

FOR SALE

Bayz 101 By Danube

📍 BUSINESS BAY

🛏 1 Bedroom

👁 Burj View

🏠 941 Sq.ft

№ 14 Series

⬆⬆ High Floor

🔑 Q2 2028

SELLING PRICE

AED 2.15M



| PROJECT DESCRIPTION

Above The City

BAYZ 101 by Danube rises across 101 levels in the heart of Business Bay, combining a prominent skyline presence with open views toward Downtown Dubai. Close to Sheikh Zayed Road and Business Bay Metro, the tower brings together furnished residences, private outdoor spaces and a central address designed for contemporary city living.

A NEW HIGH-RISE HAVEN



UNDULATING ARCHITECTURE

Layered balconies and flowing vertical lines give BAYZ 101 a distinctive profile across the skyline



PRIVATE POOL RESIDENCE

Apartment includes a private pool, extending the living experience into generous outdoor space.



REFINED EVERYDAY LIVING

Fully furnished interiors and a practical layout make the residence ready for comfortable daily use.



| AMENITIES

Elevated Leisure

Life at BAYZ 101 extends beyond the residence through a diverse collection of leisure, fitness and social spaces. From the infinity pool and tennis court to bowling, cinema, golf and business facilities, the tower brings recreation, entertainment and everyday convenience together within one address.



INDOOR GOLF

An indoor simulator offering a practical setting for golf practice throughout the year.



INFINITY POOL

A rooftop pool with open skyline views and space for relaxed swimming and leisure.



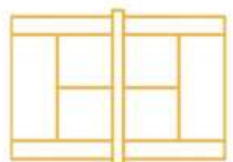
BOWLING ALLEY

Private bowling lanes create an engaging indoor setting for residents and their guests.



FITNESS GYM

A modern fitness space equipped for cardio, strength training and everyday workouts



TENNIS COURT

A dedicated court for regular practice, private matches and active time close to home.



CINEMA

A comfortable screening space designed for films, entertainment and informal gatherings.

| LOCATION

Prime Location

BAYZ 101 is located in Business Bay, near Sheikh Zayed Road and Business Bay Metro, with access to Downtown Dubai, DXB Airport and coastal destinations.



CONNECTIVITY



DOWNTOWN

Dubai Mall & Burj Khalifa.

08 MIN



DXB AIRPORT

Global connectivity

15 MIN



BURJ AL ARAB

World-famous coastal landmark.

