

# Serenz

BY **DANUBE**

*A World of*  
**AMENITIES**

120,000 SQ. FT. OF LIFESTYLE SPACES



# *Serenz* BY **DANUBE**

Located in the heart of Jumeirah Village Circle, **Serenz by Danube** rises as a striking **50-storey residential landmark**, crafted for elevated living.

Conceptualized as "**A World of Amenities**", it brings together an expansive collection of thoughtfully curated lifestyle experiences, setting a new benchmark for modern living in JVC.



# WHY JUMEIRAH VILLAGE CIRCLE (JVC)

Jumeirah Village Circle (JVC) is a centrally located residential community known for strong connectivity, family-friendly living and attractive investment returns, making it one of Dubai's most sought-after neighbourhoods.



## Proposed Metro Station

With a proposed metro station, the area is set for enhanced connectivity and growth.



## Green Parks & Open Spaces

**Over 30 landscaped parks** with walking tracks, shaded seating, play areas for relaxation, fitness and family time.



## Retail & Dining

Shopping malls, supermarkets, **100+ restaurants** - daily essentials and leisure just minutes away.



## 4+ New Entry And Exit Lanes

Construction of **4 new entry and exits** by developing grade-separated intersections from main roads, which adds a total of **10 extra lanes**.



## Schools & Education

Established schools, nurseries, and learning centres offering British, CBSE and international curricula.



## Fitness & Sports

Access to jogging tracks, cycling paths, sports courts and more - promoting an active lifestyle.



## Reduced Commute Time

Additional traffic signals to be added. The travel time to and within JVC to reduce significantly, making daily commutes smoother.



## Healthcare Access

Clinics, pharmacies and nearby hospitals ensuring quick access to quality medical care.



## Prime Connectivity

Strategically located between Al Khail Road and Sheikh Mohammed Bin Zayed Road, offering seamless access across Dubai.



Elitz 2 by Danube

Abdullah Mohammad AISHirawi Mosque

Right Health Karama Medical Center

Little Wonders Nursery

Circle Mall



Elitz by Danube

Life Medical Centre

HealthHub Clinic - JVC

JSS International School

Erudio Early Childhood Center

Saleh Mohammed Bin Lahej Mosque

Al Khail Road

Kids World Nursery

Community Park

Summer Park JVC

Green Roots Nursery Dubai

Circle Community Park

JVC 1 District 12 Park



SERENZ

LIFE Pharmacy

Ladybird Early Learning Centre

Harmel Park

Chubby Cheeks Nursery

YAS Community Park

Aster Clinic  
Wilkins Pharmacy

West Zone Fresh Supermarket

Al Khail Mall

Shooa Community Park

Masjid Fatma Al Sayed..

Eleganz by Danube



Elitz 3 by Danube

Sheikh Mohammed Bin Zayed Rd - E311

Jumeirah International Nursery

Sunmarke School

JVT Masjid

**2 MIN IN**  
**2 MIN OUT**

**JVC LIKE NEVER  
BEFORE**

Direct access to Sheikh Mohammed Bin Zayed Road (E311)  
and Al Khail Road, with quick connectivity to Marina,  
Downtown, and DXB Airport.

**EXIT 2 MIN**

**ENTRY 2 MIN**

Serenz

# DISTANCES ALL WITHIN *Reach*

AL KHAIL ROAD	02 MIN	GLOBAL VILLAGE	17 MIN
SHEIKH MOHAMMED BIN ZAYED ROAD	02 MIN	IMG WORLD	18 MIN
CIRCLE MALL	07 MIN	BURJ AL ARAB	18 MIN
SHEIKH ZAYED ROAD	13 MIN	PALM JUMEIRAH	18 MIN
MALL OF THE EMIRATES	14 MIN	DUBAI MALL / BURJ KHALIFA	20 MIN
DUBAI INTERNET CITY METRO	15 MIN	DUBAI INT. AIRPORT	21 MIN
DUBAI MARINA	16 MIN	AL MAKTUUM INT. AIRPORT	24 MIN

