WAVE OF LUXURY

BAYZ

BY

DANUBE

Aspire. Aim. Achieve.

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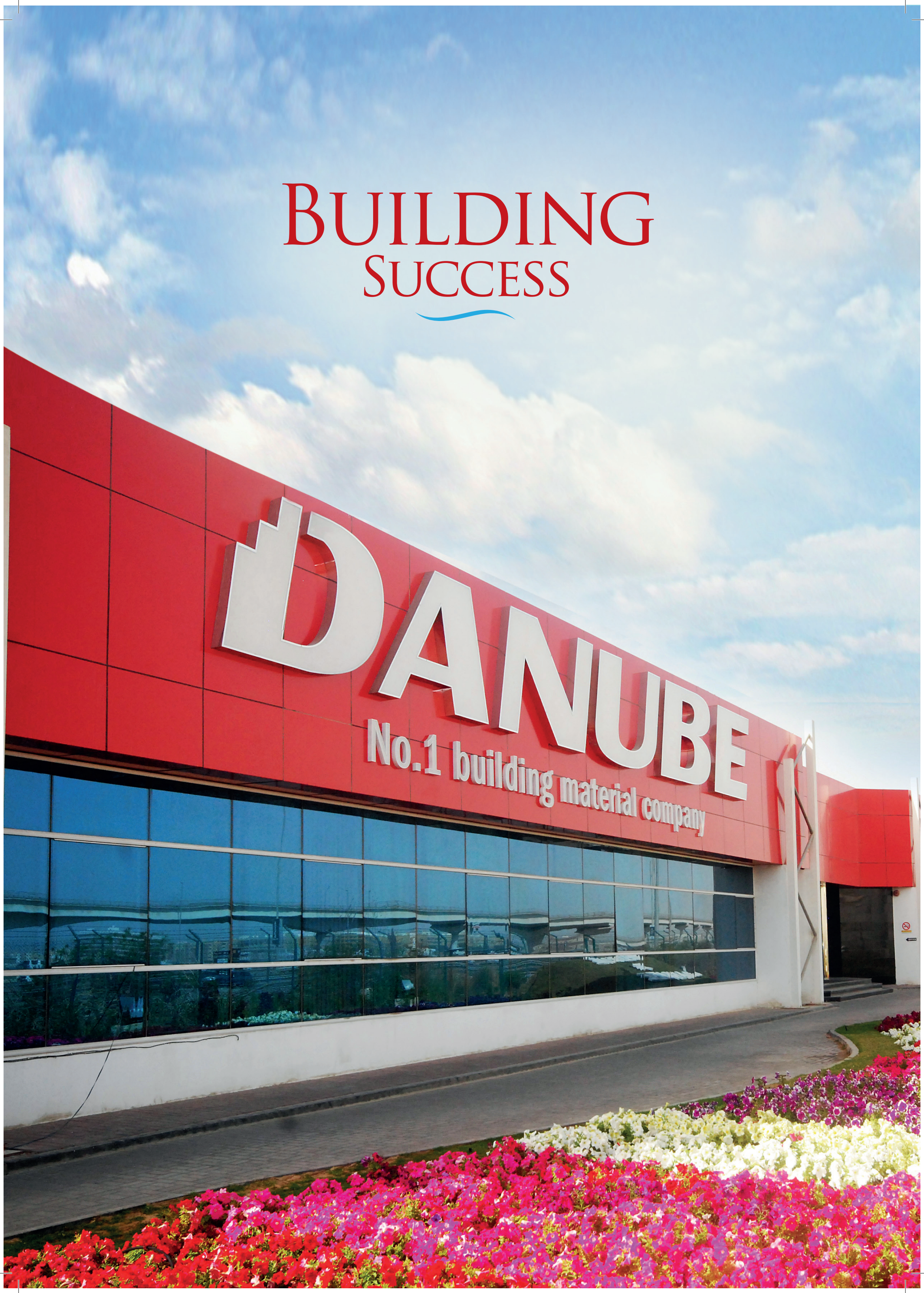
Developer name & no.: Danube Properties LLC - 1009 Project Name & No.: BAYZ TOWER - 1889 Escrow Bank Name & Account No.: United Bank Limited, 200336462
Estimated Completion Date: May 2020 Estimated Service Charge: AED 12-14 per sq. ft. Permit Number: 13039

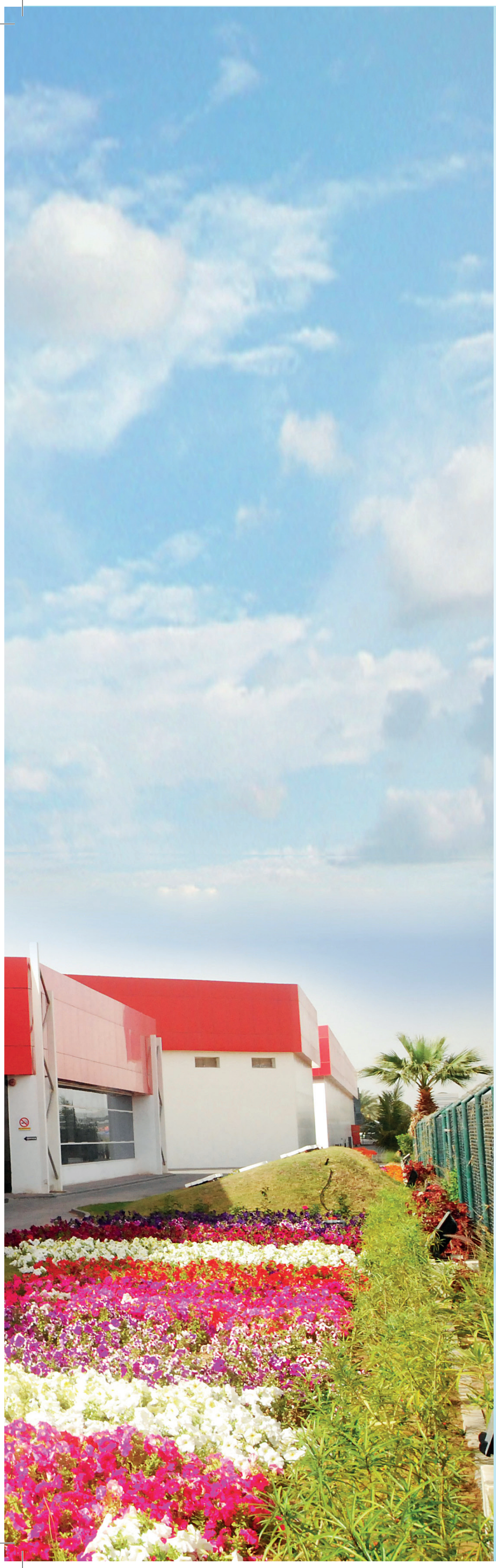
BAYZ

BY

DANUBE

BUILDING SUCCESS





Since it's inception in 1993, Danube group has been building one success story after another in the region. From a humble beginning as a small building materials trading shop in Deira with 3 employees, Mr. Rizwan Sajan, the Founder and Chairman of Danube, has spearheaded the transformation of the Group, into a diversified, million dollar global conglomerate. Today the Danube Group operates in 9 countries across Middle East and Asia with an employee strength of over 2500.

DANUBE GROUP COMPANIES ARE

- **Danube Building Materials**
- **Danube Properties**
- **Danube Home**
- **Cha Cha Chai**
- **Danubedirect.com**
- **Danube Fashions**
- **Danube Systems**
- **Alucopanel**

With over 25,000 products and value added services Danube Group prides in nurturing stong relationships with their customers.

The Magic of Dubai!





Dubai is a city where dreams are turned into reality. A city that has risen from the sands of Arabia to be the most sought after destination in the world. Dubai is known for its grandeur, its opulent lifestyle and multicultural identity.

DUBAI-ONE OF THE WORLD'S MOST INVESTMENT FRIENDLY CITY

Dubai has one of the most diversified economy and the fastest growing economy in the MENA region a truly global city in the Middle East. With its aggressive growth plan, safe and secure environment and world's biggest landmarks the city draws the best talent and tourists from all over the world making it a 'must visit' city in the world.

WHY INVEST IN DUBAI?

- **HIGH CAPITAL APPRECIATION**
- **HIGH RENTAL INCOME: 8%-10 %**
- **PROGRESSIVE ECONOMY**

  Dubai is the fastest growing economy in the MENA Region which means more new businesses, growth in population & housing demand. Rated at the top for best infrastructure
- **100% TAX FREE INCOME**

  0% Corporate Tax, 0% Capital Gain Tax,
  0% Income Tax
- **EASE OF INVESTMENT**

  Duly regulated market controlled by robust laws
  Dubai Freehold Property is open to any investors of all nationalities
  Developers and Projects are registered, certified and approved by the Government of Dubai, UAE
- **SECURITY**

  Rated as one of the safest cities in the world with lowest crime rate.


Middle East
Forbes
TOP REAL ESTATE COM
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Forbes
TOP
REAL ESTATE
COMPANIES
IN THE ARAB WORLD
2016



WHY INVEST IN DANUBE?

