



**DANUBE**  
**PROPERTIES**

# WAVEZ

BY **DANUBE**

**WAVEZ**  
BY **DANUBE**

LIVE } PAY  
BIG } SMALL



THE DANUBE GROUP

**DANUBE**  
No.1 building material company

**DANUBE**  
**PROPERTIES**

**DANUBE**  
**HOME**

**Milano**  
Italian Elegance. Global Presence

**ALUCOPANEL**  
USA

# MADE IN DUBAI. SHAPING THE WORLD.

WITH OVER 25,000 PRODUCTS AND SERVICES, THE GROUP IS COMMITTED TO OFFERING THE CUSTOMER NOTHING BUT THE BEST THROUGH EXCELLENCE AND INNOVATION

Danube Group has grown from a single store that started in Deira, Dubai, 25 years ago to one of the most trusted and household brands in the Middle East. The multi-million dollar group has been consistently increasing its global footprint and annual revenue supported by an ever-growing family of over 2,500 employees. The Danube Group is head-quartered in Dubai and operates in nine countries across Middle East and Asia.

The group owns many award winning business verticals. Danube Building Material is the No.1 building material company of the region offering more than 25,000 products under one roof. Danube Home is the fastest growing furniture retail brand present across UAE, KSA, Oman, Bahrain, Kuwait, India and Africa. Alucopanel

is the only factory manufacturing A2 grade façade cladding panels in the UAE. The group also owns other growing businesses like Danube Systems.

Danube Properties, the property development arm of the business, is rated amongst top five developers in the UAE. The company's major achievement include on time delivery of exceptional quality assets with record sales success.

Backed by its consistent growth and immense consumer confidence, the Danube Group has received over 50 awards in different categories. The group's philosophy is to deliver exceptional quality and build long lasting relationships.





# DUBAI - INVESTOR'S PARADISE



### **HIGH CAPITAL APPRECIATION**

With numerous infrastructure projects, retail spaces and attractions emerging in Dubai, the prices of residential units are on the upswing.



### **HIGH RENTAL INCOME (8%-10%)**

With many people travelling to Dubai in search of jobs and better lives, rents of residential units are expected to increase.



### **PROGRESSIVE ECONOMY**

It is the fastest growing economy in the MENA Region which means more business opportunities, population growth and increase in demand of housing.



### **100% TAX-FREE INCOME**

No capital-gain tax  
No tax on rental income



### **EASE OF INVESTMENT**

Duly Regulated Market is controlled by robust laws. Dubai Freehold Property is open to investors of all nationalities. Developers and projects are registered, certified and approved by Government of Dubai, UAE.



### **HAPPY AND SAFE CITY**

Dubai is ranked among one of the happiest and safest cities in the world.

# **DANUBE** ADVANTAGES



**FREEHOLD  
OWNERSHIP**



**HIGH CAPITAL  
APPRECIATION**



**HIGH ROI**



**REGISTERED  
UNDER DUBAI  
LAND DEPARTMENT**

**25**

**YEARS  
OF TRUST**



**PRIME  
LOCATIONS**



**AFFORDABLE  
PRICE**



**FULLY  
FURNISHED**

**1%**

**BEST PAYMENT  
PLAN**



**WORLD-CLASS  
AMENITIES**



**LUXURY  
FINISHING**



**TIMELY  
DELIVERY**



# AWARDS & ACCOLADES



Danube Properties has been honoured by Forbes Middle East as the **'Top Real Estate Developer in the Arab World'** for the third consecutive year, **'Best Real Estate Company in the Arab World'** by Gulf Business Awards **'Residential High-Rise Development'** award by Arabian Property Awards, and being recognized as the **'Real Estate Tycoon'** by the Land Department of UAE.







# WAVEZ

RESIDENCE



# WAVEZ

RESIDENCE

Wavez Residence by Danube Properties is located in Liwan, the impressive township in Dubai that offers extraordinary living amenities at unrivalled prices.

There are a total of 412 apartments which includes 336 studios and 76 one-bedroom units. Redefining premium living, these homes are available at never-seen-before affordable prices.

Easily accessed from both Sheikh Mohammed Bin Zayed Road and Al Ain Road, this 8,573-square-metre development consists of two ten-storey buildings offering amenities that will be a first for any residential property in Liwan. These include a swimming pool, Jacuzzi, jogging track, kid's play area and a health club too.

Importantly, this is also the first project in the entire township that will have a full-fledged integrated retail offering on the premises itself, called Wavez Avenue.

