DIAMONDZ BY DANUBE

PRIME LOCATION IN JLT (JUMERAH LAKE TOWERS)

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

CONTENT

- Project Overview
- Payment plan
- Location
- Amenities
- Building Layout
- Apartments Layout Plan

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Project Overview

- Location JLT (Jumeirah Lake Towers)
- Two towers 65 Stories
- 3 Basements + G + M + 62 Floors + Roof
- Parking M 1 to 11 Floors
- Residential 12- 60 Floors
- Amenities 12, 61, 62 and Roof Top

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Configuration's

- Total Apartments 1200
- Studio 524
- 1 Bed 376
- 2 Bed 232
- 3 Bed 52
- 4 Bed 20

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Configuration's

- Studio Size **407-419 Sqft**
- Presidential Studio (Pool) **460 - 472 Sqft**
- 1BHK (Office) 733-753 Sqft
- Presidential suite (Pool & Office) 739-751 Sqft
- 2BHK (Pool & Office) 1095 - 1107 Sqft
- 2BHK Type B (Pool & Convertible Kitchen) 1258-1270 Sqft
- 3BHK (Pool + Maid Room + Convertible Kitchen) 1507-1519 Sqft
- 4BHK (Pool + Maid Room + Convertible Kitchen) 1959-1973 Sqft

GSTONES
INTERNATIONAL PROPERTIES

DANUBE PROPERTIES

Amounts

- Studio: 1,100,000 - 1,228,000 AED
- Presidential Studio: 1,300,000 - 1,460,000 AED
- 1BHK: 1,750,000-1,991,000 AED
- Presidential Suite: 2,100,000 - 2,225,000 AED
- 2BHK: 2,500,000 - 2,821,000 AED
- 3BHK: 3,650,000 - 4,007,000 AED
- 4BHK: 4,750,000 - 5,345,000 AED

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Payment plans

- Total 75 Months Payment Plan
- 30 Months Post Handover Paymet Plan
- 100 % Freehold Ownership
- Completion Date : Q4 2027
- EOI 50,000 AED
- Launching Date 19-April-2024

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Payment plans

- Booking April 2024 10%
- Confirmation June 2024 10 %
- Aug 24 to Dec 25 1 % Per Month
- January 2026 6 %
- Feb 26 to May 26 1 % Per Month
- June 2026 6 %
- July 26 to Nov 27 1 %
- 30 Months post completion from dec 2027 to May 2030 1 % Per Month

GSTONES INTERNATIONAL PROPERTIES

DANUBE PROPERTIES

Studio Payment Plan
1,100,000 AED Total Price

- Booking April 2024 10% 110,000 AED
- Confirmation June 2024 10 % 110,000 AED
- Aug 24 to Dec 25 1 % 11,000 AED Pr/Mo
- January 2026 6 % 66,000 AED
- Feb 26 to May 26 1 % Per 11,000 AED Pr/Mo
- June 2026 6 % 66,000 AED
- July 26 to Nov 27 1 % 11,000 AED Pr/Mo
- 30 Months post completion from dec 2027 to May 2030 1 % 11,000 AED Pr/Mo

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Studio Payment Plan (PKR)
82,500,000 (PKR) Total Price

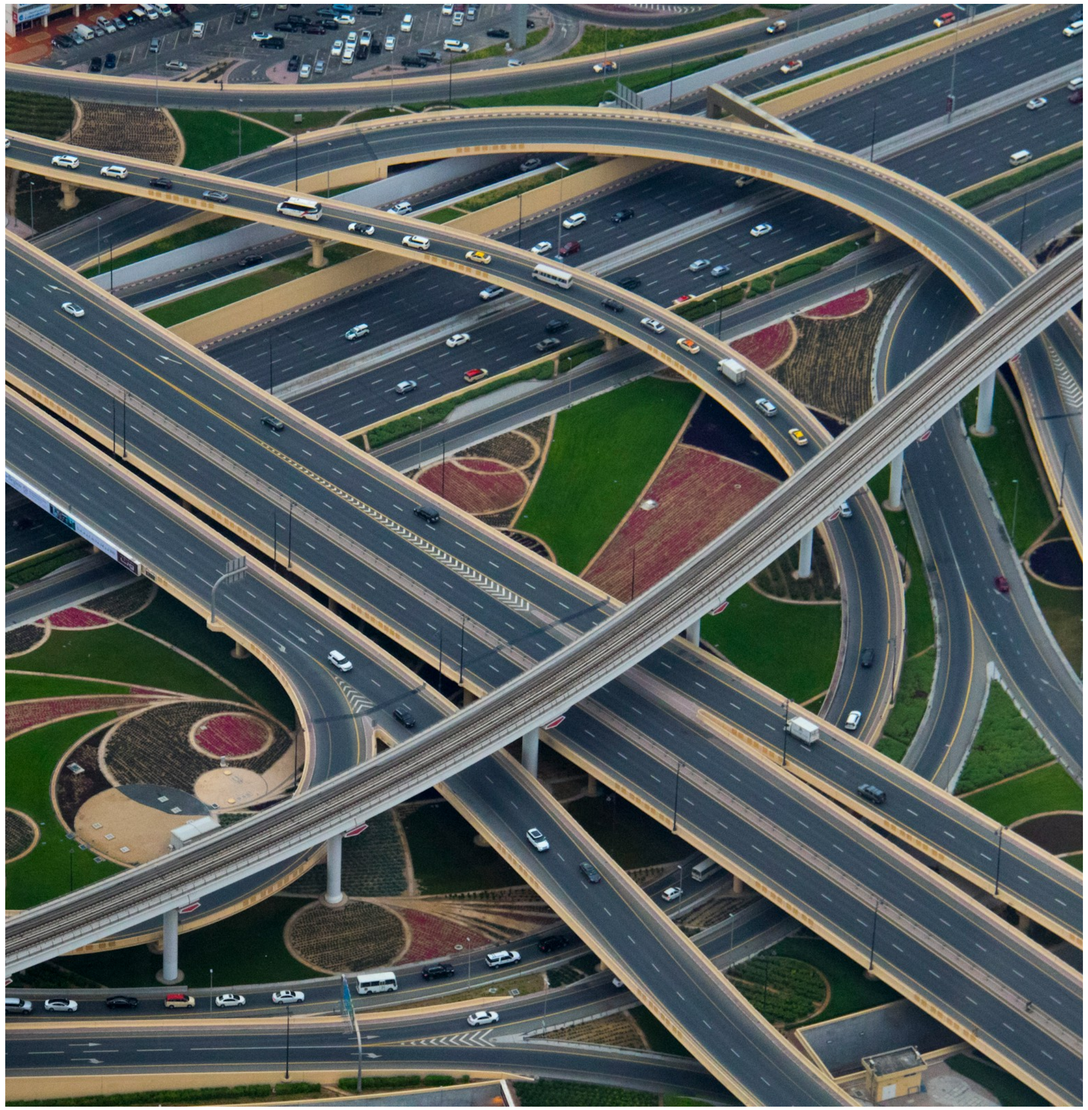
- Booking April 2024 10% 8,250,000 PKR
- Confirmation June 2024 10 % 8,250,000 PKR
- Aug 24 to Dec 25 1 % 825,000 PKR Pr/Mo
- January 2026 6 % 4,950,000 PKR
- Feb 26 to May 26 1 % Per 825,000 PKR Pr/Mo
- June 2026 6 % 4,950,000 PKR
- July 26 to Nov 27 1 % 825,000 PKR Pr/Mo
- 30 Months post completion from dec 2027 to May 2030 1 % 825,000 PKR Pr/Mo

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Location Advantages

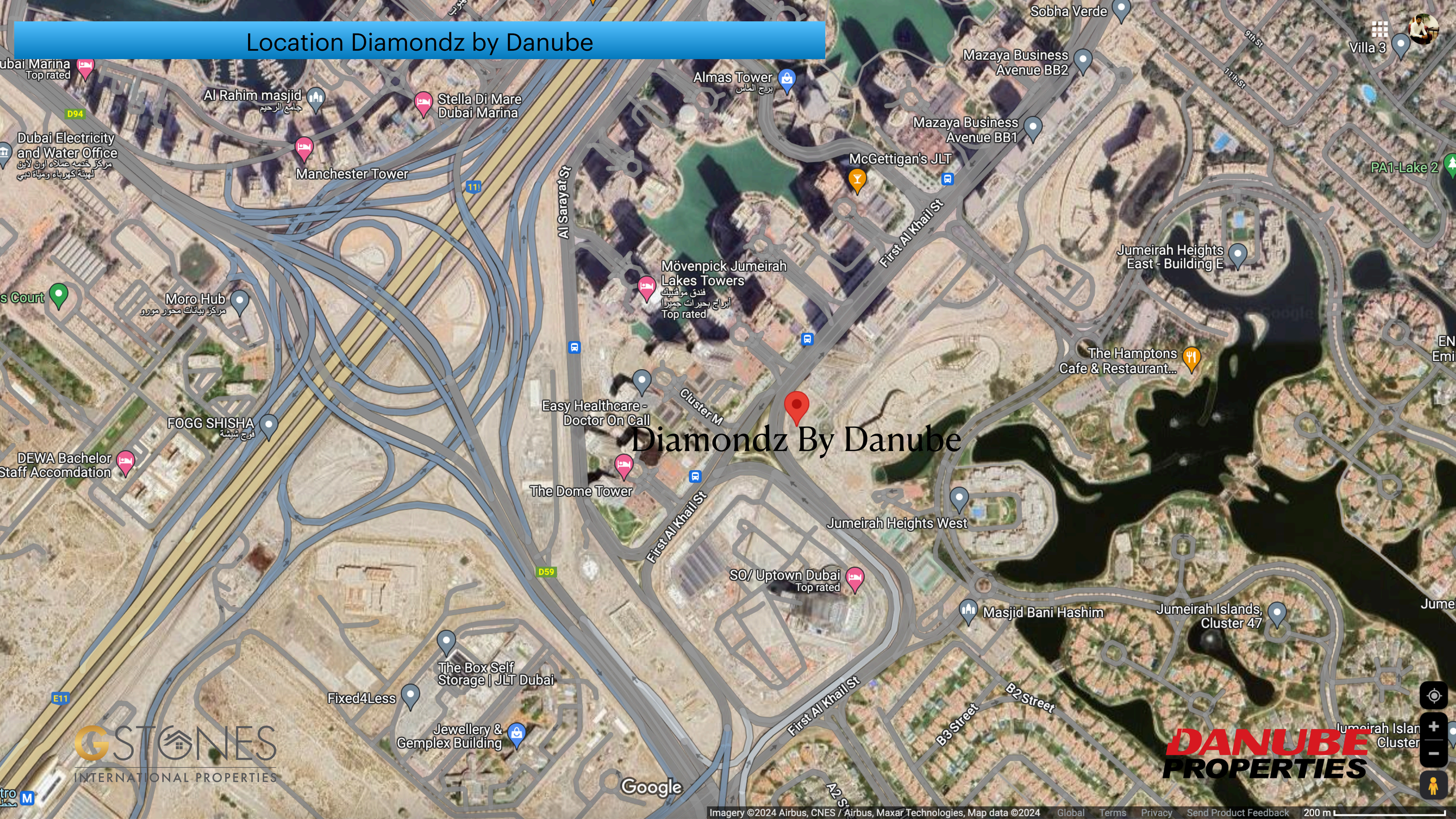
- 10 Minutes to Dubai Marina
- 10 Minutes to Palm Jumeirah
- 20 Minutes to Dubai Exhibition Centre
- 20 Minutes to Circle Mall
- 30 Minutes to Dubai International Airport
- 30 Minutes to Creek Harbour
- 25 minutes to Downtown Dubai
- 25 Minutes to Meydan Racecourse



