Section 1 of the guide: Two-year visa or Golden Visa: which residency an apartment in Dubai gets you

The difference at a glance

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	Two-year visa	Golden Visa
Property value	No minimum for a sole owner. With joint ownership, at least AED 400,000 per owner	At least AED 2 million
Type of property	Completed property with a Title Deed	Property with a Title Deed. An off-plan property from an approved developer may qualify, according to the federal authority, ICP (see the Golden Visa guide)
Validity	Two years, renewable	Ten years, renewable
Time outside the UAE	More than 180 days in a row may cancel residency (check with GDRFA)	You can stay outside for more than six months
Fees for the owner, per the Dubai Land Department (DLD)	About AED 10,200	About AED 9,900
Family members	Spouse and children under 18 for two years; a son over 18 for one year; parents for one year	Spouse, children and parents. AED 5,774.50 per family member, plus AED 318.75 to open a family file
Processing time, per DLD	7 to 10 working days	7 to 10 working days

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

Not sure which visa suits you?

Tell me about the property and your plans, and we'll check together what is possible.

Send a WhatsApp message →

This is general information, correct as of the update date. Conditions and fees can change, so check them on the DLD service pages before you start. It is not legal advice.