

The background of the image is a teal color with a pattern of soft, wavy ripples, resembling water. The ripples are more pronounced in the upper half and fade slightly towards the bottom.

*Breez*  
BY **DANUBE**





# 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.

# DUBAI'S NEWEST ICON *at* MARITIME CITY

02 <sup>MIN</sup> PORT RASHID  
BOAT STATION

06 <sup>MIN</sup> MEENA  
BAZAR

08 <sup>MIN</sup> DUBAI WORLD  
TRADE CENTRE

10 <sup>MIN</sup> BURJ  
KHALIFA

03 <sup>MIN</sup> DUBAI CRUISE  
TERMINAL 2

08 <sup>MIN</sup> GOLD SOUK &  
JUMEIRAH BEACH

10 <sup>MIN</sup> DUBAI  
FRAME

15 <sup>MIN</sup> DUBAI INTERNATIONAL  
AIRPORT



360°  
SEA VIEW



UPCOMING  
METRO STATION



PROPOSED  
MALL



INTERNATIONAL  
CRUISE TERMINAL



FREEHOLD  
PROPERTY

# WHY MARITIME CITY?



## 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.

# Breez BY DANUBE



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# PREMIUM WATERFRONT RESIDENCES

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MARITIME CITY, DUBAI





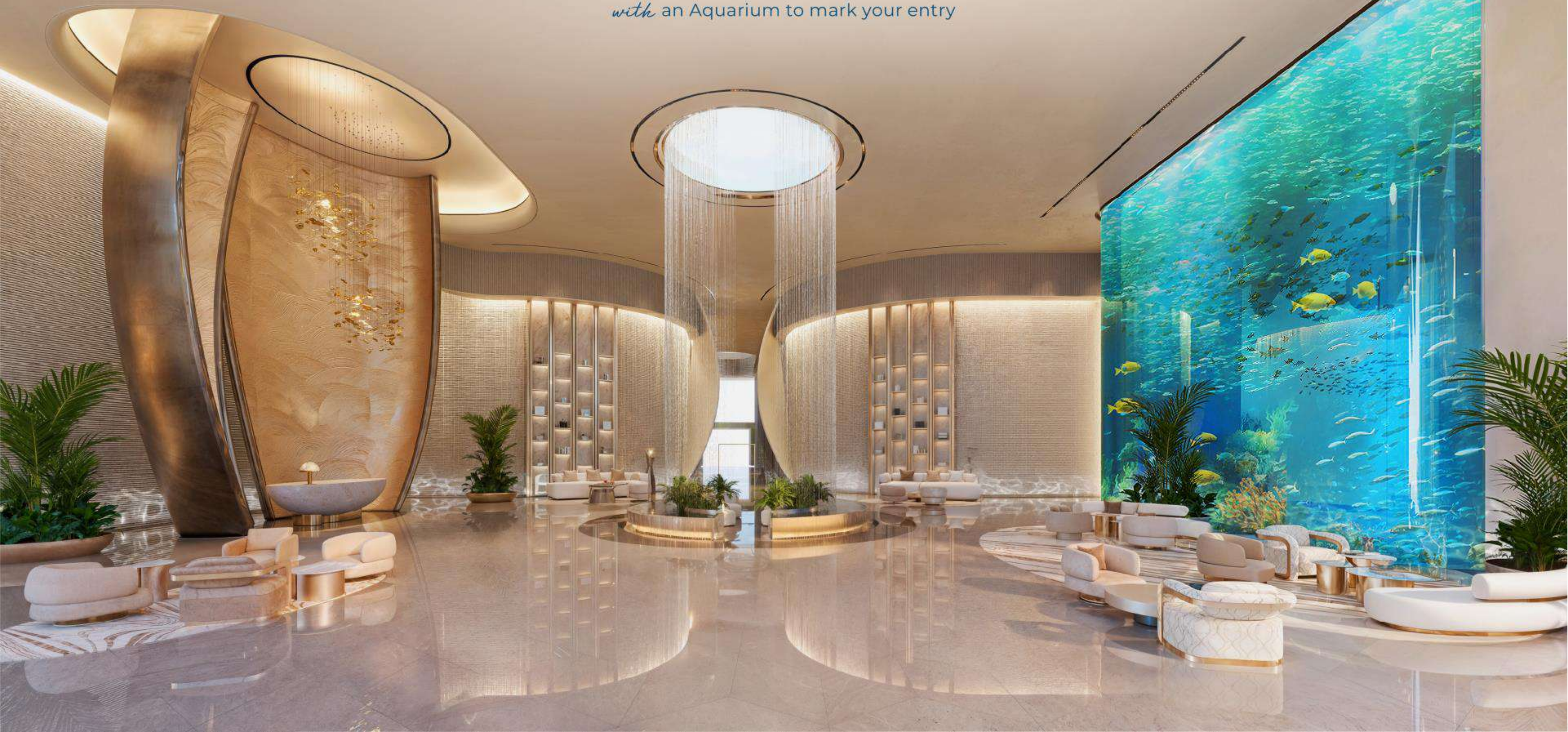
THE ART OF  
**WATERFRONT  
LIVING,**  
*perfected.*

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



STEP INTO  
**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

RESORT STYLE  
**LIVING**  
*everyday*



## LEGEND



## PODIUM AMENITIES FLOOR

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

- |                       |
|-----------------------|
| 28. Indoor Games      |
| 29. Kid's Daycare     |
| 30. Gym               |
| 31. Spa               |
| 32. Multipurpose Hall |
| 33. Cinema            |
| 34. Cigar Lounge      |

## ROOF AMENITIES FLOOR

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

# INTRODUCING **BREEZ LAGOON**

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

*just for you.*



# KID'S SPLASH POOL



# KID'S DAYCARE





BREEZ

BREEZ  
SPA

INDOOR & OUTDOOR **GYM**



# CLUB HOUSE



INDOOR  
**CINEMA**

*Cinema*

MELANIE ROMMER  
ARNAUD TISSEYRE

MICHEL SAMRETH  
WILLIAM TRAMEAUX  
RAPHAËL ZITO  
Lead Compositing Artists  
ALEXANDRE GÉNY ERWIN GRESSER  
TRISTAN HOCQUET MARION ROGER  
VALENTIN TULL

MARTIN YELLET  
MORGANE WAERT

Key Compositing Artists  
SÉBASTIAN BARON GUILLAUME DESBOIS  
THOMAS FAROY RATTANY KEM  
LOÏC LECYGNE MAXIME PORON

RÉGIS AILLET  
FLORIANE BAUVOI  
JÉRÉMIE BOUVIER  
VALENTIN GASARIAN  
KARIM HAFI  
ALEXANDRE LASBLETZ  
ALINE LEMAIRE

Compositing Artists  
TIMOTHÉ BALLAN  
DANIEL DE BÉNITO CASTELLANOS  
MATHILDE DUGARDIN  
NICOLAS GRANGEAUD  
JULIEN LAPÉROUX  
LAURENT LAUNES  
BRIAN PADILLA  
NICOLAS TISO