GSTONES INTERNATIONAL PROPERTIES

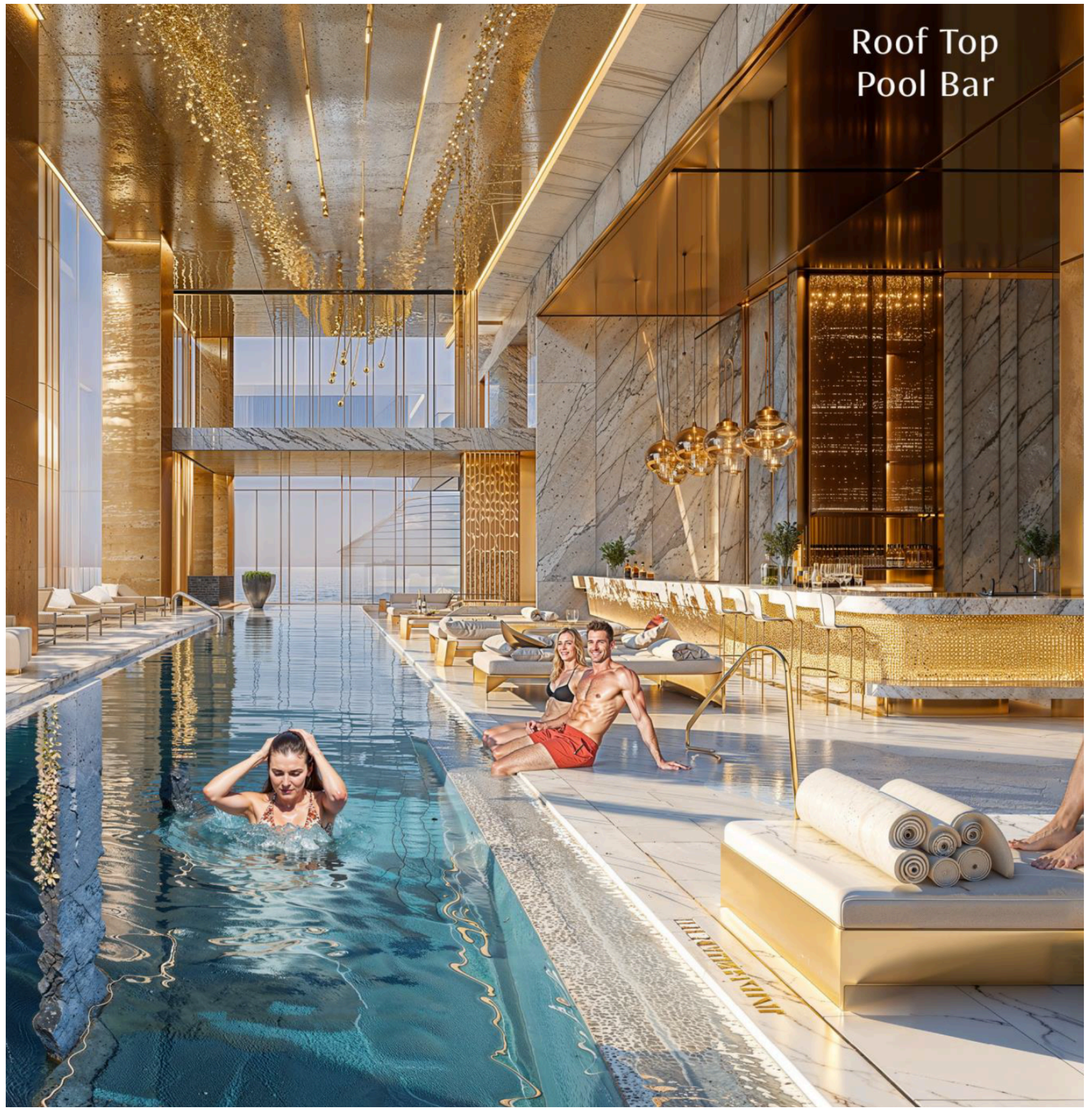
DANUBE PROPERTIES

Location Diamondz by Danube



Amenities 40 +

- Infinity pool
- Shallow Pool
- Jacuzzi
- Kids Pool
- Aquatic GYM
- Water Fall
- Toddlers Splash Pad
- Kids Play Area
- Trampoline
- Cricket Pitch
- Wall Climbing
- Paddle Tennis / Badminton Court/ Basket Ball Court
- Cabana Seating



GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Amenities

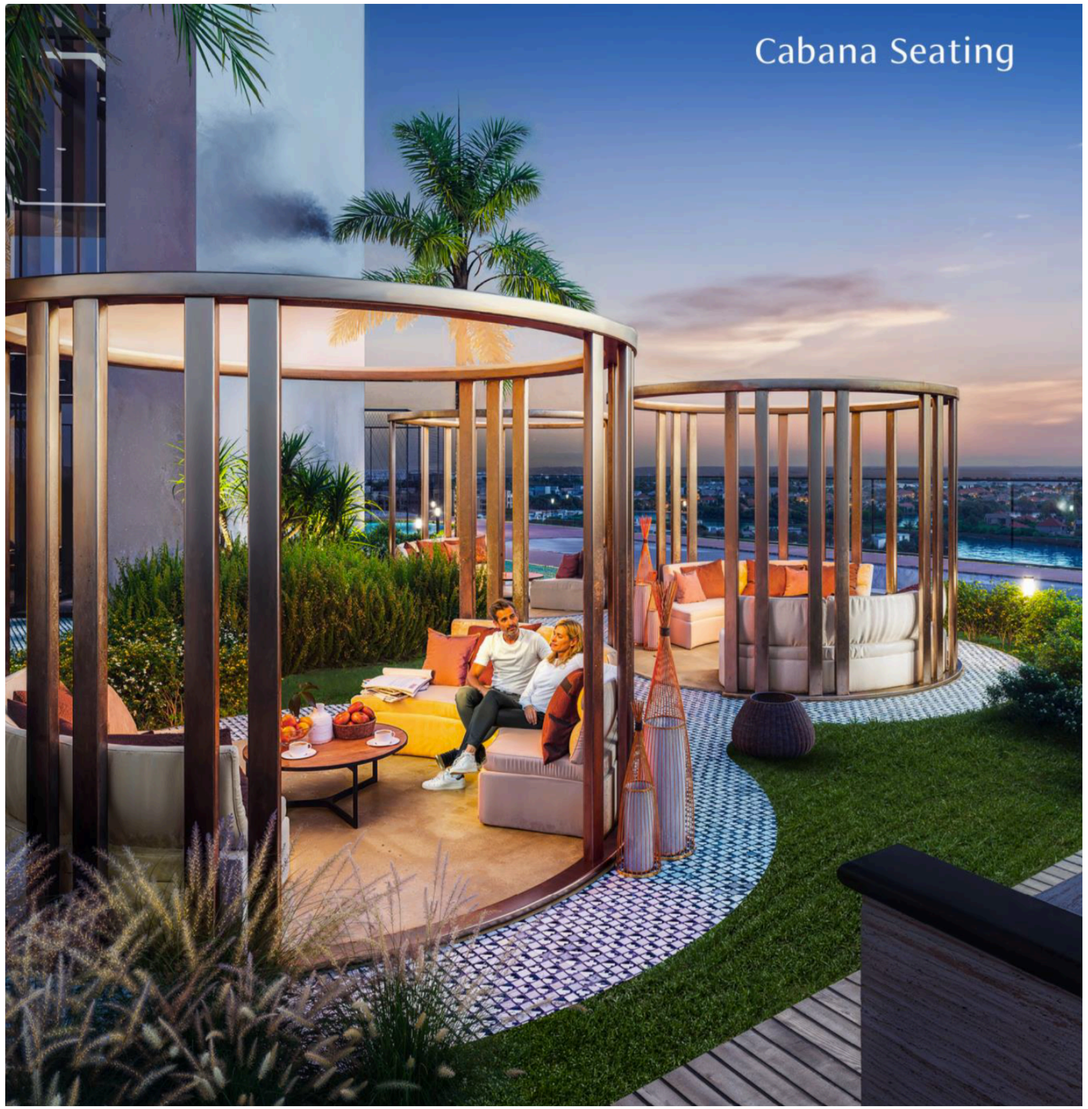
- BBQ Area
- Skating Park
- Jogging Track
- Outdoor GYM
- Outdoor Library Seating
- Snooker Zone
- Chess / Table Tennis
- Family Seating
- Doctor on Call
- Kids Day Care
- Male Prayer Room
- Female Prayer Room
- Library

