

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

**YOUR HOME IN THE SKY**



**ESSAY GLOBAL PROPERTIES**

A BRIDGE BETWEEN THE USER & CREATOR



# 101 LEVELS OF LUXURY IN BUSINESS BAY

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





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



# Invest

in Business Bay, Dubai

## Location:

This central location is close to Downtown Dubai, DIFC, Al Quoz, and Jumeirah.

Residents of this business-savvy neighborhood benefit from its proximity to work, saving time on commutes.

Close to entertainment venues, restaurants, hotels, and malls.

# 4770

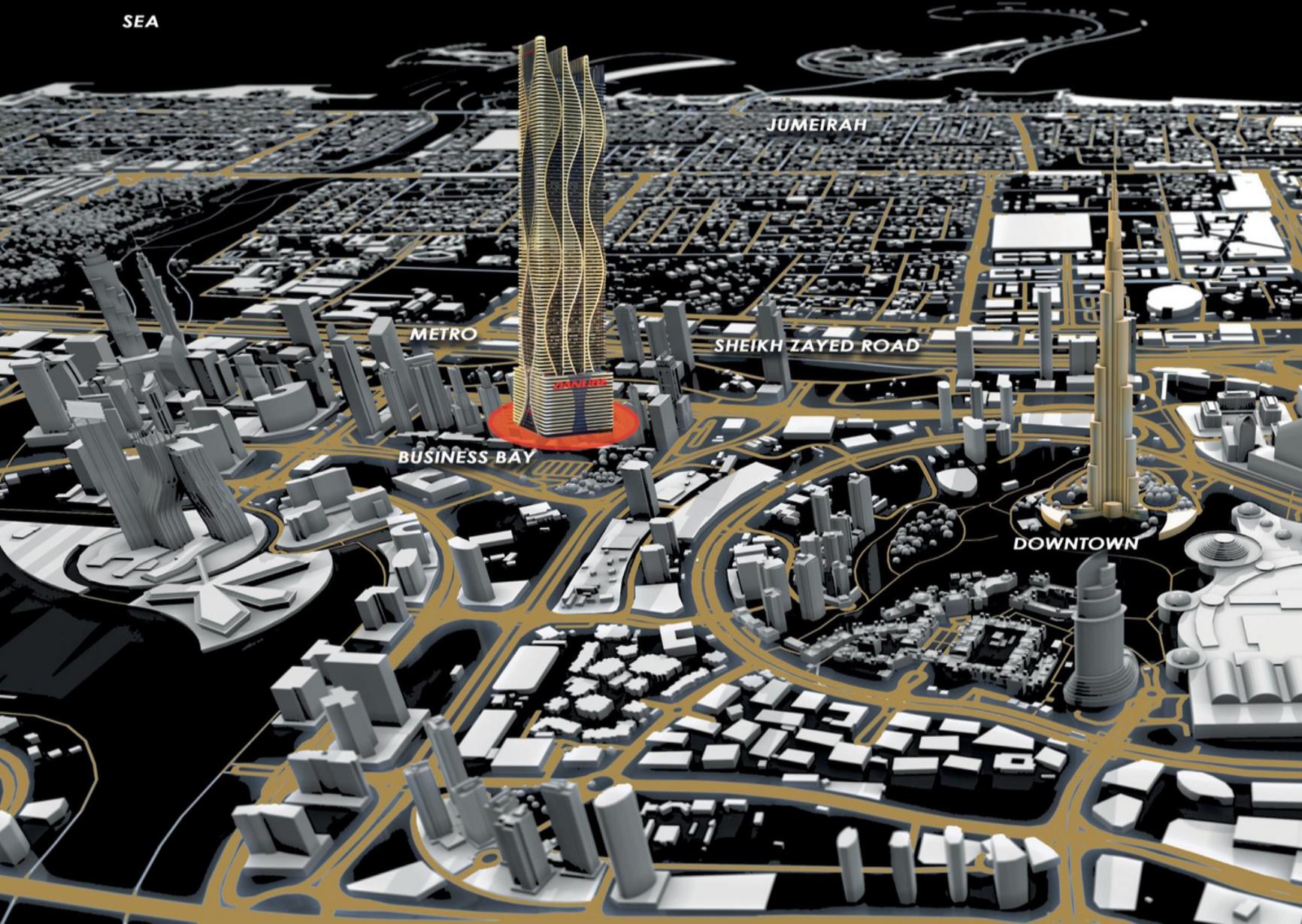
Off-plan transactions were recorded in Business Bay in 2023

The current Gross Investment Yield in Business Bay Area is 6% to 8%

During H1 2023, the rental costs for Business Bay apartments increased by 11.3% for 1-bed, 13.5% for 2-bed and 14.5% for 3-bed units.



