

Shahrukhz Residences by Danube



Developer
Danube



District
Maritime City, Dubai
Emirate



Handover
Q4 2029

Unit type	Bedrooms	Amount	Area, m ²	Price from
Apartments	Studio	1/1	36	1 650 000 AED
Apartments	1 Bedroom	1/1	49	2 300 000 AED
Apartments	2 Bedrooms	1/1	97	4 250 000 AED
Apartments	3 Bedrooms	1/1	134	6 500 000 AED



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Description

Project general facts

Shahrukhz Residences is a waterfront residential tower inspired by Shah Rukh Khan and built around the idea of living life king style. A sculpted façade with flowing curves and warm metallic accents rises above the sea, while every level is oriented towards open water and the city skyline. The collection spans studios and flexible studios, one-, two- and three-bedroom apartments, King's layouts with signature dressing areas, and a separate wing of Ocean Residences with larger suites set closer to the water.

Residents enjoy an extensive programme of amenities spread across a lifestyle deck, a wellness deck and a sky deck. The podium brings together a children's water park, a dancing fountain, padel, basketball and cricket courts, cabanas, a sensory garden and barbecue areas. A wellness floor features an infinity pool, a fully equipped gym and a longevity lounge with cryotherapy, hyperbaric oxygen therapy, red light therapy and a salt room, while indoor spaces include a private cinema, a podcast studio, a business centre, a dance studio, a golf simulator and a kids' play area, crowned by a rooftop clubhouse and outdoor deck. All residences are delivered fully furnished, with floor-to-ceiling glazing that frames uninterrupted sea views. Thoughtful planning adds convertible layouts, multipurpose rooms, dual-access bathrooms and dedicated laundry areas in selected homes, while King's units include generous wardrobe and dressing suites finished in refined, light-toned materials.

Location description and benefits

Dubai Maritime City is a waterfront district on a man-made peninsula between Port Rashid and the historic heart of Bur Dubai. The district is shaped as a lifestyle destination by the sea, close to Port Rashid, the Dubai Cruise Terminal, Dubai World Trade Centre and Jumeirah Beach.

The peninsula connects quickly to Sheikh Zayed Road, Downtown Dubai, Burj Khalifa and The Dubai Mall, while Dubai International Airport and Palm Jumeirah remain within easy reach. The community plan includes a planned metro station, a proposed shopping mall, a beach, a sunset promenade, a sports park, a cable

car, a sky walk bridge and a mosque, adding everyday convenience along the water.

Waterfront living close to the main business and tourism hubs of Dubai continues to attract professionals, families and holiday renters. Dubai Maritime City combines this appeal with its central coastal position and growing community infrastructure, supporting steady demand for both long-term rentals and premium short-stay homes.



