PROP-PILOT

Ref: MH-BWB-005

UNDER CONSTRUCTION

2BR High Floor — Ain Dubai & JBR View

Downtown Dubai · Meeras Bluewaters Bay · Meraas Bluewaters Bay, Bluewaters Island, JBR, Dubai, UAE

AED 5,800,000

AED 3,625 per sqft

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



View full listing online: https://proppilot.ftafat.in/property/2br-high-floor-ain-dubai-jbr-view

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,600 sqft	16/32	Sea	AED 18/yr

ABOUT THIS PROPERTY

High-floor 2-bedroom apartment at Meraas Bluewaters Bay offering elevated views of Ain Dubai and the JBR beachfront. Features an open-plan layout with wide-plank flooring, a fitted kitchen, a guest bathroom, and a spacious terrace. Both bedrooms have built-in wardrobes and en-suite bathrooms with premium fixtures. Bluewaters Island's unique position — a bridge away from JBR and a short drive from Downtown — makes this a premium lifestyle address.

INVESTMENT OVERVIEW

Annual Rental Yield	**5.5%**
Property Price	AED 5,800,000
DLD Registration (4%)	AED 232,000
Golden Visa	**Eligible**
Total Investment	**AED 6,032,000**

FLOOR PLAN



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Prices subject to change without notice.