PROP-PILOT

Ref: MH-JBW-001

OFF-PLAN

2BR Waterfront Apartment — Sea & Skyline View

Downtown Dubai · Jumeirah Bay Waterfront · Jumeirah Bay Waterfront, Jumeirah Bay Island, Dubai, UAE

AED 4,800,000

AED 2,743 per sqft

Golden Visa Eligible | 5.8% Annual Yield | Apartment | Unfurnished



View full listing online: https://proppilot.ftafat.in/property/2br-waterfront-apartment-sea-skyline-view

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,750 sqft	8/24	Sea	AED 28/yr

ABOUT THIS PROPERTY

An ultra-luxury 2-bedroom waterfront apartment on the exclusive Jumeirah Bay Island — home to the iconic Bulgari Resort. This residence features floor-to-ceiling glazing with panoramic sea and city skyline views, private terrace, Italian marble finishes, and access to the island's private beach club and yacht marina. A truly rare collection of just 48 apartments. Handover Q1 2028.

INVESTMENT OVERVIEW

Annual Rental Yield	**5.8%**
Property Price	AED 4,800,000
DLD Registration (4%)	AED 192,000
Golden Visa	**Eligible**
Total Investment	**AED 4,992,000**

FLOOR PLAN



AMENITIES & FEATURES

BUILDING

Swimming Pool | Gym / Fitness Center | Concierge Service | Security 24/7 | Covered Parking | Elevators

UNIT

Balcony | Built-in Wardrobes | Central A/C | Smart Home System | Kitchen Appliances

LIFESTYLE

Beach Access | Marina / Yacht Berth | Restaurants & Cafes | Spa & Sauna | Jogging Track | Rooftop Terrace

PAYMENT PLAN — 40/60 PAYMENT PLAN

Milestone	%	Amount (AED)	Due
On Booking	10.00%	480,000	Immediate
Within 6 Months	10.00%	480,000	6 months from booking
During Construction	20.00%	960,000	2026 – 2027
On Handover	60.00%	2,880,000	Q1 2028
Total		AED 4,800,000	

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

PROP-PILOT

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Prices subject to change without notice.