

# Oceanz

**DANUBE**



*Introducing Oceanz by Danube –A luxury residence by Danube Properties  
Uninterrupted views of the beautiful ocean and luxurious interiors along  
with 40+ amenities*





An aerial night-time rendering of a large-scale urban development in Dubai. The scene is dominated by a prominent, blue-lit skyscraper with a curved facade, situated in the center. To its left, a cluster of smaller, brightly lit buildings lines the waterfront. The entire development is enclosed by a curved, illuminated promenade that follows the coastline. The surrounding area is filled with various structures, including parking lots and industrial-style buildings, all illuminated with warm lights. The dark water of the sea is visible on the left and right sides, with some small boats and reflections of the city lights.

**Located in  
the heart of Dubai**



# MARITIME CITY

# Why Maritime City

## *Location*

*360 Degree  
Oceanfront View*

## *Return on Investment*

*Future Prospect  
for higher Returns  
on Investment*

## *Development*

*A hub for business  
and residential  
development*

# Why Invest In Maritime City ?



**Strategic Location:** Dubai is strategically located at the crossroads of Europe, Asia, and Africa, making it a vital hub for global trade and logistics. Dubai Maritime City benefits from this location, offering easy access to major shipping routes and markets.



**Maritime Industry Growth:** The maritime industry is a significant contributor to Dubai's economy, and the government is actively investing in its development. Dubai Maritime City serves as a dedicated maritime cluster, fostering innovation and growth within the sector.



**Infrastructure and Facilities:** Dubai Maritime City offers state-of-the-art infrastructure, including specialized ship repair and maintenance facilities, shipbuilding yards, and maritime service providers. These facilities can attract businesses looking to expand or establish a presence in the region.



**Free Zone Benefits:** Dubai Maritime City operates as a free zone, providing several advantages to investors, such as 100% foreign ownership, tax exemptions, and easy repatriation of profits. This can be particularly appealing to international investors.

# Why Invest In Maritime City ?



**Business Support:** The Dubai government is known for its business-friendly policies and initiatives aimed at supporting investors. These include streamlined registration processes, access to skilled labor, and a pro-business regulatory environment.



**Connectivity:** Dubai offers excellent connectivity through its world-class ports, airports, and road networks. This connectivity makes it easier to transport goods and people, which is essential for maritime-related businesses.



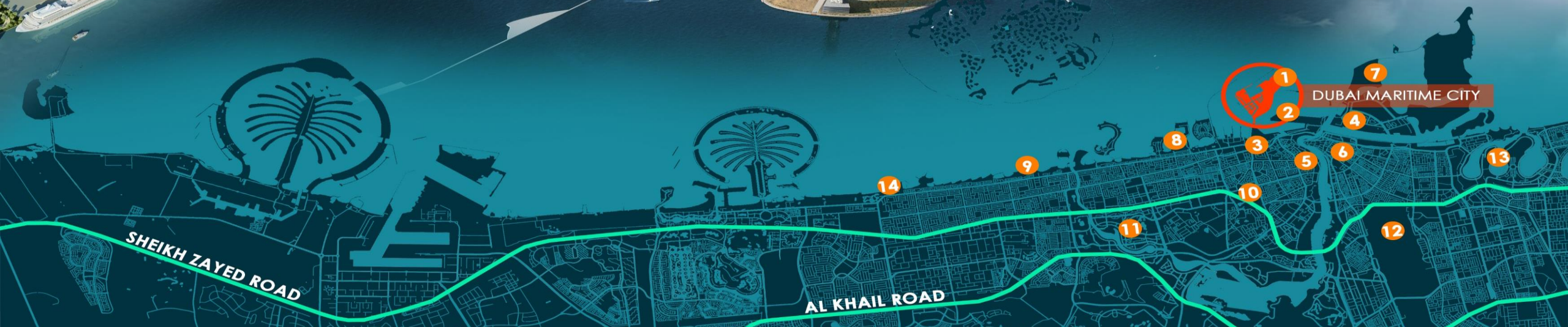
**Sustainability Initiatives:** Dubai is committed to sustainable development, and this commitment extends to the maritime sector. Dubai Maritime City is likely to incorporate environmentally friendly practices and technologies, which can attract environmentally conscious investors.



