Section 7 of the guide: A Dubai Golden Visa through property: who qualifies, how the process works, and how long it took me

What happens if you want to sell the property

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The Golden Visa is tied to the property for as long as it is valid. According to GDRFA, a lien is placed on the property and it may not be sold during the ten-year residence period. I found no official source that sets how long you have between selling the property and buying a replacement without losing the visa. Websites of advisers and law firms give different numbers, from 30 days to six months. Some write that the Land Department will not transfer ownership to the buyer unless you prove that you hold another property that meets the conditions, or you cancel the visa first. So the safe order is the reverse: buy the new property first, move the visa to it with GDRFA, and only then sell the old one. From my experience on the ground, anyone who sells without a replacement property loses the Golden Visa, and so do the family members they sponsored.

Your family members are affected too. Their visas depend on yours, and when the Golden Visa is cancelled, theirs are cancelled as well. Under the UAE rules, a person cancelling their own visa must first cancel the visas of the family members they sponsor. So plan the sale together with the whole family's visas, not after it.

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.