



ASPIRZ

BY **DANUBE**

ASPIRZ

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PREMIUM HOMES & OFFICES

DUBAI SPORTS CITY

LIVE
HERE

WORK
HERE



ASPIRZ

BY **DANUBE**

PREMIUM HOMES & OFFICES

DUBAI SPORTS CITY

TALLEST
TOWER IN
DUBAI SPORTS CITY



ASPIRZ

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PREMIUM HOMES & OFFICES

DUBAI SPORTS CITY



2 MINS FROM
SHEIKH MOHAMMED
BIN ZAYED ROAD



DISTANCES

DUBAI CRICKET STADIUM	2 MINS
SHEIKH MOHAMMED BIN ZAYED ROAD	2 MINS
GRANDIOSE SUPER MARKET	2 MINS
SPORTS CITY LAKE	3 MINS
SCHOOLS NEARBY	5 MINS
AL KHAIL ROAD	5 MINS
MIRACLE GARDEN	8 MINS
SHEIKH ZAYED ROAD	12 MINS
DUBAI INTERNET CITY METRO	15 MINS
DUBAI MARINA	15 MINS
GLOBAL VILLAGE	15 MINS
IMG WORLD	18 MINS
MALL OF THE EMIRATES	18 MINS
BURJ AL ARAB	20 MINS
DUBAI MALL/ BURJ KHALIFA	20 MINS
PALM JUMEIRAH	25 MINS
AL MAKTOUM INT. AIRPORT	25 MINS
DUBAI INT. AIRPORT	25 MINS





Building Configuration

- Total Floors: 47 (2B+G+7P+40+Roof)
- 2nd to 15th Floor – Office Units
- 17th to 40th Floor – Fully Furnished Convertible Hotel Apartments
- 30+ Amenities accessible to Hotel Apartments. 15+ Amenities for Offices
- Inventories Type in the Project – Studio, 1 BHK, 2 BHK, 3 BHK and Offices
- Amenities Floor -1 (First Floor)



DANUBE
ASPIRZ

Mohd. Bin Zayed Road (E311) VIEW



**SEPARATE
ENTRANCE FOR
RESIDENCES
AND OFFICES**

ASPIRZ

BY **DANUBE**

MODERN OFFICES

Entrance Lobby Office



Lift Lobby Office









STANDARD



OFFICE FEATURES :

- ✓ Manager's Cabin
- ✓ 12 Workstations
- ✓ Reception
- ✓ Visitor's Zone

ASPIRZ FEATURES :

- ✓ Boardroom
- ✓ Restroom
- ✓ Reception
- ✓ 15+ Premium Amenities
- ✓ Valet Services
- ✓ Shuttle to Metro

EXECUTIVE



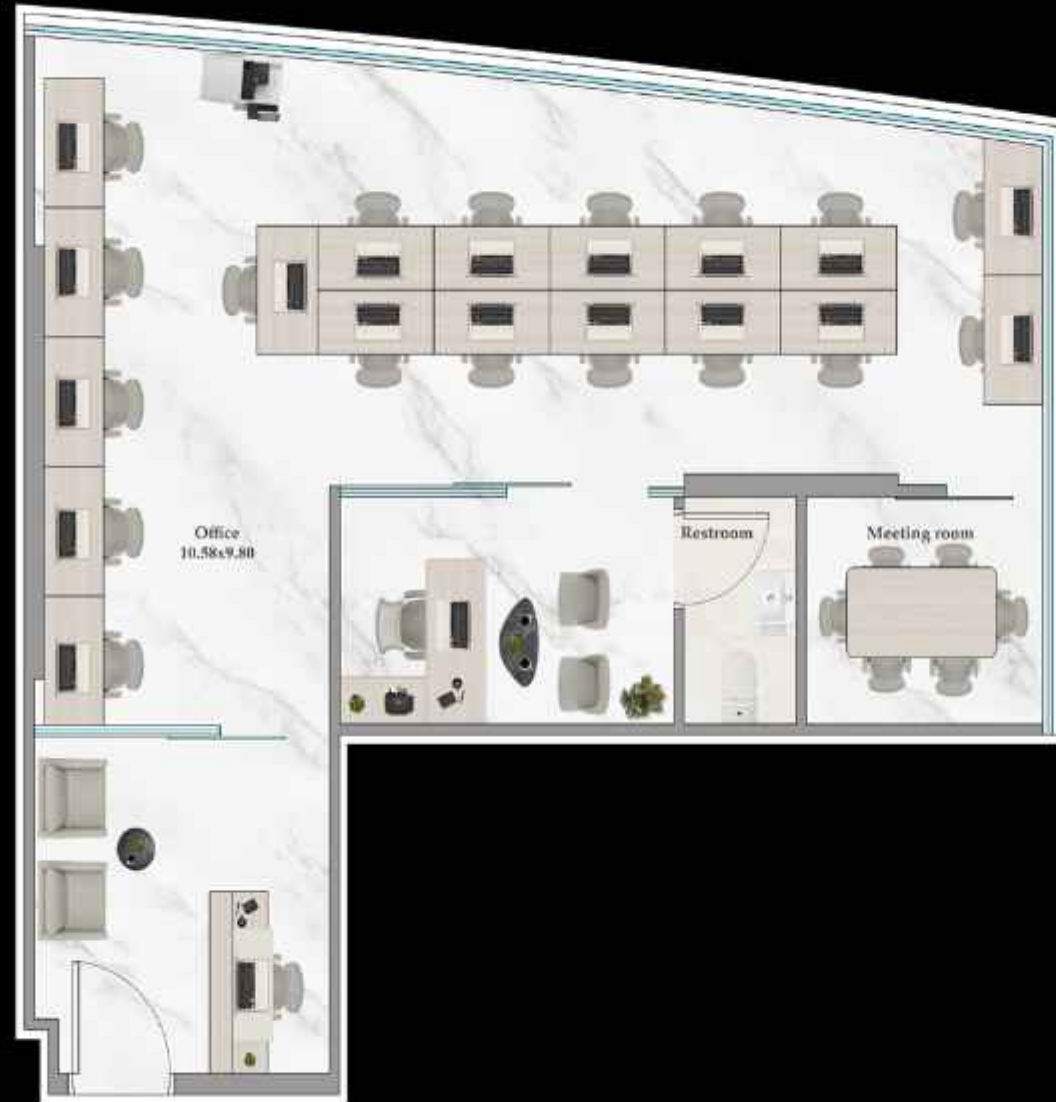
OFFICE FEATURES :

