

2BR Apartment — Ain Dubai & Marina View

Dubai Hills Estate · Meeras Bluewaters Bay · Meraas Bluewaters Bay, Bluewaters Island, JBR, Dubai, UAE

AED 5,200,000

AED 3,586 per sqft

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



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,450 sqft	17/32	Sea	AED 18/yr

ABOUT THIS PROPERTY

Sophisticated 2-bedroom apartment at Meraas Bluewaters Bay with sweeping views of Ain Dubai, the Dubai Marina skyline, and the Arabian Gulf. Features an open-plan living and dining area, a large terrace, Italian stone finishes, and a fully fitted Meraas kitchen. The building connects to the Bluewaters boardwalk, beachfront dining, and the Caesar's Blue pool and beach club. A unique island lifestyle in the heart of new Dubai.

INVESTMENT OVERVIEW

Annual Rental Yield	5.5%
Property Price	AED 5,200,000
DLD Registration (4%)	AED 208,000
Golden Visa	Eligible
Total Investment	AED 5,408,000

FLOOR PLAN

