



MAJARA  
LUXURY REAL ESTATE L.L.C

*Breez*  
BY **DANUBE**

WAKE UP TO  
**THIS VIEW**  
*everyday*

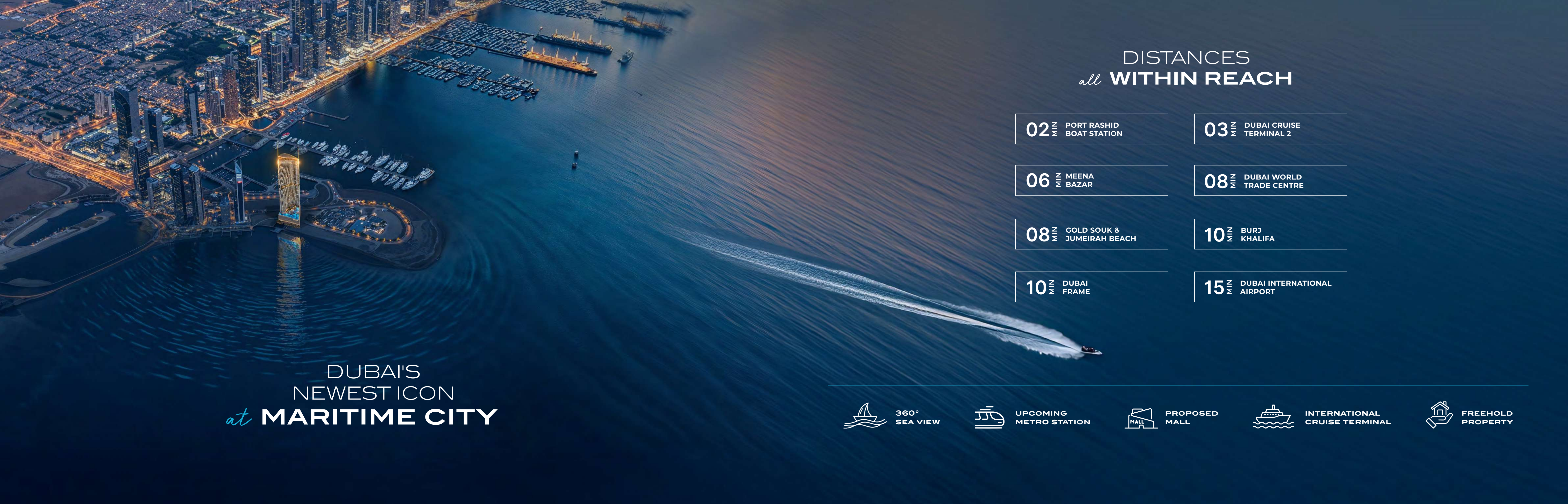


# Breez BY DANUBE

**Breez by Danube** is a premium 60-floor waterfront residential tower in **Dubai Maritime City**. Inspired by seaside serenity and elevated living, Breez offers **Fully Furnished Oceanfront Homes** with over **40+ resort-style amenities** for a lifestyle that flows as effortlessly as its name.

More than just a residence, Breez is your invitation to experience a life where the city's pulse meets the calm of the sea.





# DISTANCES *all* WITHIN REACH

**02** MIN PORT RASHID BOAT STATION

**03** MIN DUBAI CRUISE TERMINAL 2

**06** MIN MEENA BAZAR

**08** MIN DUBAI WORLD TRADE CENTRE

**08** MIN GOLD SOUK & JUMEIRAH BEACH

**10** MIN BURJ KHALIFA

**10** MIN DUBAI FRAME

**15** MIN DUBAI INTERNATIONAL AIRPORT

DUBAI'S  
NEWEST ICON  
*at* **MARITIME CITY**

 360° SEA VIEW

 UPCOMING METRO STATION

 PROPOSED MALL

 INTERNATIONAL CRUISE TERMINAL

 FREEHOLD PROPERTY

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





STEP INTO A  
**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

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# PREMIUM WATERFRONT RESIDENCES

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INTRODUCING  
**BLANCO LUXE**

This is where **Modern Minimalism** meets **Luxury** in perfect harmony. Seamless finishes, fluid spaces and refined details come together to create residences that are effortlessly luxurious as they are exquisite.



