

WAVE OF
LUXURY

BAYZ
BY
DANUBE

Aspire. Aim. Achieve.



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 strong 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.

Forbes

Middle East

TOP REAL ESTATE COMPANIES IN THE MIDDLE EAST



COMPANIES WORLD

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.

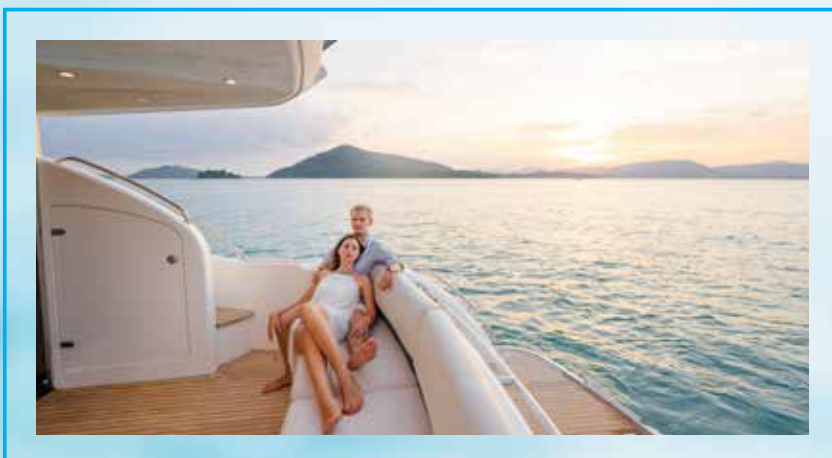




@Business Bay
Aspire. Aim. Achieve.

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.





DANLIBE
PROPERTIES



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!





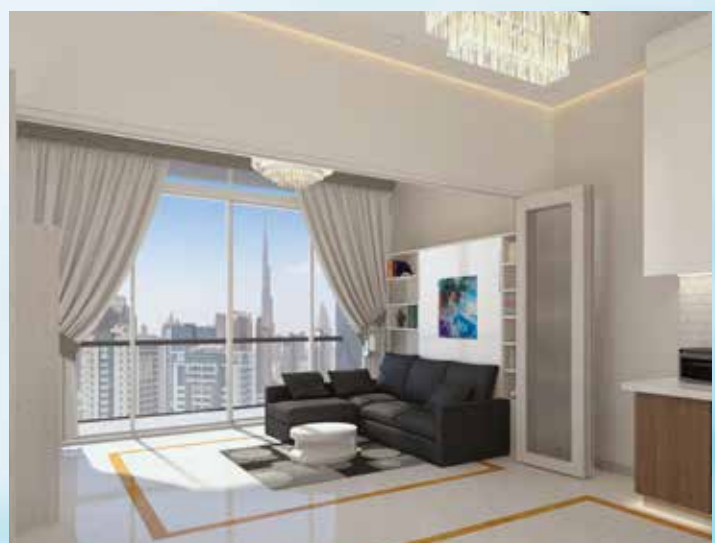
DANUBE
PROPERTIES

DANUBE
PROPERTIES

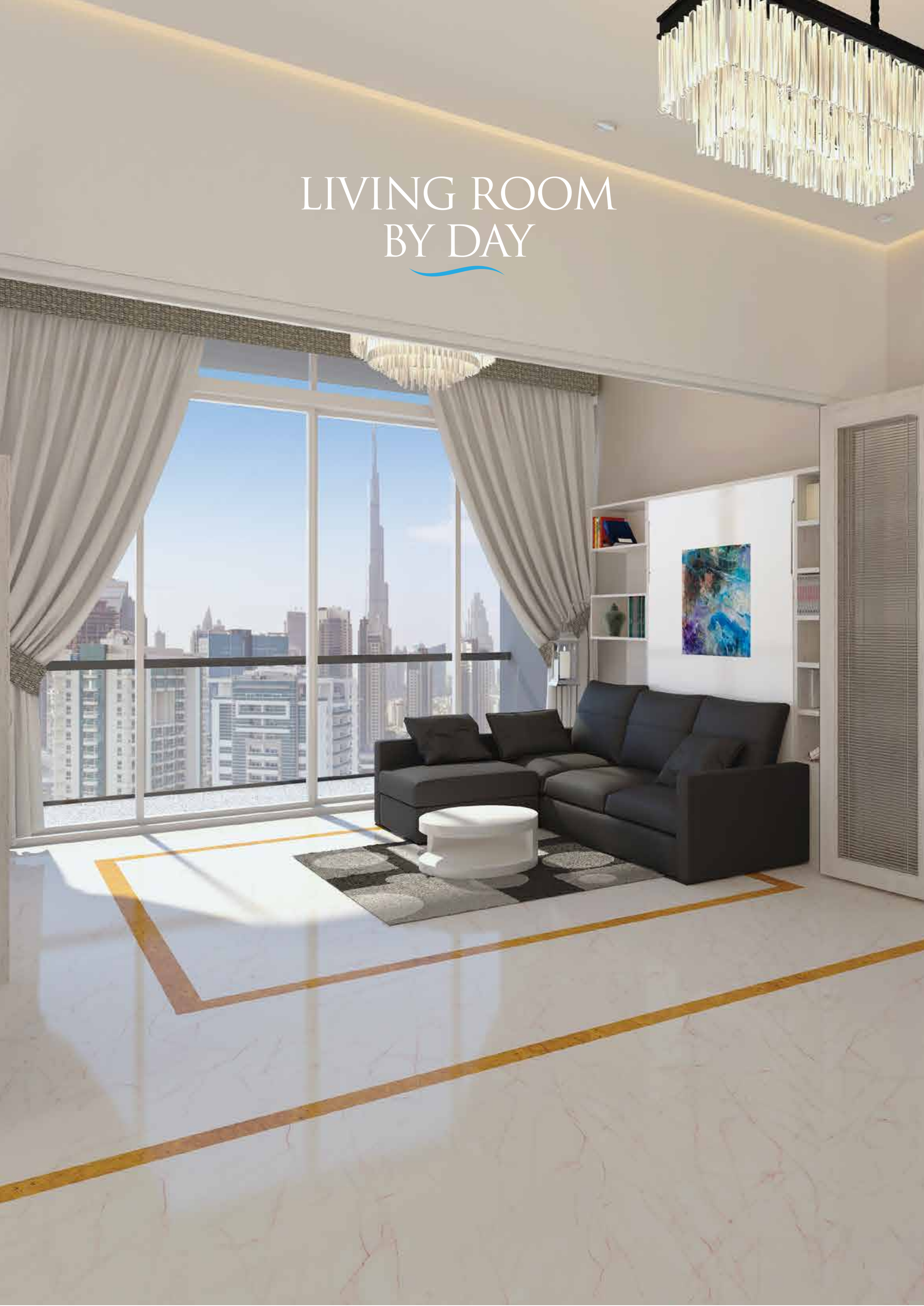


REDEFINING LUXURY

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 facilities 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







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 lifestyle.