Having cemented their position in the building materials industry, it was a natural progression for Danube to enter the property development market. Danube properties was born in 2014. In a short span of 3 years Danube Properties have launched many successful and award winning projects. Danube now launches it's 9th prestigious project – Bayz @ Business Bay. Danube group's reputation for delivering quality is proven. All Danube projects are sold out.

Honored by Forbes Middle East as the ' Top Real Estate Developer in the Arab world' and 'Residential High-Rise Development' award by Arabian Property Award, Danube resonates of trust, quality and affordable luxury!

UNIQUE DANUBE ADVANTAGE

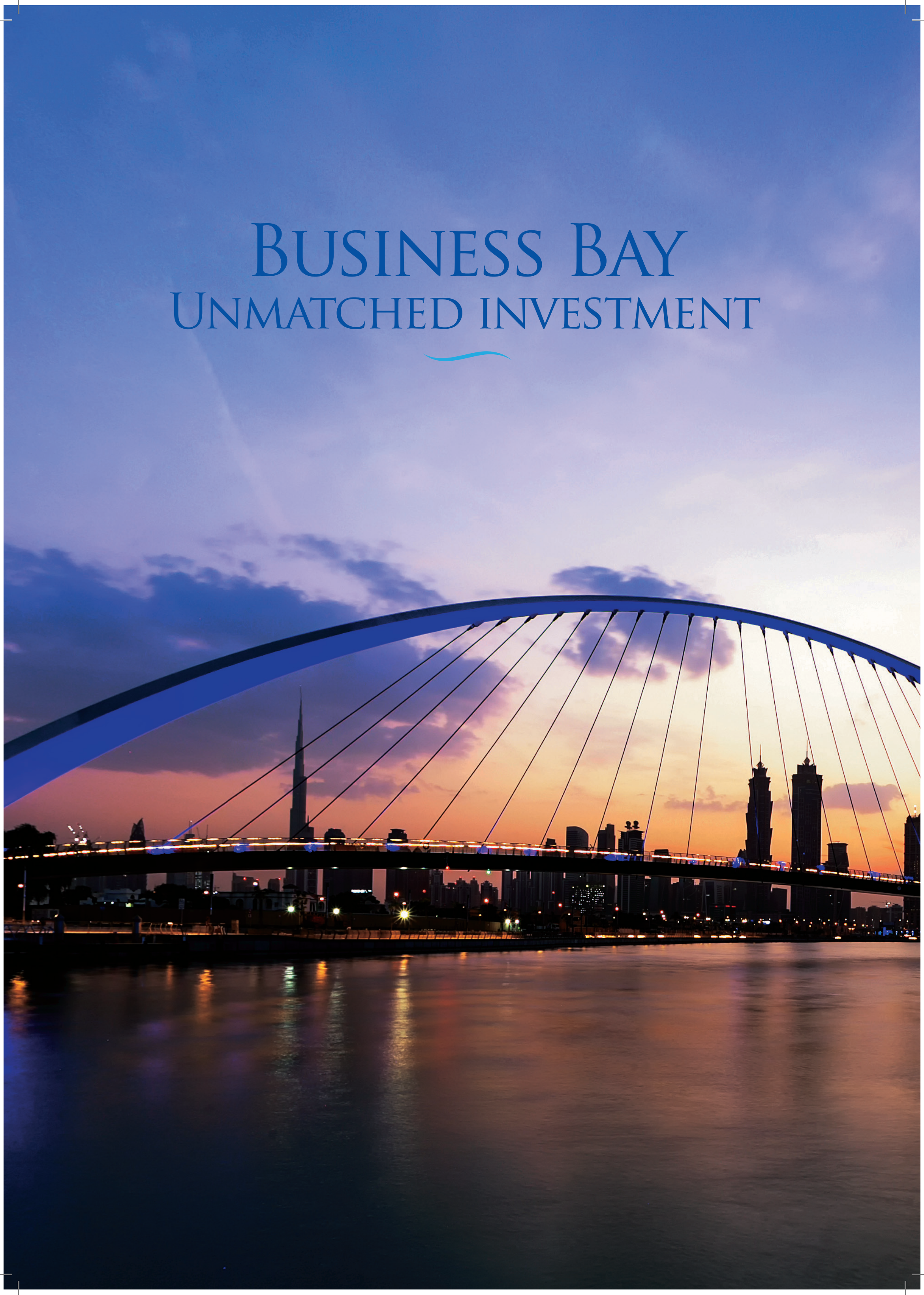
- **FULLY FURNISHED APARTMENTS**
- **PAY FOR 1 BEDROOM, USE IT AS 2 BEDROOMS**

  Fitted with modular furniture that fulfill the highest claims in terms of quality, functionality, design and durability.
- **PAY 1% PER MONTH* - DOUBLE YOUR ROI**
- **CONVENIENTLY LOCATED PROJECTS**



Business Bay

Unmatched investment





It is Dubai's business and residential district, beautifully lined with the picturesque Dubai canal and several 5 star hotels dotting its banks. Business Bay is part of the vision of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, Vice President of the UAE, Prime Minister and Ruler of Dubai. A commercial, residential and business cluster along a new extension of Dubai Creek extending from Ras Al Khor to Sheikh Zayed Road, the place covers an area of 64,000,000 square feet. It comprises of office and residential towers set in landscaped gardens with a network of roads, pathways and canals. Located near some of the world's well- known landmarks, Business Bay is your luxurious address in Dubai.



BAYZ
BY
DANUBE

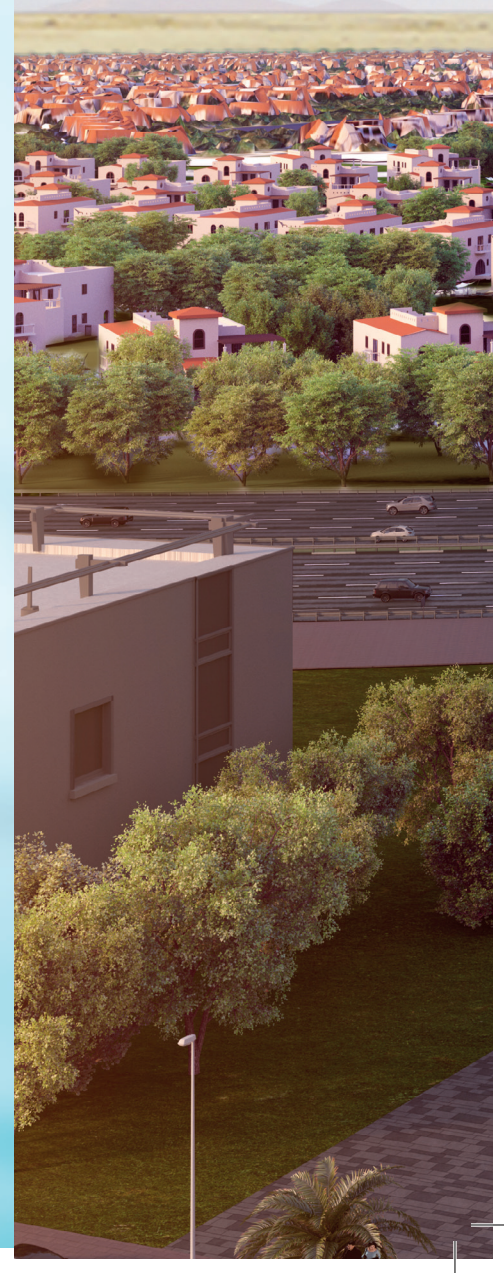
@Business Bay

Aspire. Aim. Achieve.

Bayz by Danube embodies what the spirit of Dubai stands for. The city is aspirational, it pushes you to aim high and achieve your goals.

A home to flaunt, with the magnificent view of the Burj Khalifa, a minute's walk from the Dubai Canal, that is soon becoming Dubai's hottest hangout. 29 floors of quality luxury, Bayz offers 456 apartments for buyers to choose from. A combination of 264 studios, 120 one bedroom, 48 two bedroom and 24 three bedroom apartments and 7 retail outlets.





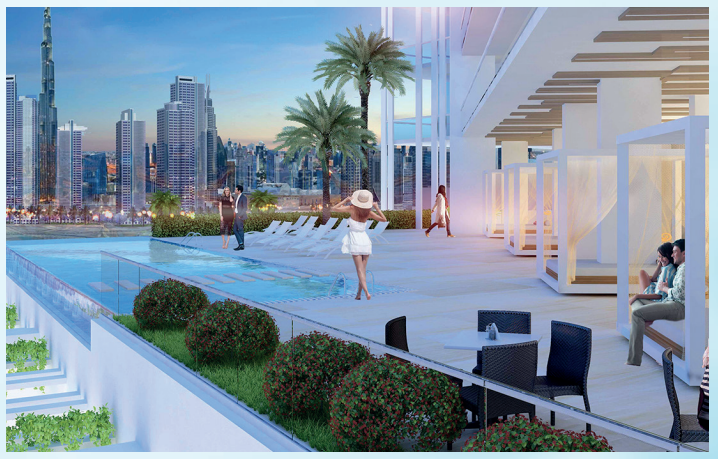

DANUBE
PROPERTIES
Coffee
KITCHEN
Restaurant

Spot the world's biggest LANDMARKS!





