PROP-PILOT

Ref: MH-DEA-002

OFF-PLAN

2BR Apartment — Dubai Fountain & Burj View

Dubailand · 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://proppilot.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**

FLOOR PLAN



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.

PROP-PILOT

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Prices subject to change without notice.