

3BR Apartment — Full Island & Sea View

Dubailand · Meeras Bluewaters Bay · Meraas Bluewaters Bay, Bluewaters Island, JBR, Dubai, UAE

AED 8,800,000

AED 3,826 per sqft

- Golden Visa Eligible
- 5.5% Annual Yield
- Apartment
- Unfurnished



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PROPERTY SPECIFICATIONS

| BEDROOMS | BATHROOMS | AREA       | FLOOR | VIEW | SERVICE CHARGE |
|----------|-----------|------------|-------|------|----------------|
| 3        | 4         | 2,300 sqft | 18/32 | Sea  | AED 18/yr      |

ABOUT THIS PROPERTY

Elegant 3-bedroom apartment at Meraas Bluewaters Bay with panoramic views of Bluewaters Island, the Gulf, and the Dubai skyline. Features floor-to-ceiling glazing across the entire living space, a wraparound terrace, open-plan family layout, and three en-suite bedrooms with high-quality marble bathrooms. Residents enjoy access to a resort pool, gym, concierge, and private beach access from the island's southern shore.

INVESTMENT OVERVIEW

|                       |               |
|-----------------------|---------------|
| Annual Rental Yield   | 5.5%          |
| Property Price        | AED 8,800,000 |
| DLD Registration (4%) | AED 352,000   |
| Golden Visa           | Eligible      |
| Total Investment      | AED 9,152,000 |

FLOOR PLAN

