



BAYZ 101

BY **DANUBE**

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YOUR HOME IN THE SKY



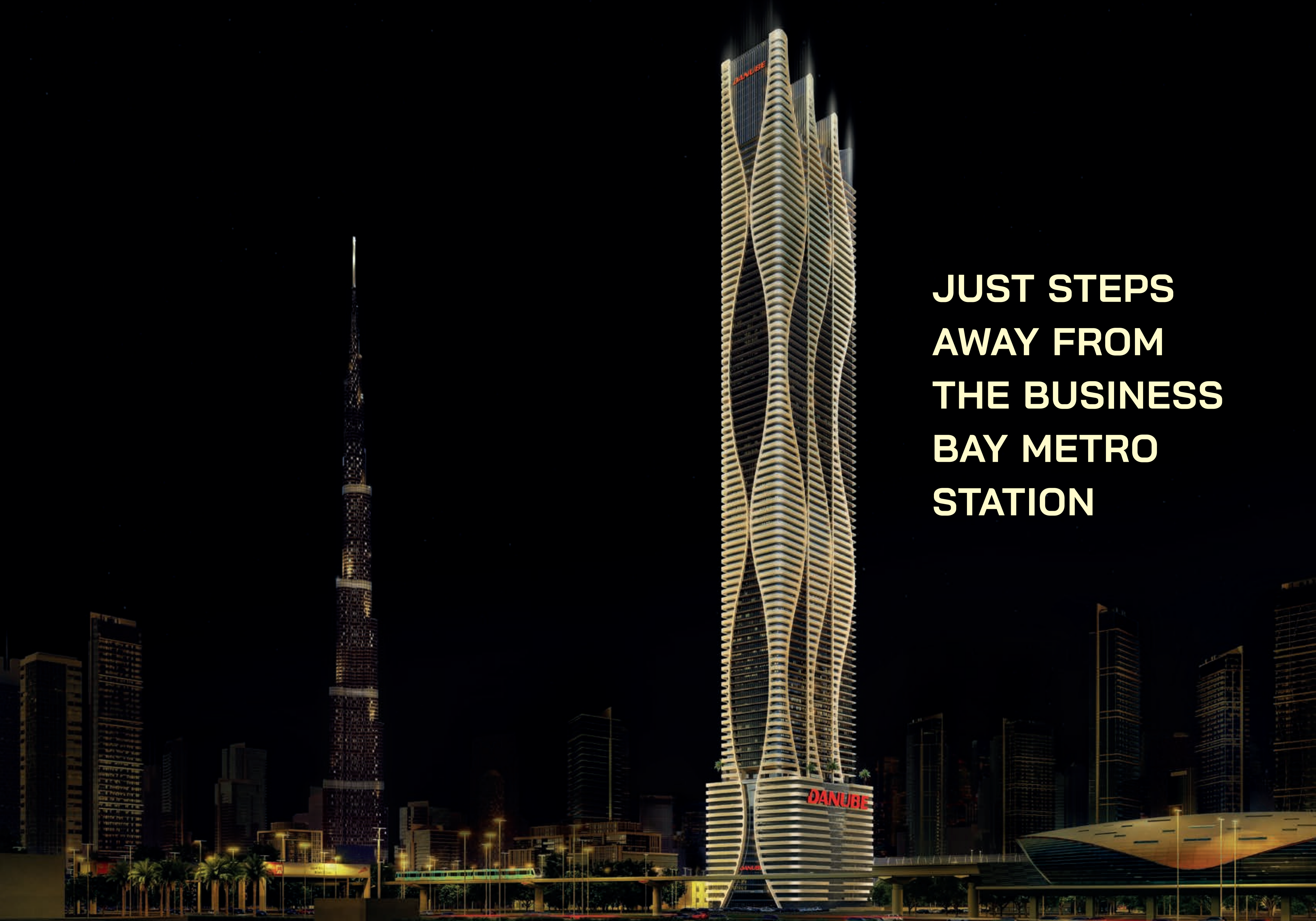
A modern building with curved balconies and large glass windows is shown on the left side of the image. The balconies have white railings and are illuminated from within. A man is standing on the upper balcony, and a couple is standing on the lower balcony. The building is overlooking a city skyline at sunset. The sky is a mix of orange, yellow, and blue. The city skyline is filled with many skyscrapers, some of which are illuminated with lights. The Burj Khalifa is the most prominent building on the right side of the image.

