Section 4 of the guide: A Dubai Golden Visa through property: who qualifies, how the process works, and how long it took me

The documents

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According to the DLD, these are the basic documents for the property owner:

- Passport.
- Title Deed for the property.
- Personal photo.
- Emirates ID and current residence visa: only if you already live in the UAE. First-time applicants do not have an Emirates ID or a UAE residence visa yet, and the Emirates ID is issued as part of the visa process.

For an off-plan property, instead of a Title Deed you submit the registration certificate from the interim register (Oqood). The Land Department does not publish a separate list of documents for off-plan property, so ask it in advance which additional documents it will request, for example a letter from the developer or a statement of account showing how much has been paid.

Family members need additional documents, such as a marriage certificate, birth certificates and health insurance. The full list and the fees are on the DLD service page.

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.