

4BR Luxury Duplex — Private Pool & Sea Views

Dubai Islands · Jumeirah Bay Waterfront · Jumeirah Bay Waterfront, Jumeirah Bay Island, Dubai, UAE

AED 12,500,000

AED 2,976 per sqft

- Golden Visa Eligible
- 5.4% Annual Yield
- Duplex
- Unfurnished



View full listing online: <https://suqara.ftafat.in/property/4br-luxury-duplex-private-pool-sea-views>

PROPERTY SPECIFICATIONS

|          |           |            |       |      |                |
|----------|-----------|------------|-------|------|----------------|
| BEDROOMS | BATHROOMS | AREA       | FLOOR | VIEW | SERVICE CHARGE |
| 4        | 5         | 4,200 sqft | 20/24 | Sea  | AED 28/yr      |

ABOUT THIS PROPERTY

One of only 8 duplex residences in Jumeirah Bay Waterfront, this extraordinary 4-bedroom duplex spans floors 20-21 with a private rooftop pool and terrace delivering 270-degree panoramic sea views. Features a private elevator, double-height living area, chef's kitchen with Miele & Sub-Zero appliances, and direct access to the Bulgari Beach Club. The ultimate trophy asset on Dubai's most exclusive island.

INVESTMENT OVERVIEW

|                       |                |
|-----------------------|----------------|
| Annual Rental Yield   | 5.4%           |
| Property Price        | AED 12,500,000 |
| DLD Registration (4%) | AED 500,000    |
| Golden Visa           | Eligible       |
| Total Investment      | AED 13,000,000 |

FLOOR PLAN



AMENITIES & FEATURES

- BUILDING

Swimming PoolGym / Fitness CenterConcierge ServiceSecurity 24/7Covered ParkingElevators
- UNIT

BalconyMaids RoomStudy RoomStorage RoomBuilt-in WardrobesCentral A/CSmart Home SystemKitchen AppliancesDouble Glazed Windows
- LIFESTYLE

Beach AccessMarina / Yacht BerthRestaurants & CafesSpa & SaunaBBQ AreaRooftop Terrace

PAYMENT PLAN — 40/60 PAYMENT PLAN

| Milestone           | %      | Amount (AED)   | Due                   |
|---------------------|--------|----------------|-----------------------|
| On Booking          | 10.00% | 1,250,000      | Immediate             |
| Within 6 Months     | 10.00% | 1,250,000      | 6 months from booking |
| During Construction | 20.00% | 2,500,000      | 2026 - 2027           |
| On Handover         | 60.00% | 7,500,000      | Q1 2028               |
| Total               |        | AED 12,500,000 |                       |

\* DLD fee (4%) not included. Prices subject to availability.