

FOR SALE · APARTMENT

BAYZ BY DANUBE · BUSINESS BAY

# Studio Apartment in Bayz by Danube

AED 790,000

Studio | 1 Bathroom | 407 sq.ft | Furnished

# At a glance

**PRICE**

## AED 790,000

**BEDROOMS**
**Studio**

**BATHROOMS**
**1**

**AREA**
**407** sq.ft

**PRICE / SQ.FT**
**1,941** AED

- Studio Apartment
- Partial Canal View
- Mid Floor
- Fully Furnished – ready for immediate occupancy or continued rental
- Open Fitted Kitchen
- 1 Allocated Parking Space
- Currently Rented at 54,000 AED per year until June
- Suitable for Investors seeking a property with existing tenancy

# About the property

This amazing studio apartment in Bayz Tower, Business Bay, offering partial canal views and immediate rental income – perfect for investors seeking a turnkey opportunity.

Building Amenities – Bayz by Danube:

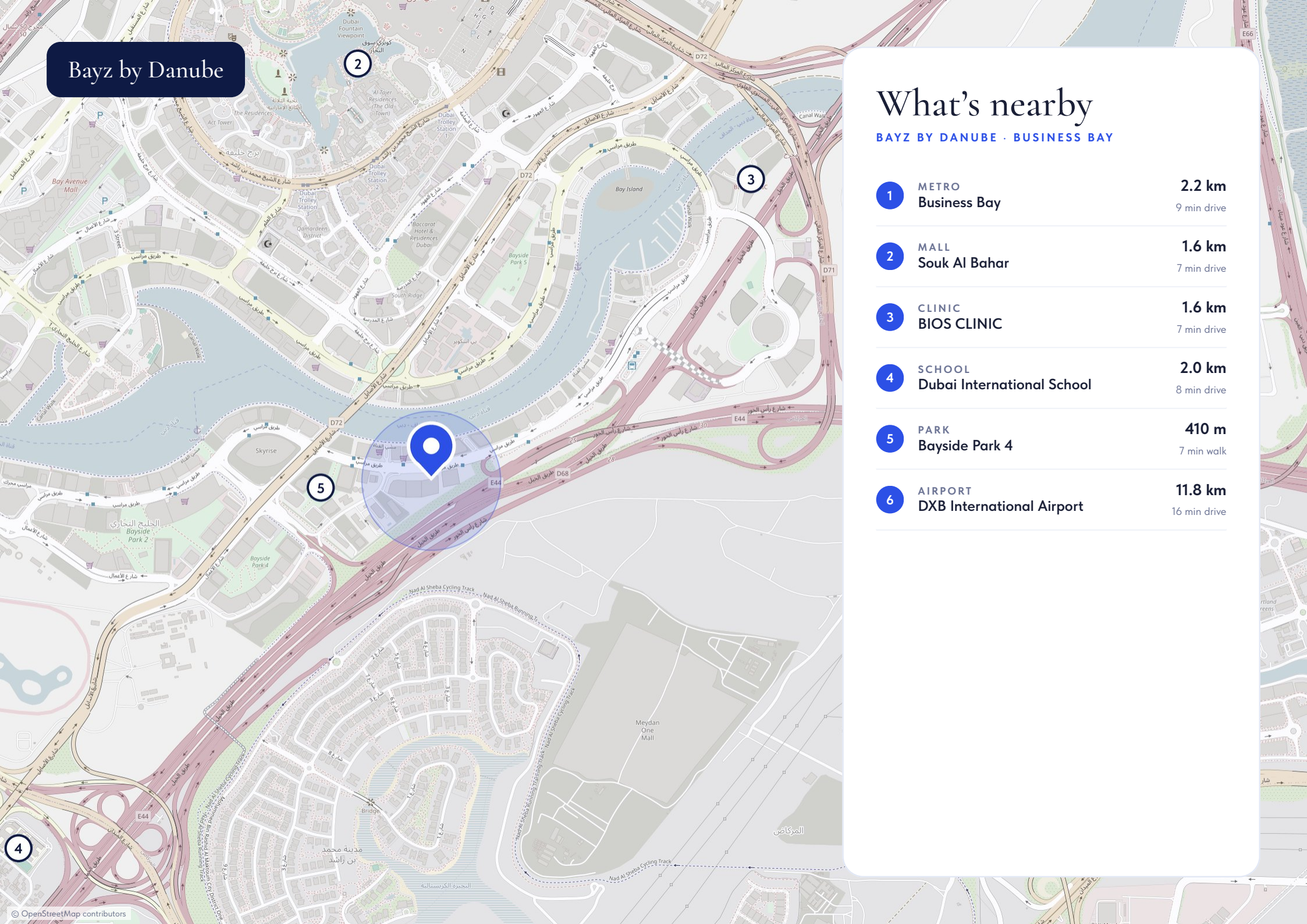
- Infinity pool
- Sauna and steam room
- Fully equipped gym
- 24/7 security
- Covered parking
- Amazing central location
- Excellent connectivity

### WHY PEOPLE CHOOSE BAYZ BY DANUBE

- Strategic Business Bay location – near Downtown, Dubai Mall, and the Canal
- Fully furnished luxury apartments with premium Milan / Italian finishes
- Wide array of amenities including rooftop pools, gym, and gardens
- Balance of convenience, modern living, and solid investment potential

### INVESTMENT ADVANTAGE

With an existing tenant in place generating 54,000 AED annual rent, this studio offers immediate cash flow and strong potential for capital appreciation in one of Dubai's most dynamic markets.




