



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



A wide-angle photograph of a modern, glass-fronted hotel entrance at dusk. The building's facade is a grid of dark glass panels reflecting the sky. A large, illuminated sign in gold letters reads "Shahrukhz" with a stylized figure above it, and "DANUBE" below. A curved, gold-trimmed canopy with a pattern of small lights covers the entrance. A black Rolls-Royce Phantom is parked on a circular driveway. In the foreground, a multi-tiered fountain with several jets of water is lit up. The surrounding landscape is lush with palm trees and tropical plants. The sky is a mix of orange, pink, and blue.

Shahrukhz

DANUBE

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



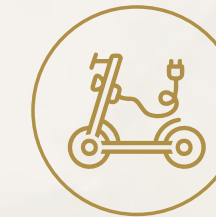
AMPLE CAR PARKING



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



A wide-angle photograph of a modern, curved infinity pool on a rooftop terrace. The pool's water is a vibrant blue, reflecting the ambient light. To the left, a lounge area features a curved sofa, a coffee table, and several lounge chairs. The terrace is enclosed by a curved, illuminated overhang with recessed lighting. In the background, a panoramic view of a city skyline is visible under a twilight sky, with the Burj Khalifa standing out prominently. The city lights are beginning to glow, and the sky transitions from a deep blue to a soft orange near the horizon.

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



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



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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

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