Section 7 of the guide: Renting or buying when you move to Dubai: which costs more, and when each one makes sense

When buying is better

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- **You plan to stay in the same area for a few years.** In the JVC example, the costs of buying come to about one year of rent. The longer you stay, the more years they are spread over, but the result also depends on the price of the apartment, the service charges and the rent in the same building.
- **You want a visa without an employer or a company.** A completed apartment gives you a two-year visa, and a property worth AED 2 million gives you a ten-year Golden Visa.
- **You need a large home for your family.** Renting a villa can cost AED 201,000 a year or more (DAMAC Hills, from the table). That money goes to the landlord every year.
- **You have the cash, or you are already a resident and can get a mortgage.**

The route I suggest looking at: rent for a year in the area you chose, and at the same time look at apartments to buy in that area, ready or off-plan. That way you get to know the neighbourhood from the inside. A ready apartment gets you a two-year visa, while an off-plan property can qualify only for a Golden Visa, from AED 2 million.

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 The figures are averages from 2026 and they go out of date.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.