

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**

DANUBE

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.



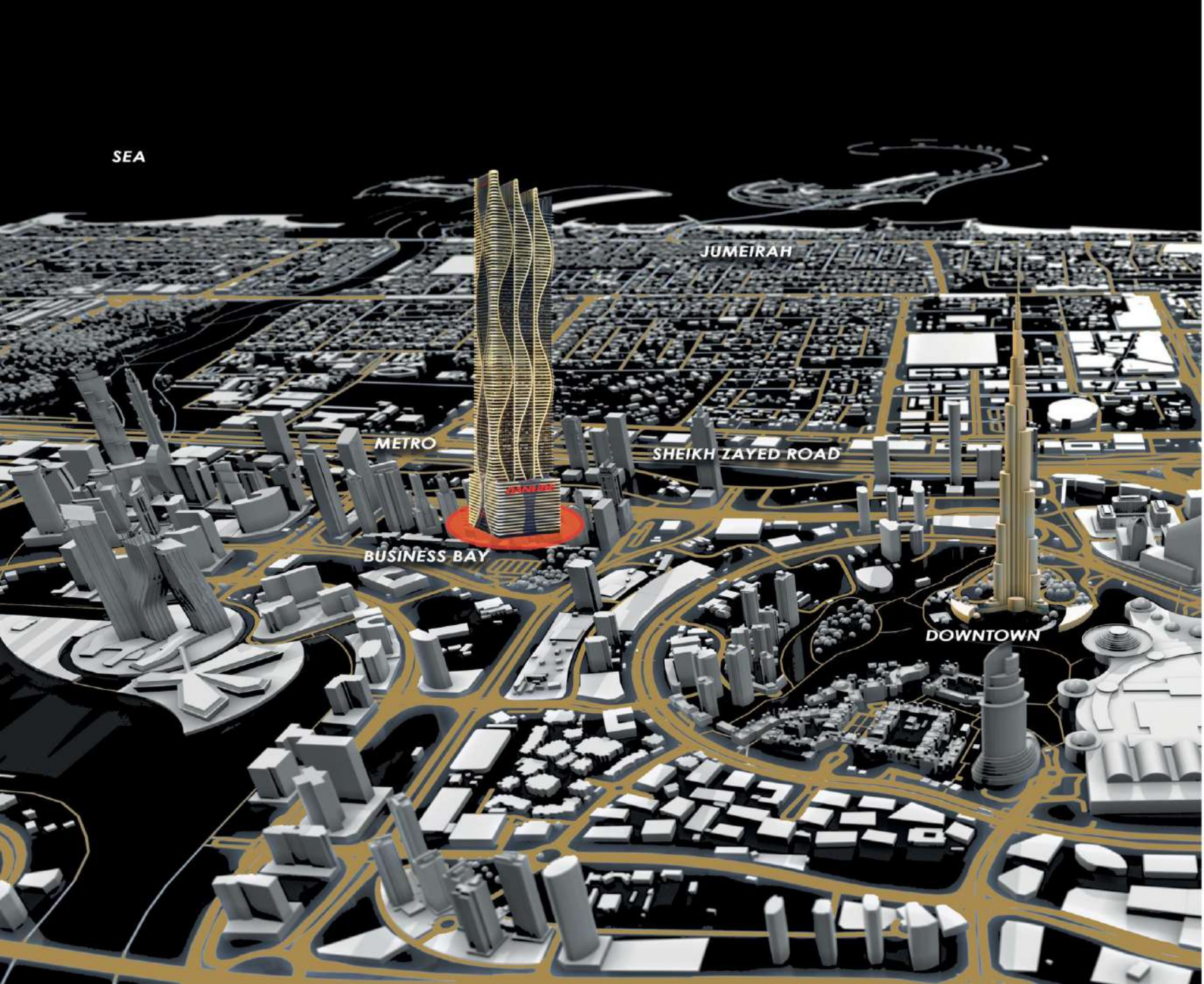
4770

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**



**PRIVATE POOL
IN YOUR
APARTMENT**



A nighttime photograph of an infinity pool on a high-rise building. The pool's edge is perfectly aligned with the horizon, creating a seamless transition between the water and the city lights below. The Burj Khalifa stands prominently on the left side of the frame. The pool's bottom is tiled with a grid pattern, and the word 'DANUBE' is illuminated in large, glowing yellow letters. Several people are seen swimming and relaxing in the pool. The sky is dark with visible stars.

**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



SALON



BAYZ 101

LIBRARY



GOLF SIMULATOR

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



MENU



BOWLING CENTER

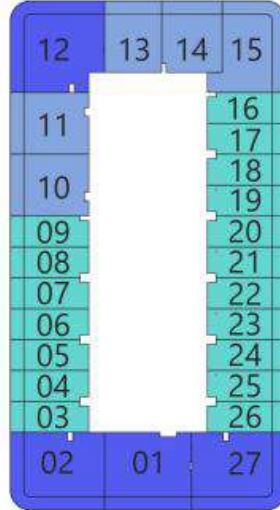


SPECTACULAR VIEWS OF DUBAI'S SEASIDE

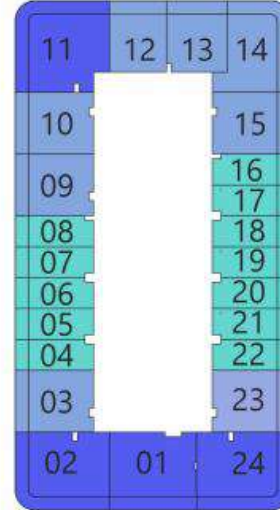


Floor Plate

LEVEL 20TH - 35TH

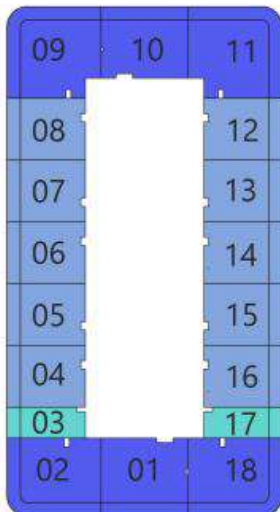


LEVEL 40TH - 54TH

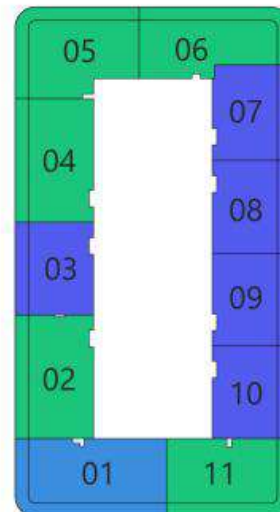


- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

LEVEL 60TH - 81ST



LEVEL 90TH - 101ST



Bayz 101





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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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