

**DANUBE  
PROPERTIES**

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# AN ICONIC COLLABORATION

THAT WILL CHANGE THE WAY  
*the world 'works'*

**DANUBE**  
GROUP

33  
YEARS

A SYMBOL OF TRUST,  
INNOVATION AND  
GROWTH IN HOMES  
ACROSS THE MIDDLE EAST

**TWO BRANDS. ONE VISION**  
TO TOUCH & IMPACT LIVES

*Shah Rukh Khan*

33  
YEARS

A NAME THAT NEEDS NO  
INTRODUCTION & IS LOVED IN  
EVERY HOME

**AND NOW THE TWO LEGACIES UNITE**  
TO CREATE HISTORY.



Rising on the iconic **Sheikh Zayed Road**, this **premium 55-storey office tower** offers unmatched visibility and seamless access in the heart of Dubai.

Inspired by the self-made journey of Shahrukh Khan, Shahrukhz is a tribute to those who script their own destiny — a place for business leaders, founders and visionaries to build more than companies, to build empires.

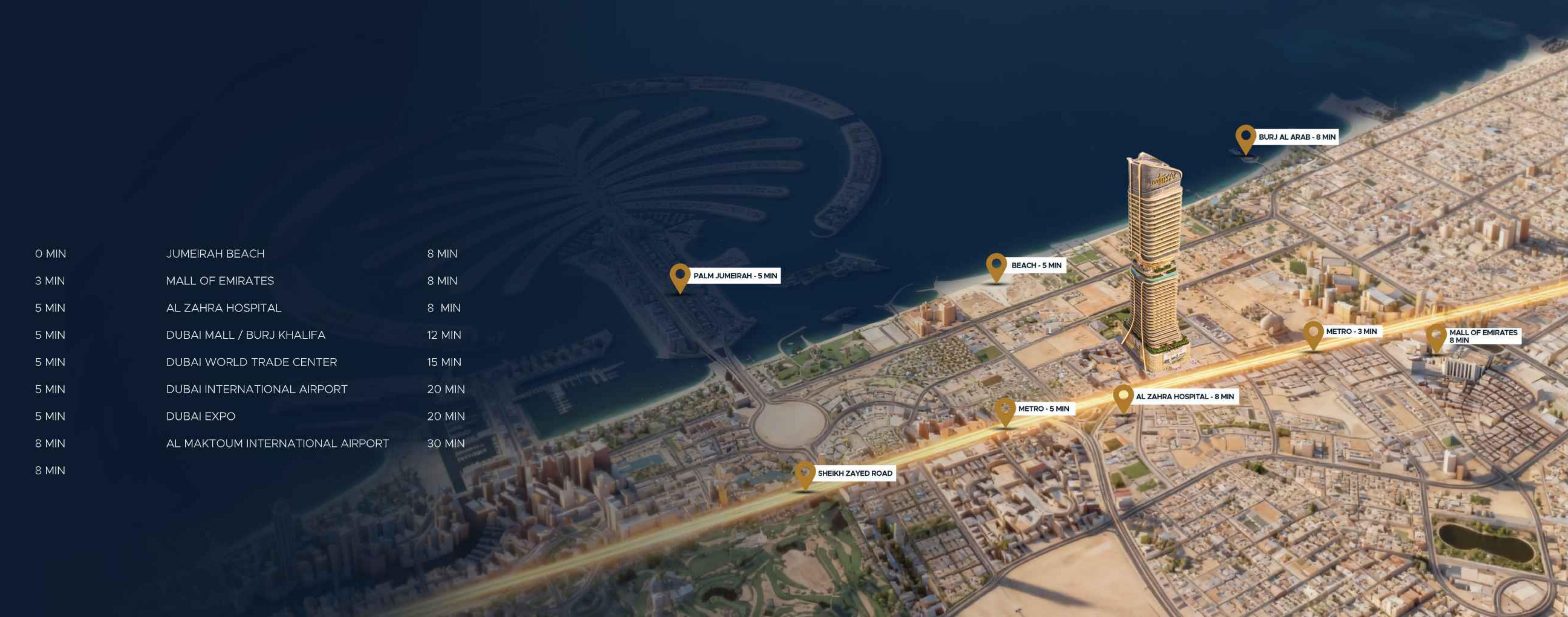
With world-class amenities curated for productivity, prestige and wellbeing...every detail elevates the way you work.



