

# Elitz 3

BY **DANUBE**

**THRICE THE ACTION**  
**TRIPLE THE BENEFITS**



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AFTER THE  
SUCCESSFUL  
LAUNCH OF

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**Elitz**  
BY **DANUBE**

&

**Elitz**  
BY **DANUBE** **2**

**SOLD OUT**

NOW PRESENTING

**Elitz**  
BY **DANUBE** **3**

**THRICE THE ACTION**  
**TRIPLE THE BENEFITS**



# Elitz 3

BY **DANUBE**

After the successful launch of Elitz & Elitz 2, Danube Properties brings its signature luxury project - Elitz 3 in JVC. Prepare to be captivated by its stunning architecture and seamless accessibility to Al Khail Road, Sheikh Mohammed Bin Zayed Road, and Sheikh Zayed Road.

With 0% interest, 1% payment plan, Fully-furnished apartment, and a guaranteed 6%-10% ROI; Elitz 3 comes with **Thrice the Action, Triple the Benefits**. The project offers an array of options including Studios, 1, 2, and 3 BHK apartments. These magnificent Twin Towers encompass not only residential units but also retail and commercial spaces, ensuring a vibrant and dynamic environment.





# ARRIVE AND EMBARK



LOBBY

Indulge in a truly inviting arrival experience at Elitz 3's intimate drop-off point, complemented by a private residential lobby that sets the perfect tone for each day. Start your mornings with a warm and welcoming ambiance, and end your evenings with a sense of tranquility and comfort in this exquisite lobby space.



LIVING  
ROOM

## AN OPULENT LIVING EXPERIENCE

Every detail is meticulously crafted to evoke a sense of refined elegance. A spacious living room with enchanting interiors for relaxation, social gatherings, and making cherished memories in the lap of indulgence.





# WHERE DREAMS EMBRACE LUXURY

Experience tranquility in our elegantly designed luxury bedrooms, where exquisite craftsmanship, and serene ambience converge to create an oasis of refined living. Immerse yourself in comfort and sophistication as you embrace an elite lifestyle.



BEDROOM





## CULINARY OPULENCE REDEFINED

Premium kitchens, crafted with sleek finishes, and intelligent design, offering a seamless fusion of style and functionality.

KITCHEN



A modern powder room with a dark, textured wall behind a white oval mirror. A dark vanity with a white sink and a black toilet are visible. A cluster of small, white, teardrop-shaped pendant lights hangs from the ceiling. The floor is covered in light-colored marble with dark veins.

## POWDER ROOM

# ELEVATE YOUR DAILY RETREAT

Exquisite bathroom & powder room designed to redefine the art of self-care and relaxation.







# THE ART OF ELITE LIVING

With **Thrice the Action** and **Triple the Benefits**; get ready to experience the true essence of elite living! Immerse yourself in the epitome of refined luxury, where every detail has been meticulously crafted to exceed your expectations. From exquisite architecture to lavish interiors, Elitz 3 is designed exclusively for those who seek the finest in life.

Indulge in an unparalleled lifestyle, surrounded by 40+ amenities, breathtaking views, and a sense of prestige that sets this project apart.


















Experience the true essence of elite living, where every moment is adorned with elegance and sophistication.












# 40+ AMENITIES













## COMMUNITY SERVICE

-  Daycare Center
-  Elite Family Seating
-  Open Air Cinema
-  Elite Business Center
-  Elite Cafe
-  Prayer Hall
-  Kids Play Zone
-  Kids Splash Pad
-  BBQ Area
-  Cigar Lounge
-  Rain Shower
-  Recreational Zone
-  Library
-  Cabana Seating
-  Multi-Purpose Hall
-  Water Feature
-  Smart Mart

## WELLNESS

-  Swimming Pool
-  Kids Swimming Pool
-  SPA & Therapy
-  Jacuzzi
-  Lazy Lounge
-  Jogging Track
-  Beauty Salon

## SPORTS

-  Indoor & Outdoor Gym
-  Aquatic Gym
-  Trampoline Area
-  Wall Climbing
-  Dance Studio
-  Cricket Pitch
-  Mini Golf
-  Table Tennis
-  Chess Board
-  Mini Basketball
-  Snooker Zone
-  Badminton Court

## HEALTH

-  Doctor On Call
-  Open Air Yoga Platform
-  Health Bar
-  Health Club
-  Relaxation Zone



# SWIMMING POOL







**BUSINESS  
CENTER**





CAFE  
LOUNGE





LIBRARY



# HEALTH BAR







GYM





AQUATIC  
GYM



# WHY JUMEIRAH VILLAGE CIRCLE?

Jumeirah Village Circle is one of Dubai's most popular communities, offering a vibrant living experience and an elite lifestyle. This family-oriented community presents numerous advantages to its residents, including a convenient location, access to a variety of entertainment options, and a plethora of sports facilities, among other amenities.