Wavez Residence puts open-space living at its very heart. It overlooks a public park and even comprises of a green podium to give residents and visitors a visual respite from the otherwise cramped and constrained living options typically found in major cities.

LIVE { PAY  
BIG { SMALL





**WAVEZ**  
RESIDENCE



LIVING ROOM BY DAY



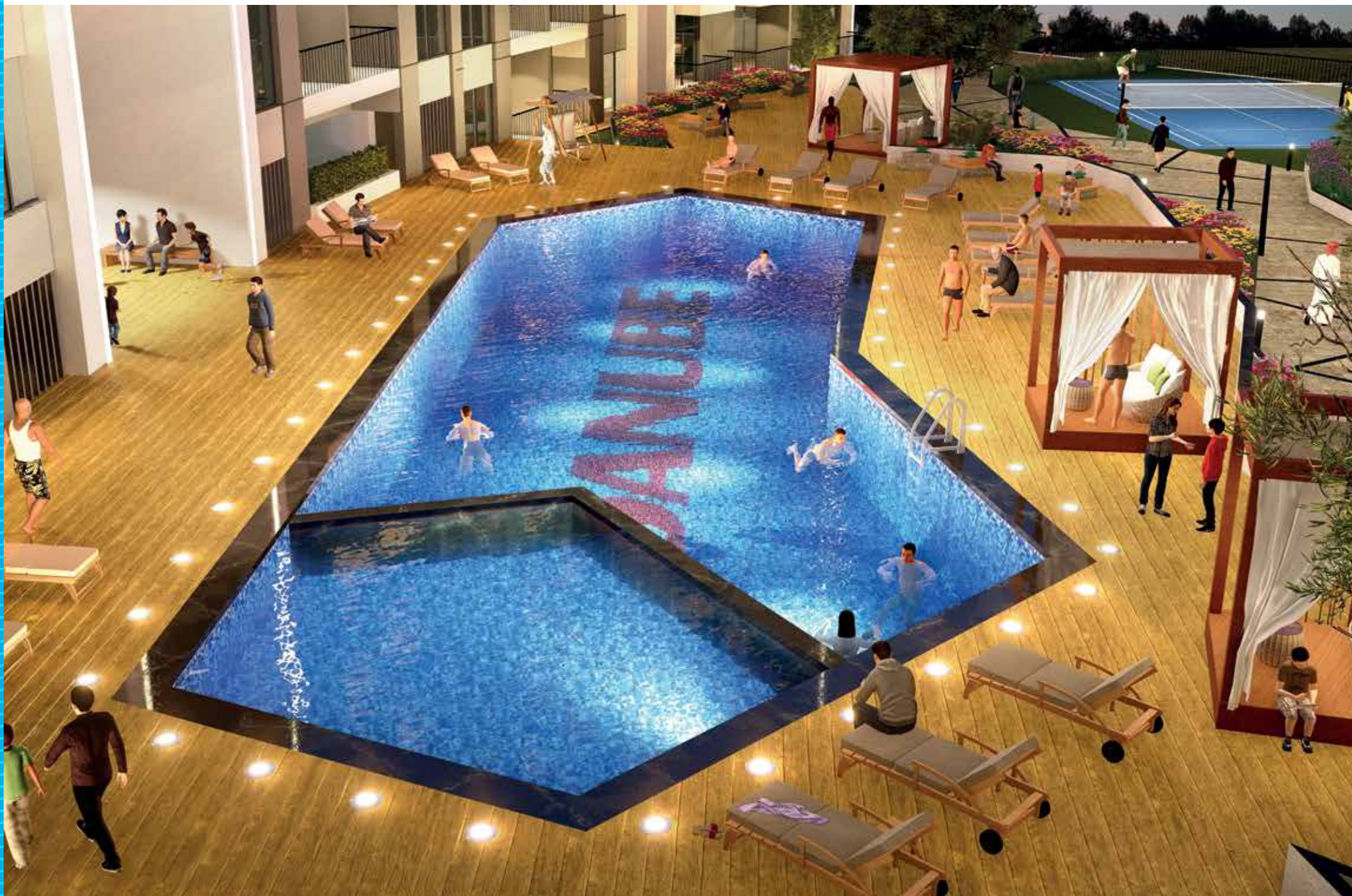
\*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

## BEDROOM BY NIGHT



\*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

# SWIMMING POOL WITH CABANAS







Living Room



Kitchen

## EXPERIENCE LEISURE AND REJUVENATION, EVERYDAY!

At WAVEZ, lifestyle features include a kids' play area, swimming pool with cabanas near it, a full-fledged health club including a jogging track and tennis court and even a barbecue deck to ensure that all your needs of activity and leisure are catered to in this project.