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

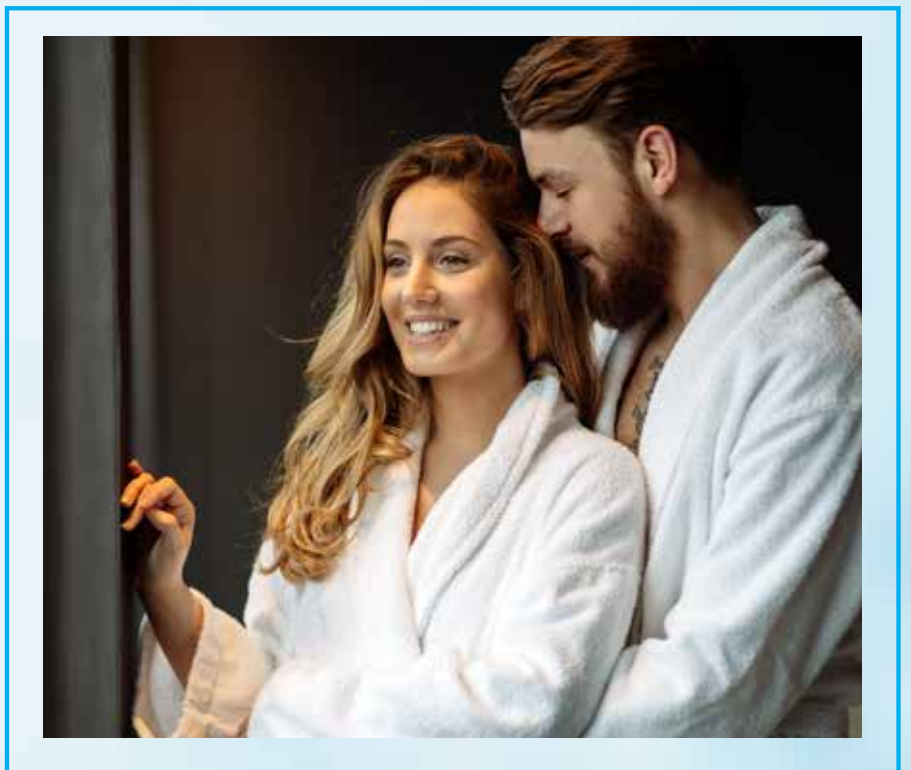






EXQUISITELY APPOINTED

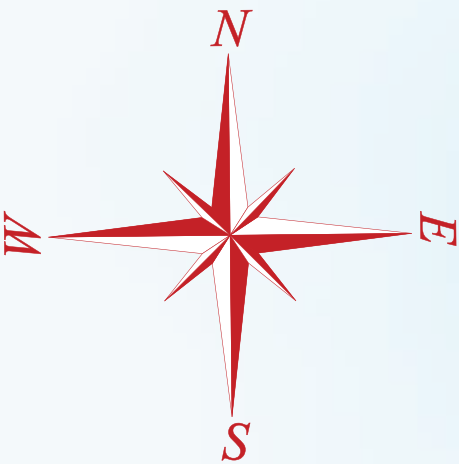
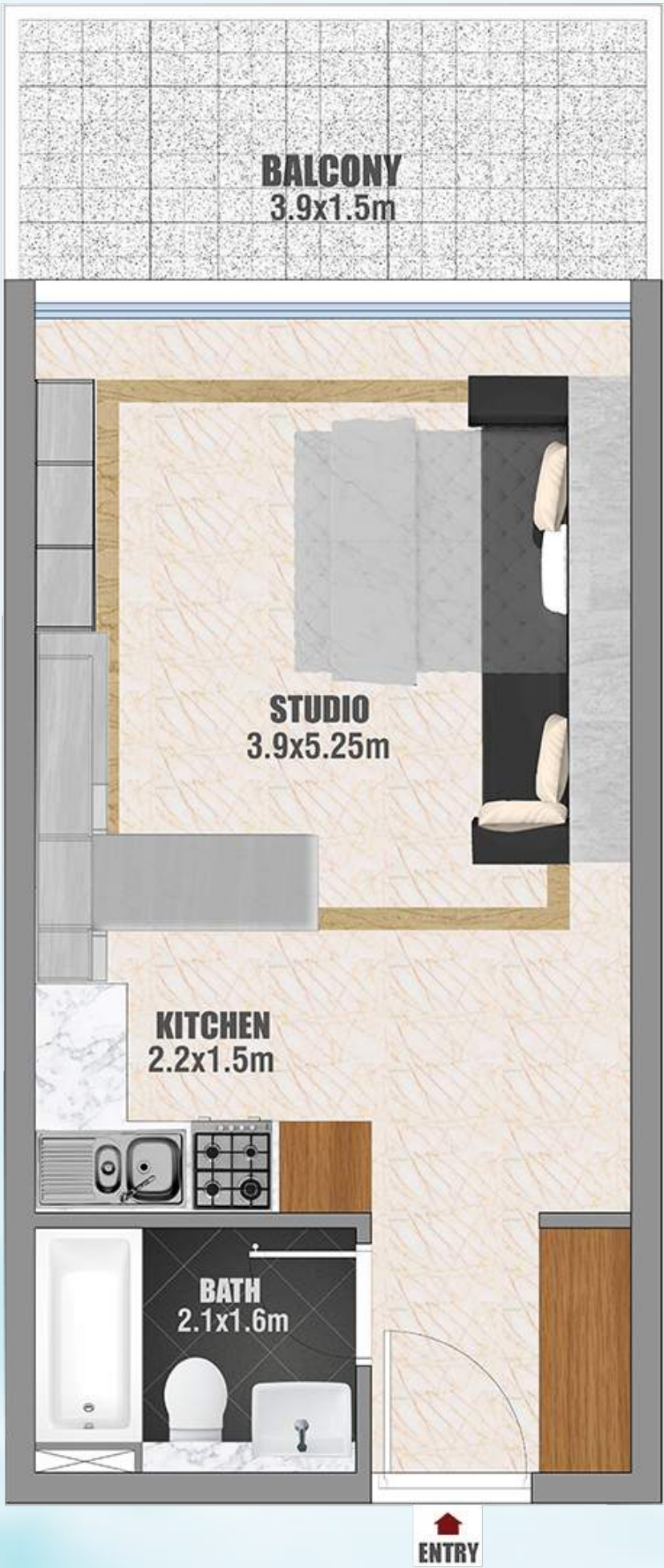
Luxurious Italian finish, high quality Spanish tiles and stylised fittings from Milano, will ensure that your Bathroom is enviable.



