

# 1BR Apartment with Full Marina View

Dubai Marina · Marina Vista Residences · Marina Vista Residences, Marina Walk, Dubai Marina, UAE

## AED 1,350,000

AED 1,731 per sqft

7.2% Annual Yield

Apartment

Furnished



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### PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
1	2	780 sqft	18/42	Marina	AED 19/yr

### ABOUT THIS PROPERTY

A stunning fully-furnished 1-bedroom apartment on the 18th floor of Marina Vista Residences with unobstructed views of the Dubai Marina. Features high-end finishes, open-plan kitchen with Miele appliances, floor-to-ceiling windows, and a private balcony. Residents enjoy access to an infinity pool, gym, and 24/7 concierge. Walking distance to Marina Mall, JBR Beach, and the Dubai Tram station.

### INVESTMENT OVERVIEW

Annual Rental Yield	7.2%
Property Price	AED 1,350,000
DLD Registration (4%)	AED 54,000
<b>Total Investment</b>	<b>AED 1,404,000</b>

### FLOOR PLAN



### AMENITIES & FEATURES

#### BUILDING

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

#### UNIT

Balcony Built-in Wardrobes Central A/C Kitchen Appliances

#### LIFESTYLE

Marina / Yacht Berth Restaurants & Cafes