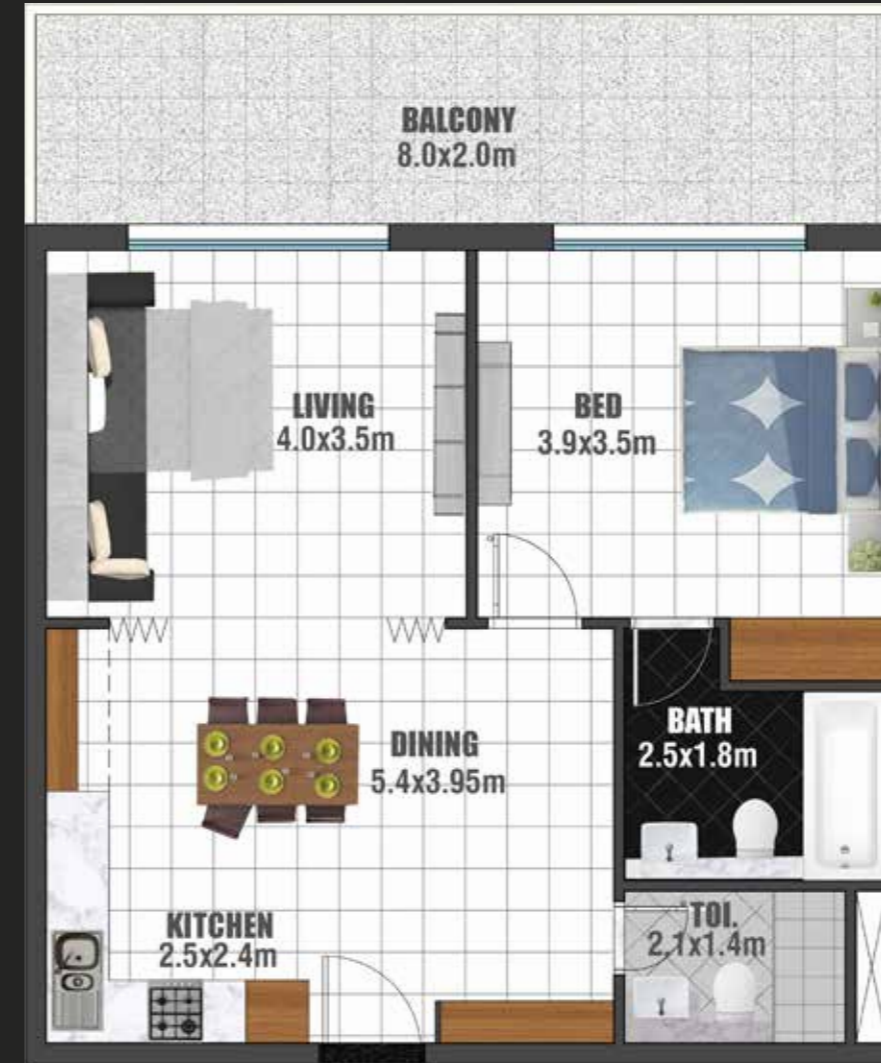
TOTAL AREA: 412 Sq.Ft. to 433 Sq.Ft.  
 FLAT NOS: 2 TO 6,7,8,10  
 12 TO 16, 20 TO 24, 26 TO 30



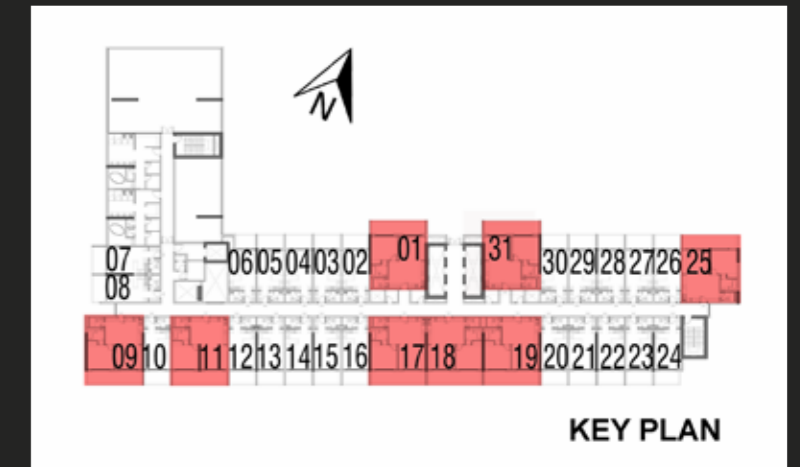
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## FIRST FLOOR 1 BEDROOM

