

# LAWNZ

BY **DANUBE**

LUXURY LIVING AT THE  
LOWEST PRICE EVER



## MADE IN DUBAI. SHAPING THE WORLD.

**With over 25,000 products and services, the Group is committed to offering the customer nothing but the best through excellence and innovation.**

Danube Group has grown from a single store started in Deira, Dubai 25 years ago to one of the most trusted and household brand in the Middle-East. The multi-million dollar group has been consistently increasing its global footprint and annual revenue supported by an ever-growing family of over 2,500. The Danube Group is head-quartered in Dubai and operates in 9 countries across Middle-East & Asia.

The group owns many award winning business verticals. Danube Building Material

is the No.1 building material company of the region offering more than 25,000 products under one roof. Danube Home is the fastest growing furniture retail brand currently present across UAE, KSA, Oman, Bahrain, Qatar, Kuwait, India and Africa. Alucopanel is the only factory manufacturing A2 grade façade cladding panels in the UAE. The group also owns some other growing businesses like Cha Cha Chai and Danube Systems.

Danube Properties the property

development arm of the business is rated amongst top 5 developers in the UAE. Company's major achievement include on time delivery of exceptional quality assets with record sales success.

Backed by its consistent growth and immense consumer confidence the Danube Group has received over 50 awards in different categories. The group's philosophy is to deliver exceptional quality and build long lasting relationships.

### THE DANUBE GROUP

**DANUBE**  
No.1 building material company

**DANUBE**  
**PROPERTIES**

**DANUBE**  
**HOME**

**DANUBE**  
**SYSTEMS**

**CHA CHA CHAI**  
U.S.A

**ALUCOPANEL**  
U.S.A  
Fire Rated Aluminium Composite Panels

## DUBAI – INVESTOR'S PARADISE





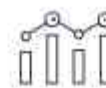
### **HIGH CAPITAL APPRECIATION**

With numerous infrastructure projects, retail spaces and attractions emerging in Dubai, the prices of residential units are on the upswing.



### **HIGH RENTAL INCOME (8%-10%)**

With many people travelling to Dubai in search of jobs and better life, rents of residential units are expected to increase.



### **PROGRESSIVE ECONOMY**

It is the fastest growing economy in the MENA region, which means more business opportunities, population growth, and increase in demand for housing.



### **100% TAX-FREE INCOME**



### **EASE OF INVESTMENT**

Duly regulated market controlled by robust laws. Dubai Freehold Property open to investors of all nationalities. Developers and projects are registered, certified, and approved by Government of Dubai, UAE.



### **HAPPY AND SAFE CITY**

Dubai is ranked among one of the happiest and the safest city in the world.



## DANUBE - INVESTOR'S CHOICE



### ADVANTAGES:



**Free Hold  
Ownership**



**High Capital  
Appreciation**



**High ROI**



**Registered  
under  
Dubai Land  
Department**



**25 Years of  
Trust**



**Prime  
Locations**



**Affordable  
Price**



**Fully  
Furnished**



**Best  
Payment  
Plan**



**World Class  
Amenities**



**Luxury  
Finishing**



**Timely  
Delivery**

Danube Properties has been honored by Forbes Middle East as the **'Top Real Estate Developer In the Arab World'** for the 2nd consecutive year, **'Best Real Estate Company in the Arab World'** by Gulf Business Awards **'Residential High-Rise Development'** award by Arabian Property Awards, and being recognized as the **'Real Estate Tycoon'** by the Land Department of UAE.





# LAWNZ

**BY DANUBE**

Lawnz by Danube a fully integrated complex is located in International City phase 1, one of the biggest and fully established communities in Dubai. A thoughtfully designed address, Lawnz is a unique combination of large scale mixed use development that includes Residential, Retail, F&B, and Recreational facilities spread across over 1.1 million sq.ft.

The Gated Complex comprises of 4 residential blocks, offering Studio, 1 Bedroom and 2 Bedroom apartments that optimize the use of indoor space for comfortable living. It also provides multiple outdoor delights

spread across 3.8 acres of open space creating a luxurious expanse. From infrastructure needs like a Grand Gated Entrance and Covered parking to Lifestyle amenities like Landscaped gardens, Sunken Plaza, Health club, Sports facilities, Multipurpose halls, Gazebos and more, Lawnz has a lot to offer, every day.

Stepping out, Lawnz is easily accessible from Sheikh Mohammed Bin Zayed Road and Academic City Road. Put simply, Lawnz is a lifestyle statement in Dubai at an unimaginably affordable price.

## PREMIUM GATED COMMUNITY LIVING









## LIVING ROOM BY DAY

European concept, designed and supplied by  
**DANUBE HOME**



\*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail extra cost.



