

Luxury 2BR Apartment — Burj Vista, Downtown

Downtown Dubai · Burj Vista Tower 1, Sheikh Mohammed Bin Rashid Blvd

AED 3,200,000

AED 2,370 per sqft

- Golden Visa Eligible
- 6.2% Annual Yield
- Apartment
- Furnished

View full listing online: <https://proppilot.ftafat.in/property/luxury-2br-burj-vista-downtown>

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,350 sqft	28/42	Burj Khalifa View	—

ABOUT THIS PROPERTY

Stunning fully-furnished 2-bedroom apartment on the 28th floor of Burj Vista Tower 1 with an unobstructed direct view of Burj Khalifa and the iconic Dubai Fountain. The unit features an open-plan kitchen with Bosch appliances, marble flooring throughout, floor-to-ceiling windows, and a spacious balcony perfect for fountain show evenings. Building amenities include an infinity pool, state-of-the-art gym, concierge, and valet parking. Steps away from The Dubai Mall, Dubai Opera, and the finest dining in the city. Qualifies for UAE Golden Visa (10-year residency). Available for immediate viewing.

INVESTMENT OVERVIEW

Annual Rental Yield	6.2%
Property Price	AED 3,200,000
DLD Registration (4%)	AED 128,000
Golden Visa	Eligible
Total Investment	AED 3,328,000

AMENITIES & FEATURES

BUILDING

- Swimming Pool

PAYMENT PLAN — STANDARD MORTGAGE PLAN

Milestone	%	Amount (AED)	Due
Down Payment (25%)	25.00%	800,000	—
On Transfer (75%)	75.00%	2,400,000	—
Total		AED 3,200,000	

* DLD fee (4%) not included. Prices subject to availability.