



*Breez*  
BY **DANUBE**



WAKE UP TO  
**THIS VIEW**  
*everyday*





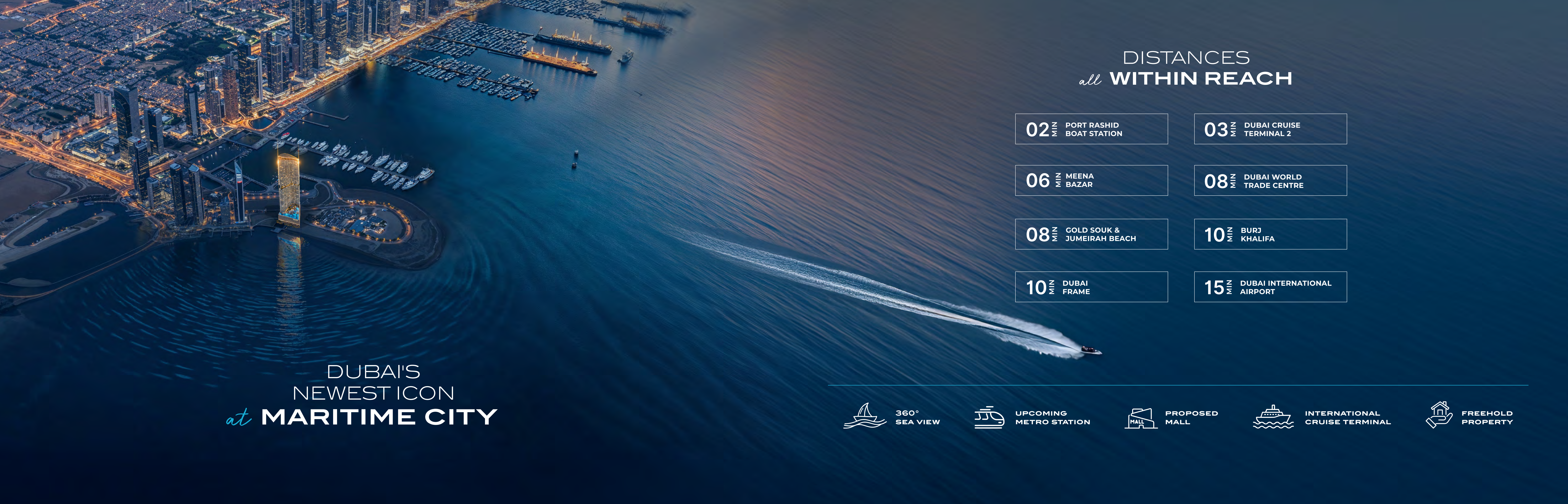


**Breez by Danube** is a premium 60-floor waterfront residential tower in **Dubai Maritime City**. Inspired by seaside serenity and elevated living, Breez offers **Fully Furnished Oceanfront Homes** with over **40+ resort-style amenities** for a lifestyle that flows as effortlessly as its name.

More than just a residence, Breez is your invitation to experience a life where the city's pulse meets the calm of the sea.







DISTANCES  
*all* **WITHIN REACH**

- |                                                     |                                                      |
|-----------------------------------------------------|------------------------------------------------------|
| 02 <small>MIN</small> PORT RASHID<br>BOAT STATION   | 03 <small>MIN</small> DUBAI CRUISE<br>TERMINAL 2     |
| 06 <small>MIN</small> MEENA<br>BAZAR                | 08 <small>MIN</small> DUBAI WORLD<br>TRADE CENTRE    |
| 08 <small>MIN</small> GOLD SOUK &<br>JUMEIRAH BEACH | 10 <small>MIN</small> BURJ<br>KHALIFA                |
| 10 <small>MIN</small> DUBAI<br>FRAME                | 15 <small>MIN</small> DUBAI INTERNATIONAL<br>AIRPORT |

DUBAI'S  
NEWEST ICON  
*at* **MARITIME CITY**

 360°  
SEA VIEW

 UPCOMING  
METRO STATION

 PROPOSED  
MALL

 INTERNATIONAL  
CRUISE TERMINAL

 FREEHOLD  
PROPERTY



**WHERE ARRIVAL**  
ITSELF IS AN  
*experience*





*With* a 1500 sq ft. Aquarium  
to mark your entry

*With* a 1500 sq ft. Aquarium  
to mark your entry



**WATERFALL ATRIUM**  
*Inspired by the Ocean's Rhythm*



LIFT  
**LOBBY**  
*Luxury* that greets  
you at every step



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# PREMIUM WATERFRONT RESIDENCES

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# INTRODUCING **BLANCO LUXE**

This is where **Modern Minimalism** meets **Luxury** in perfect harmony. Seamless finishes, fluid spaces and refined details come together to create residences that are effortlessly luxurious as they are exquisite.