**BEDROOM  
BY NIGHT**

\*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail extra cost.







GRAND  
COMPLEX  
ENTRANCE



ENTRANCE LOBBY



LIFT LOBBY



## LIVING ROOM



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## SPACIOUS BEDROOMS



\*Disclaimer: Please note that the apartments are unfurnished and furnishing will entail extra cost.

## SUNKEN PLAZA



## WATER CANAL



KIDS' PLAY AREA



## SWIMMING POOL & KIDS' POOL





HEALTH CLUB





**MULTI-PURPOSE HALL**

## BADMINTON COURT



## BASKET BALL COURT

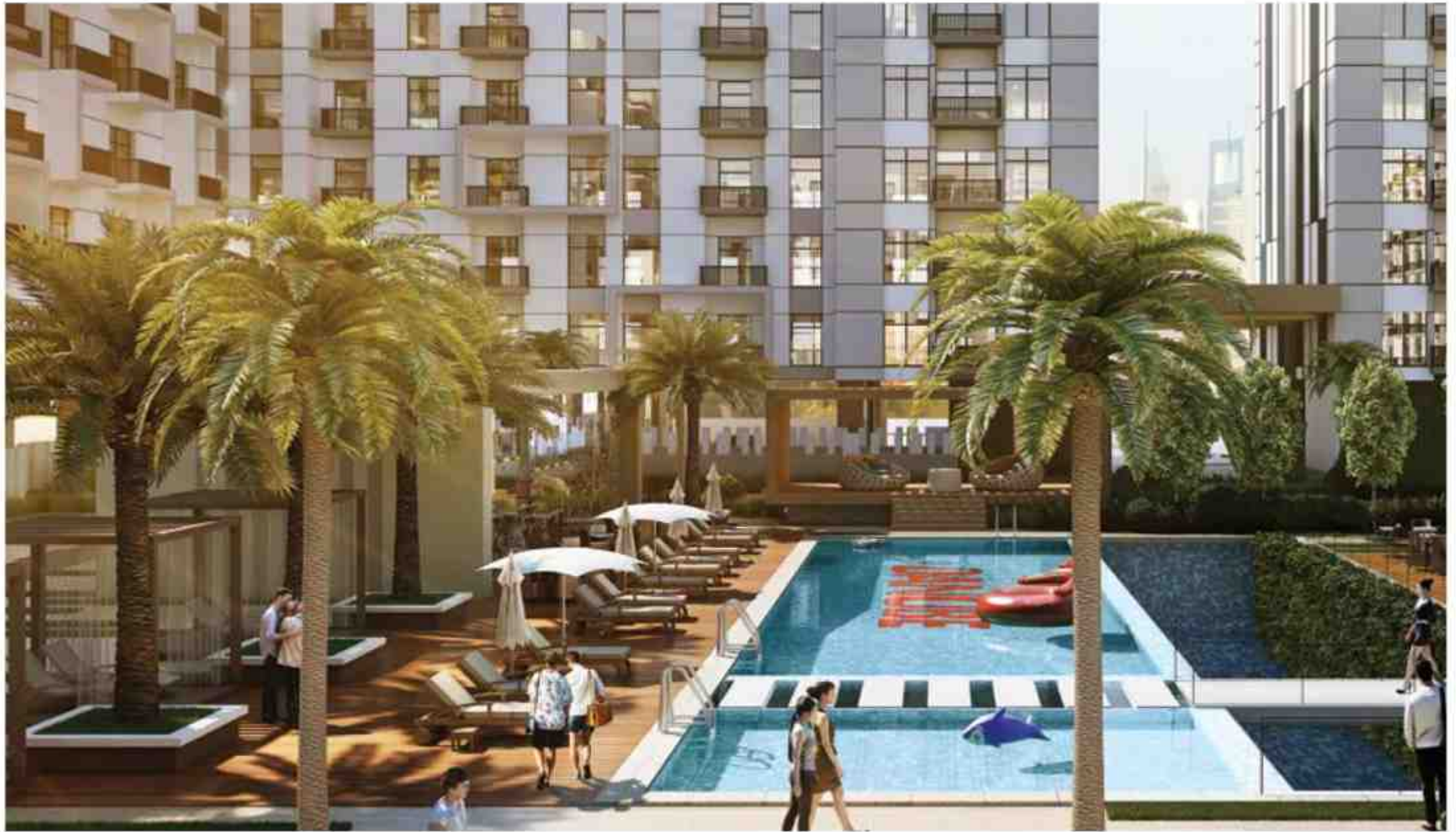


## JOGGING TRACK



## POOL DECK





CABANA SEATING





## SECURITY AND SURVEILLANCE



