

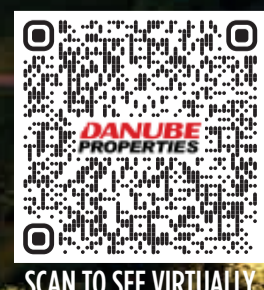


BAYZ 102

BY **DANUBE**

BAYZ 102 **BY DANUBE**

YOUR HOME IN THE SKY



SCAN TO SEE VIRTUALLY



102 LEVELS OF LUXURY IN BUSINESS BAY

After the unprecedented success of BAYZ 101,
Danube Properties proudly presents
BAYZ 102, setting new standards in modern luxury

SKYWAY TO YOUR DESTINATION

BAYZ 102's exclusive helipad offers effortless
access to Sky Taxis and Helicopters

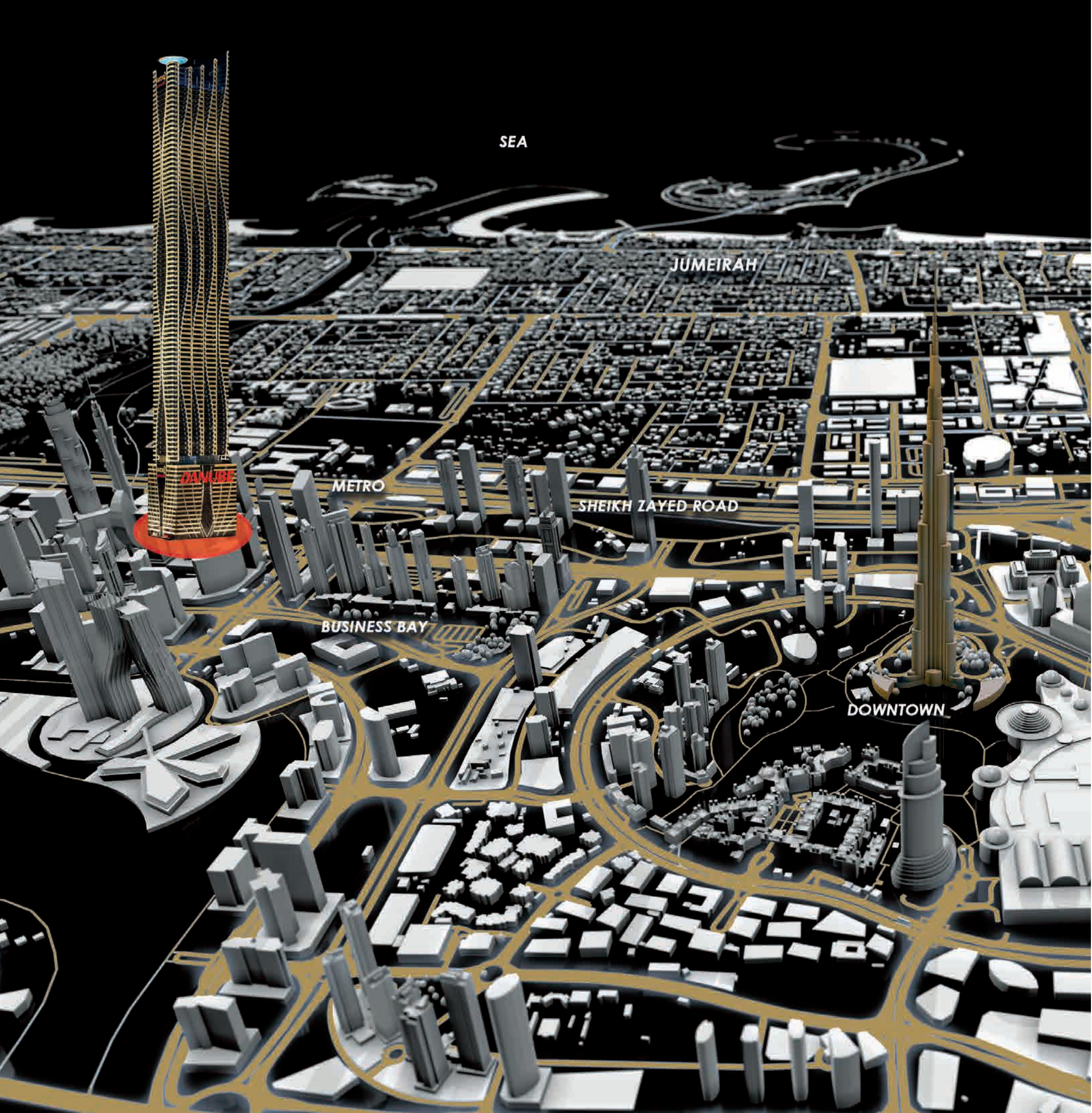


BAYZ 102
DANUBE
















ULTIMATE CANAL VIEW POOL EXPERIENCE

Immerse yourself in luxury with our
breathtaking canal-view pool





DISTANCES

	Business Bay Canal	2 min
	Business Bay Metro Station	3 min
	Burj Khalifa	3 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%