## 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

WELCOME TO  
BAYZ 101



# LIFT LOBBY



# STUDIO



# LIVING ROOM



BEDROOM



# KITCHEN



MODERN DESIGN &  
UNMATCHED STYLE



**PRIVATE POOL  
IN YOUR  
APARTMENT**



# SOAK IN THE BREATHTAKING VIEWS OF DUBAI SKYLINE

INFINITY POOL



# 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

**BUSINESS  
CENTRE**



SPA



INDOOR GYM



SALON



**BAYZ 101**

# LIBRARY



# GOLF SIMULATOR

South Village  
3Hole | Par4 | 405.0yd  
1 A 1 2 3 4 X 3  
339.7yd E



MENU

WAT

DRIVER

# BOWLING CENTER



Player	Game 1	Game 2	Game 3	Game 4	Game 5	Game 6	Game 7	Game 8	Game 9	Game 10	Total
Player 1	120	130	140	150	160	170	180	190	200	210	1500
Player 2	110	120	130	140	150	160	170	180	190	200	1400
Player 3	100	110	120	130	140	150	160	170	180	190	1300
Player 4	90	100	110	120	130	140	150	160	170	180	1200
Player 5	80	90	100	110	120	130	140	150	160	170	1100

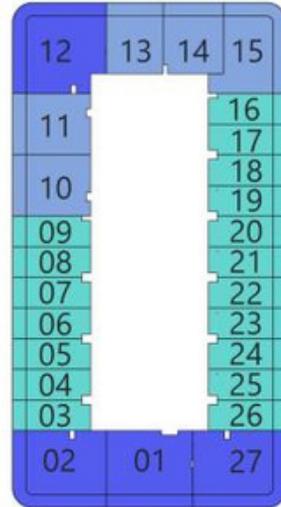


# SPECTACULAR VIEWS OF DUBAI'S SEASIDE

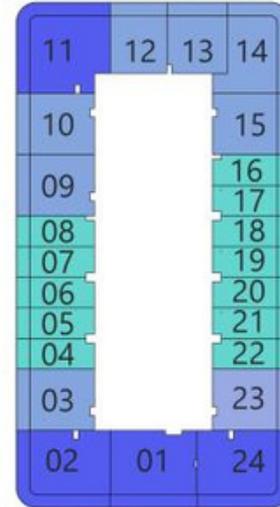


# Floor Plate

**LEVEL 20TH - 35TH**

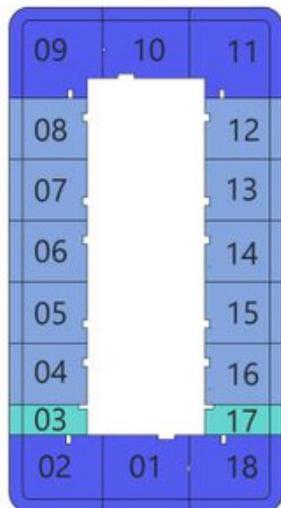


**LEVEL 40TH - 54TH**

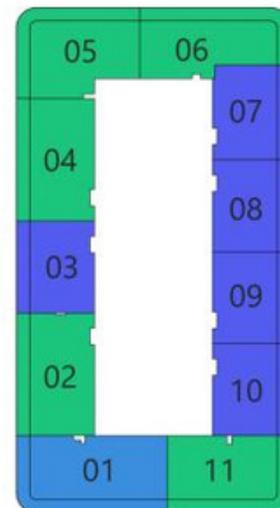


- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

**LEVEL 60TH - 81ST**



**LEVEL 90TH - 101ST**



Bayz 101





# BAYZ 101 BY DANUBE

YOUR HOME IN THE SKY

**80**  
Months  
Payment Plan

Anticipated project completion June 2028

# Pricing Details - BAYZ 101

Project Value	Min Price	Max Price
Studio	1,175,000	1,650,000
1 BHK	2,050,000	2,500,000
Presidential Suite	2,100,000	2,700,000
2 Bed	3,000,000	4,200,000
3 Bed	4,600,000	5,000,000
4 Bed	5,800,000	6,200,000



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