

*Serenz*  
BY **DANUBE**



**← 2 MIN IN**  
**2 MIN OUT →**  
**JVC** LIKE NEVER  
BEFORE

# Serenz

BY **DANUBE**

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.

SCAN FOR A GLIMPSE  
OF ELEVATED LIVING





## 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.



### Green Parks & Open Spaces

**Over 30 landscaped parks** with walking tracks, shaded seating, play areas for relaxation, fitness and family time.



### Retail & Dining

Shopping malls, supermarkets, **100+ restaurants** - daily essentials and leisure just minutes away.



### 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**.



### Schools & Education

Established schools, nurseries, and learning centres offering British, CBSE and international curricula.



### 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 to and 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 **Al Khail Road and Sheikh Mohammed Bin Zayed Road**, offering seamless access across Dubai.



Eltz 2 by Danube

Abdullah Mohammad AlShirawi Mosque

Right Health Karama Medical Center

Little Wonders Nursery

Life Medical Centre

Circle Mall



Eltz by Danube

JSS International School

HealthHub Clinic - JVC

Erudio Early Childhood Center

Saleh Mohammed Bin Lahej Mosque

Kids World Nursery

Green Roots Nursery Dubai

Al Khail Road

Community Park

Summer Park JVC

Circle Community Park

JVC 1 District 12 Park



SERENZ

LIFE Pharmacy

Ladybird Early Learning Centre

Harmel Park

Chubby Cheeks Nursery

YAS Community Park

Aster Clinic  
Willkins Pharmacy

West Zone Fresh Supermarket

Al Khail Mall

Masjid Fatma Al Sayed..

Eleganz by Danube



Shooa Community Park

Jumeirah International Nursery



Eltz 3 by Danube

Sheikh Mohammed Bin Zayed Rd - E311

Sunmarke School

JVT Masjid

# EXCEPTIONALLY *Connected*

Schools, Hospitals, Parks, Restaurants and Lifestyle hubs - just minutes away from home.

**ENTRY AND EXIT IN 2 MINS**



# DISTANCES ALL WITHIN *Reach*

Scan to view the location



AL KHAIL ROAD	02 MIN	GLOBAL VILLAGE	17 MIN
SHEIKH MOHAMMED BIN ZAYED ROAD	02 MIN	IMG WORLD	18 MIN
CIRCLE MALL	07 MIN	BURJ AL ARAB	18 MIN
SHEIKH ZAYED ROAD	13 MIN	PALM JUMEIRAH	18 MIN
MALL OF THE EMIRATES	14 MIN	DUBAI MALL / BURJ KHALIFA	20 MIN
DUBAI INTERNET CITY METRO	15 MIN	DUBAI INT. AIRPORT	21 MIN
DUBAI MARINA	16 MIN	AL MAKTUUM INT. AIRPORT	24 MIN

