PROP-PILOT

READY

Ref: MR-001

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://proppilot.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.

PROP-PILOT

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Prices subject to change without notice.