 **AL KHAIL ROAD**  
2 MIN

 **SHEIKH MOHAMMED  
BIN ZAYED ROAD**  
2 MIN

ARCHITECTURE  
THAT SETS A NEW  
RESIDENTIAL  
*Standard*



A DOUBLE-HEIGHT  
ARRIVAL THAT  
*Sets the tone*



A GRAND  
WELCOME,  
EVERY DAY

*Serenz*  
DANUBE



# A World of AMENITIES



*Presenting*  
**SERENITY  
POOL**

Where the day slows down  
for resort-style relaxation,  
just steps from home



*Presenting*  
**AQUA PARK**

**THE KID'S WATER PARK**  
DESIGNED SPECIALLY  
FOR THE LITTLE ONES



*Presenting* KIDS  
ADVENTURELAND



A SERENE  
*Retreat*  
OVERLOOKING THE SKYLINE



*Presenting*  
**SERENITY  
GARDEN**

Where nature slows down time

*A Green escape*  
**TO WANDER,  
BREATHE & RESET**



*Presenting*  
**SERENITY  
FOUNTAIN**

A stunning waterscape  
at the heart of the community



# OUTDOOR CALISTHENICS *Park*

FUNCTIONAL FITNESS  
MEETS FRESH AIR



**INDOOR  
GYM**

*State of art*  
**GYM FITNESS,  
ELEVATED**



FOOTBALL COURT



PADEL COURT



BASKETBALL COURT



CRICKET PITCH



PICKLEBALL COURT



SNOOKBALL COURT



BADMINTON COURT



*A Sport*  
**FOR EVERY  
PLAYER**



# SERENITY SPA

A sanctuary designed for  
complete rejuvenation



# KIDS DAYCARE

*A joyful escape*  
CRAFTED FOR  
THE LITTLE DREAMERS



BUSINESS CENTRE  
WORK SMARTER,  
CLOSER TO  
*Home*

Professional spaces for  
focused productivity

**40+**  
AMENITIES

# *A World of* AMENITIES

- ① FOOTBALL COURT
- ② PADEL COURT
- ③ PICKLEBALL COURT
- ④ BADMINTON COURT
- ⑤ CRICKET PITCH
- ⑥ BASKETBALL COURT
- ⑦ SNOOKBALL
- ⑧ JOGGING TRACK
- ⑨ CALISTHENICS PARK
- ⑩ INDOOR GYM
- ⑪ AQUATIC GYM

- ⑫ SERENITY POOL
- ⑬ AQUA LOUNGE
- ⑭ KID'S POOL
- ⑮ KID'S SPLASH PAD
- ⑯ KID'S WATER PARK
- ⑰ KID'S PLAY AREA
- ⑱ KID'S CYCLING TRACK
- ⑲ KID'S TRAMPOLINE AREA
- ⑳ KID'S WALL CLIMBING
- ㉑ SAND PIT
- ㉒ KID'S DAY CARE

- ㉓ SERENITY FOUNTAIN
- ㉔ SUN LOUNGERS
- ㉕ SENSORY PARK
- ㉖ SERENITY GARDEN
- ㉗ HAMMOCK GARDEN
- ㉘ MEDITATION ZONE
- ㉙ OUTDOOR YOGA
- ㉚ SUNKEN SEATING
- ㉛ OUTDOOR REFRESH ZONE
- ㉜ FAMILY CABANA SEATING
- ㉝ OUTDOOR PARTY ZONE

- ㉞ BBQ DECK
- ㉟ OUTDOOR GAMES
- ㊱ URBAN PARK
- ㊲ CLUBHOUSE
- ㊳ BUSINESS CENTER
- ㊴ MALE PRAYER HALL
- ㊵ FEMALE PRAYER HALL
- ㊶ MALE STEAM AND SAUNA
- ㊷ FEMALE STEAM AND SAUNA
- ㊸ SMOKING ZONE
- ㊹ DRONE DOCKING ZONE



*A landmark*  
CRAFTED FOR  
MODERN LIVING



# FULLY FURNISHED PREMIUM RESIDENCES

This is where **Modern Minimalism** meets **Luxury** in perfect harmony. Seamless finishes, fluid spaces and refined details come together to create residences that are effortlessly luxurious as they are exquisite.











*A new*  
BENCHMARK IN  
RESIDENTIAL  
LIVING IN JVC



# SPRINGS, SKYLINE & SERENZ AMENITIES VIEW



# JVC SKYLINE & COMMUNITY VIEW





## CONFIGURATION & PRICING DETAILS

TYPE	STUDIO		Flex Studio Convertible	
VIEW	JVC SKYLINE & COMMUNITY VIEW	SPRINGS, SKYLINE & SERENZ AMENITIES VIEW	JVC SKYLINE & COMMUNITY VIEW	SPRINGS, SKYLINE & SERENZ AMENITIES VIEW
PRICE	₹ 840,000	₹ 865,000	₹ 920,000	₹ 950,000