TOTAL AREA: 858 Sq.Ft. to 863 Sq.Ft.  
 FLAT NOS: 1,9,11,17 to19,25,31

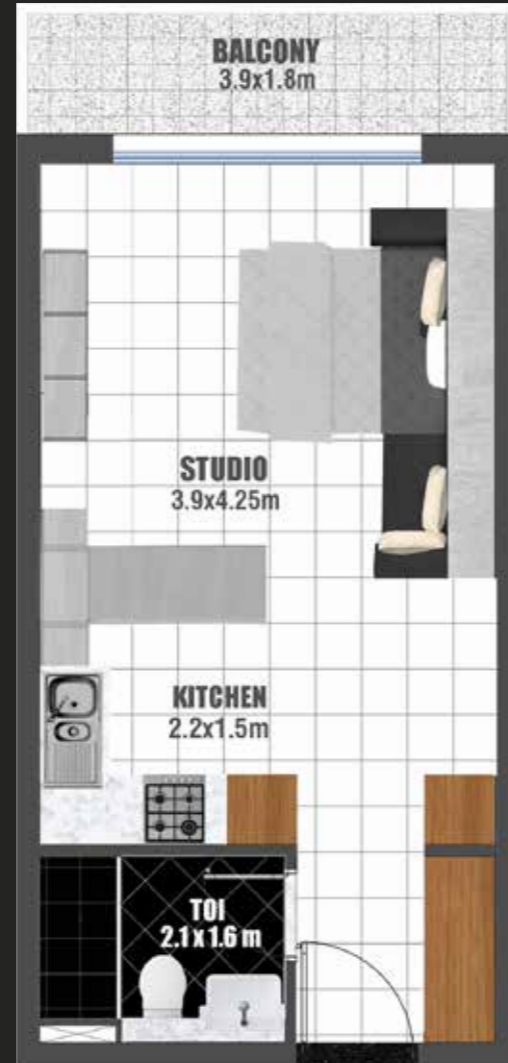
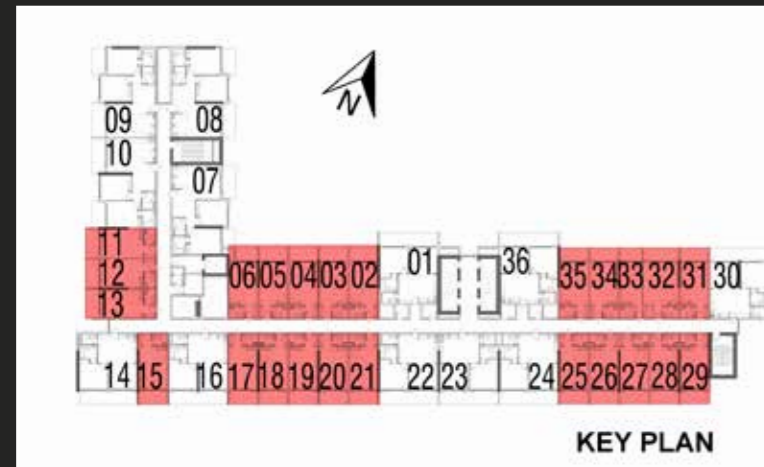


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## TYPICAL FLOOR STUDIO

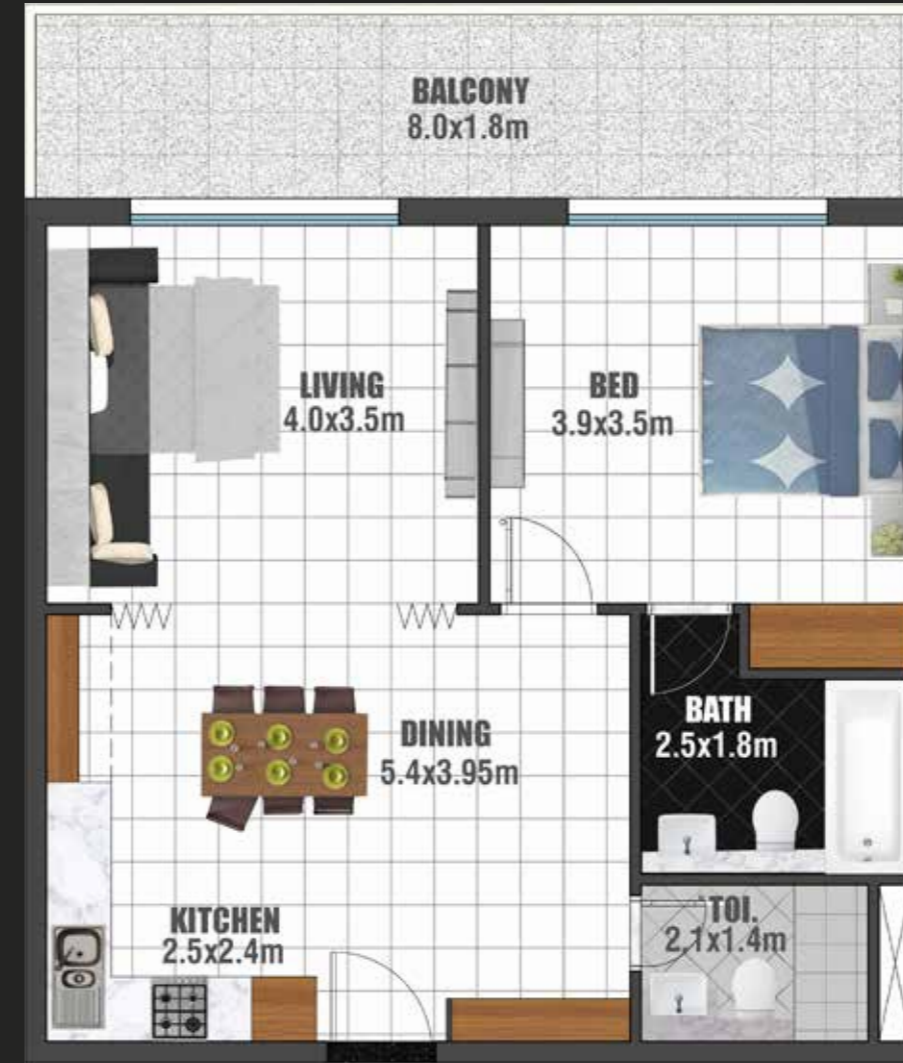
TOTAL AREA: 405 Sq.Ft. to 425 Sq.Ft.  
 FLAT NOS: 2 TO 6,11 TO 13,15,17 TO 21,  
 25 TO 29,31 TO 35



