PROP-PILOT

Ref: MH-BWB-003

UNDER CONSTRUCTION

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



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Prices subject to change without notice.