

3BR Apartment — Dubai Fountain & Burj View

Palm Jumeirah · Downtown Edge Apartments · Downtown Edge, Sheikh Mohammed Bin Rashid Blvd, Downtown Dubai, UAE

AED 6,500,000

AED 3,095 per sqft

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



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
3	4	2,100 sqft	45/60	Burj_khalifa	AED 18/yr

ABOUT THIS PROPERTY

Impressive 3-bedroom residence on the 45th floor of Downtown Edge with front-row views of the Dubai Fountain, Burj Khalifa, and Dubai Opera. Features an open-plan living space with a chef's kitchen, a maid's room, and a large wraparound terrace perfect for evening fountain views. Residents enjoy exclusive access to a sky lounge, residents-only pool, and direct walkway to Dubai Mall.

INVESTMENT OVERVIEW

Annual Rental Yield	5.8%
Property Price	AED 6,500,000
DLD Registration (4%)	AED 260,000
Golden Visa	Eligible
Total Investment	AED 6,760,000

FLOOR PLAN

