Section 1 of the guide: A Dubai Golden Visa through property: who qualifies, how the process works, and how long it took me

Who qualifies

Written by Usama Haj Yahia, founder of U810 Properties | Last updated: 18.11.2026

According to the Dubai Land Department (DLD):

- The purchase value of the property must be at least AED 2 million at the time of purchase. It can be one or more properties, wholly owned in the applicant's name.
- For a jointly owned property, according to GDRFA, the value of the applicant's share must be at least AED 2 million. For example, in an apartment worth AED 3 million registered 50/50, each share is worth AED 1.5 million, which is not enough. From my experience on the ground, spouses cannot combine their shares to reach the amount either, so check in advance with the Land Department or with GDRFA (see the guide to buying with a spouse or partner).
- The property type does not matter: a shop or an office also qualifies, as long as the value is at least AED 2 million.
- A mortgaged property also qualifies, with a bank letter showing the amount paid and that the bank does not object.
- The applicant must be inside the UAE when applying.

An off-plan property: according to the Federal Authority for Identity, Citizenship, Customs and Port Security (ICP), an off-plan property bought from an approved developer can also qualify, if it is worth at least AED 2 million. The ICP page and the Land Department service page do not require you to have paid a certain percentage of the price before you apply. What you do need is for the unit to be registered in your name in the Land Department's interim register (Oqood), not just a reservation form. The Land Department service page does not mention off-plan property at all, so check with the Land Department before you start.

The full guide on the site: u810properties.com/en-guide-golden-visa

Considering a Golden Visa through property?

Tell me about the property, and we will check together whether it meets the conditions.

Send a WhatsApp message →

This information is general and correct as of the update date. Conditions and fees can change, so check them on the DLD service page before you start. It is not a substitute for legal advice.