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OFF PLAN

Opalz by Danube

Location: Al Barsha, Dubai

Starting From: AED 550,000

Permit No: 0869781762

Opalz by Danube

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Danube	**Apartments & Penthouses & Duplexs**	**Q3 2025**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Opalz by Danube is a premium twin-tower residential development by **Danube Properties**, strategically located in **Dubai Science Park**, one of Dubai's rapidly growing mixed-use communities. Designed to combine contemporary architecture with functional luxury, the development offers stylish residences that cater to professionals, families, and investors seeking a well-connected address close to major business districts and lifestyle destinations. The towers feature elegant glass façades, sophisticated interiors, and an impressive collection of leisure facilities, reflecting Danube's commitment to delivering high-quality homes with exceptional value.

The project comprises an extensive selection of **studio, 1, 2, and 3-bedroom apartments**, together with **luxurious duplex apartments and penthouses**. Residences range from approximately **376 sq. ft. to 3,439 sq. ft.**, providing options for first-time buyers, families, and investors alike. Every home is thoughtfully designed with open-plan layouts, premium flooring, contemporary kitchens fitted with quality appliances, elegant bathrooms, floor-to-ceiling windows, spacious balconies, and smart home-inspired features. Selected residences also include private swimming pools and expansive terraces, creating an elevated lifestyle rarely found within this price segment.

Residents enjoy more than **40 world-class lifestyle amenities** designed to create a resort-inspired living experience. Facilities include infinity swimming pools, private pool apartments, health club, fully equipped

fitness centre, spa and wellness facilities, jogging track, paddle tennis court, cricket pitch, basketball court, aquatic gym, yoga deck, outdoor cinema, children's play area, daycare centre, business centre, barbecue areas, landscaped gardens, multipurpose hall, retail outlets, cafés, concierge services, covered parking, and 24-hour security. These carefully curated amenities support an active lifestyle while providing residents with spaces for relaxation, recreation, and social interaction.

Strategically positioned within **Dubai Science Park**, Opalz offers excellent connectivity to **Dubai Hills Mall**, **Dubai Miracle Garden**, **Mall of the Emirates**, **Dubai Hills Estate**, **Dubai Marina**, **Downtown Dubai**, **Dubai International Airport**, and major road networks including **Sheikh Mohammed Bin Zayed Road**, **Umm Suqeim Street**, and **Al Khail Road**. Dubai Science Park continues to attract strong residential demand due to its growing commercial ecosystem, proximity to healthcare and educational institutions, and convenient central location. Developed by Danube Properties, renowned for affordable luxury developments and investor-friendly payment plans, Opalz presents an outstanding opportunity for buyers seeking attractive rental yields, long-term capital appreciation, and a premium lifestyle in one of Dubai's emerging residential hubs.

Why Buy Opalz by Danube Through A1 Properties?
Purchasing **Opalz by Danube** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Dubai Science Park and the city's leading off-plan developments. Our consultants provide personalised guidance to help you select the ideal residence based on your lifestyle needs or investment objectives while ensuring access to the latest inventory, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Dubai Science Park's growth potential and Danube Properties' proven track record, we help you secure a premium residence offering exceptional value, modern living, and strong long-term investment returns.

PAYMENT PLAN

10%	**50%**	**40%**
Down Payment	During Construction	On Handover

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