

United Arab Emirates

Golden Visa Programme Summary

Golden Visa Programme

The United Arab Emirates (UAE) is a vibrant and modern country located in the Arabian Peninsula. Known for its stunning architecture, thriving business landscape, and rich cultural heritage, the UAE has emerged as a global hub for commerce, tourism, and innovation.

With world-class infrastructure, a strategic geographical location, and a welcoming environment for expatriates, the UAE has attracted a diverse and dynamic expatriate population from all corners of the world. The country's progressive policies and vision for the future continue to drive its growth and development on multiple fronts.

The UAE Golden Visa is a remarkable initiative introduced by the UAE government to encourage long-term residency for skilled professionals, investors, entrepreneurs, and outstanding individuals. This visa programme allows eligible candidates and their families to reside in the UAE for extended periods, typically ranging from 5 to 10 years, depending on the category of the visa.

The Golden Visa grants beneficiaries numerous benefits, including ease of travel, access to top-tier amenities and services, and the opportunity to establish and expand their businesses in the UAE's thriving market. This initiative not only enhances the country's global appeal but also fosters a diverse and talented community, contributing to the UAE's continued growth as a leading international destination for business and leisure. While there is no physical residence requirement, terms.



Criteria

A real estate investor is eligible for a Golden Visa if he/she fulfills the following criteria:

- Must fully own a real estate property or properties of a minimal value of USD540,000 without a mortgage

AND

- Must maintain the investment for at least 2 years after the issuing of the Golden Visa

A mortgage is permitted for real estate property worth more than USD540,000. Regarding mortgaged property, the value of the investor's capital needs to be at least USD540,000. For instance, if a property is worth USD1,350,000, the outstanding mortgage principal cannot exceed USD 810,000.

There's also a non-property Golden Visa by Nomination available in Ras Al Khaimah (RAK). Here, a USD30,000 donation qualifies you for UAE Residency by Investment.

Requirements

The required documents from the investor are as follows:

- Passport
- Availability of an Electronic Copy of the Title Deed Certificate
- Personal Photo
- Police Clearance
- Copy of Latest Visa in the UAE (if applicable)

Terms and Conditions

Terms and Conditions for issuing a visa include the following:

- Letter from the Real Estate Registration Department in the relevant emirate stating that they own one or more properties whose value is not less than USD540,000, stating that the property is not subject to a loan
- Proof of housing in the country (home ownership or house rental contract)



Property Investment - Investor Visa

Invest a minimum of USD202,500 in real estate. This investment entitles applicants to an investor visa for three years that can be renewed if the investment is maintained.

Spouse, parents, and children can be included in the application with the same conditions. Parents of the applicant can also be included, though they will have a one-year renewable visa.

Considerations

The main applicant must:

- Be at least 18 years of age
- Purchase property, contribute to public investments, or set up a business in the UAE
- Meet the UAE Investor Visa Programme requirements
- Have valid travel documents

Property Investment - Golden Visa

Invest a minimum of USD540,000 in real estate. This investment entitles applicants to a Golden visa for ten years that can be renewed if the investment is maintained.

Spouse, parents, and children can be included in the application with the same conditions. Parents of the applicant can also be included, though they will have a one-year renewable visa.

The main applicant must:

- Be at least 18 years of age
- Purchase property worth at least USD540,000
- Must maintain the investment for at least 2 years after the issuing of the Golden Visa
- Meet the UAE Golden Visa program requirements
- Have valid travel documents

This programme is not a route to citizenship of the United Arab Emirates.



United Arab Emirates

Visa-Free List



List of Countries – 183

- Afghanistan***
- Albania
- Algeria***
- Andorra
- Angola
- Antigua and Barbuda
- Argentina
- Armenia
- Australia**
- Austria
- Azerbaijan
- Bahamas
- Bahrain
- Bangladesh*
- Barbados
- Belarus
- Belgium
- Belize***
- Benin**
- Bhutan**
- Bolivia*
- Bosnia and Herzegovina
- Botswana
- Brazil
- Brunei
- Bulgaria
- Burkina Faso
- Burundi*
- Cambodia*
- Cameroon**
- Canada**
- Cape Verde*
- Central African Republic*
- Chad
- Chile
- China
- Colombia
- Comoros*
- Congo*
- Costa Rica
- Croatia
- Cuba
- Cyprus
- Czech Republic
- Denmark
- Djibouti*
- Dominica
- Dominican Republic
- DR Congo**
- Ecuador
- Egypt
- El Salvador
- Equatorial Guinea
- Eritrea***
- Estonia
- Ethiopia*
- Fiji
- Finland
- France
- Gabon**
- Gambia
- Georgia
- Germany
- Ghana***
- Greece
- Grenada
- Guatemala
- Guinea*
- Guinea-Bissau*
- Guyana*
- Haiti
- Honduras
- Hong Kong
- Hungary
- Iceland
- India*
- Indonesia*
- Iran
- Iraq*
- Ireland
- Israel
- Italy
- Ivory Coast**
- Jamaica*
- Japan
- Jordan
- Kazakhstan
- Kenya**
- Kiribati
- Kosovo
- Kuwait
- Kyrgyzstan
- Laos*
- Latvia
- Lebanon
- Lesotho**
- Liberia***
- Libya**
- Liechtenstein
- Lithuania
- Luxembourg
- Macao
- Madagascar*
- Malawi**
- Malaysia
- Maldives*
- Mali
- Malta
- Marshall Islands*
- Mauritania*
- Mauritius
- Mexico
- Micronesia
- Moldova
- Monaco
- Mongolia
- Montenegro
- Morocco
- Mozambique
- Myanmar***
- Namibia*
- Nauru
- Nepal*
- Netherlands
- New Zealand**
- Nicaragua
- Niger***
- Nigeria**
- North Korea***
- North Macedonia
- Norway
- Oman
- Pakistan**
- Palau*
- Palestine
- Panama
- Papua New Guinea**
- Paraguay
- Peru
- Philippines
- Poland
- Portugal
- Qatar
- Romania
- Russia
- Rwanda*
- Saint Kitts and Nevis
- Saint Lucia
- Saint Vincent and the Grenadines
- Samoa*
- San Marino
- Sao Tome and Principe
- Saudi Arabia
- Senegal
- Serbia
- Seychelles
- Sierra Leone*
- Singapore
- Slovakia
- Slovenia
- Solomon Islands
- Somalia*
- South Africa
- South Korea
- South Sudan**
- Spain
- Sri Lanka**
- Sudan
- Suriname***
- Swaziland***
- Sweden
- Switzerland
- Syria
- Taiwan**
- Tajikistan
- Tanzania*
- Thailand
- Timor-Leste*
- Togo**
- Tonga
- Trinidad and Tobago***
- Tunisia
- Turkey
- Turkmenistan***
- Tuvalu*
- Uganda**
- Ukraine
- United Kingdom**
- United States***
- Uruguay
- Uzbekistan
- Vanuatu
- Vatican
- Venezuela***
- Vietnam**
- Yemen*
- Zambia
- Zimbabwe*