PROP-PILOT

Ref: MH-SH2-002

UNDER CONSTRUCTION

# 5BR Signature Lagoon Villa

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

## AED 7,500,000

AED 1,013 per sqft

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



View full listing online: https://proppilot.ftafat.in/property/5br-signature-lagoon-villa

## PROPERTY SPECIFICATIONS

| BEDROOMS | BATHROOMS | AREA | FLOOR | VIEW | SERVICE CHARGE |
|---|---|---|---|---|---|
| 5 | 6 | 7,400 sqft | 1/3 | Lagoon | AED 18/yr |

## ABOUT THIS PROPERTY

Grand 5-bedroom signature villa at the water's edge of Sobha Hartland II's crystal lagoon. The residence spans three floors with a private infinity pool, rooftop terrace, home cinema, and a fully equipped gym. Each bedroom features an en-suite bathroom with premium fittings. The community is gated with 24-hour security and within a 10-minute drive of Downtown Dubai and the Dubai Mall.

## INVESTMENT OVERVIEW

| | |
|---|---|
| Annual Rental Yield | **5.8%** |
| Property Price | AED 7,500,000 |
| DLD Registration (4%) | AED 300,000 |
| Golden Visa | **Eligible** |
| **Total Investment** | **AED 7,800,000** |

## FLOOR PLAN



**PROP-PILOT**

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Generated 01 Nov 2026

Prices subject to change without notice.