GSTONES INTERNATIONAL PROPERTIES

DANUBE PROPERTIES

Amenities

- Beauty Salon
- Business Center
- Jacuzzi
- Rain Shower
- Open Cigar Lounge
- Outdoor Party Hall / Indoor Party Hall
- Spa & Therapy
- Male & Female Changing Room
- GYM
- Studio for Content Creator
- Open Air Cinema

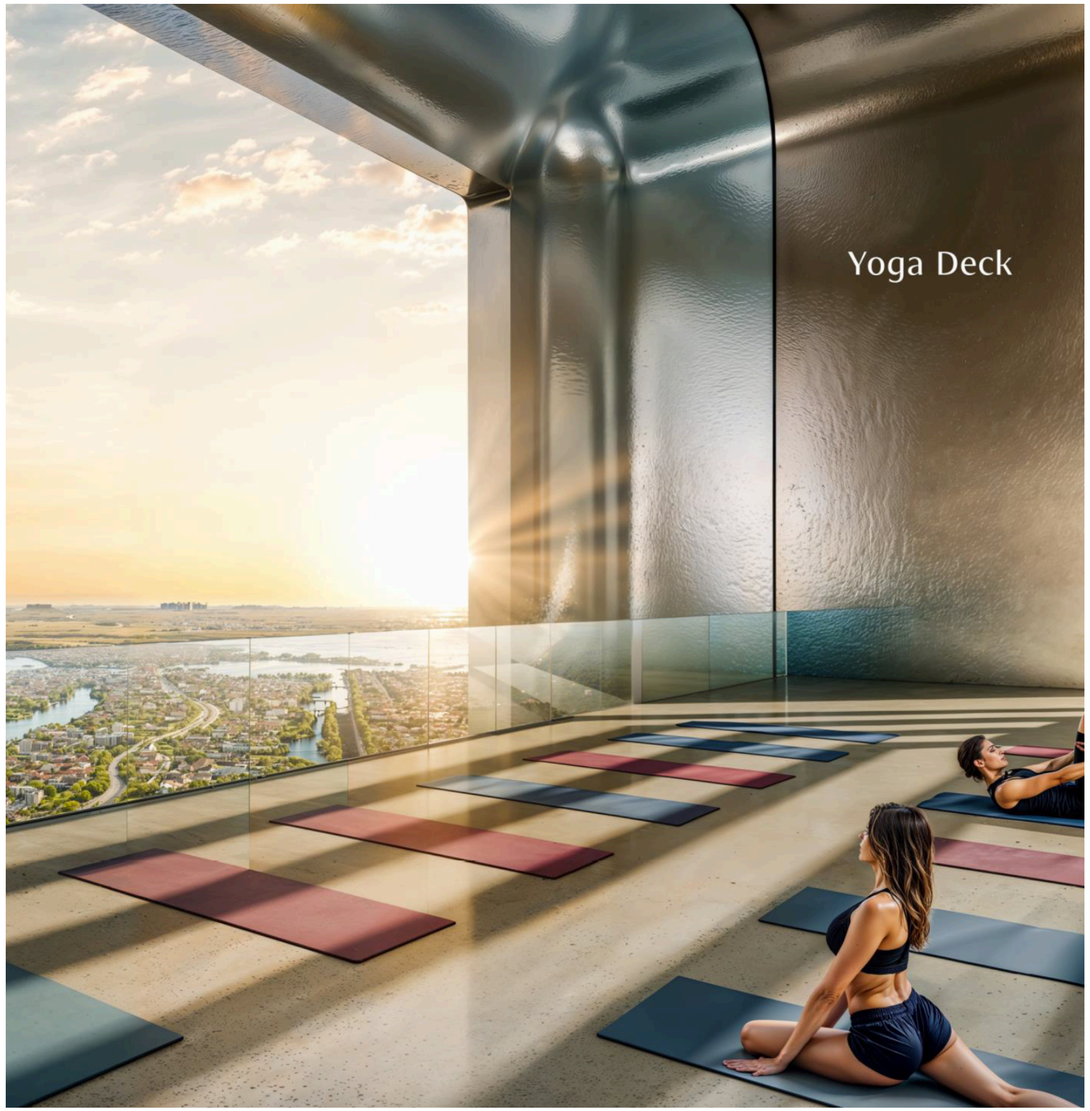


GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

Amenities

- Zumba Dancing Deck
- Sky Observatory Deck
- Health Bar
- Yoga Deck
- Roof Top Hammock
- Sky Golf
- Sky Garden



GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

DIAMONDZ

BY DANUBE

FLOOR PLANS

STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

12TH FLOOR

GSTONES
INTERNATIONAL PROPERTIES

DANUBE PROPERTIES

STUDIO

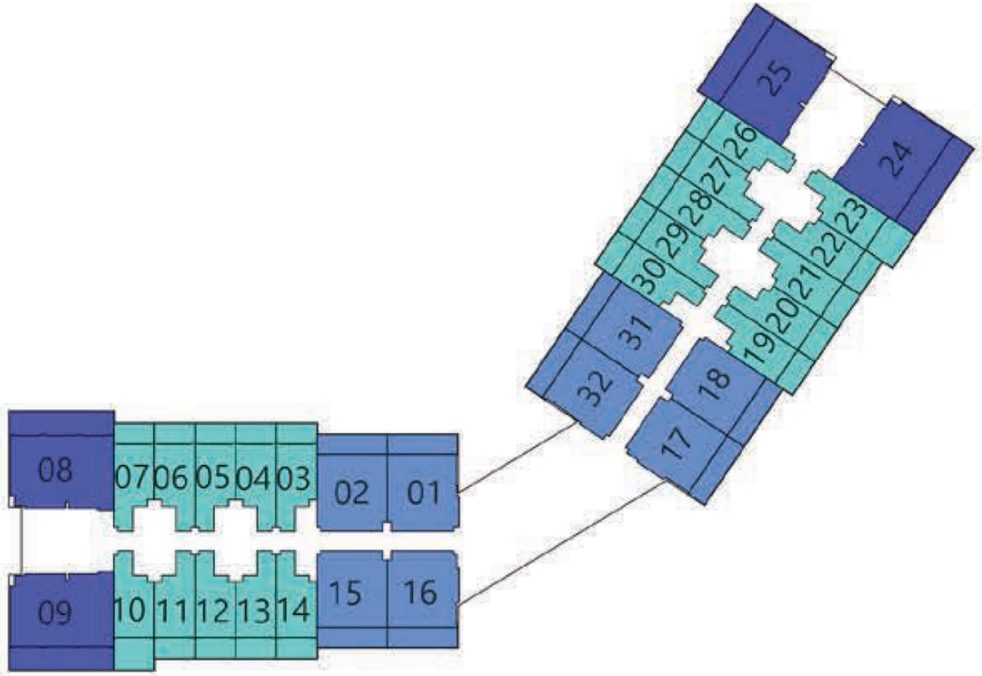
1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

13TH - 31ST FLOOR



GSTONES
INTERNATIONAL PROPERTIES

DANUBE PROPERTIES

STUDIO

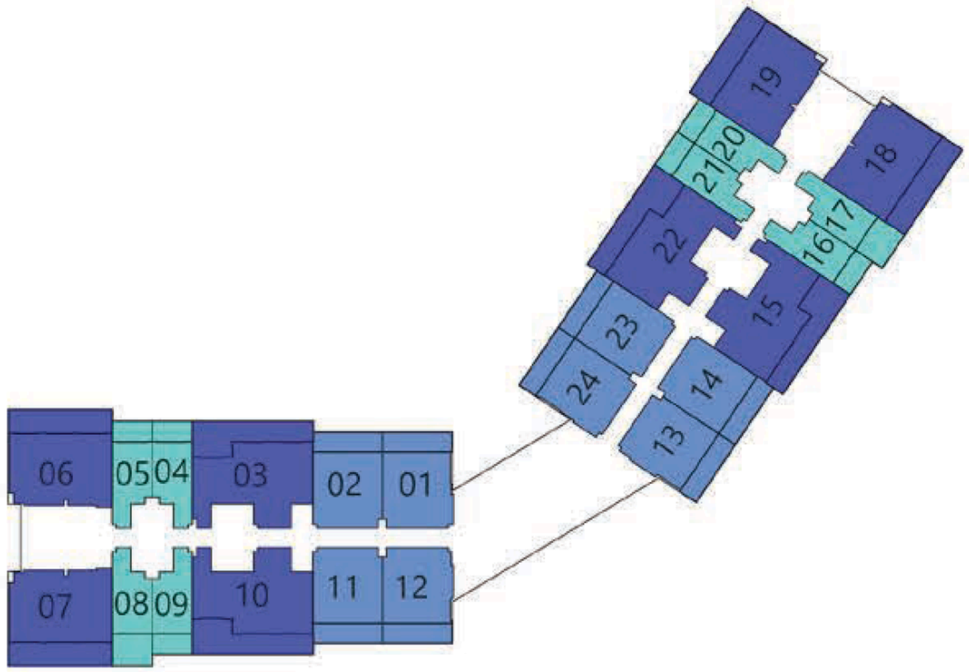
1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