**FULLY  
FURNISHED**  
*waterfront* apartments











EVERY MATERIAL,  
HANDPICKED.  
**EVERY DETAIL,**  
*Perfected*

At Breez, every material is carefully **handpicked and thoughtfully curated.** From the elegance of marble and the natural warmth of travertine, to the sophistication of fluted glass and leather-finish cladding - each element comes with a stamp of luxury. This is a home where craftsmanship meets contemporary design.



BROWN TINTED  
GLASS- FLUTED FINISH

TRAVERTINE  
MARBLE FINISH

ARABESCATO  
MARBLE FINISH

SHELL AND  
NATURAL STONE  
FINISH WASHBASINS

PREMIUM LINEN  
FEEL CURTAINS

GOLD MATTE TRIMMINGS  
AND FINISHES

WOOD VENEER  
CLADDING



ALSO AVAILABLE IN  
**AQUA LUXE**

Aqua Luxe interiors are inspired by the fluidity of water and the calm of the sea. Subtle aqua touches meet refined finishes to create **Convertible Apartments** that feel light, effortless and undeniably luxurious.







# RESORT STYLE **LIVING** *everyday*

40+ EXPERIENCES CRAFTED  
TO INDULGE THE BODY,  
MIND AND SOUL.



## **WATER**

Dive into endless blue. From **Infinity Pool** with panoramic sea views to **Floating Cabanas** and lagoon-inspired leisure spaces, water becomes more than an element - it becomes a lifestyle.



## **ACTIVITY**

For those who thrive on movement, Breez offers state-of-the-art **Gyms**, open-air **Fitness Decks**, **Sports Courts** and dedicated play areas bring energy to every day.



## **WELLNESS**

Find balance in spaces designed for your mind, body and soul. Serenity **Gardens**, **Yoga Deck**, **Spa**...escape the hustle of the city in minutes. Wellness at Breez isn't a choice - it's woven into your everyday lifestyle.

# DANUBE



# LEGEND

- 1. Kid's Play Ground
- 2. Kid's Wall Climbing
- 3. Sand Playground
- 4. Trampoline
- 5. Multi-Functional Kid's Bridge
- 6. Kid's Splash Pool
- 7. Kid's Pool
- 8. Jacuzzi
- 9. Sunbed Relaxing Zone
- 10. Water Sunken Seating
- 11. Water Lounges
- 12. Pool Bar
- 13. Infinity Pool
- 14. Beach Deck
- 15. Outdoor Shower
- 16. Zen Garden
- 17. BBQ Area
- 18. Padel Court
- 19. Garden Walk
- 20. Outdoor Gym
- 21. Badminton Court
- 22. Running Track
- 23. Sunken Seating
- 24. Hammock Zone
- 25. Cricket Court
- 26. Table Tennis Zone
- 27. Club House
- 28. Indoor Games
- 29. Kid's Daycare
- 30. Gym
- 31. Spa
- 32. Multipurpose Hall
- 33. Cinema
- 34. Cigar Lounge



# PODIUM AMENITIES FLOOR



# LEGEND

- 35. Infinity Pool
- 36. Sunken Sunbed
- 37. Sunken Seating
- 38. Sky Lounge
- 39. Open Air Yoga
- 40. Breez Swing



