BAYZ 101

BY DANUBE

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YOUR HOME IN THE SKY

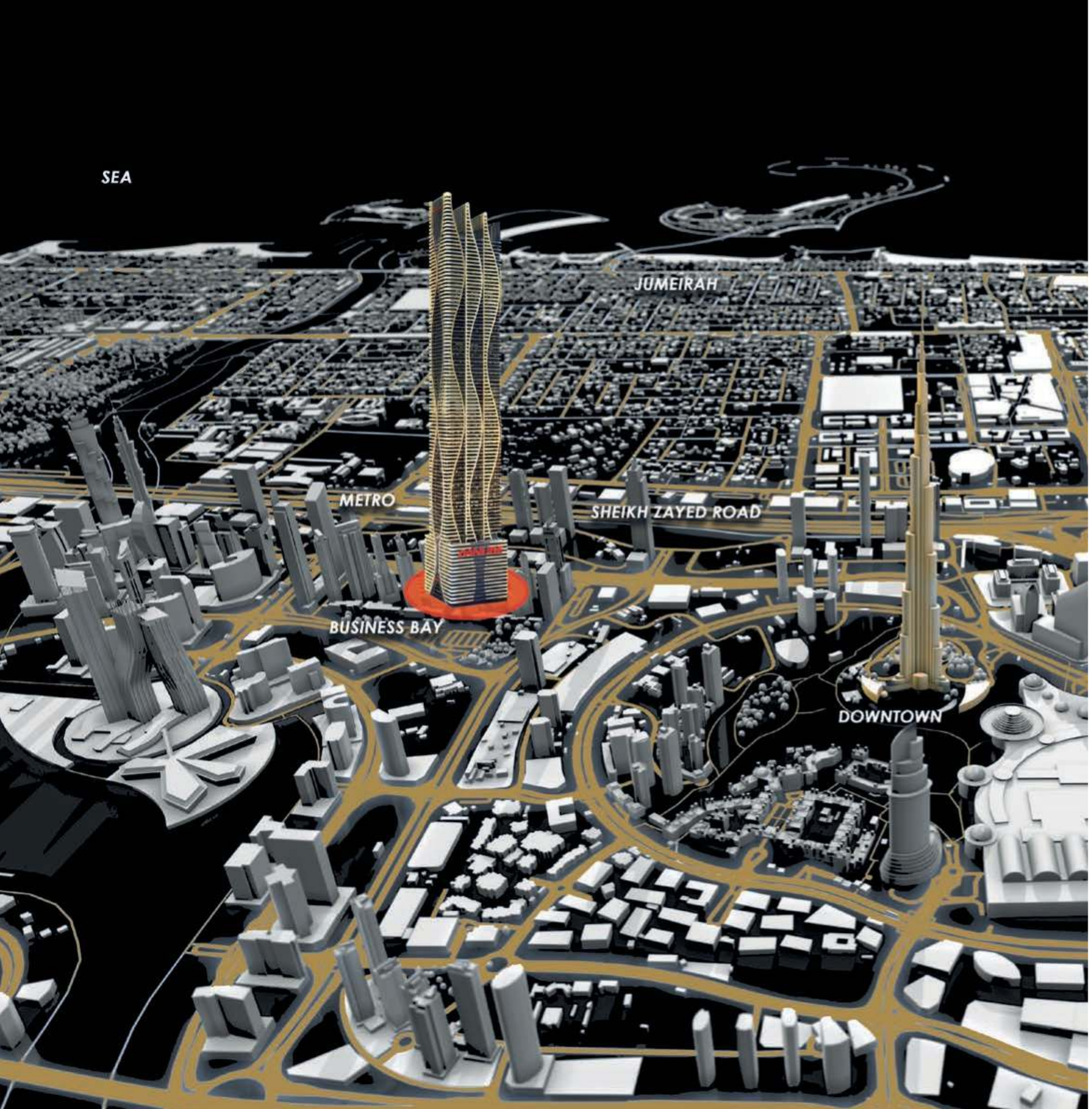


SPECTACULAR VIEWS OF THE ICONIC DUBAI SKYLINE

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



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

WHY DUBAI?

- Safest City in the World
- Fastest Growing Economy
- High Capital Appreciation
- Ease of Investment
- Freehold Ownership
- 100% Tax Free Income
- Long-Term Golden Visa
- Worldwide Connectivity

WHY DANUBE PROPERTIES?