BENJAMIN BARBELET  
JONATHAN BONTE  
BENJAMIN GARNIER  
CÉRONTIN GRAYVO  
MARC LARGIER  
QUENTIN LEFRANT  
MARINE SAMY

Matta Digital - 01 83 1 41 11 42



*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**

# INTRODUCING **BREEZ 60**

PANAROMIC VIEWS FROM  
THE HIGHEST POINT

*in Maritime City*

**DANUBE**

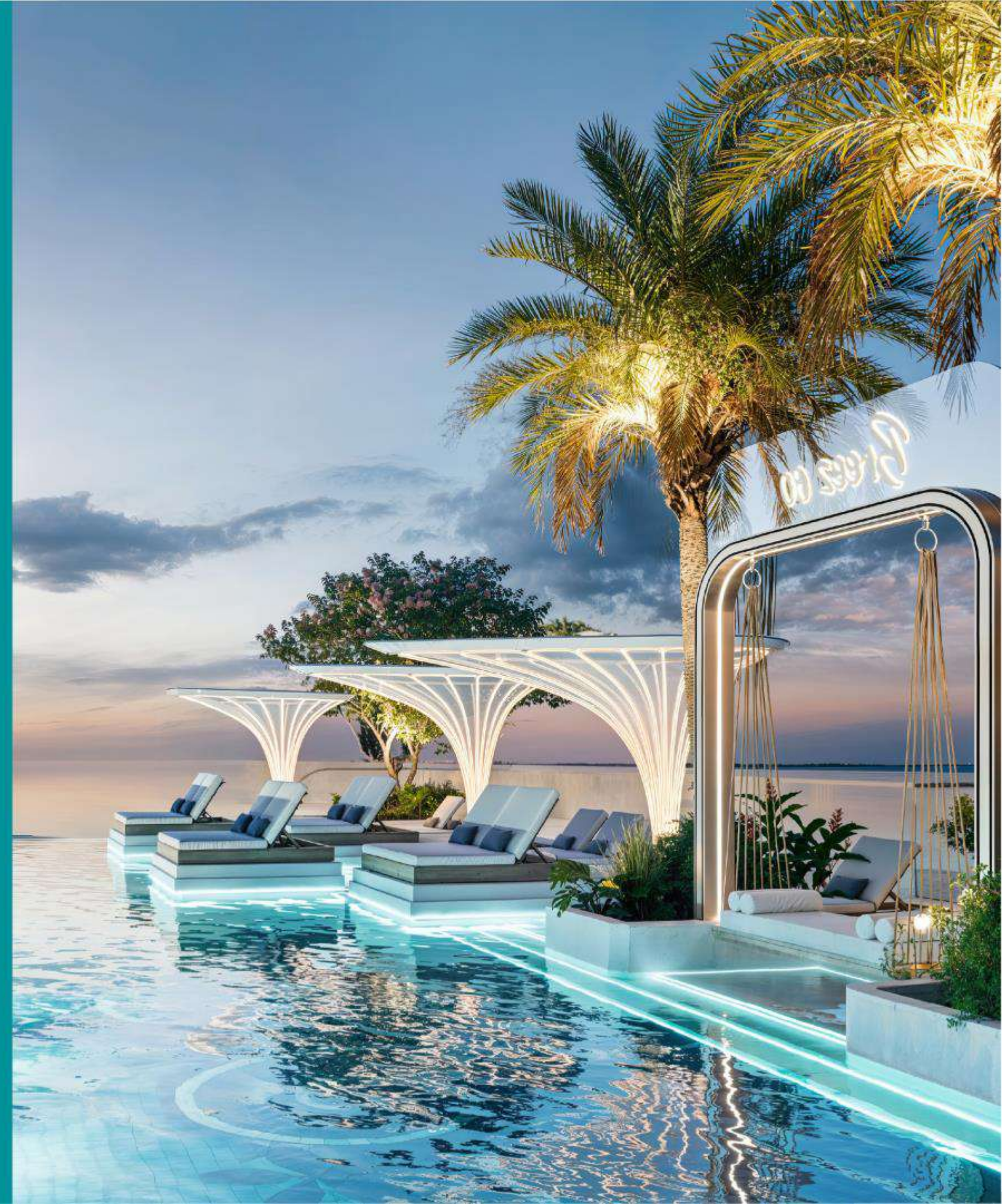
An aerial rendering of the BREEZ 60 building, a modern high-rise with a distinctive wavy facade. The building features a large rooftop swimming pool with lounge chairs and umbrellas, surrounded by lush greenery and palm trees. The pool area is enclosed by a glass railing. The building's facade is composed of multiple levels of balconies with glass railings, creating a rhythmic, undulating pattern. The building is situated in a coastal area with a clear view of the ocean and a blue sky with scattered clouds. The word 'DANUBE' is prominently displayed in large, white, bold letters on the right side of the building's upper levels.

# 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

INTRODUCING  
**BLANCO LUXE**





**FULLY  
FURNISHED**  
*water front* apartments





**BROWN TINTED  
GLASS- FLUTED FINISH**

**TRAVERTINE  
MARBLE FINISH**

**ARABESCATO  
MARBLE FINISH**

**SHELL AND  
NATURAL STONE  
FINISH WASHBASINS**

**PREMIUM LINEN  
FEEL CURTAINS**

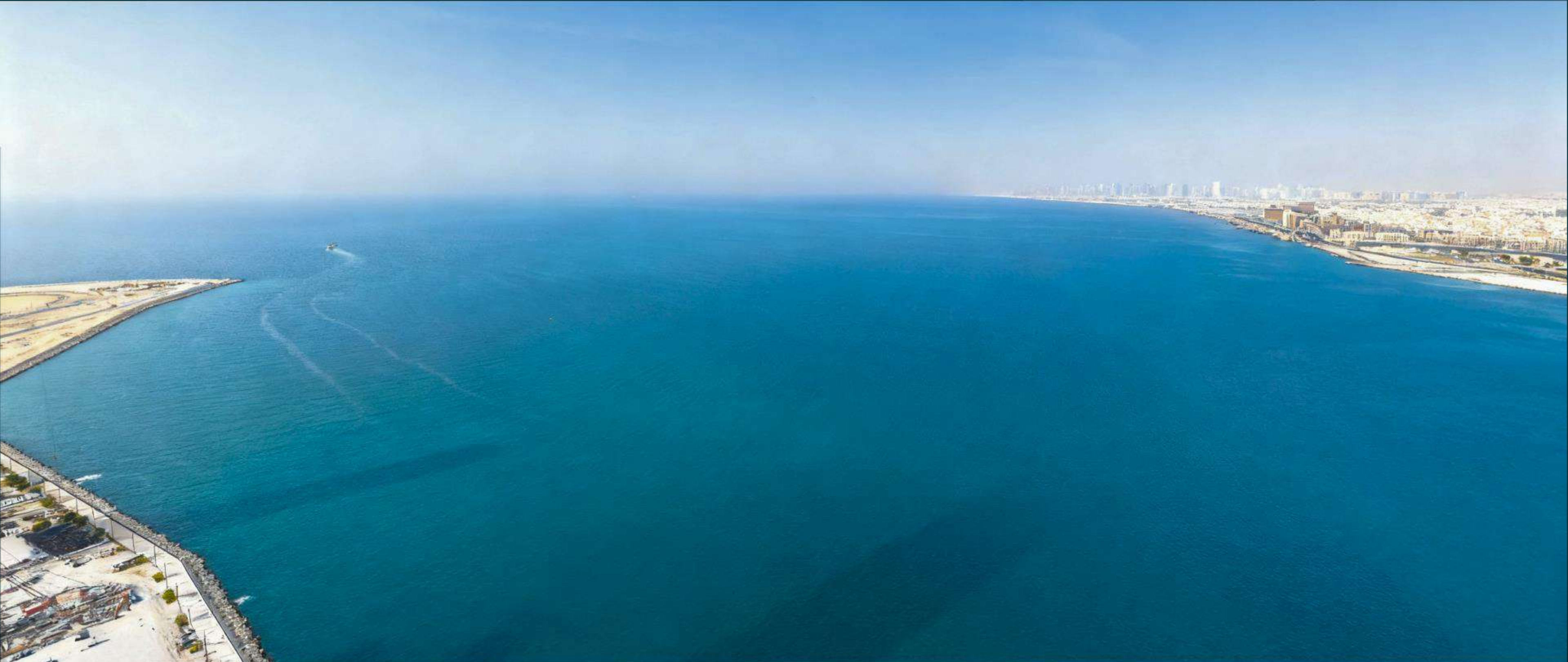
**GOLD MATTE TRIMMINGS  
AND FINISHES**

**WOOD VENEER  
CLADDING**



INTRODUCING  
**AQUA LUXE**





**PANORAMIC SEA VIEW**



**MARINA SEA VIEW**



**SKYLINE SEA VIEW**

# CONFIGURATION & PRICING DETAILS

Type	STUDIO	FLEX STUDIO			1 BHK		FLEX 1 BHK		FLEX 1 BHK Premium (1 x 3)
Views	Skyline Sea View	Marina Sea View	Skyline Sea View	Panoramic Sea View	Skyline Sea View	Panoramic Sea View	Marina Sea View	Panoramic Sea View	Panoramic Sea View
Average Price	₹ 1,375,000	₹ 1,600,000	₹ 1,600,000	₹ 1,800,000	₹ 1,975,000	₹ 2,450,000	₹ 2,325,000	₹ 2,575,000	₹ 2,975,000

Type	2 BHK Premium	3 BHK Premium	4 BHK Premium	BREEZ VILLAS	
Views	Panoramic Sea View	Panoramic Sea View	Panoramic Sea View	Skyline Sea View	Panoramic Sea View
Average Price	₹ 4,000,000	₹ 6,000,000	₹ 11,500,000	₹ 28,500,000	₹ 28,500,000

# BUILDING CONFIGURATION



BREEZ 60 (Amenities)

25<sup>th</sup> floor –regular units + 4 BR 1 unit

24<sup>th</sup> floor –regular units + 4 BR 1 unit

23<sup>rd</sup> floor - 4 BR 1 unit

22<sup>nd</sup> floor - 4 BR 1 unit  
with triple-height balcony

Breez 10 (Amenities)

Ground Floor

BREEZ Villas (47<sup>th</sup> & 48<sup>th</sup> Floor)

Residential units ( 26 – 46 floors)

MEP floor + 4 BR (22<sup>nd</sup> & 23<sup>rd</sup> floor)

Residential units (2 – 21 floor )