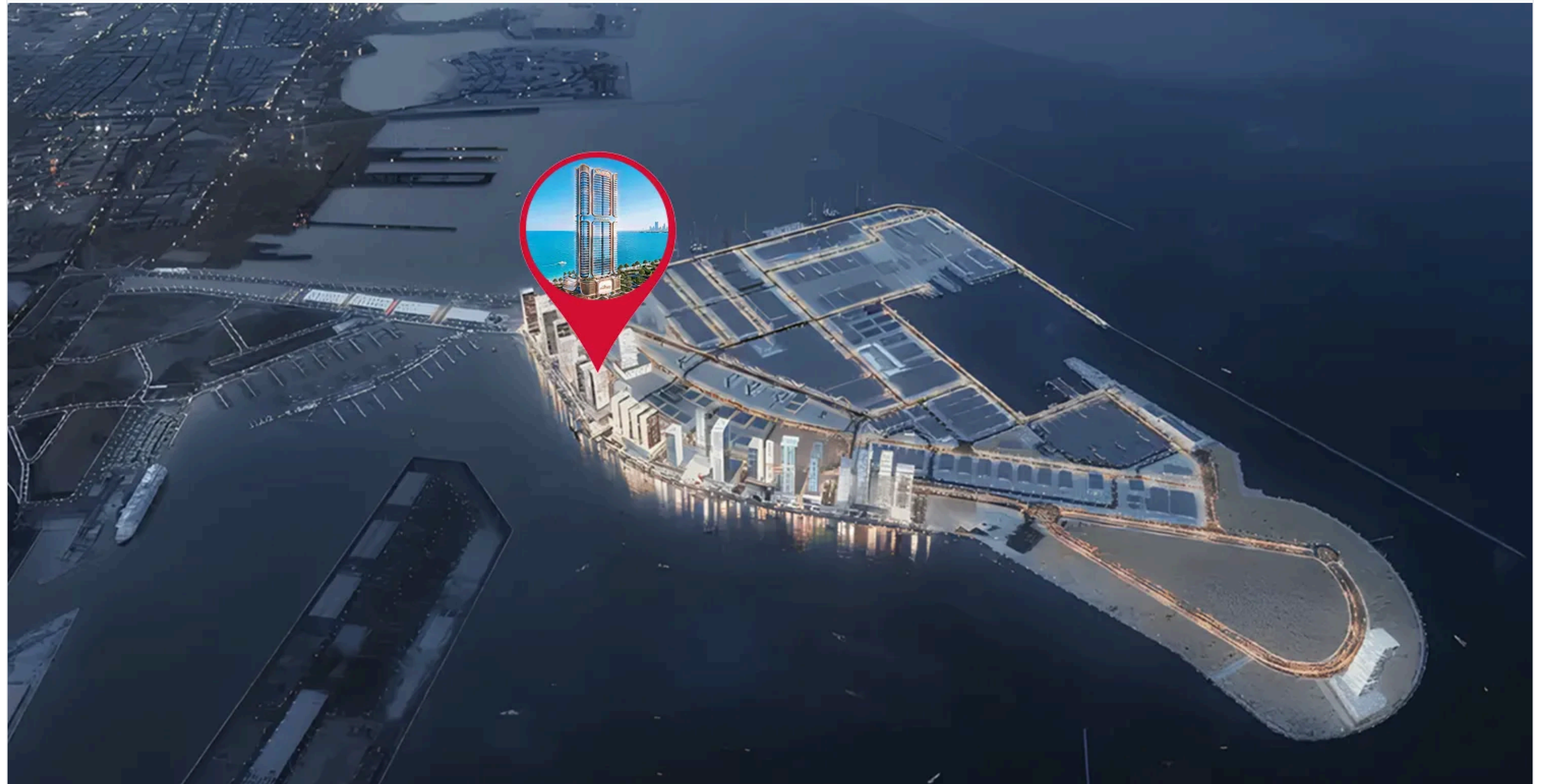








Masterplan



Payment Plan Option

Payment Plan 30/70

All options

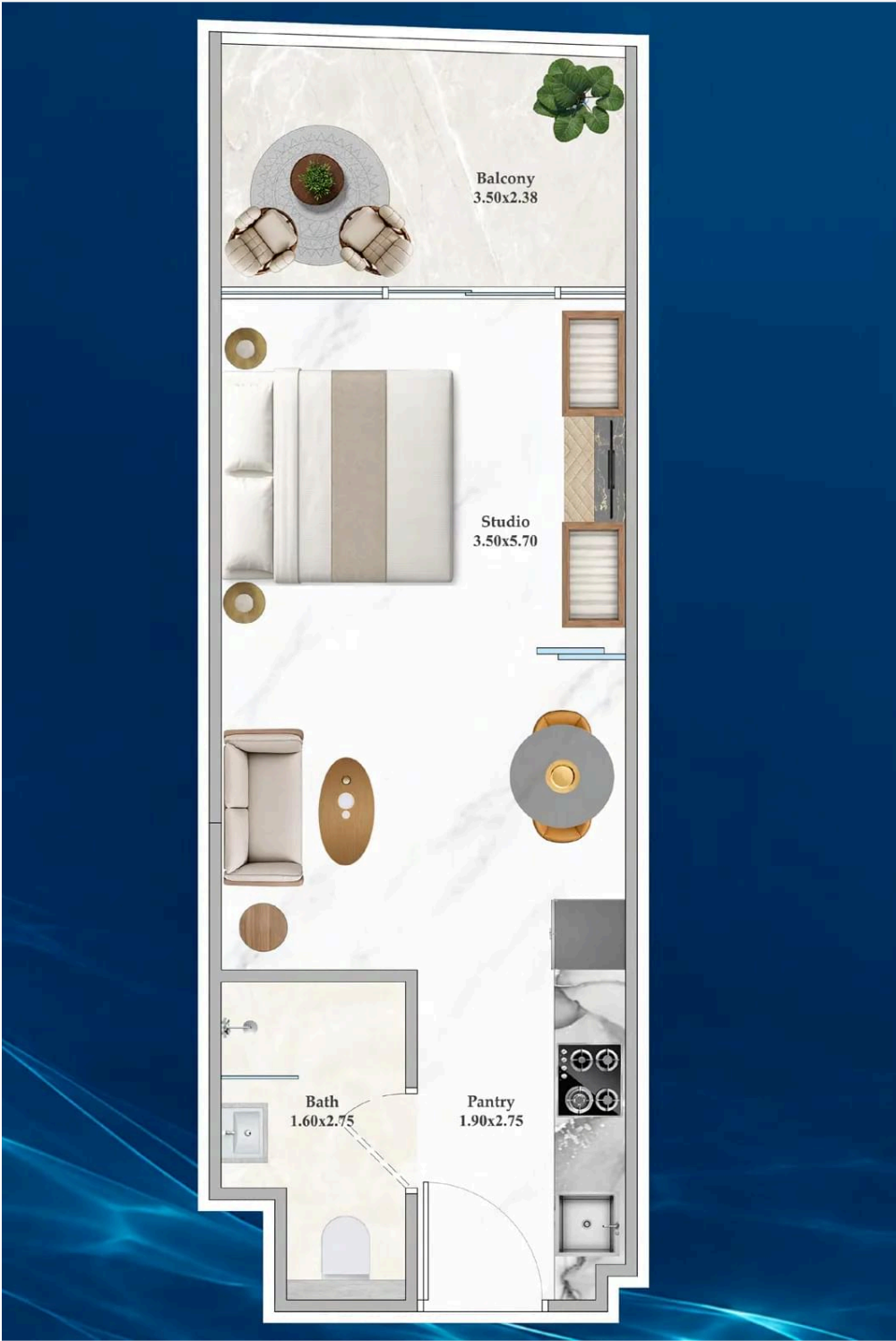
 Payment Plan 30/70

On booking	10%
During construction	20%
3 Payments	
2 months after booking	10%
10 months after booking	5%
18 months after booking	5%
Upon Handover	70%

Typical Units

Number of available units

- Apartments: Studio - 1
- Apartments: 1 Bedroom - 1
- Apartments: 2 Bedrooms - 1
- Apartments: 3 Bedrooms - 1



Apartments: Studio

from AED 1 650 000 to AED 1 650 000
from 36m² to 36m²

from AED 44 963/m² to AED 44 963/m²



Apartments: 1 Bedroom

from AED 2 300 000 to AED 2 300 000
from 49m² to 49m²

from AED 46 274/m² to AED 46 274/m²

Typical Units

- Number of available units
- Apartments: Studio - 1**
 - Apartments: 1 Bedroom - 1**
 - Apartments: 2 Bedrooms - 1**
 - Apartments: 3 Bedrooms - 1**



Apartments: 2 Bedrooms

from AED 4 250 000 to AED 4 250 000
from 97 m² to 97 m²

from ~~AED 43 526~~/m² to ~~AED 43 526~~/m²



Apartments: 3 Bedrooms

from AED 6 500 000 to AED 6 500 000
from 134m² to 134m²

from ~~AED 48 452~~/m² to ~~AED 48 452~~/m²

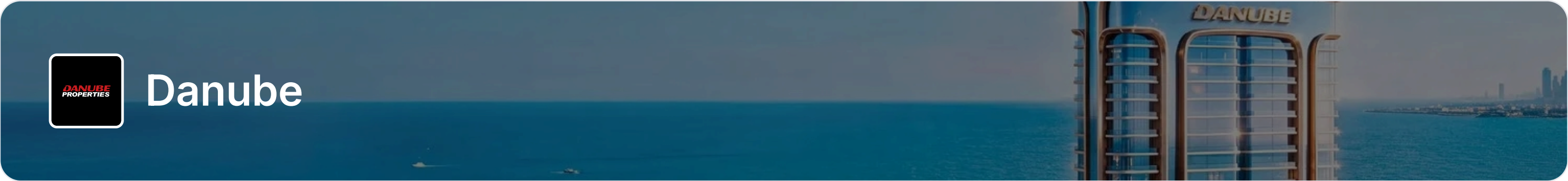
Developer

1993

Year of foundation



Danube



Danube Properties has evolved from a single store in Deira, Dubai, into one of the Middle East's most trusted and diverse conglomerates over the last 30 years. Headquartered in Dubai, the Group operates in nine countries across the Middle East and Asia, with a workforce exceeding 3,500 employees. Danube is known for its award-winning business divisions, including Danube Building Material, the region's leading provider of over 25,000 products, and Danube Home, a rapidly expanding furniture retail brand with a presence in UAE, KSA, and beyond. The Danube focus on innovation and quality has positioned it as a leader in multiple sectors, from construction materials to home furnishings and façade solutions. Danube Properties, the real estate arm of the company, is recognized among the top five developers in the UAE. Known for its record-breaking sales and timely delivery of high-quality projects, it exemplifies the Properties commitment to affordability and sustainability. The company has earned over 50 industry awards, reflecting its dedication to excellence, customer satisfaction, and strong relationships. Guided by a vision to set high construction standards and deliver affordable luxury, Danube continues to redefine the regional property landscape through value engineering and meticulous execution.