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UNITED ARAB EMIRATES – DUBAI

Golden Visa Programme – Client Factsheet

*Long-Term Residency (5-10 Years) for Investors, Entrepreneurs,
Professionals & Exceptional Talent*

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The UAE Golden Visa Programme

A Briefing on Long-Term Residency Routes for Dubai & the UAE | 2026 Edition

01 EXECUTIVE SUMMARY

The UAE Golden Visa is a renewable long-term residency permit - issued for five or ten years depending on category - that lets qualifying investors, entrepreneurs, professionals and exceptional talent live, work and study in the UAE without a local sponsor or employer tie, while sponsoring their spouse, children and parents. Since its 2019 launch the programme has expanded from a small investor scheme to fifteen distinct eligibility categories spanning real estate and capital investment, business creation, specialized professions, academic excellence and humanitarian contribution. This factsheet summarizes the categories, thresholds, costs and family benefits in force as at August 2026, so clients can identify the fastest realistic route to a Golden Visa for their profile.

02 THE PROGRAMME AT A GLANCE - 2026

 10 years VALIDITY FOR MOST CATEGORIES, RENEWABLE	 15 DISTINCT ELIGIBILITY CATEGORIES	 AED 2M MINIMUM PROPERTY OR FUND INVESTMENT THRESHOLD	 7-10 days FASTEST PROCESSING - STRAIGHTFORWARD REAL ESTATE CASES	 0% PERSONAL INCOME TAX IN THE UAE
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03 ELIGIBILITY CATEGORIES & THRESHOLDS

CATEGORY	THRESHOLD	VALIDITY
Real Estate Investors	Property valued at AED 2M+ (mortgage financing permitted)	5-10 yrs
Public Investment / Business Investors	AED 2M+ in fund/deposit or company capital, or AED 250K+ annual tax paid	10 yrs
Entrepreneurs	Project valued AED 500K+, or AED 1M+ annual revenue (accredited SME)	10 yrs
Executive Directors	AED 50,000+/month salary, 5+ years' experience, bachelor's degree	10 yrs
Engineers & Scientists	Relevant degree; AED 30,000+/month salary	10 yrs
Doctors, Scientists, Inventors & Creatives	Merit-based - no fixed financial threshold	10 yrs
Outstanding Students & Graduates	GPA 3.5+ (top 100 global universities) or top 5% national high-school grades	5-10 yrs
Humanitarian Pioneers	5+ years' humanitarian experience, or AED 2M+ documented donation	10 yrs

Fifteen categories exist in total, including newer 2025-2026 additions for content creators and superyacht owners; the table above covers the routes most relevant to our client base.

04 GENERAL ELIGIBILITY - WHAT WE CHECK FIRST

 VALID PASSPORT A passport with sufficient validity and no security or public-record concerns.	 CATEGORY-SPECIFIC PROOF Title deed, company documents, salary certificate or degree, matched to the chosen category.	 HEALTH INSURANCE Valid UAE-recognized health insurance covering the applicant and sponsored family.	 MEDICAL FITNESS TEST A standard UAE medical fitness examination, required for Emirates ID issuance.	 EMIRATES ID A 10-year Emirates ID is issued alongside the visa and required for daily life in the UAE.
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05 THREE PRACTICAL ROUTES FOR OUR CLIENTS

5-10 YEARS  Real Estate Property Investment Route SPONSORSHIP None - direct property ownership qualifies THRESHOLD AED 2M+ property value; mortgage financing now permitted PROCESSING As fast as 7-10 business days for straightforward cases BEST SUITED TO Clients seeking residency through Dubai property ownership	10 YEARS  Business Entrepreneurship & Investment SPONSORSHIP None - company ownership or fund investment qualifies THRESHOLD AED 500K+ project, AED 1M+ revenue, or AED 2M+ fund/capital PROCESSING Typically 2-8 weeks depending on documentation BEST SUITED TO Founders, investors and accredited SME owners	10 YEARS  Specialized Talent Professionals & Exceptional Talent SPONSORSHIP None - qualification and salary or merit qualify directly THRESHOLD AED 30,000-50,000+/month salary, or merit-based for doctors/scientists/creatives PROCESSING Typically 2-8 weeks depending on category BEST SUITED TO Senior executives, engineers, scientists and creative professionals
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All three routes share the same core benefit: no Emirati or corporate sponsor is required, and the visa holder sponsors their own family directly.

