

An aerial photograph of a river with a large, irregularly shaped island in the center. The entire image is overlaid with a semi-transparent teal color. In the center of the image, the words "DANUBE PROPERTIES" are written in a bold, white, sans-serif font. The word "DANUBE" is on the top line, and "PROPERTIES" is on the bottom line. The letter 'D' in "DANUBE" has a small, stylized white icon of a building or structure integrated into its vertical stroke.

DANUBE PROPERTIES

DUBAI'S NEWEST ICON *at* MARITIME CITY

02 ^N_M PORT RASHID
BOAT STATION

06 ^N_M MEENA
BAZAR

08 ^N_M DUBAI WORLD
TRADE CENTRE

10 ^N_M BURJ
KHALIFA

03 ^N_M DUBAI CRUISE
TERMINAL 2

08 ^N_M GOLD SOUK &
JUMEIRAH BEACH

10 ^N_M DUBAI
FRAME

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

ROOF AMENITIES

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

70/30 PAYMENT PLAN

WITH POST HANDOVER



10% DOWN PAYMENT

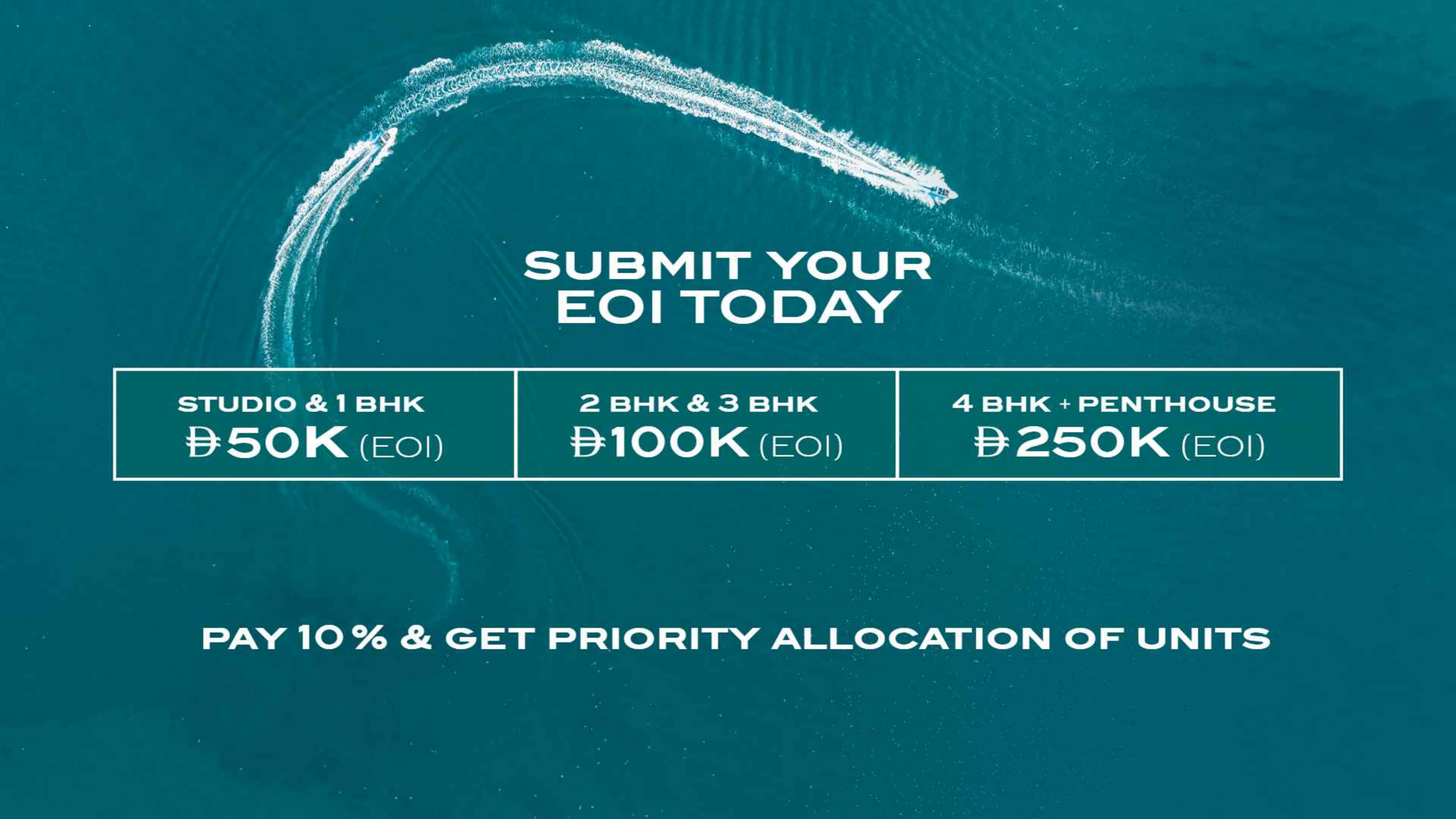
10% NOVEMBER 2025

70%
During Construction

30%
Post Handover

PAY 1% PER MONTH

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