**AL KHAIL ROAD**  
2 MIN

**SHEIKH MOHAMMED  
BIN ZAYED ROAD**  
2 MIN

ARCHITECTURE  
THAT SETS A NEW  
RESIDENTIAL  
*Standard*



A DOUBLE-HEIGHT  
ARRIVAL THAT  
*Sets the tone*



A GRAND  
WELCOME,  
EVERY DAY

*Sereniz*  
DANUBE



*Luxury*  
ETCHED IN  
EVERY DETAIL



*A World of* AMENITIES



120,000 SQ. 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





BASKETBALL



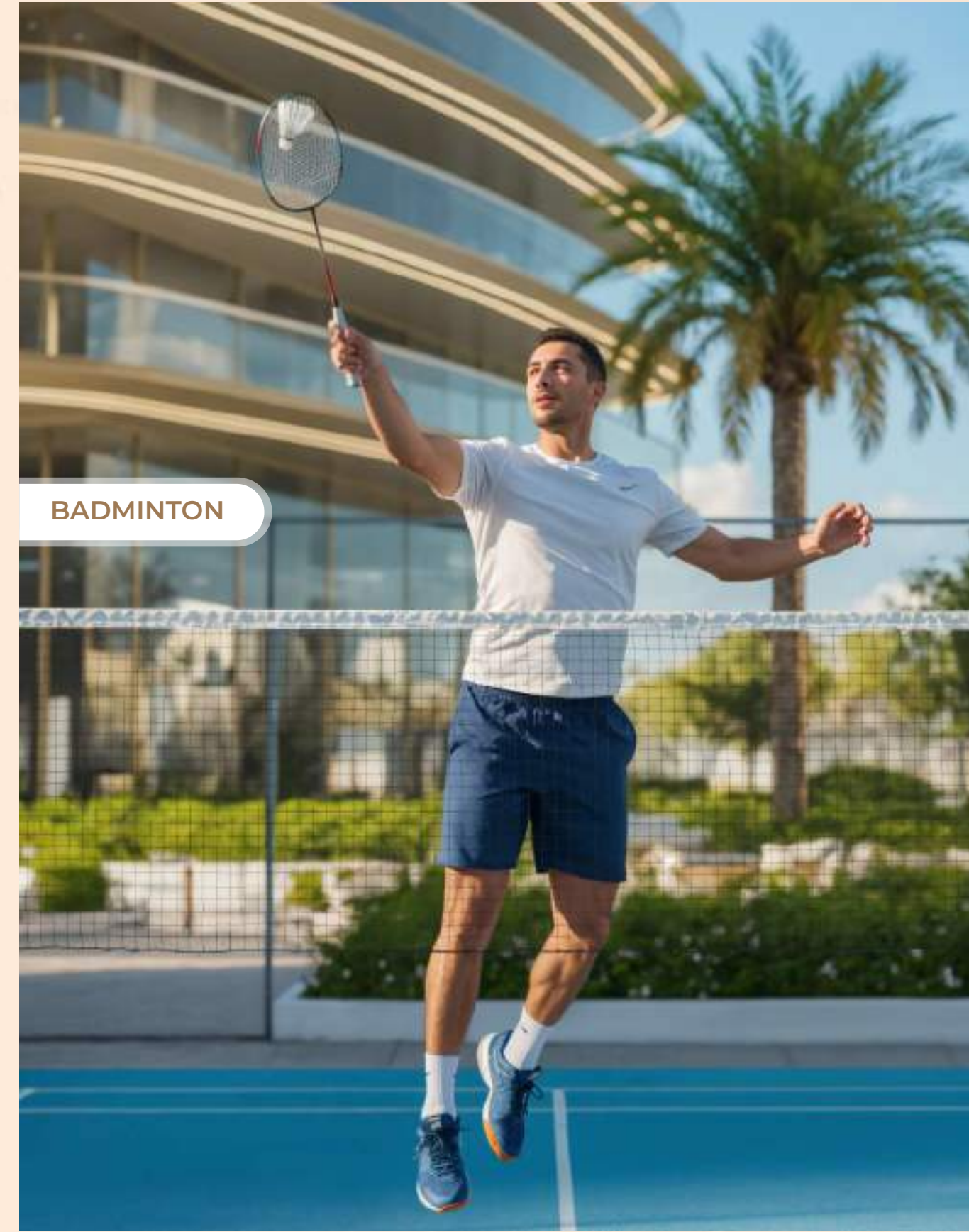
CRICKET PITCH



PICKLEBALL COURT



BADMINTON



SNOOKBALL



*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
- ㊱ URBAN PARK
- ㊲ CLUBHOUSE
- ㊳ BUSINESS CENTER
- ㊴ MALE PRAYER HALL
- ㊵ FEMALE PRAYER HALL
- ㊶ MALE STEAM AND SAUNA
- ㊷ FEMALE STEAM AND SAUNA
- ㊸ SMOKING ZONE
- ㊹ 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**

 +971 800 57 57

 [danubeproperties.com](https://danubeproperties.com)

 [info@danubeproperties.ae](mailto:info@danubeproperties.ae)

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