06 INVESTMENT & INCOME THRESHOLDS AT A GLANCE

INVESTMENT & PROPERTY ROUTES	THRESHOLD	PROFESSIONAL & TALENT SALARY ROUTES	THRESHOLD
Real estate (single or combined properties)	AED 2M+	Executive Directors	AED 50,000+/mo
Investment fund / business deposit	AED 2M+	Engineers & Scientists	AED 30,000+/mo
Company capital	AED 2M+	Doctors, Inventors & Creatives	Merit-based
Annual tax contribution (alternative route)	AED 250K+	Outstanding graduates (top 100 universities)	GPA 3.5+
Entrepreneur project value	AED 500K+		

Unlike Australia, Canada or Germany's skilled-migration systems, the UAE Golden Visa applies no points test - each category has its own fixed, independently verifiable threshold.



BEYOND THE VISA - FAMILY & LIFESTYLE BENEFITS

Golden Visa holders sponsor their spouse, children and parents for the same validity period with no local sponsor required, and may also sponsor domestic staff. There is no minimum-stay condition to keep the visa active - a material advantage over standard UAE residence visas, which lapse after six months' continuous absence. Combined with the UAE's 0% personal income tax and well-developed banking and schooling infrastructure, the Golden Visa is often the anchor around which our clients build a broader relocation plan.

07 THE REAL ESTATE ROUTE - KEY 2026 RULES

As of February 2026, Dubai Land Department rules no longer require full upfront payment for off-plan property purchased under the Golden Visa route - mortgage and staged-payment financing are now accepted, provided the qualifying value is met. Freehold ownership in designated areas remains a requirement, and the title deed (or a registered sale-and-purchase agreement for off-plan units) must clearly evidence the AED 2M+ threshold. We review each property's freehold status and payment structure before a client commits funds.

08 PROCESSING & INDICATIVE COSTS

ROUTE	PROCESSING TIME	INDICATIVE GOVERNMENT COSTS	AED
Real estate (straightforward)	7-10 business days	Main applicant government fees	5,950-9,500
Business / Entrepreneur	2-8 weeks	Medical fitness test	320-700
Specialized talent / Professional	2-8 weeks	Emirates ID (10-year)	1,000-1,200
Timelines assume complete documentation at first submission; incomplete files extend processing.		Entry permit (6 months)	~1,250
		Family dependents, attestation/translation and category-specific documentation (audits, valuations) are costed separately at engagement.	



ON THE HORIZON - AND ONE HONEST CAVEAT

The UAE continues to widen its definition of a "valuable resident": 2025-2026 additions include dedicated categories for content creators and superyacht owners, alongside the long-standing routes above. One point we always make plain to clients: the Golden Visa is a long-term residency permit, not a path to UAE citizenship. Emirati citizenship is granted only in rare, discretionary cases by Emiri decree, entirely separate from this programme - clients planning a citizenship strategy should treat Dubai as a residency and lifestyle base rather than a naturalization route.

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YOUR TRUSTED PARTNER IN THE UAE RESIDENCY JOURNEY

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This factsheet summarizes publicly available UAE Federal and Dubai Land Department rules as at August 2026 and is provided for general information purposes only. It does not constitute migration, legal or investment advice, or a guarantee of visa outcomes, and should not be relied upon as a substitute for individual assessment. Eligibility categories, thresholds, fees and processing times are set and revised by UAE federal and emirate-level authorities and are subject to change without notice. The Veritas House recommends clients obtain current, personalized advice - including independent legal and financial advice on any property or business investment - before proceeding. © 2026 The Veritas House Private Limited. All rights reserved.