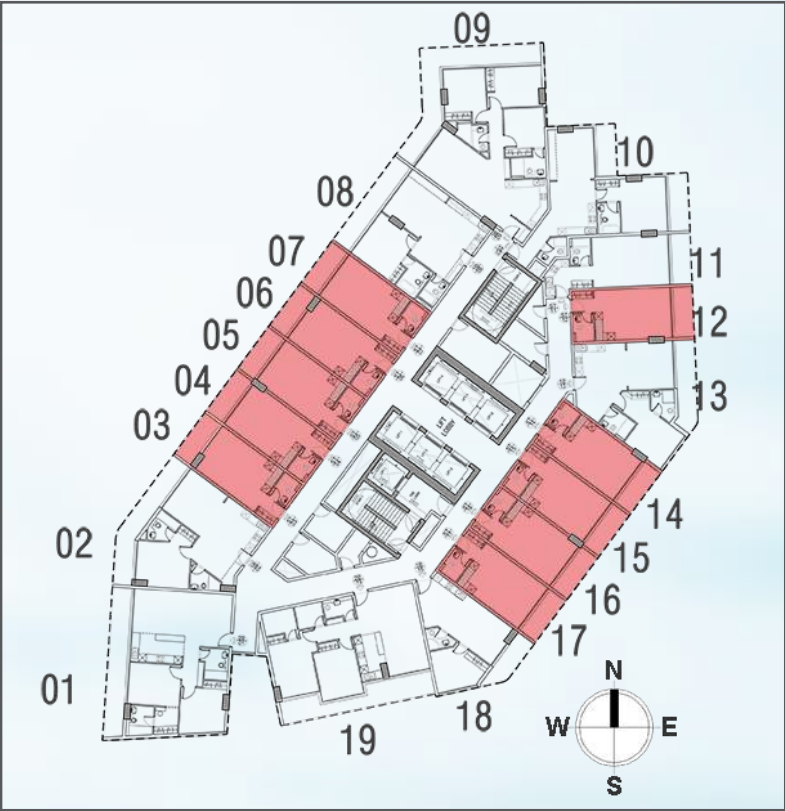
STUDIO - TYPE SA

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

Total Area: 412.58 Sqft.



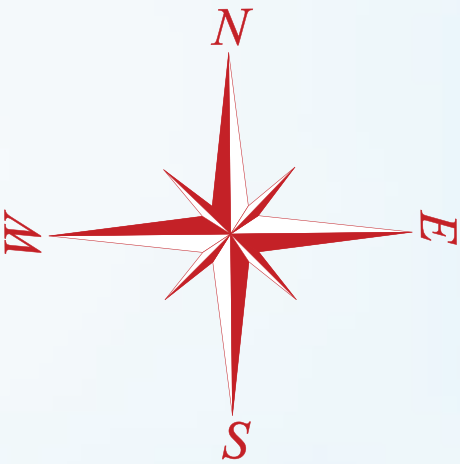
KEY PLAN



STUDIO - TYPE SB

Flat No. 11

Total Area: 472.54 Sqft.



KEY PLAN



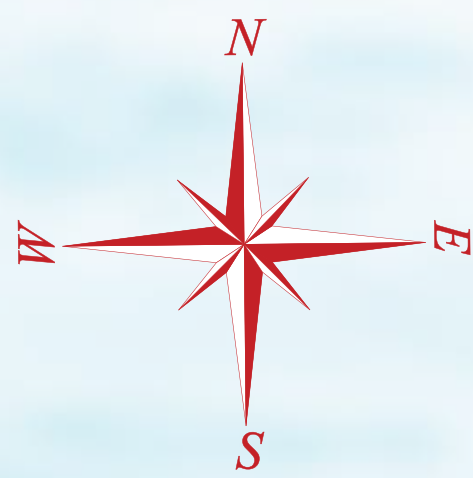
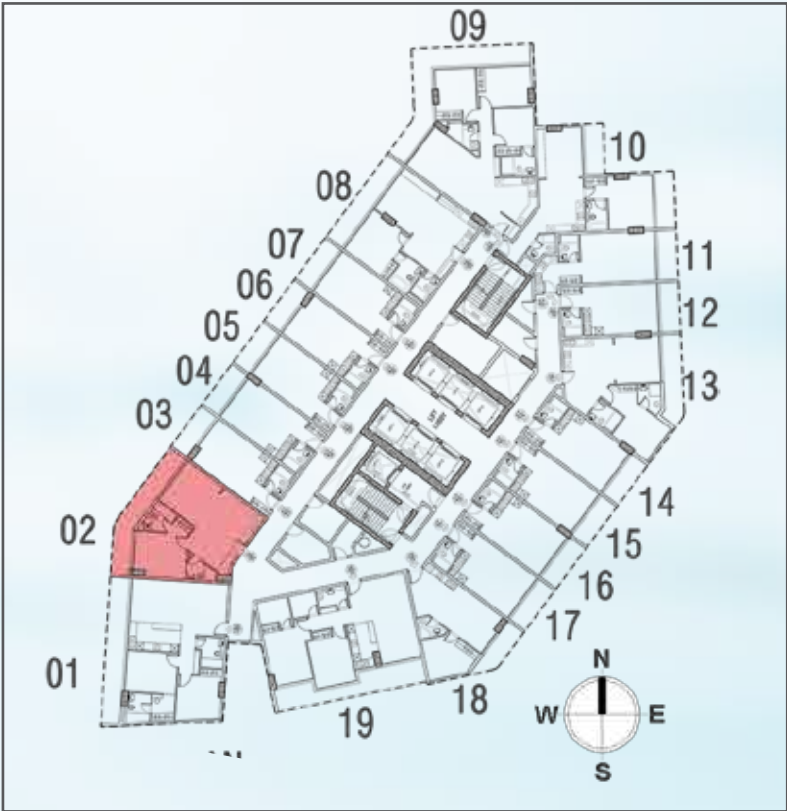
1 BED UNIT - TYPE 1A

Flat No 02

Total Area: 881.36 Sqft.



