



Sunset Luxury
REAL ESTATE

PRIVATE CLIENT GUIDE · 2026

Investing in Dubai Real Estate

A concise, no-noise briefing on why the world's investors are moving capital into Dubai property, and how to do it well.

SUNSET LUXURY REAL ESTATE · DUBAI · UAE

SUNSETLUXURYDYNASTY.COM

THE OPPORTUNITY

A tax-free market built for global capital

Dubai has become one of the most active prime property markets in the world: a stable, well-regulated city that lets international buyers own freehold, pay no property or income tax, and access long-term residency. The fundamentals below are what bring our clients here.

0%PROPERTY, INCOME & CAPITAL
GAINS TAX**100%**FOREIGN OWNERSHIP IN
FREEHOLD ZONES**10 yr**GOLDEN VISA ON QUALIFYING
PROPERTY

Rental income

Dubai is known for attractive gross rental yields compared with most global capitals, typically in the mid-to-high single digits depending on area, building and unit. Strong tenant demand is driven by a growing resident population and a large, year-round expatriate workforce.

Lifestyle & safety

Beyond the numbers, buyers value what the city offers day to day: one of the safest large cities in the world, world-class infrastructure, direct flight connectivity to Europe, Asia and Africa, and a lifestyle that keeps both tenants and owners here for the long term.

Figures reflect the UAE's current freehold and tax framework for individual property owners and are provided for general information. Rental yields vary by property and are not guaranteed. This document is not financial or tax advice.

RESIDENCY THROUGH PROPERTY

The Golden Visa, simply explained

One reason property in Dubai is so sought after: the right purchase can secure a 10-year renewable residency for you and your family. It is one of the clearest paths to living, banking and building a base in the UAE.

01 Qualifying investment

A property purchase from AED 2 million typically qualifies a buyer for the 10-year Golden Visa, subject to current government criteria at the time of application.

02 Your family included

The visa can extend to spouse and children, giving the whole household long-term residency tied to a single qualifying asset.

03 Ready or off-plan

Both completed homes and eligible off-plan purchases can be structured toward the threshold. We guide you on which route fits your goal and timeline.

WHERE OUR CLIENTS BUY

Palm Jumeirah · Downtown · Dubai Hills · Emaar Beachfront

From branded waterfront residences to family villa communities, we focus on addresses with genuine end-user demand and long-term liquidity, not hype. We tell you honestly which projects we would, and would not, put our own name behind.

Visa eligibility, thresholds and conditions are set by UAE authorities and may change. Sunset Luxury assists with property selection; visa approval is granted by the relevant government bodies.

A CALM, GUIDED PROCESS

From first call to keys in hand

Buying from abroad should feel effortless. We handle the moving parts and keep you informed at every step, whether you are in Dubai or on the other side of the world.

- 1** **Discovery**
We start with a short conversation about your goal: rental income, capital growth, a family home, or residency. Everything after this is shaped around that answer.
- 2** **Curated shortlist**
You receive a focused selection that fits your budget and objective, with honest notes on each, not a hundred listings to sift through.
- 3** **Viewings & due diligence**
In person or by private video walkthrough. We check the developer, the building, service charges and the real numbers before you commit.
- 4** **Offer & paperwork**
We negotiate on your behalf and coordinate the contracts, transfer and payment steps with the developer or seller and the Dubai Land Department.
- 5** **Handover & beyond**
Keys, snagging, furnishing, leasing and management. Many clients stay with us for years, and buy their second property through us.

LET'S TALK

Your Dubai investment, handled with care.

Send us one line about what you're looking for. We'll come back with a shortlist and a clear, no-pressure view, on WhatsApp or a quick call, whichever suits you.

WHATSAPP / CALL

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Sunset Luxury Real Estate · selling sunsets around the world.