33RD - 42ND FLOOR



GSTONES INTERNATIONAL PROPERTIES

DANUBE PROPERTIES

STUDIO

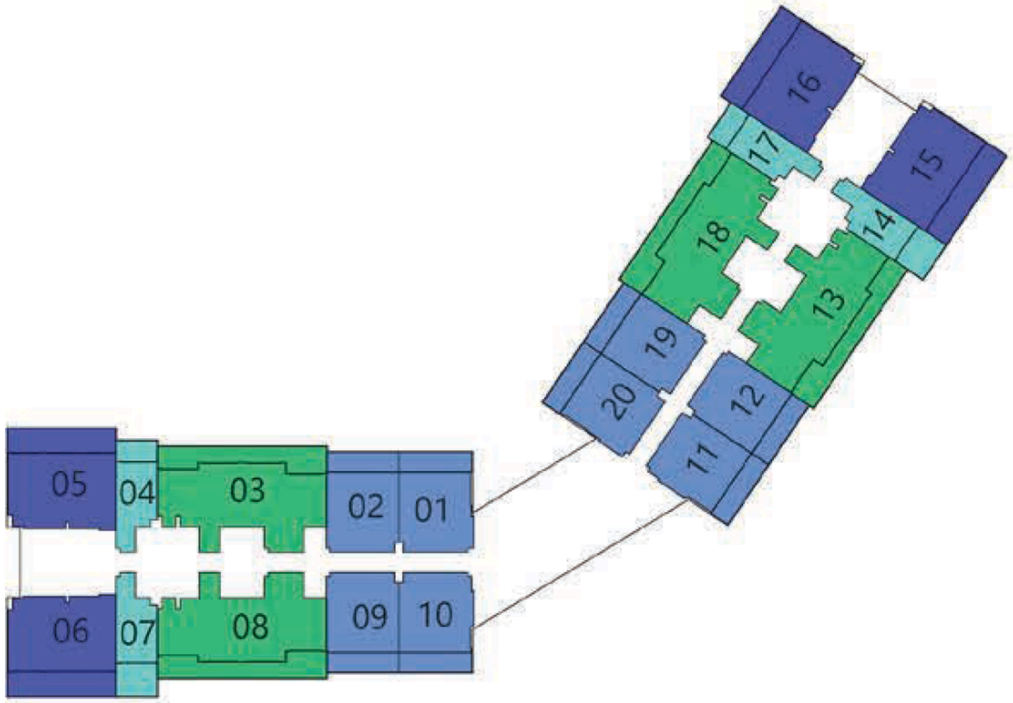
1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

43RD - 55TH FLOOR



GSTONES
INTERNATIONAL PROPERTIES

DANUBE PROPERTIES

STUDIO

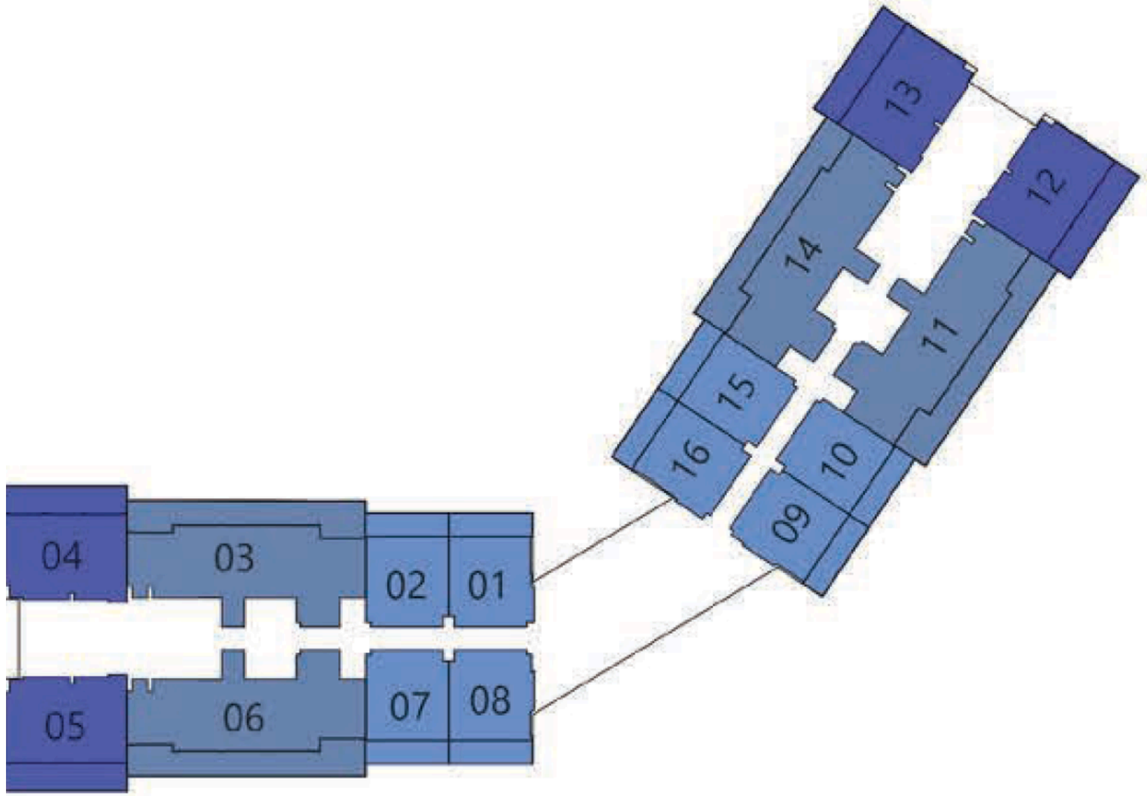
1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

56TH - 59TH FLOOR



GSTONES INTERNATIONAL PROPERTIES

DANUBE PROPERTIES

STUDIO

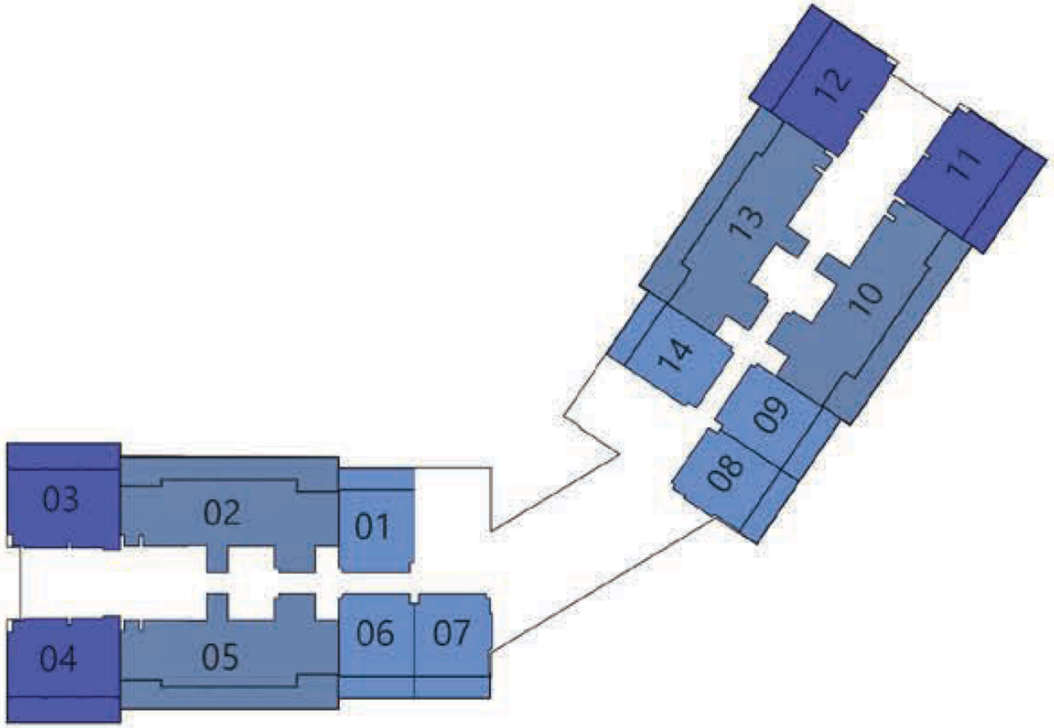
1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

