

4BR Luxury Duplex — Private Pool & Sea Views

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

AED 12,500,000

AED 2,976 per sqft

Golden Visa Eligible

5.4% Annual Yield

Duplex

Unfurnished

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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
4	5	4,200 sqft	20/24	Sea	AED 28/yr

ABOUT THIS PROPERTY

One of only 8 duplex residences in Jumeirah Bay Waterfront, this extraordinary 4-bedroom duplex spans floors 20-21 with a private rooftop pool and terrace delivering 270-degree panoramic sea views. Features a private elevator, double-height living area, chef's kitchen with Miele & Sub-Zero appliances, and direct access to the Bulgari Beach Club. The ultimate trophy asset on Dubai's most exclusive island.

INVESTMENT OVERVIEW

Annual Rental Yield	5.4%
Property Price	AED 12,500,000
DLD Registration (4%)	AED 500,000
Golden Visa	Eligible
Total Investment	AED 13,000,000

AMENITIES & FEATURES

BUILDING

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

UNIT

Balcony, Maids Room, Study Room, Storage Room, Built-in Wardrobes, Central A/C, Smart Home System, Kitchen Appliances, Double Glazed Windows

LIFESTYLE

Beach Access, Marina / Yacht Berth, Restaurants & Cafes, Spa & Sauna, BBQ Area, Rooftop Terrace

PAYMENT PLAN — 40/60 PAYMENT PLAN

Milestone	%	Amount (AED)	Due
On Booking	10.00%	1,250,000	Immediate
Within 6 Months	10.00%	1,250,000	6 months from booking
During Construction	20.00%	2,500,000	2026 - 2027
On Handover	60.00%	7,500,000	Q1 2028
Total		AED 12,500,000	

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