

**BAYZ 102**  
BY **DANUBE**

**COMING SOON**

# BAYZ 102

BY DANUBE

YOUR HOME IN THE SKY

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DANUBE  
COMING SOON

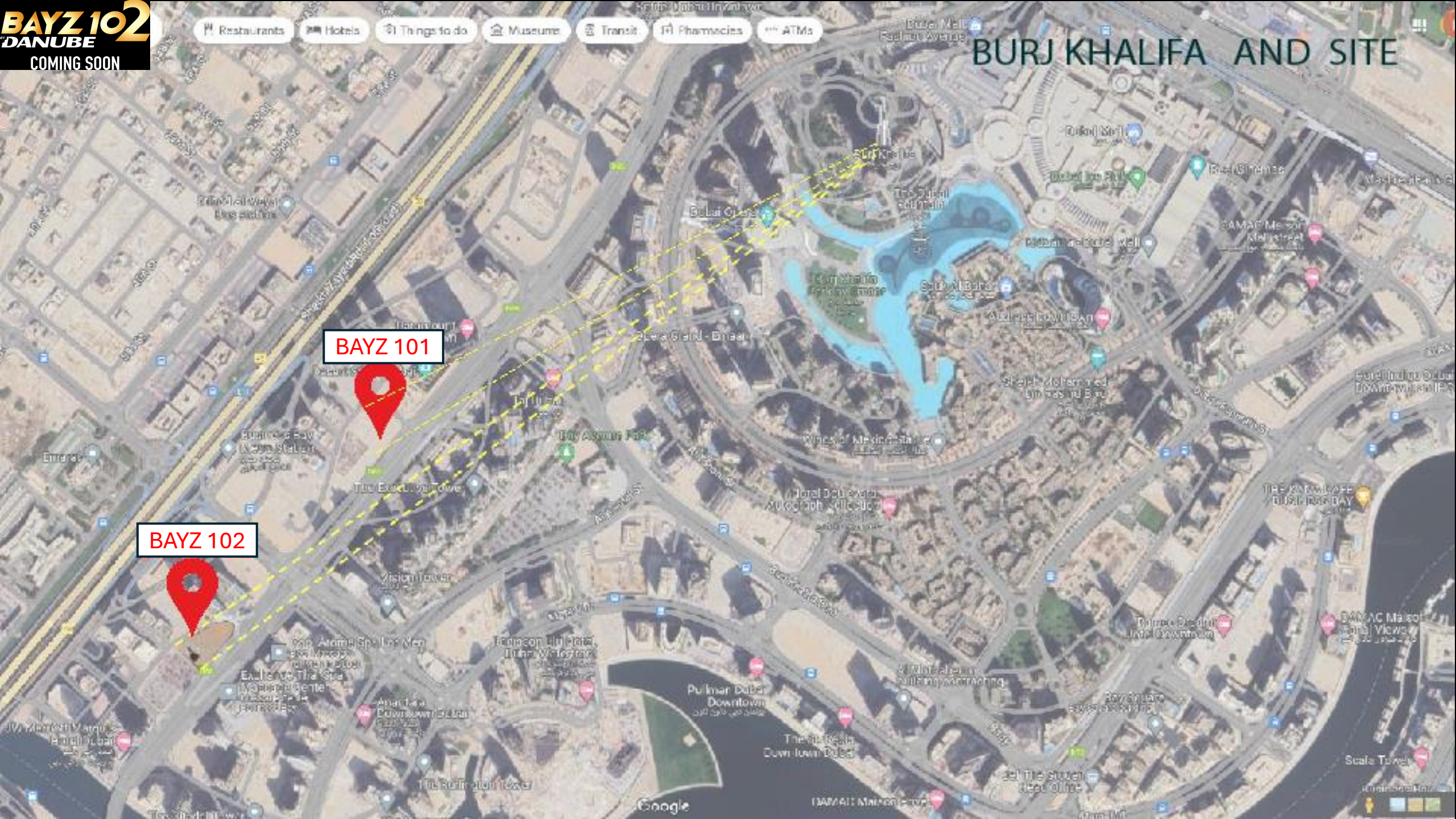


# 102 LEVELS OF LUXURY IN BUSINESS BAY

After the unprecedented success of BAYZ 101,  
Danube Properties proudly presents  
BAYZ 102, setting new standards in modern luxury

