



# MIRACLZ

BY **DANUBE**



**DANUBE**  
No.1 building material company

## Live a beautiful life

Danube Building Materials has been in business since 1993 and is known for providing the very best quality, performance, value and service. With over 2,500 products and value-added services, we pride ourselves not just for designing and building, but in building and nurturing long lasting relationships with our clients.



Our projects Dreamz, Glitz 1, Glitz 2, Glitz 3 (T 1 & T 2), Starz Tower, (T 1 & T 2) and Glamz Residences (T 1 & T 2) are completely sold and are evidence of our fine and timely construction. And now Danube Properties proudly presents Miraclz - our next luxury project.

## The Face of Miraclz

**Sushmita Sen**  
Former Miss Universe 1994



“I think every human being must have two sides. It’s very essential. One which you have for people in public and one which you have for yourself.”

**- Sushmita Sen**

A compelling combination of beauty with brains, Bollywood actress and former Miss Universe Sushmita Sen embodies Miraciz, a residential marvel from Danube Properties. Known for her superior taste and cosmopolitan outlook on life, she is seen as a role model by many not just in India but world over. Thus, Sushmita Sen turned out to be the perfect ambassador for Miraciz.





## Designed to enthrall you

Miraclz by Danube is a unique concept that maximizes your space by transforming your living room into a bedroom. Miraclz offers a selection of 395 studios, 132 - one bedroom and 64 - two bedroom fully furnished apartments each fitted with modular furniture and a European technology convertible sofa that transforms into a full-sized bed at a gentle pull. This offers you a spacious living room by day and a comfortable guest bedroom at night. In addition to these, there are 8 retail spaces within Miraclz that offer you the best of shopping and leisure experiences.

Not just that. As the name suggests, the residences are conveniently located next to Miracle Garden, Dubai. Living here is as good as living in the lap of nature.



European concept, designed and supplied by

**DANUBE HOME**

# Bedroom by night







## **Treat your taste buds, everyday**

Modular kitchens that fulfill the highest claims in terms of quality, functionality, durability and design