**FULLY  
FURNISHED**  
*waterfront* apartments

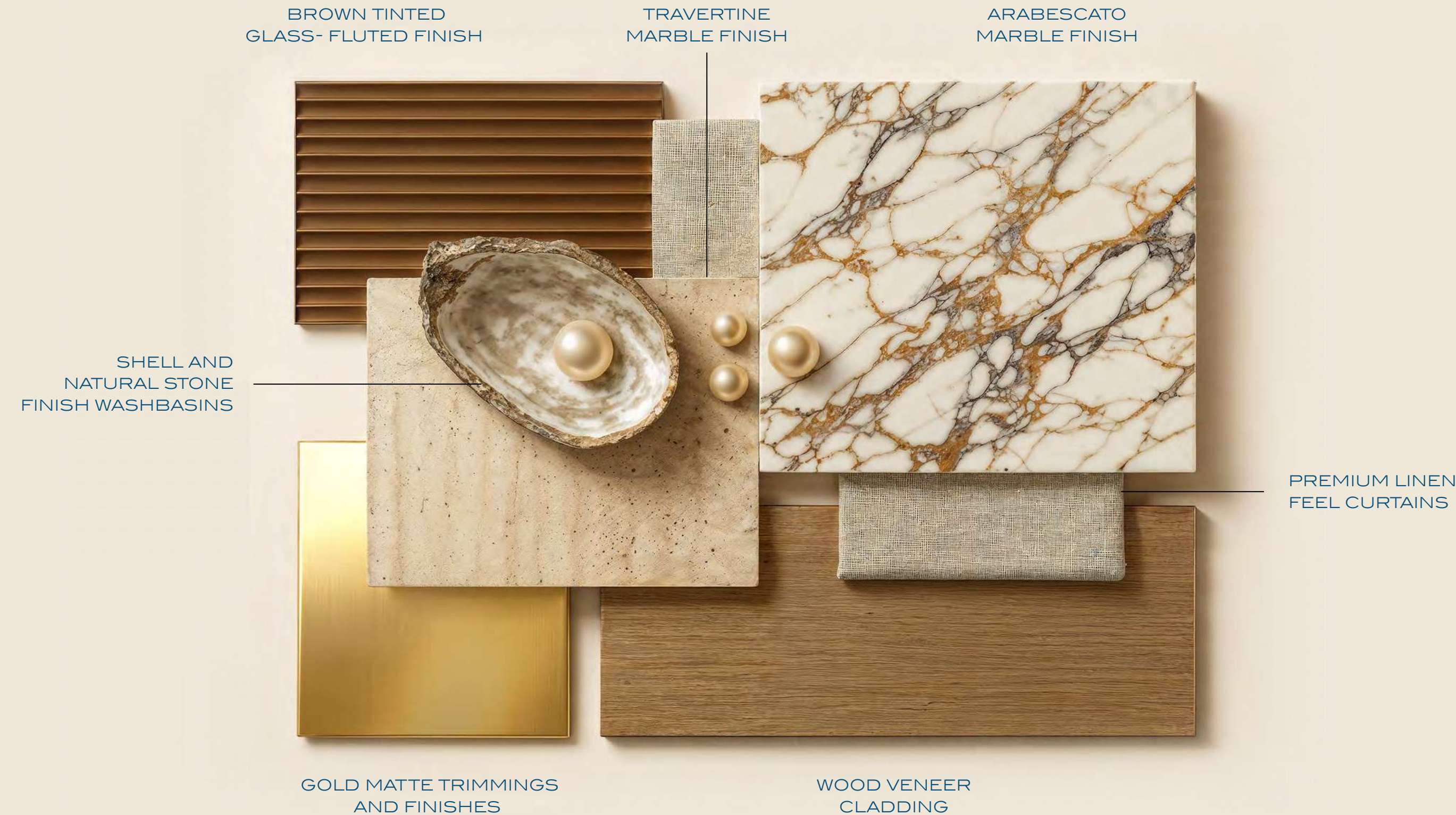




EVERY MATERIAL,  
HANDPICKED.  
**EVERY DETAIL,**  
*Perfected*

At Breez, every material is carefully **handpicked and thoughtfully curated.**

From the elegance of marble and the natural warmth of travertine, to the sophistication of fluted glass and leather-finish cladding - each element comes with a stamp of luxury. This is a home where craftsmanship meets contemporary design.



ALSO AVAILABLE IN  
**AQUA LUXE**

Aqua Luxe interiors are inspired by the fluidity of water and the calm of the sea. Subtle aqua touches meet refined finishes to create **Convertible Apartments** that feel light, effortless and undeniably luxurious.