SPECTACULAR VIEWS OF THE ICONIC DUBAI SKYLINE

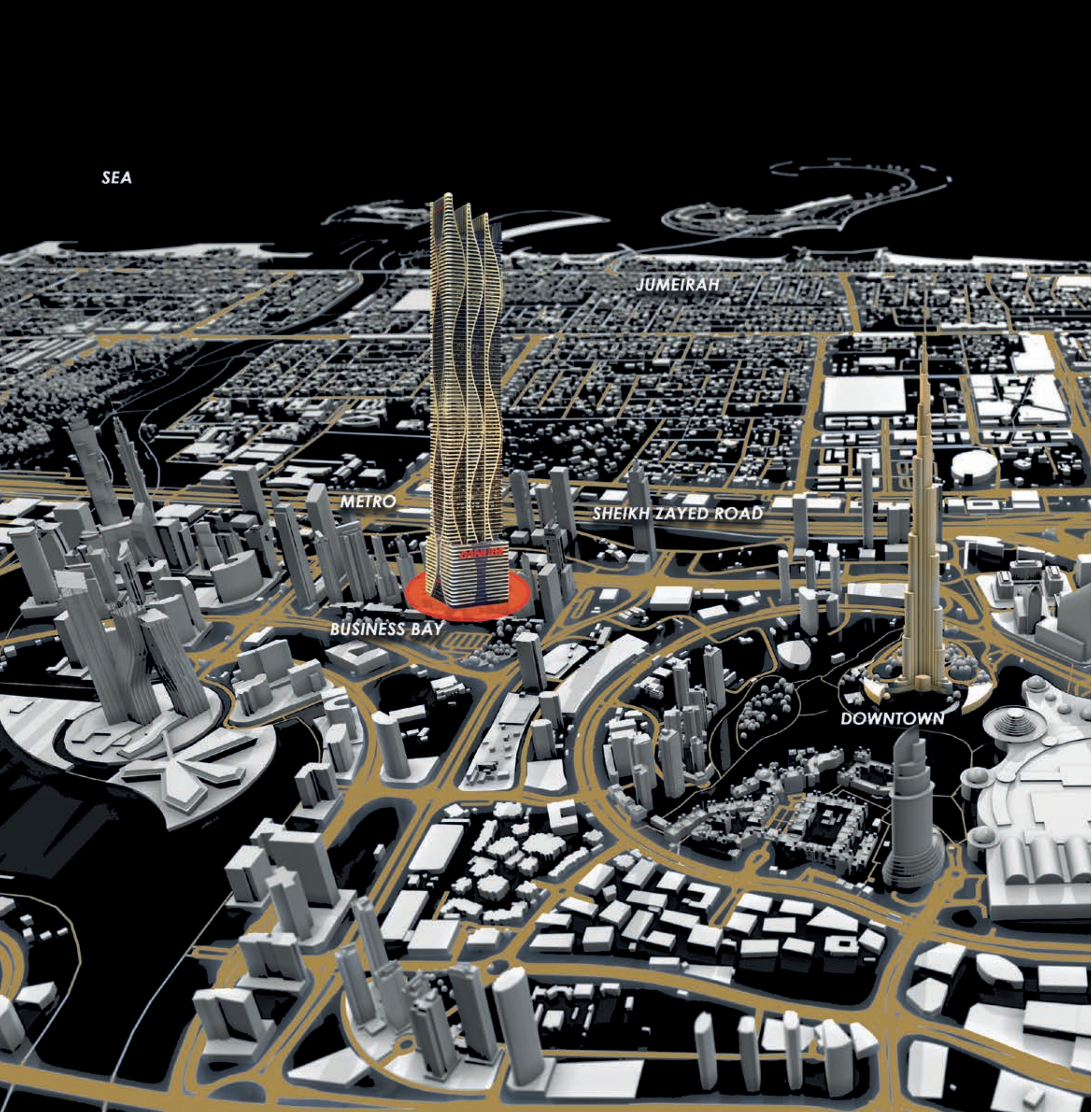
101 LEVELS OF LUXURY IN BUSINESS BAY

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



The 1% Man

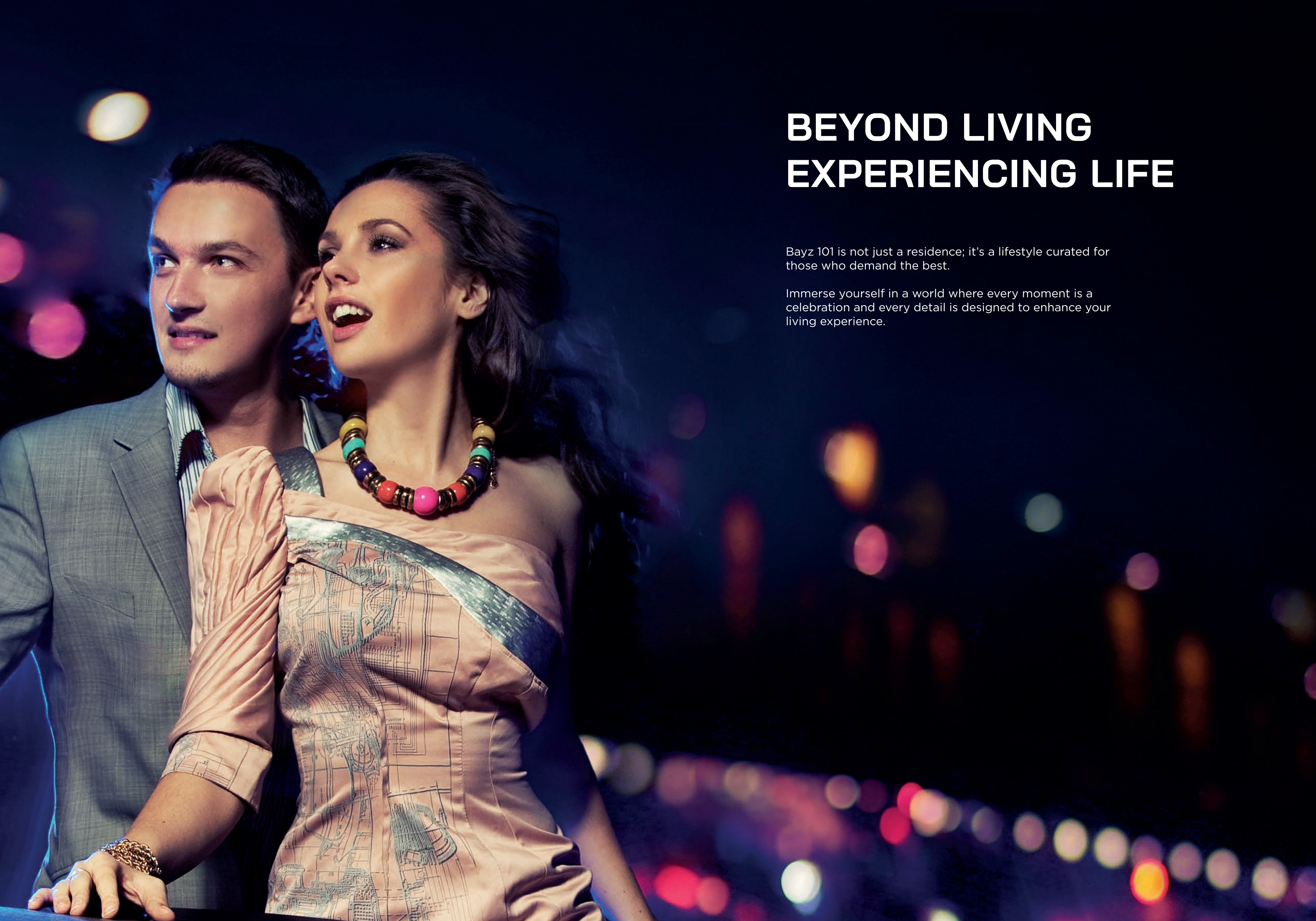
Rizwan Sajan

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



The image is a composite advertisement. The background is a night-time photograph of a city skyline, with the Burj Khalifa being the most prominent feature on the left. The sky is dark with some clouds, and the city lights are visible. In the foreground, there is a modern balcony or rooftop area. A man is sitting in a swimming pool that is built into the balcony, looking out at the city. A woman is standing on the balcony next to the pool, looking out at the city. The balcony has a white railing and a potted plant. The pool has blue tiles. The overall scene is a luxurious and modern living environment.

