



**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

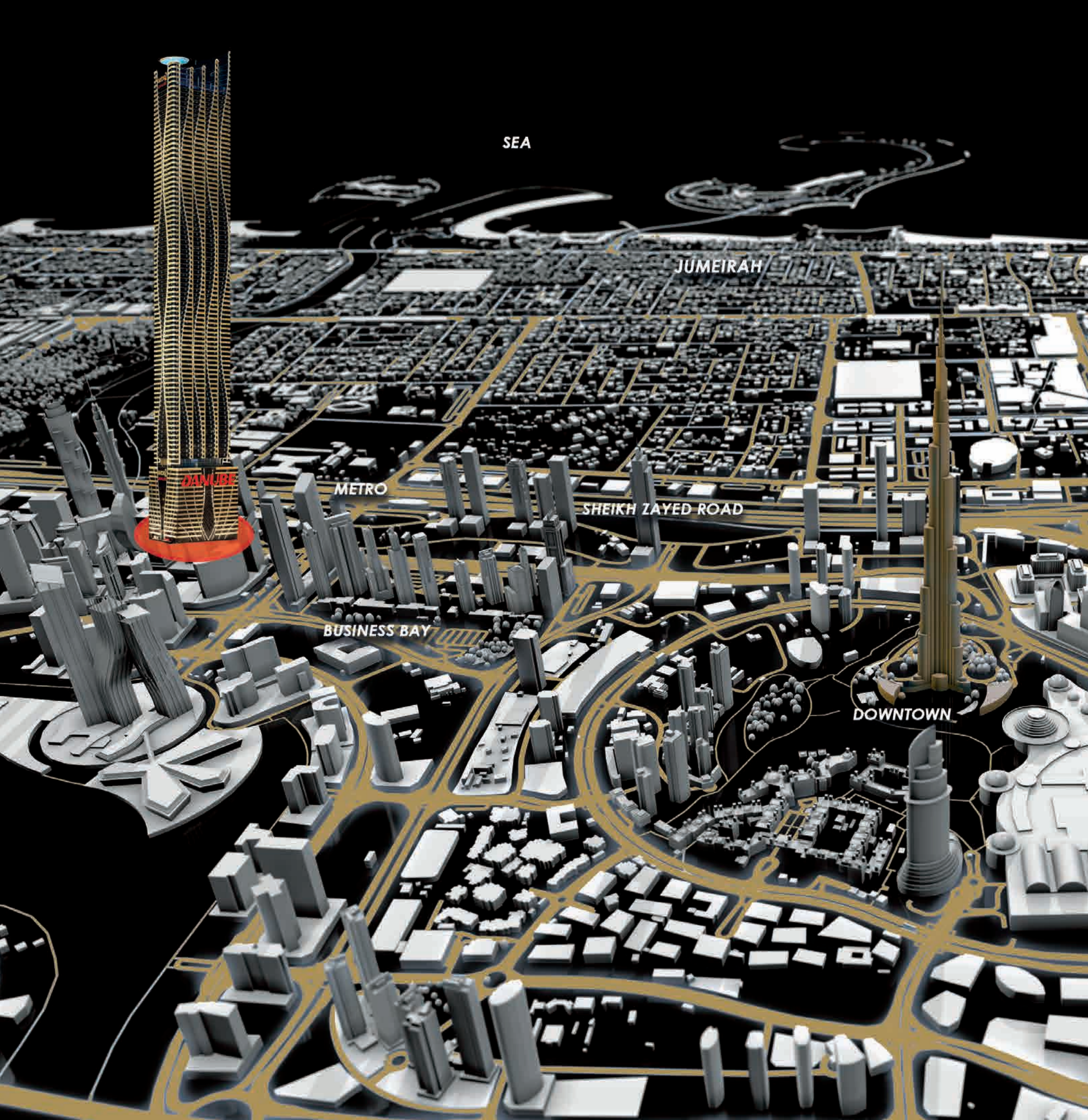


**BAYZ 102**  
**DANUBE**
















# 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



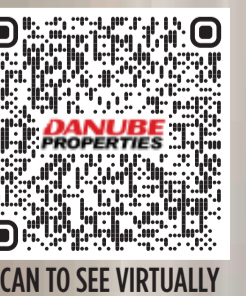
# STUDIO



Luxury and comfort are redefined in each studio space.

