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THE UAE GOLDEN VISA

More Than a 10-Year Residency – A Lifetime of
Global Protection



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A New Era of Residency in the UAE

- The UAE Golden Visa is a long-term residence permit offering 5 to 10-year renewable status, enabling foreign nationals to live, work, or study in the UAE without requiring a traditional sponsor
- Unlike conventional visas that demand constant renewal and employer sponsorship, the Golden Visa provides unprecedented autonomy and stability for individuals and families
- Holders enjoy the privilege of staying outside the UAE for extended periods without losing residency status, offering true flexibility for global professionals and investors
- The program extends to family members including spouses, children of any age, and unlimited domestic helpers, ensuring complete family security
- In October 2025, the UAE government elevated the Golden Visa beyond residency by introducing consular services previously reserved exclusively for Emirati nationals



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Historic Consular Services Launch at GITEX Global 2025

01

At GITEX Global 2025, the UAE Ministry of Foreign Affairs and Federal Authority for Identity announced unprecedented consular services for Golden Visa holders

03

Golden Visa holders now receive the same level of emergency assistance and diplomatic support as UAE nationals when traveling internationally

05

This transformation reflects the UAE's commitment to treating Golden Visa holders as valued members of the national community, not merely temporary residents

02

This groundbreaking initiative marks the first time in UAE history that non-citizens have been granted access to consular support services abroad

04

The announcement positions the UAE as a global leader in immigrant integration and long-term resident support



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R E S P O N S E

Emergency Travel Documents in 30 Minutes

Rapid Response When You Need It Most

- Golden Visa holders who lose or damage their passports while abroad can receive an electronic return document within just 30 minutes through any UAE embassy or consulate worldwide
- This emergency travel document is valid for seven days, providing sufficient time to return safely to the UAE without disruption to travel plans or business commitments
- The service is facilitated directly through UAE diplomatic missions, eliminating bureaucratic delays and ensuring swift resolution during stressful situations
- Whether traveling for business, leisure, or family emergencies, Golden Visa holders have the assurance of immediate consular support
- This rapid-response capability demonstrates the UAE's commitment to protecting its long-term residents with the same urgency afforded to its citizens

24/7 Global Emergency Hotline

EMERGENCY SUPPORT

+971 2 493 1133

Golden Visa holders have direct access to the UAE Ministry of Foreign Affairs emergency hotline, available 24 hours a day, seven days a week

This dedicated support line provides immediate assistance for emergencies, travel issues, lost documents, or any consular need, regardless of time zone or location

Trained consular officers are ready to coordinate with local authorities, arrange emergency services, and provide guidance in critical situations

The hotline serves as a lifeline for Golden Visa holders facing medical emergencies, legal issues, natural disasters, or political instability abroad

Round-the-clock availability ensures that no matter where you are in the world, the UAE government stands ready to support you



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Global Crisis Support and Evacuation

Protected Anywhere in the World

- Golden Visa holders are now included in UAE-led evacuation and emergency response plans during global crises, including political conflicts, natural disasters, pandemics, and civil unrest
- UAE missions worldwide will coordinate rescue operations and safe passage for Golden Visa holders and their families, ensuring protection during international emergencies
- This comprehensive crisis support system provides peace of mind for frequent travelers, international business professionals, and families living abroad
- The UAE's robust diplomatic network spans over 200 countries, offering extensive coverage and rapid response capabilities
- During recent global crises, the UAE has demonstrated exceptional capability in evacuating and protecting its nationals—Golden Visa holders now benefit from this same level of protection



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Repatriation and Family Support Services

Compassion and Support in the Most Difficult Times

- If a Golden Visa holder passes away abroad, the UAE government manages repatriation of mortal remains or coordinates burial arrangements according to family wishes
- Consular officials provide comprehensive support to bereaved families, including coordination with local authorities, documentation assistance, and logistical arrangements
- This service ensures that families are not left to navigate complex international procedures alone during times of grief and loss
- The UAE's commitment extends beyond the individual to encompass family welfare, reflecting the nation's values of compassion and community support
- Families receive guidance on legal matters, estate procedures, and continued residency rights for surviving dependents