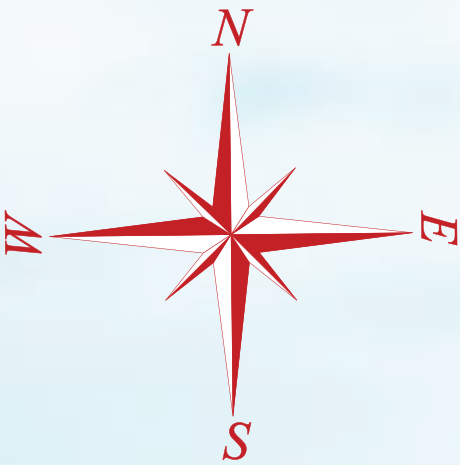
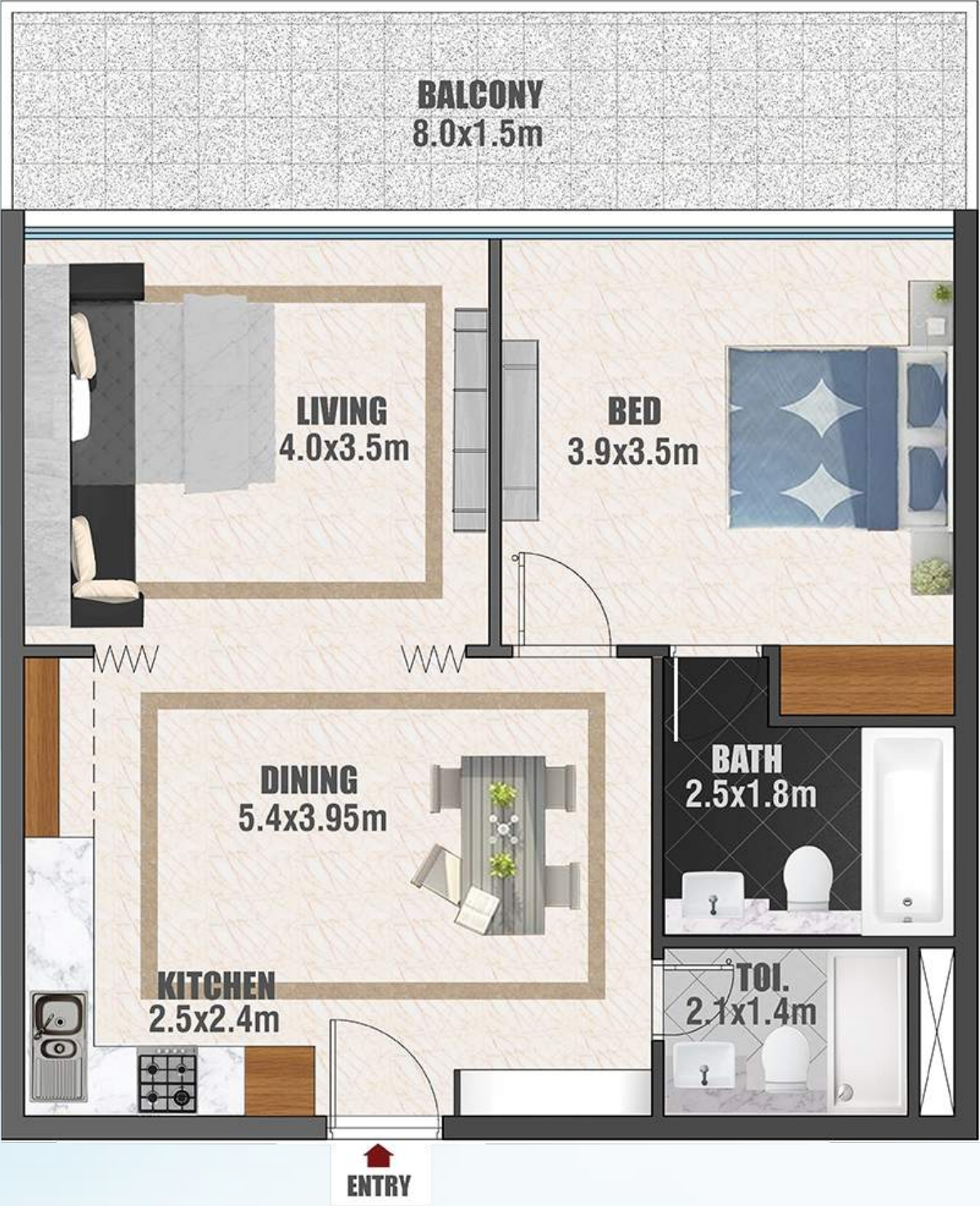
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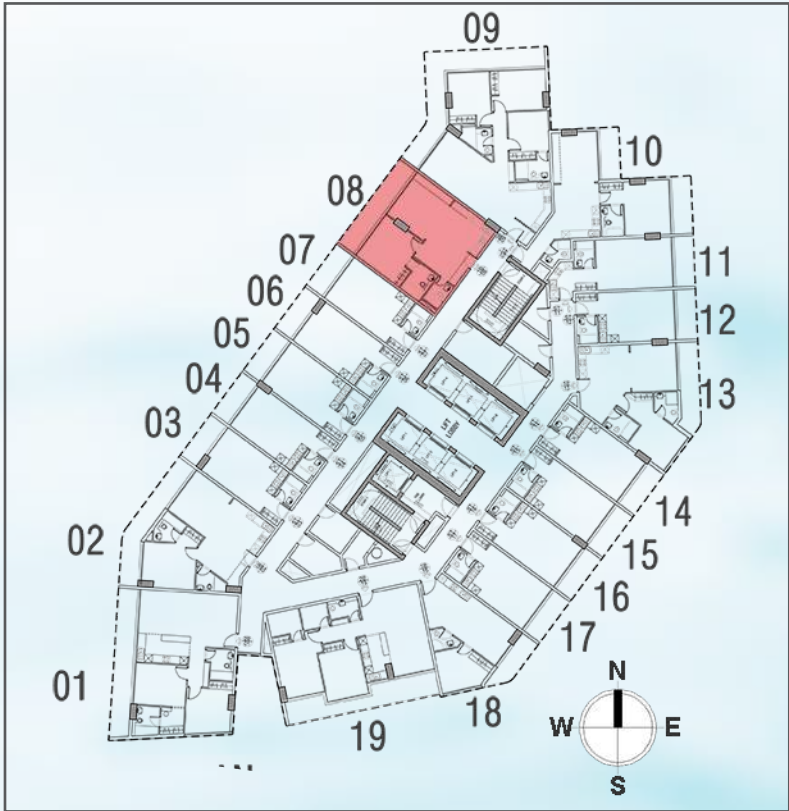
1 BED UNIT - TYPE 1B

Flat No. 08

Total Area: 817.74 Sqft.



