



PRIVATE & CONFIDENTIAL

PRIVATE INVESTOR BRIEFING · DUBAI, UAE

The Golden Visa through *real estate*.

A private briefing on securing 10-year UAE residency through strategic property investment — the eligibility, the mechanics, and the market data behind one of the world's most attractive investment-linked residency programmes.

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MARKET INTELLIGENCE

Why Dubai, *why now.*

Dubai closed 2025 as its **strongest real estate year on record** — the fifth consecutive record year for the market. For global investors, the combination of scale, yield, and tax structure remains without a real peer among comparable global cities.

AED 917B +20%

Total real estate transaction value in 2025 — an all-time record, across ~270,000 transactions (DLD).

193,100 +24%

Active investors in the Dubai property market in 2025, including 129,600 first-time buyers.

6.9%

Average gross rental yield across Dubai property in 2025 — more than double London (2–4%) or New York (3–5%).

0%

Personal income tax and capital gains tax on Dubai real estate holdings — structurally unmatched among global gateway cities.

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Dubai's market has absorbed every major global and regional shock of the past two decades — 2008, the oil downturn, COVID — and recovered every time. That resilience is now a data point in its own right.

I.

THE MECHANISM

What the Golden Visa actually secures

The Golden Visa is a long-term, renewable UAE residency permit — up to **10 years** — that requires no local employer or sponsor. Through the real estate route, your residency status is tied directly to your own asset, not a job contract. It typically extends to your spouse and children, and in many cases domestic staff, under the same status.

II.

ELIGIBILITY

What qualifies, precisely

The threshold is **AED 2,000,000** in qualifying real estate, measured against the value recorded on the Dubai Land Department title deed — not current market valuation. This can be a single property or several combined. Off-plan property from an approved developer qualifies, as does mortgaged property, provided the paid-up equity reaches the AED 2M threshold.

AED 2M Minimum qualifying property value	10 yrs Renewable residency period	100% Self-sponsored — no employer required
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III.

THE PROCESS

From selection to residency

- Identify the right property**
We select a project meeting the AED 2M threshold that genuinely fits your investment goals — not just visa eligibility.
- Complete purchase & title registration**
Your purchase is registered with the Dubai Land Department, establishing the certified value used in your application.
- Submit your Golden Visa application**
With title deed in hand, your application proceeds to the ICP / GDRFA for approval — typically processed within weeks.
- Receive your 10-year residency**
Once approved, you and eligible family members hold renewable 10-year UAE residency — tied to your asset, not your job.



Philosophy

I don't sell properties.
I build *portfolios*.



WHY INVESTORS WORK WITH ME

A different kind of advisor.

I. **Data-driven, not sentiment-driven**

Every recommendation is grounded in current DLD transaction data, yield performance, and market positioning — not adjectives.

II. **An economics & finance foundation**

Trained in the analysis of capital, risk, and long-term value — every project is evaluated through that lens first.

III. **Genuine international fluency**

Experience across the United States, Europe, and the Middle East. Fluent in French and Portuguese.

IV. **Curated, not volume-driven**

I work with a select group of investors at a time. I only recommend what genuinely serves your goals.

Where capital finds clarity.

Every investor's situation is different — property type, payment structure, and timeline all shape the right path. I'll walk you through exactly what fits your goals, with full transparency and no pressure.

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This document is for general informational purposes only and does not constitute legal, immigration, tax, or financial advice. Market figures are sourced from official Dubai Land Department (DLD) 2025 reporting and independent market analysis; Golden Visa eligibility criteria are set by UAE federal authorities (ICP / GDRFA) and are subject to change. Prospective investors should seek independent advice specific to their circumstances before making any investment or residency decision.