Per Month Payment Plan

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



ENTER INTO A
WORLD OF LUXURY



LIFT LOBBY

Marvelous interiors greet you instantly



STUDIO



Luxury and comfort are redefined in each studio space.

LIVING ROOM

Step into elegance, luxury and beauty in every living room.



BEDROOM



Live life to the fullest with DOLCE VITA
Premium Italian furniture, fully furnished
for your ultimate comfort.

KITCHEN



Experience the heart of your home with a convertible kitchen that manifests luxury and practicality.

BATHROOM



Redefine relaxation in exquisite
premium Italian furnishings.



PRIVATE POOL IN
YOUR APARTMENT

**BUSINESS
CENTRE**





INDOOR GYM



SALON

LIBRARY



AQUATIC GYM

Achieve your fitness goals in a refreshing, water-inspired environment at our aquatic gym.



40+ LUXURIOUS AMENITIES



LOUNGE 16

ACTIVITY ZONE

- 1. Cricket Pitch
- 2. Cricket/Tennis Swing Training
- 3. Badminton/Paddle Court
- 4. Basketball Arena
- 5. Table Tennis
- 6. Chess
- 7. Snooker Zone
- 8. Jogger’s Arena
- 9. Arcade Room
- 10.Indoor Gym

WATER ZONE

- 11. Infinity Pool
- 12. Aqua Spa
- 13. Kids Oasis
- 14. Toddlers Splash Haven
- 15. Pool Deck Seating

FACILITY ZONE

- 19. Doctor On Call
- 20. Male/Female Prayer Room
- 21. Male Makeover Room
- 22. Female Makeover Room

FAMILY ZONE

- 16. Cabana Cove
- 17. Grill Grove
- 18. Pet Park

KIDS ZONE

- 23. Kids Play Area
- 24. Wall Climbing
- 25. Trampoline Sphere
- 26. Kids Daycare

LOUNGE 58

WATER ZONE

- 27. Skyline Pool
- 28. Skyline Spa
- 29. Aquatic Gym

ACTIVITY ZONE

- 30.Indoor Gym
- 31. Wellness Club
- 32. Bowling Center
- 33. Mini Golf Zone
- 34. Cross Fit Zone

FAMILY ZONE

- 35. Zumba Deck
- 36. Musical Deck
- 37. Piano Walk
- 38. Skyline Seating

FACILITY ZONE

- 39. Beauty Salon
- 40. Business Centre
- 41. Library
- 42. Male/Female Makeover Room

ROOF LEVEL

FAMILY ZONE

- 43. Sky Observatory Park
- 44. Skyline Swing
- 45. Outdoor Party Hall
- 46. Roof Top Lounge
- 47. Indoor Party Hall
- 48. Health Bar

- 49. Male/Female Powder Room
- 50. Open Cigar Lounge
- 51. Rooftop Garden
- 52. Family Bay
- 53. Skyview Cinema

ACTIVITY ZONE

- 54. Sky Meditation Deck

An aerial night view of the Dubai skyline. On the left, a tall, uniquely shaped skyscraper with a twisted facade is illuminated with blue and white lights. It has 'BAYZ 102' and 'DANUBE' written on its upper and lower sections. In the background, the Burj Khalifa stands prominently, its spire reaching into the dark sky. The city below is a dense grid of lights, with highways and smaller buildings visible. The sky is a mix of deep blue and orange from the setting or rising sun.