60TH FLOOR



GSTONES
INTERNATIONAL PROPERTIES

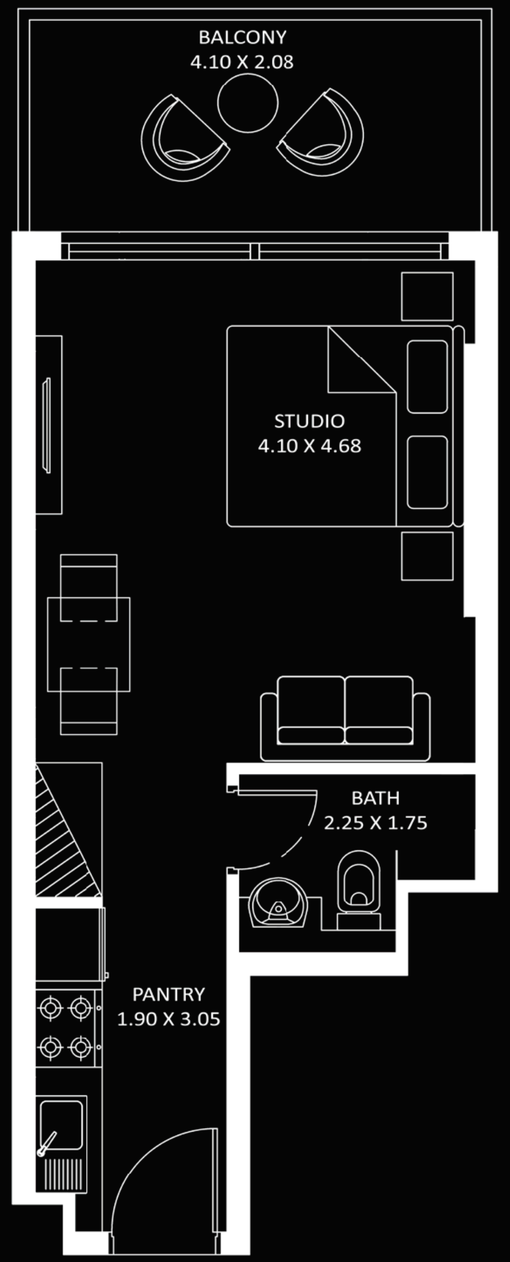
DANUBE PROPERTIES

Apartments Layout Plan

GSTONES
INTERNATIONAL PROPERTIES

DANUBE
PROPERTIES

STUDIO

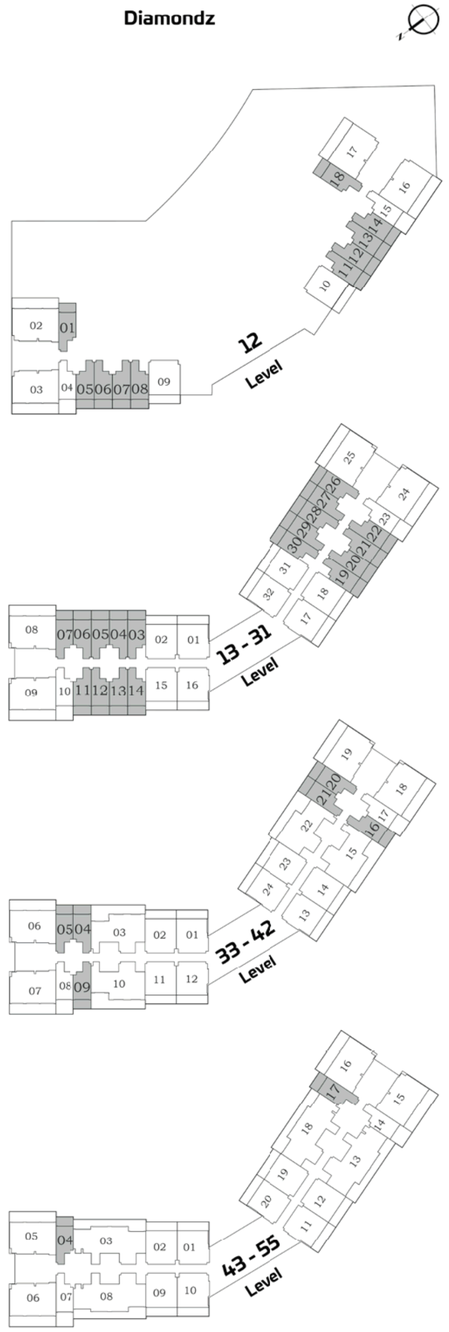


AREA (Sq.Ft)

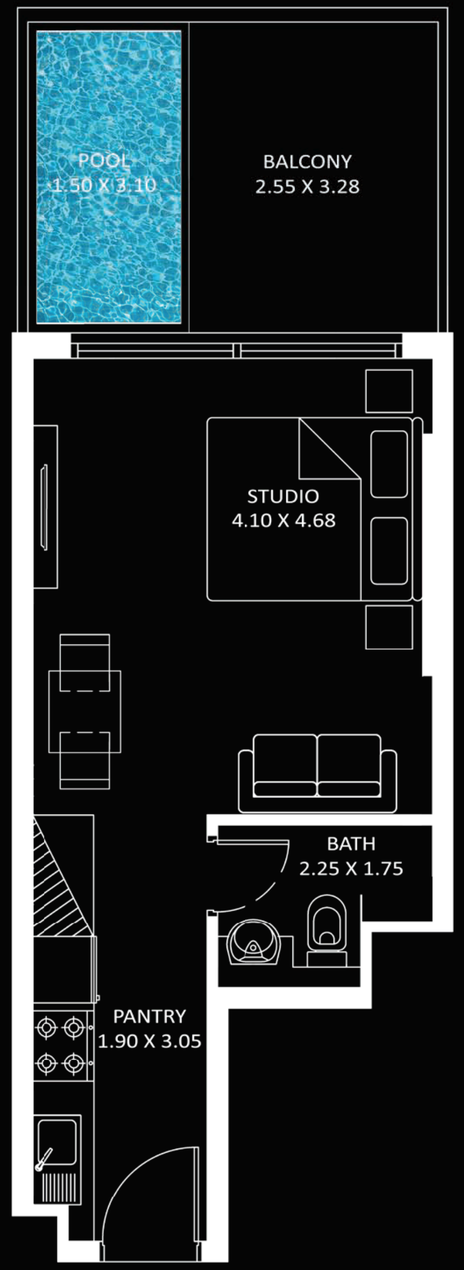
Apartment
318 to 326

Balcony
89 to 93

Total
407 to 419



PRESIDENTIAL
STUDIO



AREA (Sq.Ft)

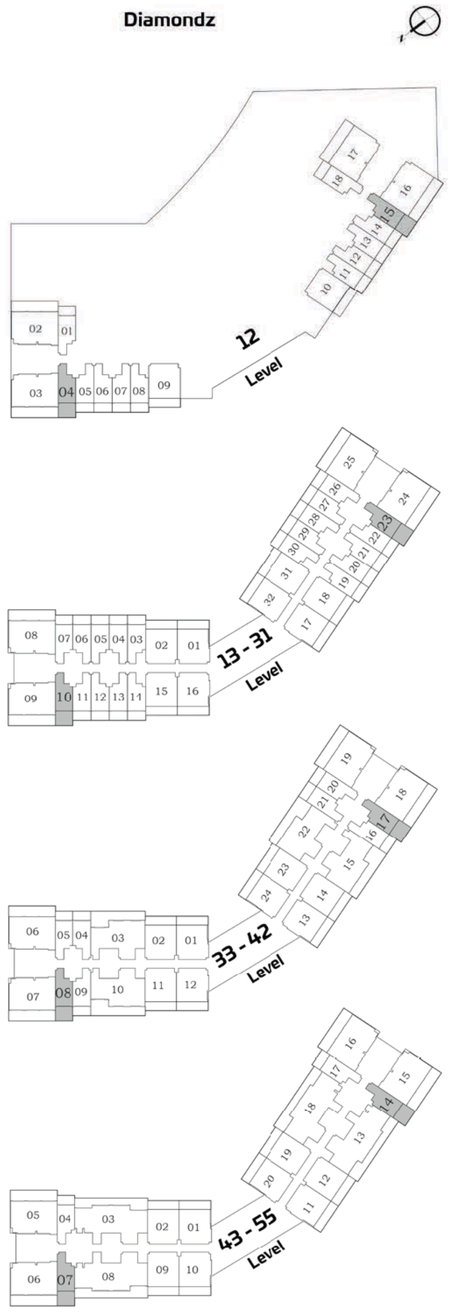
Apartment
318 to 326

Balcony
142 to 146

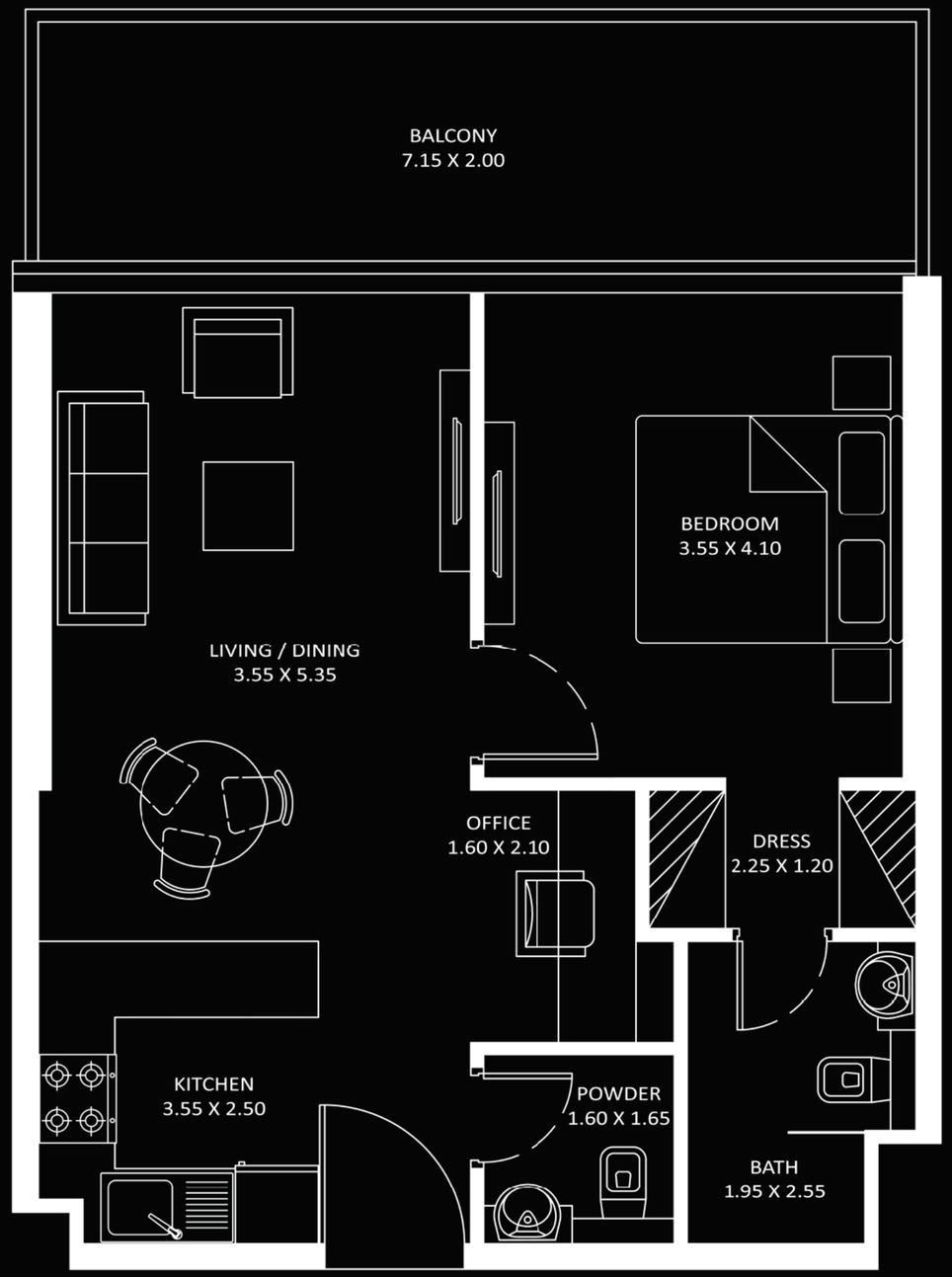
Total
460 to 472

FEATURES :

