

DUBAI RESIDENT VISA

FOR PURCHASE OF REAL ESTATE

RESIDENCE REQUIREMENTS:

none

VISA PROCESSING TIME:

From 1 months

INVESTMENT OPTIONS:

**Real Estate purchase
from \$204,000**

WITH FAMILY:

**Spouse, children,
and parents**

Residency in the UAE

To visit the United Arab Emirates (UAE), tourists from Russia only need a passport valid for at least six months.

You can enjoy the UAE's attractions and beaches for up to 90 days, but if you plan to stay longer, you will need to obtain a residency visa, which is equivalent to a residence permit.

This visa is issued as a plastic card called the Emirates ID (Identity Card), which is mandatory for all UAE residents.

Since 2019, the UAE government has issued residency visas, including «Golden Visas», designed to attract wealthy foreign investors, scientists, entrepreneurs, skilled professionals, and international talents.

You can obtain a long-term residency permit automatically renewed by purchasing real estate as long as the property ownership conditions are met.



«Golden Visa» for 2 years

from \$204,000



«Golden Visa» for 10 years

from \$545,000

When acquiring residency through investment, you are not required to relocate, drastically change your lifestyle, or become a tax resident of the UAE. There are no minimum stay requirements to maintain your resident status.

Benefits of the Golden Visa Program



Permanent Residency

Residency is granted for either 1 year or 10 years and can be renewed unlimited times.



No Residency Requirements

Investors are not obligated to reside in the UAE before or after obtaining the residency permit. They have the right to live and work in the country for the entire duration of the visa.



Family Inclusion

The application can include children, a spouse, and parents, granting residency rights to the entire family.



Access to Healthcare and Education

«Golden Visa» holders benefit from high-quality healthcare services. Residents can also enrol their children in both public and private schools.



Right to Work in the UAE

Investments in the UAE's economy grant the investor the right to work anywhere in the country for the entire duration of the visa.



Business Opportunities

The UAE government supports entrepreneurs with various programs and incentives, making establishing and managing businesses in the country easier.



Real Estate Investment

«Golden Visa» holders can enjoy owning villas or apartments along the shores of the Persian Gulf.



Opening Bank Accounts

Investors can open bank accounts in the UAE in dirhams, US dollars, or other global currencies. These accounts can be used for savings or international transactions.



Tax Optimization

The UAE imposes no personal income tax, no taxes on property rental or resale, no capital gains tax, and no inheritance or gift taxes.

Residency for the Entire Family.

«Golden Visa» holders can sponsor their spouse, unmarried sons up to 25 years of age, unmarried daughters of any age, as well as parents and domestic workers.

Investment Options

from \$204,000 (750,000 AED)

Property Acquisition:

A residence visa is issued **for 2 years**.

The visa can be renewed **every 2 years**, provided the applicant retains ownership of the property*.

There is no requirement to reside in the country **for 183 days** per year to participate in the program.

Important Notes:

You can obtain a visa even if you purchase property with a mortgage, as long as the paid debt is at least 375,000 AED or 50% of the property's value

**Selling the property will result in the loss of resident status.*



Investment Options

from \$545,000 (2,000,000 AED)

Property Acquisition:

A residence visa is issued **for 10 years**.

The visa can be renewed **every 10 years**, provided the applicant retains ownership of the property*.

There is no requirement to reside in the country **for 183 days** per year to participate in the program.

Important Notes:

A «Golden Visa» is also available for property purchased with a mortgage, provided your investment is **at least \$545,000**.