LIVE WITH
STUNNING
BURJ KHALIFA
VIEWS

DOLCE VITA

*Enhance your lifestyle with premium
Italian Dolce Vita furniture that
combines luxury and heritage.*



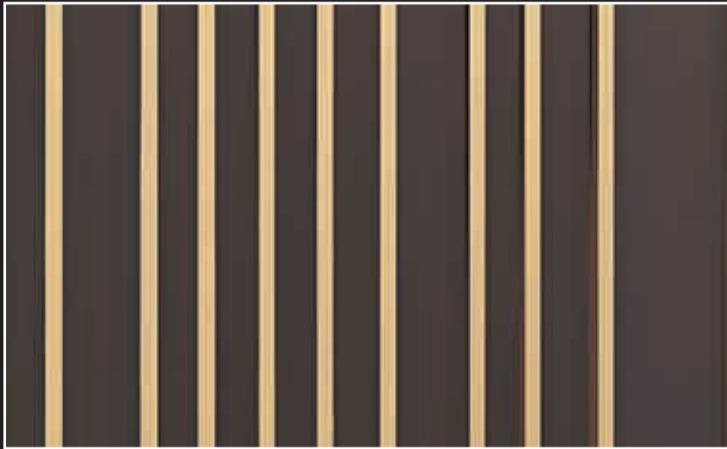
La qualità è la nostra tradizione, la bellezza la nostra passione
**QUALITY IS OUR TRADITION,
BEAUTY IS OUR PASSION**



HIGH QUALITY MATERIAL



High Quality Decorative Kitchen Panels



Luxury Golden Details



Brushed Gold Cladding Detailing



High Quality Bronze Tinted Mirror



Luxury Curtains With High Threads



Luxurious High Quality Carpets Design



Volakas White Marble Finish



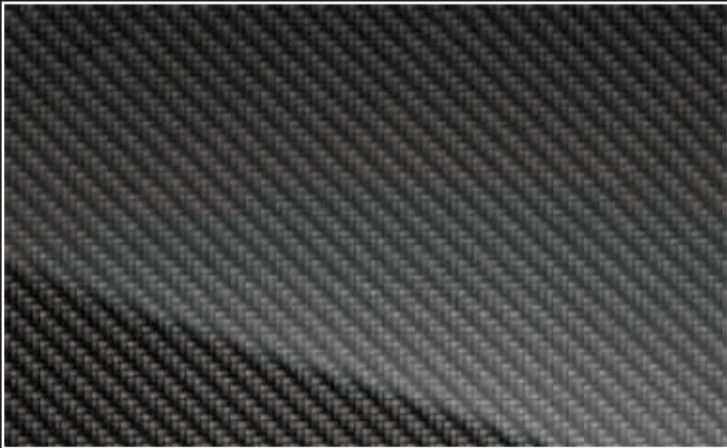
White & Gold Marble Finish



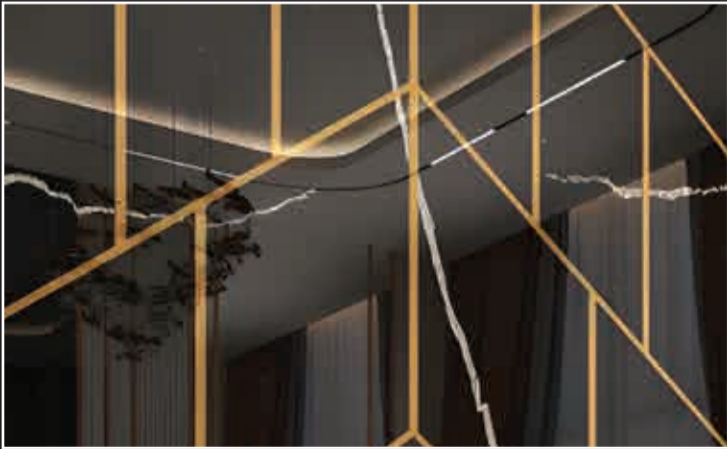
Luxury Grooved Doors with Golden Details



