SUQARA

Ref: MH-SH2-005

UNDER CONSTRUCTION

# 4BR Twin Villa — Private Pool & Garden

Dubai Creek Harbour · Sobha Hartland II Villas · Sobha Hartland II, Mohammed Bin Rashid Al Maktoum City, Dubai, UAE

## AED 4,200,000

AED 913 per sqft

Golden Visa Eligible | 5.8% Annual Yield | Villa | Unfurnished



View full listing online: https://suqara.ftafat.in/property/4br-twin-villa-private-pool-garden

## PROPERTY SPECIFICATIONS

| BEDROOMS | BATHROOMS | AREA | FLOOR | VIEW | SERVICE CHARGE |
|---|---|---|---|---|---|
| 4 | 5 | 4,600 sqft | 1/3 | Lagoon | AED 18/yr |

## ABOUT THIS PROPERTY

Modern 4-bedroom twin villa in Sobha Hartland II offering a private pool, enclosed garden, and a rooftop terrace with views across the green community. Designed with an airy open-plan layout, the home features a family living room, formal dining, a fitted kitchen, and two maid's rooms. Located next to Sobha Hartland International School and just 12 minutes from Downtown Dubai.

## INVESTMENT OVERVIEW

| | |
|---|---|
| Annual Rental Yield | **5.8%** |
| Property Price | AED 4,200,000 |
| DLD Registration (4%) | AED 168,000 |
| Golden Visa | **Eligible** |
| **Total Investment** | **AED 4,368,000** |

## FLOOR PLAN



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Prices subject to change without notice.