

BAYZ 102 **BY DANUBE**

YOUR HOME IN THE SKY



WHY BAYZ 102

Strategic
Location, **Close**
to **SZR & Metro**

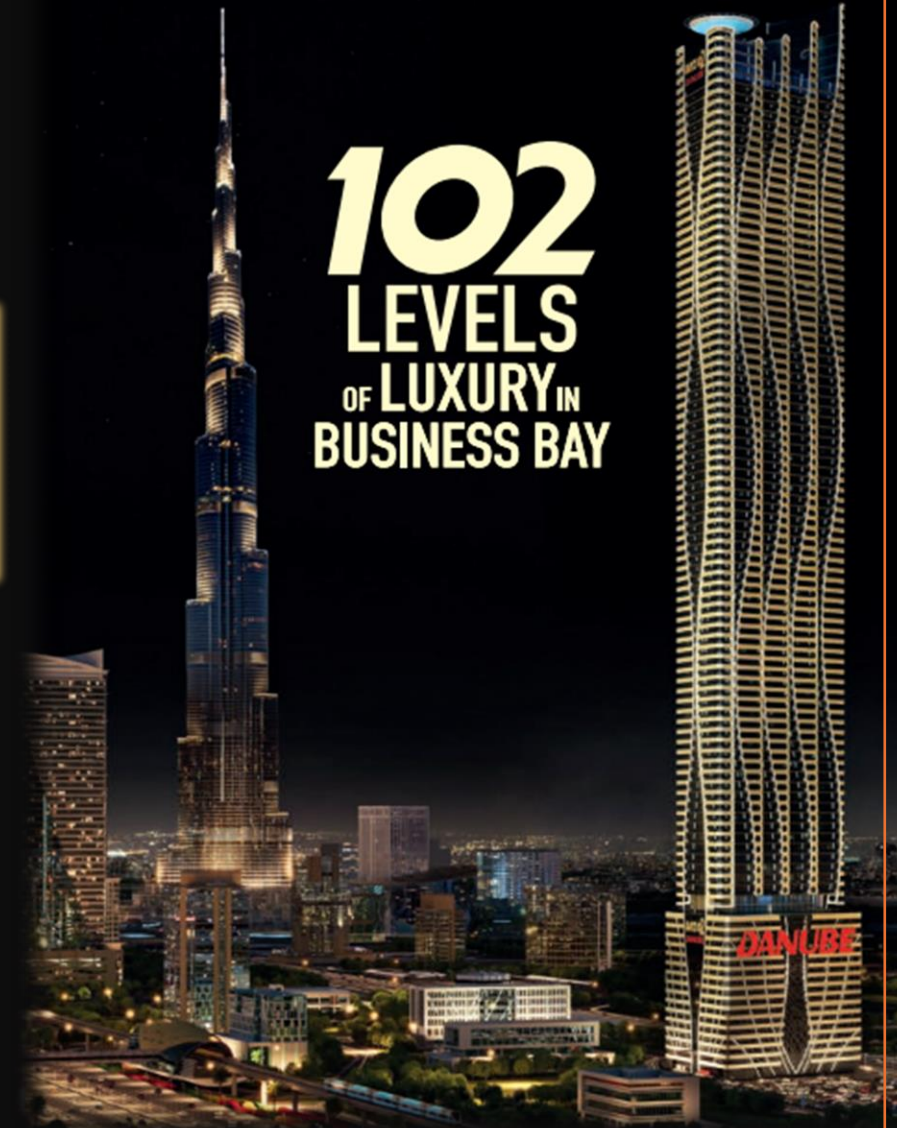
Stunning Views
of **Downtown,**
Canal & the Sea