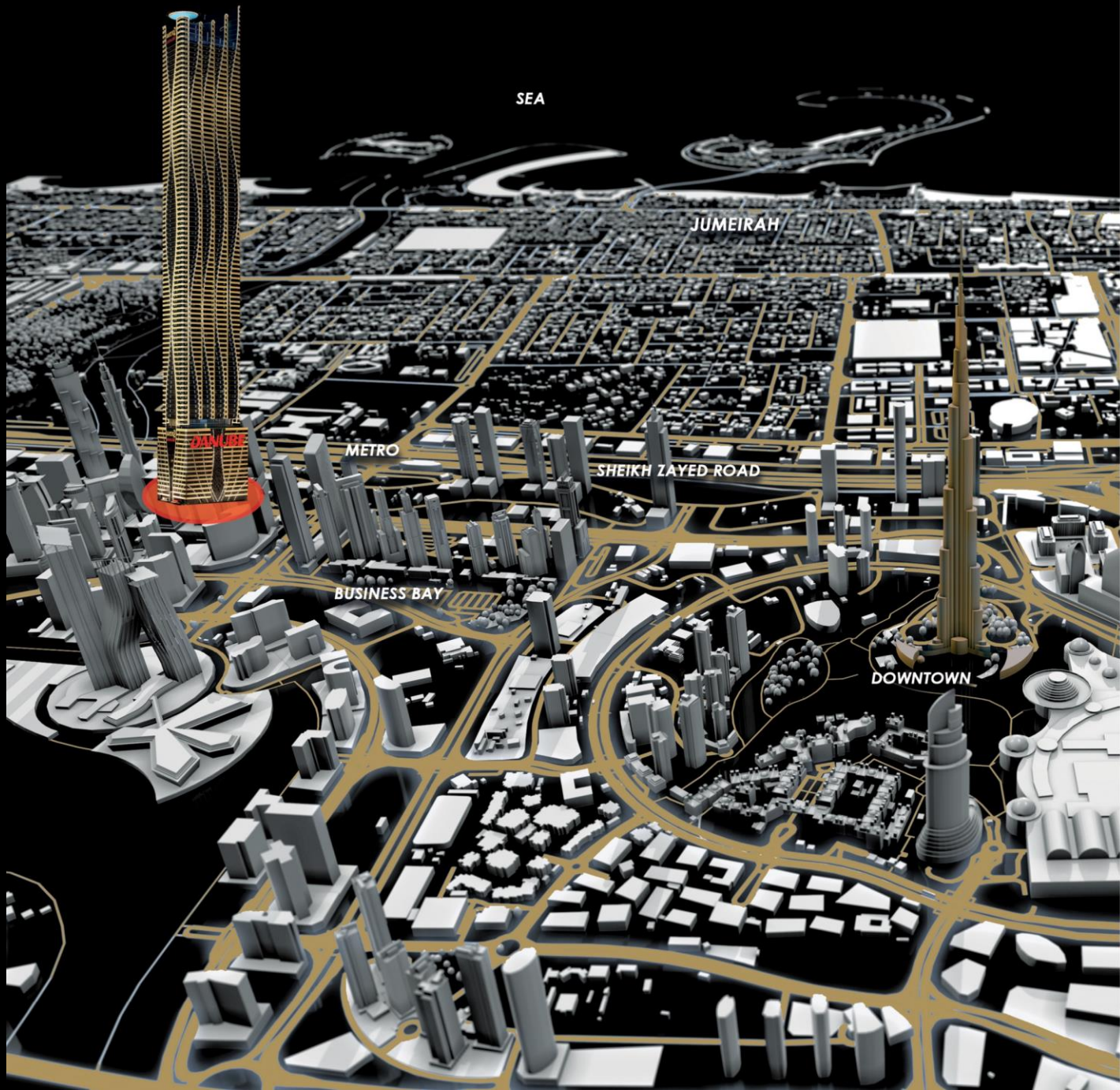


# BURJ KHALIFA AND SITE


















**BAYZ 101**

**BAYZ 102**



## DISTANCES

	Business Bay Canal	1 min
	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

# SKYWAY TO YOUR DESTINATION

Bayz 102's exclusive helipad offers effortless  
access to Sky Taxis and Helicopters



ENTER INTO A  
WORLD OF LUXURY

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COMING SOON



# LIFT LOBBY

Marvelous interiors greet you instantly



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DANUBE  
COMING SOON





## BUSINESS CENTRE

Elevate work-life balance with our exclusive, sophisticated business center.





FITNESS GYM  
**BAYZ 102**

## INDOOR GYM

Enhance your lifestyle with our state-of-the-art indoor gym, crafted for an exceptional fitness experience



## SALON

Pamper yourself with exclusive salon services right at Bayz 102, offering ultimate convenience and luxury.

## LIBRARY

For those who seek knowledge, our elegant library provides a serene retreat for intellectual enrichment.





# ULTIMATE CANAL VIEW POOL EXPERIENCE

Immerse yourself in luxury with our  
breathtaking canal-view pool

## 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. Doctors 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 Center
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

# LIVING ROOM

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



SCAN TO SEE VIRTUALLY



# STUDIO

**BAYZ 102**  
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Luxury and comfort are redefined in each studio space.



SCAN TO SEE VIRTUALLY

# BEDROOM

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COMING SOON



Live life to the fullest with DOLCE VITA Premium Italian furniture, fully furnished for your ultimate comfort.

PRIVATE POOL IN  
YOUR APARTMENT



# KITCHEN

**BAYZ 102**  
DANUBE  
COMING SOON



Experience the heart of your home with a convertible kitchen that manifests luxury and practicality.

## BATHROOM



Redefine relaxation in exquisite premium Italian furnishings.

LIVE WITH  
STUNNING  
BURJ KHALIFA  
VIEWS



## **Payment Plan- BAYZ 102**

**1% Monthly**

**70% Till Handover**

**30% Post Handover (30 Months)**

**ACD - Dec,2028**

# Pricing Details - BAYZ 102

Types	Average Price	Details
Studio	1,350,000	
Flex Studio	1,860,000	Convertible 1 BHK with Sofa cum Bed and Pool
Flex 1 Bed	2,450,000	Convertible 2 BHK with Office
Presidential Suite	2,480,000	Convertible 2 BHK with Office, Pool and Convertible Kitchen
2 Bed - Type A	3,350,000	Pool
2 Bed - Type B	3,600,000	Office, Pool and Convertible Kitchen
3 Bed	5,290,000	Office, Pool, Maid's Room and Convertible Kitchen
4 Bed	6,860,000	Office, Pool, Maid's Room and Convertible Kitchen
PENTHOUSE	26,000,000	Office, Pool, Maid's Room, Store Room and Lift