

# THE SMART GUIDE FOR DENTAL & MEDICAL PROFESSIONALS INVESTING IN DUBAI PROPERTY



## **Why Dubai? The Ultimate Destination for Medical & Dental Professionals**

As a dentist or medical professional, you dedicate your life to providing care and improving the health of others. But have you considered securing your own financial future while maintaining the lifestyle you deserve? Dubai offers an unparalleled investment opportunity, allowing you to build wealth, enjoy tax-free income, and potentially retire earlier than expected.

Dubai is not just a luxury destination—it's a global investment hub with one of the fastest-growing real estate markets in the world. Whether you're looking for high rental returns, capital appreciation, or a home in a world-class city, Dubai's real estate market provides exceptional benefits tailored to professionals like you.



# Why Should Medical & Dental Professionals Invest in Dubai?



**0% Tax on Income, Capital Gains & Inheritance** – Keep 100% of your earnings & investments.

**6–8% Rental Yields** – Higher returns than London, New York, or Sydney.

**Booming Real Estate Market** – Property prices have seen consistent growth.

**Golden Visa Opportunities** – Secure long-term residency for you & your family.

**Easy Financing Options** – Mortgages available for residents & non-residents.

**World-Class Healthcare & Education** – Ideal for professionals relocating.

**Strategic Global Location** – Live and invest in the world's most connected city.



Imagine owning a property that generates passive income while you focus on your career. With Dubai's booming market, you can secure your future while enjoying tax-free wealth accumulation

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



## 1. Define Your Investment Goals:

- Are you buying to generate rental income, secure a home, or for capital appreciation?
- Are you looking for a short-term investment (off-plan) or long-term stability (ready property)?
- Do you plan to live in Dubai part-time, relocate fully, or just invest remotely?

## 2. Choose the Right Property Type:

**Apartments** – High rental demand in prime locations, perfect for professionals.

**Villas & Townhouses** – Ideal for families looking for space & privacy.

**Off-Plan Properties** – Lower prices, high appreciation potential.

**Serviced & Branded Residences** – Passive investment with full management services.

**Commercial Properties** – Ideal for expanding a practice or leasing to healthcare businesses.





### 3. Select the Best Location for Investment:

**Downtown Dubai & Business Bay** – Luxury apartments, high rental yields.

**Dubai Marina & JBR** – Vibrant waterfront living, high tourist demand.

**Dubai Hills Estate** – Family-friendly, near King's College Hospital Dubai.

**Palm Jumeirah** – Ultra-luxury investment, prime location for HNWIs.

**Jumeirah Village Circle (JVC)** – Affordable entry-level investments with great returns.

**Dubai South & Expo City** – Future growth hotspots with high investment potential.

**Damac Lagoons & Al Furjan** – Up-and-coming areas with strong appreciation forecasts.

### 4. Understanding Commercial Property Investments:

**Medical Clinics & Healthcare Spaces** – Invest in properties that cater to Dubai's growing healthcare industry.

**Serviced Offices & Co-Working Spaces** – High demand from international professionals.

**Retail Spaces in Prime Locations** – Ideal for passive rental income.

**Warehousing & Logistics Facilities** – Growing sector with Dubai's global trade network.



## 5. Understand the Costs Involved:

**Property Price** – Starting from \$300,000 for apartments, \$700,000+ for villas.

**Dubai Land Department (DLD) Fees** – 4% of the property price.

**Real Estate Agent Commission** – Typically 2% of the property value.

**Mortgage Registration Fee** – 0.25% of the loan amount if financed.

**Service Charges** – Varies based on property type & community.

## 6. Financing Your Investment (Mortgage Options for Professionals):

**Non-residents** can get mortgages up to 50% of the property value.

**Residents** can get up to 80% financing with competitive interest rates.

**Loan tenure** up to 25 years, making property ownership accessible.

## 7. Legal Considerations & Secure Your Investment:

- Ensure the property is in a freehold zone, allowing full ownership.
- Work with a RERA-registered real estate agent to protect your investment.
- Verify all contracts & documents before making payments.

## 8. Property Management & Generating Passive Income:

**Short-Term Rentals** – Higher yields with flexible leasing (Airbnb, serviced apartments).

**Long-Term Rentals** – Stable rental income & hassle-free tenant management.

**Hire a property management company** to handle tenants, maintenance & legalities.

## 9. Residency Benefits – Golden Visa Through Property Investment:

- **Invest AED 750,000+** (~\$204,000 USD) to qualify for a **2-year investor visa**.

- **Invest AED 2 million+** (~\$545,000 USD)\*\* to qualify for a **10-year Golden Visa**.

- Visa allows **family sponsorship**, making Dubai an ideal home base.





Key Takeaways: Why Now is the Best Time to Invest in Dubai:

- ✓ **Dubai's real estate market** is thriving, with high demand from global investors.
- ✓ **The 2040 Urban Master Plan** will further drive property appreciation.
- ✓ **Tax-free earnings & high rental yields** make Dubai one of the best places to invest.
- ✓ **Medical & dental professionals can secure financial freedom & retire early\*\*** with passive property income.
- ✓ **Emerging areas** like Dubai South & Damac Lagoons offer strong future growth potential.



Thank  
you

SCAN THE QR CODE TO REGISTER & GET PERSONALIZED  
PROPERTY DEALS!



**Contact Us Today to Explore Your Investment Options!**

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