PROP-PILOT

Ref: MH-NBR-005

OFF-PLAN

Penthouse — Panoramic Gulf & Island Views

Bluewaters Island · Nakheel Bay Residences · Nakheel Bay Residences, Dubai Islands, Deira, Dubai, UAE

AED 9,500,000

AED 2,714 per sqft

Golden Visa Eligible | 6.0% Annual Yield | Apartment | Unfurnished



View full listing online: https://proppilot.ftafat.in/property/penthouse-panoramic-gulf-island-views

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
3	4	3,500 sqft	26/35	Sea	AED 18/yr

ABOUT THIS PROPERTY

Exceptional penthouse at Nakheel Bay Residences occupying the top floor with breathtaking 360-degree views of the Arabian Gulf, Dubai Islands coastline, and the Deira skyline. Features a private rooftop sun deck, double-height living room, a premium fitted kitchen, and three en-suite bedrooms. Nakheel Bay Residences is part of the AED 60 billion Dubai Islands masterplan — a new world-class destination for residents and tourists.

INVESTMENT OVERVIEW

Annual Rental Yield	**6.0%**
Property Price	AED 9,500,000
DLD Registration (4%)	AED 380,000
Golden Visa	**Eligible**
Total Investment	**AED 9,880,000**

FLOOR PLAN



PROP-PILOT

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Generated 01 Nov 2026

Prices subject to change without notice.