

MAK INTERNATIONAL REAL ESTATE

BUILDING LEGACY BEYOND BORDERS

RESEARCH REPORT

Global Markets *Comparison 2026*

India and 12 countries compared for Indian and NRI investors: rental yields, foreign-ownership rules, residency links and tax on rent.

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India + 12 countries at a glance

Country	Gross yield	Price CAGR	Can foreigners buy?	Residency link	Tax on rent
India	**5.16%** Q2 2026, national average	**5–11%** 2019–2026 · ANAROCK	Indian residents and NRIs/OCIs can buy residential and commercial property.	Not applicable for Indian citizens.	Rental income is taxed at your slab rate after a 30% standard deduction on net annual value.
UAE · Dubai	**6.6%** Dubai gross yield, April 2026	**7–17%** Dubai, 2021–2026 · DLD data	Foreigners, including Indians, can buy freehold property in designated freehold areas such as Downtown, Dubai Marina, Business Bay, JVC and Palm Jumeirah.	Property worth AED 2 million or more can qualify for a 10-year Golden Visa (conditions apply).	No personal income tax on rental income in the UAE.
Saudi Arabia	**6.84%** Q1 2026, national average	**1–9%** Kingdom → Riyadh, 2022–2026 · GASTAT	Since 21 January 2026, foreigners can buy property in zones approved by the Real Estate General Authority (REGA).	Buying property does not give residency by itself.	No personal income tax on rental income.
Qatar	**5.06%** Q3 2026, national average	**0–3.5%** 2021–2026 · ValuStrat / QCB	Foreigners can own freehold property in designated areas such as The Pearl, Lusail and West Bay Lagoon.	Property worth QAR 730,000 or more can qualify for a residence permit; QAR 3.65 million or more for permanent-residency benefits.	No personal income tax on rental income.
Oman	**5–8%** Typical range in ITC communities	**15–19%** Latest annual, 2025–26 · NCSI	Foreigners can own freehold property in Integrated Tourism Complexes (ITCs) such as Al Mouj Muscat, Muscat Bay and Jebel Sifah.	Buying freehold in an ITC can give residency to the buyer and immediate family.	No personal income tax on rental income.
Bahrain	**6–8%** Typical gross range, 2026	**–3% to +2%** Last published, 2022–2024 · Savills	Foreigners can own property 100% freehold in government-designated freehold zones such as Seef, Juffair, Bahrain Bay, Reef Island, Amwaj Islands and Diyar Al Muharraq.	Property worth BHD 130,000 or more can qualify for the 10-year renewable Golden Residency (threshold lowered from BHD 200,000 in Nov 2025; confirm current rules with the NPRA).	No personal income tax or capital gains tax.

United Kingdom	**7.35%** Q2 2026, average across 8 cities	**1.3%** 2021–2026 · ONS UK HPI	There are no restrictions on foreigners buying property in the UK.	Buying property gives no visa or residency.	UK rental income is taxed in the UK; Indian residents may claim relief under the India–UK tax treaty.
United States	**6.71%** Q2 2026, average across 15 cities	**5.2%** 10-year average · Case-Shiller	Foreigners can generally buy property in the US; some states restrict land near military sites or farmland.	Buying property gives no visa or residency.	US rental income is taxed in the US; property taxes are charged yearly by the county.
Canada	**5.80%** Q3 2026, average across 6 cities	**–3.8%** 2021–2026 · House Price Index	Non-Canadians are currently barred from buying most homes in cities until 1 January 2027 (with some exemptions, such as certain work-permit holders).	Buying property gives no visa or residency.	Rental income is taxed in Canada; non-residents face 25% withholding on gross rent unless they file to pay tax on net income.
Türkiye	**7.86%** Q3 2026, national average	**22–29%** Latest annual, in lira · CBRT	Most nationalities, including Indians, can buy property in Türkiye, with some restricted zones.	Property worth US$400,000 or more, held for 3 years, can qualify for citizenship; smaller purchases can support a residence permit.	Rental income is taxed in Türkiye; declare it in India too.
Thailand	**6.49%** Q1 2026, national average	**1–4%** 2011–2026 · Bank of Thailand	Foreigners can own condominium units freehold within the 49% foreign quota of each building.	Buying property gives no residency; separate long-stay visa programmes exist.	Rental income is taxed in Thailand.
Malaysia	**5.27%** Q1 2026, national average	**1.5–2.6%** Latest annual, 2025–26 · NAPIC	Foreigners can buy property above a minimum price set by each state (often RM 1 million), with state approval.	Buying property gives no residency; the MM2H programme is separate.	Rental income is taxed in Malaysia.
Singapore	**3.06%** Q2 2026, national average	**4.6–6.1%** 10-yr & 5-yr, to 2026 · URA	Foreigners can buy private condominiums and apartments freely.	Buying property gives no visa or residency.	Rental income is taxed in Singapore; non-residents pay a flat rate.

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.

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.

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