18 MIN



PALM JUMEIRAH

Iconic beachside destination

20 MIN



DUBAI MARINA

Waterfront dining and leisure

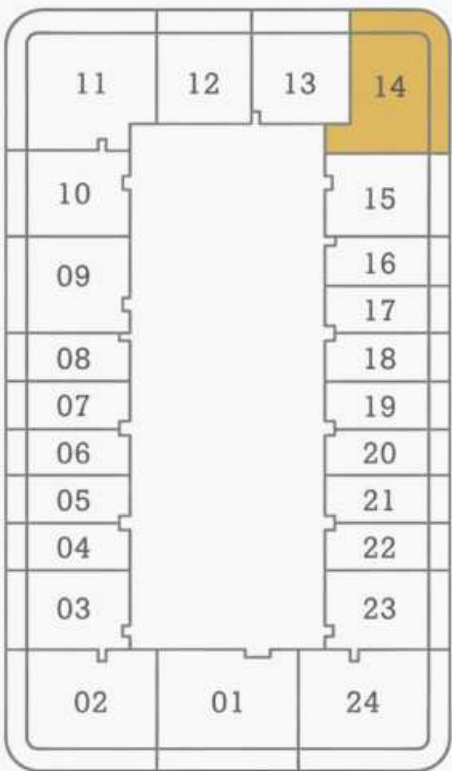
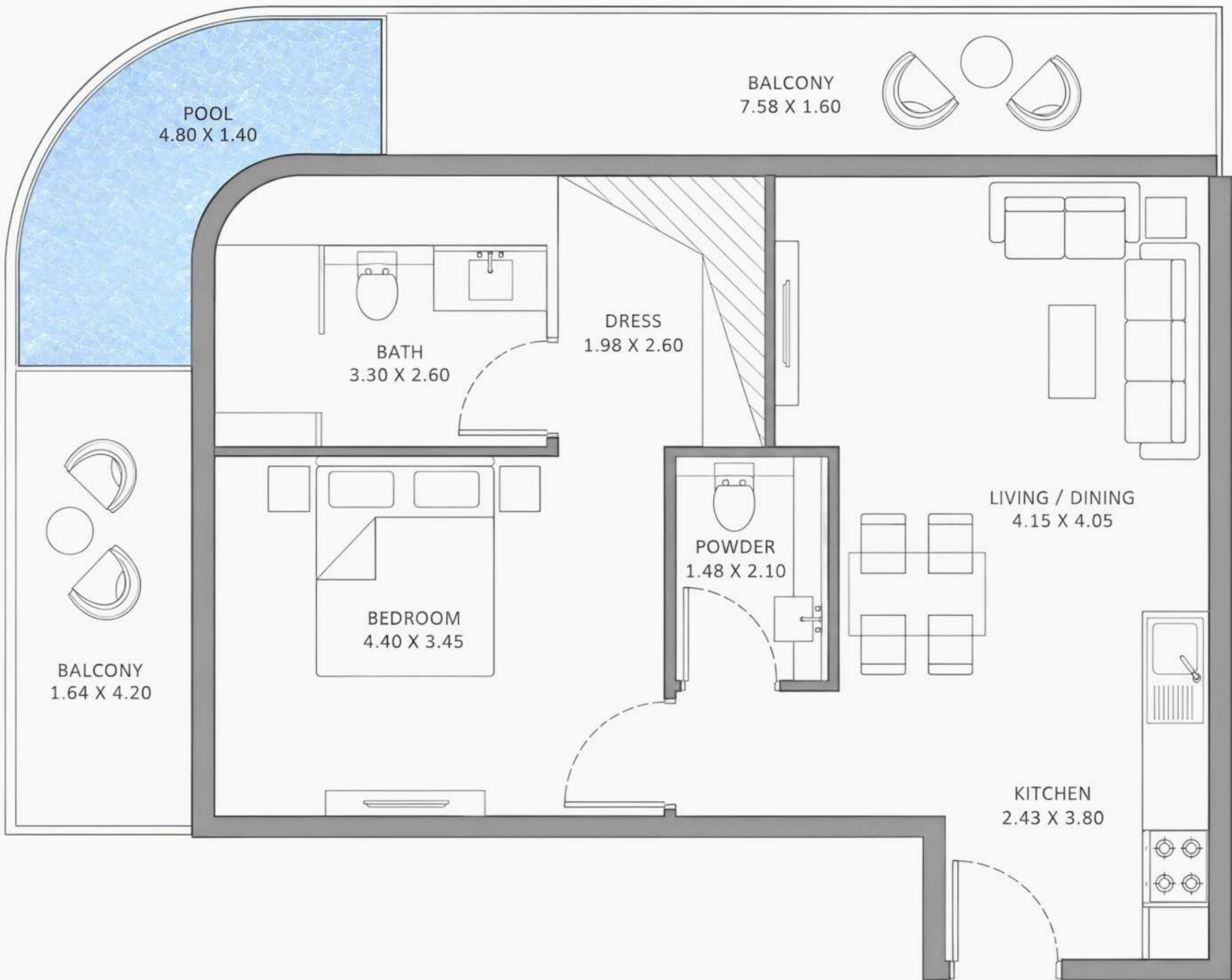
23 MIN

| FLOOR PLAN

Unit Layout

Thoughtfully designed for refined living with comfort and functionality in mind.

KEY PLAN



PAYMENT BREAKDOWN



SELLING PRICE

₹ 2 150 000



\$ 621 254



PAYMENT TO
SELLER

₹ 920 225



\$ 250 743



PAYMENT TO
THE DEVELOPER

₹ 1 229 775



\$ 335 089

PAYMENT PLAN TO DEVELOPER

INSTALLMENT

AMOUNT (AED)

AMOUNT (USD)

05.01.2027

₹ 122 977

\$ 33 509

1% every month
until 05.03.2030

₹ 24 596

\$ 6 702