

2BR Waterfront Apartment — Sea & Skyline View

Jumeirah Bay Island · 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://propilot.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

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.