

5BR Sky Villa — Private Pool & Gulf Views

Bluewaters Island · Jumeirah Bay Waterfront · Jumeirah Bay Waterfront, Jumeirah Bay Island, Jumeirah 2, Dubai, UAE

AED 28,000,000

AED 3,889 per sqft

- Golden Visa Eligible
- 4.5% Annual Yield
- Penthouse
- Unfurnished



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PROPERTY SPECIFICATIONS

| BEDROOMS | BATHROOMS | AREA       | FLOOR | VIEW | SERVICE CHARGE |
|----------|-----------|------------|-------|------|----------------|
| 5        | 6         | 7,200 sqft | 38/45 | Sea  | AED 18/yr      |

ABOUT THIS PROPERTY

An extraordinary 5-bedroom sky villa spanning the upper floors of Jumeirah Bay Waterfront, featuring a private 60sqm infinity pool on the terrace, a home cinema, wellness suite with steam room and sauna, and a full chef's kitchen. Each bedroom has panoramic Gulf views and an en-suite marble bathroom. Includes two yacht marina berths and private elevator access — one of the most exclusive residences in all of Dubai.

INVESTMENT OVERVIEW

|                       |                |
|-----------------------|----------------|
| Annual Rental Yield   | 4.5%           |
| Property Price        | AED 28,000,000 |
| DLD Registration (4%) | AED 1,120,000  |
| Golden Visa           | Eligible       |
| Total Investment      | AED 29,120,000 |

FLOOR PLAN