8 Parking floors

Basement



# Breez

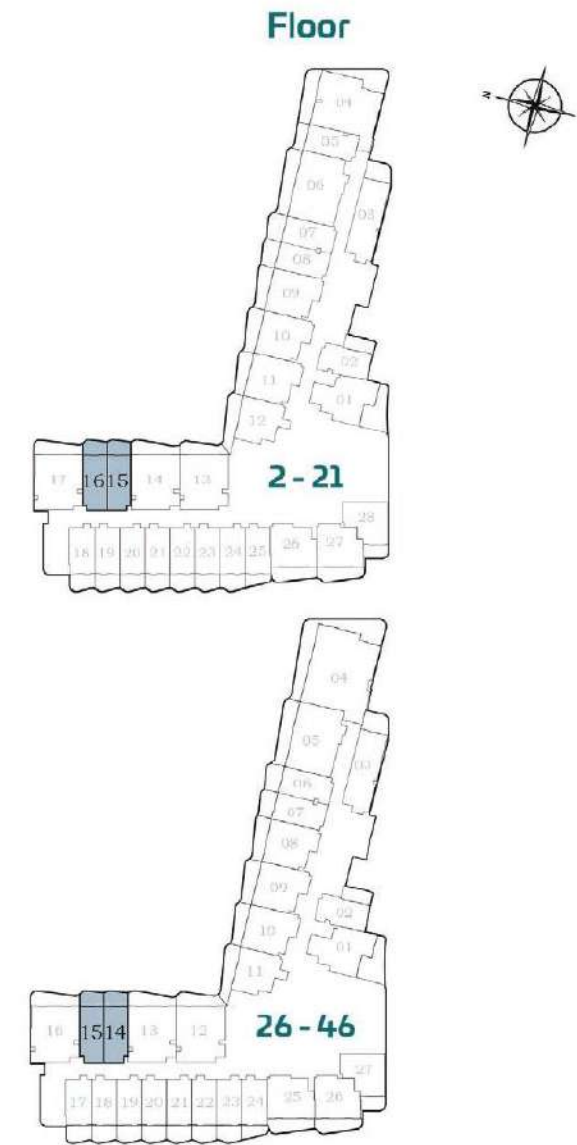
BY DANUBE

## FLOOR PLANS





# FLEX STUDIO-A



## AREA (Sq.Ft)

Apartment  
**331**

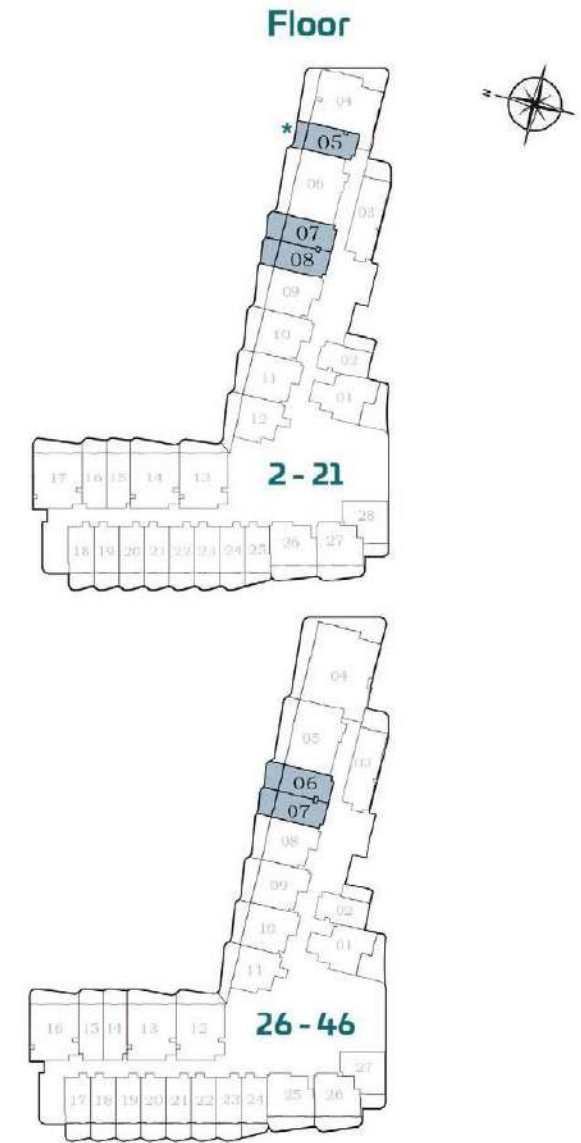
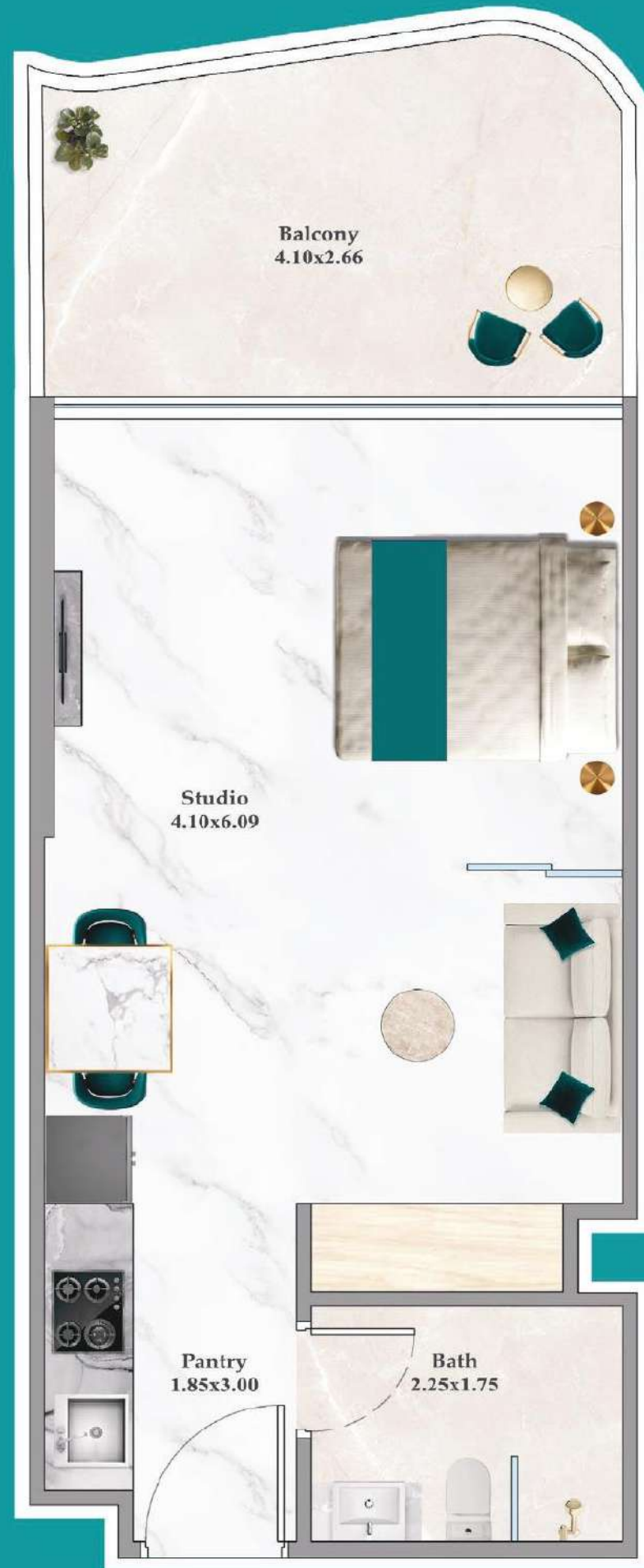
Balcony  
**83**

