



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

Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 543,493.09

Location

Country: United Arab Emirates
State/Region/Province: Dubai
Posted: Dec 06, 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.

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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

Common

Finished sq. ft.: 46.4515 sq m

Building details

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

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/BRIN-T22497/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: cr-s-35725



IMLIX

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