# ROOF AMENITIES FLOOR





# INTRODUCING **BREEZ LAGOON**

WAVES AT YOUR FEET & ENDLESS SEA VIEW. A SHORELINE CRAFTED

*just for you.*







## KID'S SPLASH POOL

*a water retreat*  
DESIGNED SPECIALLY  
FOR THE LITTLE ONES







# KID'S **DAYCARE**

*A joyful escape*  
CRAFTED FOR  
THE LITTLE DREAMERS





INTRODUCING  
**BREEZ 60**



ENJOY  
**PANAROMIC VIEWS**  
FROM THE HIGHEST POINT  
*in maritime city*

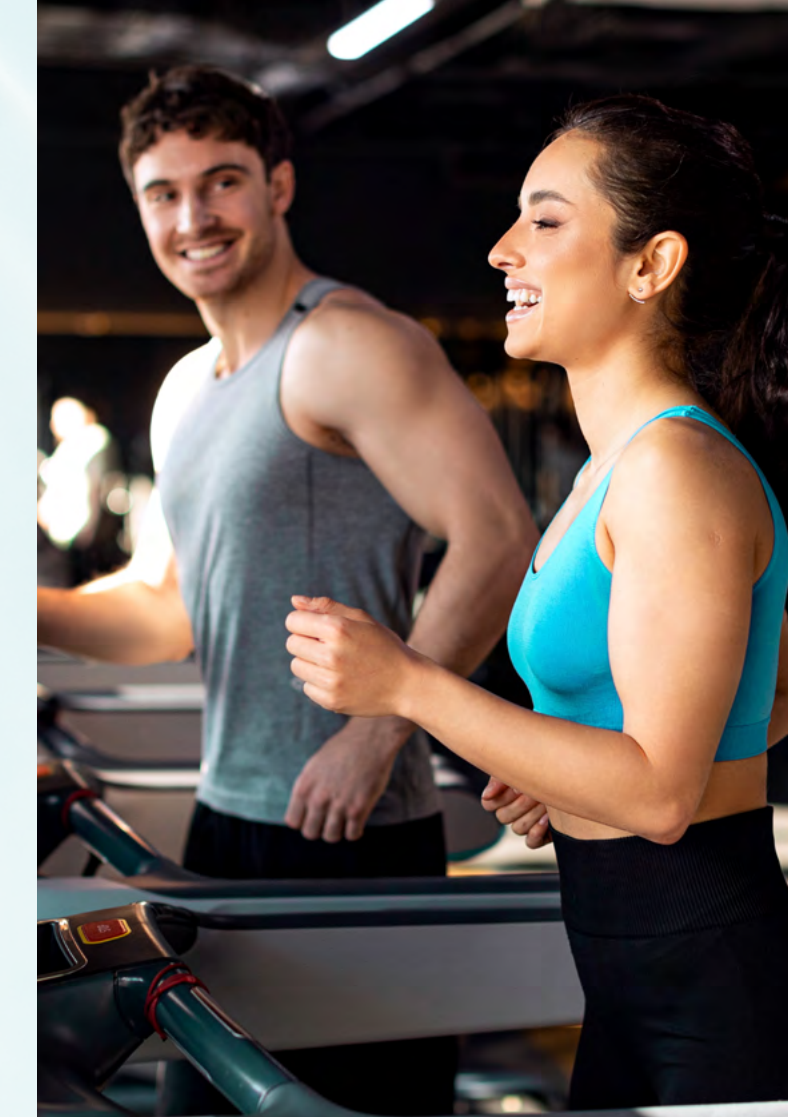






## INDOOR & OUTDOOR GYM

FROM SUNRISE STRETCHES OUTDOORS  
TO EVENING REPS INDOORS  
*your gym your choice*







*the Breez*  
VIEWING **DECK**

From mornings at the **Jogging Track**  
to evenings spent by the **Hammock**  
and vibrant **Barbque** nights -  
life here is crafted for excellence

