PROP-PILOT

Ref: MH-BWB-002

UNDER CONSTRUCTION

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



View full listing online: https://proppilot.ftafat.in/property/2br-apartment-ain-dubai-marina-view

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



PROP-PILOT

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Prices subject to change without notice.