☑ **Pool**



1 BEDROOM



AREA (Sq.Ft)

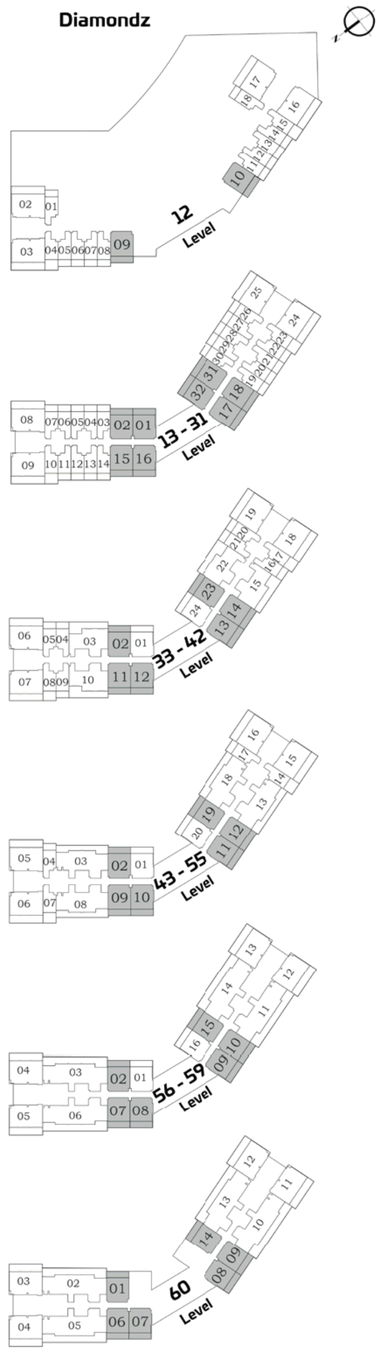
Apartment
585 to 599

Balcony
148 to 154

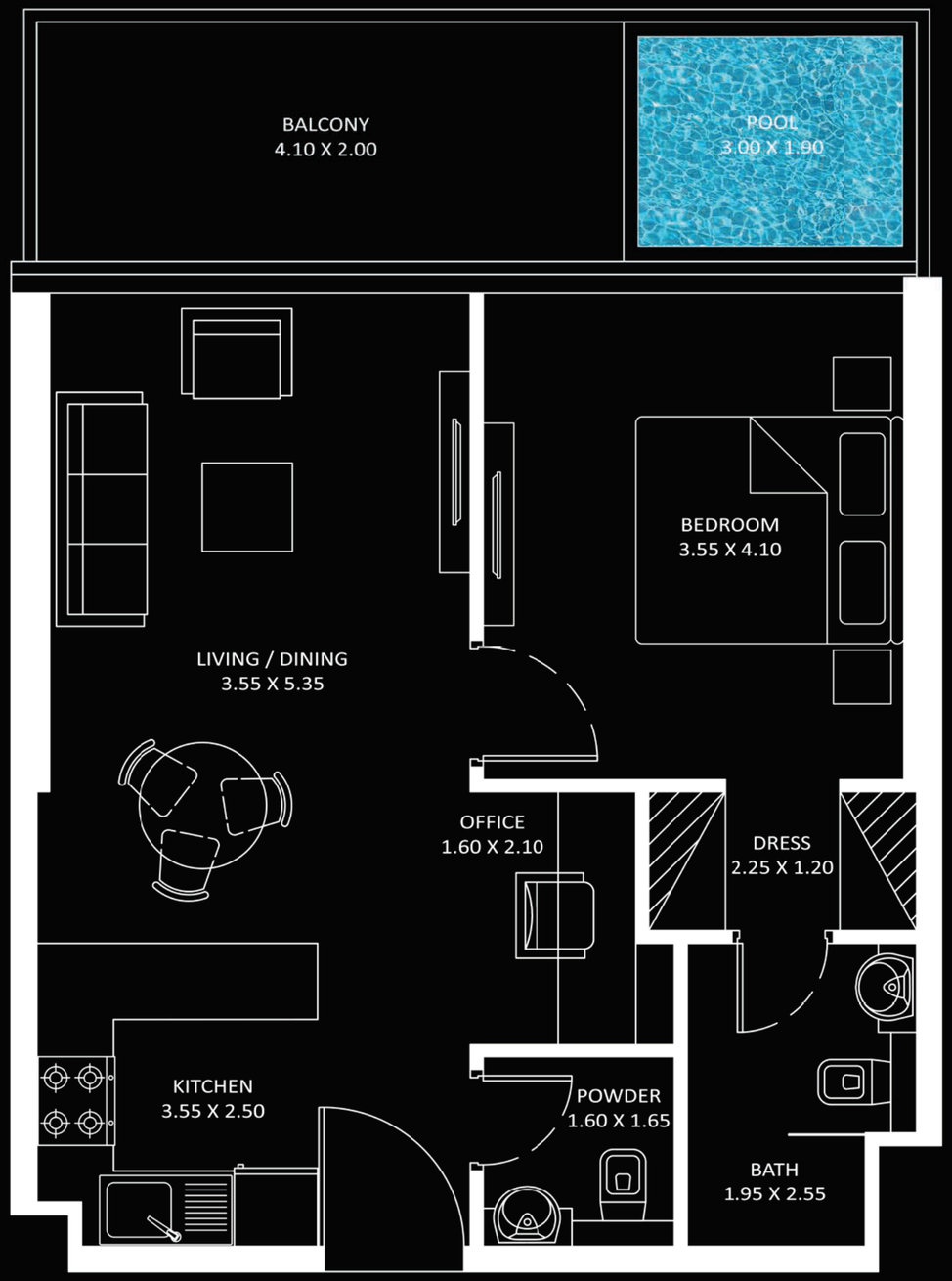
Total
733 to 753

FEATURES :

☑ **Office**



PRESIDENTIAL
SUITE



AREA (Sq.Ft)