Surrounded by some of the world's biggest landmarks including the world's tallest tower, the Burj Khalifa, the Marriot Marquee (the world's tallest hotel) and the upcoming world's tallest deck, Bayz by Danube offers breathtaking views of these monuments!




DANUBE
PROPERTIES



REDEFINING LUXURY

Bayz by Danube spells elegance. Pigeon marble greets you at the foyer and the lift spaces while high quality wood grain finish adorns its furniture fit outs. Equipped with a swanky swimming pool, party hall cum kid's play area, barbecue deck, fully equipped health club with state-of-the art facilitites as well as sauna and steam, Bayz by Danube will encompass common areas for community sports and activities. Chic modular kitchens designed for comfort and luxury, bathrooms laid out in exquisite Spanish tiles with Italian finish and luxurious fittings from Milano, Bayz by Danube has been enhanced with a keen eye towards luxury.



LIVING ROOM BY DAY



BEDROOM BY NIGHT



European concept, designed and supplied by

DANUBE HOME


DAMAC
EMAAR
EMAAR
EMAAR



Pool with a View

Swim in the pool or laze on the pool deck while enjoying the view of the World's best landmarks.



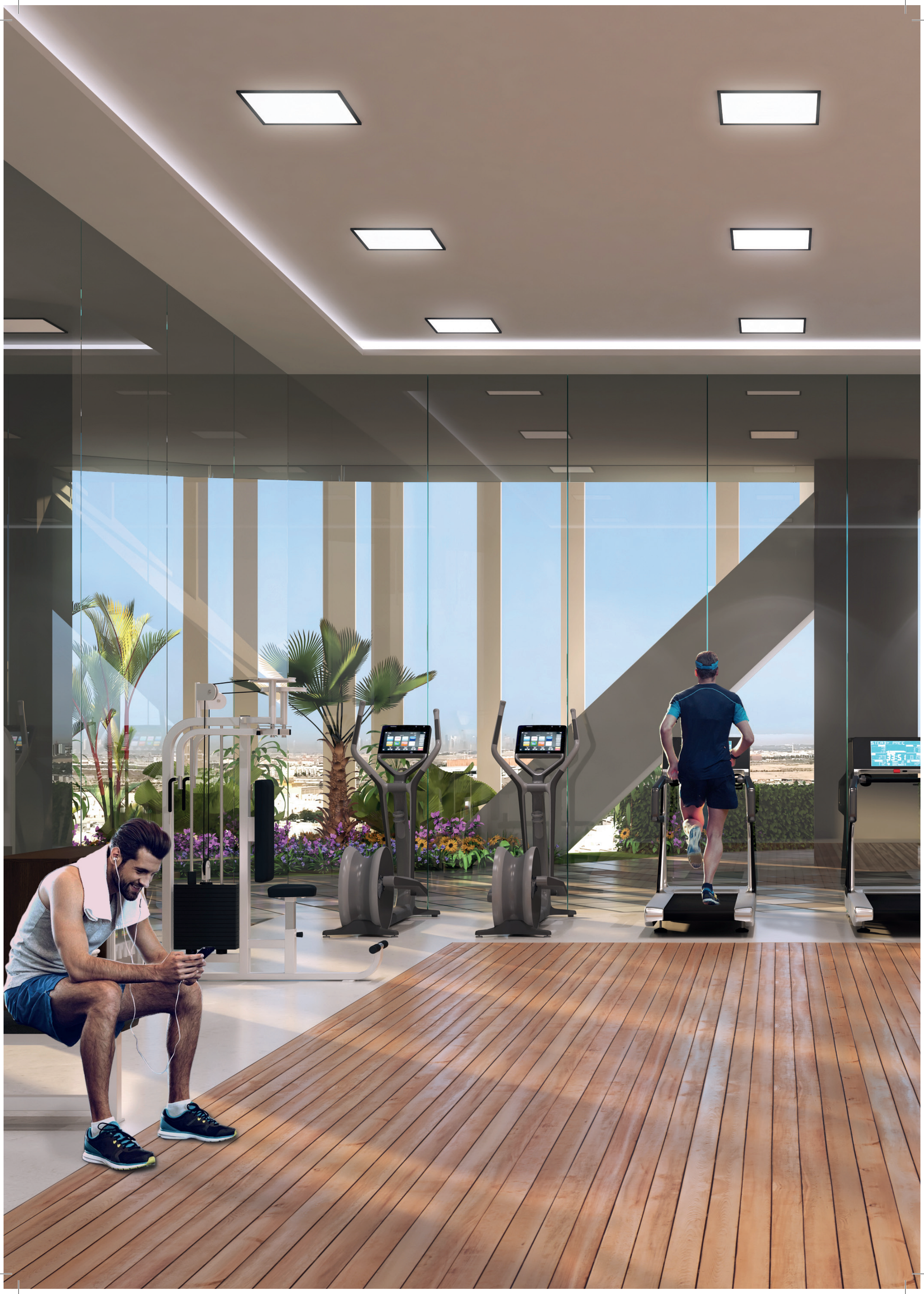




LIFE IS A PARTY

At Bayz by Danube you will look for excuses to throw a party. Celebrate and enjoy quality moments with friends, family and kids at the party hall cum kid's play area.







HEALTH IS WEALTH

The health club offers a fully equipped gym, sauna, steam room, and a Zen zone for meditation and rejuvenation.







Living Room Tales

A cozy and relaxing place for family and friends to share their every day stories and relax. The living room at Bayz are designed to give you that true Utopian feeling where everything is just perfect. Choose from a range of well appointed furnitures and accessories designed to fit your lifestlye.




SIEMENS

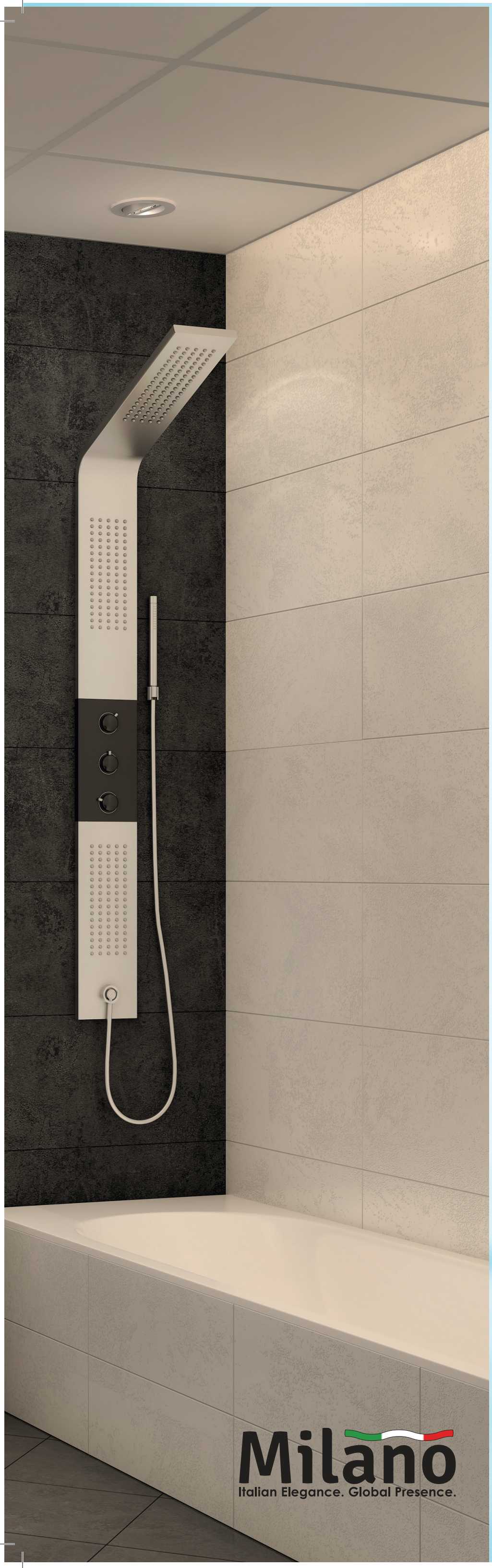


Bespoke Kitchens

You will want to spend your whole day here. Stylish bespoke kitchens that are modular and crafted to perfection. A wide choice of colours, styles and finishes available. Enjoy the spread.

