

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



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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

