



Greenz
BY
DANUBE

**FULLY
FURNISHED**
TOWN HOUSES & VILLAS

+971 58 888 8251

www.capitalwestern.ae

DISTANCES

EMIRATES ROAD	1 MINS
DUBAI - AL AIN ROAD	2 MINS
SHEIKH ZAYED BIN HAMDAN AL NAHYAN ST	3 MINS
SHEIKH MOHAMMED BIN ZAYED ROAD	5 MINS
METRO - BLUE LINE	5 MINS
SILICON CENTRAL MALL	10 MINS
DUBAI SAFARI PARK	11 MINS
IMG WORLD	13 MINS
GLOBAL VILLAGE	15 MINS
DUBAI CREEK HARBOUR	15 MINS
DXB AIRPORT	17 MINS
DOWNTOWN DUBAI / BURJ KHALIFA	18 MINS



DUBAI COMMITS AED 12.8B

To Build A 6,500-Company Tech Hub In Silicon Oasis



COMPLETE LIFESTYLE ECOSYSTEM

- 27 International Universities and Over 15 Schools
- 35+ clinics & 4 major hospitals
- 18+ mosques
- 120+ restaurants
- 6+ major retail centres



GOVERNMENT BACKED GROWTH

- District 10 initiative launched by HH Sheikh Mohammed bin Rashid Al Maktoum
- AED 12.8 billion expansion plan
- 6,500 global companies targeted - AI, Web3, Robotics, Quantum Computing
- Expected to attract thousands of companies with 70,000+ new jobs to be created



ESTABLISHED THRIVING ECOSYSTEM

- 100,000+ residents, entrepreneurs & professionals
- Active, self-sustained community



UPCOMING BLUE LINE METRO



Greenz
"DANUBE"

**HANDOVER
Q4 2029**

TWIN VILLA





TOWNHOUSE





**AN UNMATCHED
LIFESTYLE,**
Masterplanned

**400,000 SQ. FT. OF
LIFESTYLE & AMENITIES**



Presenting **THE DANCING
FOUNTAIN**

A musical fountain at the centre of it all
that brings the community alive



THE GREENZ SANCTUARY

Your Private Green Haven
of calm and fresh air



THE BEACH HUB

A curated beachside experience within the community to unwind and enjoy





THE FAMILY HUB

Landscape park, outdoor seating and beautiful cabanas for families to relax

THE SPORTS HUB

10 dedicated courts for the ultimate sporting experience!



