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OFF PLAN

Aspirz by Danube

Location: Al Barsha, Dubai

Starting From: AED 879,000

Permit No: 2

Aspirz by Danube

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Danube	**Apartments**	**Q4 2028**	**21/30**	**Off Plan**

ABOUT THE PROJECT

Aspirz by Danube is a landmark mixed-use development in **Dubai Sports City**, introducing an innovative combination of fully furnished convertible hotel apartments, contemporary offices and an extensive collection of lifestyle and business amenities within a single high-rise destination.

Designed around the concept of living, working and leisure under one address, Aspirz responds to the increasingly flexible lifestyles of Dubai's professionals, entrepreneurs and investors. The project combines residential and commercial components while maintaining dedicated entrances, lobbies and circulation systems for each, helping preserve privacy between residents and business users.

The DLD-registered building configuration comprises **two basement levels, a ground floor, seven podium levels and 40 upper floors**, creating one of the more prominent new mixed-use developments in Dubai Sports City.

Danube's official project information identifies **432 apartments and 266 offices**, while the DLD project registry records **706 total registered units** across the development.

The residential component offers **studios and 1, 2 and 3-bedroom residences**, including Danube's distinctive convertible layouts. These homes are fully furnished and designed to allow spaces to adapt according to residents' requirements.

Studio residences start from approximately **376–383 sq. ft.**, with typical layouts extending to around **394 sq. ft.** Their efficient proportions and relatively accessible price point make them particularly relevant to

investors and individual professionals seeking accommodation within Dubai Sports City.

One-bedroom residences provide substantially greater variation. Standard layouts begin from approximately **473–480 sq. ft.**, while larger Flex Plus configurations extend to approximately **792 sq. ft.** Selected layouts are designed around Danube's convertible concept, allowing spaces to perform multiple functions according to the owner's needs.

Two-bedroom apartments range from approximately **848 to 1,011 sq. ft.**, creating practical residences for couples, smaller families and professionals requiring additional living or working space.

The largest conventional residential layouts are the **3-bedroom apartments**, extending from approximately **1,313 to 1,327 sq. ft.** These residences provide the project's most substantial family-oriented configurations.

All residential categories benefit from the project's emphasis on flexible space. Aspirz has been conceived around smart convertible units capable of adapting to different everyday requirements, providing residents with greater functionality from their available square footage.

The homes are also delivered **fully furnished**, reducing the additional setup requirements for buyers and making the project particularly convenient for investors intending to place properties into the rental market after completion.

The commercial component is equally important to the Aspirz concept. Danube incorporates **266 office spaces**, with different categories designed to accommodate entrepreneurs, professional firms and businesses seeking modern premises within Dubai Sports City.

Published office configurations include smaller commercial spaces from approximately **328 sq. ft.**, Executive Offices generally around 637–664 sq. ft., and larger Premier Offices reaching approximately **801 sq. ft.**

Separate entrances, lobbies and elevators for the residential and commercial components help maintain a clear distinction between home and workplace environments despite their integration within the same building.

Aspirz further differentiates itself through an unusually extensive amenity programme. Danube states that the project provides **more than 30 lifestyle amenities**, supplemented by business-oriented facilities serving the office component.

Residents can enjoy extensive swimming and wellness facilities, including pool environments designed for recreation and relaxation.

Fitness plays an important role in the development. Dubai Sports City's identity is reflected in facilities supporting active lifestyles, with gym spaces, sports courts and dedicated areas for exercise.

The amenity collection also incorporates **yoga and Zumba spaces**, allowing residents to participate in different forms of fitness and wellness without leaving the development.

An **indoor cinema** provides an entertainment environment within the building, while a games room creates additional space for residents to socialise and relax.

Families benefit from dedicated children's facilities, including a **children's pool, play area and daycare facilities**, strengthening Aspirz's appeal beyond individual professionals and investors.

A BBQ area provides additional outdoor social space, while prayer facilities support residents' everyday requirements.

The commercial component has its own supporting infrastructure. Business facilities include meeting and lounge environments, a **business centre and business café**, helping office owners operate within a professionally equipped setting.

Aspirz also introduces hospitality-inspired services into the residential experience. The project incorporates concierge and bellboy services, reception facilities, common-area housekeeping and security, creating a more serviced residential environment than a conventional apartment tower.

Optional services such as valet parking, in-apartment housekeeping, laundry, dry cleaning and personal training further reinforce the development's hotel-inspired positioning.

The project's **Dubai Sports City** location adds another important dimension to its proposition. The community is established around sporting, residential and lifestyle infrastructure and is home to internationally recognised facilities including the Dubai International Cricket Stadium.

Residents are positioned within convenient reach of major road corridors, including **Sheikh Mohammed Bin Zayed Road**, providing connections towards Jumeirah Village Circle, Motor City, Dubai Marina, JLT, Business Bay and other parts of Dubai.

Dubai Sports City also sits close to established residential destinations including **Motor City, Jumeirah Golf Estates and Jumeirah Village Circle**, giving residents access to additional retail, dining, educational and recreational facilities.

For investors, Aspirz offers several distinct acquisition strategies within a single development.

Studios provide the most accessible residential entry point, with the developer currently advertising the project from approximately **AED 879,000**. One-bedroom units provide additional choice between compact conventional layouts and larger convertible configurations.

Two and 3-bedroom apartments broaden the potential tenant profile towards couples and families, while the office component allows investors to participate in Dubai's commercial property market within the same project.

DLD transaction data provides further evidence of market activity. As of 17 September 2026, **514 registered sales** had been recorded for Aspirz, with a project-wide median transaction value of approximately **AED 954,000**.

Within the residential component, DLD-derived data records a median studio transaction of approximately **AED 870,000**, with a median size of 389 sq. ft. One-bedroom apartments recorded a median transaction of approximately **AED 1.32 million** and a median size of around 704 sq. ft.

This combination of residential and commercial inventory makes Aspirz particularly relevant to buyers seeking flexibility. Investors can choose between smaller rental-focused apartments, larger residences or office space depending on their preferred asset class and budget.

For end-users, the development offers a different proposition from a conventional Dubai Sports City apartment building. Fully furnished homes, convertible layouts, extensive amenities and hospitality-inspired services are intended to create a more complete lifestyle environment.

The project's DLD registration provides additional clarity for buyers. **Aspirz is registered as DLD Project Number 3838**, with 706 units and a registered completion date of **31 December 2028**.

With its distinctive live-work concept, furnished convertible residences, substantial office component and extensive amenity offering, Aspirz by Danube represents one of the more ambitious mixed-use developments currently under construction in Dubai Sports City.

Why Buy Aspirz by Danube Through A1 Properties?
Buying a property at **Aspirz by Danube through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available residential and commercial units according to exact square footage, configuration, floor level, orientation, views, DLD transaction benchmarks, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential, commercial and off-plan property market, helping buyers evaluate Aspirz against other opportunities throughout Dubai Sports City and surrounding investment locations.

For investors, our advisors can assess entry pricing, DLD-recorded transactions, unit selection, rental positioning, office versus residential opportunities and potential resale strategies. End-users can receive tailored guidance according to apartment size, convertible layout, furnishing, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**1%**	**30%**
Down Payment	During Construction	On Handover

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