

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

## 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:	EUR 464,163

## Konum

Ülke: United Arab Emirates

Eyalet/Bölge/ Şehir: Dubai

Yayınlandı: 06.12.2025

Açıklama:

**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

**Genel Bilgiler**

Bitmiş metrekare: 46.4515 m<sup>2</sup>

**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-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 Gayrimenkul Pazarı**  
<https://www.imlix.com/tr/>

---