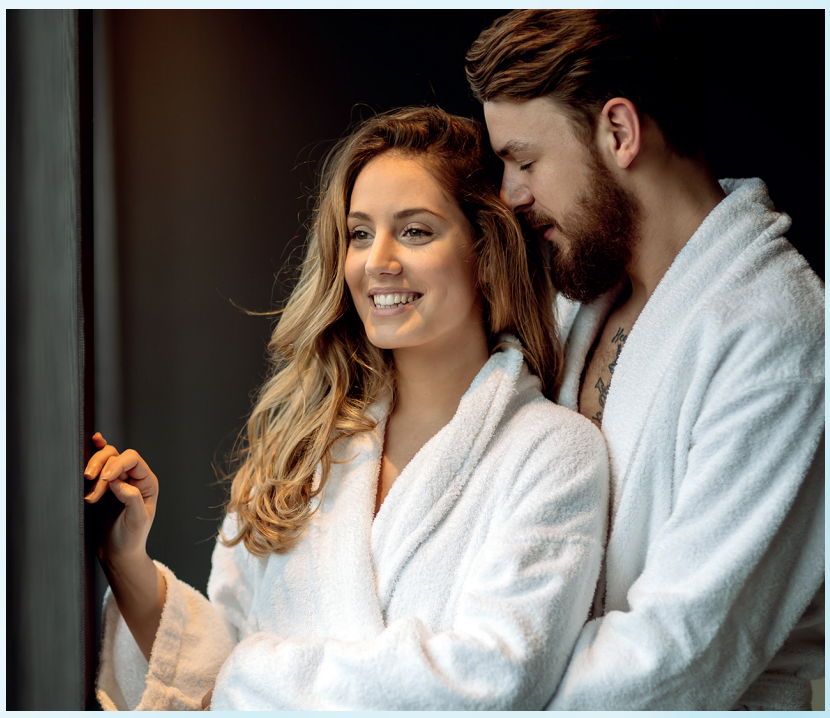






Exquisitely Appointed

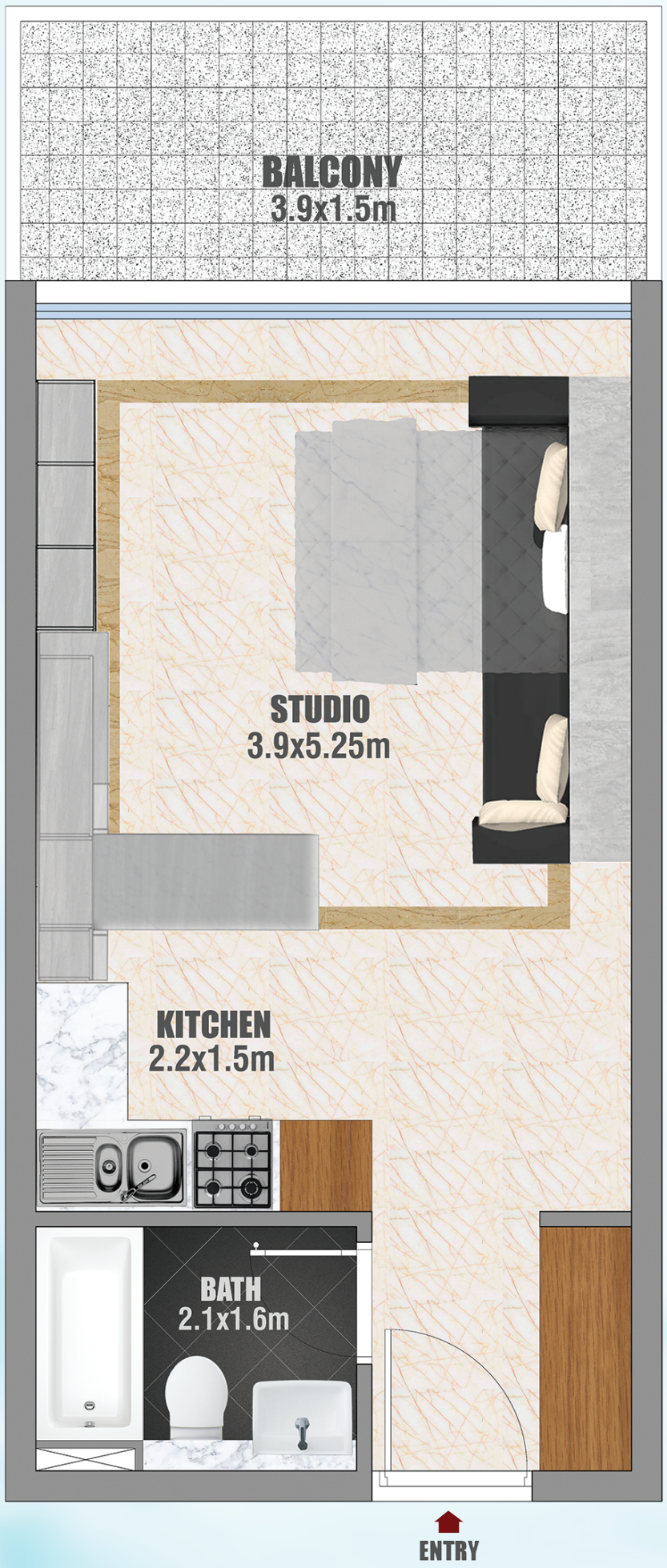
Luxurious Italian finish, high quality Spanish tiles and stylised fittings from Milano, will ensure that your bathroom is enviable.

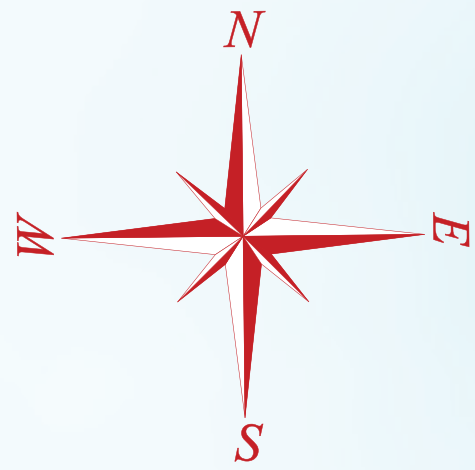


STUDIO - TYPE SA

Flat Nos. 03, 04, 05, 06, 07, 12, 14, 15, 16, 17

Total Area: 412.58 Sqft.





KEY PLAN

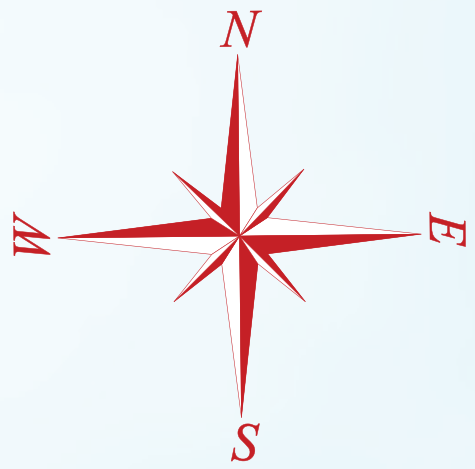


STUDIO - TYPE SB

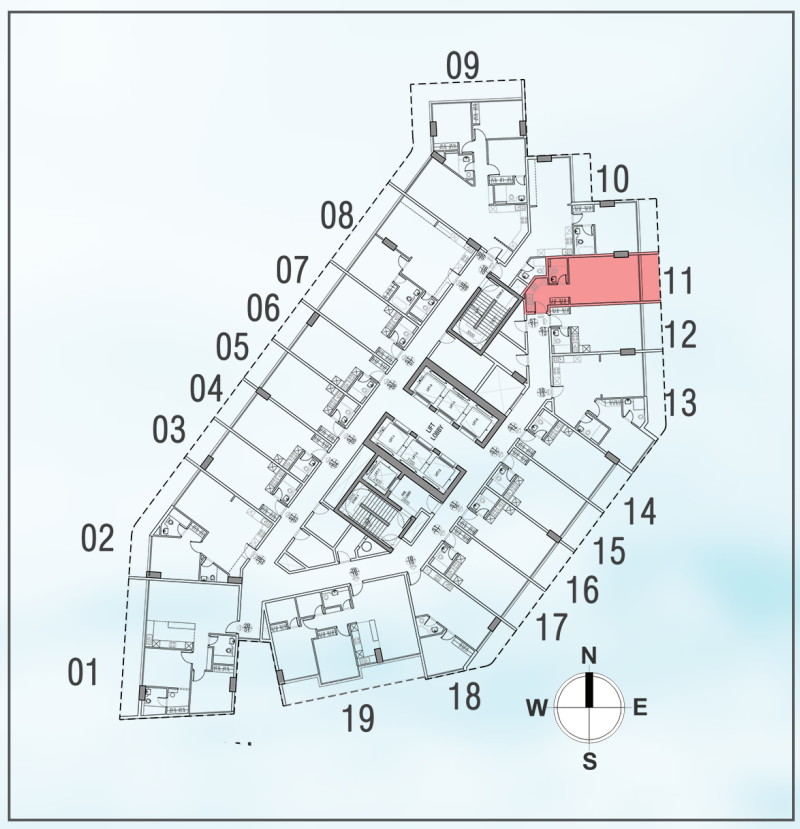
Flat No. 11

Total Area: 472.54 Sqft.