KEY PLAN



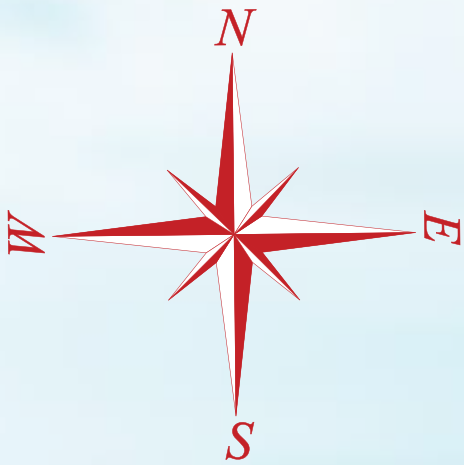
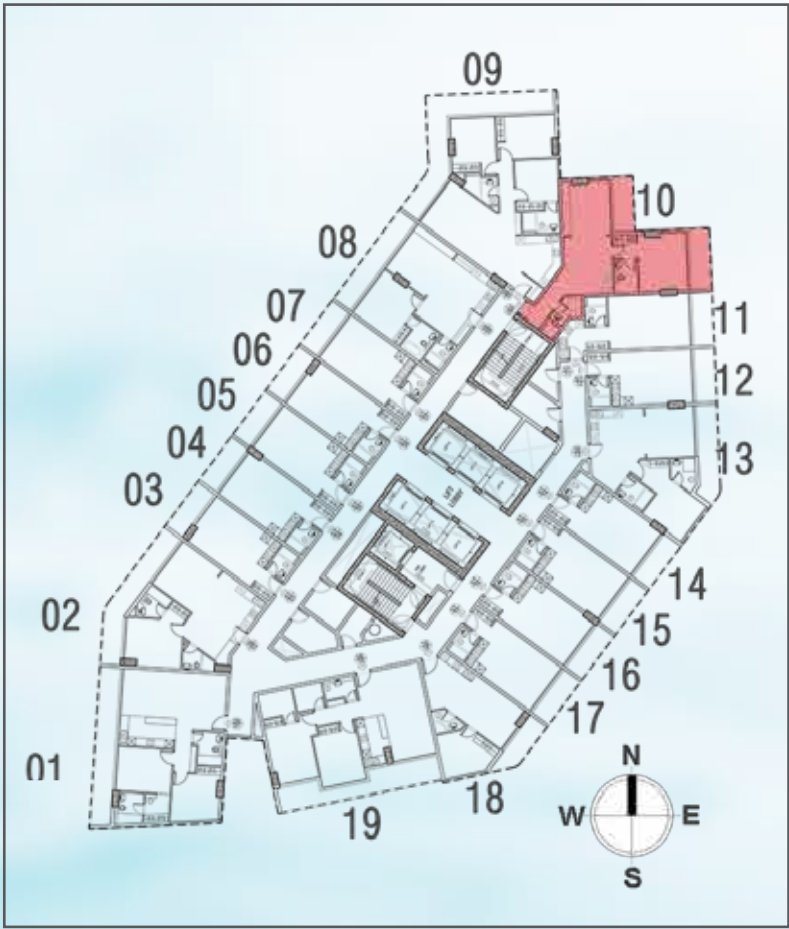
1 BED UNIT - TYPE 1C

Flat No. 10

Total Area: 854.12 Sqft.



KEY PLAN



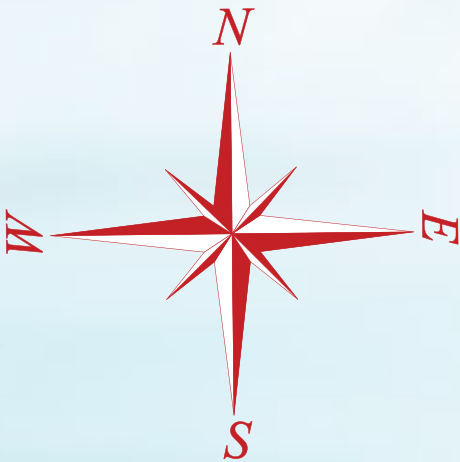
1 BED UNIT - TYPE 1D

Flat No. 13

Total Area: 787.06 Sqft.



