SUQARA

Ref: MH-NBR-002

OFF-PLAN

2BR Apartment — Gulf & Beach View

Dubai Hills Estate · Nakheel Bay Residences · Nakheel Bay Residences, Dubai Islands, Deira, Dubai, UAE

AED 3,900,000

AED 2,826 per sqft

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



View full listing online: https://suqara.ftafat.in/property/2br-apartment-gulf-beach-view

PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
2	3	1,380 sqft	23/35	Sea	AED 18/yr

ABOUT THIS PROPERTY

Spacious 2-bedroom apartment at Nakheel Bay Residences with panoramic views of the Arabian Gulf and the private island beach. Features include an open-plan living area with a large terrace, Italian marble flooring, a fully fitted kitchen, and two en-suite bedrooms. Dubai Islands is set to feature six beach hotels, a 25,000 sqm beach club, and a marina, making it one of Dubai's most exciting new coastal communities.

INVESTMENT OVERVIEW

Annual Rental Yield	**6.0%**
Property Price	AED 3,900,000
DLD Registration (4%)	AED 156,000
Golden Visa	**Eligible**
Total Investment	**AED 4,056,000**

FLOOR PLAN



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Prices subject to change without notice.