



**BAYZ 101**  
BY **DANUBE**



# **BAYZ 101** BY **DANUBE**

**YOUR HOME IN THE SKY**





**SPECTACULAR  
VIEWS OF THE  
ICONIC DUBAI  
SKYLINE**



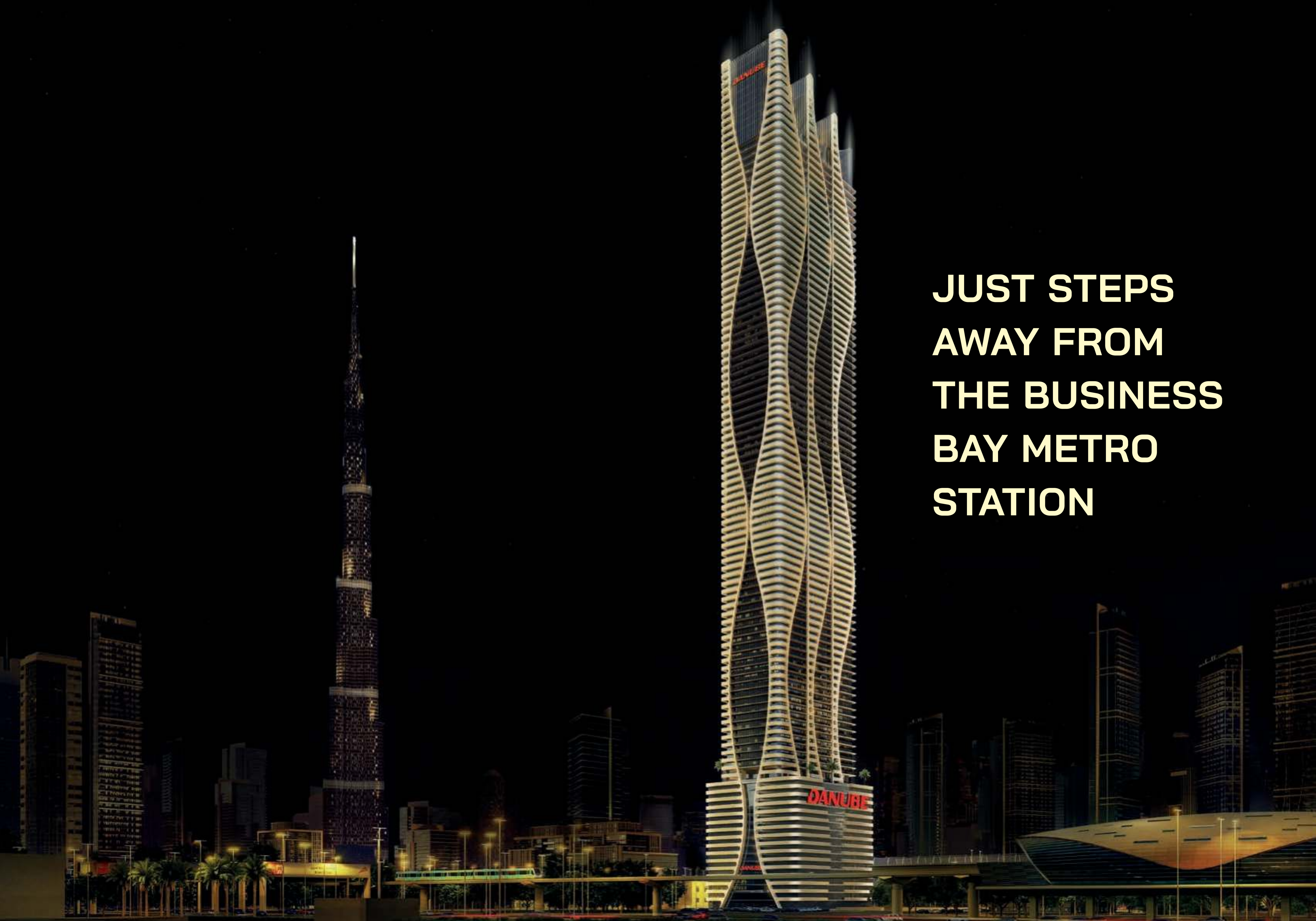


# 101 LEVELS OF LUXURY IN BUSINESS BAY

Presenting the most luxurious project in the  
Danube Properties portfolio - BAYZ 101

