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GOLDEN VISA FOR REAL ESTATE INVESTORS

HERE ARE SOME KEY POINTS ABOUT GOLDEN VISAS FOR
REAL ESTATE INVESTORS:

Benefits of a 10-Year Investor Visa in Dubai?

Acquiring a 10-year investor Visa in Dubai offers several advantages, including the following:

- ⦿ **Extended Stay outside the UAE:** There is no limit on how long you can be outside the UAE to keep your Visa active. With the 10-year investor Visa, you can stay abroad for more than six months without having to return to the UAE within six months, as other Visa holders must.
- ⦿ **Safety:** You are safe and secure in Dubai. There is hardly any crime. You are free to explore the city after nightfall. Those who violate the law have their visas revoked and are deported.
- ⦿ You can sponsor up to 3 house maids and drivers.
- ⦿ You can sponsor your family for the same 10-year period.
- ⦿ The property owner visa holders (10 years) and can sponsor their dependents (boys & girls) for the same duration as the sponsor's visa validity as long as they're not married.
- ⦿ You can also sponsor your parents for a 10-year Visa.

What are the requirements for a **10 YEAR INVESTOR VISA IN UAE**

- ⦿ Property in Dubai worth at least 2 million AED, Multiple properties will be accepted under the applicant's name.
- ⦿ In case the property purchased through Developer or Bank mortgage, statement of account from developer or Bank NOC to proceed with the Residence visa application.
- ⦿ Person must be inside UAE.
- ⦿ Husband and wife can participate in one property (marriage certificate is required attested from MOFA and legally translated to Arabic).
- ⦿ In case the property joint between Husband & Wife, and the value is less than 4 million, only one person will be eligible to apply for the golden visa then sponsor the other person (property share must be equal between both parties. In case the shares are not equal, highest share holder will only allow to apply as primary visa holder then sponsor other party (Spouse).
- ⦿ Title deeds owners can apply for Golden residence visa application if the market value exceeds 2 million (official evaluation certificate is mandatory).
- ⦿ Title deed jointly between partner is acceptable (applicant share should be minimum 2 million).
- ⦿ The applicant's name in the title deed must be matching with the name in the passport.



What are the required documents needed for **10 YEAR INVESTOR VISA IN UAE**

To apply for a long-term resident Visa in the UAE, you must first acquire the following documents:

- ⦿ When a title deed is issued for property in Dubai, the property value stated in the title deed must be at least 2 million AED (other emirates & DIFCA are not accepted).
- ⦿ A clear passport copy (Passport valid more than 6 months).
- ⦿ Old Emirates ID (If applicable).
- ⦿ A high-quality applicant digital photo that matches the ICP specifications

As per GDRFA regulation, Medical insurance is compulsory for all residence permits applications. We can assist you to complete your medical insurance registration for you and your family.



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