Total  
**414**

## FEATURES :

**Convertible 1BHK**

# FLEX STUDIO-B



## AREA (Sq.Ft)

Apartment  
**340**

Balcony  
**71 to 107**

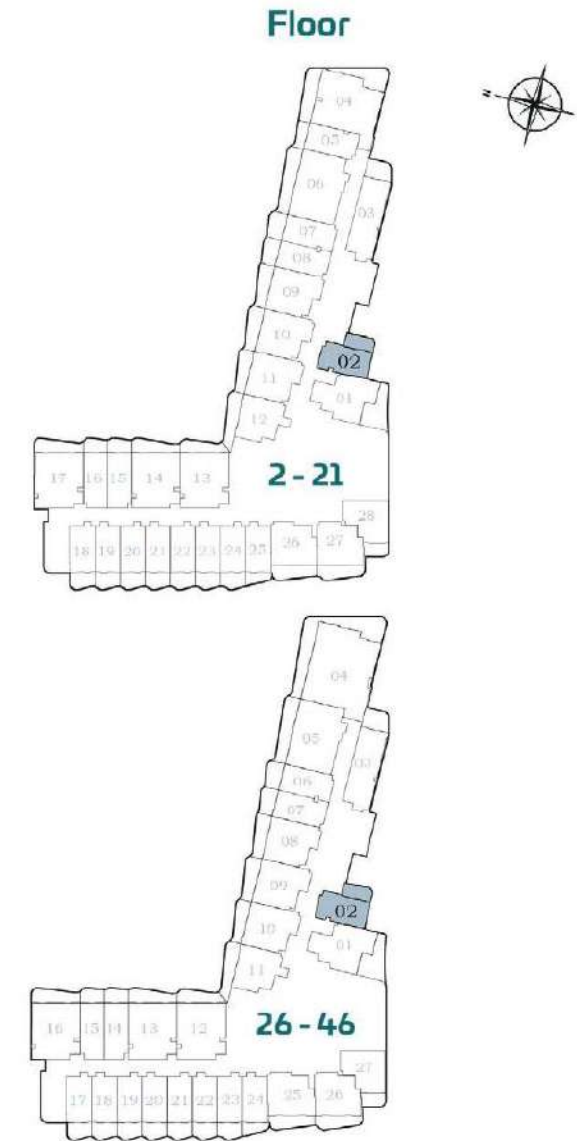
Total  
**411 to 447**

\*Balcony Area is 71 Sq.Ft

## FEATURES :

Convertible 1BHK

# FLEX STUDIO-C



## AREA (Sq.Ft)

Apartment  
**344**

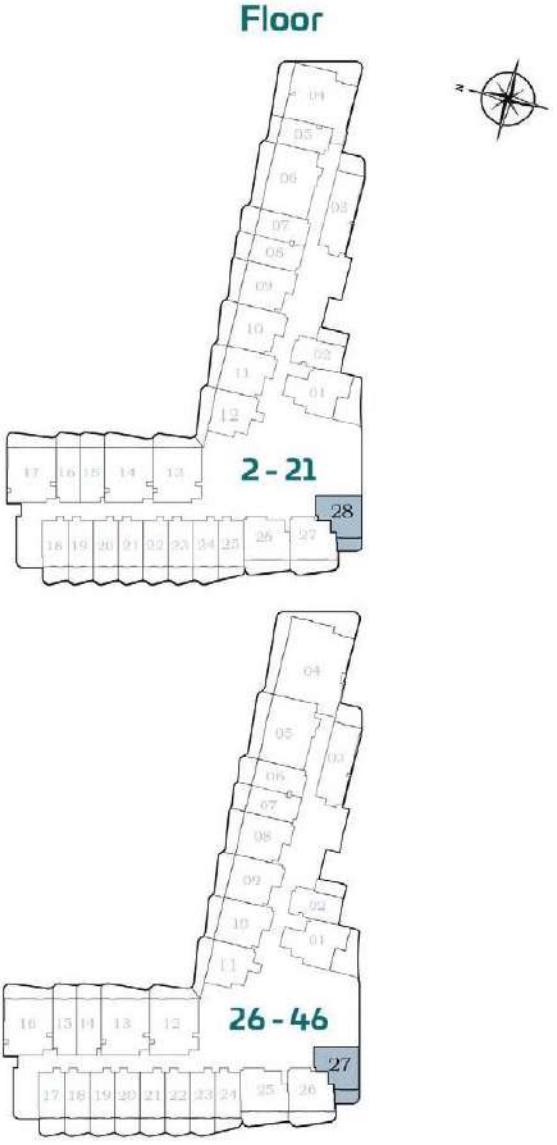
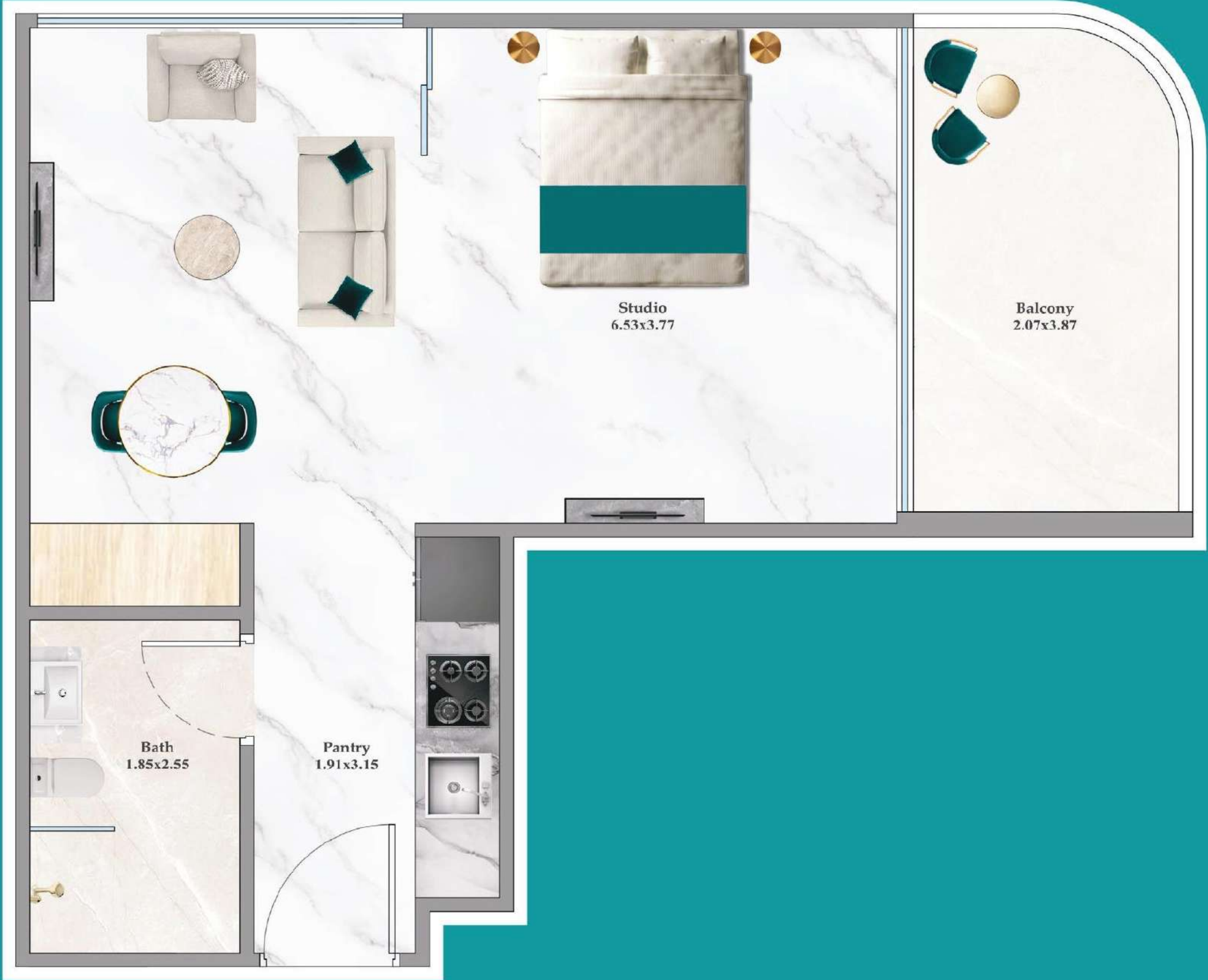
Balcony  
**134**

Total  
**478**

## FEATURES :

**Convertible 1BHK**

# FLEX STUDIO-D



**AREA (Sq.Ft)**

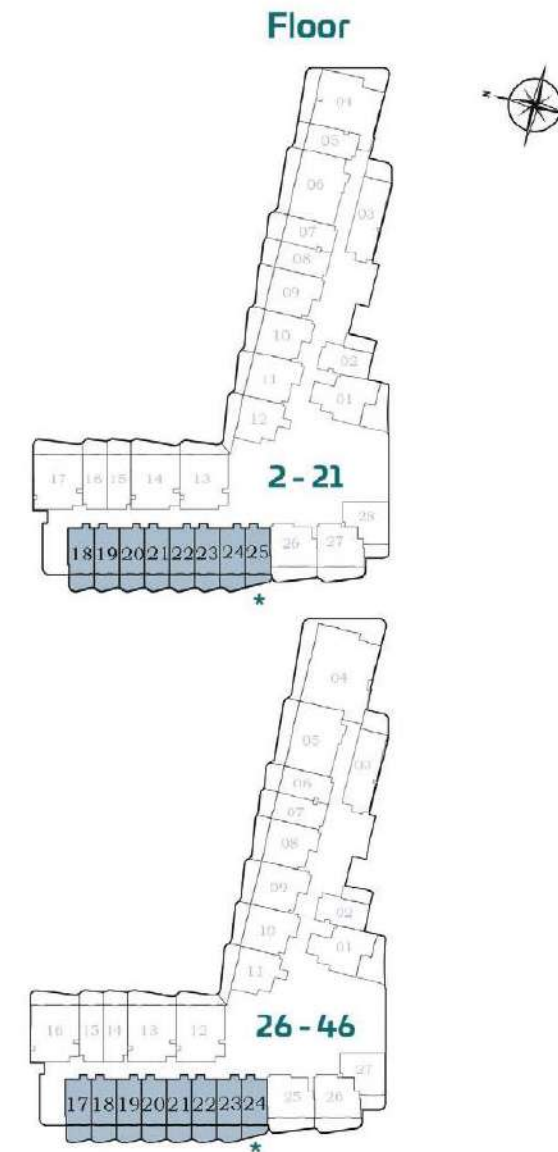
Apartment  
**386**  
 Balcony  
**80**  
 Total  
**466**

