

GMS Flash Alert

Immigration

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United Arab Emirates – Dubai Revises Real Estate Investor Visa Rules

The Dubai Land Department (DLD) through its Cube platform has revised its residence visa regulations for real estate investors, removing the minimum property value requirement for sole owners and establishing a new minimum for joint ownership.¹

WHY THIS MATTERS

The updated rules may expand eligibility for Dubai’s two-year real estate investor residency visa, previously limited by an AED 750,000 minimum property value requirement. By removing this threshold for sole ownership and lowering the bar for joint ownership, the changes may be relevant for a broader range of real estate investors and may have implications for capital investment and mobility into the emirate.

Key Highlights

- The AED 750,000 minimum property value requirement for sole owners applying for the two-year investor visa has been eliminated.
- For jointly owned properties, each investor is required to hold a minimum share valued at AED 400,000. This applies to arrangements in which ownership is split equally or among multiple partners.
- These changes form part of Dubai’s ongoing real estate and residency policy framework.

KPMG INSIGHTS

In light of the change, organizations, entities, and individuals might consider the following:

- Organizations could reassess mobility policies and assignment packages to consider the expanded eligibility criteria.
- HR and global mobility managers could consider updating informational materials for employees considering property-based residency in Dubai.

- Mobile employees may note changes in access and administrative procedures.

If assignees and/or their programme managers have any questions or concerns about the scope of the update, its application and potential impacts, and appropriate next steps, they should consult with their qualified immigration advisers or with a member of the immigration team with KPMG in the United Arab Emirates (see the Contacts section).

ENDNOTE:

1 Gulf News, “Dubai eases residence visa rules, removes minimum property value threshold,” published on 29 April 2026.

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Contacts

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