KEY PLAN

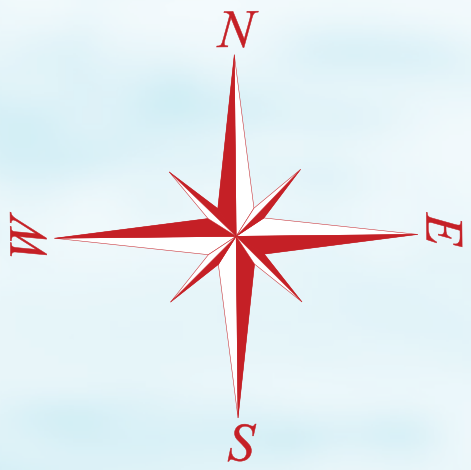


1 BED UNIT - TYPE 1A

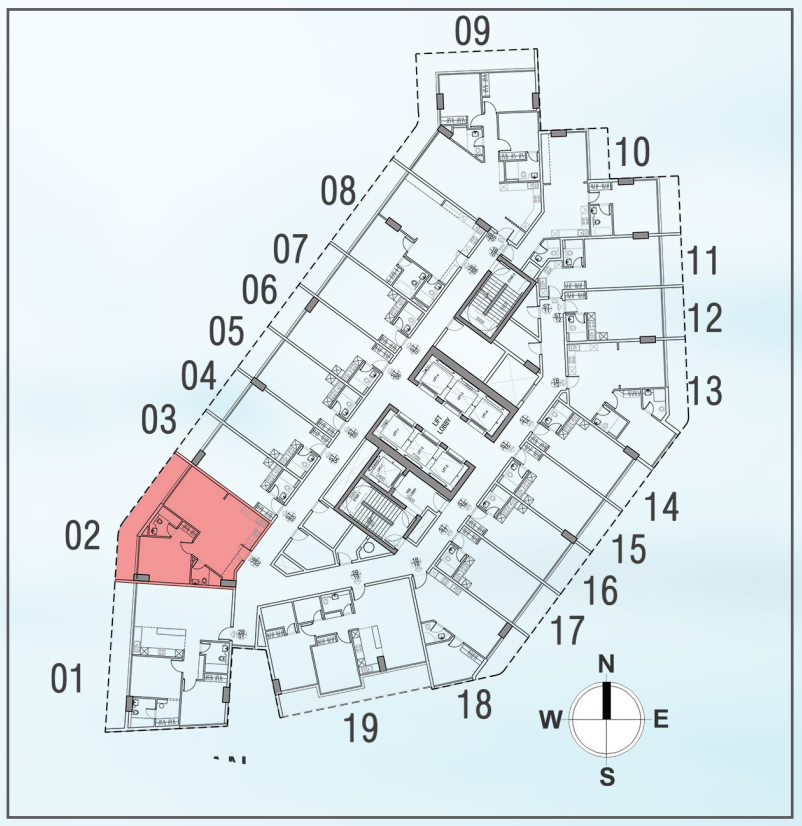
Flat No 02

Total Area: 881.36 Sqft.





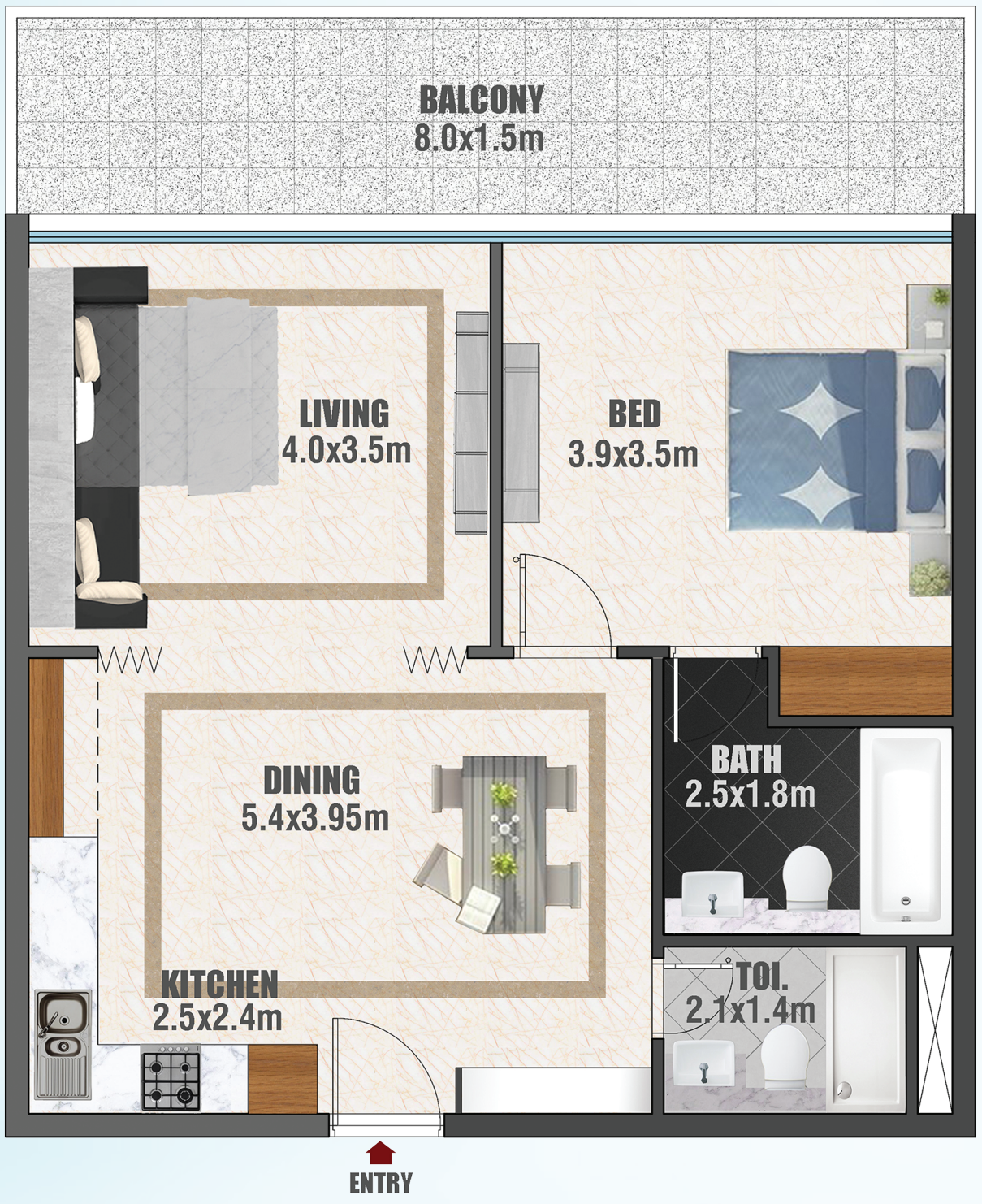
KEY PLAN



1 BED UNIT - TYPE 1B

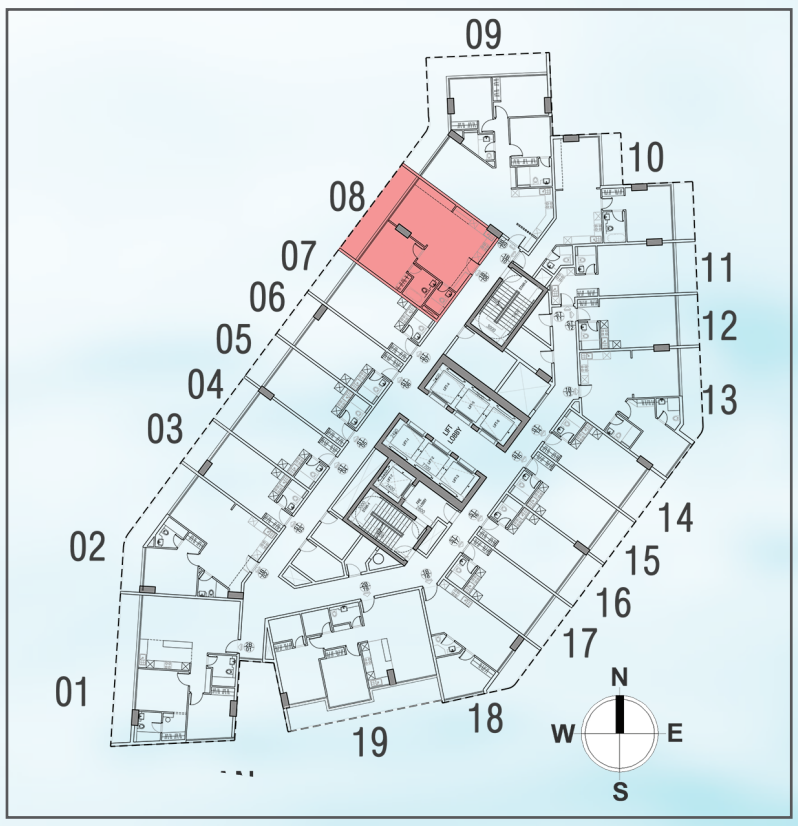
Flat No. 08

Total Area: 817.74 Sqft.





