PROP-PILOT

Ref: MH-JBW-002

OFF-PLAN

4BR Luxury Duplex — Private Pool & Sea Views

Dubai Islands · 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



View full listing online: https://proppilot.ftafat.in/property/4br-luxury-duplex-private-pool-sea-views

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**

FLOOR PLAN



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.

PROP-PILOT

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Prices subject to change without notice.