

3BR Penthouse — Panoramic Sea & Marina Views

Downtown Dubai · Marina Vista Residences · Marina Vista Residences, Marina Walk, Dubai Marina, UAE

AED 4,200,000

AED 1,474 per sqft

- Golden Visa Eligible
- 6.8% Annual Yield
- Penthouse
- Semi furnished



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
3	4	2,850 sqft	42/42	Sea	AED 19/yr

ABOUT THIS PROPERTY

An exceptional top-floor penthouse offering 360-degree panoramic views of the Arabian Sea, Dubai Marina, and the Palm Jumeirah. This rare 3-bedroom penthouse features a private rooftop terrace, private pool, double-height ceilings, and premium Italian marble finishes throughout. Includes 3 covered parking spaces and a dedicated storage unit. Golden Visa eligible.

INVESTMENT OVERVIEW

Annual Rental Yield	6.8%
Property Price	AED 4,200,000
DLD Registration (4%)	AED 168,000
Golden Visa	Eligible
Total Investment	AED 4,368,000

FLOOR PLAN



AMENITIES & FEATURES

BUILDING

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

UNIT

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

LIFESTYLE

- Beach Access
- Marina / Yacht Berth
- Spa & Sauna
- Rooftop Terrace