KEY PLAN



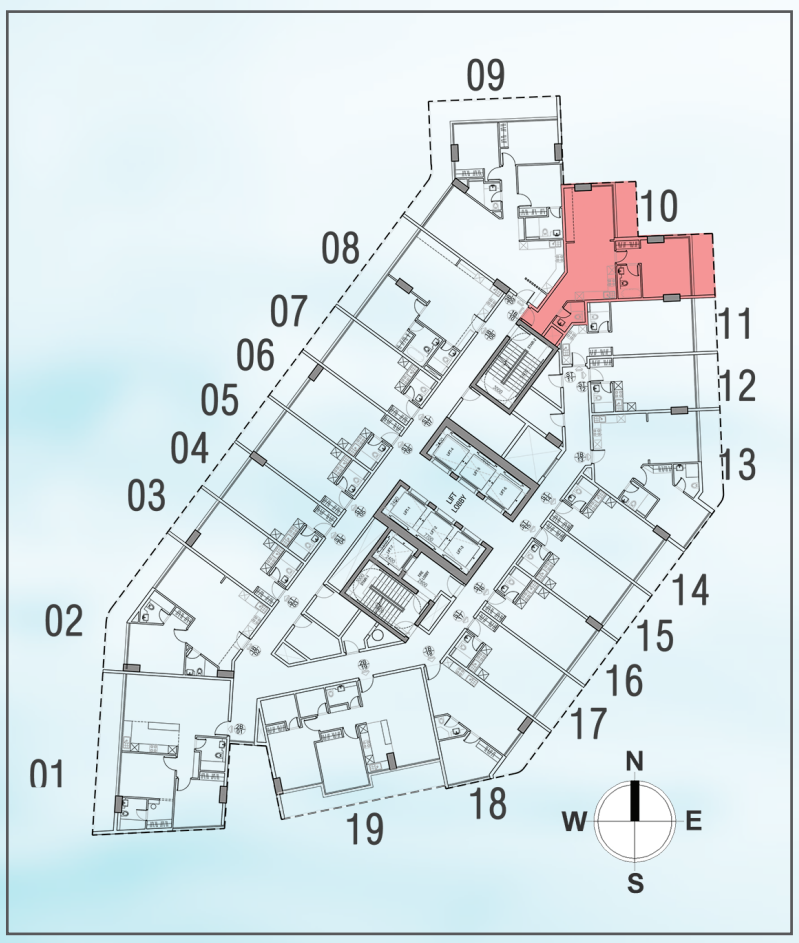
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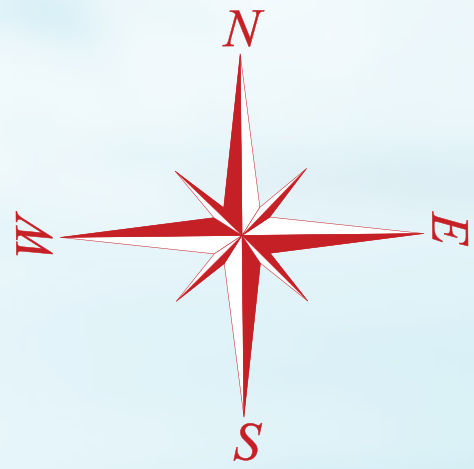
Flat No. 10

Total Area: 854.12 Sqft.



KEY PLAN





1 BED UNIT - TYPE 1D

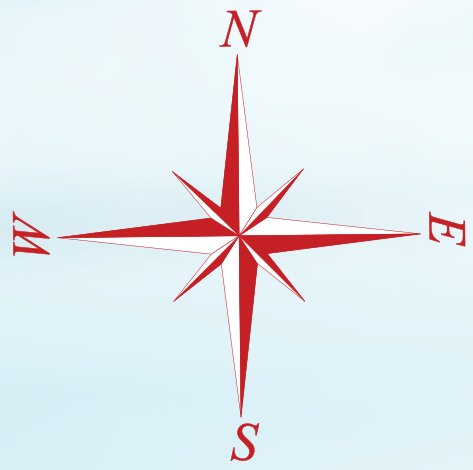
Flat No. 13

Total Area: 787.06 Sqft.



KEY PLAN





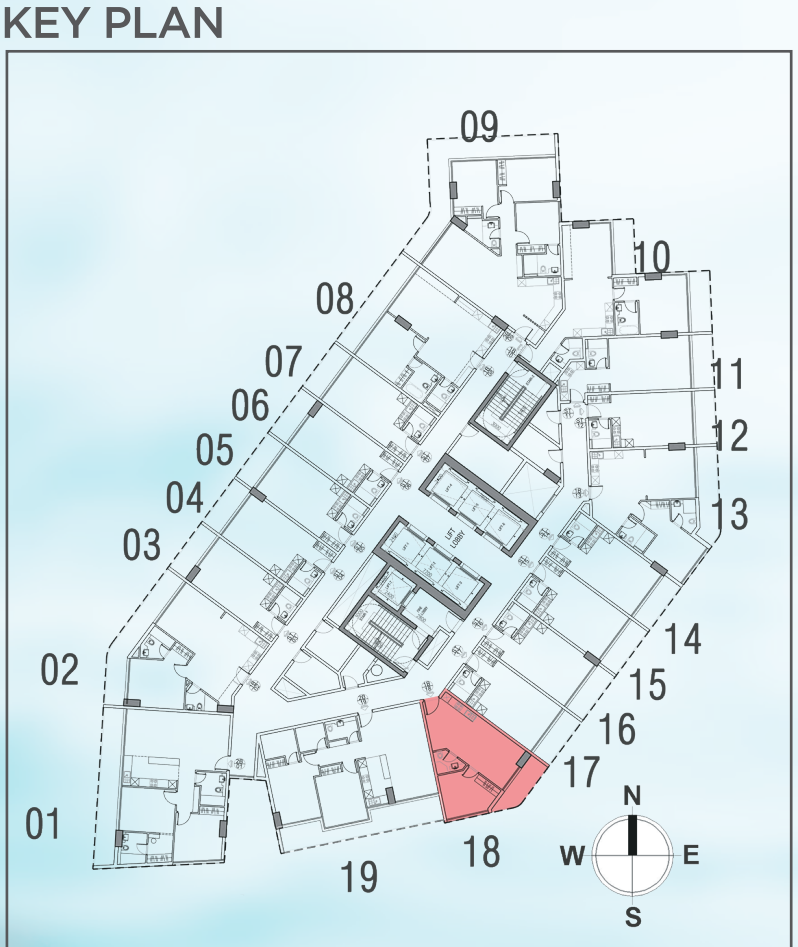
1 BED UNIT - TYPE 1E

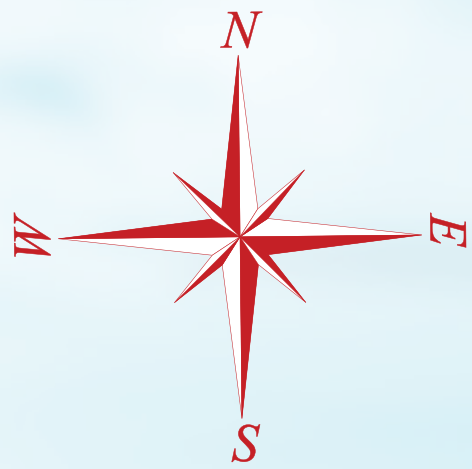
Flat No. 18

Total Area: 551.01 Sqft.