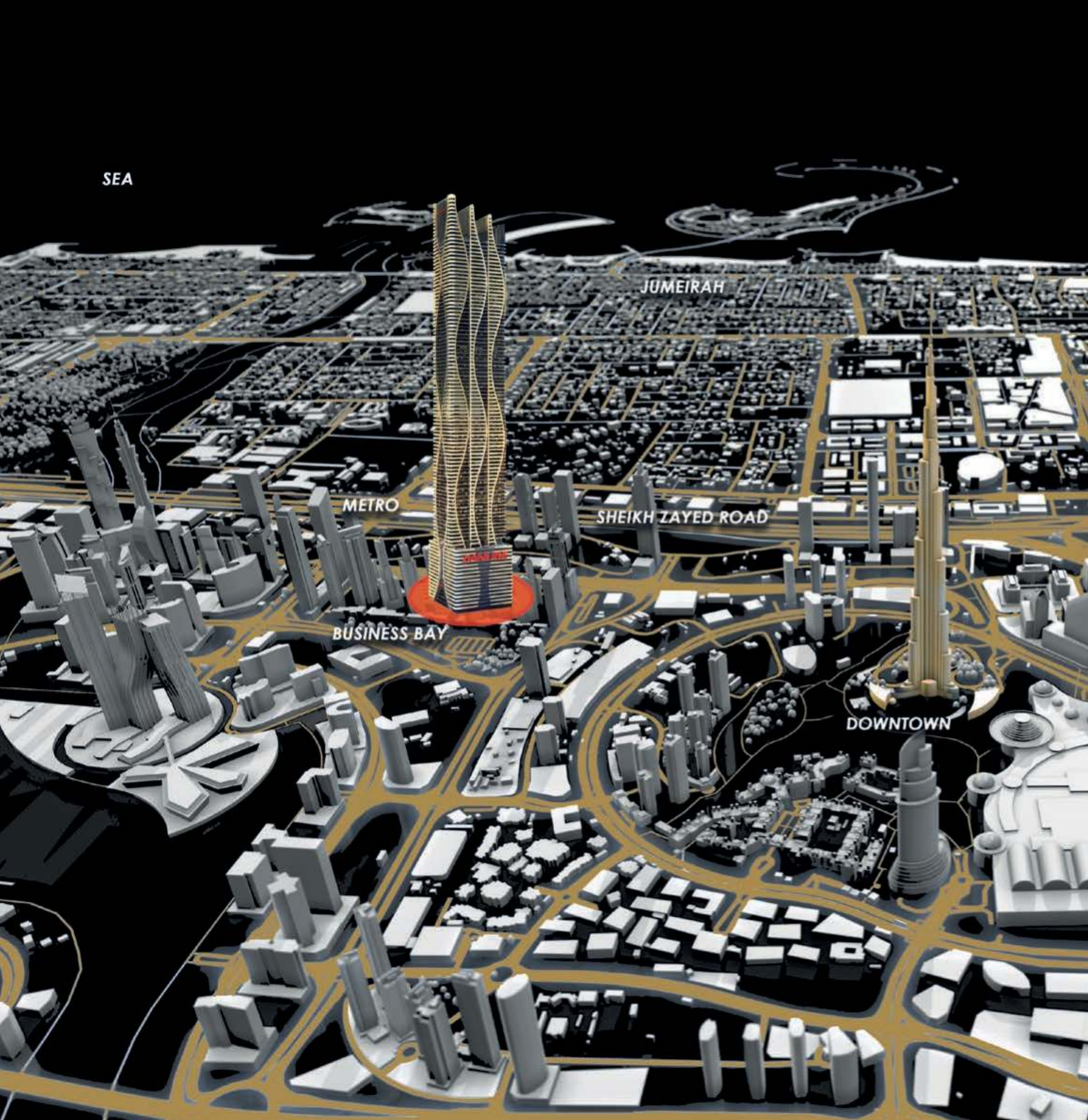




















**JUST STEPS  
AWAY FROM  
THE BUSINESS  
BAY METRO  
STATION**





## 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



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



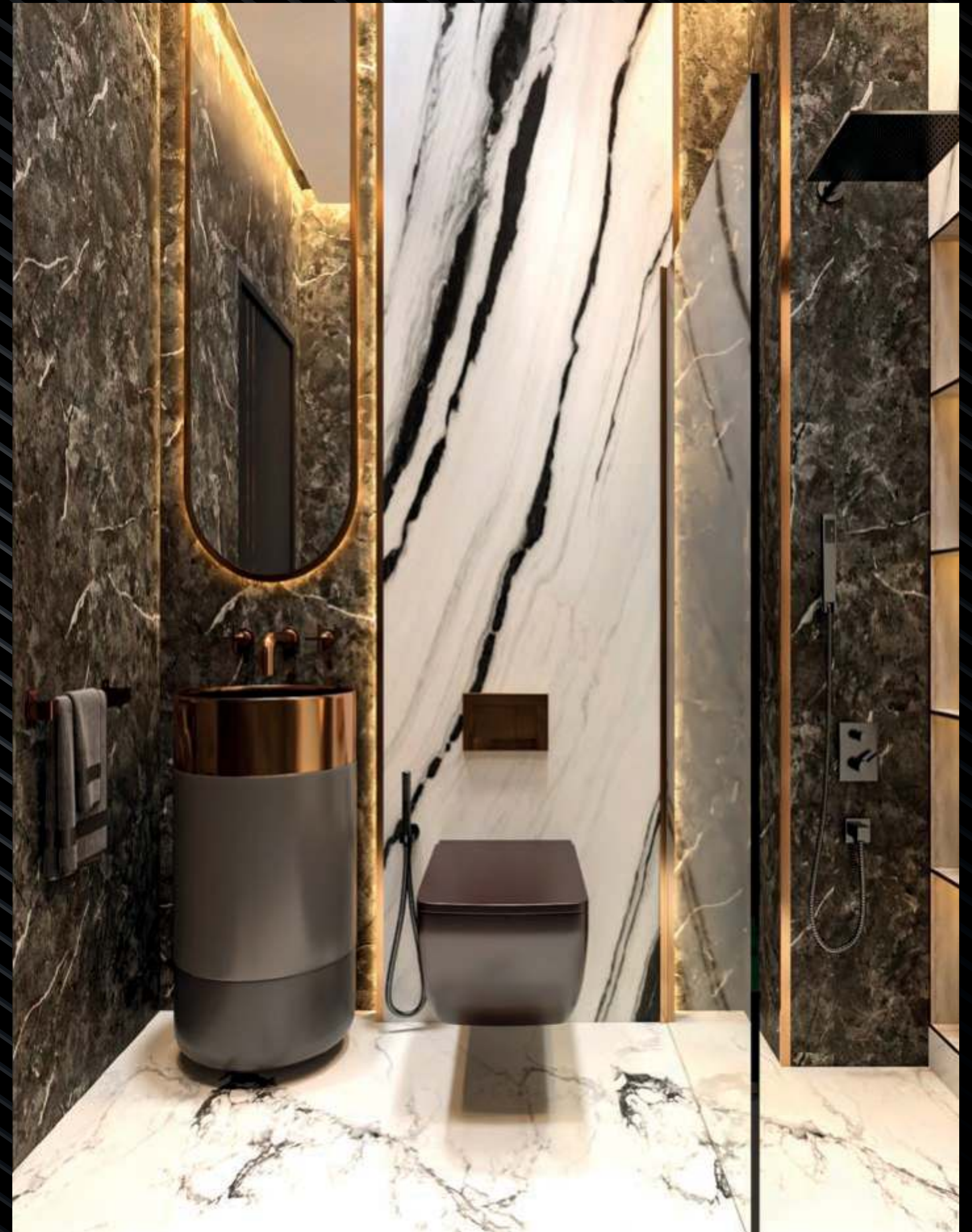


**MODERN DESIGN &  
UNMATCHED STYLE**





# BATHROOM






**PRIVATE POOL  
IN YOUR  
APARTMENT**





A night view of a rooftop infinity pool in Dubai. The pool is illuminated with blue lights and has the word 'DANUBIE' written in yellow on the bottom. Several people are swimming in the pool. In the background, the Burj Khalifa is visible, along with other skyscrapers and city lights. The sky is dark with stars.