- ✓ Manager's Cabin
- ✓ 20 Workstations
- ✓ Reception
- ✓ Visitor's Zone
- ✓ Coffee Station

ASPIRZ FEATURES :

- ✓ Boardroom
- ✓ Restroom
- ✓ Reception
- ✓ 15+ Premium Amenities
- ✓ Valet Services
- ✓ Shuttle to Metro

PREMIER



OFFICE FEATURES :

- ✓ Manager's Cabin
- ✓ 22 Workstations
- ✓ Meeting Room
- ✓ Reception
- ✓ Visitor's Zone

ASPIRZ FEATURES :

- ✓ Boardroom
- ✓ Restroom
- ✓ Reception
- ✓ 15+ Premium Amenities
- ✓ Valet Services
- ✓ Shuttle to Metro

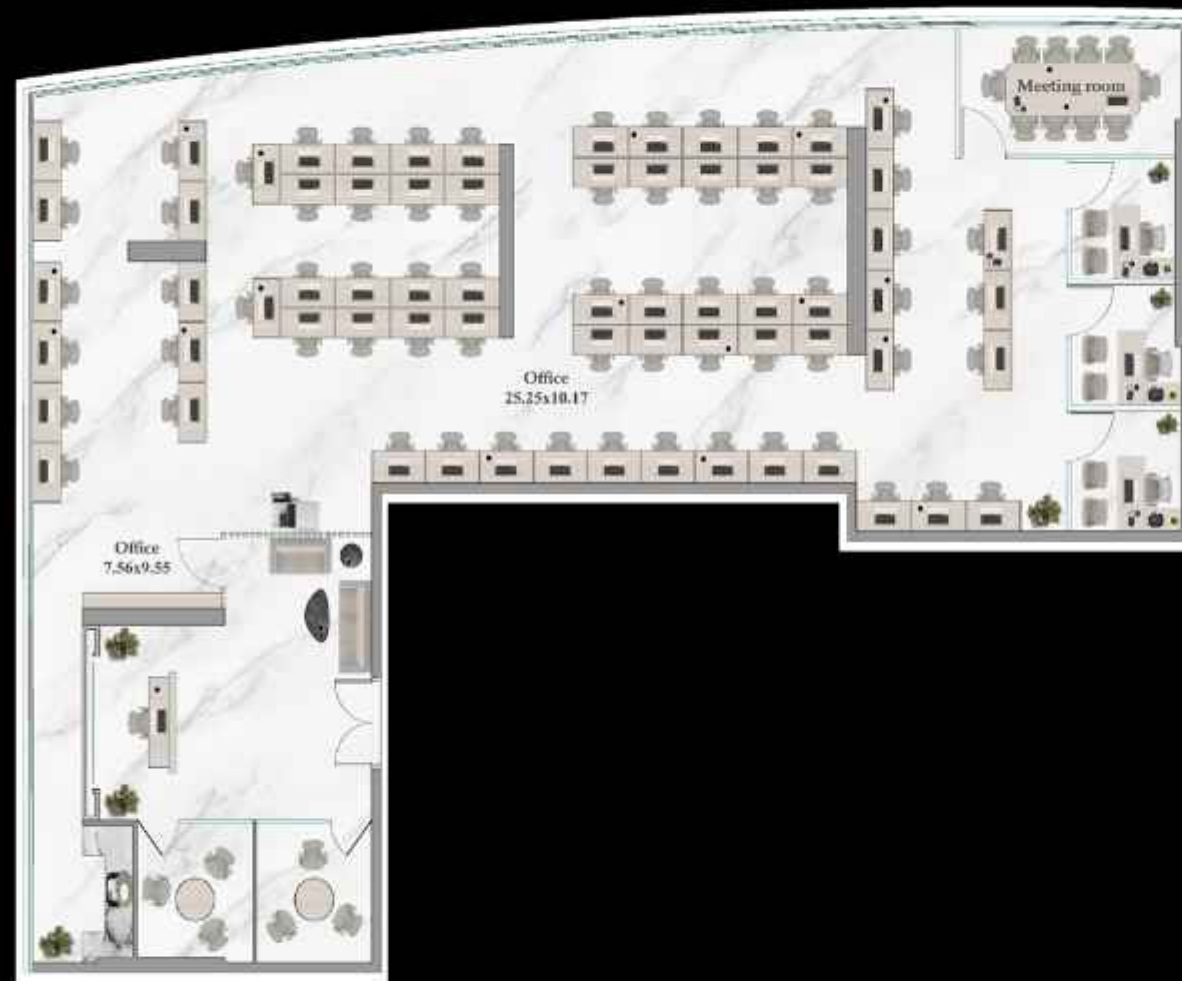
Disclaimer: The furniture shown in the layout is for illustrative purposes only and can be customized according to user requirements. The Offices are provided as shell & core.