KEY PLAN

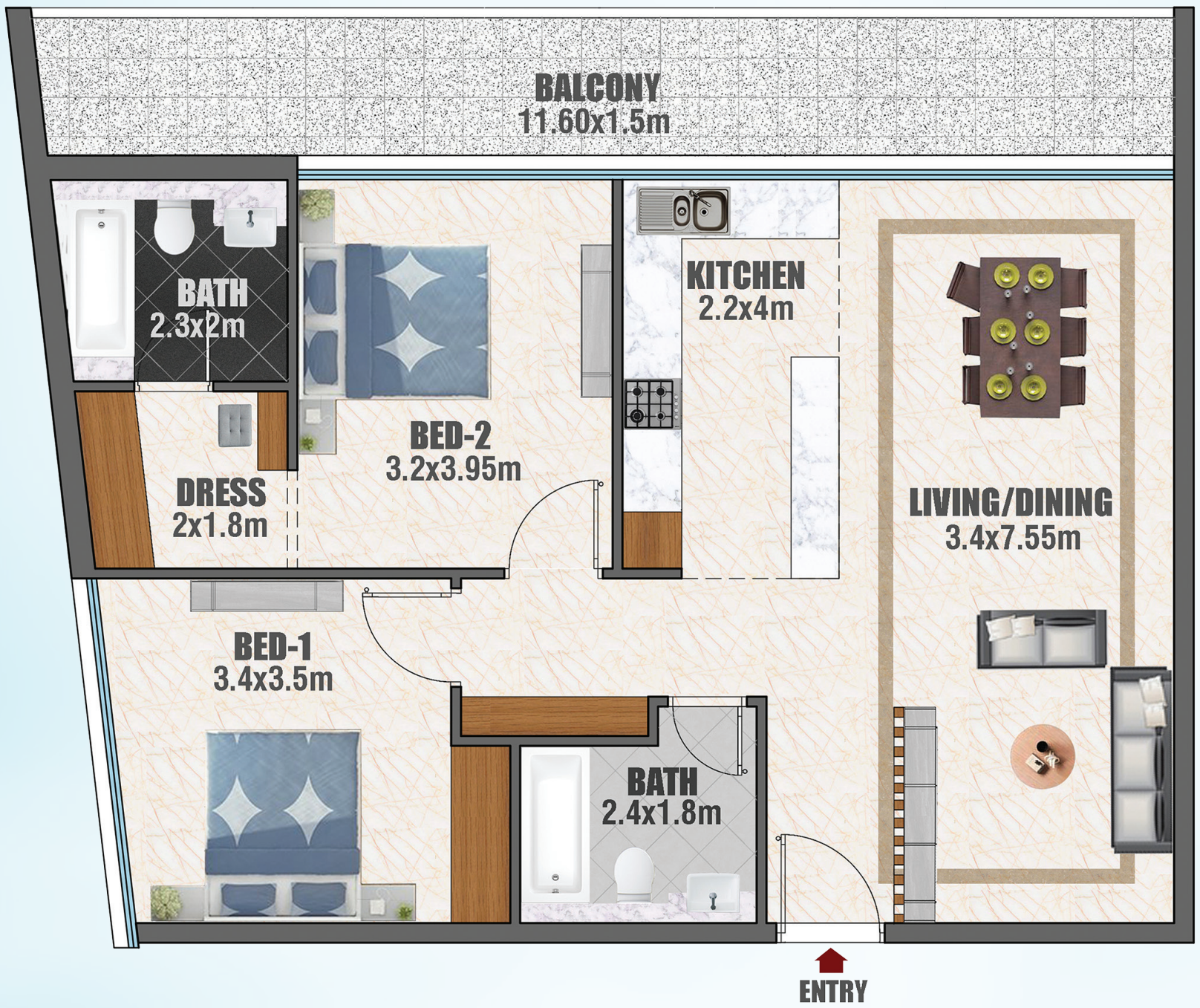




2 BED UNIT - TYPE 2A

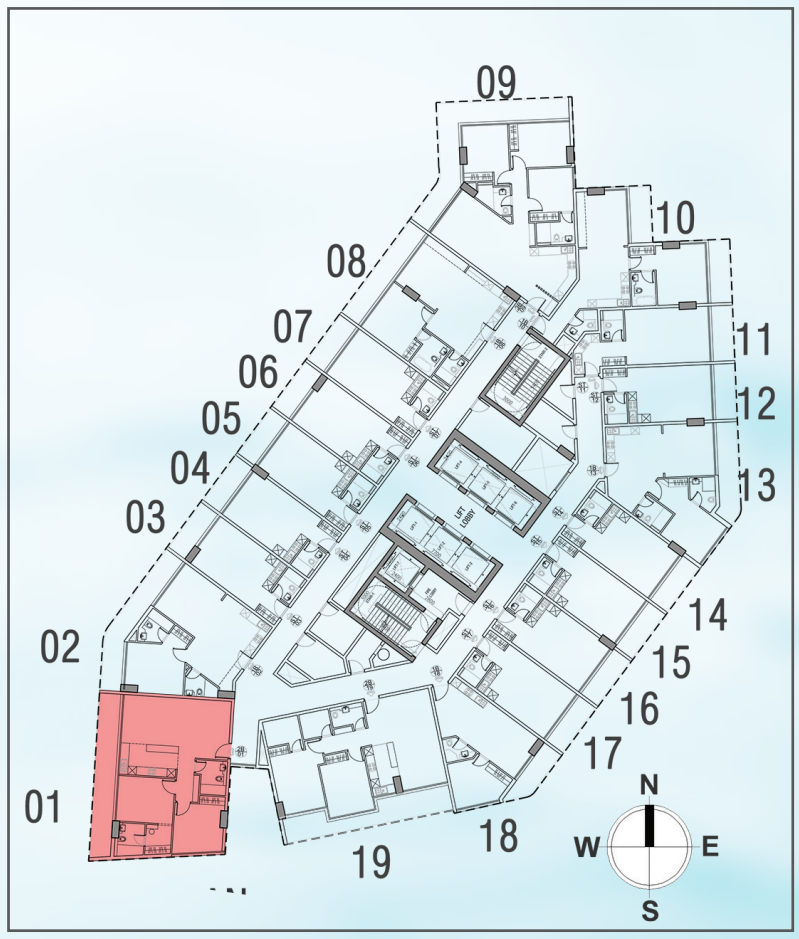
Flat No. 01

Total Area: 1141.31 Sqft.