**FEATURES :**

**Convertible 1BHK**



# STUDIO



## AREA (Sq.Ft)

Apartment  
**298 to 307**

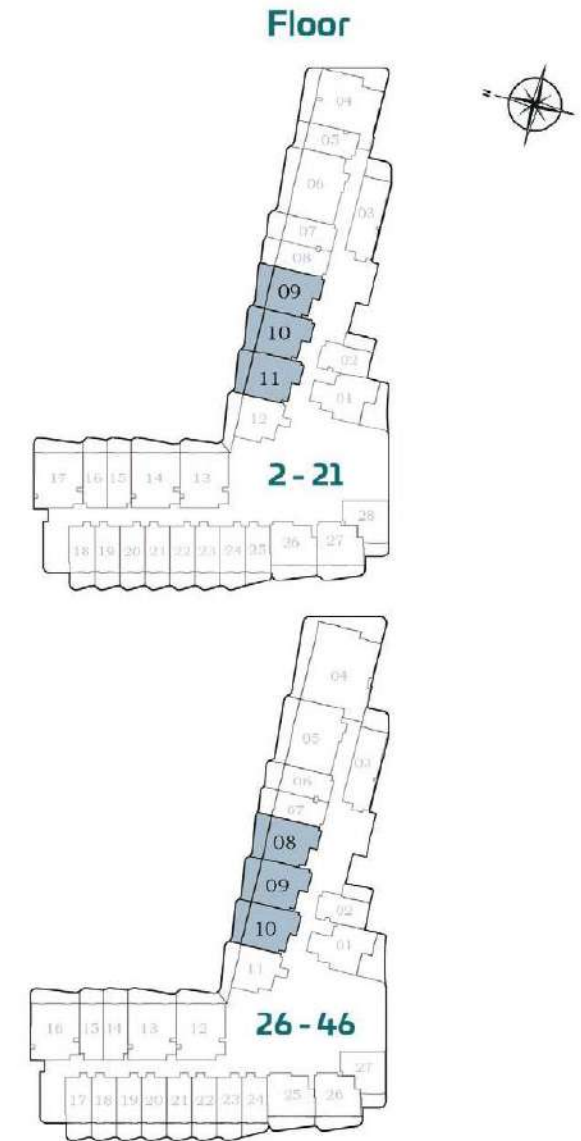
Balcony  
**96 to 98**

Total  
**394 to 404**

\*Balcony Area is 67 Sq.Ft & Total Area is 368 Sq.Ft



# FLEX 1 BEDROOM-A



## AREA (Sq.Ft)

Apartment  
**516**

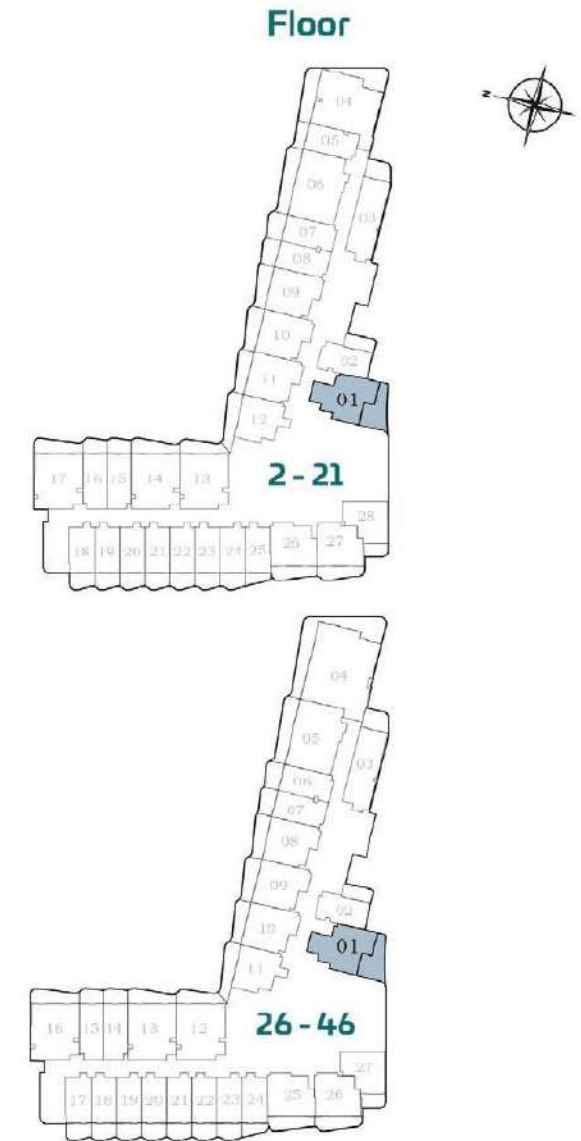
Balcony  
**140 to 146**

Total  
**656 to 662**

## FEATURES :

**Convertible 2BHK**

# FLEX 1 BEDROOM-B



## AREA (Sq.Ft)

Apartment  
**555**

Balcony  
**209**

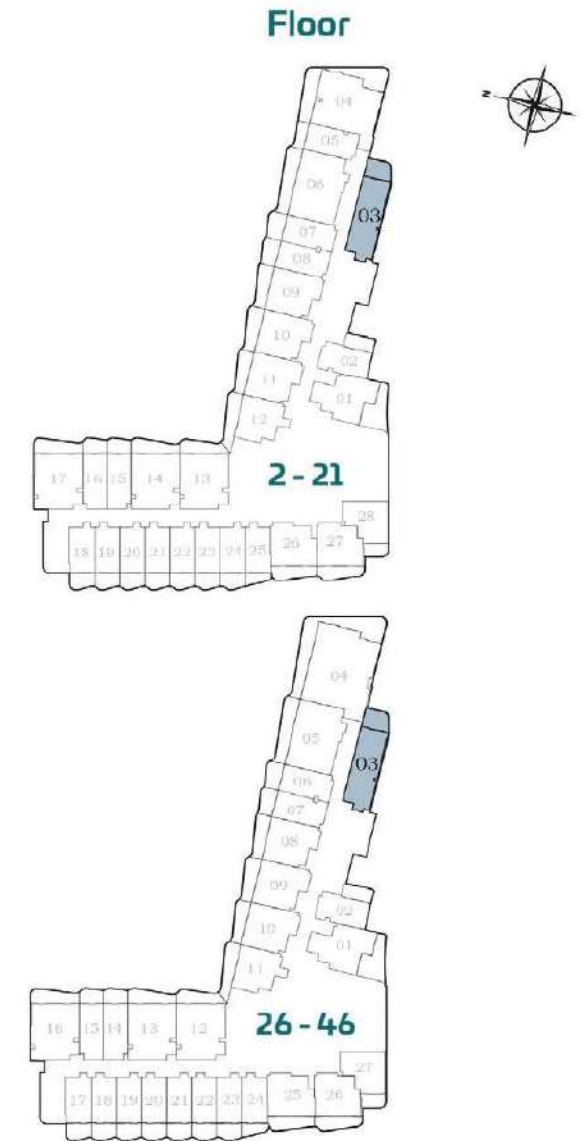
Total  
**764**

## FEATURES :

- Pool
- Convertible 2BHK



# FLEX 1 BEDROOM-C



## AREA (Sq.Ft)

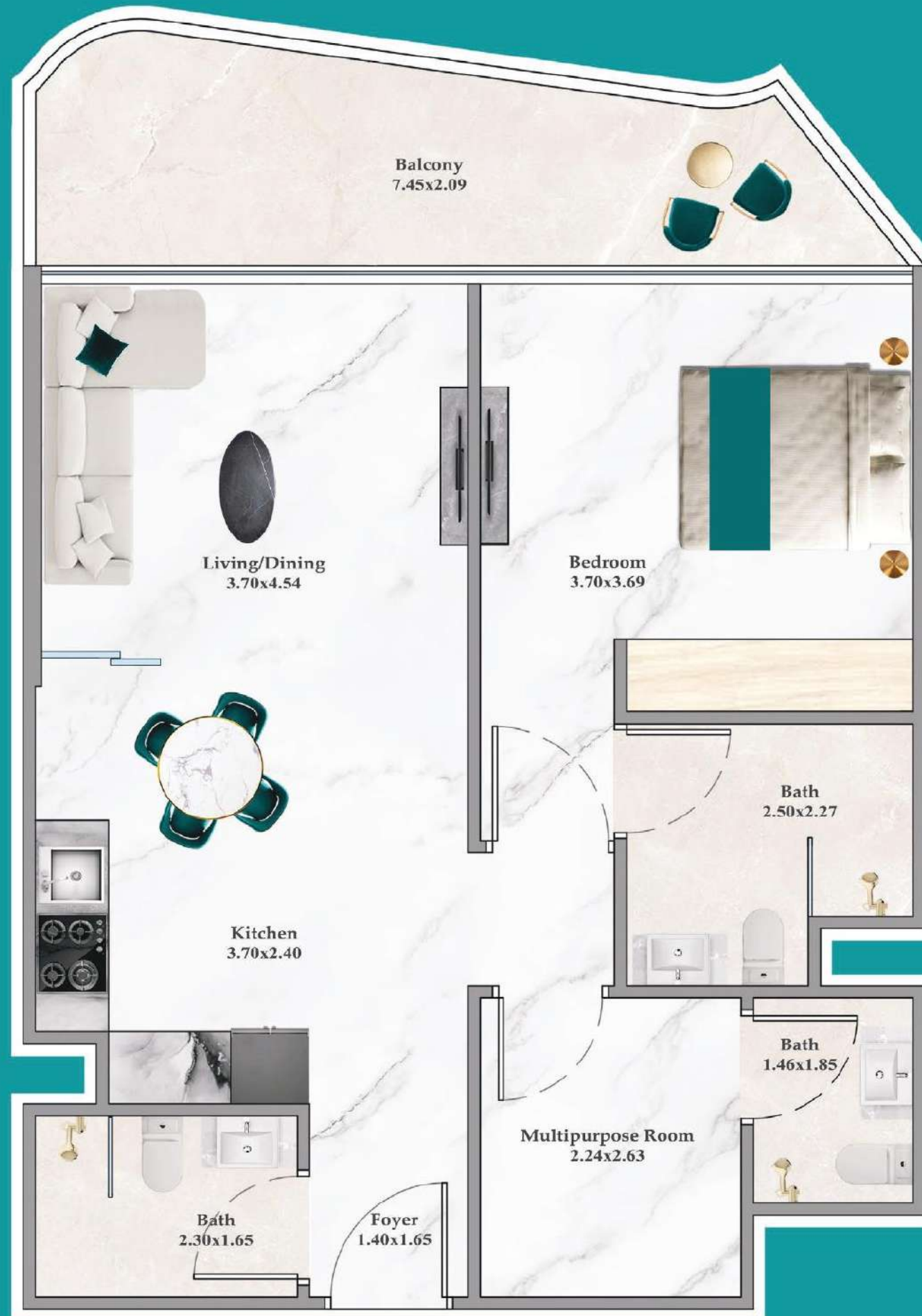
