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OFF PLAN

Shahruhkz

Location: Sheikh Zayed Road, Dubai

Starting From: AED 1,900,000

Permit No: 2

Shahruhkz

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Danube	**Offices**	**Q2 2029**	**66/1**	**Off Plan**

ABOUT THE PROJECT

Shahrukhz by Danube is a landmark premium commercial tower on **Sheikh Zayed Road**, created for entrepreneurs, business leaders, investors and companies seeking a prestigious corporate address in Dubai. Developed by Danube Properties and inspired by the self-made journey of Shah Rukh Khan, the project combines flexible Grade A-style office environments with an exceptional collection of business, wellness and lifestyle amenities.

Rising 55 storeys above one of Dubai's most recognizable commercial corridors, Shahrukhz has been designed as much more than a conventional office building. Its architecture emphasizes visibility and presence, giving businesses an opportunity to establish themselves within a distinctive tower directly connected to Sheikh Zayed Road.

The commercial collection is divided into **Standard, Executive, Premium and Prestige offices**, allowing buyers to select space according to company size and operational requirements. Standard offices start from approximately 450 sq. ft., Executive offices range around 650–800 sq. ft., Premium offices extend to approximately 1,200–1,500 sq. ft., while Prestige configurations can reach approximately 11,000 sq. ft.

This broad range makes Shahrukhz relevant to individual entrepreneurs and boutique professional practices as well as established companies requiring substantial headquarters space. Shell-and-core configurations also give occupiers greater freedom to create workplaces around their own brand identity, team structure and operational requirements.

One of the project's strongest differentiators is its extensive amenity environment. Danube has planned facilities around business, networking, wellbeing and recreation, transforming the tower into a complete corporate ecosystem rather than simply a collection of offices.

Business-focused facilities include **meeting rooms, a networking hub, podcast studio, multipurpose hall and dedicated executive lounges**. Lounge 33 and Lounge 55 provide elevated environments for meetings, informal discussions and networking, helping businesses host clients and partners within the building itself.

Wellness and recreation are equally prominent. Shahrukhz incorporates an indoor gym, jogging track, padel tennis facilities, cricket court, landscaped gardens and relaxation spaces. A **Sky Pool** introduces a resort-inspired element to the workplace, while the Tranquility Garden, Zen Garden and Urban Park provide quieter spaces away from the traditional office environment.

The project's **helipad**, designed for helicopters and future air-taxi use, is another distinctive feature. Drone docking facilities, e-scooter parking and electric-vehicle charging stations further reinforce the development's future-focused approach to mobility.

Location is fundamental to the appeal of **Shahrukhz by Danube on Sheikh Zayed Road**. The tower occupies a highly visible position within Dubai's principal north-south commercial corridor, providing direct connectivity towards major business and lifestyle destinations.

Danube places **Palm Jumeirah approximately five minutes away and Dubai Marina around eight minutes away**, while the surrounding Al Sufouh, Dubai Internet City, Dubai Media City and Barsha Heights districts provide access to major employment and business hubs.

For owner-occupiers, Shahrukhz provides an opportunity to establish a permanent corporate address within an amenity-rich commercial environment rather than relying solely on leased premises. The wide range of office sizes allows companies to select space according to their current operations and long-term ambitions.

For investors searching for **offices for sale on Sheikh Zayed Road**, Shahrukhz offers exposure to one of Dubai's most established commercial corridors. Its Danube branding, distinctive architecture, extensive amenity package and broad office mix provide clear differentiation within Dubai's expanding off-plan commercial market.

Overall, **Shahrukhz by Danube Dubai** combines a prestigious Sheikh Zayed Road address, flexible commercial spaces and an unusually comprehensive business and lifestyle offering, creating a distinctive proposition for companies and investors seeking **off-plan commercial property in Dubai**.

Why Buy Shahrukhz Through A1 Properties?
With office sizes ranging from compact individual spaces to substantial Prestige configurations, careful unit selection is important at Shahrukhz. A1 Properties can help buyers compare available offices according to layout, size, floor, orientation, views, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and owner-occupiers navigating Dubai's commercial property market. Investors can evaluate

acquisition pricing, individual office positioning, leasing considerations and future resale opportunities, while business owners can focus on usable space, accessibility, corporate image and long-term operational requirements.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing where applicable and ownership transfer. Following completion, A1 Properties can also assist owners with commercial leasing and future resale, providing continuity throughout the property's investment lifecycle.

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

PAYMENT PLAN

10%	56%	1%	33%
Down Payment	During Construction	On Handover	Post Handover

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