

VIEWZ BY DANUBE



VIEWZ

LOCATION: JLT - CLUSTER K COMPLETED: MAY 2026

Viewz by Danube will be the first Aston Martin branded residences in the Middle East. The 2 twin towers will be interconnected by 2 skybridges and will include studios, 1BR units, 1BR Presidential Suites, 2-3BR apartments and 4BR Sky Villas, located on the 50th floor. Select layouts will come with private studies, whilst all presidential suites and 2-3 bedroom units will feature a private swimming pool. The properties will come fully-furnished with an option of a bespoke interior design by Aston Martin.

FACILITIES



INFINITY POOL



PRAYER ROOMS



LIBRARY



BEAUTY SALON



INDOOR/OUTDOOR CINEMA



ROOFTOP LOUNGE



FITNESS CENTER



PADEL TENNIS



JOGGING TRACK



RETAIL BOULEVARD



KID'S PLAY AREA

SIZES & PRICES

STUDIO - 401 SQFT TO 420 SQFT	FROM AED 950,000
1 BR - 717 SQFT TO 807 SQFT	FROM AED 1,500,000
1 BR PRESIDENTIAL SUITE - 763 SQFT	FROM AED 1,650,000
2 BR - 1,051 SQFT TO 1,152 SQFT	FROM AED 2,100,000
3 BR - 1,552 SQFT	FROM AED 2,800,000
4 BR SKY VILLA -	FROM AED 5,000,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Big Buy Supermarket, ZOOM, Near Me Minimart DMCC, Spinneys, Grab Mart

PUBLIC TRANSPORT: METRO - DMCC Metro Station, Sobha Realty Metro Station BUS - Dubai Arch Tower, Dubai Star Tower

SCHOOLS/NURSERIES: Oakfield Early Learning Center DMCC, Emirates International School - Meadows, Kids Kingdom Nurseries JLT

MEDICAL FACILITIES: Armada Medical Centre, Life Medical Center DMCC, Mediclinic Meadows, Aster Clinic JLT

RETAIL/F&B: JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

PETROL STATION: bOMIN oLI dmcc, OPP Emirates International School

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah



LOCATION FACTORS

- EXCELLENT SURROUNDING INFRASTRUCTURE
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- CLOSE TO TOURIST DESTINATION OF JBR
- GREAT VIEWS OF SURROUNDING GOLF COURSES AND DUBAI MARINA
- EASY ACCESS TO THE SZR AND SURROUNDING ROAD LINKS
- ONE OF THE BEST INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79



These residences will be furnished by the British sports car manufacturer; Aston Martin. Interiors will be mainly cream and will have a neutral colour palette with slightly futuristic elements throughout. Bedrooms will have plenty of soft brown textures to make them feel warm and cozy. Kitchens will be bright, open-plan and minimalistic, whilst bathrooms will include darker shades and will use materials such as slate and dark marble on the walls and floors, with sleek wood features.

PITCH POINTS / WHY BUY?

- THE FIRST ASTON MARTIN FURNISHED RESIDENCES IN DUBAI
- JLT IS ONE THE MOST SOUGHT-AFTER AREAS FOR REAL ESTATE IN DUBAI
- VERY REPUTABLE DEVELOPER WITH POPULAR PREVIOUS DEVELOPMENT PROJECTS
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN THE JLT AREA GENERATE 8%
- WIDE VARIETY OF RESIDENTIAL AMENITIES ON-SITE
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- SET AMONGST GREAT INFRASTRUCTURE, DINING VENUES AND PUBLIC TRANSPORT STATIONS
- JLT IS PET FRIENDLY WITH PLENTY OF POCKET PARKS
- LOTS OF NURSERIES AND ACTIVITIES FOR CHILDREN WITHIN THE AREA

PAYMENT PLAN: 65/35 (10% booking fee) 1% monthly installments for 35 months after handover

ROI: 1BR – 8.2%

DEVELOPER OVERVIEW

Danube Group started 25 years ago and is now one of the most trusted brands in the Middle-East. The multi-million-dollar Group has a workforce of over 2,500 staff, is head-quartered in Dubai, and operates in 9 countries across the Middle-East & Asia. Danube Properties, the property development arm of the business, is rated amongst the top 5 developers in the UAE. The company has many residential buildings in Business Bay, Al Furjan and Ajman just to name a few.

THINGS TO KNOW

SERVICE CHARGE:	AED 16-18 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 300m BIG BUY SUPERMARKET
- 350m OAKFIELD EARLY LEARNING
- 1.1km BUS – JLT DUBAI ARCH TOWER
- 2km SHEIKH ZAYED RD
- 2km ARMADA MEDICAL CENTER
- 3.4km DUBAI MARINA MALL
- 3.7km PETROL STATION



KEY FEATURES

- ALL UNITS COME WITH ONE BALCONY
- SELECT UNITS COME WITH A POOL ON THE BALCONY
- 1BR RESIDENCES COME IN 3 TYPES. ALL 1BR UNITS INCLUDE A POWDER ROOM AND SOME COME WITH AN OFFICE
- PRESIDENTIAL SUITES COME WITH AN OFFICE, A POOL AND A POWDER ROOM (2 TYPES)
- SOME 2BR UNITS COME WITH A STUDY AND A POOL, AND THE MASTER BEDROOM INCLUDES A DRESSING AREA
- 3BR RESIDENCES ALL INCLUDE A POOL AND A MAID'S ROOM
- ALL BEDROOMS COME WITH A BATHROOM