KEY PLAN



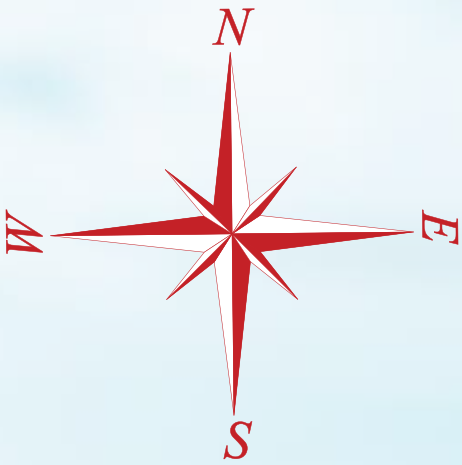
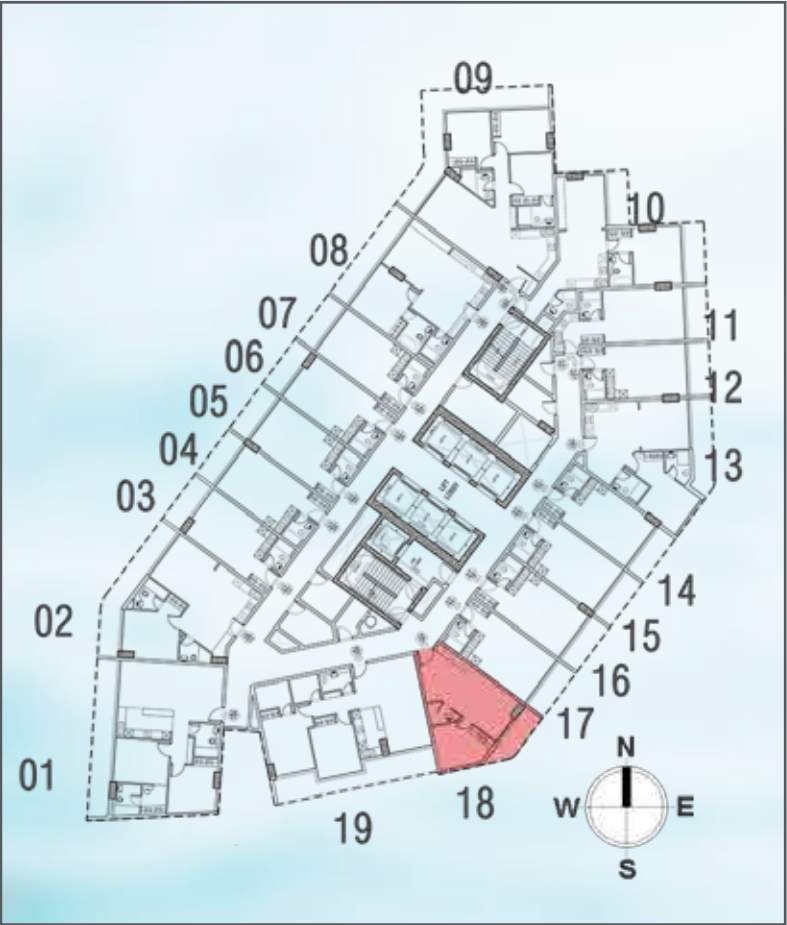
1 BED UNIT - TYPE 1E

Flat No. 18

Total Area: 551.01 Sqft.



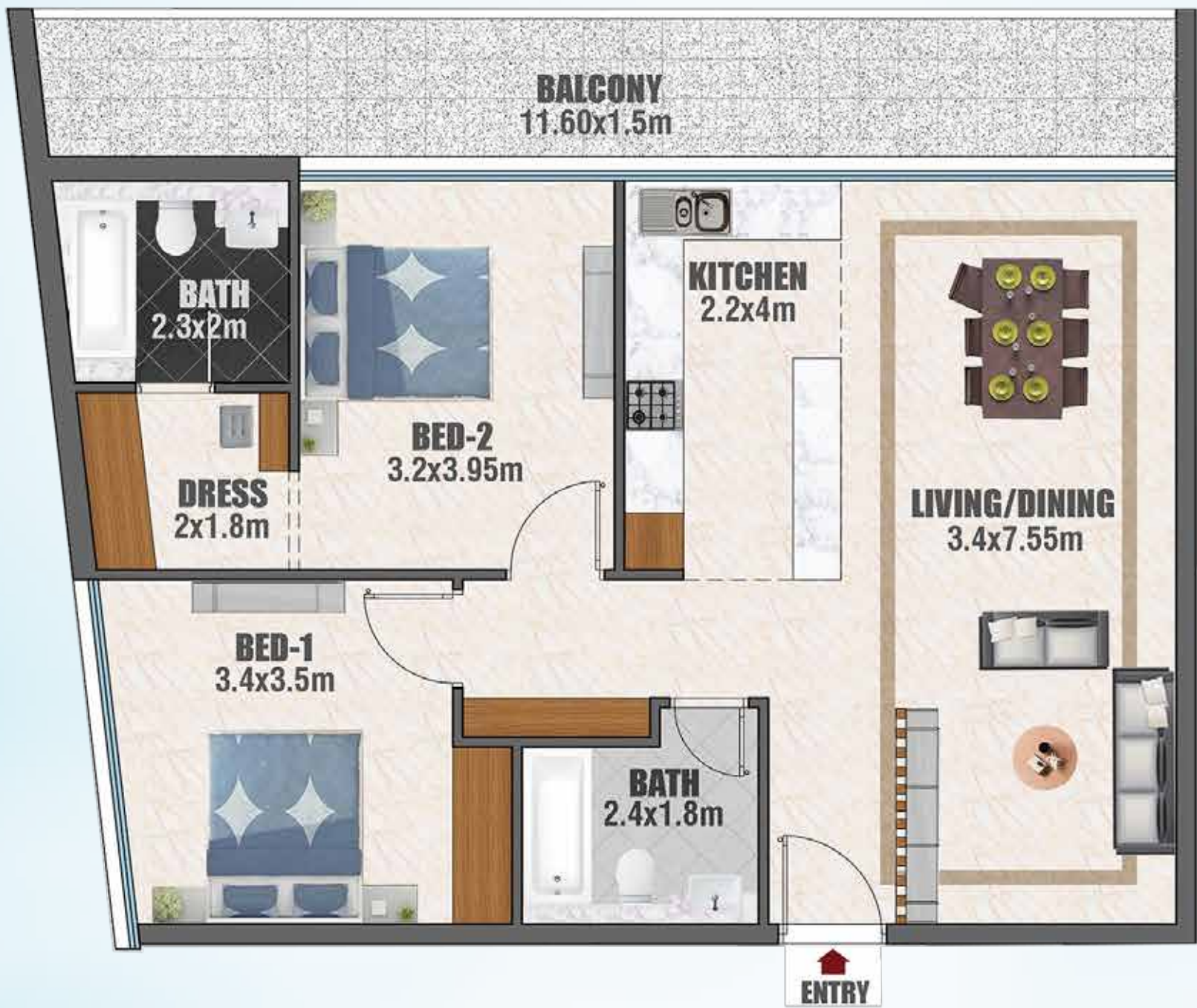
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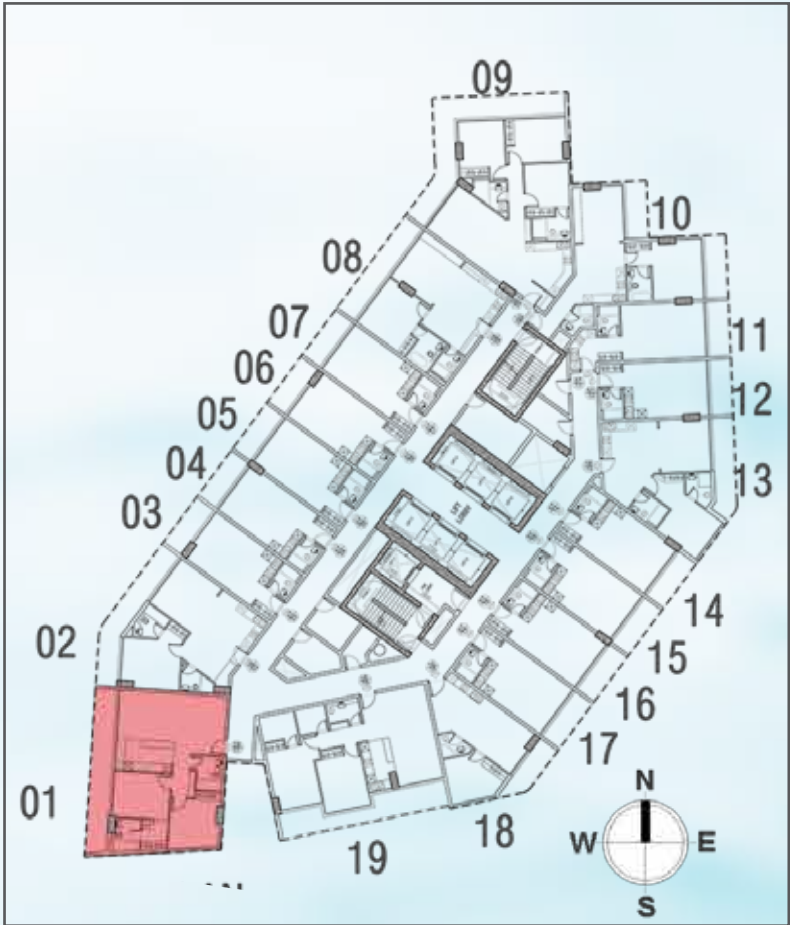
2 BED UNIT - TYPE 2A