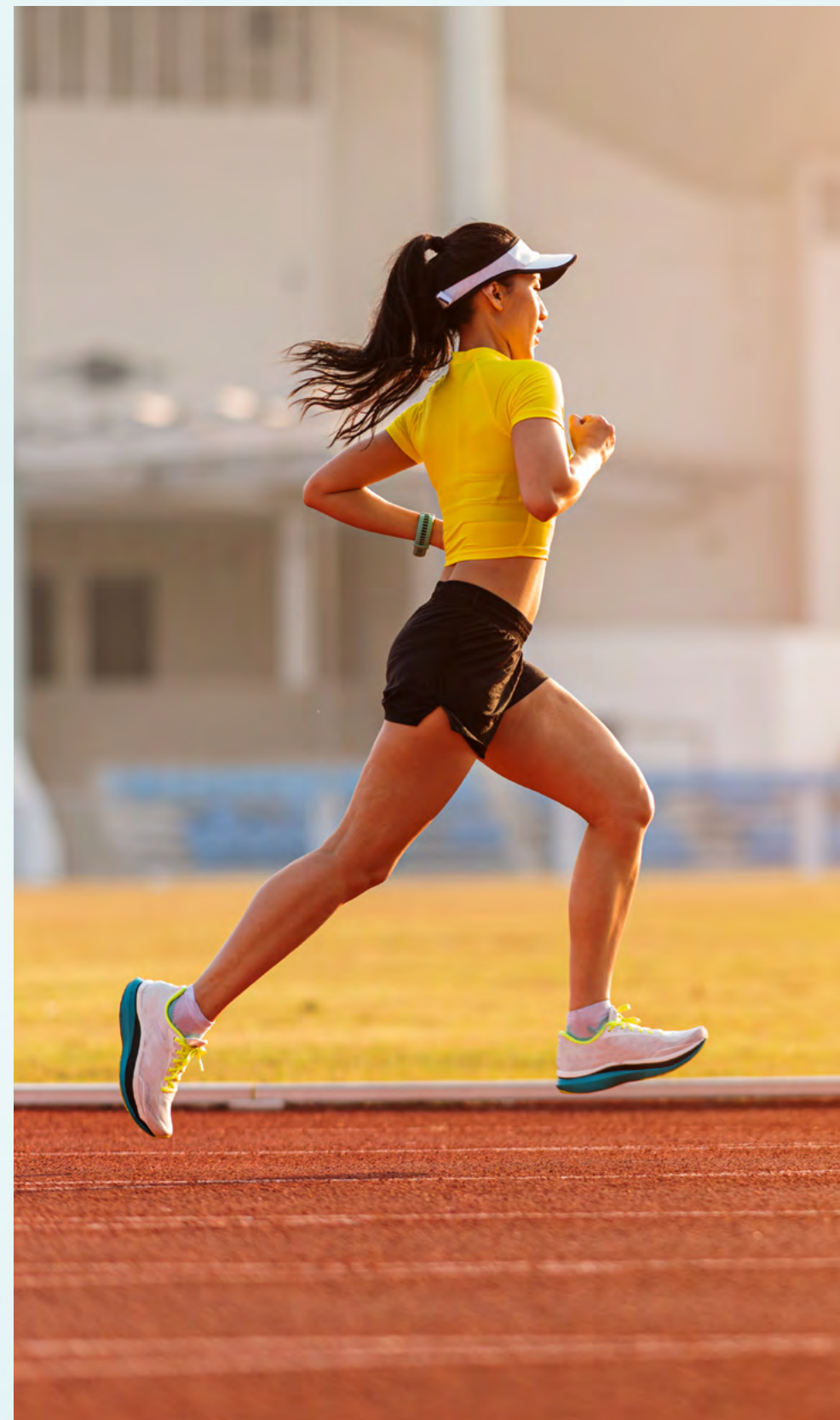




WALL CLIMBING



CRICKET



RUNNING TRACK



PADEL TENNIS



TABLE TENNIS

*a sport*  
**FOR EVERY**  
**PLAYER**





BREEZ  
SPA

YOUR SANCTUARY OF  
*calm and peace*





# BREEZ CLUB HOUSE

*Connect and Celebrate*  
UNWIND IN STYLE







# INDOOR CINEMA

YOUR PRIVATE  
SILVER SCREEN,  
*just steps from home*





# 40+ AMENITIES

*more than*  
JUST A HOME  
A SEA OF AMENITIES

Kid's Play Ground  
Kid's Wall Climbing  
Sand Playground  
Trampoline  
Multi-Functional Kid's Bridge  
Kid's Splash Pool  
Kid's Pool  
Jacuzzi  
Sunbed Relaxing Zone  
Water Sunken Seating  
Water Lounges  
Pool Bar  
Infinity Pool  
Beach Deck  
Outdoor Shower  
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Outdoor Gym  
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Running Track  
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Hammock Zone  
Cricket Court  
Table Tennis Zone  
Club House  
Indoor Games  
Kid's Daycare  
Gym  
Spa  
Multipurpose Hall  
Cinema  
Cigar Lounge  
Sky Lounge  
Open Air Yoga  
Breez Swing







# THE BLUEPRINT *of Breez*

STUDIO | 1 BHK | 2 BHK | 3 BHK | 4 BHK | BREEZ VILLA

**1%** PER MONTH | **70/30** PAYMENT PLAN





Breez  
BY DANUBE

THE ART OF  
**WATERFRONT**  
**LIVING,**  
*perfected.*





“What began as a vision is now a commitment at Danube Properties, we don’t just build homes, we deliver trust, exceptional quality and excellence to every customer.”

**Rizwan Sajan** - Founder & Chairman, Danube Group



“Innovation is the bridge that connects imagination with reality, and at Danube Properties, we are architects of tomorrow’s dreams, building today’s legacies.”

**Adel Sajan** - Managing Director, Danube Group