

BAYZ 101 BY **DANUBE**

YOUR HOME IN THE SKY



101 LEVELS OF LUXURY IN BUSINESS BAY

Presenting the most luxurious project in the
Danube Properties portfolio - BAYZ 101





**JUST STEPS
AWAY FROM
THE BUSINESS
BAY METRO
STATION**

Invest

in Business Bay, Dubai

Location:

This central location is close to Downtown Dubai, DIFC, Al Quoz, and Jumeirah.

Residents of this business-savvy neighborhood benefit from its proximity to work, saving time on commutes.

Close to entertainment venues, restaurants, hotels, and malls.

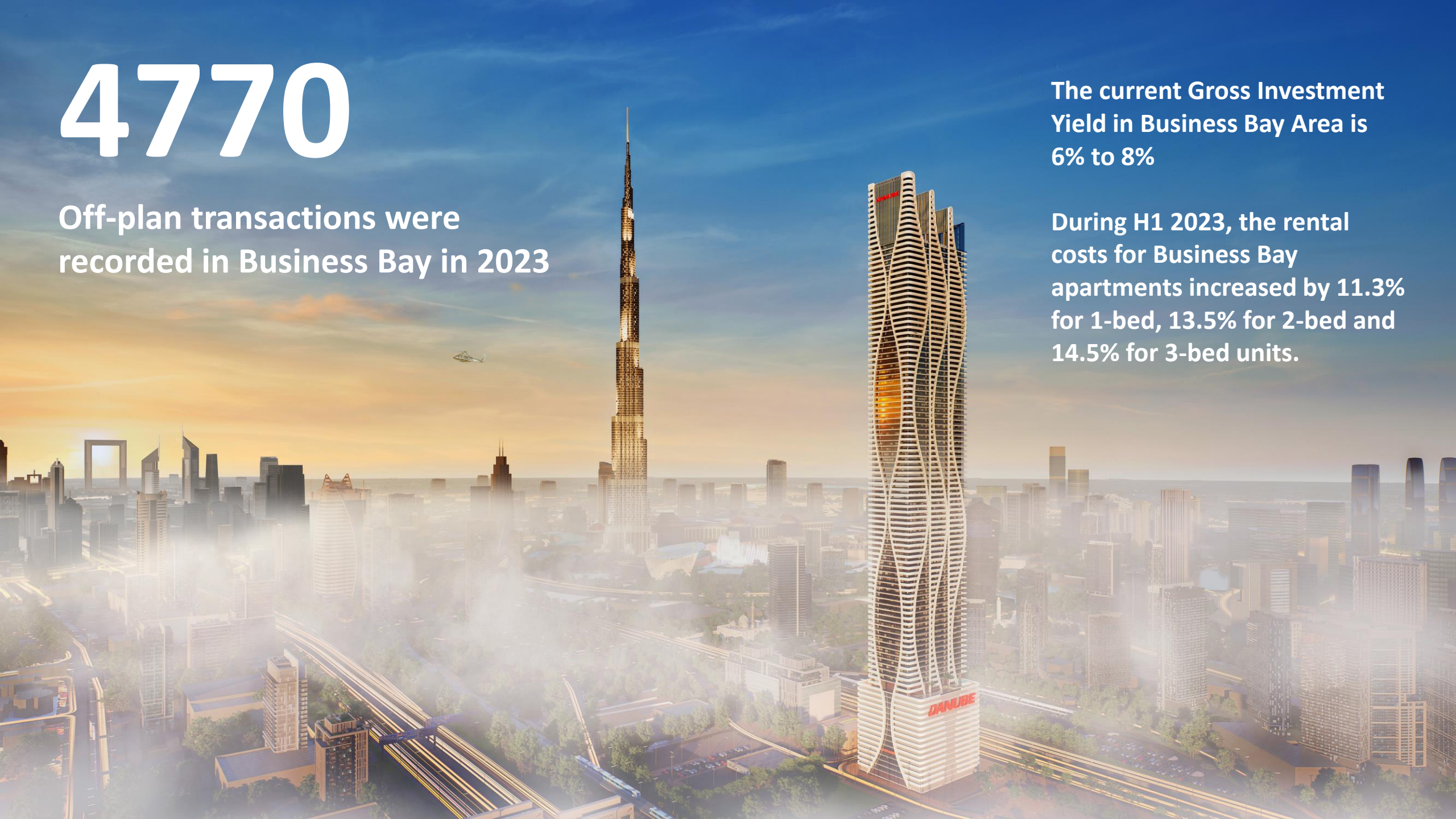


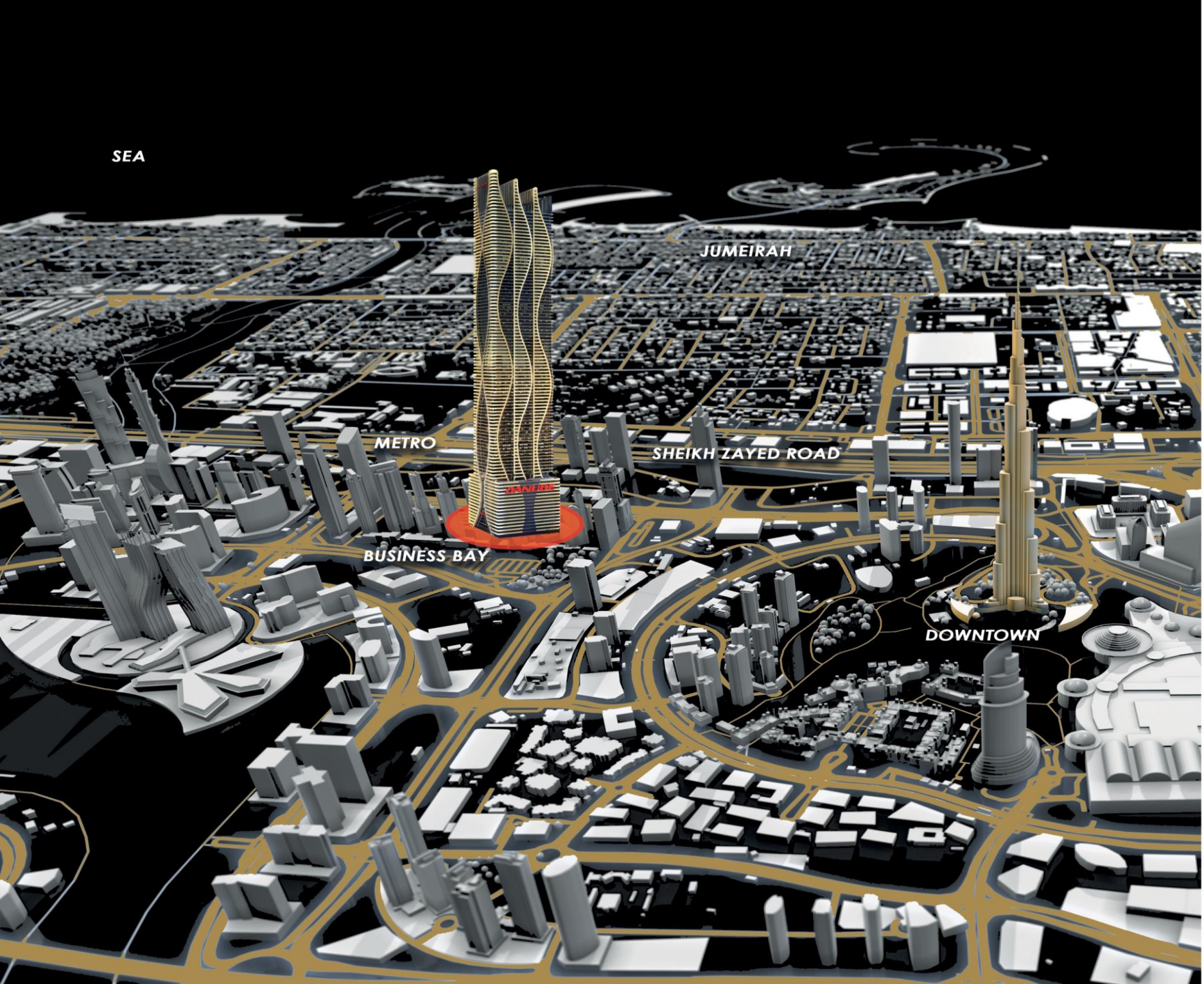
4770

Off-plan transactions were recorded in Business Bay in 2023















The current Gross Investment Yield in Business Bay Area is 6% to 8%

During H1 2023, the rental costs for Business Bay apartments increased by 11.3% for 1-bed, 13.5% for 2-bed and 14.5% for 3-bed units.





DISTANCES

| | | |
|--|-----------------------------|--------|
|  | Business Bay Metro | 1 min |
|  | Burj Khalifa | 2 min |
|  | Dubai Mall | 3 min |
|  | City Walk | 5 min |
|  | Museum of the Future | 5 min |
|  | Jumeirah Beach | 7 min |
|  | D - Marin Business Bay | 8 min |
|  | Dubai Frame | 8 min |
|  | Creek | 15 min |
|  | Mall of the Emirates | 15 min |
|  | Dubai International Airport | 15 min |
|  | Burj Al Arab | 18 min |
|  | Dubai Marina | 20 min |
|  | Palm Jumeirah | 20 min |

WELCOME TO
BAYZ 101



LIFT LOBBY



STUDIO



LIVING ROOM



BEDROOM



KITCHEN



**MODERN DESIGN &
UNMATCHED STYLE**



A man is relaxing in a private rooftop pool, with a woman standing nearby. The pool is set on a high-rise building, offering a panoramic view of a city skyline at night. The Burj Khalifa is the most prominent building on the left. The sky is a mix of dark blue and orange, suggesting dusk. The pool's water is clear and blue, reflecting the city lights. The man is shirtless and has his arms resting on the edge of the pool. The woman is wearing a white short-sleeved top and a black skirt. The architecture of the building is modern, with a curved ceiling and a decorative pattern. The overall atmosphere is one of luxury and relaxation.

