PROP-PILOT

Ref: MR-002

READY

Elegant 2BR Duplex — Cayan Tower, Marina

Dubai Marina · Cayan Tower (Infinity Tower), Dubai Marina

AED 2,750,000

AED 1,677 per sqft

Golden Visa Eligible | 6.4% Annual Yield | Duplex | Semi furnished

View full listing online: https://proppilot.ftafat.in/property/elegant-2br-duplex-cayan-tower-marina

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,640 sqft	32/73	Palm Jumeirah & Sea View	—

ABOUT THIS PROPERTY

Spectacular 2-bedroom duplex apartment in the iconic Cayan Tower — the world-famous twisted skyscraper in Dubai Marina. Located on the 32nd floor, this split-level unit offers an elevated living room with 5-metre ceiling heights and panoramic views of the Palm Jumeirah, the Arabian Gulf, and the Ain Dubai observation wheel. The unit features a semi-fitted kitchen, a guest bedroom with en-suite, a master suite with walk-in wardrobe, and two private balconies. Cayan Tower amenities include an infinity-edge rooftop pool, a spa, a squash court, and 24-hour security. Qualifies for UAE Golden Visa (10-year residency). A landmark investment.

INVESTMENT OVERVIEW

Annual Rental Yield	**6.4%**
Property Price	AED 2,750,000
DLD Registration (4%)	AED 110,000
Golden Visa	**Eligible**
Total Investment	**AED 2,860,000**

AMENITIES & FEATURES

BUILDING

Swimming Pool

PROP-PILOT

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Prices subject to change without notice.