



**DANUBE
PROPERTIES**

THE LOCATION

DUBAI'S NEWEST ICON *at* MARITIME CITY

02 MIN
PORT RASHID
BOAT STATION

06 MIN
MEENA
BAZAR

08 MIN
DUBAI WORLD
TRADE CENTRE

10 MIN
BURJ
KHALIFA

03 MIN
DUBAI CRUISE
TERMINAL 2

08 MIN
GOLD SOUK &
JUMEIRAH BEACH

10 MIN
DUBAI
FRAME

15 MIN
DUBAI INTERNATIONAL
AIRPORT



360°
SEA VIEW



UPCOMING
METRO STATION



INTERNATIONAL
CRUISE TERMINAL



FREEHOLD
PROPERTY



Breez

BY DANUBE

BREEZ by Danube is a premium waterfront **60 FLOOR** unique residential project in **MARITIME CITY** inspired by seaside serenity and elevated living.

After the phenomenal success of Oceansz by Danube, Breez brings **FULLY FURNISHED, OCEANFRONT HOMES** with over **40+ RESORT STYLE AMENITIES** - redefining urban waterfront living within the city.

An oceanside promenade touching tower offering **360 DEGREE OCEAN VIEWS** and a lifestyle that flows as effortlessly as its name.

WHY MARITIME CITY?

Dubai Maritime City is one of the most unique and strategically located waterfront districts in the emirate - a rare blend of seaside tranquility and city connectivity.



360° SEA VIEW

Uninterrupted panoramic sea views from your home.



CENTRAL CONNECTIVITY

Positioned between Port Rashid and Dubai Drydocks, you are well connected to Downtown Dubai, DIFC and Sheikh Zayed Road.



MARINA STYLE LIVING

Unlike crowded beachfronts, it provides a serene, elevated waterfront lifestyle with landscaped walkways, cafés and leisure spots.



EXCLUSIVE & LOW-DENSITY

As a specialized maritime district, it offers a more exclusive and peaceful living environment compared to other waterfront hubs.



FUTURE GROWTH POTENTIAL

With Dubai's ongoing coastal development push and limited land, property values in Maritime City are expected to see steady appreciation.



PREMIUM WATERFRONT RESIDENCES

MARITIME CITY, DUBAI



STEP INTO
GRAND LOBBY
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



**FULLY
FURNISHED**
water front apartments



**AMENITIES &
PAYMENT STRUCTURE**



**RESORT
STYLE
LIVING**

PODIUM AMENITIES

- | | | |
|---------------------------------|--------------------------|------------------------|
| 1. Kid's Play Ground | 13. BBQ Area | 25. Club House |
| 2. Sand Playground | 14. Pool Bar | 26. Kid's Daycare |
| 3. Multifunctional Kid's Bridge | 15. Buffer Garden | 27. Padel Court |
| 4. Kid's Splash Pool | 16. Outdoor Gym | 28. Tennis Court |
| 5. Kid's Pool | 17. Indoor Gym | 29. Multipurpose Hall |
| 6. Breez Infinity Pool | 18. Running track | 30. Cinema |
| 7. Breez Lagoon | 19. Seating/Sunken | 31. Trampoline |
| 8. Jacuzzi | 20. Hammock Zone | 32. Wall Climbing |
| 9. Water Lounges | 21. Cricket Court | 33. Cigar Lounge |
| 10. Water Sunken Seating | 22. Table Tennis Zone | 34. Indoor Playstation |
| 11. Outdoor Shower | 23. Infinity Lagoon Pool | 35. Breez Spa |
| 12. Zen Garden | 24. Beach Sand Deck | 36. Prayer Hall |

ROOF AMENITIES

37. Infinity Pool
38. Sunken Sunbed
39. Sunken Seating
40. Sky Lounge
41. Open Air Yoga
42. Pool Swing

70/30 PAYMENT PLAN

WITH POST HANDOVER

10%

Down
Payment

10%

Nov 2025

1%

Jan 2026 to
Aug 2026

3%

Sep 2026

1%

Oct 2026 to
Aug 2027

4%

Sep 2027

1%

Oct 2027 to
Aug 2028

4%

Sep 2028

1%

Oct 2028 to
Jun 2029

1%

30 Months post Project completion
from July 2029 to December 2031

ANTICIPATED PROJECT COMPLETION
FIRST QUARTER 2029

A serene landscape photograph of a sailboat on a calm body of water during the 'golden hour' of sunrise or sunset. The sun is low on the horizon, creating a soft glow and a clear reflection on the water. The sky is a mix of light blue and orange. In the far distance, a city skyline is visible on the right side of the frame. The overall mood is peaceful and aspirational.

Breez
BY DANUBE

WAKE UP TO
THIS VIEW
everyday