50+ Sumptuous
Amenities

Fully Furnished
with Ultra
Luxurious **Dolce**
Vita Furniture

Efficient
Layouts

102
LEVELS
OF **LUXURY** IN
BUSINESS BAY



BAYZ 102
BY **DANUBE**

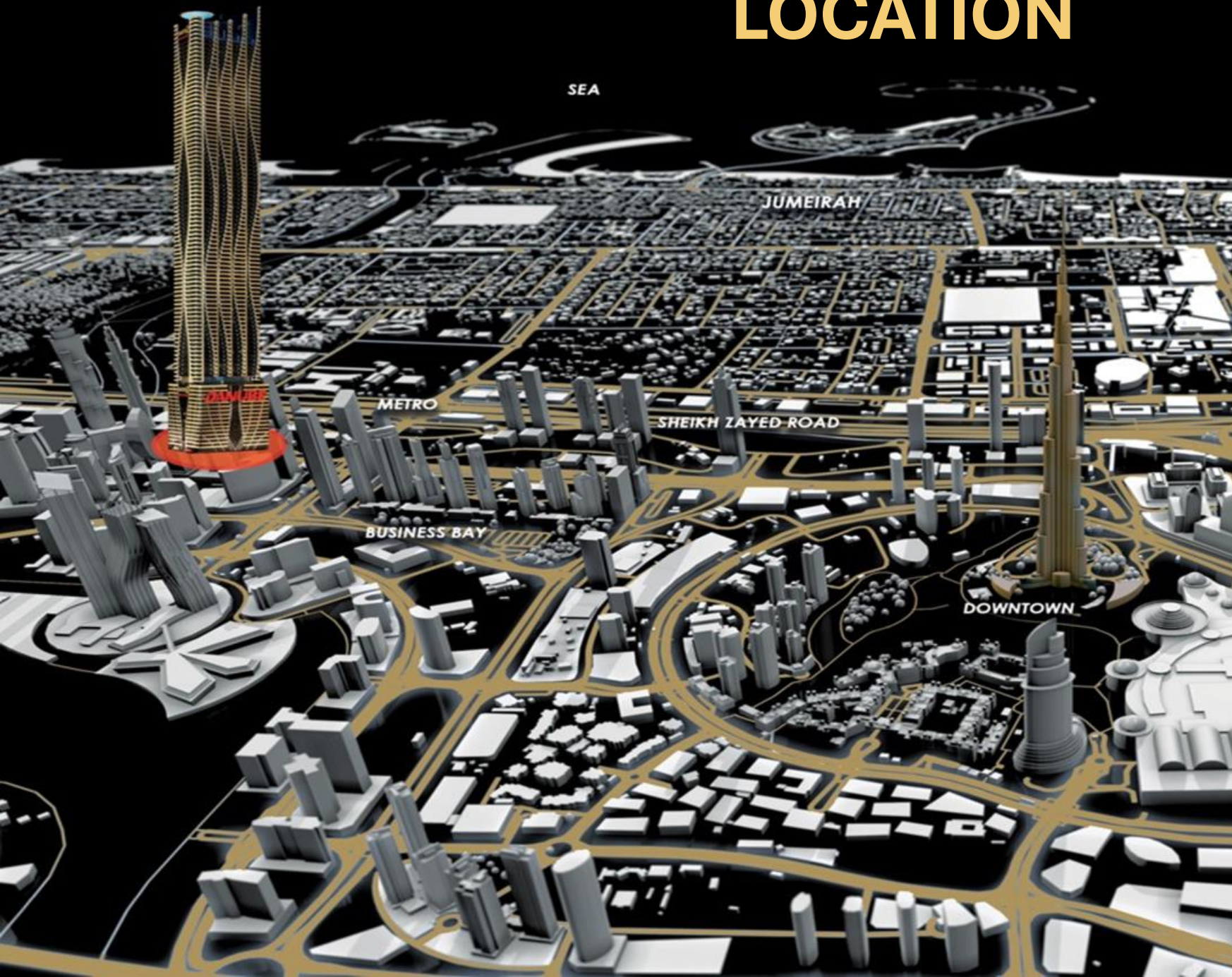
WHY BAYZ 102

Strategic Location,
**Close to SZR and
Metro**
















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LEVELS
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LOCATION