Apartment  
**553**

Balcony  
**115**

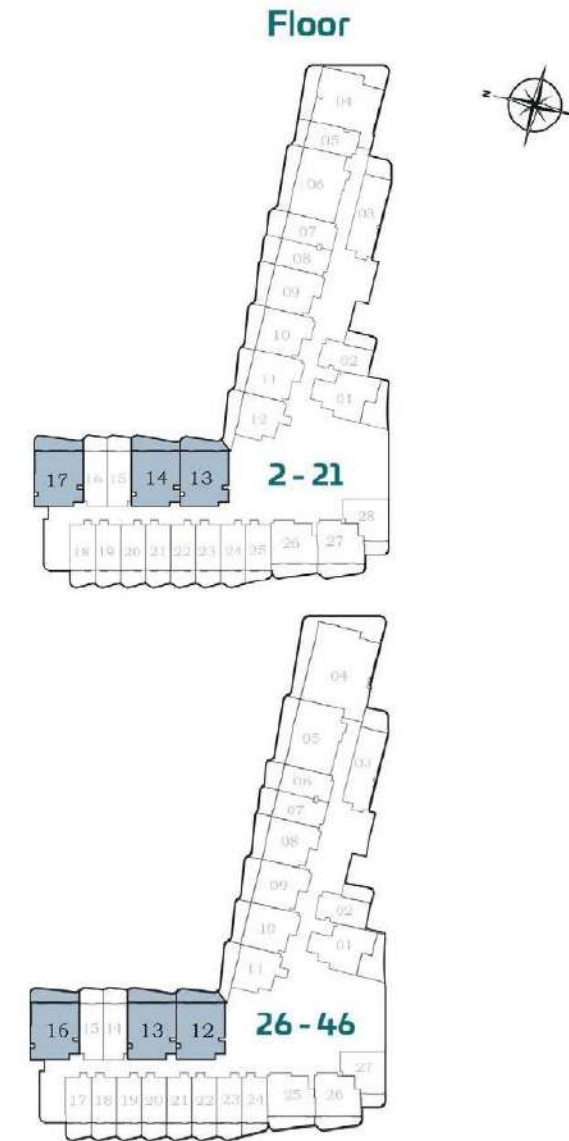
Total  
**668**

## FEATURES :

Convertible 2BHK



# FLEX 1 BEDROOM PREMIUM



## AREA (Sq.Ft)

Apartment  
**658 to 662**

Balcony  
**131 to 148**

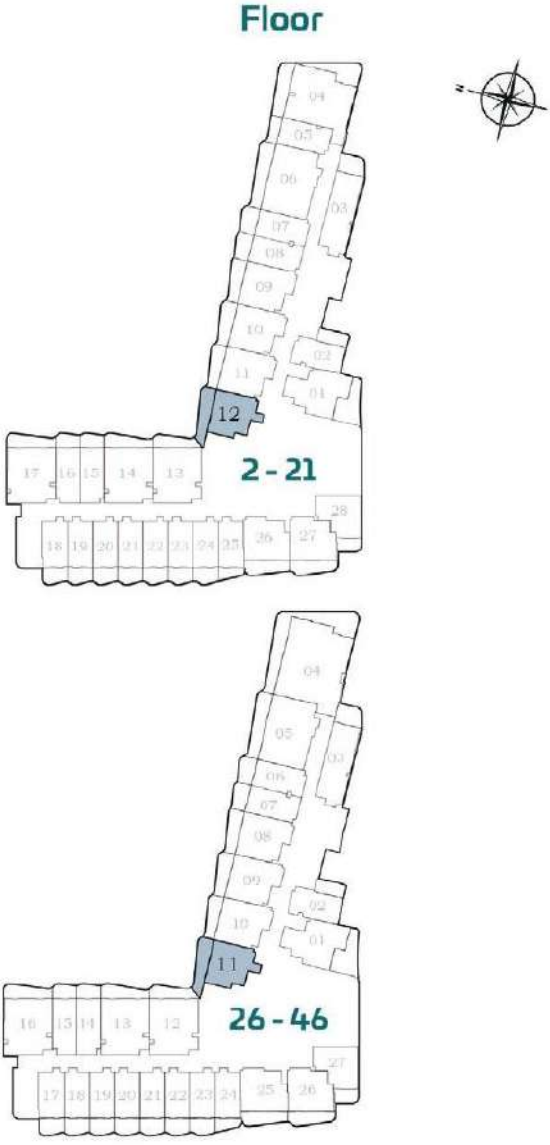
Total  
**793 to 806**

## FEATURES :

- Convertible 2BHK
- Multipurpose Room with Bath



# 1 BEDROOM-A



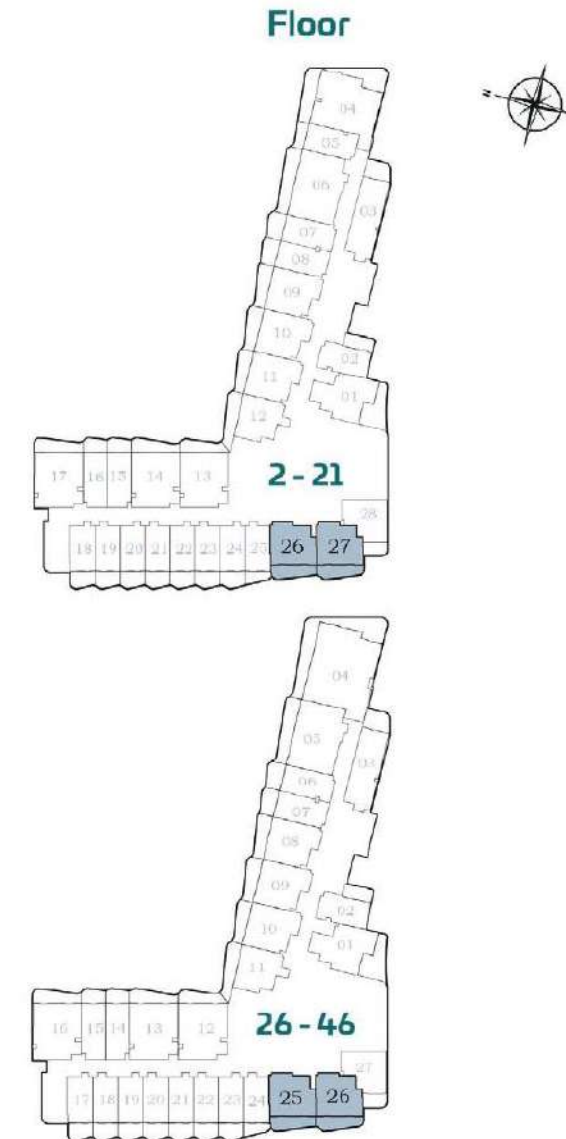
**AREA (Sq.Ft)**

Apartment  
**454**  
  
Balcony  
**169**  
  
Total  
**623**

**FEATURES :**

- Pool
- Dual Access Bath

# 1 BEDROOM-B



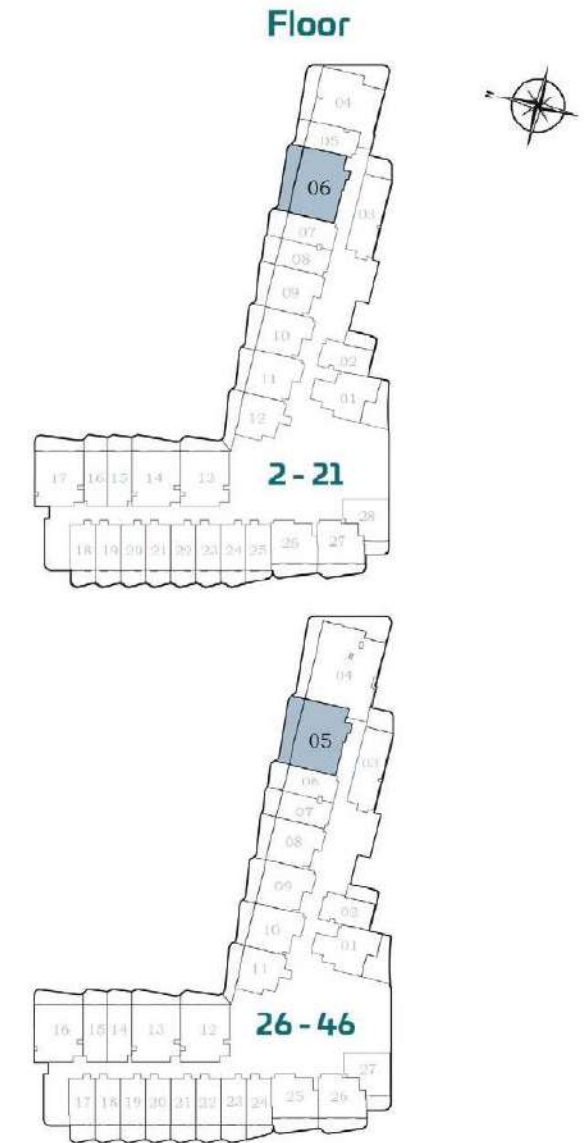
## AREA (Sq.Ft)

