

Golden Visa through property: the checklist

What the Dubai Land Department (DLD) and GDRFA Dubai list for the real estate investor route, and what to prepare.

1. The property

- ☐ One or more properties with a total value of AED 2 million or more, owned in your name.
- ☐ The value is confirmed by a DLD property status certificate, or by a valuation from a DLD-licensed valuer.
- ☐ Ready property counts. For off-plan, confirm with GDRFA Dubai before you rely on it.
- ☐ Mortgaged property is accepted. DLD asks for a no-objection letter from the bank showing the amount paid and the balance, with at least AED 2 million paid.
- ☐ Jointly owned property: your own share must be worth AED 2 million or more.
- ☐ A lien is placed on the property while the Golden Visa is valid, to keep the ownership in place.

2. What you get

- ☐ A 10-year residence permit, renewable while you still meet the conditions.
- ☐ You can sponsor your spouse, children and parents.

3. Documents to prepare

- ☐ Passport copy.
- ☐ Title deed or e-certificate of title.
- ☐ Personal photo.
- ☐ Emirates ID and current residence permit, if you have them.
- ☐ For a mortgaged property: the bank's no-objection letter, showing at least AED 2 million paid.

4. The process in Dubai

- ☐ Apply through DLD's Golden Visa (Investor) service at one of its accredited centres.
- ☐ Submit the documents and pay the fees.
- ☐ Complete the medical examination.
- ☐ Receive the residence permit by email.

Before you buy for a visa: rules and fees change, and how a property is valued can depend on the project. I'll confirm the current requirements for the specific property before you commit.
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SOURCES

- Dubai Land Department, "Golden Visa application – Investor": dubailand.gov.ae/en/eservices/request-for-golden-visa-investor/
- GDRFA Dubai, "Issuing a golden residence permit (investors)": gdrfad.gov.ae

General information, not legal advice. Checked in October 2026.