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

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WHY BAYZ 102

Stunning Views of
**Downtown, Canal
and the Sea**

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PRIVATE POOL IN
YOUR APARTMENT



LIVE WITH
STUNNING
BURJ KHALIFA
VIEWS

MESMERIZING VIEWS

ACTUAL PICS FROM THE PLOT



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WHY BAYZ 102

50+ Sumptuous
Amenities

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50+ LUXURIOUS AMENITIES



LOUNGE 14

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

FAMILY ZONE

16. Cabana Cove
17. Grill Grove
18. Pet Park

FACILITY ZONE

19. Doctors On Call
20. Male/Female Prayer Room
21. Male Makeover Room
22. Female Makeover Room

KIDS ZONE

23. Kids Play Area
24. Wall Climbing
25. Trampoline Sphere
26. Kids Daycare

LOUNGE 64

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

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WHY BAYZ 102

**Fully Furnished with
Ultra Luxurious
Dolce Vita Furniture**

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PREMIUM ITALIAN FURNITURE BY

DOLCE  VITA

BAYZ 102
BY **DANUBE**





Crafted for Luxurious *Living*



Experience ultimate luxury at Bayz102,
enhanced by Dolce Vita's exquisite Italian design.



Upgrade Your *Lifestyle*



Embrace unmatched lavishness in Bayz102,
where Italian craftsmanship meets modern sophistication.



Luxury & Comfort, *Elevated*



Spaces crafted for an unmatched
experience in the premium Bayz102.



Quality Rooted in *Tradition*



Timeless quality inspired by beauty, with a tradition
of excellence and a passion for perfection.



dolcevita.art

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WHY BAYZ 102

Efficient Layouts

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AND...

Attractive Pricing

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BAYZ 102 Pricing DANUBE

TYPE	Starting Price
Studio	1,385,000
Flex 1 BHK	2,230,000
2 BHK	2,980,000
3 BHK	4,848,000
4 BHK	6,532,000

AND...

Best in the Industry
Payment Plan

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BAYZ102 Payment Plan

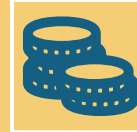
BAYZ102
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5 YEARS POST HANDOVER
PAYMENT PLAN



LONGEST PAYMENT
PLAN OF 108
MONTHS (9 YEARS)



PAY ONLY 0.5% PER MONTH
POST HANDOVER



COVER YOUR INSTALMENT
THROUGH RENTAL INCOME*



RENTAL > INSTALMENT*

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*Assuming 6%+ rental ROI post handover

Rental Scenario

Assumption of 7% ROI*	
Unit Type	1BHK
Unit Price	2,230,000
Payment Till Handover	1,561,000
Current Rentals in Business Bay*	140,000
Expected rent during Handover @ 5 % increment	170,000
Rent @ 7%	156,100
ROI on Handover	7%
ROE on Handover	10.00%
Monthly Payment @ 0.5% per month	11,150
Monthly Rent	13,008
Monthly Income Post Payment	1,858
Yearly Income Post Payment	22,300

Rental Scenario

Assumption of 7% ROI*	
Unit Type	2BHK
Unit Price	2,980,000
Payment Till Handover	2,086,000
Current Rentals in Business Bay*	190,000
Expected rent during Handover @ 5 % increment	230,000
Rent @ 7%	208,600
ROI on Handover	7%
ROE on Handover	10.00%
Monthly Payment @ 0.5% per month	14,900
Monthly Rent	17,383
Monthly Income Post Payment	2,483
Yearly Income Post Payment	29,800

Rental Scenario

Assumption of 7% ROI*	
Unit Type	3BHK
Unit Price	4,848,000
Payment Till Handover	3,393,600
Current Rentals in Business Bay*	280,000
Expected rent during Handover @ 5 % increment	340,000
Rent @ 7%	339,360
ROI on Handover	7%
ROE on Handover	10.00%
Monthly Payment @ 0.5% per month	24,240
Monthly Rent	28,280
Monthly Income Post Payment	4,040
Yearly Income Post Payment	48,480