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OFF PLAN

Bayz 102

Location: Business Bay, Dubai

Starting From: AED 1,380,000

Permit No: 2

Bayz 102

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Danube	**Apartments & Penthouses**	**Q4 2029**	**69/1**	**Off Plan**

ABOUT THE PROJECT

BAYZ 102 by Danube is a landmark luxury residential skyscraper in **Business Bay**, offering fully furnished studios, one-, two-, three- and four-bedroom apartments alongside an exclusive penthouse collection. Created for buyers seeking high-rise living in the heart of Dubai, the development combines dramatic skyline views, private-pool residences, an extensive amenity offering and exceptional connectivity to Downtown Dubai and Sheikh Zayed Road.

Rising prominently above Business Bay, BAYZ 102 is designed as one of Danube Properties' most ambitious residential developments. Its contemporary glass architecture and exceptional height create a commanding presence on the Dubai skyline, while residences on higher floors are positioned to capture impressive outlooks towards the **Burj Khalifa, Dubai Canal and surrounding cityscape**.

The residential collection provides considerable variety. Compact studios create an accessible entry point into the development, while one- and two-bedroom apartments suit professionals, couples and investors looking for larger homes in central Dubai. Three- and four-bedroom residences provide additional space for families, and the premium penthouse collection offers expansive layouts reaching approximately 8,643 sq. ft.

Selected residences feature **private pools**, adding a resort-inspired element to everyday living. The homes are delivered fully furnished, with Danube highlighting Italian Dolce Vita furniture as part of the project's interior concept. Generous glazing enhances natural light while maximizing the impact of the tower's

elevated views.

Lifestyle is one of BAYZ 102's strongest selling points. The development brings together an extensive selection of leisure, fitness, wellness and entertainment facilities, allowing residents to enjoy a highly amenitized environment without leaving the tower.

Swimming and wellness facilities include an infinity pool, aquatic gym and dedicated fitness spaces, complemented by yoga and meditation areas. Residents can also enjoy the Skyline Spa and spaces designed around relaxation and personal wellbeing.

Sports and recreation extend beyond the conventional gym and swimming pool. Planned amenities include basketball and racket-sport facilities, mini golf and additional indoor and outdoor recreational areas. Families benefit from children's play spaces and daycare facilities, while a dedicated pet park adds convenience for pet owners.

Entertainment is equally comprehensive, with a **Skyview Cinema, bowling facilities and rooftop lounge** among the project's standout features. Business and co-working environments provide additional flexibility for professionals who want to work close to home.

One of the development's most distinctive features is its planned **helipad**, reinforcing the tower's ultra-high-rise identity and premium positioning within the Business Bay skyline.

The **Business Bay location** significantly strengthens BAYZ 102's appeal. The project is positioned close to Sheikh Zayed Road and approximately three minutes from Business Bay Metro Station according to Danube, providing convenient road and public-transport connectivity across the city.

Downtown Dubai, the **Burj Khalifa and Dubai Mall** are also only minutes away, placing residents close to some of Dubai's most recognizable shopping, dining, entertainment and hospitality destinations. Dubai Canal is nearby, while DIFC, City Walk and the Museum of the Future are readily accessible.

For end-users, BAYZ 102 combines furnished residences, central-city connectivity and an unusually broad amenity environment. Professionals working in Business Bay, Downtown Dubai and DIFC can benefit particularly from the location, while larger apartments and penthouses broaden the project's appeal to families and luxury buyers.

For investors searching for **apartments for sale in Business Bay**, BAYZ 102 offers exposure to one of Dubai's most established rental and investment districts. Its proximity to Downtown Dubai, furnished specification, high-rise views and varied apartment mix create multiple potential tenant and resale profiles.

Overall, **BAYZ 102 by Danube in Business Bay** combines striking high-rise architecture, furnished residences and extensive lifestyle facilities within one of central Dubai's most connected locations, creating a distinctive option for buyers seeking an **off-plan property in Dubai**.

Why Buy BAYZ 102 Through A1 Properties?
With a large number of residences across a very tall tower, individual unit selection is particularly important at BAYZ 102. A1 Properties can help buyers compare available and resale properties according to layout,

size, floor, orientation, Burj Khalifa or Dubai Canal views, private-pool configuration, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to both investors and end-users navigating Dubai's property market. Investors can compare acquisition pricing, unit positioning, potential rental considerations and future resale opportunities, while end-users can focus on living space, floor level, privacy, views and long-term suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing assistance and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**59%**	**1%**	**30%**
Down Payment	During Construction	On Handover	Post Handover

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