

# Investor Deal I Targeted 10% ROI Turnkey Transform

Dubai, Meydan  
[25.171987, 55.310221](#)



[riserealtydxb@gmail.com](mailto:riserealtydxb@gmail.com)



## Azizi Riviera 46

At Rise & Shine Realty, we don't just sell you a property; we secure your future.

Our signature approach goes beyond the transaction: Rise & Shine buys the property for you and manages a bespoke furnishing process. By adding premium, designer-standard furniture, we directly boost your capital appreciation and maximize your rental yield. Our goal is to elevate your return on investment to a high-performing 10% ROI per year.

– Property Overview This charming studio is located in the prestigious Azizi Riviera 46, within the vibrant and fast-growing Meydan community, the heart of Dubai's new waterfront lifestyle.

Type: Studio Apartment (Currently Unfurnished)

Size: 302 sqft

Layout: Thoughtfully designed, cozy, and spacious

Location: Azizi Riviera 46, Meydan City

Investment Highlights Current Rental: AED 44,100 per year.

Tenant Status: Rented (Vacating June 2026).

The Strategy: This is the perfect entry point. Use the current income to cover your holding costs, then in June 2026, let Rise & Shine furnish the unit to re-launch it at a premium price point, hitting that 10% ROI target.

Capital Growth: Azizi Riviera is one of the most in-demand secondary market areas in Dubai, ensuring

strong appreciation on your initial AED 680,000 investment.

Experience a smarter way to invest. Experience Rise & Shine Realty.

Contact Muhaned today to discuss how we can increase your capital appreciation on this unit.

## Overview

Purpose Sale

Sale Price AED 679,900

Size 302 sqft

Bathrooms 1

## Contact Details

[riserealtydxb.com](http://riserealtydxb.com)

[riserealtydxb@gmail.com](mailto:riserealtydxb@gmail.com)