## Beat the heat with a refreshing dip in the pool

Swimming pool with stunning water features and breathtaking city views





## Be in an excellent state of health with our state-of-the-art facilities

Fully-equipped health club with steam,  
sauna and massage bathtub

  
**MIRACLZ**  
BY *DANUBE*



## Regain the joy of playing and live entertainment

### Platform Tennis Court

A fun and social sport that you can play yearlong, no matter what the weather

### Badminton Court

Start your day with a game on the court. It's all about fun, friends and fitness

### Amphitheatre

An ideal venue for festivals, concerts, shows and other gatherings

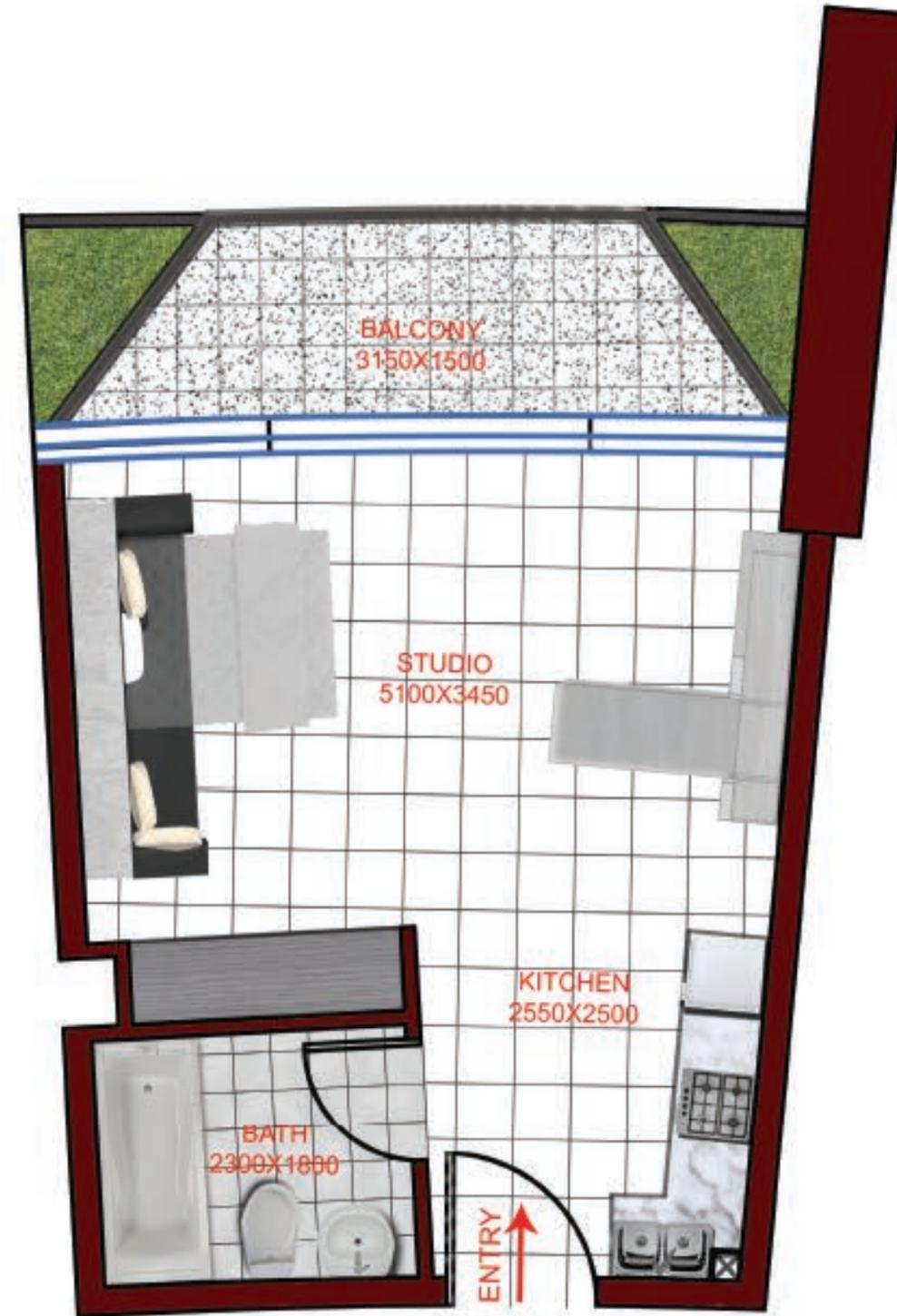




## **Kids play area and party hall, where life is always fun**

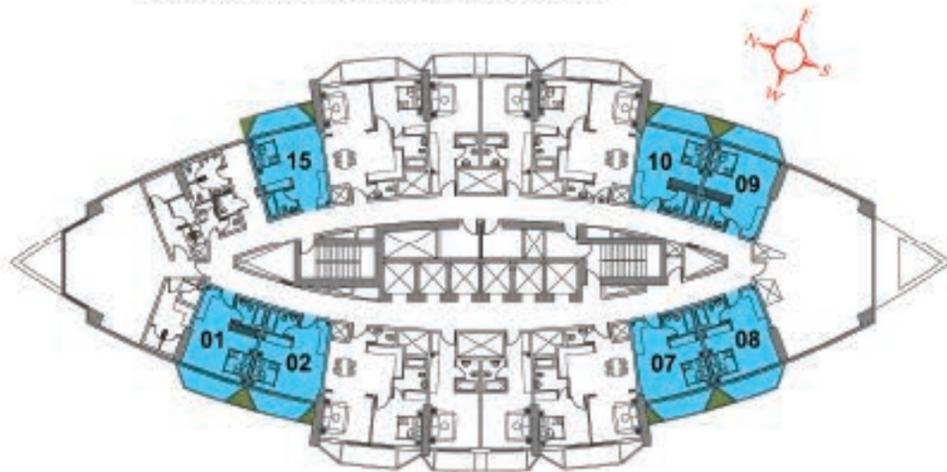
Witness non-stop laughter and joyful screams at the kids play zone. Throw parties, socialize and have a whale of a time at the grand party hall

