

Iconic Offices|Shahrukhz|Flexible 30% Post-Handover Plan#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 649,371.46

Location

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

LOCATION:

Sheikh Zayed Road, Dubai a prime commercial corridor with seamless access to Downtown, Business Bay, Dubai Marina, and Palm Jumeirah.

TYPE:

Shell & Core Office (Commercial)

VIEW:

City / Sheikh Zayed Road Skyline

BUA:

558.21 sq. ft.

STATUS:

Off-Plan | Completion: Q2 2029 (June 2029)

USP OF THE PROPERTY:

Landmark 55-storey commercial tower by Danube on Sheikh Zayed Road, inspired by the journey of Shah Rukh Khan. Flexible payment options, including 1% monthly or 70% during construction and 30% on handover. Prestigious business address ideal for startups, SMEs, corporates, and investors. Future-ready development with a planned helipad (air-taxi-ready).

PROPERTY DESCRIPTION:

Shahrukhz by Danube offers a premium 558.21 sq. ft. shell & core office in one of Dubais most iconic business locations. The tower features co-working lounges, executive meeting rooms, retail outlets, cafs, high-speed elevators, advanced security, valet parking, sky pool, and rooftop leisure decks. A prime opportunity to secure a high-value commercial asset with strong long-term growth potential on Sheikh Zayed Road.

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

Bathrooms:	1
Finished sq. ft.:	51.8594 sq m

Building details

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

Rental details

Furnished:	Yes
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/BRIN-T24686/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	cr-s-37932
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