Flat No. 01

Total Area: 1141.31 Sqft.



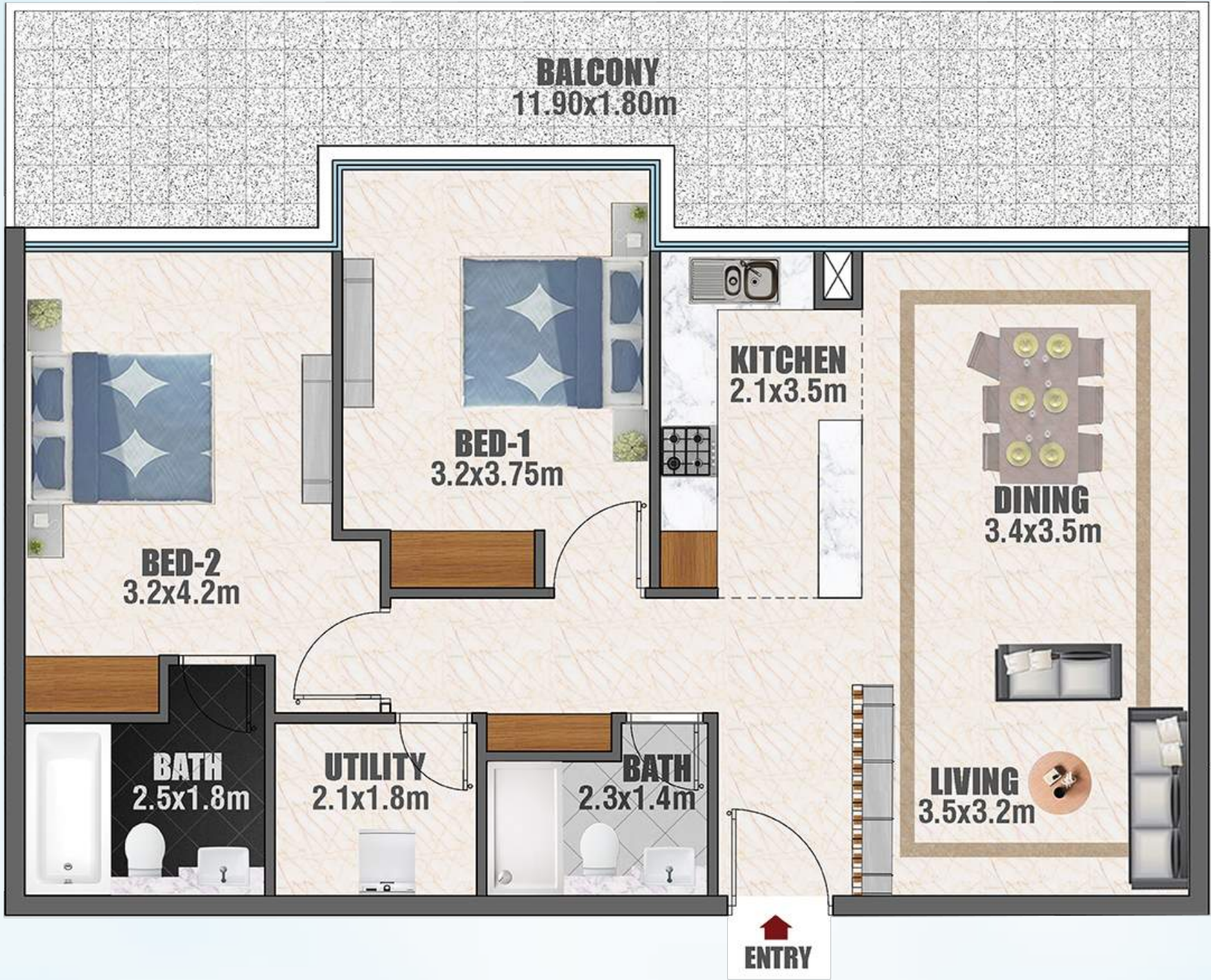
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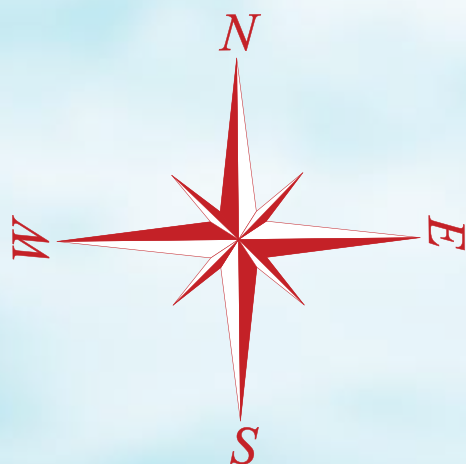
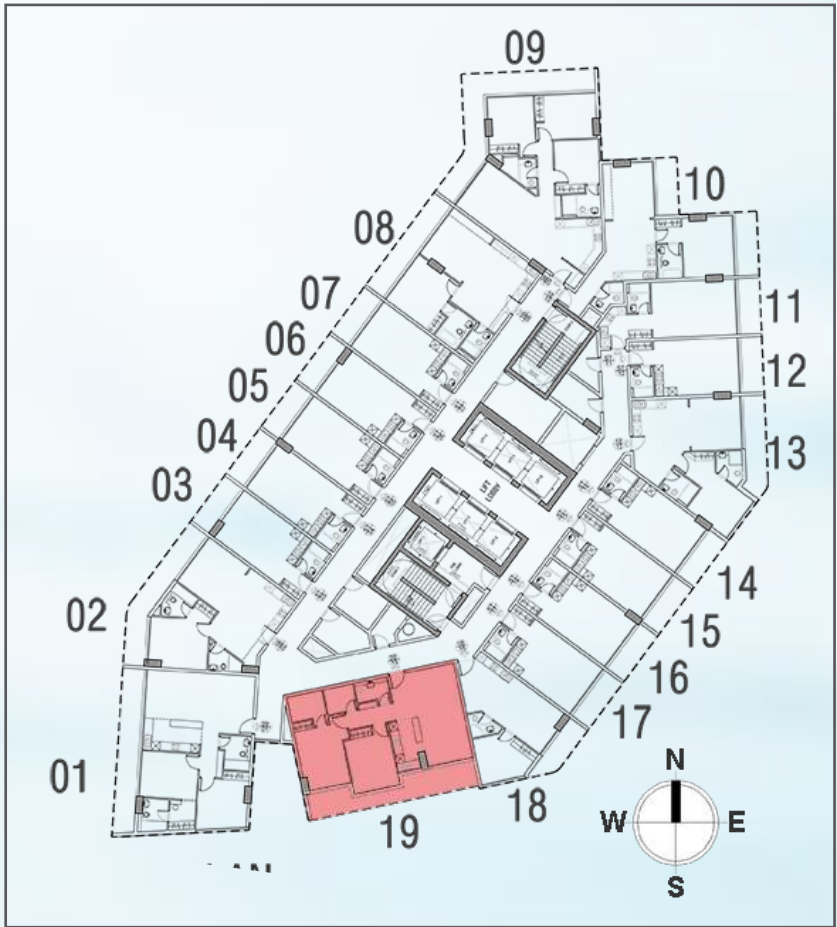
2 BED UNIT - TYPE 2B