# FIRST FLOOR PLAN STUDIO TYPE 1



## FLAT TYPE F01 - STUDIO

(Flat No. 01, 02, 07, 08, 09, 10, 15)  
TOTAL AREA 423-425 SQ FT

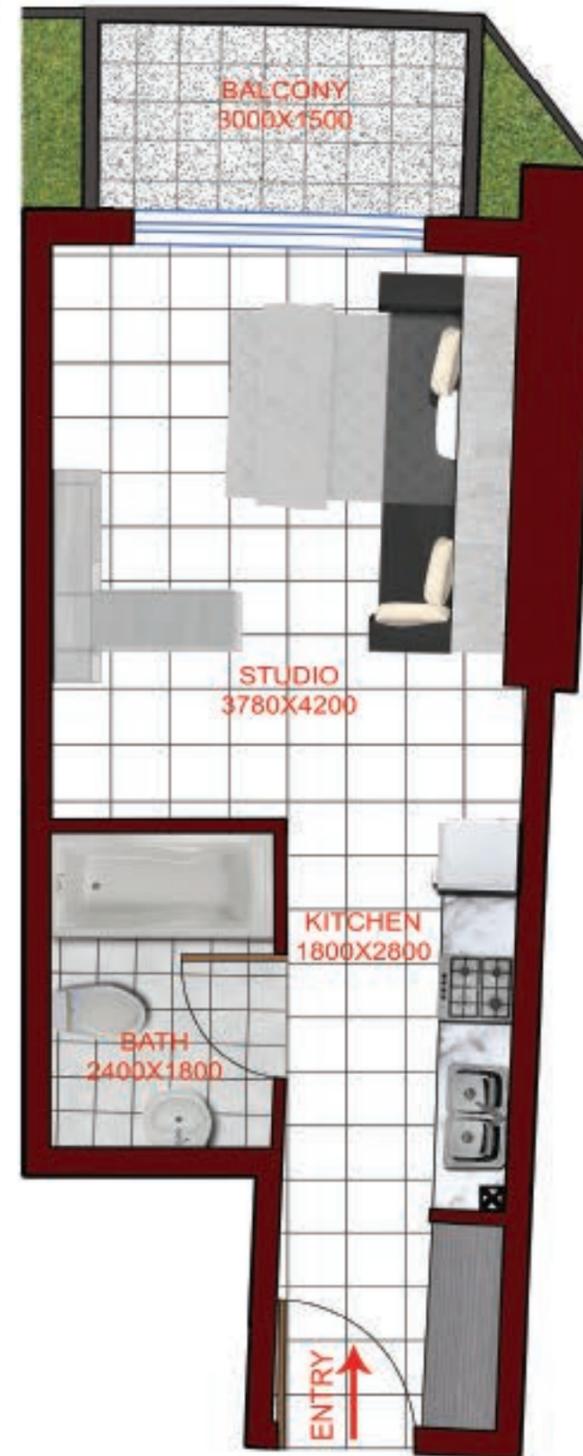
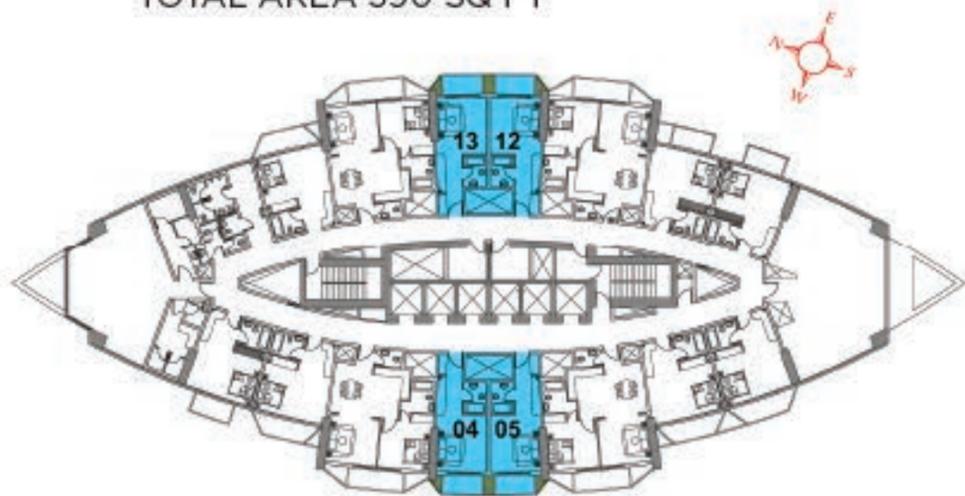