WHERE EVERY  
OFFICE TELLS  
*a story of success*

# DISTANCES

SHEIKH ZAYED ROAD	0 MIN	JUMEIRAH BEACH	8 MIN
METRO STATION	3 MIN	MALL OF EMIRATES	8 MIN
METRO STATION	5 MIN	AL ZAHRA HOSPITAL	8 MIN
DUBAI INTERNET CITY AND MEDIA CITY	5 MIN	DUBAI MALL / BURJ KHALIFA	12 MIN
PALM JUMEIRAH	5 MIN	DUBAI WORLD TRADE CENTER	15 MIN
TRAM STATION	5 MIN	DUBAI INTERNATIONAL AIRPORT	20 MIN
BEACH	5 MIN	DUBAI EXPO	20 MIN
DUBAI MARINA	8 MIN	AL MAKTOUM INTERNATIONAL AIRPORT	30 MIN
BURJ AL ARAB	8 MIN		





THE SKY IS  
YOUR RUNWAY  
*& success is your destination*

**HELI PAD**  
*for HELICOPTERS &  
AIR TAXIS*

AN ARCHITECTURAL  
LANDMARK FOR  
*those who lead*





*The*  
**FIRST STEP  
INTO LEGACY**  
A MAJESTIC ARRIVAL



THE KING'S  
**SIGNATURE  
POSE**

*Snap a moment with*  
**THE KING**



## DOUBLE HEIGHT GRAND LOBBY

*From the moment  
YOU ARRIVE THE  
EXPERIENCE BEGINS..*



**1% PER MONTH**

**70/30** POST HANDOVER  
PAYMENT PLAN

## AMENITIES AT A GLANCE



Completion Date  
Q2 - 2029