Apartment  
**467**  
Balcony  
**136**  
Total  
**603**

## FEATURES :

- Pool
- Dual Access Bath

# 2 BEDROOM PREMIUM-A



## AREA (Sq.Ft)

Apartment  
**800 to 803**

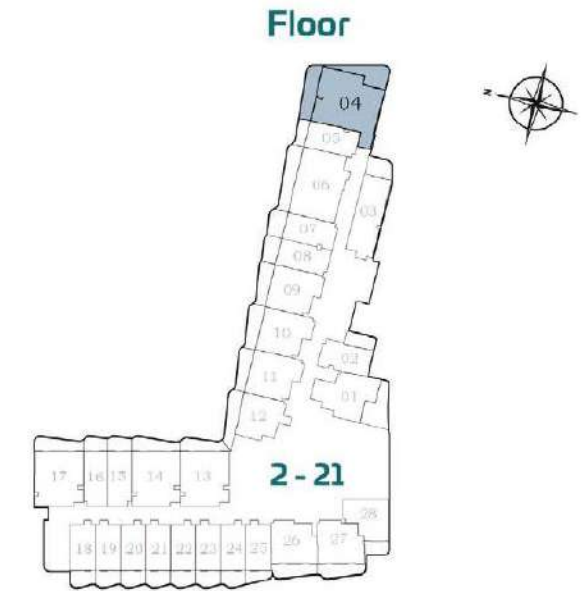
Balcony  
**226**

Total  
**1,026 to 1,029**

## FEATURES :

- Pool
- Multipurpose Room with Bath
- Convertible Kitchen

# 2 BEDROOM PREMIUM-B



## AREA (Sq.Ft)

Apartment  
**897**

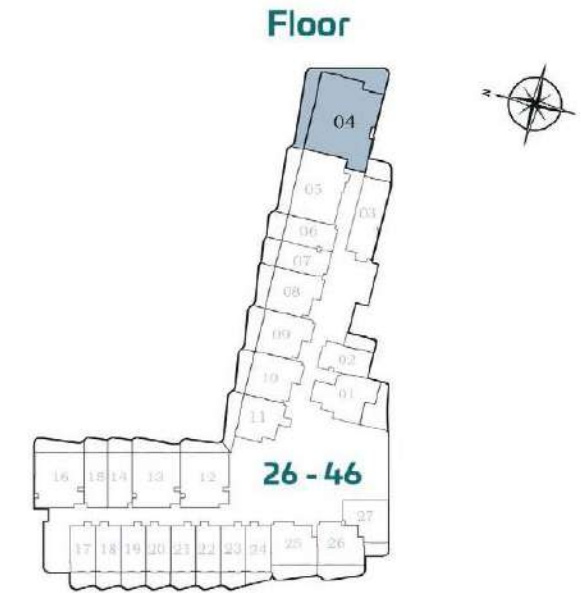
Balcony  
**380**

Total  
**1,277**

## FEATURES :

- Pool
- Multipurpose Room with Bath
- Laundry Room

# 3 BEDROOM PREMIUM



## AREA (Sq.Ft)

Apartment  
**1,276**

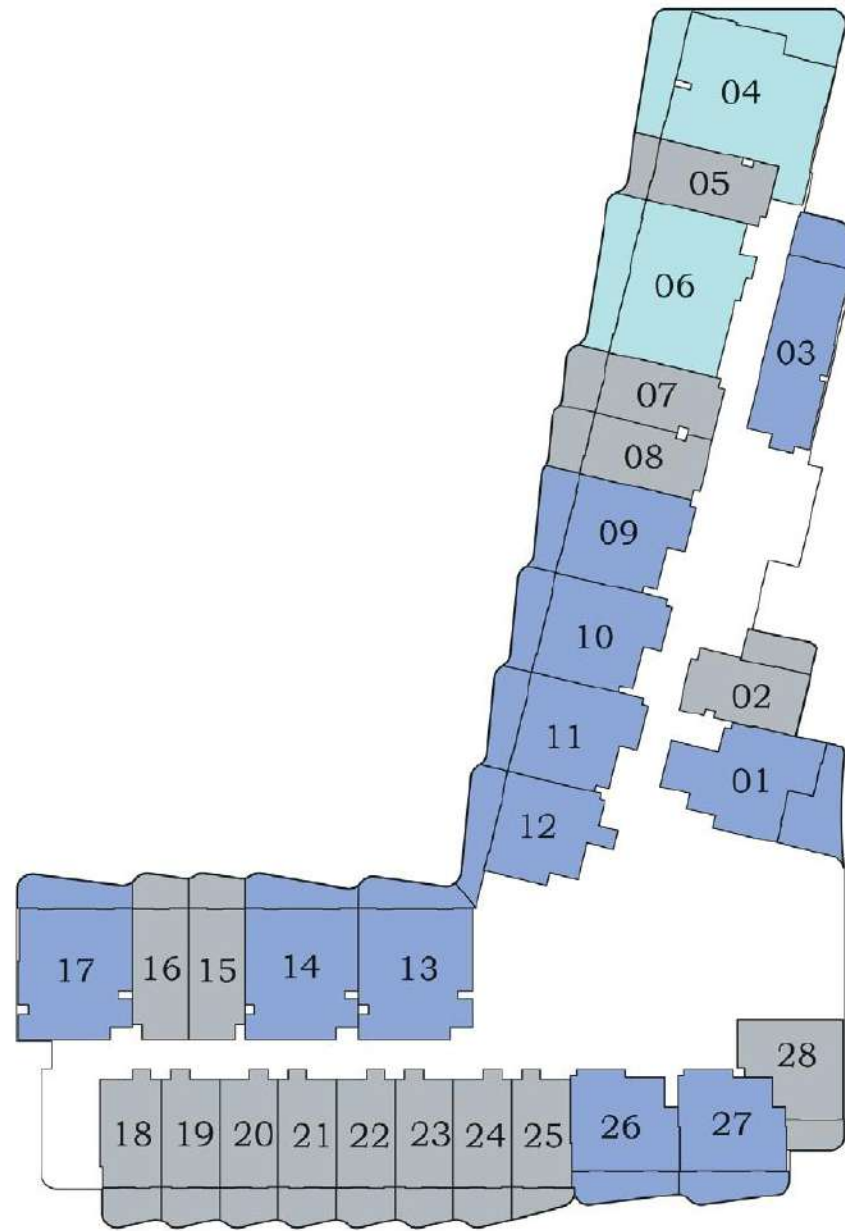
Balcony  
**493**

Total  
**1,769**

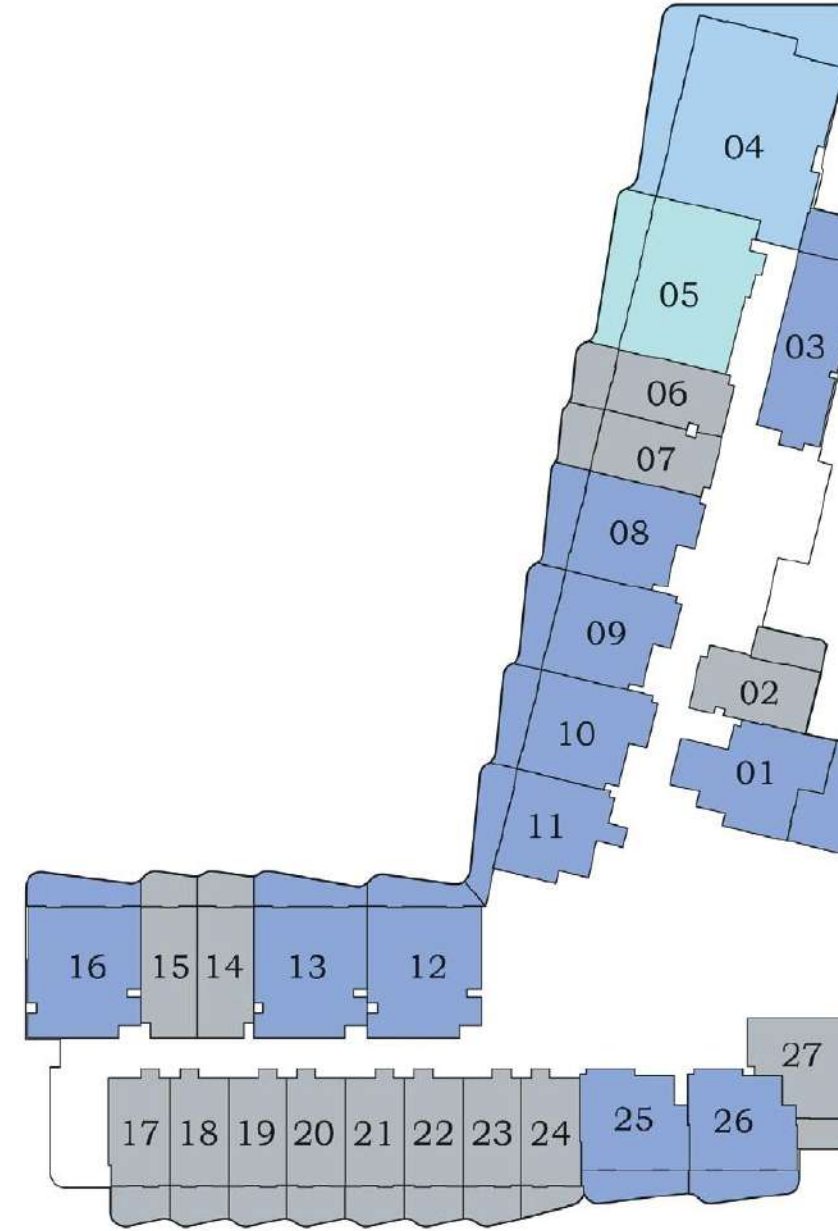
## FEATURES :

- Pool
- Multipurpose Room with Bath

### FLOOR 2ND - 21ST



### FLOOR 26TH - 46TH



- STUDIO
- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS

Breez





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# PREMIUM WATERFRONT RESIDENCES

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1. All information, materials, plans and amenities are approximate and provided for illustrative purposes only. The Developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings, and amenities of the Project without notice.  
