



## Shahrukhz by Danube | Luxury Offices | 30% Post-Handover#AS

### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
Téléphone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 540,480.18

#### Location

Pays: Émirats Arabes Unis  
État/Région/Province: Dubaï  
Soumis: 06/12/2025

Description:

**LOCATION:** Sheikh Zayed Road, Dubai

**TYPE:** Premium Commercial Tower (Shell & Core Offices)

**VIEW:** Dubai Skyline & Sheikh Zayed Road

**BUA (Built-up Area):** 500 sq ft

#### USP of the property:

- Landmark 55-storey tower inspired by Shah Rukh Khans journey
- Prime Sheikh Zayed Road location
- Fully customizable office units
- Flexible payment plans: 1% monthly or 70% during construction + 30% on handover
- High-end amenities including sky-pool, rooftop leisure decks, planned helipad, co-working lounges, and retail spaces
- Seamless connectivity to Downtown, Business Bay, Dubai Marina & Palm

---

### PROPERTY DESCRIPTION:

Shahrukhz by Danube is a prestigious commercial address for entrepreneurs, SMEs, corporates, and investors. The 500sq ft shell & core offices allow full customisation. Amenities include modern co-working lounges, executive meeting rooms, cafs, retail outlets, advanced security, high-speed elevators, valet parking, and rooftop leisure areas. Completion is expected in Q2 2029.

CAPRI REALTY is a 15-year-old boutique real estate firm specialising in the sales of villas and townhouses.

CALL +971508902658

### PROPERTY FEATURES:

- Balcony
- Basement parking
- BBQ area
- Broadband ready
- Central air conditioning
- Covered parking
- Driver's Room
- Fully furnished
- Intercom
- Laundry/washing room
- Marble floors
- Part furnished
- Private garage
- Private garden
- Satellite/Cable TV
- Shared swimming pool
- Solid wood floors
- Steam room
- Storage room
- Study
- Upgraded interior
- View of gardens
- View of golf course
- View of parkland
- 24 hours Maintenance
- Bank/ATM Facility
- Basketball Court
- Beach Access
- Bus services
- Business Center
- Clubhouse



- 
- Communal gardens
  - Concierge service
  - Cycling tracks
  - Golf club and clubhouse
  - Marina Berth
  - Metro station
  - Mosque
  - Polo club and clubhouse
  - Public park
  - Public parking
  - Public transport
  - Recreational Facilities
  - Restaurants
  - Shopping mall
  - Shops
  - Tennis courts
  - Walking Trails

## Commun

Pied carré fini: 46.4515 m<sup>2</sup>

## Building details

Parking: Oui  
Number of Garages: 1  
Outdoor Amenities: Pool

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/BRIN-T22497/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BRIN-T22497/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: cr-s-35725



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

---

