

The background of the image is a teal-colored surface with a pattern of fine, overlapping ripples, resembling water. The ripples are more pronounced in the center and fade slightly towards the edges.

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 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



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**



PREMIUM WATERFRONT RESIDENCES

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
SPA

INDOOR &
OUTDOOR **GYM**



CLUB HOUSE



MELANIE ROHMER
ARNAUD TISSEYRE

MICHEL SAMKETH
WILLIAM TRAMEAUX
RAPHAËL ZITO
Lead Compositing Artists
ALEXANDRE GÉNY **ERWIN GRESSER**
TRISTAN HOCQUET **MARION ROGER**
VALENTIN TULL
Key Compositing Artists
SÉBASTIAN BARON **GUILLAUME DESDOIS**
THOMAS FAROY **RATTANY KEM**
LOÏC LECYNE **MAXIME PORON**
Compositing Artists
TIMOTHÉ BALLAN
DANIEL et BENITO CASTELLANOS
MATILDE DUGARDIN
NICOLAS GRANGEAUD
JULIEN LAPÉDRIX
LAURENT LAUNES
BRIAN PADILLA
NICOLAS TISO
MARTIN TELLEZ
MORGANE VAASZ
BENJAMIN SAMBÉLÉ
JOATHAN BONTE
BENJAMIN GARNIER
CORENTIN GRAVEN
MARC LARGIER
QUENTIN LEFANT
MARINE SANNIN

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

INDOOR CINEMA

Cinema



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



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





INTRODUCING
AQUA LUXE



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)

25th floor –regular units + 4 BR 1 unit

24th floor –regular units + 4 BR 1 unit

23rd floor - 4 BR 1 unit

22nd floor - 4 BR 1 unit
with triple-height balcony

Breez 10 (Amenities)

Ground Floor

BREEZ Villas (47th & 48th Floor)

Residential units (26 – 46 floors)

MEP floor + 4 BR (22nd & 23rd floor)

Residential units (2 – 21 floor)

8 Parking floors

Basement





PREMIUM WATERFRONT RESIDENCES

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

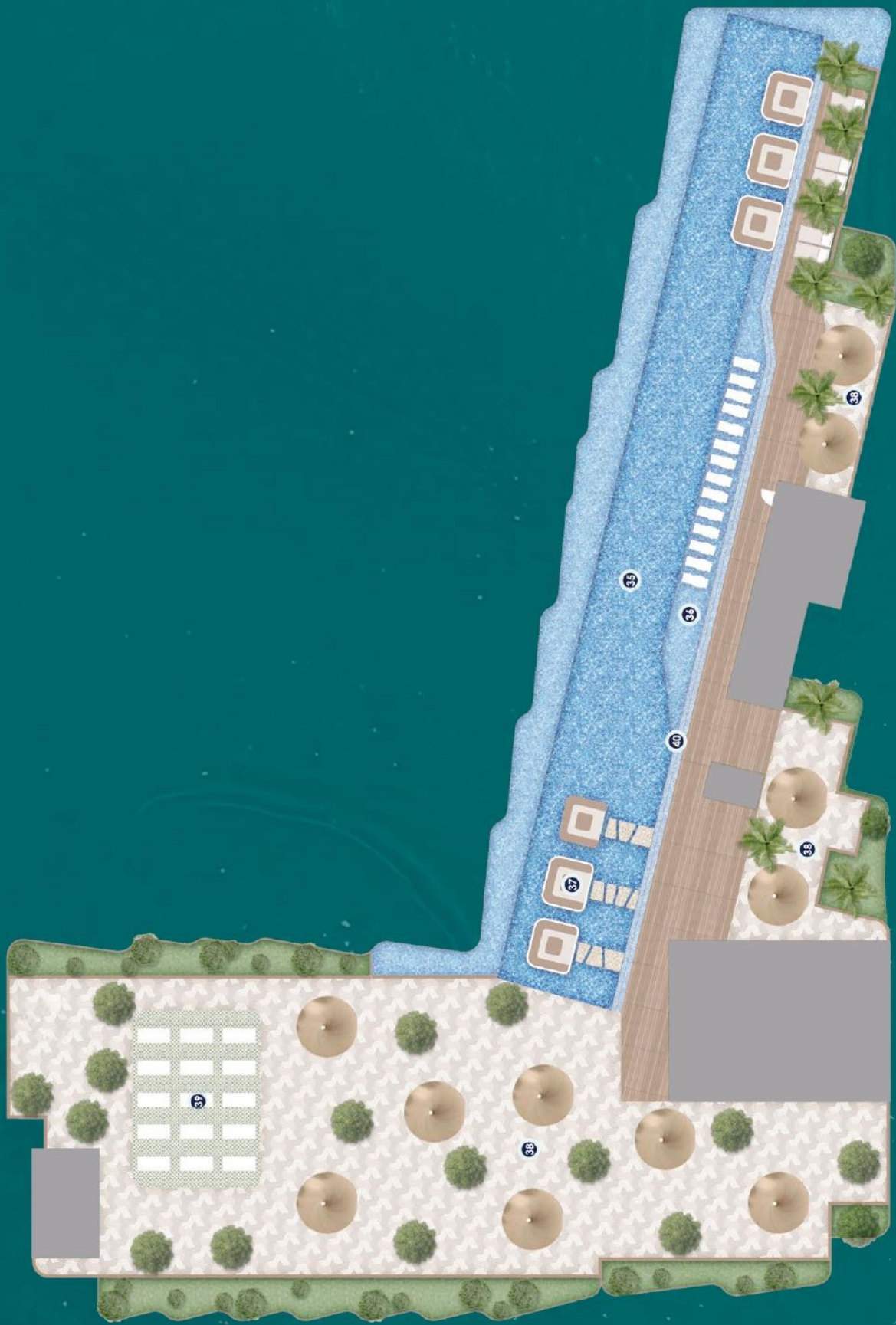
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4. Trampoline
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BREEZ 10 AMENITIES

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

