

# Modern 1BR with Marina View — Marina Gate

Dubai Marina · Marina Gate 2, Sheikh Zayed Road, Dubai Marina

AED 1,450,000

AED 1,768 per sqft

- 7.1% Annual Yield
- Apartment
- Furnished

View full listing online: <https://propplot.ftafat.in/property/modern-1br-marina-view-marina-gate>

## PROPERTY SPECIFICATIONS

|          |           |          |       |                   |                |
|----------|-----------|----------|-------|-------------------|----------------|
| BEDROOMS | BATHROOMS | AREA     | FLOOR | VIEW              | SERVICE CHARGE |
| 1        | 2         | 820 sqft | 19/52 | Marina & Sea View | —              |

## ABOUT THIS PROPERTY

Beautifully furnished 1-bedroom apartment in Marina Gate 2 with breathtaking views of the Dubai Marina waterway and the Arabian Gulf. Completed in 2019 by Select Group, this high-floor unit features a modern open kitchen with integrated appliances, hardwood flooring, and a glass-railed balcony. The building offers a world-class gym, two swimming pools, a co-working hub, and a direct connection to the Marina Walk promenade. Ideal for both end-users and investors — current market rental yield stands at 7.1%. Immediate transfer available.

## INVESTMENT OVERVIEW

|                       |               |
|-----------------------|---------------|
| Annual Rental Yield   | 7.1%          |
| Property Price        | AED 1,450,000 |
| DLD Registration (4%) | AED 58,000    |
| Total Investment      | AED 1,508,000 |

## AMENITIES & FEATURES

### BUILDING

- Swimming Pool

## PAYMENT PLAN — EASY PAYMENT PLAN

| Milestone          | %      | Amount (AED)  | Due |
|--------------------|--------|---------------|-----|
| Booking Fee (10%)  | 10.00% | 145,000       | —   |
| Down Payment (20%) | 20.00% | 290,000       | —   |
| On Transfer (70%)  | 70.00% | 1,015,000     | —   |
| Total              |        | AED 1,450,000 |     |

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