**20 MIN**

Dubai International Airport (DXB)



**20 MIN**

Al Maktoum International Airport



**15 MIN**

Dubai Mall/Burj Khalifa



**16 MIN**

Jumeirah Beach Residence



**15 MIN**

Burj Al Arab



**14 MIN**

Dubai Marina



**8 MIN**

Sheikh Zayed Road



**2 MIN**

Al Khail Road

**Elitz<sup>3</sup>**  
**DANUBE**

## Apartment Types

Studio, 1BR, 2BR,  
3BR + Retail





The World Island

Dubai International Airport

Dubai Frame

Dubai Festival city

Burj Khalifa

Kite beach

The meydan

Burj al Arab

The palm Jumeirah

Dubai Marina

Emirates hills

**Elitz 2**  
DANUBE

**Elitz**  
DANUBE

**Elitz 3**  
DANUBE

Global Village

Jebel ali Village








Sports city

Emirates Road












## WHY DUBAI?

-  Safest City in the World
-  Freehold Ownership
-  Highly Competitive Prices
-  Ranks 16th in ease of doing business
-  Fastest Growing Economy
-  100% Tax Free Income
-  High Capital Appreciation
-  Long-Term Golden Visa
-  Ease of Investment
-  Worldwide Connectivity

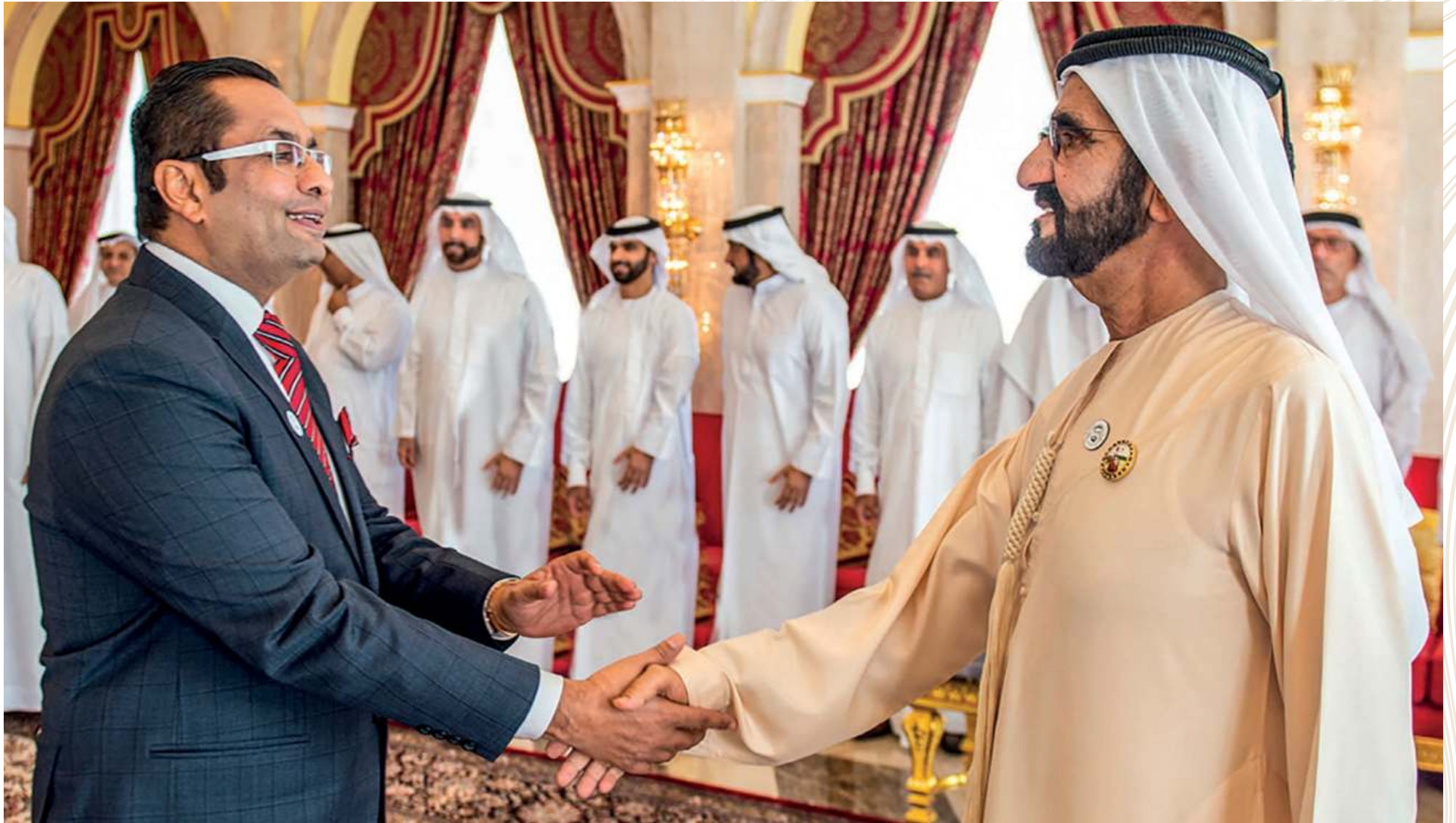
## WHY **DANUBE** PROPERTIES?

Danube Properties is rated among the top 5 developers in the UAE. The company's major achievements include the on-time delivery of exceptional quality assets and record sales success on the day of launch. Danube Properties is headquartered in Dubai and operates in 9 countries across the Middle East, China and Asia.

-  **0% Interest**
-  **Best Payment Plan - 1% Monthly**
-  40+ Amenities
-  Timely Delivery
-  High Return on Investment
-  Prime Location
-  Affordable Luxury







“The success and eminence of Danube began with a small trading enterprise as a dream, but today the dream has been transformed into reality.”

**Rizwan Sajan**  
Founder & Chairman  
Danube Group





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