PROP-PILOT

Ref: MH-BWB-004

UNDER CONSTRUCTION

4BR Penthouse — Ain Dubai & Gulf Panorama

Dubai Creek Harbour · Meeras Bluewaters Bay · Meraas Bluewaters Bay, Bluewaters Island, JBR, Dubai, UAE

AED 22,000,000

AED 4,314 per sqft

Golden Visa Eligible | 5.5% Annual Yield | Penthouse | Unfurnished



View full listing online: https://proppilot.ftafat.in/property/4br-penthouse-ain-dubai-gulf-panorama

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
4	5	5,100 sqft	10/32	Sea	AED 18/yr

ABOUT THIS PROPERTY

The crown of Meraas Bluewaters Bay — a full-floor 4-bedroom penthouse with a private pool and 270-degree views of Ain Dubai, the open Gulf, and the Marina skyline. Features a sky lounge, private terrace spanning the full perimeter, chef's kitchen, home cinema, and four en-suite marble bathrooms. Includes private elevator access, a butler's pantry, and dedicated penthouse concierge services from Meraas.

INVESTMENT OVERVIEW

Annual Rental Yield	**5.5%**
Property Price	AED 22,000,000
DLD Registration (4%)	AED 880,000
Golden Visa	**Eligible**
Total Investment	**AED 22,880,000**

FLOOR PLAN



PROP-PILOT

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Prices subject to change without notice.