PROP-PILOT

Ref: MH-DEA-001

OFF-PLAN

1BR Apartment — Burj Khalifa View

Sobha Hartland · 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://proppilot.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
Total Investment	**AED 2,288,000**

FLOOR PLAN



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
Total		AED 2,200,000	

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

PROP-PILOT

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Prices subject to change without notice.