# RESORT STYLE **LIVING** *Everyday*

40+ EXPERIENCES CRAFTED  
TO INDULGE THE BODY,  
MIND AND SOUL.



## WATER

Dive into endless blue. From **Infinity Pool** with panoramic sea views to **Floating Cabanas** and lagoon-inspired leisure spaces, water becomes more than an element - it becomes a lifestyle.



## ACTIVITY

For those who thrive on movement, Breez offers state-of-the-art **Gyms**, open-air **Fitness Decks**, **Sports Courts** and dedicated play areas bring energy to every day.



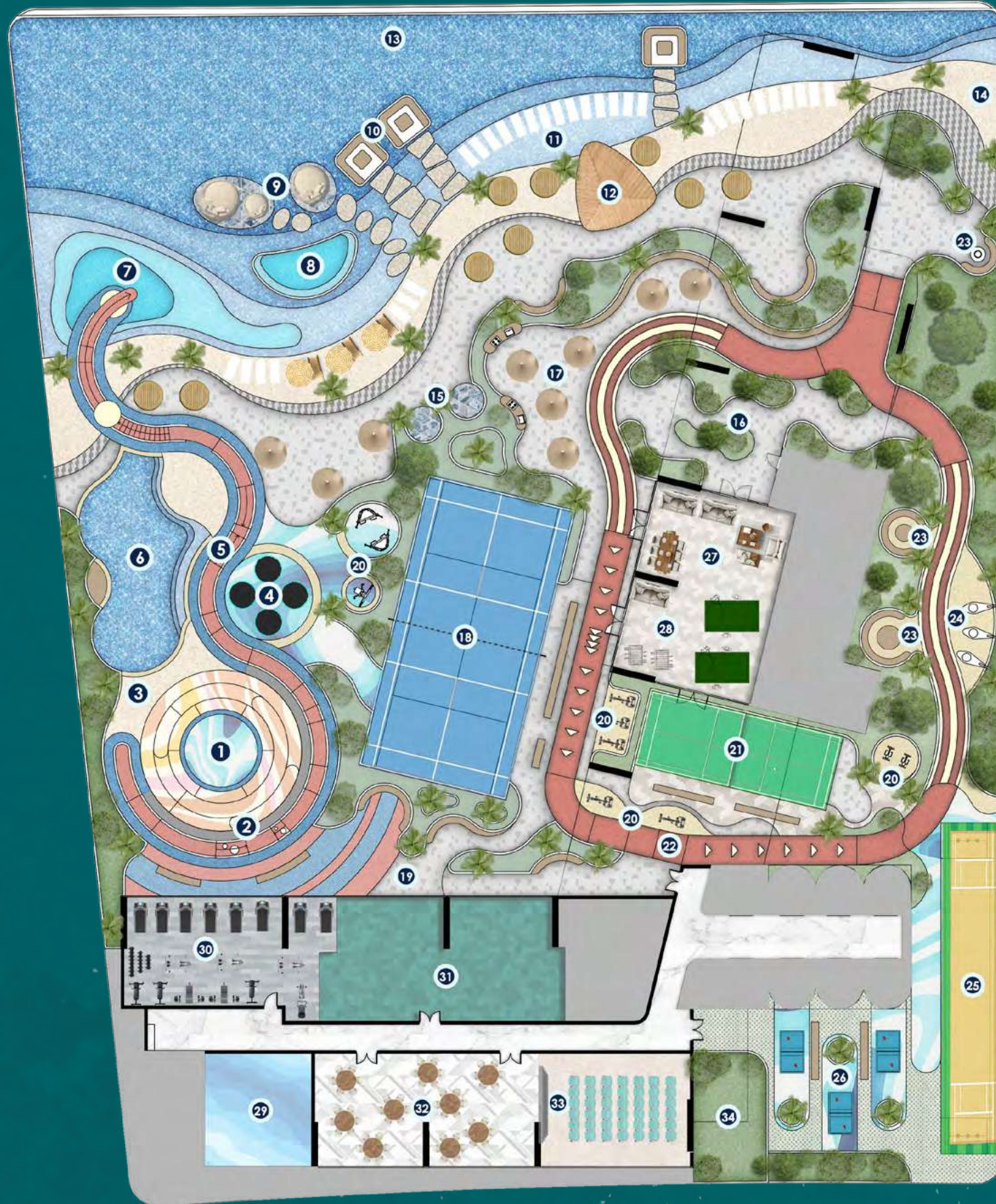
## WELLNESS

Find balance in spaces designed for your mind, body and soul. Serenity **Gardens**, **Yoga Deck**, **Spa**...escape the hustle of the city in minutes. Wellness at Breez isn't a choice - it's woven into your everyday lifestyle.

