

MAK INTERNATIONAL REAL ESTATE

BUILDING LEGACY BEYOND BORDERS

COUNTRY PROPERTY GUIDE 2026

Invest in *Saudi Arabia*

Newly opened to foreign buyers — Riyadh · Jeddah

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Market snapshot

6.84%
Gross rental yield — Q1 2026, national average (Global Property Guide)

1–9%
Property price CAGR — Kingdom → Riyadh, 2022–2026 · GASTAT

Jan 2026
Foreign ownership law in force (Royal Decree M/14)

Why investors look here

- Vision 2030 giga-projects and corporate relocations
- Higher yields than many mature markets
- No tax on rental income

Know before you buy

- The foreign-ownership framework is new — rules are still settling
- Only approved zones are open to foreigners
- Check every project's approvals with REGA

Rules for foreign buyers

Topic	What applies
Who can buy	Since 21 January 2026, foreigners can buy property in zones approved by the Real Estate General Authority (REGA).
Residency link	Buying property does not give residency by itself. Purchases of SAR 4 million or more can qualify for Premium Residency.
Tax on rental income	No personal income tax on rental income.

Buying costs

Real Estate Transaction Tax	5% of the price
Total buying costs	Around 10% of the price (all-in estimate)
Ownership zones	Only REGA-approved zones

How buying works

1. Confirm the project is inside a REGA-approved zone
2. Due diligence on title and developer
3. Reservation and sale agreement
4. Pay the 5% transaction tax
5. Register the title

For Indian residents: LRS basics

- Money for property abroad is sent under the RBI's Liberalised Remittance Scheme (LRS); check the current yearly limit with your bank (it has been US$250,000 per person per financial year).
- TCS applies above the yearly threshold and can be adjusted against your income tax.
- Report foreign property and income in your Indian tax return (Schedule FA).
- Payments go from your bank directly to the developer or escrow — never to MAK.

Sources

- Global Property Guide — Saudi Arabia rental yields — https://www.globalpropertyguide.com/middle-east/saudi-arabia/rental-yields
- Metropolitan — buying property in Saudi Arabia (2026) — https://metropolitan.realestate/blog/buying-property-saudi-arabia-foreign-investors/
- GASTAT — Real Estate Price Index Q3 2026 — https://stats.gov.sa/documents/20117/2435267/RPI+Q3+2026-EN.pdf/bb3d3d86-89c4-d57a-c6a0-c2f0995b6312?t=1792395027642

General information only, prepared by MAK International Real Estate LLP from the published sources listed, checked November 2026. Rules, taxes and figures change; confirm with the developer, a local lawyer and your chartered accountant before investing. Gross yields are before costs and taxes; past trends do not guarantee future returns. MAK does not collect buyer payments.

Talk to a MAK advisor about Saudi Arabia

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