

Serenz
BY **DANUBE**

← **2 MIN IN**
2 MIN OUT →
JVC LIKE NEVER
BEFORE

Serenz BY **DANUBE**

Located in the heart of Jumeirah Village Circle, **Serenz by Danube** rises as a striking 50-storey residential landmark, crafted for elevated living.

Conceptualized as "**A World of Amenities**", it brings together an expansive collection of thoughtfully curated lifestyle experiences, setting a new benchmark for modern living in JVC.

SCAN FOR A GLIMPSE
OF ELEVATED LIVING





WHY JUMEIRAH VILLAGE CIRCLE (JVC)

Jumeirah Village Circle (JVC) is a centrally located residential community known for strong connectivity, family-friendly living and attractive investment returns, making it one of Dubai's most sought-after neighbourhoods.



Proposed Metro Station

With a proposed metro station, the area is set for enhanced connectivity and growth.



4+ New Entry And Exit Lanes

Construction of **4 new entry and exits** by developing grade-separated intersections from main roads, which adds a total of **10 extra lanes**.



Reduced Commute Time

Additional traffic signals to be added. The travel time to and within JVC to reduce significantly, making daily commutes smoother.



Green Parks & Open Spaces

Over 30 landscaped parks with walking tracks, shaded seating, play areas for relaxation, fitness and family time.



Schools & Education

Established schools, nurseries, and learning centres offering British, CBSE and international curricula.



Healthcare Access

Clinics, pharmacies and nearby hospitals ensuring quick access to quality medical care.



Retail & Dining

Shopping malls, supermarkets, **100+ restaurants** - daily essentials and leisure just minutes away.



Fitness & Sports

Access to jogging tracks, cycling paths, sports courts and more - promoting an active lifestyle.



Prime Connectivity

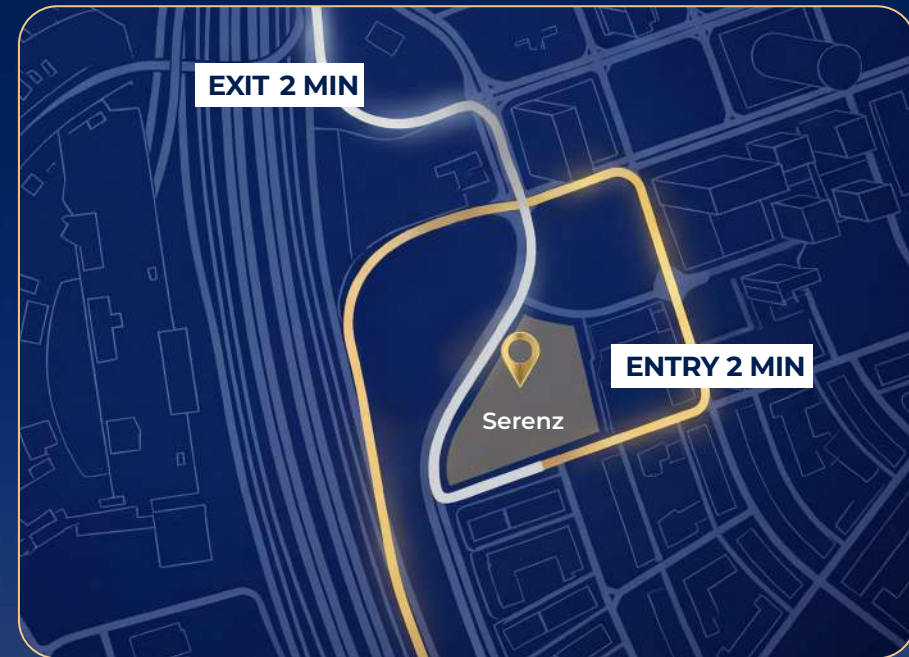
Strategically located between **Al Khail Road and Sheikh Mohammed Bin Zayed Road**, offering seamless access across Dubai.



EXCEPTIONALLY *Connected*

Schools, Hospitals, Parks, Restaurants and
Lifestyle hubs - just minutes away from home.

ENTRY AND EXIT IN 2 MINS



DISTANCES ALL WITHIN *Reach*

Scan to view the location



AL KHAIL ROAD	02 MIN	GLOBAL VILLAGE	17 MIN
SHEIKH MOHAMMED BIN ZAYED ROAD	02 MIN	IMG WORLD	18 MIN
CIRCLE MALL	07 MIN	BURJ AL ARAB	18 MIN
SHEIKH ZAYED ROAD	13 MIN	PALM JUMEIRAH	18 MIN
MALL OF THE EMIRATES	14 MIN	DUBAI MALL / BURJ KHALIFA	20 MIN
DUBAI INTERNET CITY METRO	15 MIN	DUBAI INT. AIRPORT	21 MIN
DUBAI MARINA	16 MIN	AL MAKTOUN INT. AIRPORT	24 MIN