## SERVICE DESIGNED AROUND YOU



AMPLE CAR PARKING



35+ PREMIUM AMENITIES



VALET SERVICES



E SCOOTER STATION



SHUTTLE TO METRO



DRONE DOCKING STATION



WASHROOM ON  
EVERY FLOOR



13 HIGH SPEED LIFT  
(WAITING TIMELESS THAN 40 SEC)



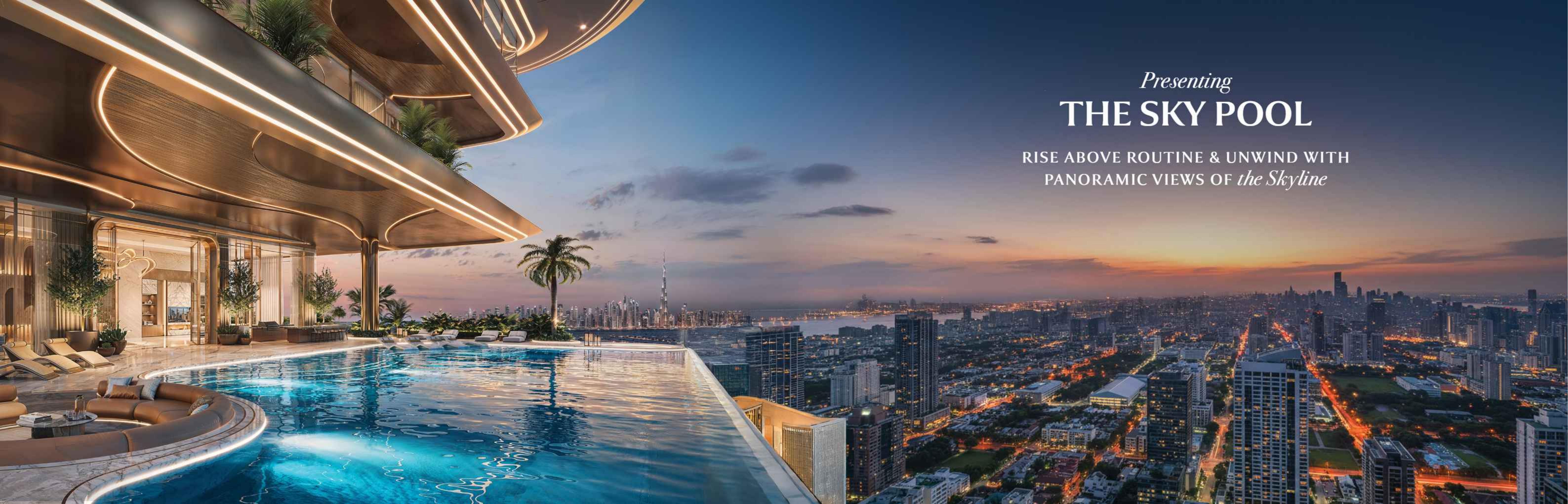
DIRECT COOLING

*live life*  
**KING STYLE**

OFFICES DESIGNED BEYOND A WORK DESK

**35+ AMENITIES**





*Presenting*  
**THE SKY POOL**

RISE ABOVE ROUTINE & UNWIND WITH  
PANORAMIC VIEWS OF *the Skyline*



# FITNESS & LIFESTYLE

THAT KEEPS SPACE  
*with your ambition*



*Presenting*  
**THE KING'S  
CLUB HOUSE**

SLOW DOWN WITHOUT STEPPING AWAY FROM  
THE RHYTHM OF SUCCESS



*Presenting*  
**LOUNGE 33**

WHERE THE SKYLINE IS YOUR BACKDROP &  
SUCCESS IS YOUR SIGNATURE



PODCAST STUDIO



BOARDROOM





DUBAI'S SKYLINE  
HAS A NEW SYMBOL  
*of* SUCCESS





*Introducing*  
**LOUNGE 55**

Rise above the skyline with a  
high-altitude haven for those who  
don't settle for the ordinary

