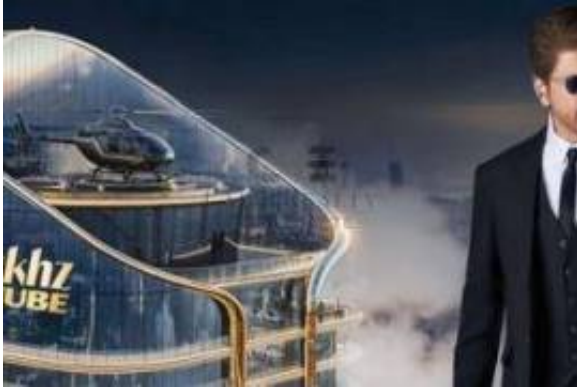




Iconic Offices | Shahrulhz | Flexible 30% Post-Handover Plan #IQ



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 546,608.44

Location

Country:	United Arab Emirates
State/Region/Province:	Dubai
Posted:	Jan 26, 2026

Description:

Shahrulhz by Danube Project Overview

Shahrulhz by Danube is a **55-storey premium commercial tower** strategically located on **Sheikh Zayed Road, Dubai**. Designed as a landmark business address, the tower caters to **entrepreneurs, investors, corporate, SMEs, and global visionaries** looking for a prestigious workspace in Dubais prime commercial corridor.

Inspired by the life journey of **Shah Rukh Khan**, the projects identity reflects ambition, success, and global influence positioned to become an iconic addition to Dubais skyline.

Office Types, Sizes & Layouts

Shahrulhz offers a wide range of **shell & core** office units, allowing full customization to suit business needs. **Starting Price:** *Approx. AED 1.9M AED 2M*

Ideal For: Startups, SMEs, corporates, investors, co-working operators & asset buyers seeking SZR commercial properties.

Payment Plan

Danubes trademark **flexible payment plan** is available:



- **1% monthly plan**
or
- **70% during construction + 30% on handover**

This structure allows businesses and investors to maintain liquidity while securing a prime asset on Sheikh Zayed Road.

Key Amenities & Features

Designed to elevate the work experience, Shahrukhz includes:

- Modern co-working lounges & collaboration spaces
- Executive meeting rooms & conference facilities
- Retail outlets, cafs & business-friendly social zones
- High-speed elevators & advanced security systems
- Dedicated parking and valet services
- Sky-pool, rooftop leisure decks & relaxation areas
- Planned helipad *air-taxi ready* for future mobility
- Seamless connectivity to Downtown, Business Bay, Dubai Marina & Palm

Project Timeline & Developer

- **Developer:** Danube Properties
- **Project Status:** Off-plan
- **Expected Completion:** 2029 (Q2 / June 2029 estimated)
- **Total Built-up Area:** Over **1 million sq.ft** of commercial space

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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

Bathrooms: 1
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-T24683/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: cr-s-37929