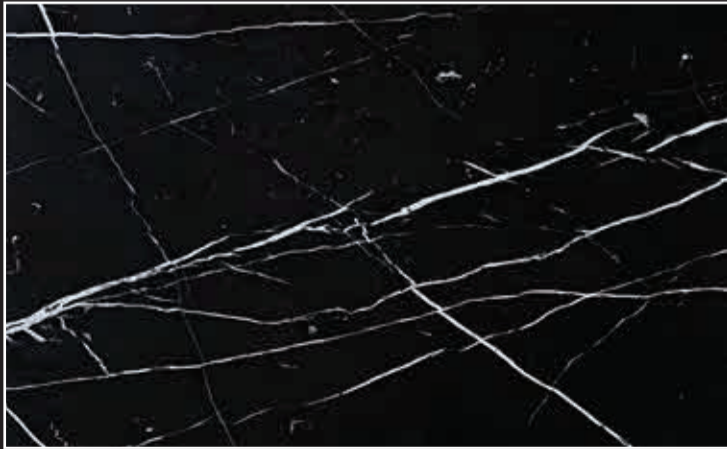
Luxury Gold and Pearl White Finishes



Carbon Fiber Luxurious Details

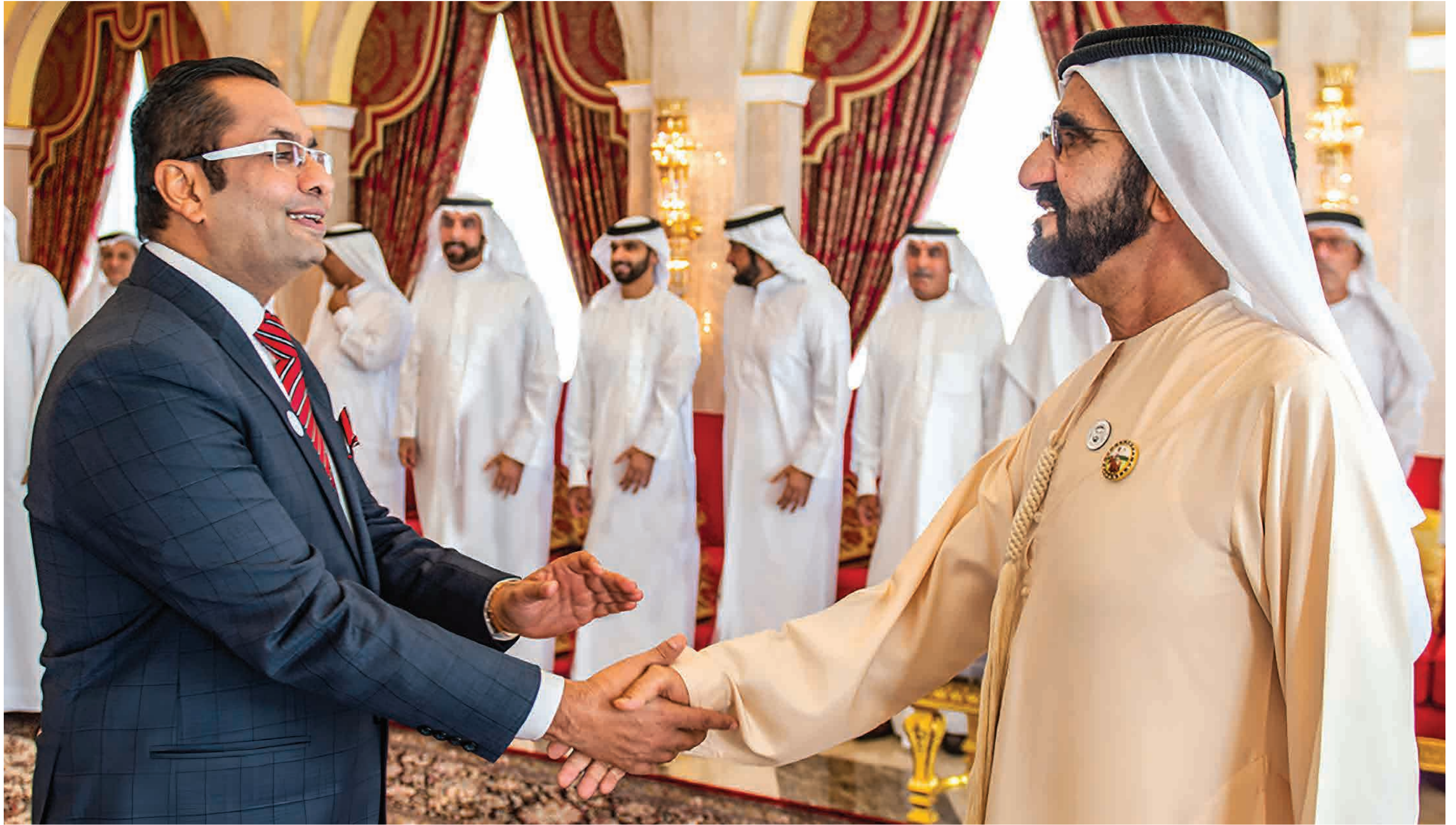


Black Marble Finish & Gold Trimming



Black Marquina Marble Finish

Ensuring excellence in every detail. Experience the lifestyle at BAYZ 102 with premium materials such as marble, fine wood, and high-quality linen curtains.



“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



“Innovation is the bridge that connects imagination with reality, and at Danube Properties, we are architects of tomorrow’s dreams, building today’s legacies.”

Adel Sajan
Managing Director
Danube Group

