Section 6 of the guide: A Dubai Golden Visa through property: who qualifies, how the process works, and how long it took me

How much it costs

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

According to the Land Department, these are the fees for the property owner:

Item	AED
Land Department fee	4,020
Processing fee	1,155
Residence permit	2,856.75
Emirates ID	1,153
Medical test	700
Total	**9,884.75**

There are additional fees for each family member you add. According to the Land Department, a 10-year residence visa for a family member costs AED 5,774.50, whether for a spouse, a child or a parent. The first time, you also pay AED 318.75 to open a family file. For example, a property owner who adds a spouse and two children pays AED 9,884.75 for themselves, AED 318.75 to open the file and AED 17,323.50 for the three family members, a total of AED 27,527, not including health insurance.

> How much will the Golden Visa cost for the whole family? In the Golden Visa calculator you choose how many family members to include and get the total fees, based on the Dubai Land Department's table.

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.