# What's nearby

BAYZ BY DANUBE · BUSINESS BAY

| | | | |
|---|---|---|---|
| 1 | METRO<br>Business Bay | 2.2 km<br>9 min drive |
| 2 | MALL<br>Souk Al Bahar | 1.6 km<br>7 min drive |
| 3 | CLINIC<br>BIOS CLINIC | 1.6 km<br>7 min drive |
| 4 | SCHOOL<br>Dubai International School | 2.0 km<br>8 min drive |
| 5 | PARK<br>Bayside Park 4 | 410 m<br>7 min walk |
| 6 | AIRPORT<br>DXB International Airport | 11.8 km<br>16 min drive |




THE PROJECT

# Bayz Tower

Business Bay

**DEVELOPER**
Danube

**HANDOVER**
Q2 2021

**STATUS**
Ready

## AMENITIES

- Balcony
- Central A/C
- Covered parking
- Kitchen appliances
- Shared pool
- Security
- Concierge
- Shared gym
- Lobby in building
- Private gym
- Private pool
- Shared spa

## DRIVING TIME

| | |
|---|---|
| Downtown / Dubai Mall | **~8 min** |
| Dubai Hills Mall | **~13 min** |
| DXB Airport | **~20 min** |
| Dubai Marina | **~21 min** |
| JBR Beach | **~23 min** |
| Palm Jumeirah | **~27 min** |

Without traffic











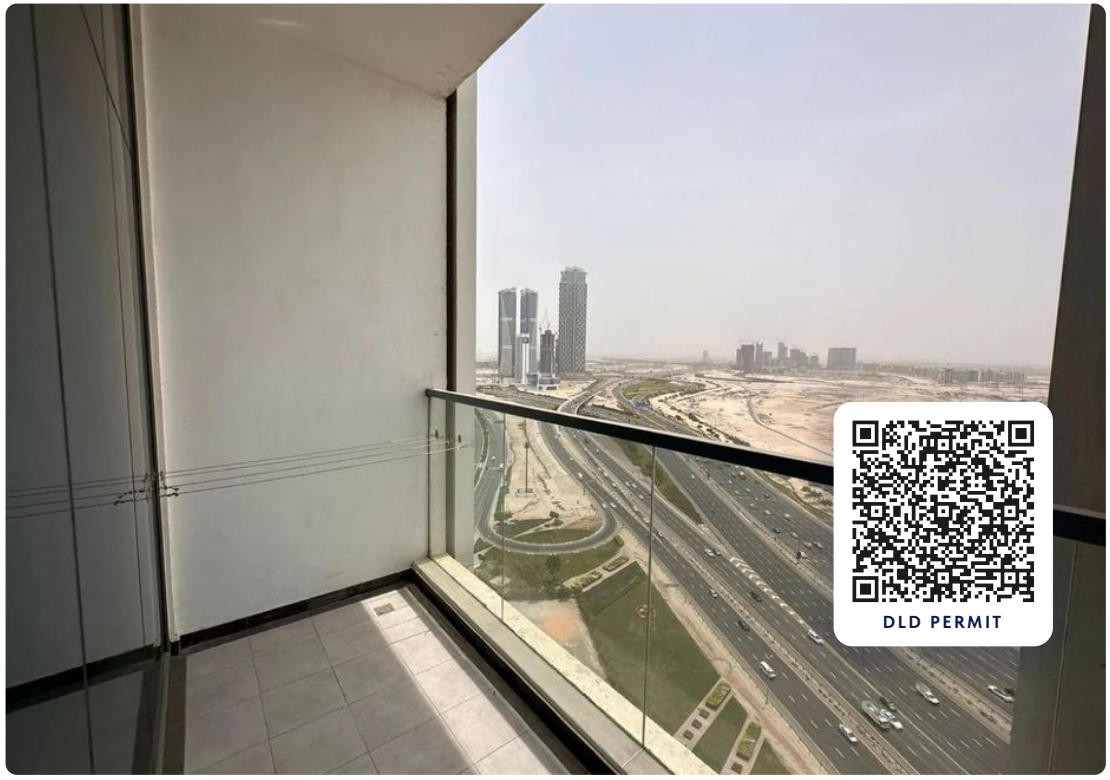











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