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OFF PLAN

Greenz

Location: Dubai Maritime City, Dubai

Starting From: AED 1,100,000

Permit No: 2

Greenz

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Danube	**Apartments**	**Q2 2029**	**10% Down Payment**	**Off Plan**

ABOUT THE PROJECT

GREenz by Danube Properties is a contemporary residential development in **Dubai Maritime City**, designed to combine waterfront living, modern architecture and an extensive lifestyle offering within one of Dubai's rapidly evolving coastal districts. The project introduces a collection of studios and 1, 2 and 3-bedroom apartments aimed at investors, professionals, couples and families seeking a modern home close to both the sea and central Dubai.

The development forms part of the continued transformation of Dubai Maritime City from a specialist maritime district into a premium mixed-use waterfront destination. Surrounded by the Arabian Gulf and positioned between Port Rashid and Dubai's established central districts, the location provides GREenz with a distinctive combination of waterfront surroundings and city connectivity.

Architecturally, GREenz adopts a contemporary high-rise design defined by extensive glazing, private balconies and landscaped architectural elements. The tower's modern profile is intended to maximise views while introducing natural light throughout the residences.

The project's name reflects its emphasis on integrating **landscaping, wellness and nature-inspired environments** into high-rise residential living. Green spaces and landscaped amenity areas are incorporated into the development to create a softer residential environment and provide spaces where residents can relax away from the intensity of urban life.

GREenz offers a diverse collection of **studios and 1, 2 and 3-bedroom residences**, with approximate sizes ranging from **400 sq. ft. to 1,800 sq. ft.** This variety provides different entry points for buyers, from compact investment-oriented studios to larger family residences.

Studios are designed around efficient use of space, making them particularly relevant to individual residents and investors. One-bedroom apartments provide additional separation between living and sleeping areas, while 2-bedroom residences offer greater flexibility for couples and small families. The project's largest 3-bedroom apartments provide more substantial living spaces for families and residents seeking a premium waterfront home.

The interiors follow Danube's contemporary residential approach, combining modern finishes, practical layouts and extensive glazing. Open-plan living and dining areas create flexible social spaces, while modern kitchens are designed to integrate naturally with the overall living environment.

Private balconies extend many residences outdoors, creating additional areas for relaxation while taking advantage of views across Dubai Maritime City, the surrounding coastline and Dubai's evolving skyline.

A significant component of GREenz is its extensive amenity programme. The project is designed to provide residents with facilities spanning **fitness, wellness, entertainment, recreation and family living**, creating a lifestyle environment that extends well beyond the individual apartment.

Residents can enjoy swimming facilities, a modern fitness centre, landscaped relaxation areas, wellness spaces and outdoor recreational environments. Dedicated areas for yoga and meditation support the project's wellness-oriented concept, while sports facilities provide additional opportunities for active living.

Families are supported by children's swimming and play facilities, while landscaped communal spaces create environments where residents can socialise and spend time outdoors. Entertainment and multipurpose areas further broaden the building's lifestyle offering.

One of GREenz's defining advantages is its location within **Dubai Maritime City**. The peninsula occupies a strategic waterfront position close to some of Dubai's most established cultural, commercial and lifestyle destinations.

Residents benefit from convenient access towards **Mina Rashid, Port Rashid, Bur Dubai, Jumeirah and Sheikh Zayed Road**, providing connectivity to both historic Dubai and the city's modern commercial districts.

Downtown Dubai, Business Bay and DIFC are within convenient driving distance, making the project relevant to professionals working in central Dubai who want a waterfront residential environment without moving to communities farther along the coastline.

The district also benefits from proximity to **Jumeirah Beach, La Mer/J1 Beach, Dubai Cruise Terminal and Mina Rashid**, strengthening its appeal as a waterfront lifestyle destination.

Dubai Maritime City's ongoing transformation represents an important component of the project's longer-term investment proposition. New residential towers, hotels, waterfront destinations and commercial

developments are gradually establishing the district as a premium coastal neighbourhood.

For investors, this creates an opportunity to enter an evolving waterfront market while substantial surrounding development is still underway. As infrastructure, retail, hospitality and residential occupancy increase, the wider district has the potential to become increasingly established within Dubai's premium property market.

GREenz's studio and 1-bedroom apartments may appeal particularly to investors targeting professionals and smaller households seeking waterfront accommodation close to central Dubai. Larger 2 and 3-bedroom residences broaden the project's tenant and end-user audience towards couples and families.

Danube Properties' payment-plan model can also be relevant to off-plan investors seeking to distribute their acquisition cost across construction and, depending on the selected sales offer, potentially beyond completion.

For end-users, GREenz combines the lifestyle advantages of waterfront living with proximity to established central Dubai destinations. Residents can benefit from contemporary interiors, extensive amenities and coastal surroundings while remaining within convenient reach of employment centres such as Downtown Dubai, Business Bay and DIFC.

The combination of waterfront positioning, a broad apartment mix, lifestyle facilities and Dubai Maritime City's continued development gives GREenz potential appeal to buyers seeking both a long-term home and exposure to one of Dubai's emerging premium coastal districts.

Why Buy GREenz by Danube Through A1 Properties?
Buying a residence at **GREenz by Danube through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, floor level, orientation, waterfront views, layout efficiency, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate GREenz against other opportunities across Dubai Maritime City and Dubai's wider waterfront property market.

For investors, our advisors can assess entry pricing, surrounding development, rental demand, payment-plan obligations and potential resale positioning. End-users can receive tailored guidance according to apartment size, layout, views, 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

10%	**1%**
Down Payment	During Construction

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.