

# 1BR Apartment — Burj Khalifa View

Downtown Dubai · Downtown Edge Apartments · Downtown Edge, Sheikh Mohammed Bin Rashid Blvd, Downtown Dubai, UAE

## AED 2,200,000

AED 2,391 per sqft

Golden Visa Eligible

6.5% Annual Yield

Apartment

Unfurnished

View full listing online: <https://propilot.ftafat.in/property/1br-apartment-burj-khalifa-view>

### PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
1	2	920 sqft	22/68	Burj	AED 24/yr

### ABOUT THIS PROPERTY

A premium off-plan 1-bedroom apartment in Downtown Edge with direct views of the iconic Burj Khalifa. Features an open-plan living space, floor-to-ceiling windows, a wrap-around balcony, and premium finishes. Located a 5-minute walk from The Dubai Mall and the Dubai Fountain. Attractive 60/40 payment plan with handover expected Q3 2027. Golden Visa eligible.

### INVESTMENT OVERVIEW

Annual Rental Yield	6.5%
Property Price	AED 2,200,000
DLD Registration (4%)	AED 88,000
Golden Visa	Eligible
<b>Total Investment</b>	<b>AED 2,288,000</b>

### AMENITIES & FEATURES

#### BUILDING

Swimming Pool Gym / Fitness Center Concierge Service Security 24/7 Covered Parking Lobby / Reception Elevators

#### UNIT

Balcony Built-in Wardrobes Central A/C Smart Home System Kitchen Appliances

#### LIFESTYLE

Retail Outlets Restaurants & Cafes Rooftop Terrace

### PAYMENT PLAN — 60/40 PAYMENT PLAN

Milestone	%	Amount (AED)	Due
On Booking	10.00%	220,000	Immediate
Within 3 Months	10.00%	220,000	3 months from booking
During Construction	40.00%	880,000	2026 - 2027
On Handover	40.00%	880,000	Q3 2027
<b>Total</b>		<b>AED 2,200,000</b>	

\* DLD fee (4%) not included. Prices subject to availability.