DANUBE PROPERTIES

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Dubai | Abu Dhabi | Muscat | Riyadh | Bahrain | London | China | Mumbai | New Delhi | Gurugram | Kochi | Hyderabad

Shahrukhz BY DANUBE

WHERE
EVERY OFFICE
TELLS A STORY
OF SUCCESS



AN ICONIC COLLABORATION

THAT WILL CHANGE THE WAY

the world 'works'

DANUBE GROUP

33 YEARS

A SYMBOL OF TRUST,
INNOVATION AND
GROWTH IN HOMES
ACROSS THE MIDDLE EAST

TWO BRANDS. ONE VISION
TO TOUCH & IMPACT LIVES

Shah Rukh Khan

33 YEARS

A NAME THAT NEEDS NO
INTRODUCTION & IS LOVED IN
EVERY HOME

AND NOW THE TWO LEGACIES UNITE
TO CREATE HISTORY.



Shahrukhz BY DANUBE

Rising on the iconic **Sheikh Zayed Road**, this **premium 55-storey office tower** offers unmatched visibility and seamless access in the heart of Dubai.

Inspired by the self-made journey of Shahrukh Khan, Shahrukhz is a tribute to those who script their own destiny — a place for business leaders, founders and visionaries to build more than companies, to build empires.

With world-class amenities curated for productivity, prestige and wellbeing...every detail elevates the way you work.



WHERE EVERY OFFICE TELLS *a story of success*

DISTANCES

SHEIKH ZAYED ROAD	0 MIN	JUMEIRAH BEACH	8 MIN
METRO STATION	3 MIN	MALL OF EMIRATES	8 MIN
METRO STATION	5 MIN	AL ZAHRA HOSPITAL	8 MIN
DUBAI INTERNET CITY AND MEDIA CITY	5 MIN	DUBAI MALL / BURJ KHALIFA	12 MIN
PALM JUMEIRAH	5 MIN	DUBAI WORLD TRADE CENTER	15 MIN
TRAM STATION	5 MIN	DUBAI INTERNATIONAL AIRPORT	20 MIN
BEACH	5 MIN	DUBAI EXPO	20 MIN
DUBAI MARINA	8 MIN	AL MAKTOUM INTERNATIONAL AIRPORT	30 MIN
BURJ AL ARAB	8 MIN		




Shahrukhz
BY DANUBE
THE SKY IS
YOUR RUNWAY
& success is your destination
HELIPAD
for HELICOPTERS &
AIR TAXIS


AN ARCHITECTURAL
LANDMARK FOR
those who lead



The
FIRST STEP INTO LEGACY
A MAJESTIC ARRIVAL



THE KING'S

SIGNATURE POSE

Snap a moment with

THE KING



DOUBLE HEIGHT
GRAND LOBBY

From the moment
YOU ARRIVE THE
EXPERIENCE BEGINS...


1% PER MONTH
70/30 POST HANDOVER PAYMENT PLAN

AMENITIES AT A GLANCE

Level 36
- Male Prayer Hall
- Female Prayer Hall

Level 35
- Multipurpose Hall
- Board Room
- Meeting Room

Level 34
- Lounge 33
- Club House

Level 33
- Sky Pool
- Gym

Ground Floor
- SRK Selfie Point
- Valet Parking
- E Scooter Parking
- Electric Car Charging Stations
- Drone Docking Station



Level 56
- Helipad

Level 55
- Lounge 55

Level 9
- Cricket Pitch
- Padel Court
- Networking Hub
- Zen Garden
- Break yard
- Tranquility Garden
- Urban Park
- Badminton Court
- Jogging Track
- Podcast Studio

Completion Date
Q2 - 2029

SERVICE DESIGNED AROUND YOU

AMPLE CAR PARKING

35+ PREMIUM AMENITIES

VALET SERVICES

E SCOOTER STATION

SHUTTLE TO METRO

DRONE DOCKING STATION

WASHROOM ON EVERY FLOOR

13 HIGH SPEED LIFT
(WAITING TIMELESS THAN 40 SEC)

DISTRICT COOLING


live life
KING STYLE
OFFICES DESIGNED BEYOND A WORK DESK
35+ AMENITIES



Presenting

THE SKY POOL

RISE ABOVE ROUTINE & UNWIND WITH
PANORAMIC VIEWS OF *the Skyline*



FITNESS & LIFESTYLE

THAT KEEPS PACE
with your ambition


Presenting
THE KING'S CLUB HOUSE
SLOW DOWN WITHOUT STEPPING AWAY FROM THE RHYTHM OF SUCCESS


Presenting
LOUNGE 33
WHERE THE SKYLINE IS YOUR BACKDROP &
SUCCESS IS YOUR SIGNATURE

MULTIPURPOSE HALL






PODCAST STUDIO
Shahrukhz
BY DANUBE


BOARD ROOM

DUBAI'S SKYLINE HAS A NEW SYMBOL *of* SUCCESS



Introducing

LOUNGE 55

Rise above the skyline with a high-altitude haven for those who don't settle for the ordinary



Presenting

TRANQUILITY GARDEN

WHERE YOU UNWIND, NETWORK &
FIND YOUR NEXT BIG IDEA

BREAK YARD



NETWORKING HUB

PADEL TENNIS & BADMINTON COURT



CRICKET PITCH




A WORKSPACE
THAT ELEVATES
you a step closer
TO SUCCESS


HIS STORY
BECAME HISTORY
begin yours here
PREMIUM OFFICES
SHEIKH ZAYED ROAD, DUBAI



STANDARD

Size: 450 - 600 sq.ft.

Office Features:

Manager’s Cabin
13 - 15 Workstations
Reception
Visitor’s Zone
Outdoor Seating

EXECUTIVE

Size: 650 - 800 sq.ft.

Office Features:

Manager's Cabin
18 - 20 Workstations
Meeting Room
Reception
Visitor's Zone
Restroom
Outdoor Seating





PREMIUM

Size: 1,200 - 1,500 sq.ft.

Office Features:

Manager's Cabin
38 - 40 Workstations
Meeting Room
Reception
Visitor's Zone
Restroom
Outdoor Seating

CUSTOMIZE YOUR OFFICE

PRESTIGE

Size: 2,000 - 11,000 sq.ft.

Office Features:

Manager's Cabin
50 - 200 Workstations
Conference Room
Reception
Visitor's Zone
Restroom
Outdoor Seating
Pantry




WHERE EVERY
OFFICE TELLS
a story of success
Shahrukhz
BY DANUBE



“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