PROP-PILOT

READY

Ref: DT-002

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

View full listing online: https://proppilot.ftafat.in/property/spacious-3br-penthouse-opera-grand-downtown

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

PROP-PILOT

+16517057735 · info@marinaheights.ae · Office 1204, Marina Plaza, Dubai Marina, Dubai, UAE

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Prices subject to change without notice.