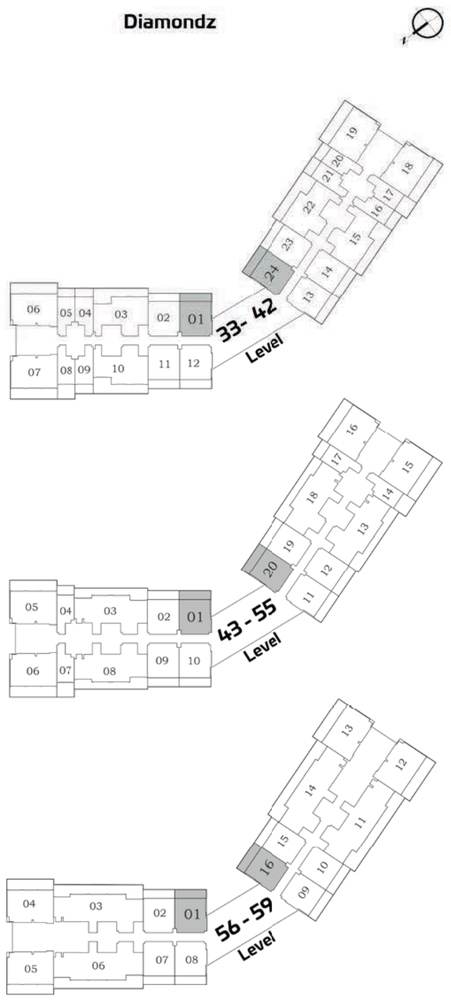
Apartment
589 to 597

Balcony
150 to 154

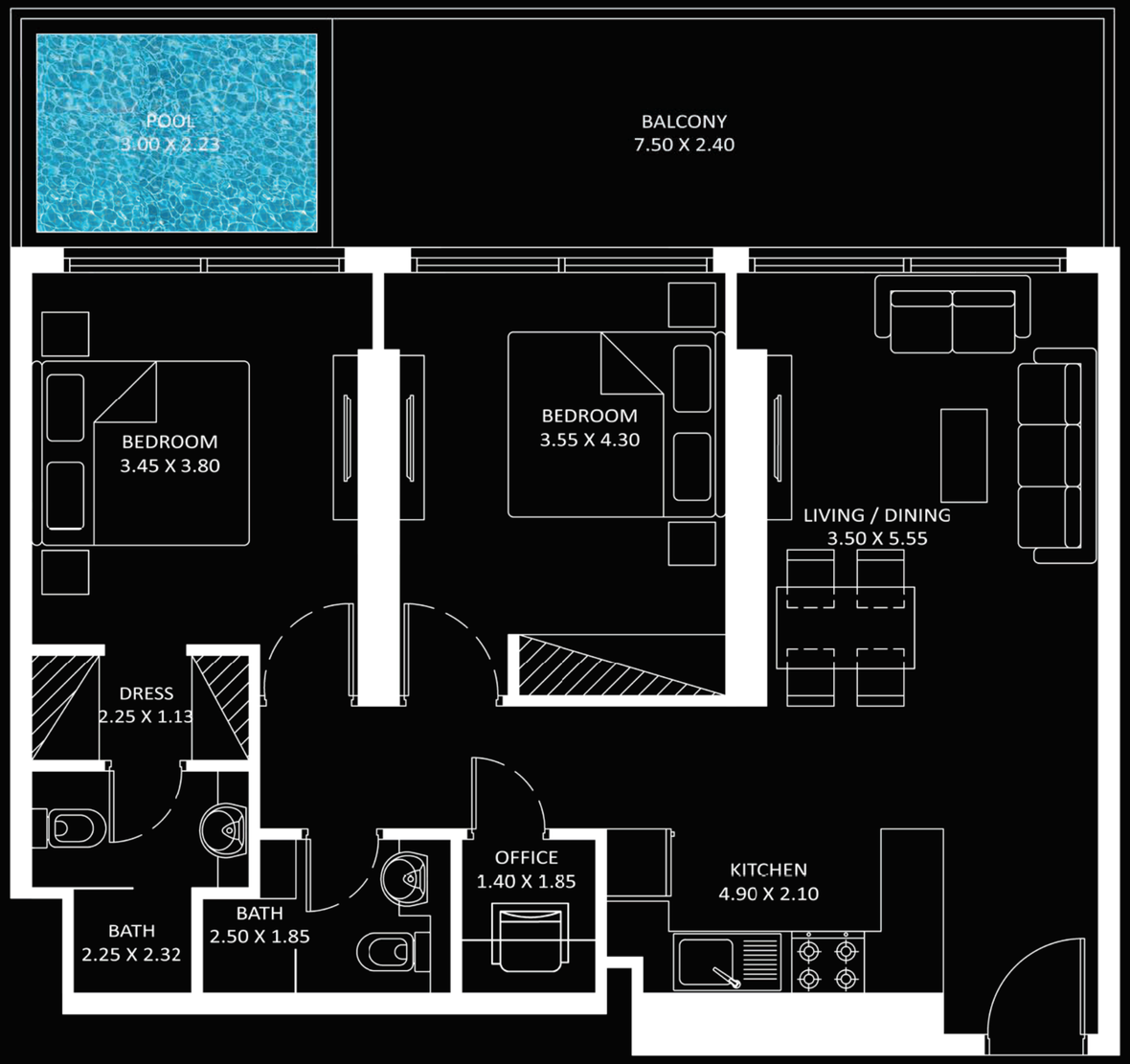
Total
739 to 751

FEATURES :

- ☑ **Pool**
- ☑ **Office**



2 BEDROOM
TYPE - A



AREA (Sq.Ft)

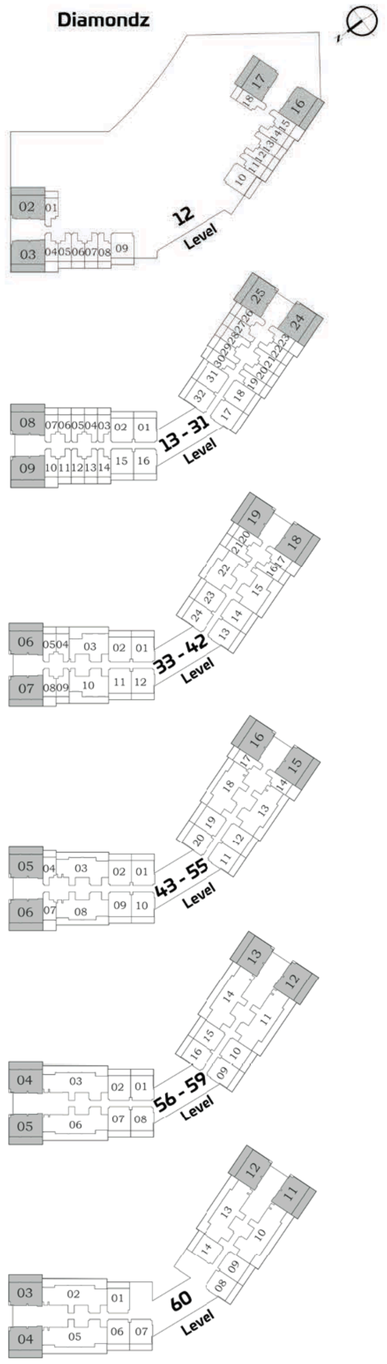
Apartment
822 to 830

Balcony
273 to 277

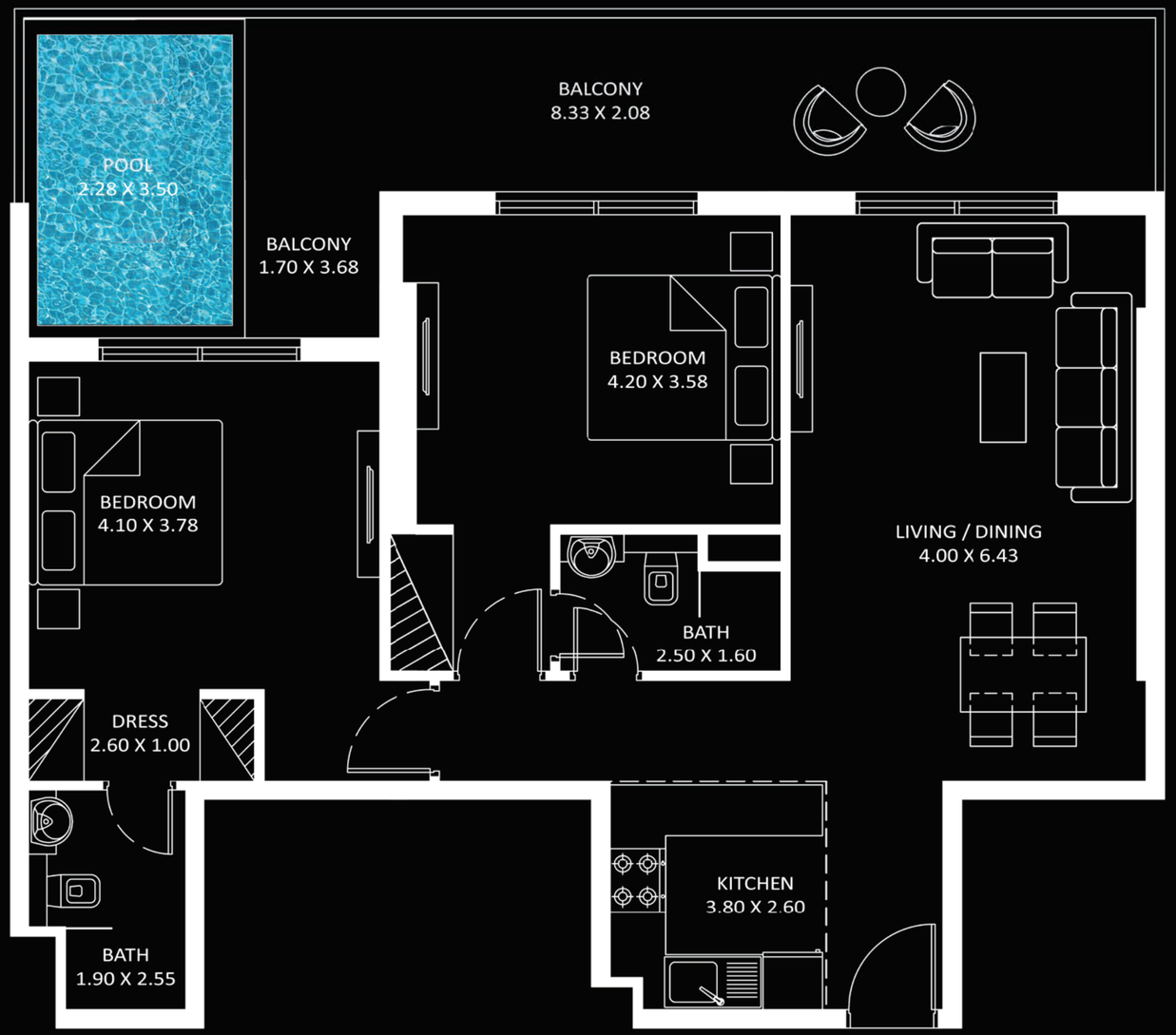
Total
1,095 to 1,107

FEATURES :

- ☑ **Pool**
- ☑ **Office**



2 BEDROOM
TYPE - B



AREA (Sq.Ft)