# FIRST FLOOR PLAN STUDIO TYPE 2

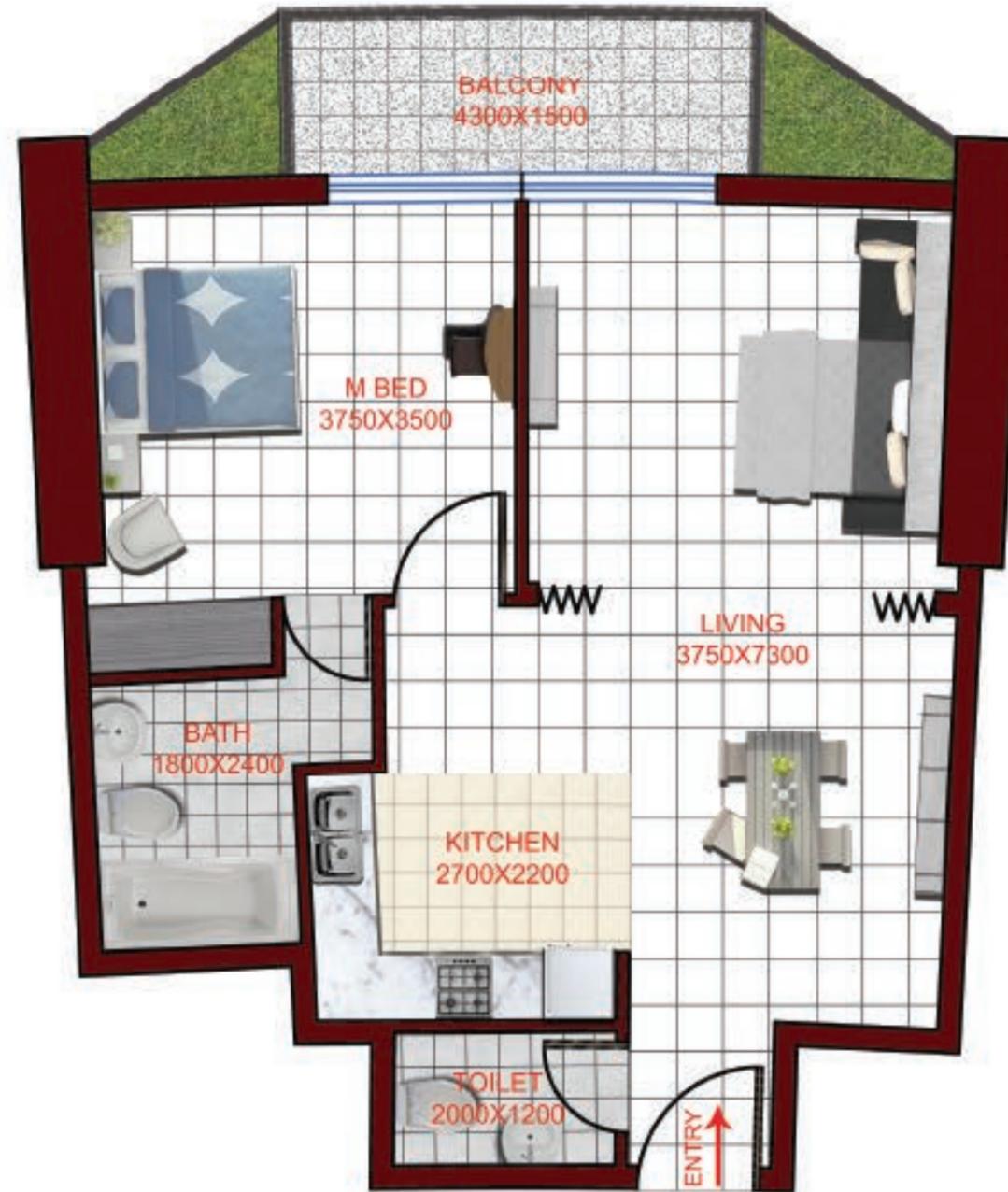


## FLAT TYPE F02 - STUDIO

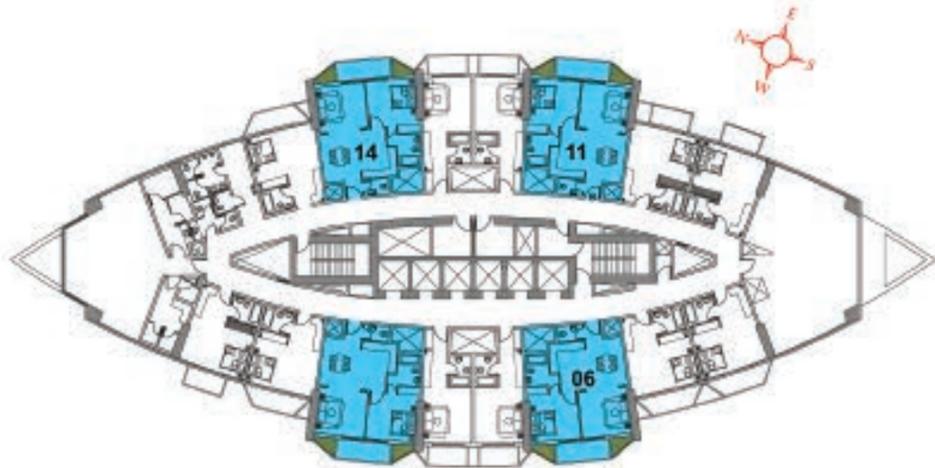
(Flat No. 04, 05, 12, 13)  
TOTAL AREA 390 SQ FT



