PROP-PILOT

Ref: MH-SH2-003

UNDER CONSTRUCTION

4BR Garden Villa — Greenery & Lagoon View

Dubai Marina · Sobha Hartland II Villas · Sobha Hartland II, Mohammed Bin Rashid Al Maktoum City, Dubai, UAE

AED 4,500,000

AED 937 per sqft

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



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
4	5	4,800 sqft	1/3	Lagoon	AED 18/yr

ABOUT THIS PROPERTY

Beautifully designed 4-bedroom garden villa in Sobha Hartland II backing onto the lush green corridor. Features a private pool, large shaded terrace, open-plan family living space, a study, and a driver's room. The Sobha Hartland II masterplan includes two international schools, jogging tracks, and cycling paths — ideal for families looking for a serene, nature-filled lifestyle close to the city.

INVESTMENT OVERVIEW

Annual Rental Yield	**5.8%**
Property Price	AED 4,500,000
DLD Registration (4%)	AED 180,000
Golden Visa	**Eligible**
Total Investment	**AED 4,680,000**

FLOOR PLAN



PROP-PILOT

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Prices subject to change without notice.