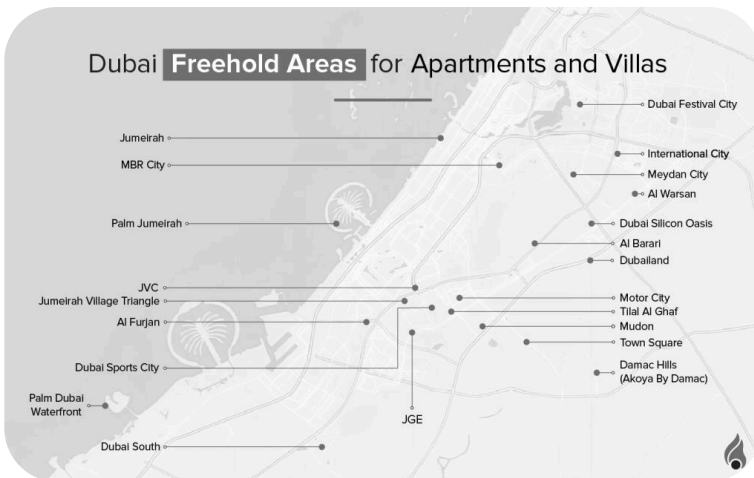
After completing the transaction, you can immediately apply for the «Golden Visa», regardless of how much of the total property value has been paid upfront.

**Selling the property will result in the loss of resident status.*



Eligibility Criteria

- To participate in the program, the investor must purchase residential property that is more than 50% completed.
- Only new properties from accredited developers are eligible for the program; resold properties (secondary market) cannot be considered.
- A completion certificate from the developer is required as the basis for issuing the visa.
- Selling the property will result in the loss of resident status.



The property must be located in designated Freehold areas in Dubai, where foreigners can own property outright.

Who Can Participate in the Program

Applicants for a UAE visa must have no issues with local laws, no violations of immigration regulations, no errors or discrepancies in their documents, and no poor credit history. Additionally, they must have a stable income and be free of severe health conditions.

The following individuals can be included in the application:

- Spouse
- Unmarried sons under 25 years old
- Unmarried daughters of any age
- Children with disabilities who are dependent on the investor of any age
- Domestic workers over 18 years old and parents (provided the applicant is granted a 10-year visa)

Additional Conditions and Expenses



- Medical examination for the investor and dependent family members at accredited clinics in the UAE. **from \$500 per person**
- Purchase of insurance for all family members applying for residence permits. **from \$500 per person**
- Payment of property transfer tax. **from 2-4%**
- Registration fee for property purchase. **4000 AED (\$1089)**
- Additional fees for visa processing and issuance. **from 4037 AED (\$1099)**



Other Types of Visas in the UAE

In addition to the «Golden Visas» for property purchase, foreign nationals can also apply for the following types of visas in the UAE:

Business Setup Visas

It is possible to establish a company or invest in an existing one, provided certain conditions are met regarding the investment amount and the company's annual revenue.

Work Visas

- Employment Visa: Issued **for the employment contract** with a UAE employer.
- Freelancer Visa: Valid **for 1 to 3 years**.
- Remote Work Visa: Valid **for 1 year** for individuals earning a minimum of \$3,500 monthly.
- **10-Year Visa:** This visa is available for outstanding students and highly skilled professionals (such as doctors, teachers, inventors, creative professionals, and athletes), subject to verification of specific education or qualifications.

Visas for Financially Independent Individuals (Retirees)

Individuals over 55 years old can obtain a residence visa for 5 years, provided they meet the following requirements: a monthly income of at least \$5,445, the opening of a deposit of approximately **\$272,000**, and investment in real estate.

Useful Information About the UAE

Climate and Weather

The climate and weather in the UAE offer more than just hot days; they provide ample opportunities for an active and comfortable lifestyle year-round.

With over 300 sunny days per year, the UAE is perfect for those who enjoy a warm climate. The winter months, from November to March, bring comfortable temperatures ranging from 15°C to 25°C, making this period especially attractive to tourists and residents. You can enjoy walks, beach vacations, and outdoor sports without the scorching heat.

Population and Languages

The current population of the UAE is around 10 million, with less than 12% being native Emiratis. The majority of the population consists of foreigners: over 59% are from South Asia and India; about 10% are Egyptians; 6% are Filipinos; around 13% are citizens of other countries.

Recently, the number of Russian-speaking residents in the UAE has significantly increased. Russian can now be heard in banks, shops, restaurants, and other public places.

The official language of the UAE is Arabic. However, English is widely spoken — you can almost always expect to be understood and served in English, making the country particularly convenient for international communication.

Currency

The official currency of the United Arab Emirates is the dirham (AED).

