



DANUBE PROPERTIES

DUBAI'S
NEWEST ICON
at MARITIME CITY

02 $\frac{N}{M}$ PORT RASHID
BOAT STATION

06 $\frac{N}{M}$ MEENA
BAZAR

08 $\frac{N}{M}$ DUBAI WORLD
TRADE CENTRE

10 $\frac{N}{M}$ BURJ
KHALIFA

03 $\frac{N}{M}$ DUBAI CRUISE
TERMINAL 2

08 $\frac{N}{M}$ GOLD SOUK &
JUMEIRAH BEACH

10 $\frac{N}{M}$ DUBAI
FRAME

15 $\frac{N}{M}$ 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 Oceanz 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

3%

Jan 2026 to
Aug 2026

1%

Sep 2026

1%

Oct 2026 to
Aug 2027

4%

Sep 2027

1%

Oct 2027 to
Aug 2028

4%

Sep 2028

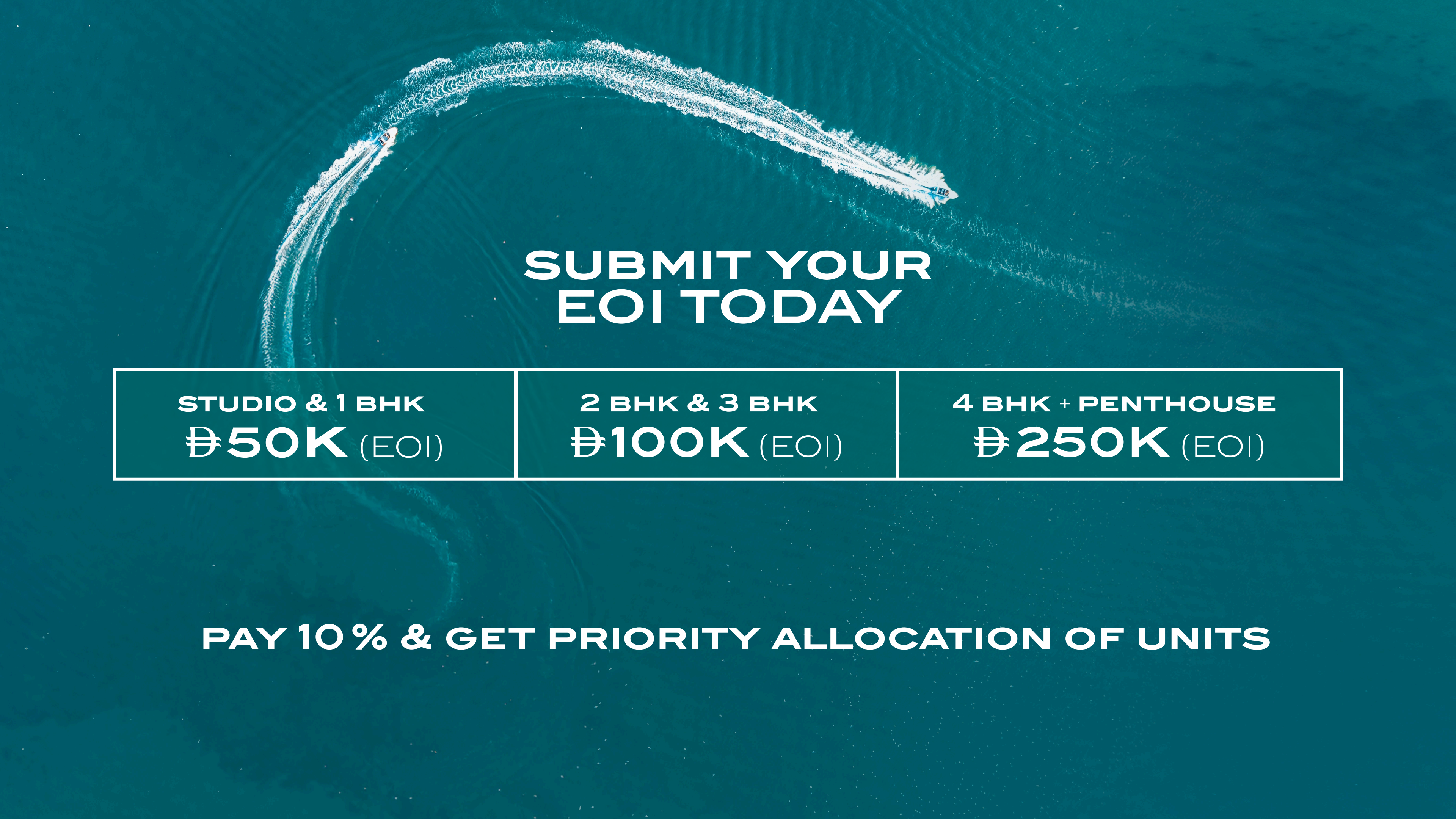
1%

Oct 2028 to
Jun 2029

1%

30 Months post Project completion
from July 2029 to December 2031

ANTICIPATED PROJECT COMPLETION
FIRST QUARTER 2029



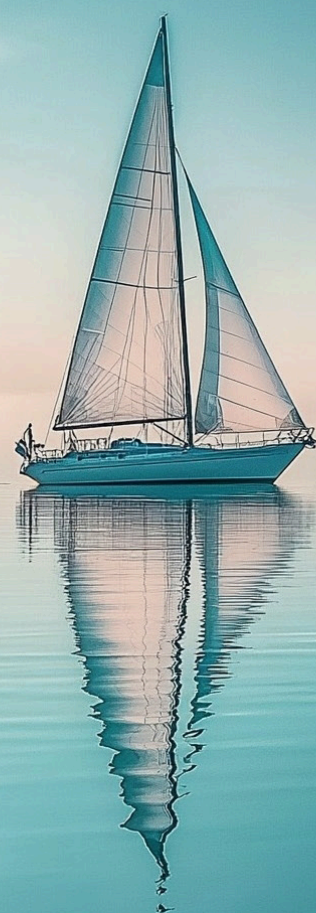
**SUBMIT YOUR
EOI TODAY**

STUDIO & 1 BHK
฿50K (EOI)

2 BHK & 3 BHK
฿100K (EOI)

4 BHK + PENTHOUSE
฿250K (EOI)

PAY 10% & GET PRIORITY ALLOCATION OF UNITS



Breez
BY DANUBE

WAKE UP TO
THIS VIEW
everyday