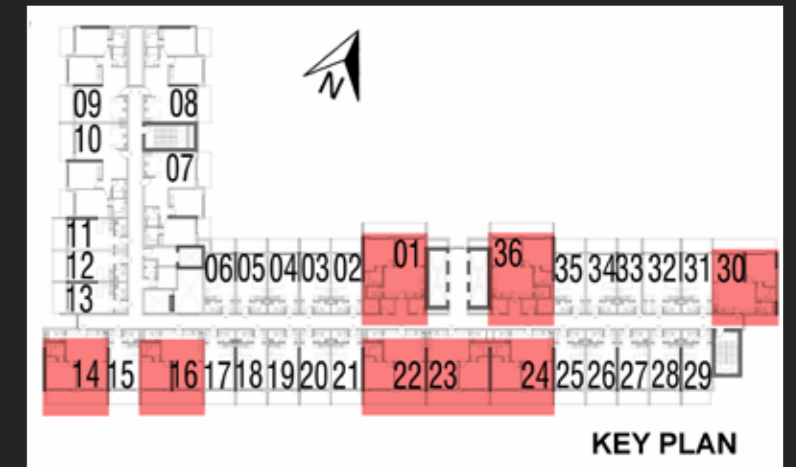
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## TYPICAL FLOOR 1 BEDROOM

TOTAL AREA: 839 Sq.Ft. to 845 Sq.Ft.  
 FLAT NOS: 1,14,15,22,23,24,30,36

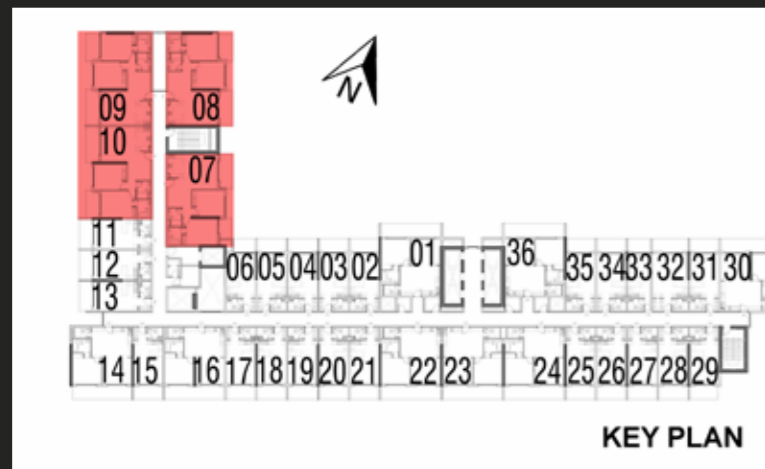


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# TYPICAL FLOOR 2 BEDROOM

TOTAL AREA: 1094 Sq.Ft. to 1116 Sq.Ft.  
FLAT NOS: 7 TO 10



# EASILY ACCESSIBLE FROM ANYWHERE.

- Miracle Garden - 1 minute away
- Sheikh Zayed Road - 7 minutes away
- Sheikh Mohammed bin Zayed Road - 1 minute away
- City Center Al Barsha - 2 minutes away
- Get to the nearest metro station (Mall of the Emirates) - 7 minutes away
- Dubai International Airport - 25 minutes away
- Dubai World Central (Al Maktoum International Airport) - 30 minutes away
- Many reputed schools in the vicinity of 3-5 km radius



# DELIVERING ON OUR PROMISES

We understand our responsibility as your property developer and we remain committed to the timely delivery of your property. We firmly believe that our reputation as a successful developer is derived from our project delivery and quality construction. Backed by our strong finances and our solid 24 years of experience in building materials, all the sites of our existing projects are bustling with activity and progress. Our ultimate goal is to see you smile while handing over the keys to you.



