

MAK INTERNATIONAL REAL ESTATE

BUILDING LEGACY BEYOND BORDERS

COUNTRY PROPERTY GUIDE 2026

Invest in *UAE · Dubai*

Our first international market — Dubai · Abu Dhabi · Ras Al Khaimah

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Market snapshot

6.6%
Gross rental yield — Dubai gross yield, April 2026 (REIDIN)

7–17%
Property price CAGR — Dubai, 2021–2026 · DLD data

4.94%
UAE-wide average gross yield, Q2 2026 (GPG)

Why investors look here

- Tax-free rental income in the UAE
- Dirham pegged to the US dollar
- Strong off-plan payment plans
- Golden Visa route through property

Know before you buy

- New supply can soften rents in some communities
- Service charges reduce net yield
- Use RERA-registered escrow accounts for off-plan payments

Rules for foreign buyers

Topic	What applies
Who can buy	Foreigners, including Indians, can buy freehold property in designated freehold areas such as Downtown, Dubai Marina, Business Bay, JVC and Palm Jumeirah.
Residency link	Property worth AED 2 million or more can qualify for a 10-year Golden Visa (conditions apply).
Tax on rental income	No personal income tax on rental income in the UAE. Indian residents must still report it in India.

Buying costs

Dubai Land Department fee	4% of the price
Registration / trustee fees	Fixed fees, depending on value
Service charges	Yearly, per sq ft — check before buying
Off-plan payment plans	Common, often spread to handover and beyond

How buying works

1. Choose a freehold project
2. Sign the reservation and pay the booking amount to the developer's escrow
3. Sign the Sale & Purchase Agreement
4. Pay the 4% DLD fee
5. Follow the payment plan
6. Handover and title deed

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

- REIDIN UAE Residential Price Report, Jan 2026 — https://reidin.com/wp-content/uploads/2026/02/UAE-RESIDENTIAL-PROPERTY-PRICE-REPORT_202601.pdf
- REIDIN UAE Residential Price Report, Apr 2026 — https://reidin.com/wp-content/uploads/2026/05/UAE-RESIDENTIAL-PROPERTY-PRICE-REPORT_202604.pdf
- Global Property Guide — UAE rental yields — https://globalpropertyguide.com/middle-east/united-arab-emirates/rental-yields
- Oliva — Dubai prices 2021–2026 (DLD data) — https://joinoliva.com/en/learn/blog/dubai-property-price-trends-5-year-chart

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 UAE · Dubai

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