# LIVING ROOM

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



DANUBE  
PROPERTIES

SCAN TO SEE VIRTUALLY

# 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



BAYZ 102

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. The Burj Khalifa is the tallest building on the right, illuminated with blue lights. To its left is a tall, twisting skyscraper with a blue facade, illuminated with white lights. The city is lit up with various lights, and the sky is a mix of blue and orange from the sunset. The text "LIVE WITH STUNNING BURJ KHALIFA VIEWS" is overlaid in white on the right side of the image.

LIVE WITH  
STUNNING  
BURJ KHALIFA  
VIEWS

BAYZ 102  
DANUBE

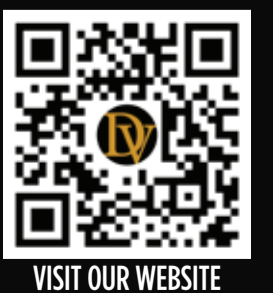
DANUBE

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**

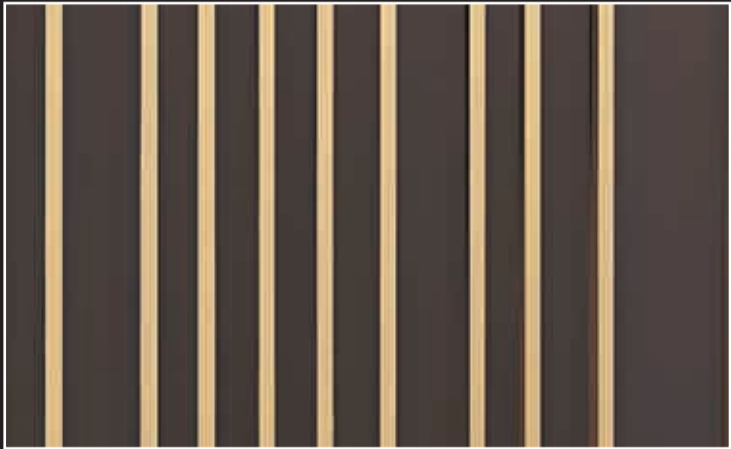


VISIT OUR WEBSITE

# HIGH QUALITY MATERIAL



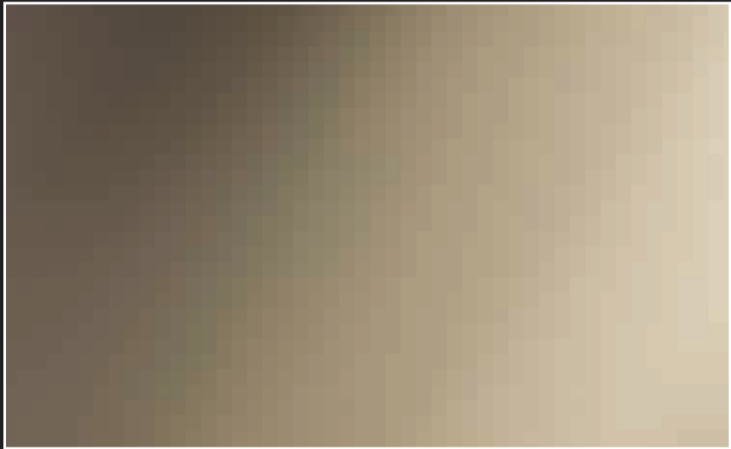
High Quality Decorative Kitchen Panels



Luxury Golden Details



Brushed Gold Cladding Detailing



High Quality Bronze Tinted Mirror



Luxury Curtains With High Threads



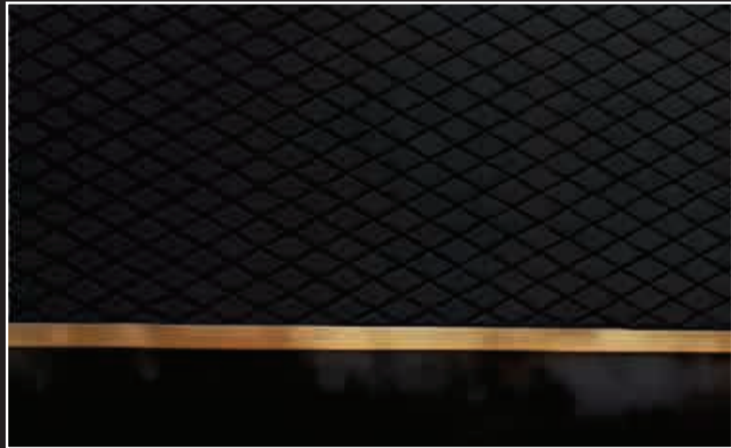
Luxurious High Quality Carpets Design



Volakas White Marble Finish



White & Gold Marble Finish



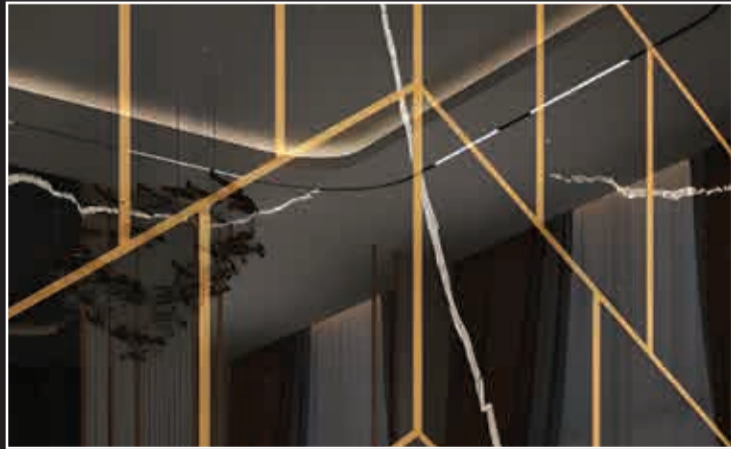
Luxury Grooved Doors with Golden Details