# DANUBE

## 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
27. Club House
28. Indoor Games
29. Kid's Daycare
30. Gym
31. Spa
32. Multipurpose Hall
33. Cinema
34. Cigar Lounge



## PODIUM AMENITIES FLOOR

## LEGEND

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



## ROOF AMENITIES FLOOR



# INTRODUCING **BREEZ LAGOON**

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

*just for you.*





## KID'S SPLASH POOL

*a water retreat*  
DESIGNED SPECIALLY  
FOR THE LITTLE ONES





# KID'S DAYCARE

*A joyful escape*  
CRAFTED FOR  
THE LITTLE DREAMERS



INTRODUCING  
**BREEZ 60**



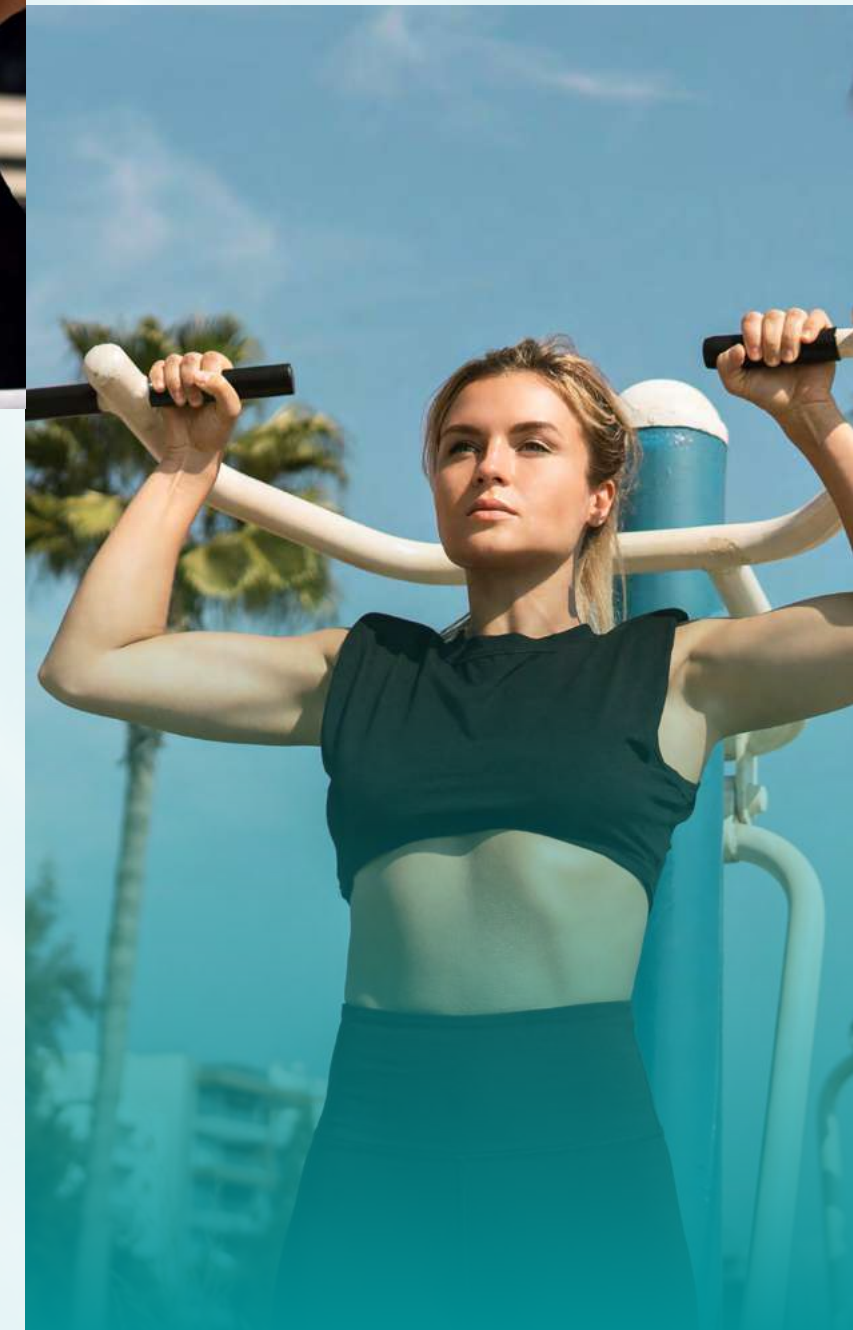
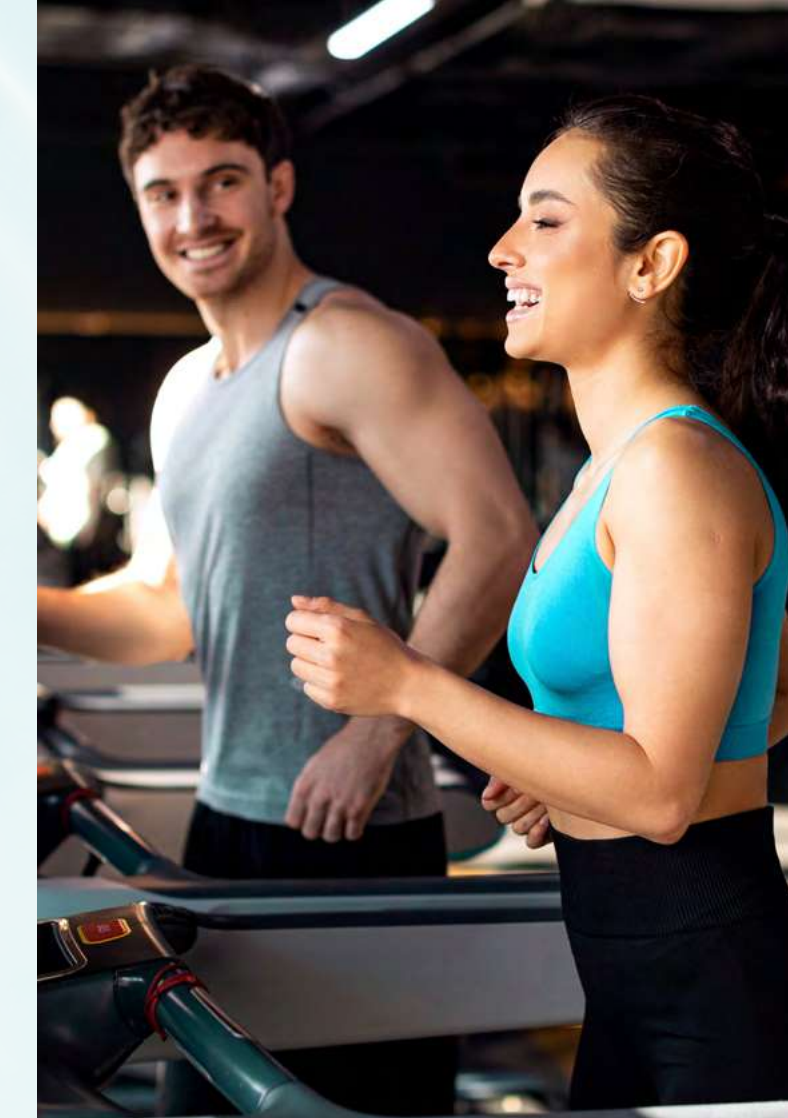
ENJOY  
**PANAROMIC VIEWS**  
FROM THE HIGHEST POINT  
*in maritime city*





## INDOOR & OUTDOOR GYM

FROM SUNRISE STRETCHES OUTDOORS  
TO EVENING REPS INDOORS  
*your gym your choice*