THE WELLNESS HUB

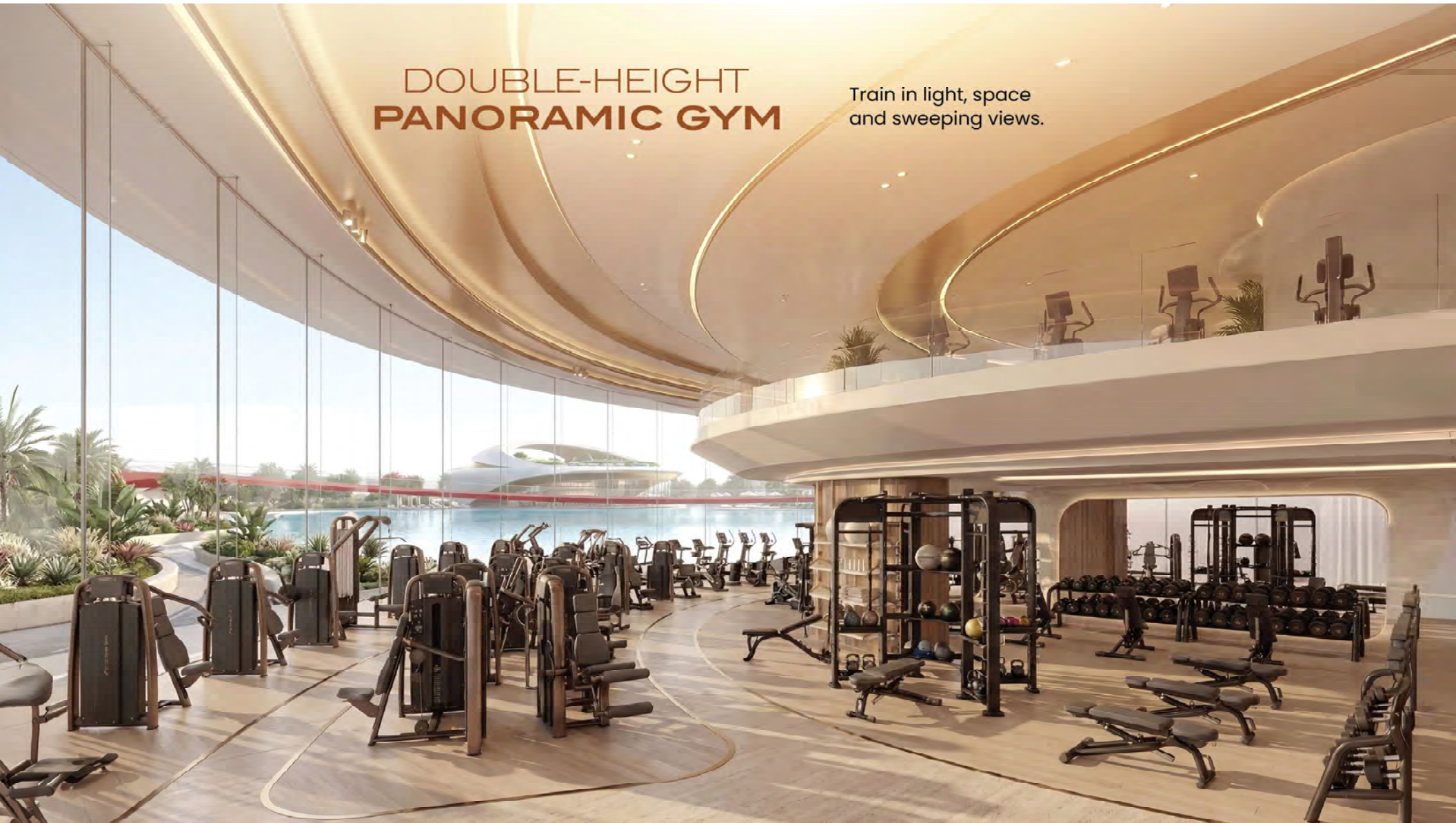
The ideal destination for
body and mind

20,000 sq. ft.
of indoor, outdoor gym
& wellness



DOUBLE-HEIGHT PANORAMIC GYM

Train in light, space
and sweeping views.



A high-end spa interior featuring a large, curved wooden sauna on the left, a central circular pool with a waterfall feature, and a long, winding pool on the right. The space is illuminated by warm, ambient lighting and has a curved, stone-like wall. Large windows on the right side offer a view of a landscaped garden with rocks and trees.

DESIGNED FOR DEEP RECOVERY & WELLNESS

Spa Rooms, Sauna, Salt Therapy,
And Cryotherapy.



THE LOOP

A seamless 3.75km jogging track that
envelops the master community

THE KIDS DAY CARE



A MASJID WITHIN THE COMMUNITY



**SHOP. DINE.
CONNECT.**

20,000 sq. ft. of everyday
retail within reach








Greenz
BY
DANUBE

**WHERE
NATURE MEETS**
the city



FULLY FURNISHED WITH PREMIUM ITALIAN DOLCE VITA FURNISHING

Type	Floors	Private Elevator	Starting Price (AED)	Max Price (AED)	AvgPrice (AED)	Townhouse Area R.Off (Sq.Ft)	Starting PSF (AED)	Plot Area (Sq.Ft)
3 BHK + Maid - Townhouse	G + 1 + Sky Garden	No	3.5 M	3.7 M	3.6 M	2,400	1,458	1,300
4 BHK + Maid - Townhouse	G + 2 + Sky Garden	Yes	4.2 M	4.4 M	4.3 M	2,750	1,527	1,300
4 BHK + Maid Townhouse - Premium	G + 2 + Sky Garden	Yes	4.4 M	4.7 M	4.55 M	3,100	1,419	1,300 to 1,500
5 BHK + Maid - Semi Detached Villa	G + 2 + Sky Garden	Yes	5 M	5.5 M	5.25 M	3,700	1,351	1,800 to 2,400
5 BHK + Maid - Semi Detached Large Plot	G + 2 + Sky Garden	Yes	5.7 M	6 M	5.85 M	3,700	1,541	2,700 to 3,000
5 BHK + Maid - Twin Villa with Double Height Living	G + 2 + Sky Garden	Yes	6.5 M	7.3 M	6.9 M	3,950	1,646	2,025 to 2,400
5 BHK + Maid - Twin Villa with Double Height Living Large Plot	G + 2 + Sky Garden	Yes	6.9 M	7.7 M	7.3 M	3,950	1,747	2,500 to 3,000