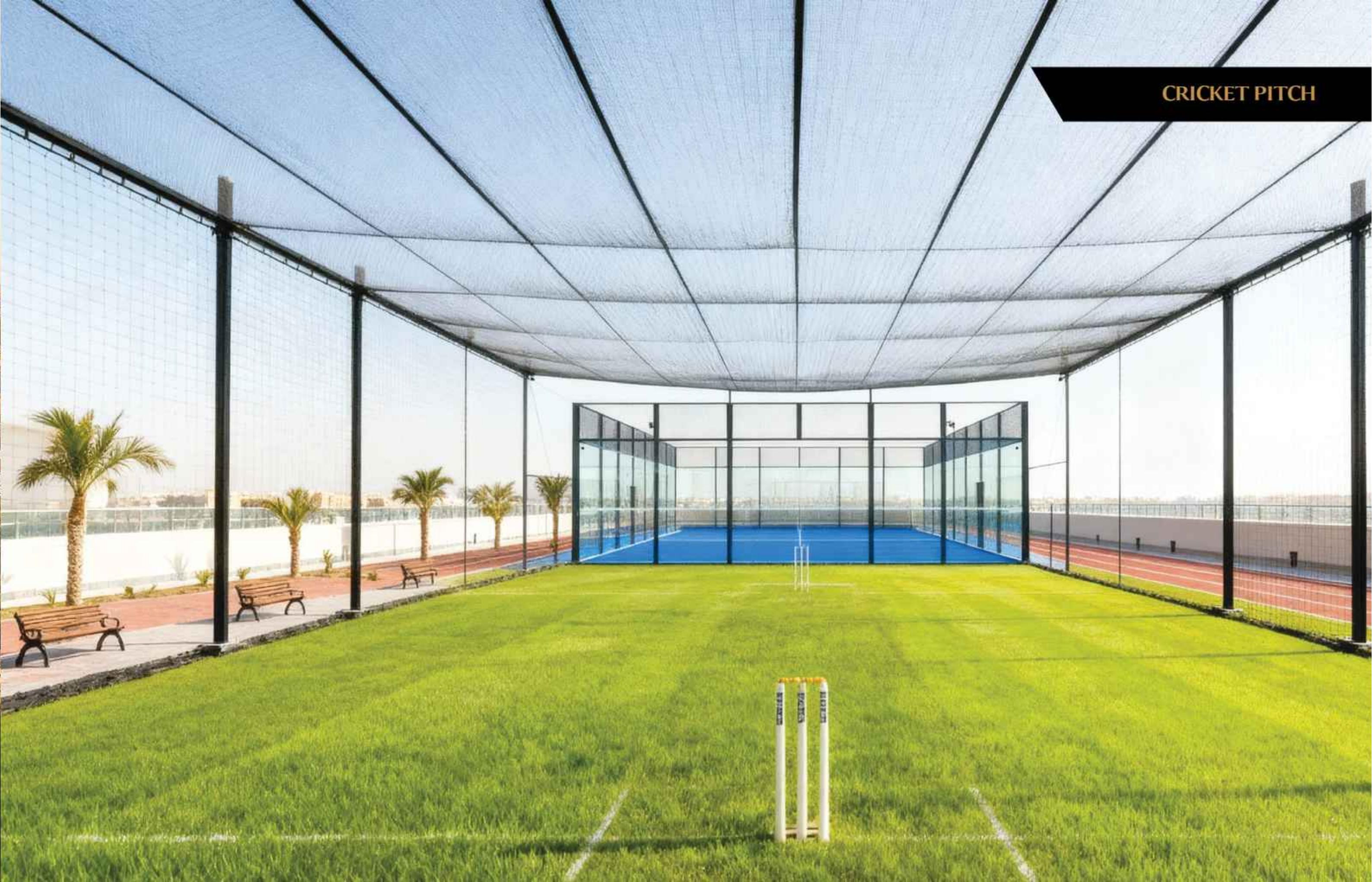




*Presenting*  
**TRANQUILITY  
GARDEN**

WHERE YOU UNWIND, NETWORK &  
FIND YOUR NEXT BIG IDEA







A WORKSPACE  
THAT ELEVATES  
*you a step closer*  
TO SUCCESS



HIS STORY  
BECAME HISTORY  
*begin yours here*

**PREMIUM OFFICES**

SHEIKH ZAYED ROAD, DUBAI



## STANDARD

**Size: 450-600sqft.**

### Office Features

- Manager's Cabin
- 13 - 15 Workstations
- Reception
- Visitor's Zone
- Outdoor Seating

# EXECUTIVE

**Size: 650 - 800 sq.ft.**

## Office Features:

- Manager's Cabin
- 18 - 20 Workstations
- Meeting Room
- Reception
- Visitor's Zone
- Restroom
- Outdoor Seating





## PREMIUM

Size 1,200 - 1,500 sq.ft.

### Office Features:

- Manager's Cabin
- 38 - 40 Workstations
- Meeting Room
- Reception
- Visitor's Zone
- Restroom
- Outdoor Seating

CUSTOMIZE YOUR OFFICE

# PRESTIGE

Size: 2,000 - 11,000 sq.ft.

## Office Features:

- Manager's Cabin
- 50 - 200 Workstations
- Conference Room
- Reception
- Visitor's Zone
- Restroom
- Outdoor Seating
- Pantry



WHERE EVERY  
OFFICE TELLS  
*a story of success*



**Shahrukhz**  
BY  
**DANUBE**



“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