PROP-PILOT

Ref: MH-BWB-001

UNDER CONSTRUCTION

1BR Apartment — Ain Dubai & Sea View

Dubai Creek Harbour · Meeras Bluewaters Bay · Meraas Bluewaters Bay, Bluewaters Island, JBR, Dubai, UAE

AED 2,900,000

AED 3,580 per sqft

Golden Visa Eligible | 5.5% Annual Yield | Apartment | Unfurnished



View full listing online: https://proppilot.ftafat.in/property/1br-apartment-ain-dubai-sea-view

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
1	2	810 sqft	23/32	Sea	AED 18/yr

ABOUT THIS PROPERTY

Chic 1-bedroom apartment at Meraas Bluewaters Bay on the iconic Bluewaters Island with a direct view of Ain Dubai — the world's largest observation wheel. Features a private balcony, premium stone and timber finishes, an integrated kitchen, and floor-to-ceiling windows. Bluewaters Island is home to Caesar's Resort, the Zero Gravity beach club, and a vibrant retail and dining promenade accessible by bridge from JBR.

INVESTMENT OVERVIEW

Annual Rental Yield	**5.5%**
Property Price	AED 2,900,000
DLD Registration (4%)	AED 116,000
Golden Visa	**Eligible**
Total Investment	**AED 3,016,000**

FLOOR PLAN



PROP-PILOT

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Prices subject to change without notice.