

2BR Apartment — Dubai Fountain & Burj View

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

AED 3,800,000

AED 2,568 per sqft

Golden Visa Eligible

6.2% Annual Yield

Apartment

Unfurnished

View full listing online: <https://propilot.ftafat.in/property/2br-apartment-dubai-fountain-burj-view>

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,480 sqft	45/68	Burj	AED 24/yr

ABOUT THIS PROPERTY

A high-floor 2-bedroom apartment in Downtown Edge with spectacular simultaneous views of the Burj Khalifa and the Dubai Fountain. This residence features a large wrap-around balcony, chef's kitchen, master bedroom with walk-in closet, and a study room. Ideal for professionals and families wanting the best address in Dubai. Golden Visa eligible. Handover Q3 2027.

INVESTMENT OVERVIEW

Annual Rental Yield	6.2%
Property Price	AED 3,800,000
DLD Registration (4%)	AED 152,000
Golden Visa	Eligible
Total Investment	AED 3,952,000

AMENITIES & FEATURES

BUILDING

- Swimming Pool
- Gym / Fitness Center
- Children's Play Area
- Concierge Service
- Security 24/7
- Covered Parking
- Lobby / Reception
- Elevators

UNIT

- Balcony
- Study Room
- 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%	380,000	Immediate
Within 3 Months	10.00%	380,000	3 months from booking
During Construction	40.00%	1,520,000	2026 - 2027
On Handover	40.00%	1,520,000	Q3 2027
Total		AED 3,800,000	

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