Party Hall

\*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.



Kid's Play Area And Jogging Track



Tennis Court



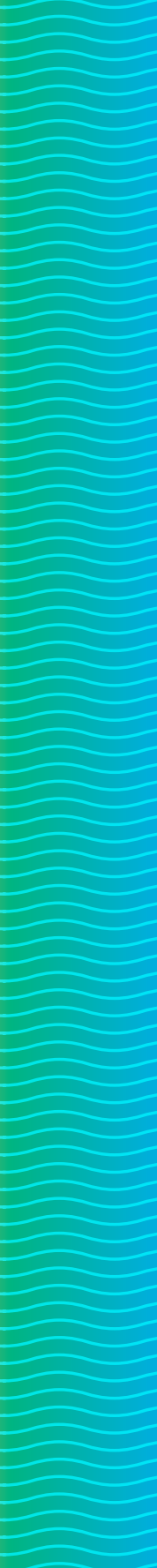
Elevator Lobby

**ENJOY SERENITY AND  
TOGETHERNESS, EVERYDAY!**

At Wavez, you'll find only the highest quality of construction on the apartments. Once you step outside your home, you will find all the premium amenities you require to complement your lifestyle within the property itself.

\*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail an extra cost.

# STATE-OF-THE-ART HEALTH CLUB







# WAVEZ

AVENUE

SHOP · RELAX · LIVE





# WAVEZ

AVENUE

Proposed Wavez Avenue by Danube Properties is Liwan's first dedicated shopping space integrated within a residential property.

These amenities will include high-street shopping brands, a hypermarket, laundry service, flower shops and a whole host of restaurants and coffee shops to complement your lifestyle.





