A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

Breez By Danube

Location: Dubai Maritime City, Dubai

Starting From: AED 1,400,000

Permit No: 2

Breez By Danube

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Danube	**Apartments**	**Q1 2029**	**20% Down Payment**	**Off Plan**

ABOUT THE PROJECT

Breez by Danube Properties is a landmark luxury waterfront residential development in **Dubai Maritime City**, designed to bring resort-style coastal living to one of Dubai's fastest-evolving premium waterfront districts. Rising approximately 60 storeys above the coastline, the development combines panoramic sea views, contemporary residences and an exceptionally extensive collection of leisure, wellness and entertainment amenities.

Positioned on the Dubai Maritime City peninsula, Breez benefits from a distinctive location surrounded by the Arabian Gulf while remaining within convenient reach of central Dubai. The project is designed for buyers seeking a waterfront residence with the facilities of a resort while maintaining access to major commercial and lifestyle districts including Downtown Dubai, Business Bay and DIFC.

The architectural concept takes inspiration from the project's maritime surroundings. A contemporary glass façade, flowing balcony lines and expansive windows give the tower a distinctive coastal character while helping maximise views towards the Arabian Gulf, Port Rashid and Dubai's skyline.

At approximately **60 floors**, Breez is designed to become one of the prominent residential landmarks within Dubai Maritime City. Its height provides selected upper-level residences with expansive views across the coastline, while landscaped podium and leisure environments create a resort-oriented experience closer to ground level.

Breez offers an unusually diverse residential collection ranging from **studios to 5-bedroom residences**, creating options for individual buyers, professionals, couples, families and buyers seeking substantially larger luxury homes.

Residences start from approximately **385 sq. ft.**, providing compact waterfront studios that may appeal particularly to investors seeking a lower entry point within Dubai Maritime City. One-bedroom apartments offer larger living environments for professionals and couples, while 2 and 3-bedroom residences provide more substantial accommodation for families.

At the upper end of the development, premium residences and larger configurations extend to approximately **6,100 sq. ft.**, providing considerably more generous indoor and outdoor living spaces. These homes target buyers seeking a luxury primary residence or second home within a waterfront setting.

Selected residences incorporate **private swimming pools**, continuing one of Danube Properties' signature design concepts. These private-pool homes create an additional layer of exclusivity and provide residents with a resort-style outdoor environment directly connected to their apartment.

Interiors at Breez are designed around contemporary waterfront living. Large windows introduce natural daylight while framing sea and skyline views, and carefully selected materials create a refined modern atmosphere throughout the residences.

Open-plan living and dining spaces maximise usable floor area and create flexible environments for everyday living and entertaining. Contemporary kitchens integrate into the overall design, while balconies and terraces extend the residences outdoors.

A major defining feature of Breez is its exceptionally broad lifestyle offering. The project has been marketed with **more than 40 resort-style amenities**, transforming the development from a conventional residential tower into a comprehensive lifestyle destination.

Residents can enjoy multiple **swimming and leisure pools, fitness facilities, wellness spaces, landscaped relaxation areas and outdoor recreation environments**. Dedicated areas for yoga and meditation complement the fitness offering and support the project's wider emphasis on wellbeing.

Sports facilities provide additional opportunities for active living, while indoor and outdoor entertainment areas give residents spaces to socialise and relax. Children's facilities are integrated into the development, making the project relevant to families as well as individual residents.

The tower also incorporates premium communal environments intended to take advantage of its waterfront setting. Elevated leisure areas and viewing spaces provide opportunities to experience panoramic surroundings, while landscaped podium areas create more sheltered recreational environments.

One of Breez's strongest advantages is its location within **Dubai Maritime City**, a peninsula positioned between Port Rashid and Dubai's established central districts. The area is undergoing significant transformation through new residential, hospitality and mixed-use developments.

Residents benefit from convenient connectivity towards **Mina Rashid, Port Rashid, Bur Dubai, Jumeirah and Sheikh Zayed Road**, providing access to both historic Dubai and the city's modern commercial centres.

Downtown Dubai, Business Bay and DIFC are within convenient driving distance, making Breez particularly relevant to professionals who want a waterfront residential environment while remaining connected to major employment districts.

The location also provides convenient access towards **J1 Beach, Dubai Cruise Terminal and Dubai International Airport**, strengthening its appeal to international buyers, frequent travellers and second-home owners.

Dubai Maritime City's continued development represents an important part of the project's investment proposition. New residential towers, hospitality developments, waterfront destinations and infrastructure are gradually transforming the district into a more established premium coastal neighbourhood.

For investors, Breez offers exposure to this emerging waterfront market through a wide range of apartment configurations. Studios and 1-bedroom residences may appeal to buyers targeting professionals and international tenants, while larger apartments broaden the potential tenant and resale audience towards families and luxury end-users.

Private-pool configurations provide an additional differentiating factor. These residences can appeal to buyers seeking a more distinctive lifestyle product and may command different rental and resale positioning compared with conventional apartments, depending on unit size, floor, orientation and views.

The project's large amenity programme is another factor that may influence future tenant demand. In a competitive waterfront rental market, buildings offering extensive wellness, fitness, entertainment and family facilities can differentiate themselves from developments with more conventional amenity packages.

For end-users, Breez combines the lifestyle advantages of waterfront living with convenient access to central Dubai. Residents can enjoy contemporary interiors, private outdoor spaces, extensive leisure facilities and coastal surroundings while remaining connected to the city's principal business and lifestyle districts.

As Dubai Maritime City continues to mature, Breez is positioned to benefit from the area's transition into a major premium residential and hospitality destination. Its scale, height, waterfront location and broad residential mix make it one of Danube's more ambitious developments within Dubai's coastal property market.

Why Buy Breez by Danube Through A1 Properties?

Buying a residence at **Breez by Danube through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, floor level, orientation, sea views, private-pool configuration, layout efficiency, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential, luxury, waterfront and off-plan property market, helping buyers evaluate Breez against other opportunities across Dubai Maritime City and Dubai's wider coastal property market.

For investors, our advisors can assess entry pricing, surrounding development, rental demand, private-pool premiums, payment-plan obligations and potential resale positioning. End-users can receive tailored guidance based on residence size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

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

PAYMENT PLAN

20%	**1%**
Down Payment	During Construction

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.