

*Serenz*  
BY DANUBE



2 MIN IN  
2 MIN OUT  
JVC LIKE NEVER  
BEFORE

# Serenz BY DANUBE

SCAN FOR A GLIMPSE  
OF ELEVATED LIVING



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.





## 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**.



### 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.



### 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.



### Reduced Commute Time

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



### Healthcare Access

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



### Prime Connectivity

Strategically located between **Akhil 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.



ARCHITECTURE  
THAT SETS A NEW  
RESIDENTIAL  
*Standard*



A DOUBLE-HEIGHT  
ARRIVAL THAT  
*Sets the tone*





A GRAND  
WELCOME,  
EVERY DAY

*Luxury*  
ETCHED IN  
EVERY DETAIL





*A World of* AMENITIES



120,000SQ.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



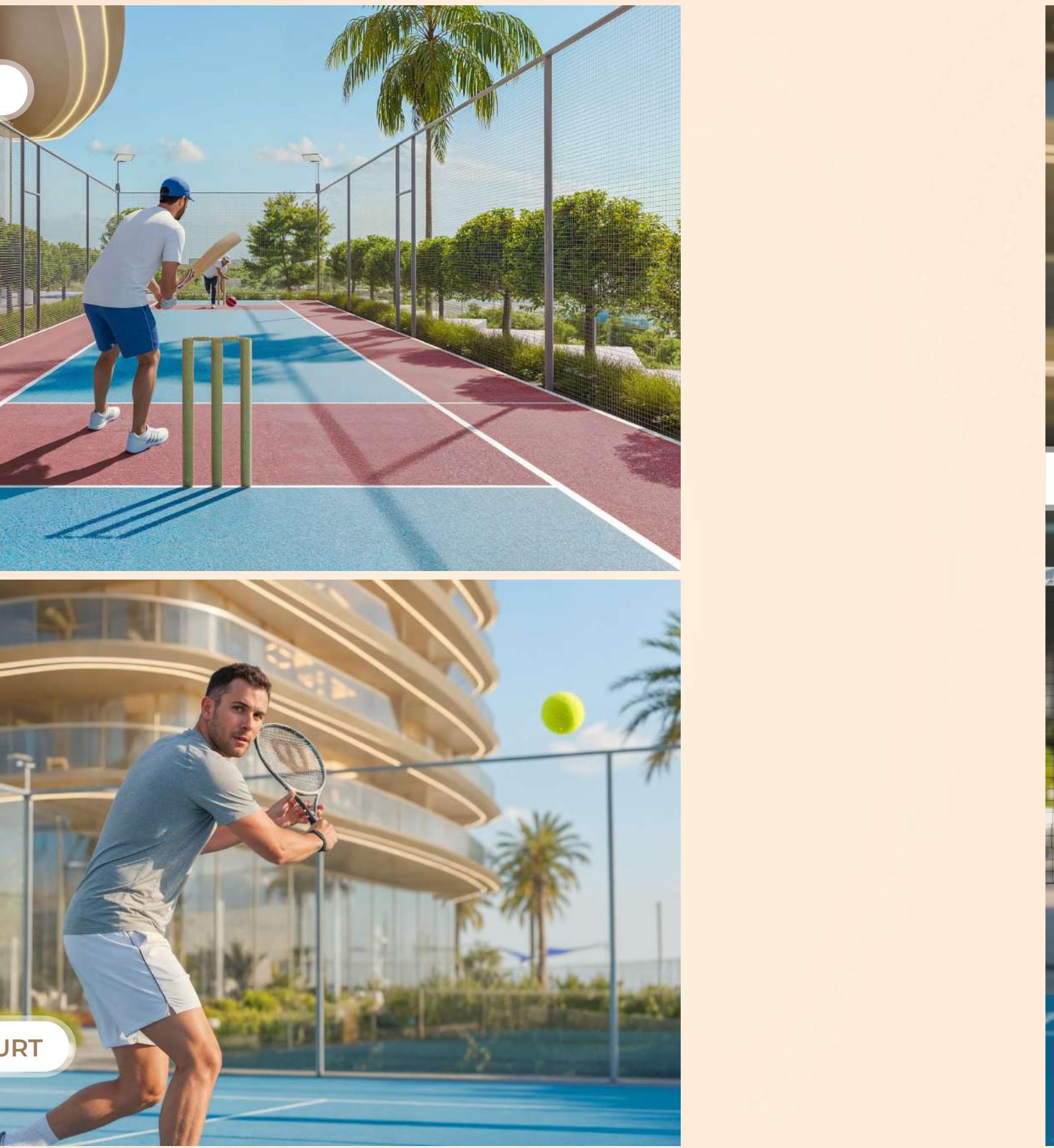


INDOOR GYM

*State of art*  
**GYM FITNESS,  
ELEVATED**







*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
- ㉞ URBAN PARK
- ㉞ CLUBHOUSE
- ㉞ BUSINESS CENTER
- ㉞ MALE PRAYER HALL
- ㉞ FEMALE PRAYER HALL
- ㉞ MALE STEAM AND SAUNA
- ㉞ FEMALE STEAM AND SAUNA
- ㉞ SMOKING ZONE
- ㉞ 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**



# **DANUBE PROPERTIES**

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