**Diversification:** Investing in Dubai Maritime City can be part of a diversified investment strategy, allowing you to tap into a different sector and geographic region.



1	PORT RASHID BOAT STATION	2 min
2	CRUISE TERMINAL	3 min
3	FUTURE DMC METRO STATION	3 min
4	SOUQ AL MARFA	8 min
5	MEENA BAZAR	6 min
6	GOLD SOUQ	8 min
7	DUBAI ISLAND BEACH	10 min
8	LA MER BEACH	8 min
9	JUMEIRAH BEACH	8 MIN
10	DUBAI FRAME	10 MIN
11	BURJ KHALIFA	15 MIN
12	DUBAI INTERNATIONAL AIRPORT	15 min
13	AL MAMZAR BEACH	15 min
14	BURJ AL ARAB	15 min



1 2 3 4 5 6 7 8 9 10 11 12 13 14

DUBAI MARITIME CITY

SHEIKH ZAYED ROAD

AL KHAIL ROAD





# Why Oceanz by Danube

## *Property Location*

*Best location in  
Maritime with 360  
Degree View*

## *Furnishing*

*Interiors & Luxury  
Furnishing by  
Tonino  
Lamborghini Casa*

## *Payment Plan*

*Easy 1% Payment*



# Configuration

2 - TOWERS

BASMENT

GROUND

6 FLOORS  
PODIUM

44 FLOORS  
RESIDENCE

ROOF TOP



## USPs Oceanz

40+  
Amenities

Fully  
Furnished

7 Years  
Payment Plan

3 Years Post  
Handover  
Payment

# Pricing Details

Unit Type	Minimum Tentative Price AED	Maximum Tentative Price AED
Studio	1,100,000	1,250,000
Presidential Studio	1,250,000	1,500,000
1 BHK	1,900,000	2,100,000
Presidential Suite	1,999,000	2,250,000
2 BHK	2,600,000	2,800,000
3 BHK	3,800,000	4,200,000
Oceanic Villa with TLC furniture	8,000,000	11,000,000

# Payment Plan

**10%**

Sept 2023

**10%**

Nov 2023

**1%**

Feb 2024 to Dec 2024

**5%**

Jan 2025

**1%**

Feb 2025 to Dec 2025

**5%**

Jan 2026

**1%**

Feb 2026 to Feb 2027

**1%**

35 Months post Project completion  
from Apr 2027 to Feb 2030

**Anticipated completion date Mar 2027**



LOBBY



LIVING ROOM – 2 Bedroom





# BEDROOM



WASHROOM

Interiors & Luxury Furnishing by



*Tonino Lamborghini*

CASA

CAFE

Interiors & Luxury Furnishing by



*Tonino Lamborghini*

CASA

LIBRARY

Interiors & Luxury Furnishing by



*Tonino Lamborghini*

CASA



BUSINESS CENTER



THEATRE



**Oceanz**  
BY **DANUBE**

Marketing Guidelines

# Oceanz By Danube: Marketing Do's & Don'ts

**NO USAGE OF** Lamborghini Car, or any suggested automobile reference/images/videos/audio for the project

**NO USAGE OF** Tonino Lamborghini Casa Logo on **any creative** at your end

**NO USAGE OF** Tonino Lamborghini Casa Logo element while showing the Building exterior renders

**NO USAGE OF** any Marketing material **other than** as shared by Danube Properties

**NO ALTERATION OF** any Marketing material provided by Danube Properties



# Marketing Don'ts



The brand logo and text-logo shall be used as indicated in this manual.  
Here some examples of forbidden uses of the logo.



Just the shield



Color combination: black shield and golden bull



Just 'Lamborghini'



Just 'T.Lamborghini'



Just the Bull

# Marketing Do's

Interiors & Luxury Furnishing by



*Tonino Lamborghini*

CASA



# Marketing Don'ts

In this page you can see some forbidden examples of advertising. You can't in any way make a connection with Lamborghini cars.





THANK YOU