Flat No. 19

Total Area: 1148.09 Sqft.



KEY PLAN



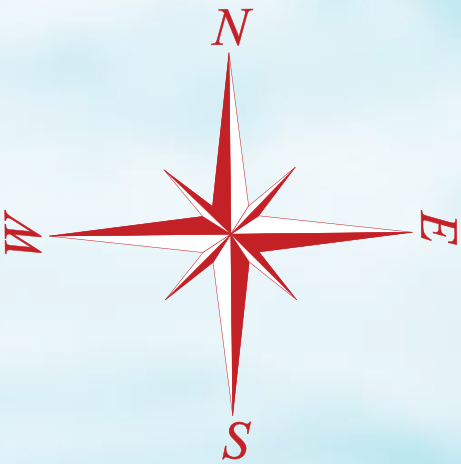
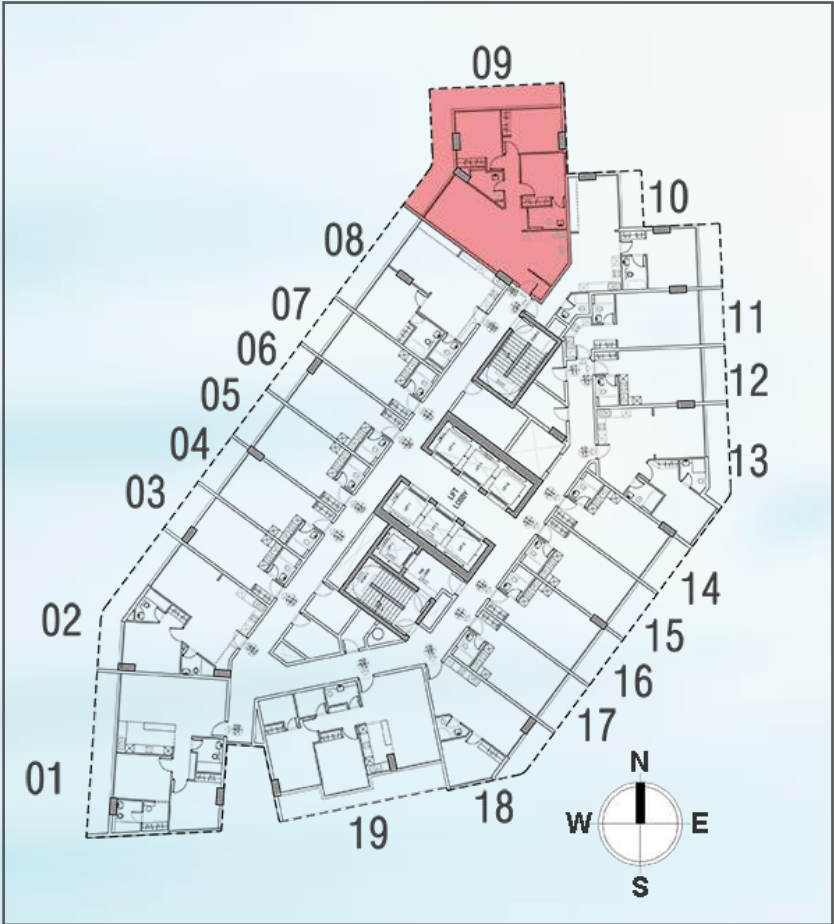
3 BED UNIT - TYPE 3A

Flat No. 09

Total Area: 1365.41 Sqft.



KEY PLAN







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!”