AL KHAIL ROAD
2 MIN

SHEIKH MOHAMMED
BIN ZAYED ROAD
2 MIN

ARCHITECTURE
THAT SETS A NEW
RESIDENTIAL
Standard



A DOUBLE-HEIGHT
ARRIVAL THAT
Sets the tone



A GRAND
WELCOME,
EVERY DAY

Serenz
DANUBE



Luxury
ETCHED IN
EVERY DETAIL



A World of AMENITIES



120,000 SQ. FT. OF
Curated
LIFESTYLE
SPACES



Presenting
SERENITY POOL

Where the day slows down for resort-style
relaxation, just steps from home



Presenting
AQUA PARK

THE KIDS WATER PARK
DESIGNED SPECIALLY
FOR THE LITTLE ONES



Presenting **KIDS
ADVENTURELAND**



A SERENE
Retreat
OVERLOOKING THE SKYLINE



Presenting
**SERENITY
GARDEN**

Where nature slows down time

A Green escape
**TO WANDER,
BREATHE & RESET**



Presenting
**SERENITY
FOUNTAIN**

A stunning waterscape
at the heart of the community



OUTDOOR
CALISTHENICS
Park

FUNCTIONAL FITNESS
MEETS FRESH AIR





INDOOR GYM

State of art
GYM FITNESS,
ELEVATED





FOOTBALL COURT



PADEL TENNIS



A Sport
FOR EVERY
PLAYER



SERENITY SPA

A sanctuary designed for
complete rejuvenation





KIDS DAYCARE

A joyful escape
CRAFTED FOR
THE LITTLE DREAMERS





BUSINESS CENTRE
WORK SMARTER,
CLOSER TO
Home

Professional spaces for
focused productivity



A landmark
CRAFTED FOR
MODERN LIVING



FULLY FURNISHED PREMIUM RESIDENCES

This is where **Modern Minimalism** meets **Luxury** in perfect harmony. Seamless finishes, fluid spaces and refined details come together to create residences that are effortlessly luxurious as they are exquisite.

SCAN TO EXPERIENCE
THE SERENZ INTERIORS







A new
BENCHMARK IN
RESIDENTIAL
LIVING IN JVC



40+
AMENITIES

120,000 SQ. FT. *Of Curated*
LIFESTYLE SPACES

- ① FOOTBALL COURT
- ② PADEL COURT
- ③ PICKLEBALL COURT
- ④ BADMINTON COURT
- ⑤ CRICKET PITCH
- ⑥ BASKETBALL COURT
- ⑦ SNOOKBALL
- ⑧ JOGGING TRACK
- ⑨ CALISTHENICS PARK
- ⑩ INDOOR GYM
- ⑪ AQUATIC GYM

- ⑫ SERENITY POOL
- ⑬ AQUA LOUNGE
- ⑭ KID'S POOL
- ⑮ KID'S SPLASH PAD
- ⑯ KID'S WATER PARK
- ⑰ KID'S PLAY AREA
- ⑱ KID'S CYCLING TRACK
- ⑲ KID'S TRAMPOLINE AREA
- ⑳ KID'S WALL CLIMBING
- ㉑ SAND PIT
- ㉒ KID'S DAY CARE

- ㉓ SERENITY FOUNTAIN
- ㉔ SUN LOUNGERS
- ㉕ SENSORY PARK
- ㉖ SERENITY GARDEN
- ㉗ HAMMOCK GARDEN
- ㉘ MEDITATION ZONE
- ㉙ OUTDOOR YOGA
- ㉚ SUNKEN SEATING
- ㉛ OUTDOOR REFRESH ZONE
- ㉜ FAMILY CABANA SEATING
- ㉝ OUTDOOR PARTY ZONE

- ㉞ BBQ DECK
- ㉟ OUTDOOR GAMES
- ㊱ URBAN PARK
- ㊲ CLUBHOUSE
- ㊳ BUSINESS CENTER
- ㊴ MALE PRAYER HALL
- ㊵ FEMALE PRAYER HALL
- ㊶ MALE STEAM AND SAUNA
- ㊷ FEMALE STEAM AND SAUNA
- ㊸ SMOKING ZONE
- ㊹ DRONE DOCKING ZONE





“What began as a vision is now a commitment at Danube Properties, we don’t just build homes, we deliver trust, exceptional quality and excellence to every customer.”

Rizwan Sajan - Founder & Chairman, Danube Group



“Innovation is the bridge that connects imagination with reality, and at Danube Properties, we are architects of tomorrow’s dreams, building today’s legacies.”

Adel Sajan - Managing Director, Danube Group

Serenz

BY **DANUBE**

A World of **AMENITIES**



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