

Spacious 3BR Penthouse — Opera Grand, Downtown

Downtown Dubai · Opera Grand, Opera District, Downtown Dubai

AED 8,500,000

AED 2,962 per sqft

- Golden Visa Eligible
- 5.8% Annual Yield
- Penthouse
- Unfurnished

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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
3	4	2,870 sqft	45/66	Burj Khalifa & Fountain View	—

ABOUT THIS PROPERTY

Rare 3-bedroom sub-penthouse in the prestigious Opera Grand by Emaar, overlooking both Burj Khalifa and the Dubai Fountain from the 45th floor. This vast 2,870 sq ft unit boasts triple-height ceilings, a private sky terrace, a study room, a maid's room, and an en-suite master bedroom with a walk-in wardrobe. Handover in shell-and-core condition, allowing the new owner to create a bespoke interior. Opera Grand residents enjoy an exclusive rooftop pool, a cinema room, a private dining venue, and 24-hour concierge service. A blue-chip investment in the most prestigious address in Dubai. Qualifies for UAE Golden Visa.

INVESTMENT OVERVIEW

Annual Rental Yield	5.8%
Property Price	AED 8,500,000
DLD Registration (4%)	AED 340,000
Golden Visa	Eligible
Total Investment	AED 8,840,000

AMENITIES & FEATURES

- BUILDING
- Swimming Pool