MAJARA
LUXURY REAL ESTATE L.L.C
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

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 56
- Helipad

Level 55
- Lounge 55

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

Level 9
- Cricket Pitch
- Padel Court
- Networking Hub
- Zen Garden
- Break yard
- Tranquility Garden
- Urban Park
- Badminton Court
- Jogging Track
- Podcast Studio

Ground Floor
- SRK Selfie Point
- Valet Parking
- E Scooter Parking
- Electric Car Charging Stations
- Drone Docking Station

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

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
Shahrukhz
DANUBE

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

WHERE EVERY
OFFICE TELLS
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

MAJARA
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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