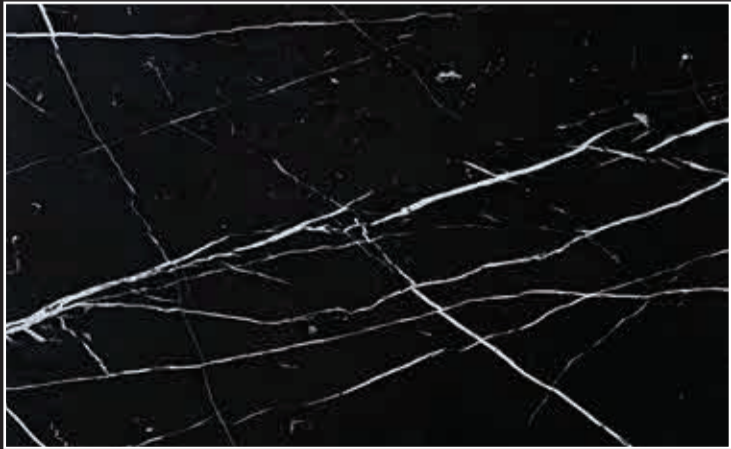
Luxury Gold and Pearl White Finishes



Carbon Fiber Luxurious Details



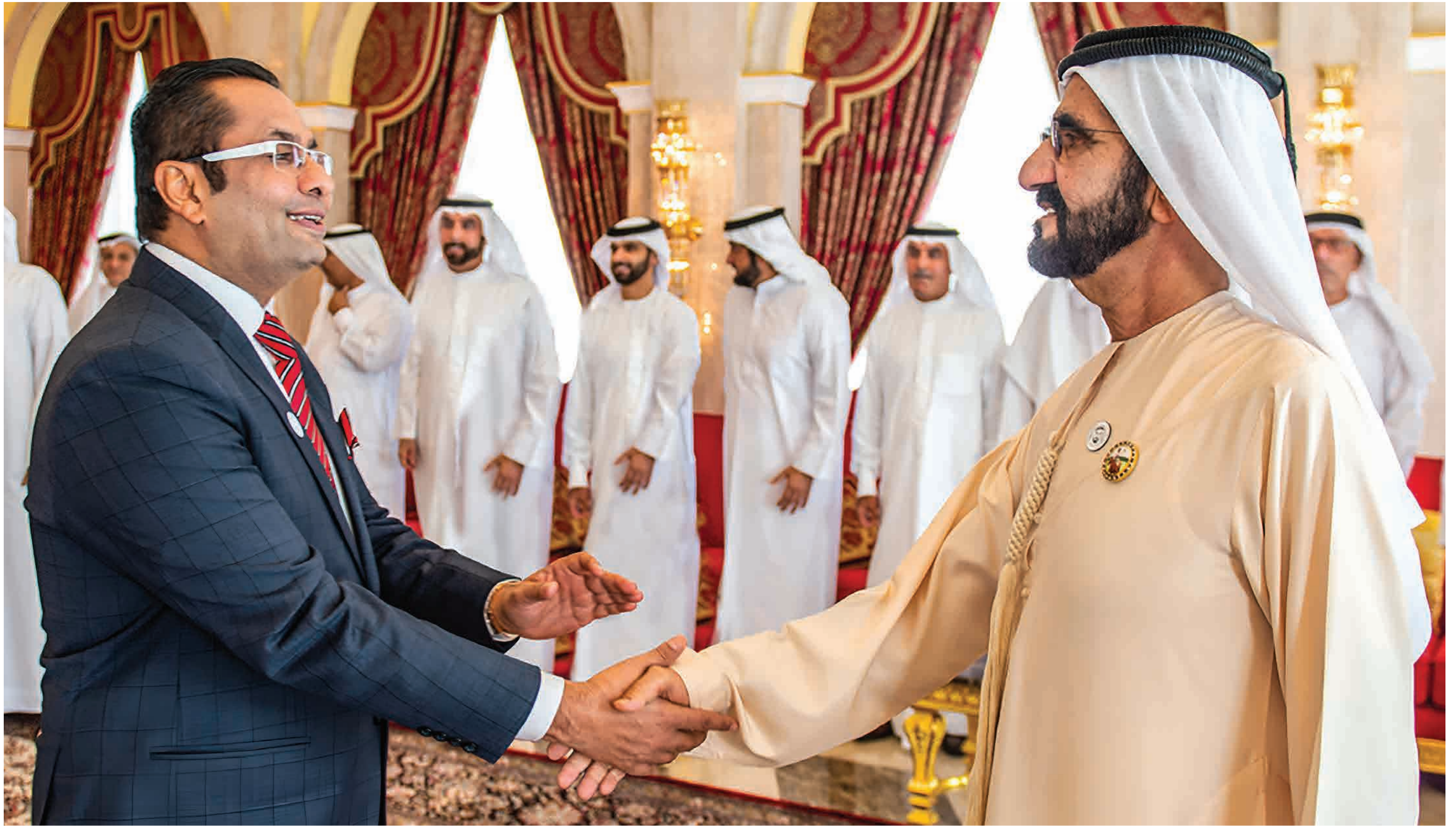
Black Marble Finish & Gold Trimming



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



**DANUBE**  
**PROPERTIES**



Dubai | Abu Dhabi | Muscat | Riyadh | Bahrain | London | China  
Mumbai | New Delhi | Ahmedabad | Kochi | Hyderabad

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