

*Breez*  
BY **DANUBE**

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



# Breez BY DANUBE

**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** MIN  
PORT RASHID  
BOAT STATION

**03** MIN  
DUBAI CRUISE  
TERMINAL 2

**06** MIN  
MEENA  
BAZAR

**08** MIN  
DUBAI WORLD  
TRADE CENTRE

**08** MIN  
GOLD SOUK &  
JUMEIRAH BEACH

**10** MIN  
BURJ  
KHALIFA

**10** MIN  
DUBAI  
FRAME

**15** MIN  
DUBAI INTERNATIONAL  
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*





STEP INTO A  
**GRAND LOBBY**  
*With* an 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

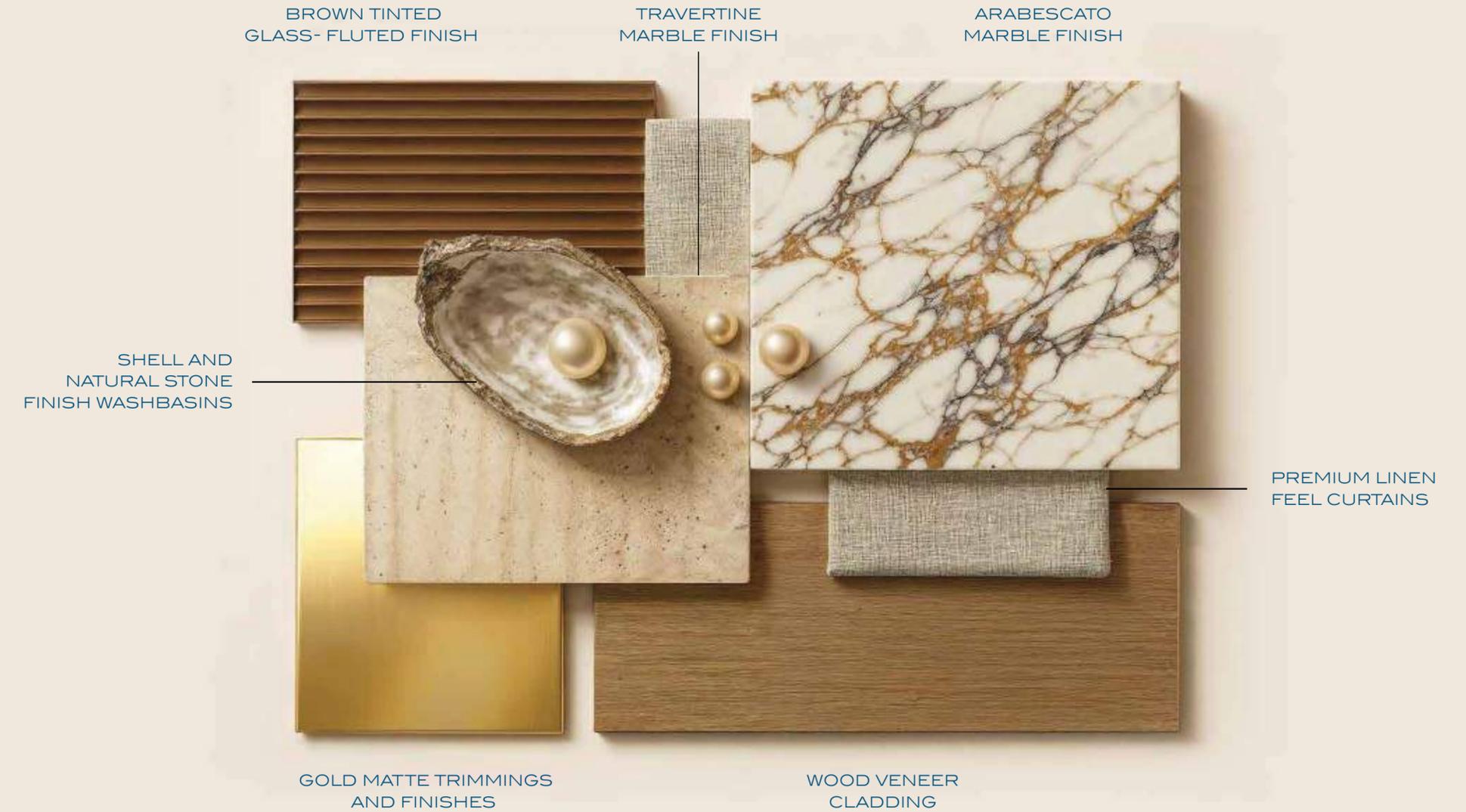




EVERY MATERIAL,  
HANDPICKED.  
