Section 4 of the guide: Renting or buying when you move to Dubai: which costs more, and when each one makes sense

The visa changes the calculation

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

Renting does not give you a residence visa. Buying does:

- **A completed apartment, at any value:** a two-year visa for the owner. Since 2026 it has no minimum value for a sole owner, and the fees are about AED 10,200 according to the Land Department. You do not need an employer or a company.
- **A property worth at least AED 2 million:** a ten-year Golden Visa, with your spouse, children and parents. A one-bedroom in JVC does not reach that figure. A villa or townhouse may, so a family already looking for a large home should check whether it can get a Golden Visa through the home it lives in.

If you move to Dubai without an employer, you need to get a visa some other way. With a visa through a company, you pay every year for the licence. With a visa through an apartment, the money stays in the property.

The full guide on the site: u810properties.com/en-guide-rent-or-buy

How I can help

I guide buyers in Dubai, from choosing the property through to getting the keys and the visa. Send me a WhatsApp message and tell me your budget, whether you plan to buy in cash or with a mortgage, and when you plan to move. After the first consultation I give you a quote, which depends on the sale process and the services you need.

Send a WhatsApp message →

This is general information. The figures are averages from 2026 and they go out of date. The rent for a particular apartment depends on the building, its size and its condition, and the service charge in the example is an assumption, not a market figure.