

3BR Apartment — Full Island & Sea View

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

AED 8,800,000

AED 3,826 per sqft

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



View full listing online: <https://proppilot.ftafat.in/property/3br-apartment-full-island-sea-view>

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
3	4	2,300 sqft	18/32	Sea	AED 18/yr

ABOUT THIS PROPERTY

Elegant 3-bedroom apartment at Meraas Bluewaters Bay with panoramic views of Bluewaters Island, the Gulf, and the Dubai skyline. Features floor-to-ceiling glazing across the entire living space, a wraparound terrace, open-plan family layout, and three en-suite bedrooms with high-quality marble bathrooms. Residents enjoy access to a resort pool, gym, concierge, and private beach access from the island's southern shore.

INVESTMENT OVERVIEW

Annual Rental Yield	5.5%
Property Price	AED 8,800,000
DLD Registration (4%)	AED 352,000
Golden Visa	Eligible
Total Investment	AED 9,152,000

FLOOR PLAN