**PRIVATE POOL
IN YOUR
APARTMENT**

A night view of a rooftop infinity pool in Dubai. The pool is illuminated with blue lights and has the name 'DANUBE' written on the bottom in large, glowing yellow letters. Several people are swimming in the pool. In the background, the Burj Khalifa is visible, along with the city skyline and a starry night sky.

**SOAK IN THE
BREATHTAKING VIEWS
OF DUBAI SKYLINE**

INFINITY POOL

40+ LUXURIOUS AMENITIES



LEVEL 1 AMENITIES

1. Infinity Pool
2. Jacuzzi
3. Kids Pool
4. Toddlers Splash Pad
5. Aquatic Gym
6. Pool Deck Seating
7. BBQ Area
8. Kids Play Area
9. Cricket Pitch
10. Trampoline Arena
11. Wall Climbing
12. Basketball Court
13. Tennis/Cricket Swing Training Court
14. Badminton/Pickle Ball Court
15. Cabana Seating
16. Wellness Club
17. Beauty Salon
18. Kids Daycare
19. Golf Simulator
20. Arcade Zone
21. Studio For Content Creator
22. Table Tennis Room
23. Chess Room
24. Indoor Gym
25. Jogging Track

LEVEL 2 AMENITIES

26. Snooker Zone
27. Prayer Hall
28. Library
29. Bowling Center
30. Bayz Outdoor Cinema
31. Business Centre
32. Parkour Room
33. Indoor Gym
34. Pool 55
35. Jacuzzi 55

ROOF TOP AMENITIES

36. Sky Observatory Deck
37. Sky Meditation
38. Outdoor Party Hall
39. Indoor Party Hall
40. Family Seating
41. Swing With Skyline

**BUSINESS
CENTRE**



SPA



INDOOR GYM



BAYZ 101

101

SALON



BAYZ 101

LIBRARY



GOLF SIMULATOR

South Village
3Hole | Par4 | 405.0yd
1 A
1 2 3 4 x 3
339.7yd E

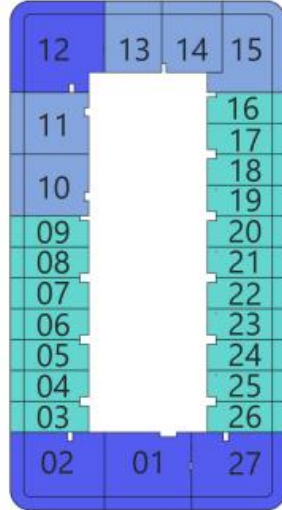


SPECTACULAR VIEWS OF DUBAI'S SEASIDE

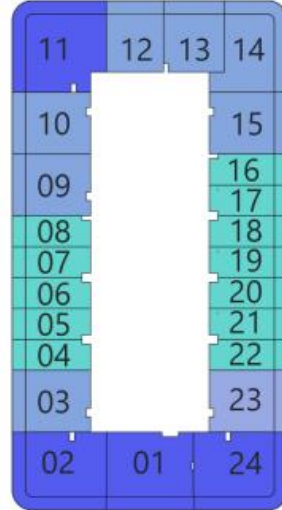


Floor Plate

LEVEL 20TH - 35TH

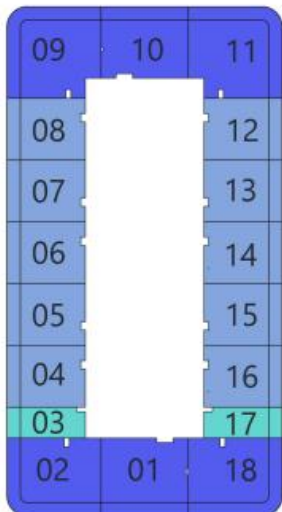


LEVEL 40TH - 54TH

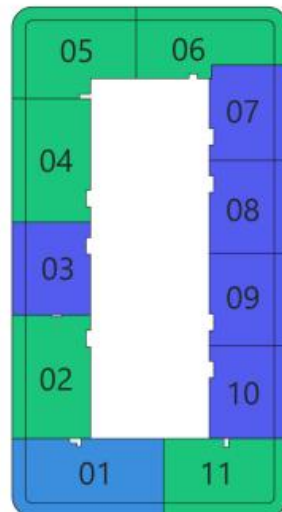


- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

LEVEL 60TH - 81ST



LEVEL 90TH - 101ST



Bayz 101





BAYZ 101 **BY DANUBE**

YOUR HOME IN THE SKY

80
Months
Payment Plan

Anticipated project completion June 2028



Pricing Details - BAYZ 101

| Project Value | Min Price | Max Price |
|--------------------|-----------|-----------|
| Studio | 1,175,000 | 1,650,000 |
| 1 BHK | 2,050,000 | 2,500,000 |
| Presidential Suite | 2,100,000 | 2,700,000 |
| 2 Bed | 3,000,000 | 4,200,000 |
| 3 Bed | 4,600,000 | 5,000,000 |
| 4 Bed | 5,800,000 | 6,200,000 |

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