PROP-PILOT

Ref: MH-NBR-004

OFF-PLAN

4BR Sky Villa — Private Pool & Sea View

Downtown Dubai · Nakheel Bay Residences · Nakheel Bay Residences, Dubai Islands, Deira, Dubai, UAE

AED 14,000,000

AED 2,917 per sqft

Golden Visa Eligible | 6.0% Annual Yield | Penthouse | Unfurnished



View full listing online: https://proppilot.ftafat.in/property/4br-sky-villa-private-pool-sea-view

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
4	5	4,800 sqft	22/35	Sea	AED 18/yr

ABOUT THIS PROPERTY

Rare 4-bedroom sky villa at the top of Nakheel Bay Residences featuring a private rooftop infinity pool, a terrace with 270-degree sea views, and direct beach access via a private lift. Designed to the highest specification with Italian marble floors, Gaggenau kitchen appliances, and custom joinery. Each bedroom has an en-suite bathroom and built-in wardrobes. Qualifies for the 10-year UAE Golden Visa.

INVESTMENT OVERVIEW

Annual Rental Yield	6.0%
Property Price	AED 14,000,000
DLD Registration (4%)	AED 560,000
Golden Visa	Eligible
Total Investment	**AED 14,560,000**

FLOOR PLAN