2. Units areas, actual dimensions, layout, location, specifications of balcony, door, wardrobe or other fixtures may vary floor to floor and between units and are subject to revision by the Developer.  
3. Furniture and electric devices will not be provided by the Developer, unless specified otherwise in the Unit Sale Purchase Agreement (SPA).  
4. The circulation area dimensions may be added to the nearby rooms & or the spaces dimensions for illustration purpose.  
5. The unit types in the floor plan are merged types. The specific selected unit may be the same layout as in floor plan or may be the mirror type as in the floor plan. Unit specific details, area layout will be reflected in unit SPA.

## 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
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29. Kid's Daycare
30. Gym
31. Spa
32. Multipurpose Hall
33. Cinema
34. Cigar Lounge

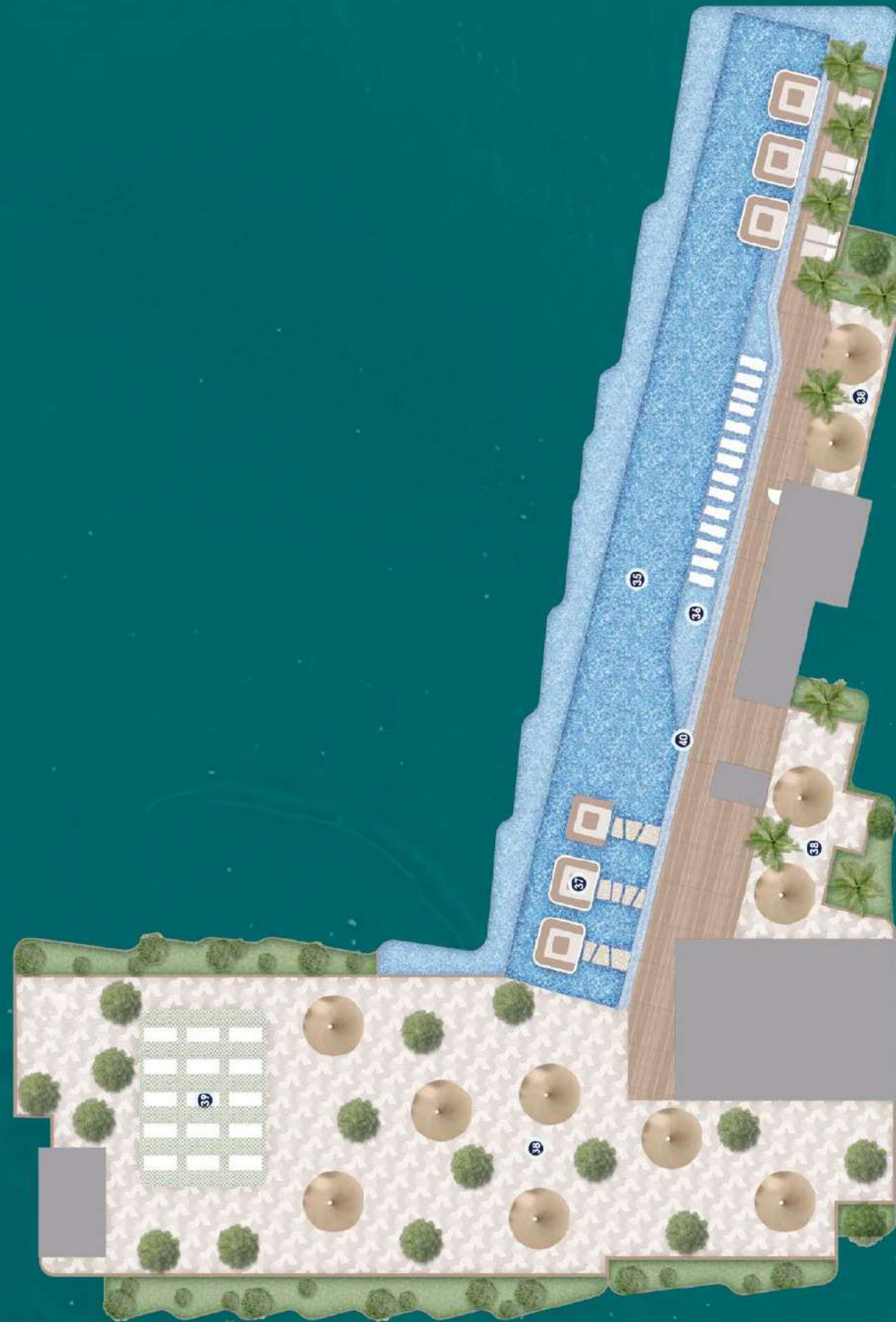


## BREEZ 10 AMENITIES



# LEGEND

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



# BREEZ 60 AMENITIES



# **DANUBE PROPERTIES**

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