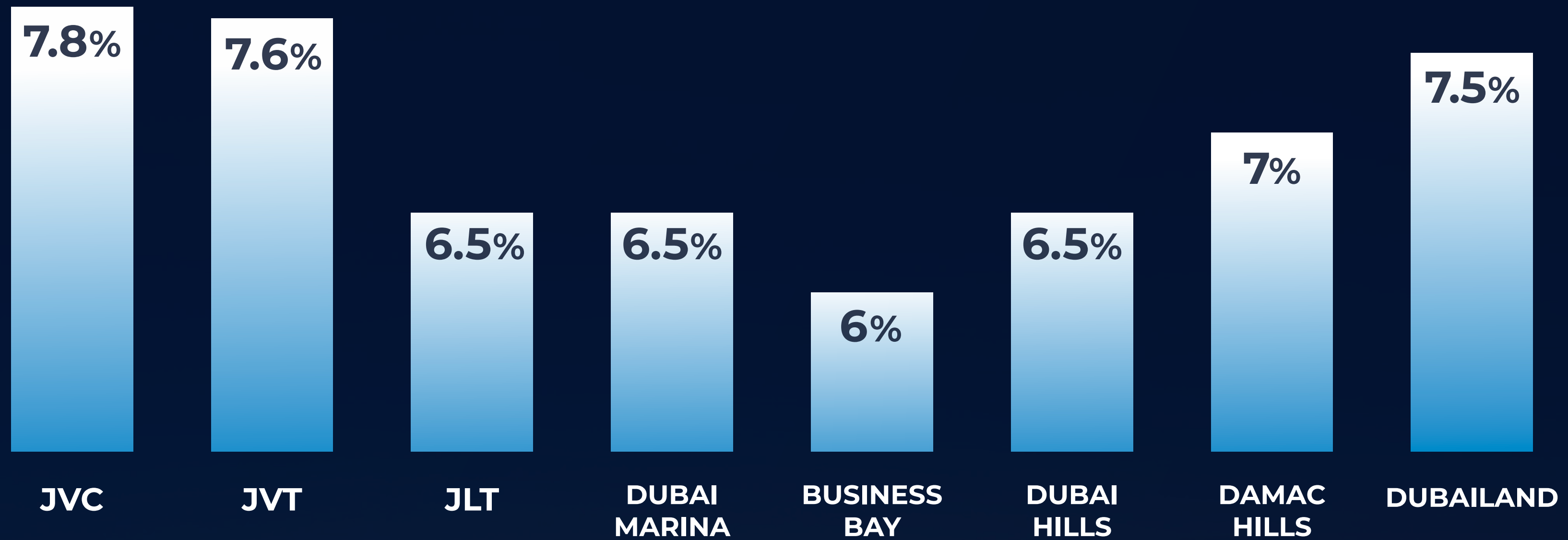
TYPE	1BHK		Flex 1 BHK Convertible with additional bath		Flex Plus 1 BHK Convertible, Multipurpose room with bath	
VIEW	JVC SKYLINE & COMMUNITY VIEW	SPRINGS, SKYLINE & SERENZ AMENITIES VIEW	JVC SKYLINE & COMMUNITY VIEW	SPRINGS, SKYLINE & SERENZ AMENITIES VIEW	JVC SKYLINE & COMMUNITY VIEW	SPRINGS, SKYLINE & SERENZ AMENITIES VIEW
PRICE	₹ 1,180,000	₹ 1,220,000	₹ 1,320,000	₹ 1,360,000	₹ 1,560,000	₹ 1,600,000

TYPE	2BHK		Premium 2 BHK Multipurpose room with bath		Premium 3 BHK Multipurpose room with bath	
VIEW	JVC SKYLINE & COMMUNITY VIEW	SPRINGS, SKYLINE & SERENZ AMENITIES VIEW	JVC SKYLINE & COMMUNITY VIEW	SPRINGS, SKYLINE & SERENZ AMENITIES VIEW	JVC SKYLINE & COMMUNITY VIEW	SPRINGS, SKYLINE & SERENZ AMENITIES VIEW
PRICE	₹ 1,700,000	₹ 1,750,000	₹ 1,875,000	₹ 1,925,000	₹ 2,250,000	₹ 2,350,000

Above mentioned prices are average prices. Will vary based on floors, views, types, area, etc.

# Rental Yields by Micro Markets (2025–2026, Apartments)

## GROSS RENTAL YIELD



# Serenz

BY **DANUBE**

*A World of* **AMENITIES**

COMPLETION  
DATE

**Q4 - 2029**