- **0%** Interest
- **1%** Pay 1% Per Month
- **80** Months Payment Plan
- High Return on Investment
- Timely Delivery
- Prime Location
- Luxury Furnishing
- 40+ Amenities

30 YEARS OF TRUST

The 1% Man

Rizwan Sajan
Founder & Chairman
Danube Group



Scan & Watch
The Complete Story

BEYOND LIVING
EXPERIENCING LIFE

Bayz 101 is not just a residence; it’s a lifestyle curated for those who demand the best.

Immerse yourself in a world where every moment is a celebration and every detail is designed to enhance your living experience.

WELCOME TO
BAYZ 101



LOBBY



LIFT LOBBY





WHERE LUXURY MEETS LIFESTYLE

Discover a world where luxury meets sophistication, where every detail is meticulously crafted to elevate your lifestyle.

STUDIO



LIVING ROOM



BEDROOM



KITCHEN

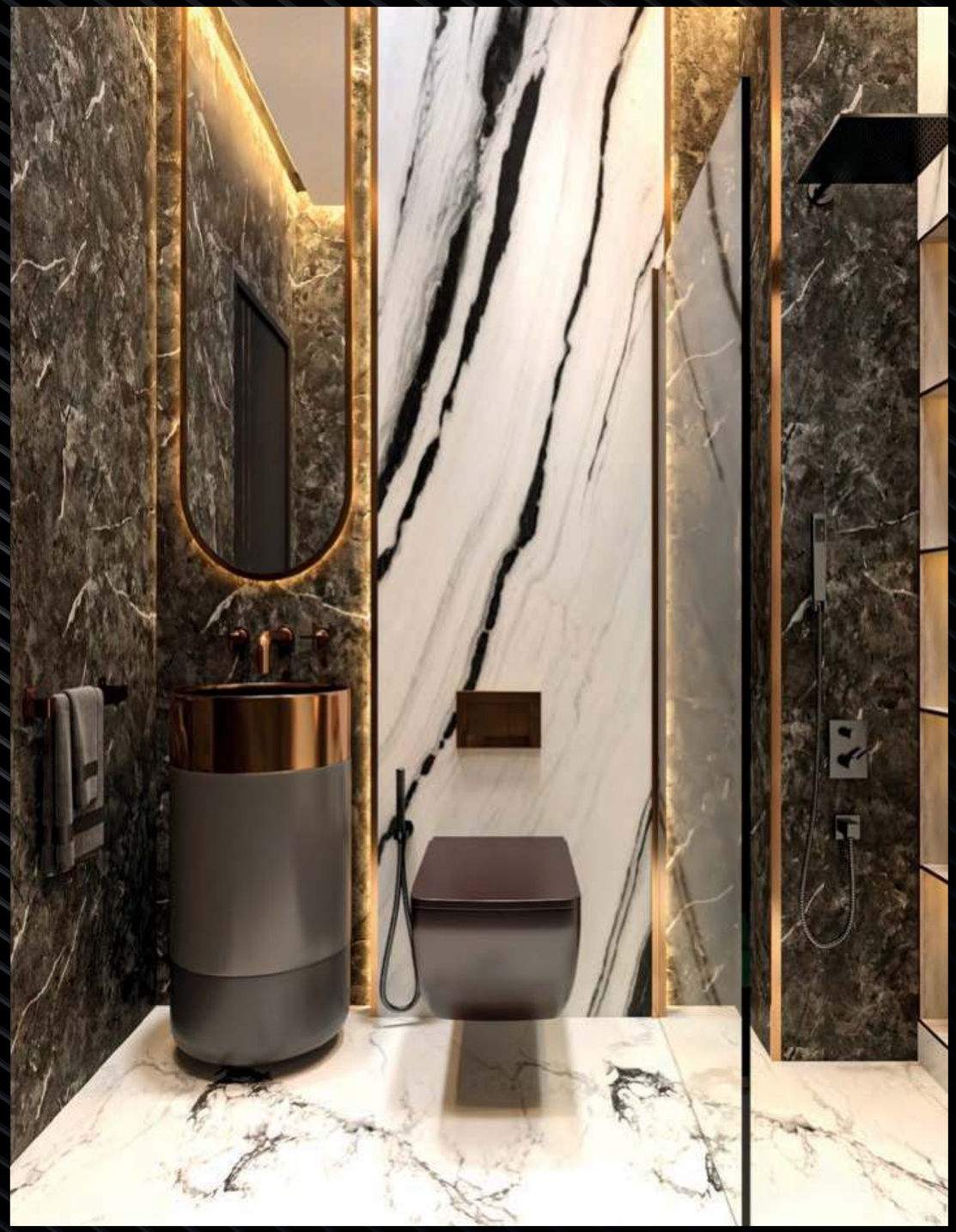


MODERN DESIGN &
UNMATCHED STYLE



BATHROOM





PRIVATE POOL IN YOUR APARTMENT

SOAK IN THE BREATHTAKING VIEWS OF DUBAI SKYLINE

INFINITY POOL

BUSINESS CENTRE

SPA

INDOOR GYM

SALON



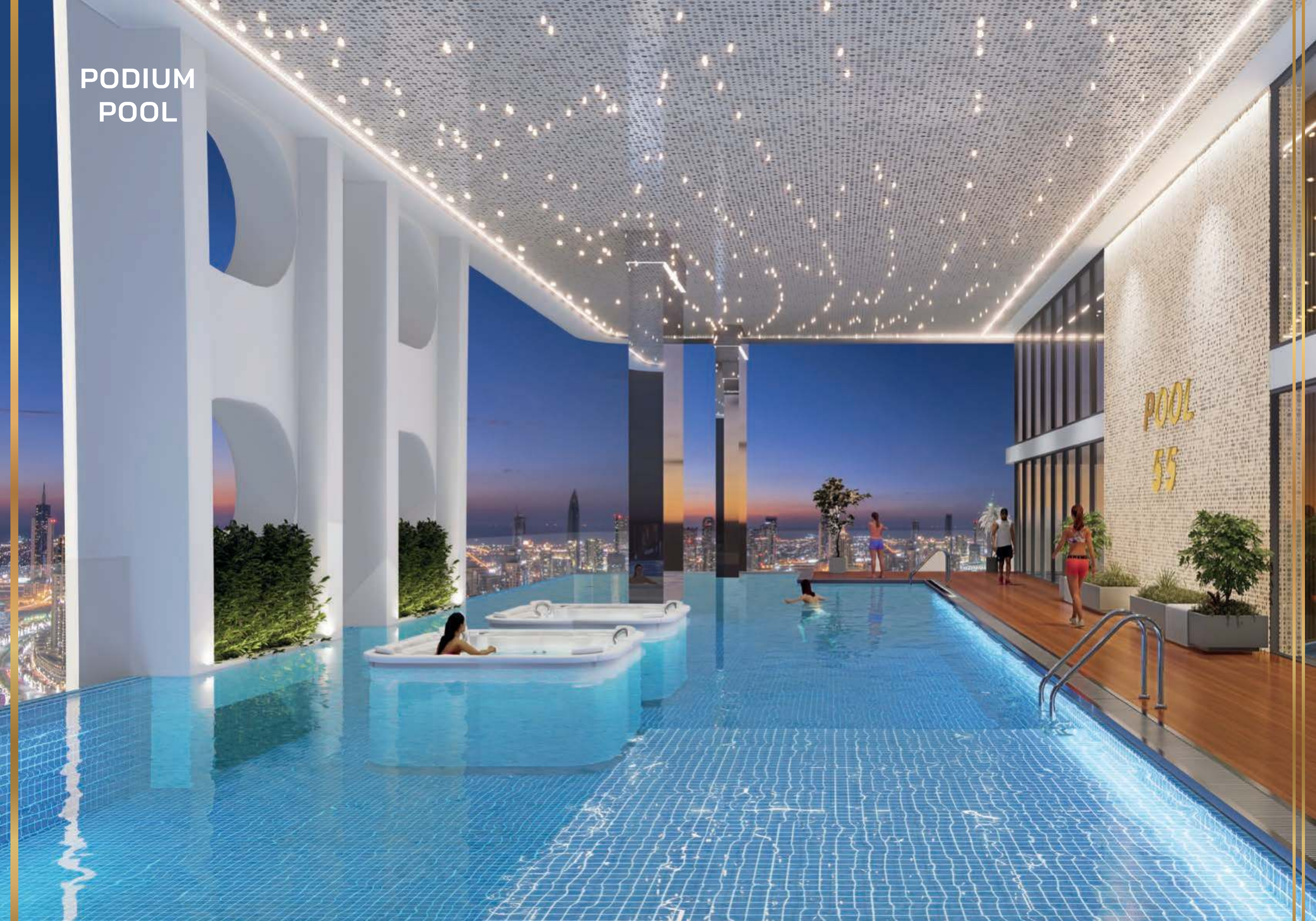
LIBRARY

GOLF SIMULATOR

BOWLING CENTER

CINEMA LOUNGE

PODIUM POOL



TENNIS
COURT



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

LIVE AT THE PEAK

SPECTACULAR VIEWS OF DUBAI'S SEASIDE

BAYZ 101
BY DANUBE

YOUR HOME IN THE SKY



“The success and eminence of Danube began with a small trading enterprise as a dream, but today the dream has been transformed into reality.”

Rizwan Sajan
Founder & Chairman
Danube Group