Section 1 of the guide: Moving to Dubai: what to do, and in what order

1. Choose how you will get residency

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

You cannot live in Dubai without a residence visa, and most of the steps that follow depend on it. There are two main routes: through a property you buy, or through work, a company or freelancing.

- **Through property:** owners of a completed apartment can get a two-year visa, and since 2026 there has been no minimum value for a sole owner. With a property worth at least AED 2 million, you can get a ten-year Golden Visa. The full comparison is in "Two-year visa or Golden Visa".
- **Without property:** a work visa through an employer, a visa through a company you set up, or a freelance permit in a free zone. Who qualifies and what it costs is explained in "A two-year visa without property".

The full guide on the site: u810properties.com/en-guide-moving-to-dubai

Moving to Dubai and thinking about buying?

Tell me when you plan to move, and whether you want a property that would get you a Golden Visa.

Send a WhatsApp message →

This is general information, and the full details are in the guide for each step. Requirements can change, and tax questions should be checked with an accountant.