# SOAK IN THE BREATHTAKING VIEWS OF DUBAI SKYLINE

INFINITY POOL



**BUSINESS  
CENTRE**





SPA





INDOOR GYM





SALON





# LIBRARY





# GOLF SIMULATOR





# BOWLING CENTER



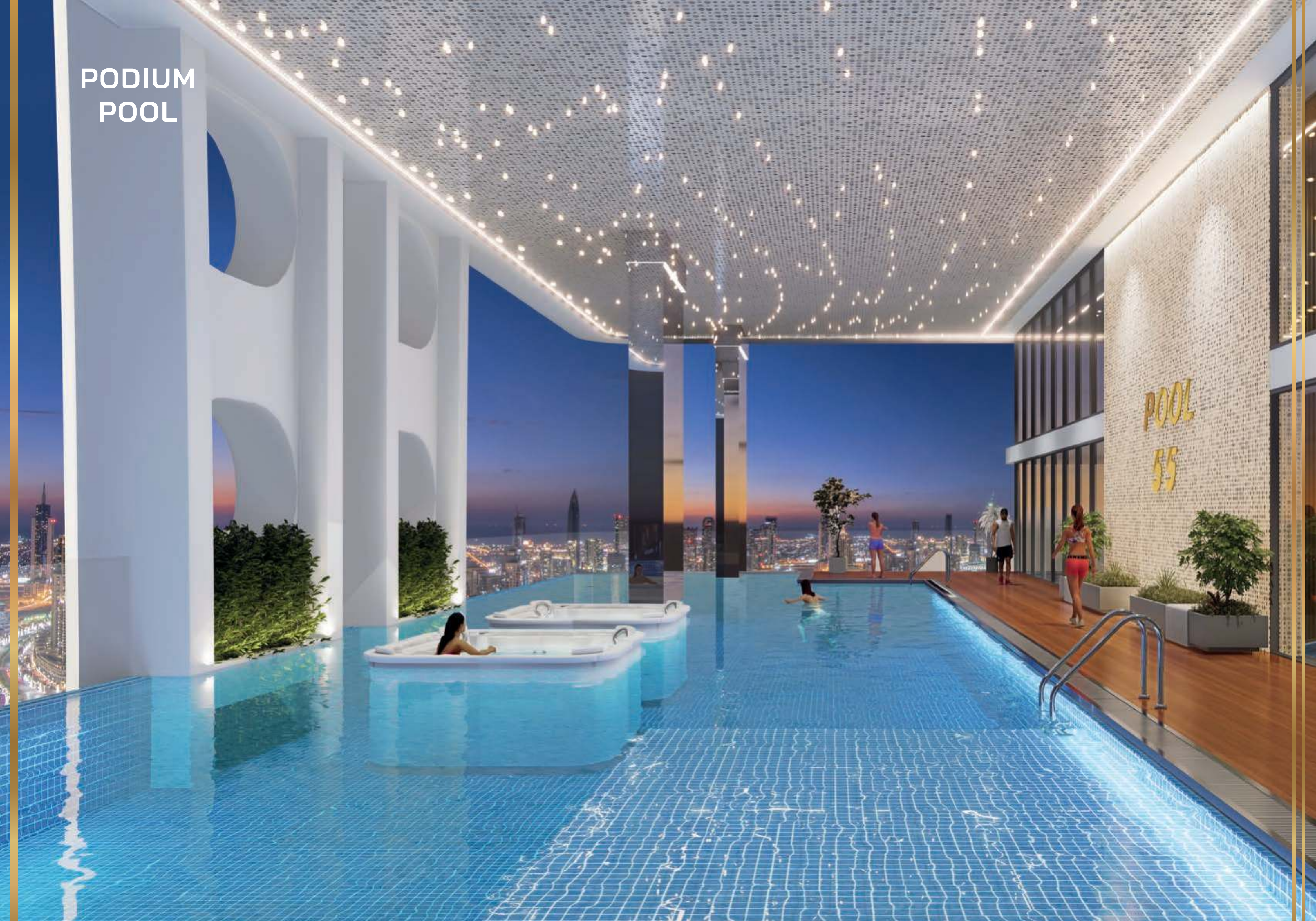


**CINEMA  
LOUNGE**





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**

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“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