YOUR OFFICE. YOUR WAY.

Merge Units As Per Your
Layout Requirements



PRESTIGE



OFFICE FEATURES :

- ✓ 3 Manager's Cabins
- ✓ 80 Workstations
- ✓ Meeting Room
- ✓ Reception
- ✓ Visitor's Zone
- ✓ Coffee Station

ASPIRZ FEATURES :

- ✓ Boardroom
- ✓ Restroom
- ✓ Reception
- ✓ 15+ Premium Amenities
- ✓ Valet Services
- ✓ Shuttle to Metro

Disclaimer: The furniture shown in the layout is for illustrative purposes only and can be customized according to user requirements. The Offices are provided as shell & core.

Indoor Gym with Shower



Outdoor Gym



Basketball Court



Padel Tennis Court



Cricket Pitch



Badminton Court



Games Room



Podcast Studio



Business Centre



Business Cafe



Indoor Cinema



Multipurpose Hall



Prayer Room



Free Shuttle Service



ASPIRZ

BY **DANUBE**

PREMIUM HOTEL APARTMENTS

Entrance Lobby Residences



Lift Lobby Residences



PRESENTING
CONVERTIBLE APARTMENTS
LIKE NEVER SEEN BEFORE...

NOW YOU GET 3 ROOMS FOR
THE PRICE OF 1BHK



IN OUR NEW
COLOR THEME

Living Room



Kitchen



Bedroom



Multipurpose Room



Bathroom





ALSO AVAILABLE IN
2 OTHER COLORS





Infinity Pool



Swimming Pool



Yoga & Zumba



Kid's Daycare /



Kid's Play Area



BBQ Area



Outdoor Gym



Basketball Court



Padel Tennis Court



Cricket Pitch



Badminton Court



Games Room



Business Centre



Business Cafe



Indoor Gym with Shower



Indoor Cinema



Multipurpose Hall



Podcast Studio





CORE SERVICES

INCLUDED IN THE SERVICE CHARGE

- Bell Boy service
- Concierge services
- 24/7 Security service
- Lobby coffee machine
- Common Area Maintenance
- Common Area Housekeeping
- Utilities for Common area
- Free Wifi for swimming pool, gym
- Reception GRE
- In room utilities – Microwave, Oven, Inbuilt Fridge, Bread Toaster, Coffee Maker



À LA CARTE SERVICES FOR EVERYDAY LIVING (CHARGEABLE)

- Valet Service
- Personal Trainer
- Housekeeping
- Dry Cleaning / Laundry

Payment Plan – ASPIRZ

(For Both Office And Residential Units)

1% Monthly

70% Till Handover

30% Post Handover (30 Months)

ACD – Q4 – 2028

Pricing Details – ASPIRZ

Office Units

Types (Shell & Core)	Starting Price	Office Capacity
Standard	850,000	10–12 Workstation
Executive	1,400,000	18–20 Workstation
Premier	1,850,000	22–25 Workstation
Prestige	Customizable as per requirement	

Pricing Details – ASPIRZ

Residential Units

Types	Starting Price	Details
Studio Flex	850,000	Convertible to 2 Rooms with 1 Bathroom
1 BHK	1,125,000	
1 BHK Flex Plus	1,350,000	Convertible to 3 Rooms – Multipurpose room (w) bath – Dual Access Bathroom – Total 2.5 Bathrooms
2 BHK Flex Plus	1,750,000	Convertible to 4 Rooms – 2 On Suite Bedrooms – Multipurpose Room (w) bath – Dual Access Bathroom – Total 3 Bathrooms
3 BHK Flex Plus	2,500,000	Convertible to 5 Rooms – Multipurpose Room with Bathroom – Convertible Kitchen – Dual Access Bathroom – Total 3 Bathrooms

DANUBE
PROPERTIES

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