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Dubai has emerged as one of the world's most attractive real estate markets, offering tax-free property ownership, high rental yields, and strong capital appreciation. Whether you're a first-time buyer or an experienced investor, understanding the process, benefits, and legal aspects of buying property in Dubai is crucial.



Why Buy Property in Dubai?

Key Benefits:

- ★ Tax-Free Investment: No property taxes or capital gains tax.
- ★ High Rental Yields: ROI ranging from 5% to 10%, higher than many global cities.
- ★ Stable Economy: UAE's strong infrastructure, economic growth, and investor-friendly policies.
- ★ Golden Visa Eligibility: Property investment of AED 2 million+ qualifies for a 10-year residency visa.
- ★ Safe and Secure Environment: Low crime rates, world-class healthcare, and education facilities.

Types of Property Ownership in Dubai

1. Freehold Properties

- ★ Full ownership of the property and land.
- ★ Available in designated freehold zones like Downtown Dubai, Dubai Marina, and Palm Jumeirah.
- ★ Ideal for long-term investments and expatriates.

2. Leasehold Properties

- ★ Ownership rights granted for 99 years.
- ★ Common in non-freehold areas.
- ★ Ownership expires unless renewed.

Step-by-Step Guide to Buying a Property in Dubai

Step 1: Define Your Budget & Financing Options

- ✧ Cash Buyers: No restrictions on property purchases.
- ✧ Mortgage Buyers: Expatriates can finance up to 80% of the property value.
- ✧ Pre-Approval for Mortgage: Highly recommended, valid for 60 days, and strengthens your buying position.
- ✧ Additional Costs: Budget for DLD fees (4%), agent commission (2%), mortgage interest (typically 3-4%), and maintenance charges.

Step 2: Choose the Right Property & Find a Trusted Real Estate Agent

- ✧ Work with a trusted, RERA-certified real estate agent to navigate the process.
- ✧ Consider location, rental yields, and long-term growth potential.
- ✧ **Off-plan vs. ready properties:**
- ✧ Off-Plan: Lower upfront costs, higher appreciation potential.
- ✧ Ready Properties: Immediate rental income, established communities.

Step 3: Make an Offer & Sign the MOU

- ✧ Make an offer in writing, along with supporting documents:
- ✧ 10% deposit cheque
- ✧ Passport and Emirates ID copies (if applicable)
- ✧ Stronger documentation increases the likelihood of acceptance.
- ✧ Sign a Memorandum of Understanding (MOU) with the seller. The MOU outlines the sale terms, conditions, and payment timeline.

Step 4a: No Objection Certificate (NOC) from the Developer

- ✦ Required for transfer of ownership.
- ✦ Confirms there are no outstanding fees and no outstanding service charges exist.
- ✦ Property modifications comply with developer guidelines.
- ✦ Some developers require a refundable deposit from the buyer, refunded once the title deed is submitted.

Step 5: Transfer Ownership at the Dubai Land Department (DLD)

- ✦ Buyer & seller visit a DLD Trustee Office.
- ✦ Submit documents and make final payment in the form of a manager's cheque.
- ✦ Pay required fees:
 - 4% DLD Transfer Fee
 - Trustee Office Admin Fee (AED 5,250)
 - Mortgage Registration Fee (0.25% of loan amount, if applicable)
- ✦ Receive a new Title Deed within 1-3 days.

Step 6: Receive Keys & Move In

- ✦ Once the transfer is complete, settle any prorated service charges with the seller.
- ✦ Receive property keys and move into your new home!

Legal & Regulatory Considerations

- ✦ Dubai Land Department (DLD) & RERA Regulations
- ✦ DLD Transfer Fee: 4% of the property price.
- ✦ Oqood Fee (Off-Plan Properties): AED 5,250.
- ✦ Ejari Registration: Mandatory for rental properties.
- ✦ RERA Guidelines: Regulates real estate transactions & protects buyers.

Key Areas to Buy Property in Dubai

Luxury Areas:

- 📍 Downtown Dubai (Burj Khalifa, Dubai Mall proximity)
- 📍 Palm Jumeirah (Waterfront villas, private beaches)
- 📍 Dubai Marina (Vibrant community, high rental demand)

Affordable High-ROI Areas:

- 📍 Jumeirah Village Circle (JVC) (Budget-friendly, strong rental yields)
- 📍 Dubai Silicon Oasis (Tech hub, family-friendly)
- 📍 Dubai South (Expo 2020 legacy, future growth potential)

Costs & Fees Involved

Fee Type	Amount
DLD Transfer Fee	4% of property price
Agent Commission	2% + VAT
Trustee Office Fee	AED 5,250
Mortgage Registration Fee	0.25% of loan amount
NOC Fee (Developer)	AED 500 - AED 5,000

DLD Transfer Fee

Agent Commission

Trustee Office Fee

Mortgage Registration Fee

NOC Fee (Developer)

Amount

4% of property price

2% + VAT

AED 5,250

0.25% of loan amount

AED 500 - AED 5,000

Common Pitfalls to Avoid

- 📍 Not Checking Developer Credibility – Verify RERA registration.
- 📍 Ignoring Service Charges – Can impact rental yields.
- 📍 Skipping Due Diligence – Always check property history and legal status.

Dubaiesque: Your Trusted Property Partner in partnership with Lion Heart Real Estates At Dubaiesque, we provide expert guidance on purchasing property in Dubai, ensuring a smooth, secure, and profitable experience.



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☎ **Contact Us Today** to Start Your Property Journey in Dubai!