PROP-PILOT

Ref: MH-SH2-005

UNDER CONSTRUCTION

4BR Twin Villa — Private Pool & Garden

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

AED 4,200,000

AED 913 per sqft

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



View full listing online: https://proppilot.ftafat.in/property/4br-twin-villa-private-pool-garden

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
4	5	4,600 sqft	1/3	Lagoon	AED 18/yr

ABOUT THIS PROPERTY

Modern 4-bedroom twin villa in Sobha Hartland II offering a private pool, enclosed garden, and a rooftop terrace with views across the green community. Designed with an airy open-plan layout, the home features a family living room, formal dining, a fitted kitchen, and two maid's rooms. Located next to Sobha Hartland International School and just 12 minutes from Downtown Dubai.

INVESTMENT OVERVIEW

Annual Rental Yield	**5.8%**
Property Price	AED 4,200,000
DLD Registration (4%)	AED 168,000
Golden Visa	**Eligible**
Total Investment	**AED 4,368,000**

FLOOR PLAN



PROP-PILOT

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Prices subject to change without notice.