



# IMLIX

IMLIX Gayrimenkul Pazarı  
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## Danube Shahrukhz | Stylish Luxury Offices | 30% PHPP #IQ

### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 550,229.15

### Konum

Ülke:	United Arab Emirates
Eyalet/Bölge/ Şehir:	Dubai
Yayınlandı:	05.12.2025
Açıklama:	

### Shahrukhz by Danube Project Overview

**Shahrukhz 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

Shahrukhz 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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years in real estate.

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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



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- Public parking
- Public transport
- Recreational Facilities
- Restaurants
- Shopping mall
- Shops
- Tennis courts
- Walking Trails

## Genel Bilgiler

Banyo: 1  
Bitmiş metrekare: 46.4515 m2

## Building details

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

## Rental details

Furnished: Evet

## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si: [http://www.arkadia.com/BRIN-T22556/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BRIN-T22556/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: cr-s-35800