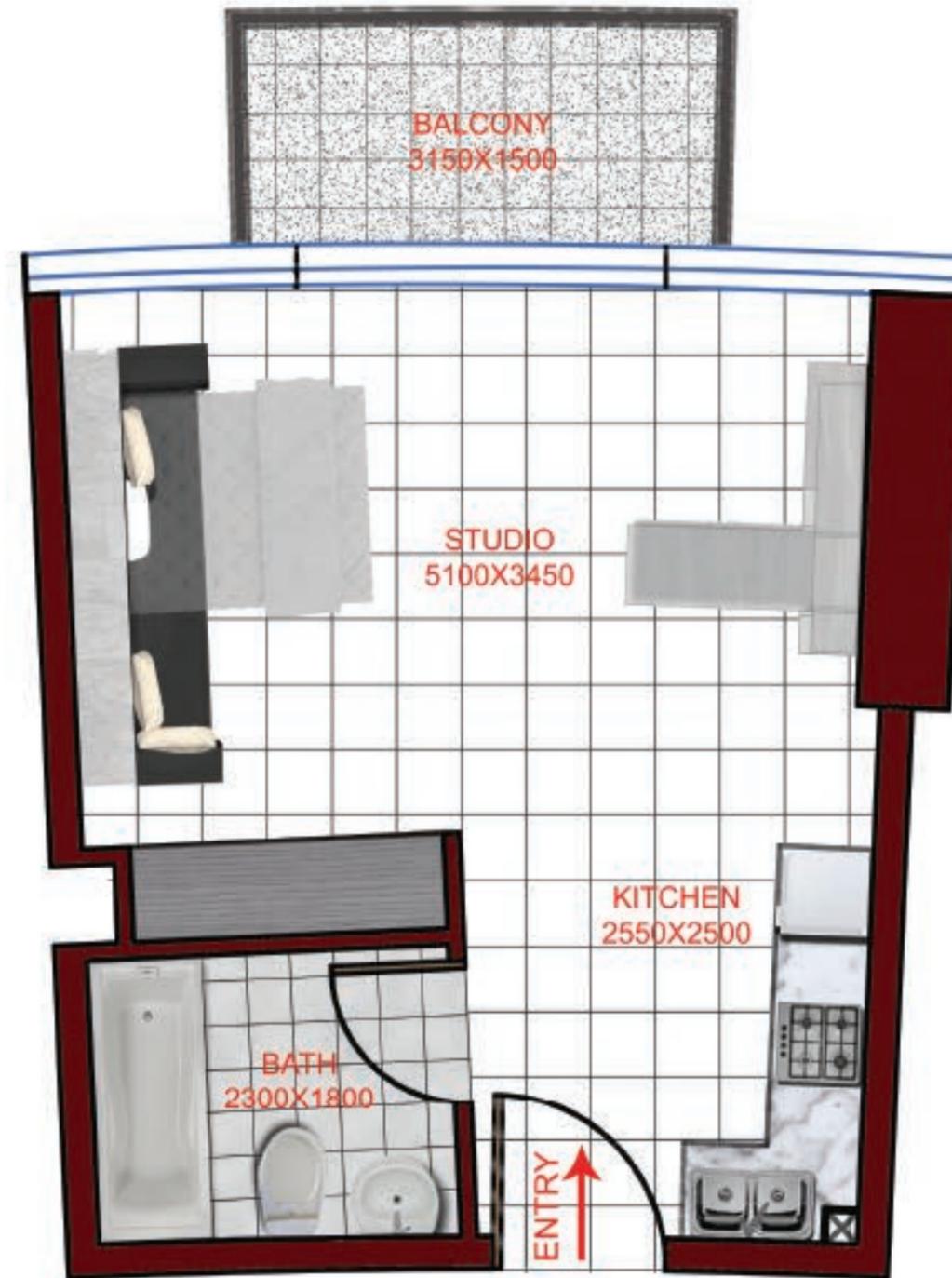
FIRST FLOOR  
PLAN 1BR



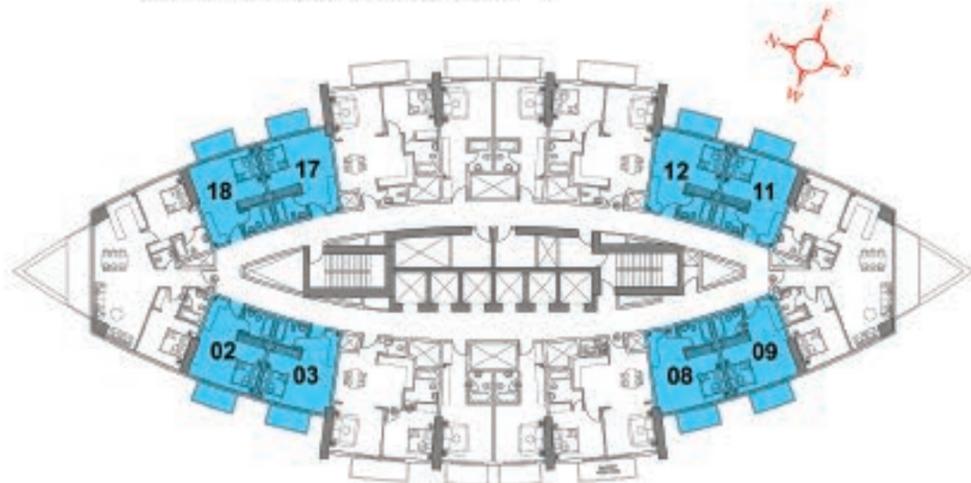
**FLAT TYPE F03 - 1 BHK**  
(Flat No. 03, 06, 11, 14)  
TOTAL AREA 759 SQ FT