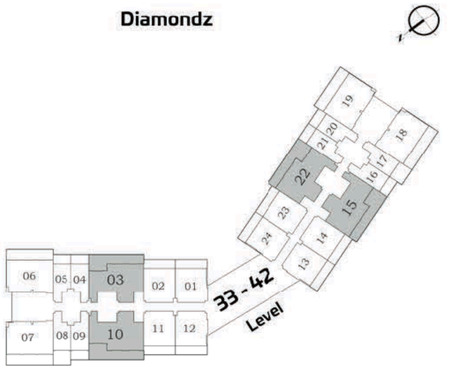
Apartment
912 to 921

Balcony
345 to 349

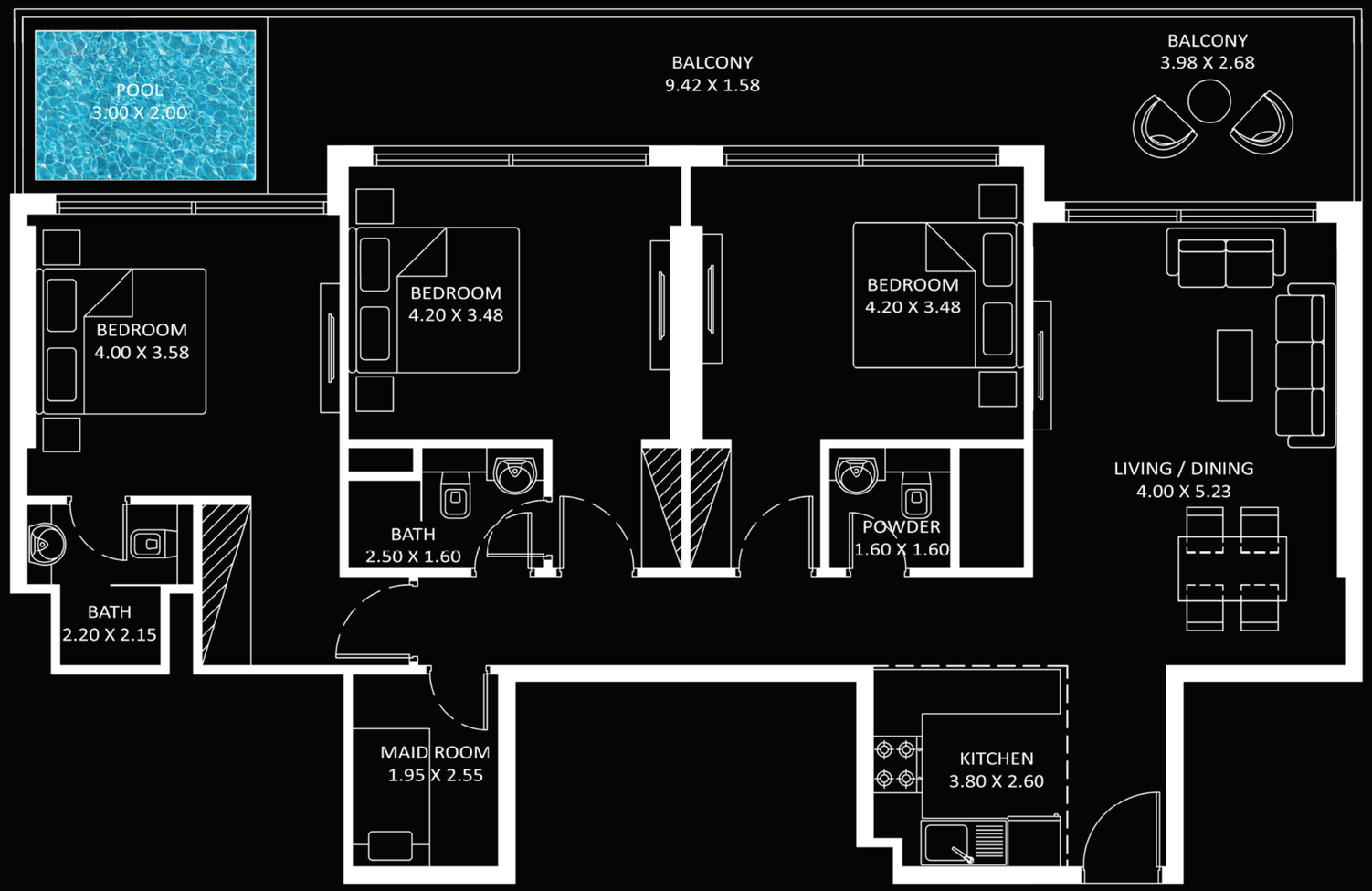
Total
1,258 to 1,270

FEATURES :

- ☑ **Pool**
- ☑ **Convertible Kitchen**



3 BEDROOM



AREA (Sq.Ft)

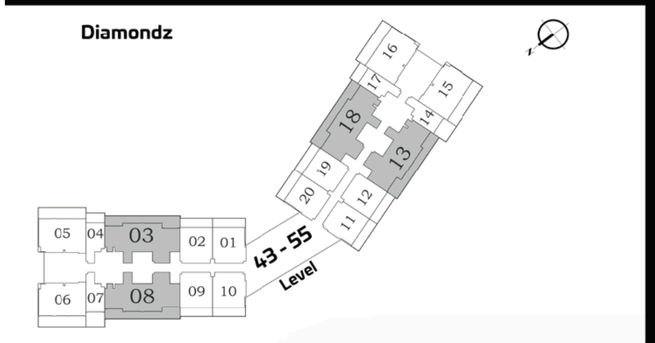
Apartment
1,153 to 1,161

Balcony
354 to 358

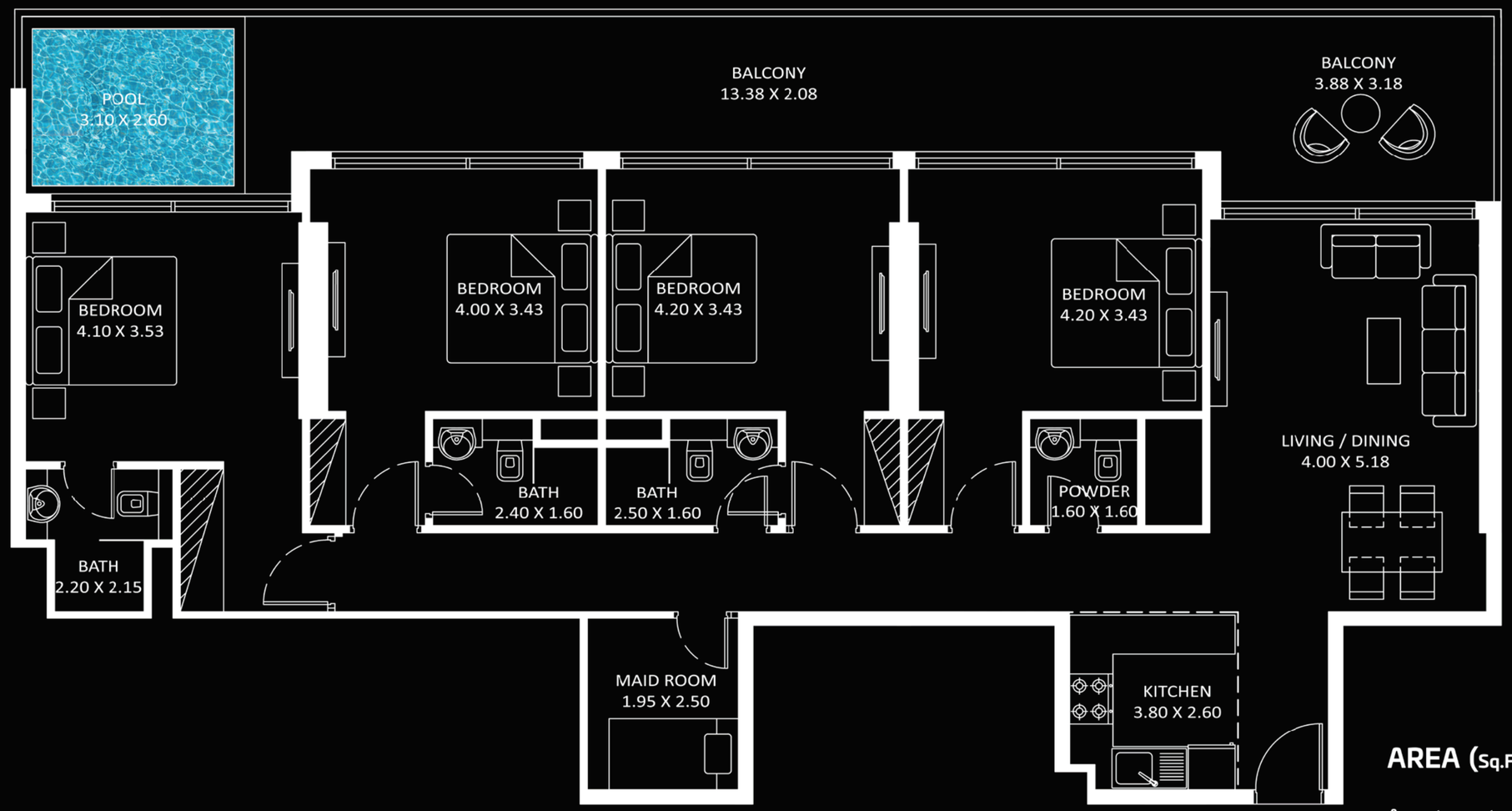
Total
1,507 to 1,519

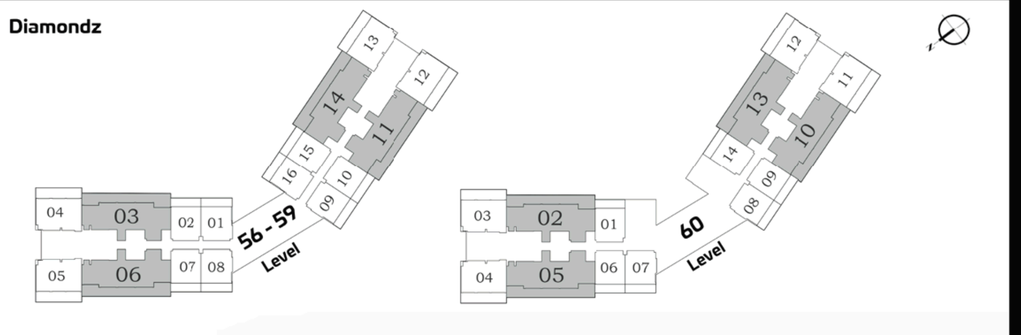
FEATURES :

- ☑ **Pool**
- ☑ **Maid Room**
- ☑ **Convertible Kitchen**



4 BEDROOM





AREA (Sq.Ft)

Apartment
1,425 to 1,433

Balcony
534 to 539

Total
1,959 to 1,973

FEATURES :

- ☑ **Pool**
- ☑ **Maid Room**
- ☑ **Convertible Kitchen**

Thank You

Any Questions ?