3BHK + MAID TOWNHOUSE



GROUND FLOOR

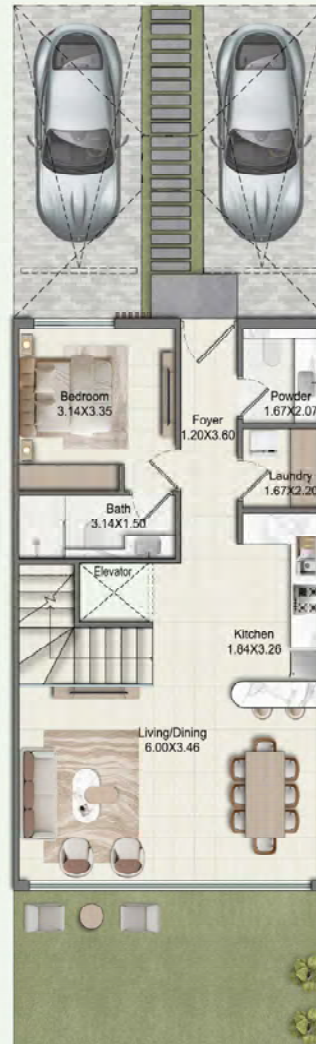


FIRST FLOOR

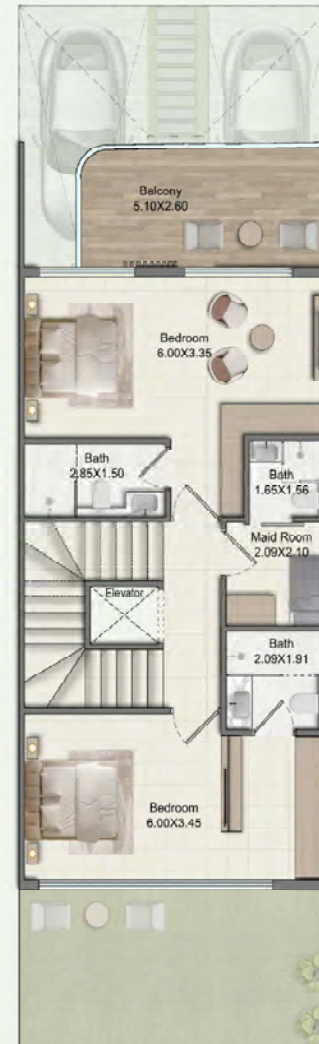


ROOF FLOOR

4BHK + MAID + PRIVATE ELEVATOR TOWNHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**4BHK + MAID
+ PRIVATE ELEVATOR
TOWNHOUSE
(PREMIUM)**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR

**5BHK + MAID
+ PRIVATE ELEVATOR
SEMI DETACHED
VILLA**



GROUND FLOOR



FIRST FLOOR

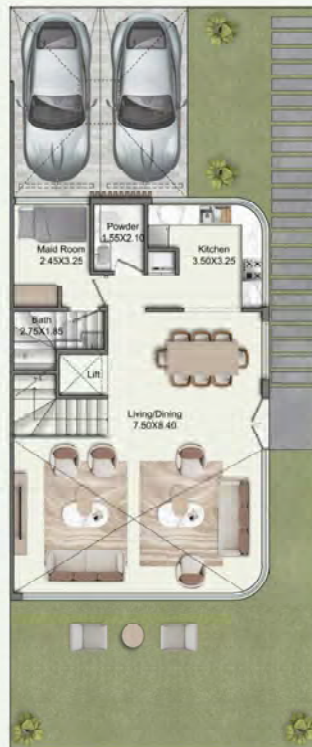


SECOND FLOOR



ROOF FLOOR

**5BHK +
MAID SIGNATURE
TWIN VILLA
+ PRIVATE ELEVATOR
WITH DOUBLE HEIGHT**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR