

1BR Apartment — Burj Khalifa View

Sobha Hartland · Downtown Edge Apartments · Downtown Edge, Sheikh Mohammed Bin Rashid Blvd, Downtown Dubai, UAE

AED 2,200,000

AED 2,391 per sqft

- Golden Visa Eligible
- 6.5% Annual Yield
- Apartment
- Unfurnished



View full listing online: <https://suqara.ftafat.in/property/1br-apartment-burj-khalifa-view>

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
1	2	920 sqft	22/68	Burj	AED 24/yr

ABOUT THIS PROPERTY

A premium off-plan 1-bedroom apartment in Downtown Edge with direct views of the iconic Burj Khalifa. Features an open-plan living space, floor-to-ceiling windows, a wrap-around balcony, and premium finishes. Located a 5-minute walk from The Dubai Mall and the Dubai Fountain. Attractive 60/40 payment plan with handover expected Q3 2027. Golden Visa eligible.

INVESTMENT OVERVIEW

Annual Rental Yield	6.5%
Property Price	AED 2,200,000
DLD Registration (4%)	AED 88,000
Golden Visa	Eligible
Total Investment	AED 2,288,000

FLOOR PLAN



AMENITIES & FEATURES

BUILDING

- Swimming Pool
- Gym / Fitness Center
- Concierge Service
- Security 24/7
- Covered Parking
- Lobby / Reception
- Elevators

UNIT

- Balcony
- Built-in Wardrobes
- Central A/C
- Smart Home System
- Kitchen Appliances

LIFESTYLE

- Retail Outlets
- Restaurants & Cafes
- Rooftop Terrace

PAYMENT PLAN — 60/40 PAYMENT PLAN

Milestone	%	Amount (AED)	Due
On Booking	10.00%	220,000	Immediate
Within 3 Months	10.00%	220,000	3 months from booking
During Construction	40.00%	880,000	2026 – 2027
On Handover	40.00%	880,000	Q3 2027
Total		AED 2,200,000	

* DLD fee (4%) not included. Prices subject to availability.