

1BR Apartment — Sea & Island View

Sobha Hartland · Nakheel Bay Residences · Nakheel Bay Residences, Dubai Islands, Deira, Dubai, UAE

AED 2,200,000

AED 2,821 per sqft

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



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
1	2	780 sqft	29/35	Sea	AED 18/yr

ABOUT THIS PROPERTY

Stunning 1-bedroom beachfront apartment at Nakheel Bay Residences on Dubai Islands — Nakheel's newest coastal destination off the Deira coastline. Features floor-to-ceiling windows with direct Arabian Gulf views, a private balcony, premium stone finishes, and a fitted kitchen. Residents enjoy private beach access, an infinity pool, a fitness centre, and a waterfront promenade with cafes and restaurants.

INVESTMENT OVERVIEW

Annual Rental Yield	6.0%
Property Price	AED 2,200,000
DLD Registration (4%)	AED 88,000
Golden Visa	Eligible
Total Investment	AED 2,288,000

FLOOR PLAN