**EVERY DETAIL,**  
*Perfected*

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.



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**



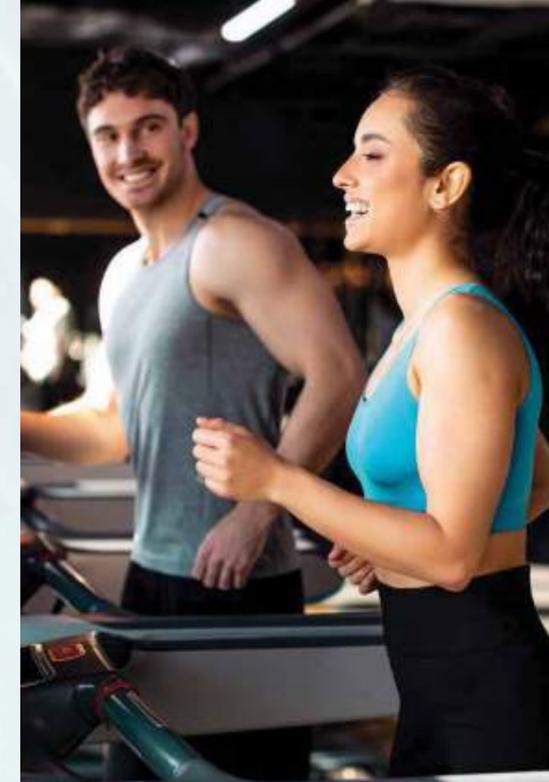
ENJOY  
**PANAROMIC VIEWS**  
FROM THE HIGHEST POINT  
*in maritime city*





## 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

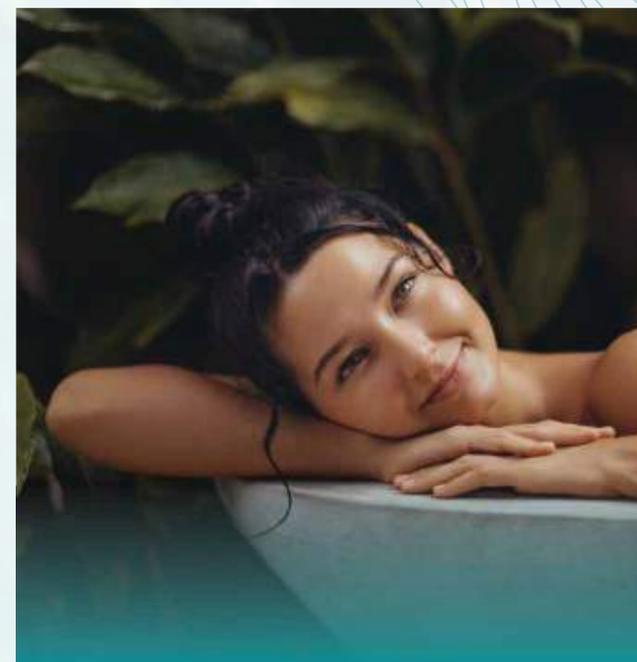


PADEL TENNIS



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  
Zen Garden  
BBQ Area  
Padel Court  
Garden Walk

Outdoor Gym  
Badminton Court  
Running Track  
Sunken Seating  
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

# **DANUBE PROPERTIES**

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