KEY PLAN

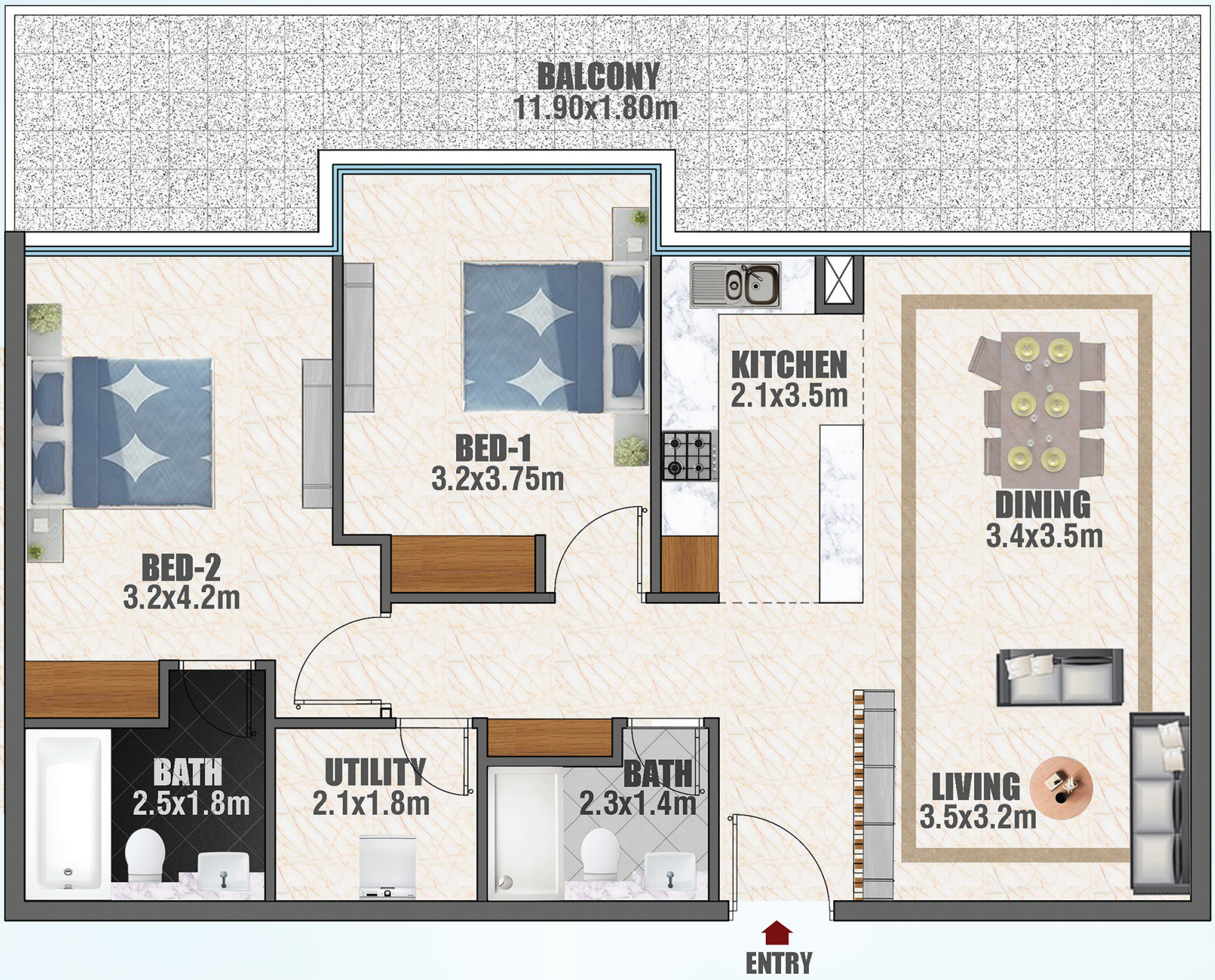




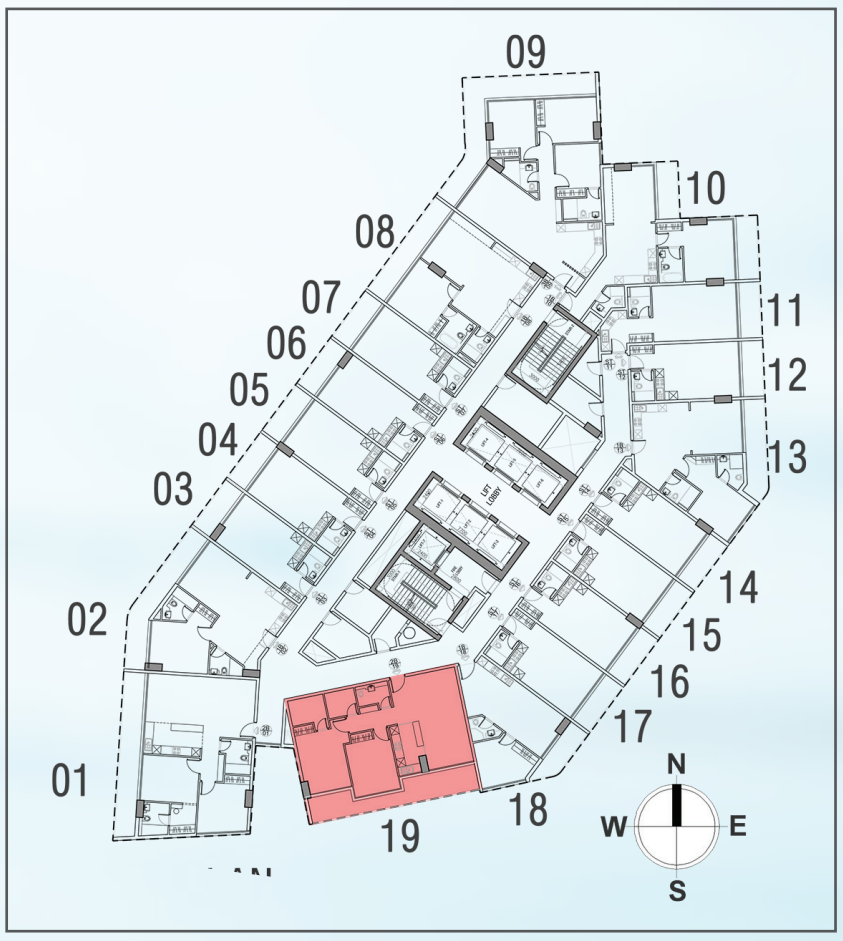
2 BED UNIT - TYPE 2B

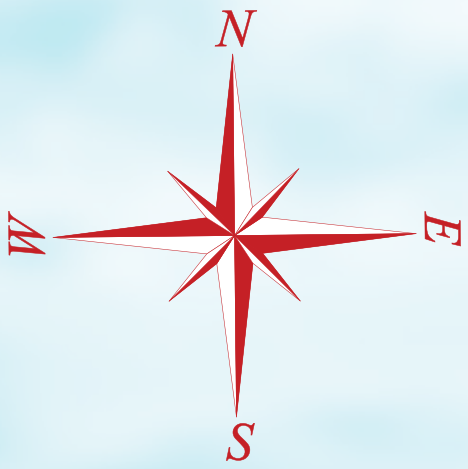
Flat No. 19

Total Area: 1148.09 Sqft.



KEY PLAN





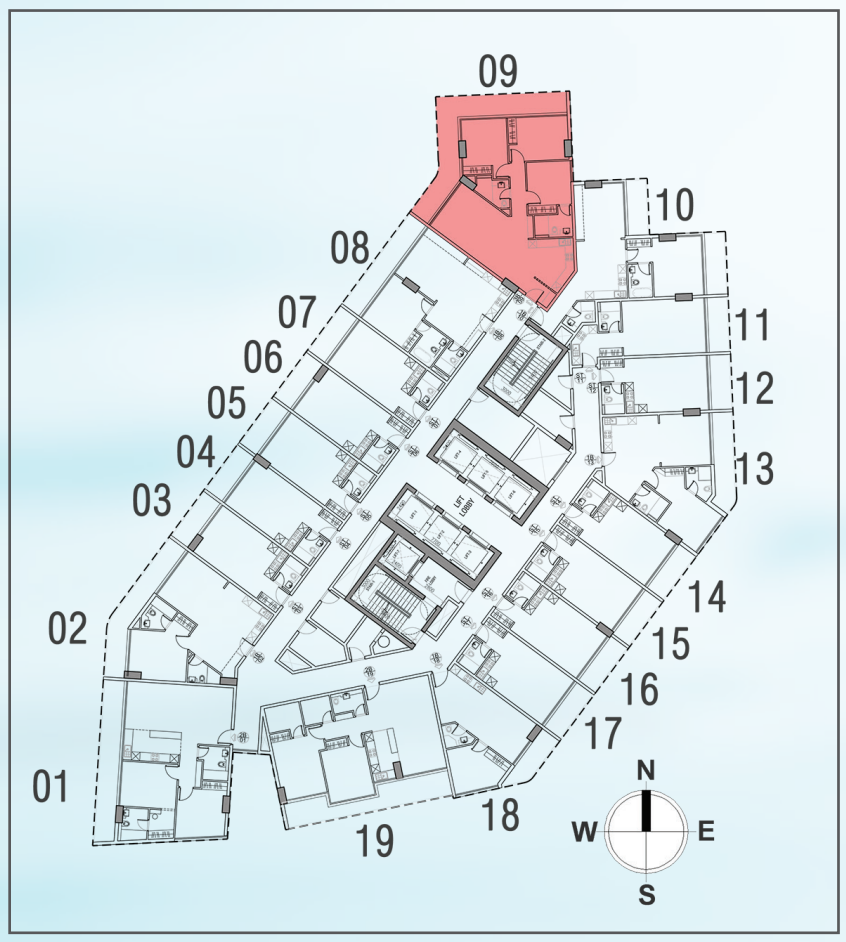
3 BED UNIT - TYPE 3A

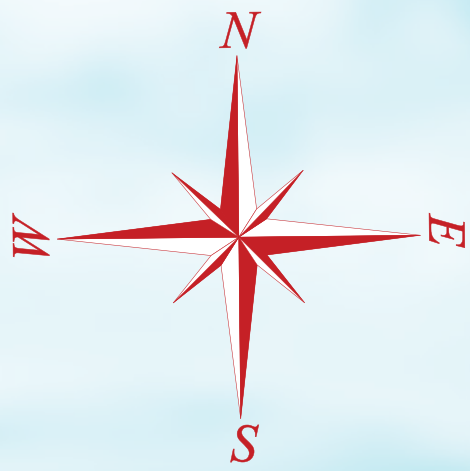
Flat No. 09

Total Area: 1365.41 Sqft.



KEY PLAN






1
City of Arabia
2
Dubai Parks
3
IBN Batuta Mall
4
JBR Beach
5
Mall Of Emirates
6
The Palm Jebel Ali
The Palm Jumeirah
Jabal Ali 3
Jabal Ali 2
Dubai Marina
Dubai Pearl
Al Mina Al Seyahi
Al Sufouh 2
Al Sufouh 1
Burj Al Arab
Umm Suqeim
Jebel Ali Freezone
Jebel Ali Village
The Gardens
Jumeirah Lakes Towers
SHEIKH ZAYED ROAD (E11)
Dubai Police Academy
Umm Al Sheif
Al Manara
Tecom
Jumeirah Islands
Emirates Living
Mall of the Emirates
SHEIKH ZAYED ROAD
Jebel Ali Industrial Area
Jebel Ali Race Course
Al Barsha 1,2,3
Al Quoz
Al Furjan
Proposed Metro Line
Dubai Parks
Jebel Ali Freezone South
AL KHAIL ROAD (E44)
Jumeirah Triangle
Jumeirah Village Circle
Al Barsha South
Dubai Hills
UMM SUQEIM ROAD
IMPZ
Dubiotech
Sheikh Mohammed Bin Rashid C
Proposed Metro LIne
SHEIKH MOHAMMED BIN ZAYED ROAD
EXPO 2020 إكسبو
دبي، الإمـــارات العربيـة المتحـدة
DUBAI, UNITED ARAB EMIRATES
Dubai Investments Park
Jumeriah Golf Estates
Sports City
Motor City
Green Community
Uptown Motor City
Logistics City
Dubai Studio City
Club
Golf City
Arabian Ranches
Residental City
AKOYA
Al Barari
Majan
Al Maktoum airport
Remraan
Mudon
Global Village
SHEIKH MOHAMMED
City of Arabia
Sustainable City
Waha
Layan
EMIRATES ROAD (E611)
Nshama
Reem By Emaar
EMIRATES ROAD
DREAMZ BY DANUBE
Glitz 1 by DANUBE
Glitz 2 by DANUBE
Glitz 3 by DANUBE
BAYZ BY DANUBE



Easily Accessible from Anywhere

In today's busy life, location does matter. Reside at BAYZ and you'll never be too far away from anywhere.

- Easy access to Sheikh Zayed Road which is just a short drive away
- Easy access to Al Khail Road
- Dubai Canal is just a walk away
- Downtown and Dubai Mall are just a short drive away
- Dubai International Airport is a 20 minutes drive
- Business Bay Metro Station is nearby and easily accessible
- Easy access to many reputed schools in the vicinity

DELIVERING OUR PROMISES

We understand our responsibility as your Property Developer and we remain committed to timely delivery of your property. We firmly believe that our reputation as a successful developer is derived from our project delivery and quality construction. Backed by our strong finances and solid 24 years of experience in the building materials industry, all the sites of our existing Projects are bustling with activity and progress.

"Our ultimate goal is to experience your smile while handing over your keys to you!"














Glitz 1
Glitz
by DANUBE


STARZ
STARZ
by DANUBE
ستارز


Glitz 2
Glitz
by DANUBE
Glitz
by DANUBE


GLAMZ
غلامز


Glitz 3
Glitz 3


DREAMZ
TYPE 2


DREAMZ
TYPE 3


DREAMZ
TYPE 1