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

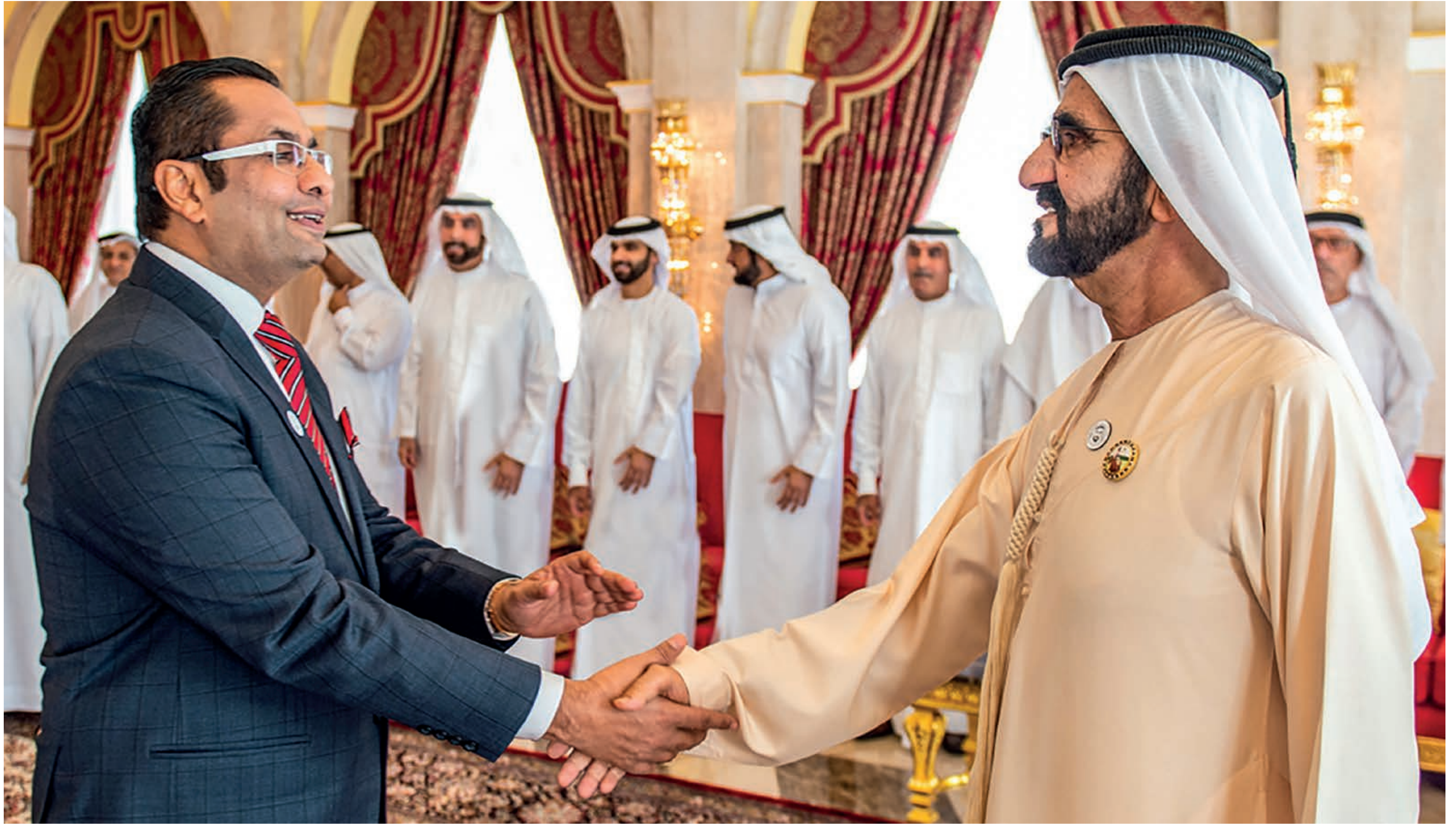




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YOUR HOME IN THE SKY



“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