WAVEZ AVENUE: BOUTIQUE STORES, RESTAURANTS  
& HIGH-STREET SHOPPING

# STUDIO

TOTAL AREA RANGE

400 - 409 SQ.FT

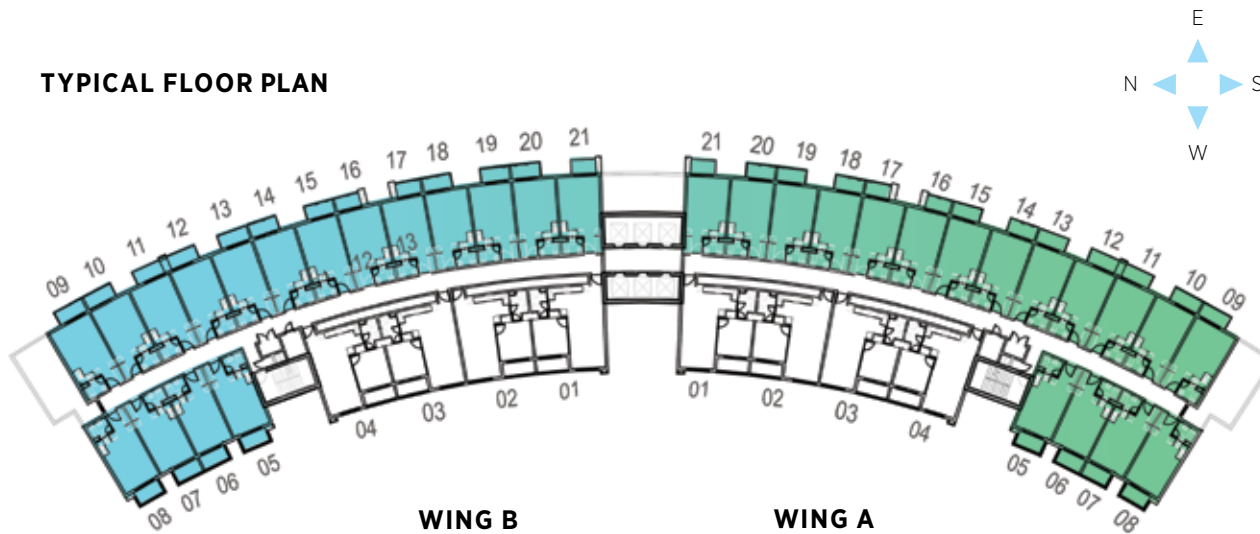
WING A - UNIT NOS

05, 06, 07, 08, 09, 10, 11, 12, 13, 14,  
15, 16, 17, 18, 19, 20, 21

WING B - UNIT NOS

05, 06, 07, 08, 09, 10, 11, 12, 13, 14,  
15, 16, 17, 18, 19, 20, 21

TYPICAL FLOOR PLAN





# ONE BEDROOM

TOTAL AREA RANGE

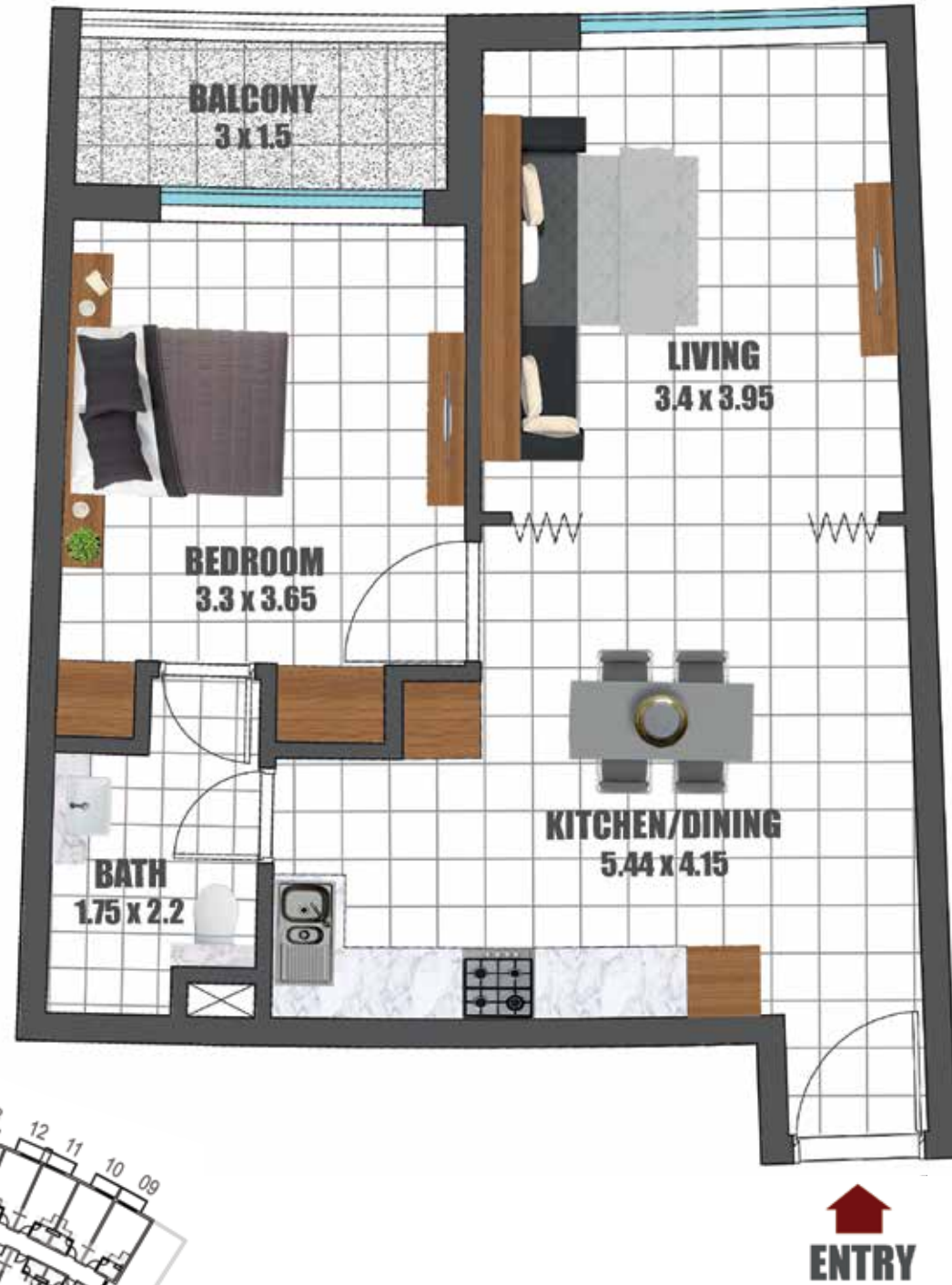
666 - 676 SQ. FT

WING A - UNIT NOS

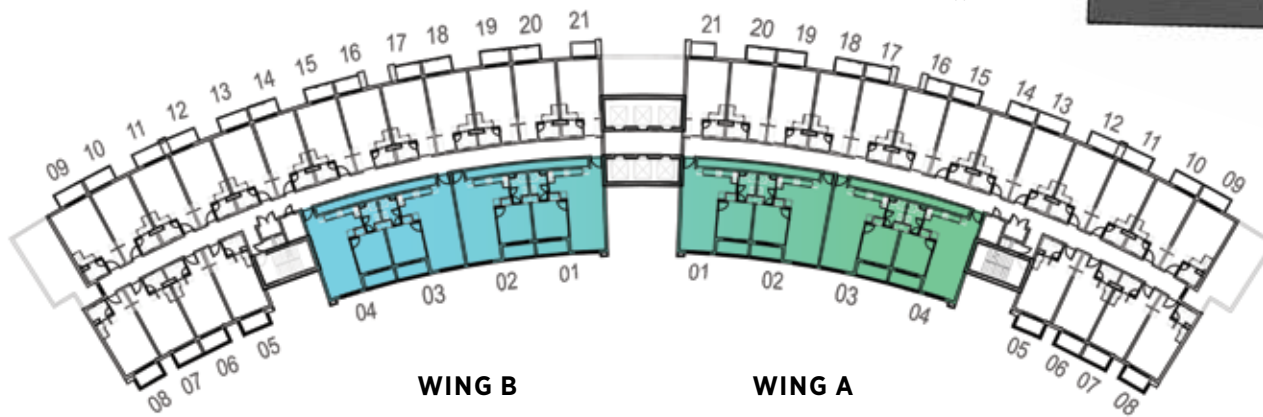
01, 02, 03, 04

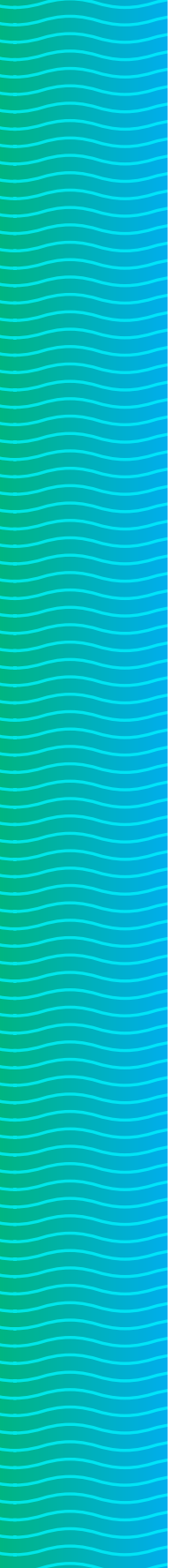
WING B - UNIT NOS

01, 02, 03, 04



TYPICAL FLOOR PLAN





# WELL-CONNECTED TO LIFE AND LIFESTYLE

## **4 MINS**

- Dubai Silicon Oasis

## **1 MIN**

- Sheikh Mohammed Bin Zayed Road

## **12 MINS**

- Sheikh Zayed Road

## **15 MINS**

- Dubai International Airport

## **35 MINS**

- Dubai World Central (Al Maktoum International Airport)

## **7 MINS**

- Dubai Academic City

## **10 MINS**

- Proposed Metro Line

## **15 MINS**

- Downtown Dubai



- 1 DREAMZ
- 2 Glitz1
- 3 Glitz2
- 4 Glitz3
- 5 STARZ
- 6 GLAMZ
- 7 MIRACLZ
- 8 RESORTZ
- 9 BAYZ
- 10 Jewelz
- 11 LAWNZ
- 12 ELZ
- 13 WAVEZ RESIDENCE



## DELIVERING ON OUR PROMISES

We understand our responsibility as your property developer and we remain committed to the timely delivery of your property. We firmly believe that our reputation as a successful developer is derived from our project delivery and quality construction. Backed by our strong finances and our solid 25 years of experience in building materials, all the sites of our existing projects are bustling with activity and progress. Our ultimate goal is to see you smile while handing over the keys to you.







**WAVEZ**  
*BY* **DANUBE**

The logo is centered within a white circle. The word "WAVEZ" is in a large, bold, black sans-serif font. Below it, the word "BY" is in a smaller, italicized, black sans-serif font, followed by "DANUBE" in a bold, black sans-serif font. The "BY" and "DANUBE" are contained within a horizontal blue bar.

LIVE } PAY  
BIG } SMALL