Serenz
BY DANUBE
2 MIN IN
2 MIN OUT
JVC LIKE NEVER BEFORE
MAJARA
LUXURY REAL ESTATE L.L.C
DANUBE PROPERTIES

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.

WHYJ U M EI RA H 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.**

Reduced Commute Time

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

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.

Healthcare Access

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

Retail & Dining

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

Fitness & Spor ts

Access to jogging tracks, cycling paths, sports courts and more - promoting an active lifestyle.

Prime Connectivity

Strategically located between **Al Khail 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.

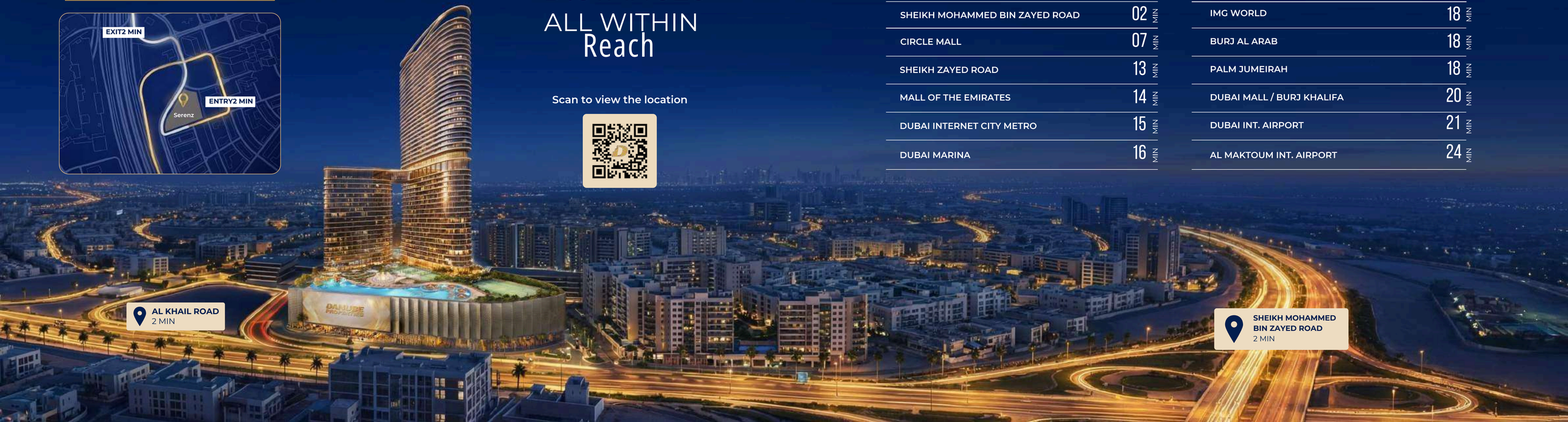
ENTRY AND EXIT IN 2 MINS

DISTANCES ALL WITHIN Reach

Scan to view the location

AL KHAIL ROAD	02 MIN
SHEIKH MOHAMMED BIN ZAYED ROAD	02 MIN
CIRCLE MALL	07 MIN
SHEIKH ZAYED ROAD	13 MIN
MALL OF THE EMIRATES	14 MIN
DUBAI INTERNET CITY METRO	15 MIN
DUBAI MARINA	16 MIN

GLOBAL VILLAGE	17 MIN
IMG WORLD	18 MIN
BURJ AL ARAB	18 MIN
PALM JUMEIRAH	18 MIN
DUBAI MALL / BURJ KHALIFA	20 MIN
DUBAI INT. AIRPORT	21 MIN
AL MAKTOUM INT. AIRPORT	24 MIN



A RC H ITECTU R E 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

120,000 SQ. FTOF

Curated
LI FESTYLE
S PAC ES

Presenting SERENITY POOL

Wheretheday slows downfor resort-style relaxation, just stepsfrom home

Presenting AQUA PARK

THE KIDS WATER PARK
DESIGNED SPECIALLY
FOR THE LITTLE ONES

Presenting KIDS ADVENTURELAND

A SERENE
Retreat
OVERLOOKING THE SKYLINE

Presenting
SEREN ITY
GARDEN
A Gr n escape
TO WANDER,
BREATHE & RESET

Presenting
SEREN ITY
FOUNTAIN
A stunning waterscape
at the heart of the community

O U TDOO R CALISTHENICS

Park

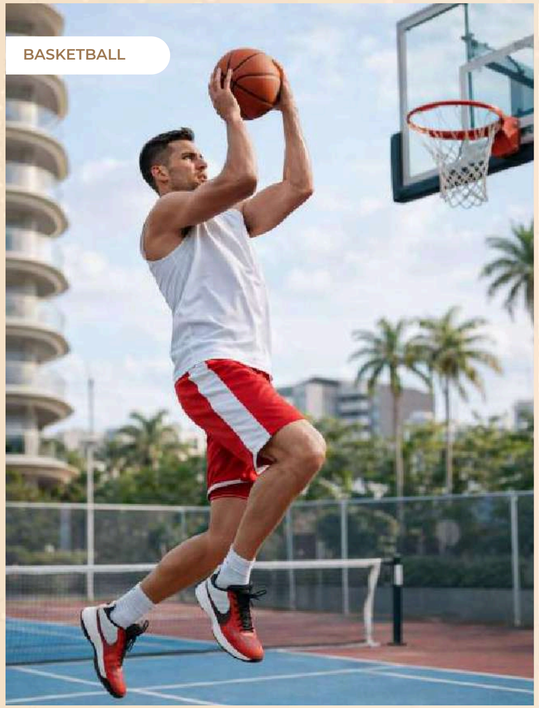
FUNCTIONAL FITNESS
MEETS FRESH AIR

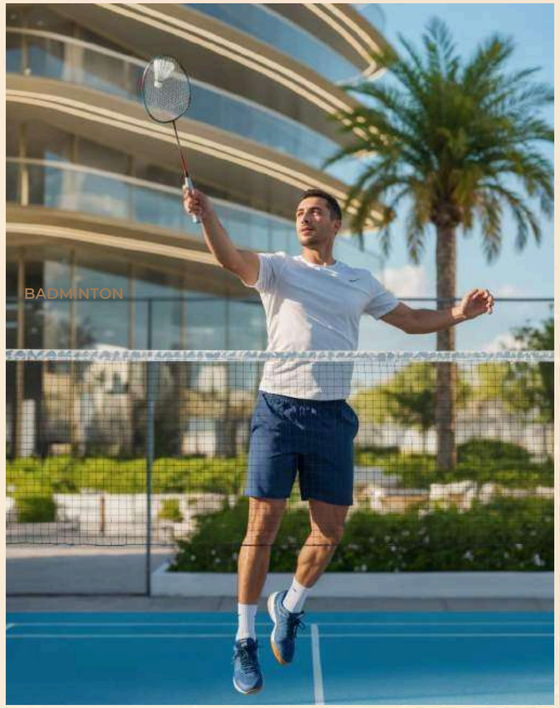
INDOOR GYM

State of art
GYM FITNESS, ELEVATED

FOOTBALL COURT

PADEL TENNIS





A Sport
FOR EVERY PLAYER

SEREN ITY 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

Anew
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

MAJARA
LUXURY REAL ESTATE L.L.C

CONTACT
UAE : +971 58 586 4405
CH : +41 79 777 3773
info@majara-realestate.com
www.majara-realestate.com

MAJARA REAL ESTATE LLC
Burj Al Salam Tower, 36th floor
Sheikh Zayed Road
Dubai UAE

DANUBE PROPERTIES

+971 58 586 4405 majara-realestate.com info@majararealestate.com