# TYPICAL FLOOR PLAN STUDIO TYPE 1



## FLAT TYPE T01 - STUDIO (Flat No. 02, 03, 08, 09, 11, 12, 17, 18) TOTAL AREA 402 SQ FT

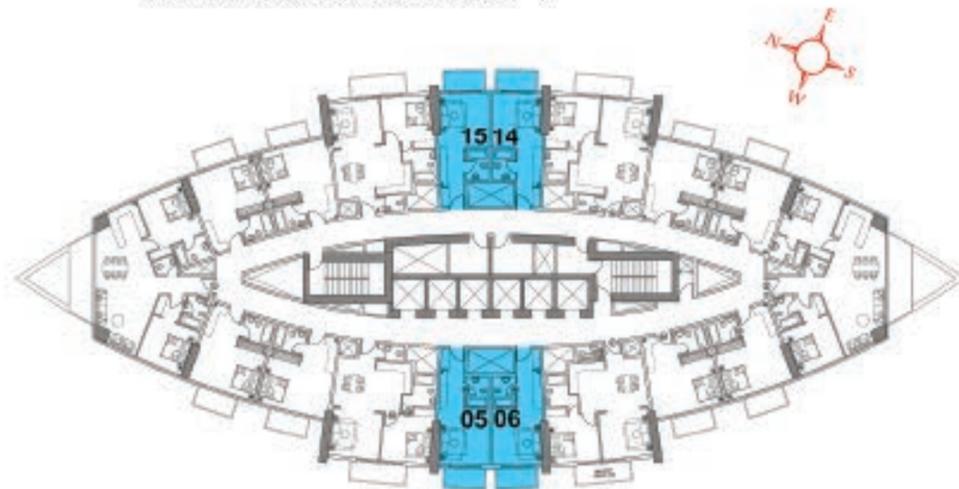


# TYPICAL FLOOR PLAN STUDIO TYPE 2

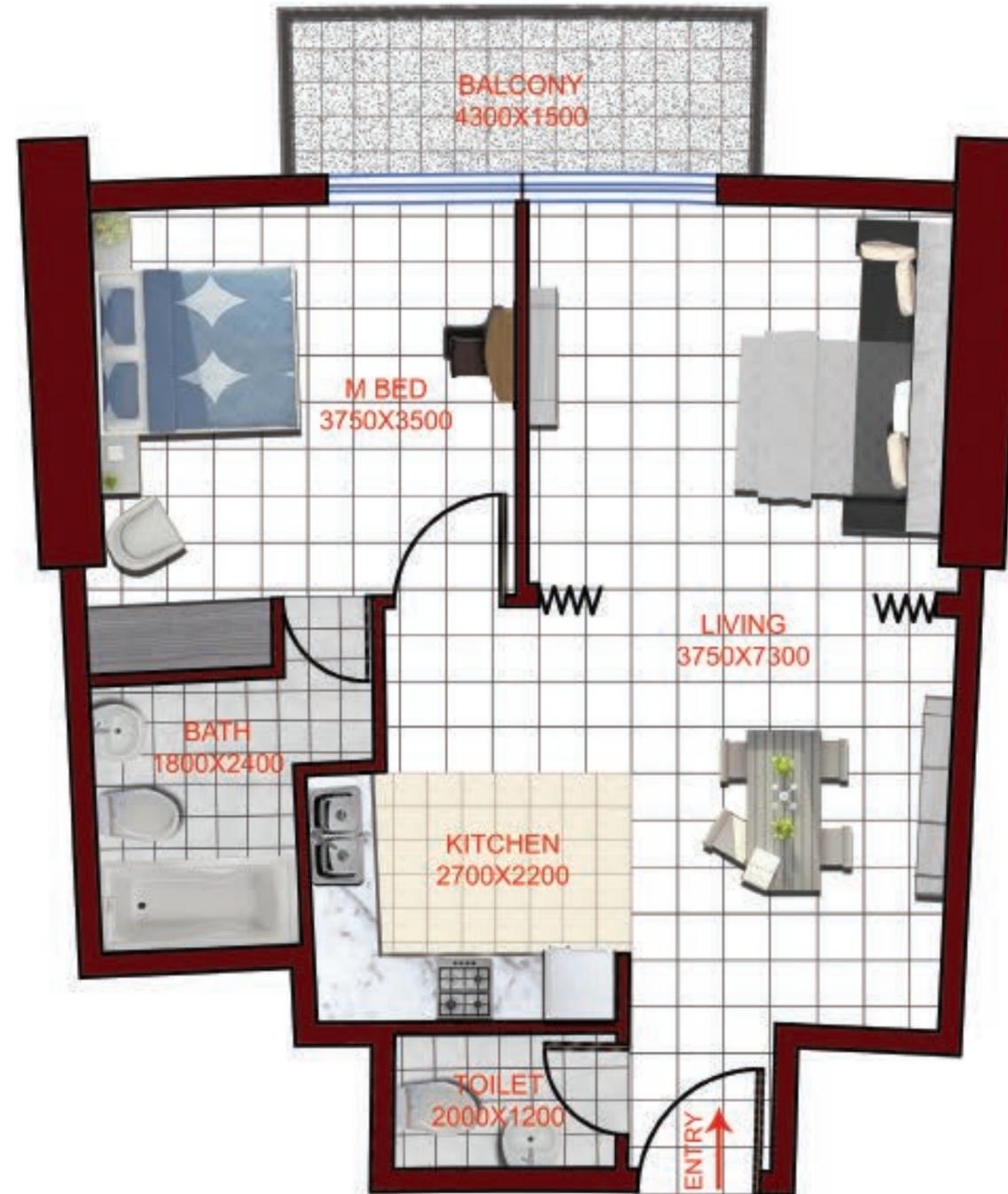


## FLAT TYPE T02 - STUDIO

(Flat No. 05, 06, 14, 15)  
TOTAL AREA 390 SQ FT

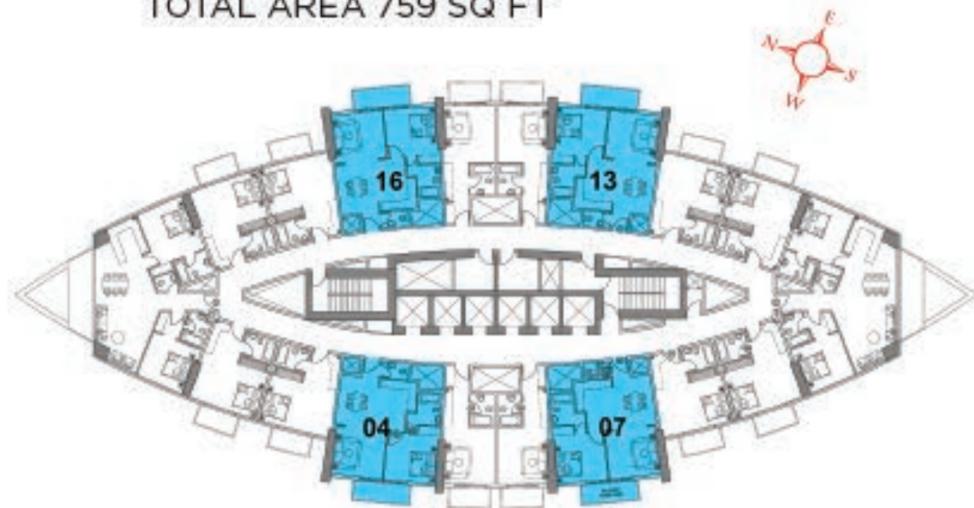


# TYPICAL FLOOR PLAN 1BR

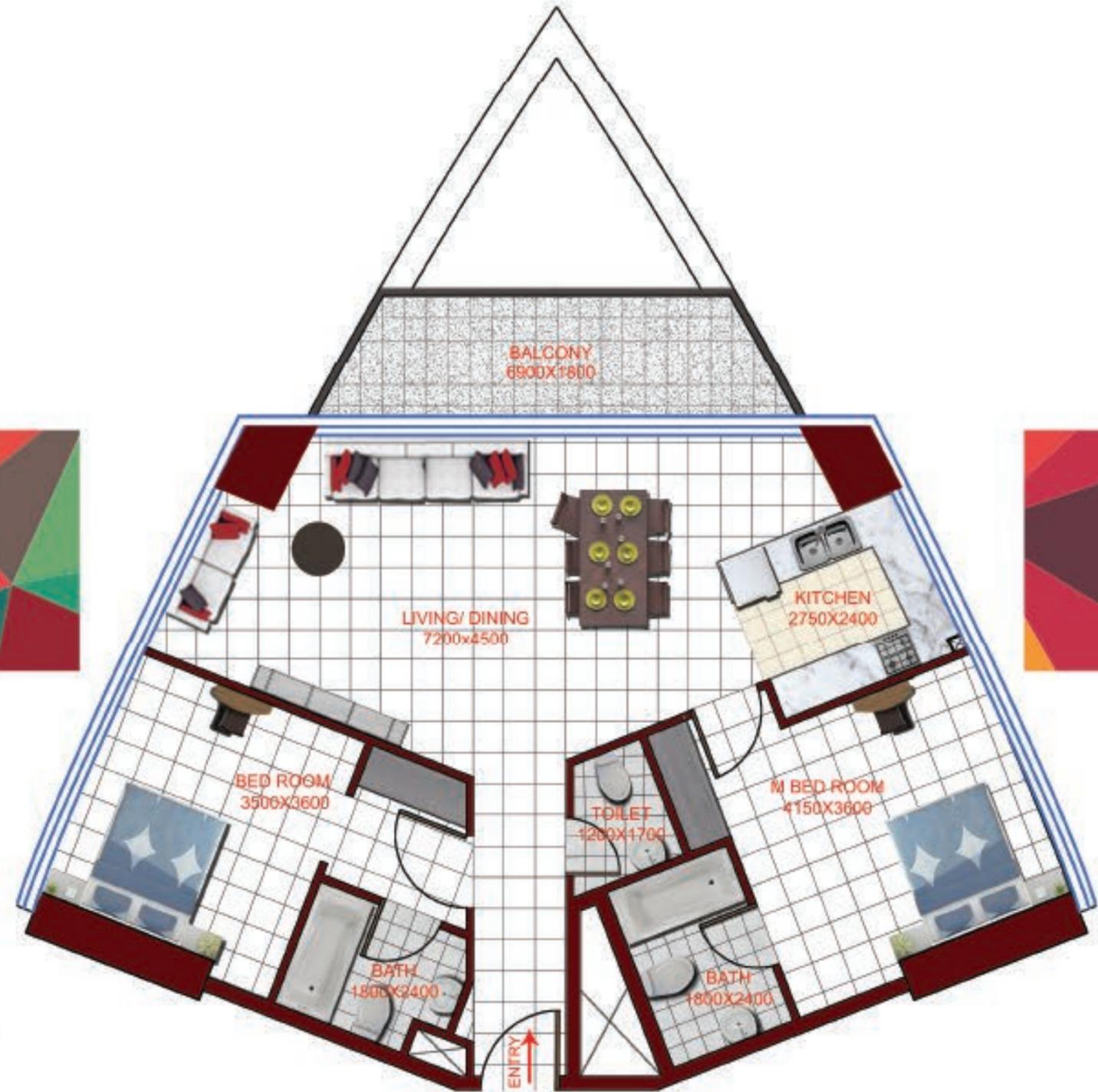


## FLAT TYPE T03 - 1 BR

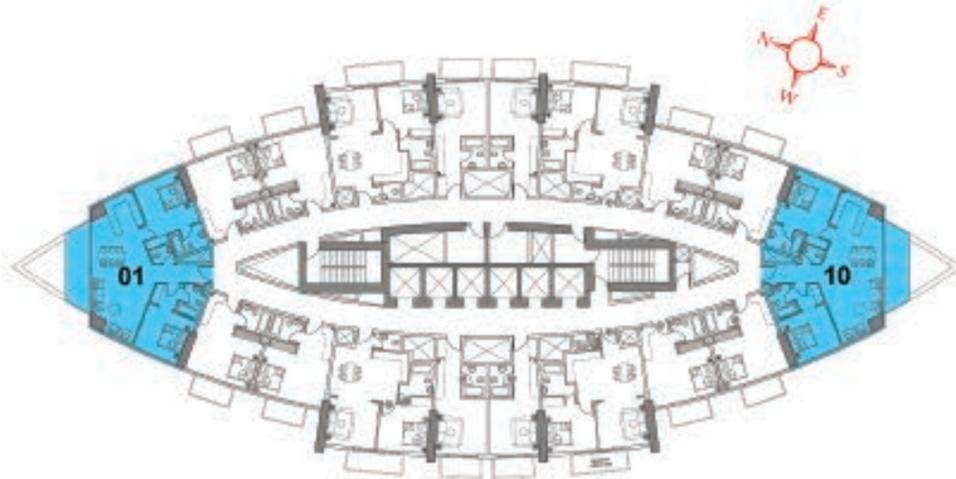
(Flat No. 04, 07, 13, 16)  
TOTAL AREA 759 SQ FT



TYPICAL  
FLOOR PLAN 2BR



**FLAT TYPE T04 - 2 BR**  
(Flat No. 01, 10)  
TOTAL AREA 1184 SQ FT





  
**MIRACLZ**  
BY **DANUBE**





## Committed to delivering a great experience

Our purpose is to be a relentless partner for the success of each and every dream we are entrusted to build. To ensure the success of your dream, you need more than a builder. You need a partner who understands your unique needs and takes on your mission as their own. Delivering on promises takes more than technical expertise; it takes a genuine desire to earn your trust by understanding your needs and expectations.

This means we are 100% committed to providing you with a great experience every time.

## Conveniently located

In today's busy life, location does matter. Reside at Miraclz and you'll never be too far away from anywhere

- The beautiful Miracle Garden is just a minute away
- Easy access to Sheikh Zayed Road which is only 7 minutes away
- Conveniently located alongside Sheikh Mohammed bin Zayed Road which is just a minute's drive away
- Travel to City Center Al Barsha within 2 minutes
- Get to the nearest metro station (Mall of the Emirates) within 7 minutes
- Reach Dubai International Airport in just 25 minutes
- Dubai World Central (Al Maktoum International Airport) is a mere 30-minute drive
- Easy access to many reputed schools in the vicinity of 3-5 km radius