The exchange rate of 3,67 dirhams to \$1 was set in 1980 and has remained stable ever since.

This stability attracts international investors, as the fixed exchange rate reduces currency risks and makes income from rental properties, businesses, and investments more predictable. Investors can plan long-term investments without worrying about exchange rate fluctuations.



Useful Information About the UAE

Citizens of the UAE

The UAE government is actively developing the Emiratization program, which creates priority conditions for citizens' employment. These measures aim to ensure a high standard of living and well-being for the local population.

UAE citizens enjoy special privileges and support from the government. They are provided with free education and healthcare, including opportunities for studying abroad. Young families can rely on grants, subsidies, and interest-free loans.

Becoming a citizen is possible, but it is a challenging process

UAE citizenship offers a range of benefits, including visa-free access to 170 countries, free education and healthcare, and the possibility of retiring at 49, provided the individual has at least 20 years of work experience there. However, obtaining citizenship takes a lot of work. A foreigner with a residence permit may live here for several decades without receiving the coveted passport.

As of January 30, 2021, amendments to the Citizenship Law allow «talented and valuable foreigners» or wealthy investors to obtain citizenship. The law does not specify a minimum investment amount or the number of years of residence required before applying.



Citizenship can also be obtained through naturalization. To qualify, a resident must have lived in the country legally for 30 years, have no legal issues, be fluent in Arabic, and maintain an impeccable reputation.

Taxes

- There is no income tax in the UAE, except for banks, oil companies, and foreign branches, which are taxed at a rate of 20% on their profits.
- Starting June 2024, the authorities have introduced a 9% corporate tax on companies with annual revenues exceeding 375,000 dirhams (\$102,000).
- The VAT rate is just 5%, except in free zones, where companies are exempt from this tax.
- Individuals are not subject to income tax or VAT.
- UAE real estate is also not taxed, making it an attractive investment option. Property maintenance, inheritance, or sales taxes have been replaced by a formal registration fee included in utility bills.

What Will Dubai Be Like in 15 Years? The «Dubai 2040» Plan

Experts predict the emirate's population could reach **six million** in the next 20 years. And all six million will live in the safest, most progressive, and greenest city.

And these are not lofty words. Dubai 2040 is a sustainable urban growth plan presented by Dubai's ruler, Sheikh Mohammed bin Rashid Al Maktoum.

The plan's goal is to ensure Dubai's highest quality of life and create numerous opportunities for residents, visitors, and investors.

Key Goals and Directions:

- The population of Dubai is expected to grow from 3,3 million to 5,8 million people.
- Residential areas will expand by 76%, focusing growth around urban centres such as Downtown Dubai, Dubai Marina, Business Bay, and Expo City.
- The area of public parks and green spaces will more than double (+105%).
- 400 km of new beaches will increase access to coastal areas.
- Green spaces will cover 60% of the city's total area.
- Support for Innovative Sectors: technology, green energy, and artificial intelligence.

This vision will transform the city into one of the most attractive places in the world to live, work, and relax.

Why Trust Astons?

With 30+ years of expertise, Astons is a leader in the global investment migration and relocation space - offering personalized service and tailored citizenship and residency solutions in Europe, the EU, the Caribbean, Middle East, South Pacific, and the USA.



Over 30 years of experience and expertise

Founded in London in 1989, Astons is at the forefront of the investment immigration sector, and has grown into an international group of companies headquartered in Dubai.



Trusted Partner

Astons has successfully helped more than 9,000 global HNWI clients - representing more than 100 nationalities - who have entrusted us with more than \$2,600,000,000 USD in investments in citizenship & residence programs and luxury real estate.



Officially Licensed

Astons operates under official state licenses and in strict compliance with the laws and regulations of each jurisdiction in which we do business - partnering with local regulators and government officials.

Our lawyers are seasoned experts in all immigration laws and protect the interests from beginning of our clients - beginning to end.



