PROP-PILOT

Ref: MH-JBW-004

OFF-PLAN

5BR Sky Villa — Private Pool & Gulf Views

Bluewaters Island · Jumeirah Bay Waterfront · Jumeirah Bay Waterfront, Jumeirah Bay Island, Jumeirah 2, Dubai, UAE

AED 28,000,000

AED 3,889 per sqft

Golden Visa Eligible | 4.5% Annual Yield | Penthouse | Unfurnished



View full listing online: https://proppilot.ftafat.in/property/5br-sky-villa-private-pool-gulf-views

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
5	6	7,200 sqft	38/45	Sea	AED 18/yr

ABOUT THIS PROPERTY

An extraordinary 5-bedroom sky villa spanning the upper floors of Jumeirah Bay Waterfront, featuring a private 60sqm infinity pool on the terrace, a home cinema, wellness suite with steam room and sauna, and a full chef's kitchen. Each bedroom has panoramic Gulf views and an en-suite marble bathroom. Includes two yacht marina berths and private elevator access — one of the most exclusive residences in all of Dubai.

INVESTMENT OVERVIEW

Annual Rental Yield	**4.5%**
Property Price	AED 28,000,000
DLD Registration (4%)	AED 1,120,000
Golden Visa	**Eligible**
Total Investment	**AED 29,120,000**

FLOOR PLAN



PROP-PILOT

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Prices subject to change without notice.