*the Breez*  
VIEWING **DECK**

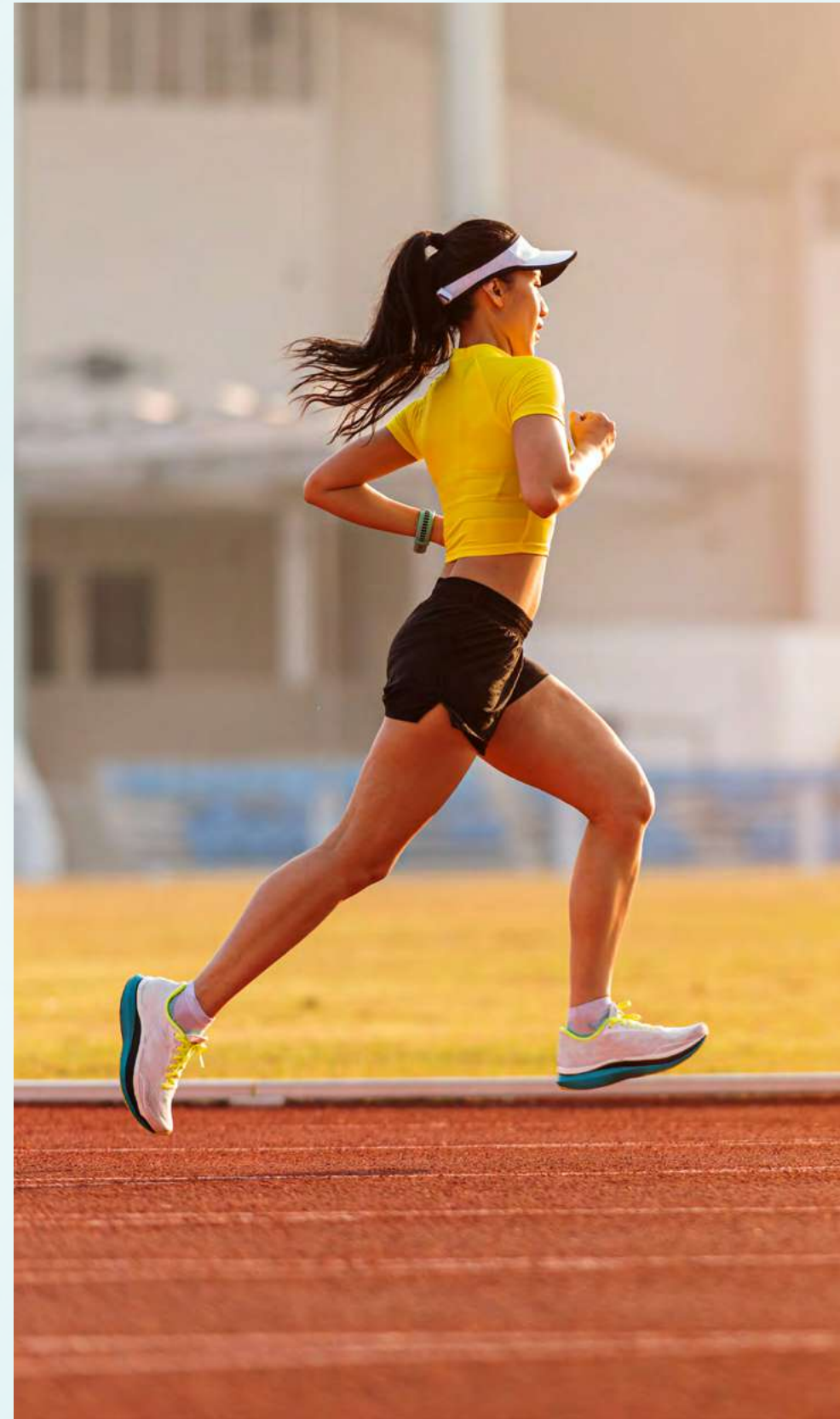
From mornings at the **Jogging Track**  
to evenings spent by the **Hammock**  
and vibrant **Barbque** nights -  
life here is crafted for excellence



WALL CLIMBING



CRICKET



RUNNING TRACK



PADEL TENNIS



TABLE TENNIS

*a sport*  
**FOR EVERY**  
**PLAYER**



BREEZ  
SPA

YOUR SANCTUARY OF  
*calm and peace*



# BREEZ CLUB HOUSE

*Connect and Celebrate*  
UNWIND IN STYLE





# INDOOR CINEMA

YOUR PRIVATE  
SILVER SCREEN,  
*just steps from home*



# 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



*Breez*  
BY **DANUBE**

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



**“What began as a vision is now a commitment at Danube Properties, we don’t just build homes, we deliver trust, exceptional quality and excellence to every customer.”**

**Rizwan Sajjan** - Founder & Chairman, Danube Group



**“Innovation is the bridge that connects imagination with reality, and at Danube Properties, we are architects of tomorrow’s dreams, building today’s legacies.”**

**Adel Sajjan** - Managing Director, Danube Group



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