Client-Focused. Results-Driven

100% of clients who pass the Astons' due diligence review have their applications approved. The Astons due diligence team of seasoned UK lawyers and industry experts advance our clients' interests by maintaining direct and constant contact with government officials - leveraging our experience, expertise, and methodology of the British law school to conclude the immigration process in our client's benefit.

Why Trust Astons?



Global Industry Leader

Astons ranks in the TOP 6 of the MIGRATOP rating, The TOP 25 international immigration companies from Uglobal Immigration Magazine. Winners of the Best European Citizenship Advisor 2018, and Best Full-Service Investment Immigration Firm 2019 awards



Your Personal Expert

Your dedicated Astons team is available to you when you need them, Via email, SMS, WhatsApp, or by phone. Or feel free to visit any of our global offices: Istanbul (Türkiye), London (UK), Limassol (Cyprus), Dubai (UAE), Athens (Greece), Fort Lauderdale (USA) and St. Julian's (Malta).



Only The Best Solutions

There are dozens of programs out there, but they're not all equal. Astons only provides the best citizenship and residence by investment solutions and premium real estate. Our experts will find the most suitable options to satisfy every client's wants, needs, and demands.



Internationally Recognized Experts

Astons' expertise is regularly relied upon for insights and comments on investment migration and trends in the global real estate sector by leading media: Forbes, Business Insider, CNBC, The Telegraph, The Times, The Sun, The Daily Express - and others.



Astons in the media

This section contains key publications in the press about Astons, as well as comments of experts on the planning of residence, investment citizenship and residence permit, and investments in foreign real estate.

THE  TIMES

[Move fast: Greece's golden visa rules are changing](#)

The New York Times

[Americans Head to Europe for the Good Life on the Cheap](#)

The Telegraph

[Countries cut cost of citizenship to attract disillusioned British taxpayers](#)

THE HUFFPOST

[«Χρυσή Βίζα» στην Ελλάδα: Σημαντική αύξηση των αιτήσεων από τις ΗΠΑ](#)

 **CNBC**

[Many of Europe's 'golden visa' programs are closing — but demand is up in this Mediterranean hotspot](#)

 **The National**

[Two per cent of Britons have applied for EU passport since Brexit vote](#)

gtp | GREEK TRAVEL PAGES

[Study: More US Buyers Tapping into Greece's Golden Visa Scheme](#)

SPEAR'S

[Money on the move: why the world's wealthy are deserting the USA](#)

 **FINANCIAL EXPRESS**

[Spain is the best option for international investors looking for Golden Visas: Findings](#)

Astons Global Footprint



UK, LONDON

📍 11-12 Tokenhouse Yard, London EC2R 7AS, United Kingdom

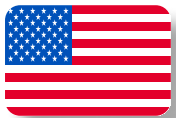
☎ [+44 207 0436026](tel:+442070436026)



UAE, DUBAI

📍 13a Happiness Street, City Walk, Al Wasl, Dubai, UAE

☎ [+971 454 01311](tel:+97145401311)



USA, FORT LAUDERDALE

📍 2100 N Ocean Blvd, Fort Lauderdale FL 33305

☎ [+1 888 2033901](tel:+18882033901)



TÜRKİYE DESK

📍 Center Address: Kustepe Mah. Mecidiyekoy Yolu Cad. Trump Towers No:12 Kule:2 Kat:18 34387 Sisli, İstanbul, Türkiye

☎ [+90 2129008710](tel:+902129008710)



CYPRUS, LIMASSOL

📍 Victory House, 205, Archbishop Makarios Avenue, Limassol, 3030

☎ [+357 25 230233](tel:+35725230233)



MALTA, ST JULIAN'S

📍 Dragonara Business Centre, Dragonara road, Paceville, St. Julian's, STJ 3141 Malta

☎ [+44 207 0436026](tel:+442070436026)



GREECE

📍 Nimfeou 4, Kallithea 17674

☎ [+302 112340656](tel:+302112340656)

ASTONS

All stages of the investment immigration process are conducted with high standards of ethics and professionalism.



Igor Nemtsov

Immigration Expert and
Director of Astons in the UAE

+971 600 521611



CONTACT US



for a personal consultation



+971 600 521611



WhatsApp



Telegram

