Section 2 of the guide: Buying an apartment in Dubai with a spouse or partner: ownership, visas and what happens later

A visa for each owner: what is required

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	Two-year visa	Golden Visa
Sole owner	No minimum value	Property worth at least AED 2 million
Joint ownership	Each owner's share must be worth at least AED 400,000	Each owner's share must be worth at least AED 2 million
Type of property	Completed property with a Title Deed	Property with a Title Deed, and under certain conditions also an off-plan property

Example: a couple buys an apartment for AED 3 million, split 50/50. Each share is worth AED 1.5 million.

- **Two-year visa:** each share is above AED 400,000, so each of them can apply for a two-year visa in their own right, if the apartment is completed.
- **Golden Visa:** each share is below AED 2 million, so under this rule neither of them meets the condition on their own. In an apartment worth AED 4 million, split 50/50, each share reaches AED 2 million.

Spouses: from my experience on the ground, spouses cannot combine their shares to reach AED 2 million for a Golden Visa. The official rule is that each owner's share is assessed separately. This means a couple buying 50/50 needs an apartment worth at least AED 4 million for each of them to reach the required amount on their own. Another option is for the share of one spouse alone to be worth at least AED 2 million. Even if only one spouse gets a visa, they can add their spouse and children to it. Either way, before you buy and before you set the split in the Title Deed, check this with the Dubai Land Department (DLD) or with GDRFA.

The full comparison between the two visas is in the guide to the two-year visa or the Golden Visa, and the full conditions for the Golden Visa are in the Golden Visa guide.

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

Buying together?

Tell me who you are buying with, and we will check together how to register the ownership and which visa each of you can get.

Send a WhatsApp message →

This information is general and correct as of the update date. It is not legal advice, and it does not replace reviewing your contract with a local lawyer.