Section 6 of the guide: Transferring money to Dubai: how I did it, what the bank asked for, and where it got stuck

Buying a ready property from a private seller

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When you buy a ready property from a private seller, the money and the ownership change hands at the same meeting, at a Dubai Land Department trustee office:

- **Before:** the seller gets a no-objection certificate (NOC) from the developer, requested through the Dubai Land Department app. If the property has a mortgage, the seller's bank provides a letter with the outstanding balance.
- **The money:** you transfer the money to an account in Dubai. Manager's cheques are then issued from that account, made out to the seller and, if there is a mortgage, partly to the seller's bank.
- **On transfer day:** the trustee office checks the documents and the cheques. The cheques are handed to the seller and the property is registered in the buyer's name at the same meeting, so neither side is left without the money or without the property.
- **Costs:** per the Dubai Land Department, the fee is split 2% buyer and 2% seller unless agreed otherwise. In practice the buyer usually pays the full 4%. For a sale of AED 500,000 or more, the trustee office charges AED 4,000 + VAT, and below that AED 2,000 + VAT.

In my experience, buying directly from a developer involves less paperwork with your bank back home.

For all the steps and checks, see the guide to buying a resale apartment.

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

Planning to transfer money to Dubai?

Tell me where you are in the process, and we will prepare together what your bank will ask for.

Send a WhatsApp message →

This information is based on my own experience buying in 2024. The section on transfers from Israel also relies on the Israel Tax Authority page for form 2513. Each bank's requirements, and each tax authority's, may change. It is not a substitute for tax or legal advice.