

4BR Villa with Private Beach & Infinity Pool

Downtown Dubai · Palm Signature Villas · Palm Signature Villas, Frond N, Palm Jumeirah, Dubai, UAE

AED 9,500,000

AED 1,827 per sqft

- Golden Visa Eligible
- 5.5% Annual Yield
- Villa
- Semi furnished



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PROPERTY SPECIFICATIONS

BEDROOMS	BATHROOMS	AREA	FLOOR	VIEW	SERVICE CHARGE
4	5	5,200 sqft	1/2	Sea	AED 22/yr

ABOUT THIS PROPERTY

An exquisite 4-bedroom beachfront villa on the exclusive Palm Jumeirah. Spread over 5,200 sq ft across two levels, featuring a private beach, infinity pool overlooking the Arabian Sea, smart home automation, a cinema room, and a rooftop terrace. The ground floor opens directly onto the sandy beach. A rare investment opportunity eligible for the UAE Golden Visa with strong capital appreciation prospects.

INVESTMENT OVERVIEW

Annual Rental Yield	5.5%
Property Price	AED 9,500,000
DLD Registration (4%)	AED 380,000
Golden Visa	Eligible
Total Investment	AED 9,880,000

FLOOR PLAN



AMENITIES & FEATURES

BUILDING

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

UNIT

- Balcony
- Maids Room
- Study Room
- Built-in Wardrobes
- Central A/C
- Smart Home System
- Kitchen Appliances
- Double Glazed Windows
- Private Garden

LIFESTYLE

- Beach Access
- Spa & Sauna
- BBQ Area
- Rooftop Terrace