The UAE's Global Reach Protects You Everywhere

200+

With over 200 UAE embassies and consulates worldwide, Golden Visa holders have access to an extensive diplomatic network spanning every continent

24/7

This global presence ensures that consular support is never far away, whether traveling for business in New York, vacationing in Paris, or visiting family in Singapore

SOS

UAE diplomatic missions provide assistance with legal issues, medical emergencies, arrest or detention, and communication with local authorities

=

The consular protection framework treats Golden Visa holders with the same priority as UAE nationals, ensuring equal access to services and support



This worldwide safety net transforms the Golden Visa into more than residency—it becomes a passport to global security and peace of mind



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Your Property Investment Opens Doors to Global Security

INVESTMENT THRESHOLD

Purchasing property valued at **AED 2 million or more** qualifies investors for a 5-year renewable Golden Visa, with the option to combine multiple properties to meet the threshold

SHARED OWNERSHIP

Property ownership can be shared between spouses, with combined value counting toward eligibility requirements

TAX-FREE ENVIRONMENT

Real estate investors benefit from Dubai's tax-free environment, with **zero personal income tax, no capital gains tax** on property sales, and **no inheritance tax**

MORTGAGE FINANCING

Investment can be financed through mortgages from approved local banks, making the Golden Visa accessible to a broader range of investors

NO PHYSICAL RESIDENCY

Unlike other global residency programs, the UAE does not require physical residency—investors can maintain their Golden Visa status while living abroad





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Long-Term Security Drives Property Value and Investment Confidence

MARKET TRANSFORMATION

The Golden Visa program has fundamentally transformed Dubai's real estate market, converting short-term renters into long-term homeowners and driving **record transaction volumes from 2023 to 2025**

MARKET STABILITY

The program has stabilized market dynamics by encouraging **5-10 year holding periods**, reducing speculative volatility and creating a healthier investment environment

INVESTMENT SECURITY

For real estate investors, the Golden Visa adds tangible long-term security and makes owning a home in the UAE **significantly more valuable** as both a residence and an investment

PREMIUM PRICING

Properties qualifying for Golden Visa eligibility command **premium pricing and enhanced resale value**, as buyers recognize the added benefit of long-term residency

GLOBAL WEALTH ATTRACTION

Dubai has emerged as a premier destination for global millionaires seeking security, lifestyle, and legacy planning, with **ultra-luxury segments experiencing the strongest demand**



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Secure Your Family's Future for Generations

Complete Family Sponsorship

Golden Visa holders can sponsor their spouse, children of any age, parents, and an unlimited number of domestic helpers, ensuring complete family unity

World-Class Education

Children can access world-class international schools and universities in the UAE, with the stability of knowing their residency is secure throughout their education

Generational Stability and Legacy Planning

The program creates generational stability, allowing families to build roots, invest in property, establish businesses, and plan for the future with confidence in the UAE's commitment to their long-term welfare

Long-Term Security

Family members receive residency permits that remain valid until expiration even if the primary Golden Visa holder passes away, providing long-term security

Global Lifestyle Flexibility

Families enjoy the freedom to stay outside the UAE for extended periods without losing residency status, accommodating global lifestyles and international commitments



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Multiple Pathways to Golden Visa Status

Public Investment Investors

AED 2 million investment in public investment funds, commercial enterprises, or AED 250,000 annually in government taxes qualifies for 10-year Golden Visa

Outstanding Specialized Talents

Doctors, scientists, inventors, artists, executives, and athletes qualify for 10-year Golden Visa based on professional achievements and government recommendations

Humanitarian Pioneers & Frontline Heroes

Healthcare workers, humanitarian organization members, Waqf donors, and those who demonstrated extraordinary service during crises qualify for 10-year Golden Visa

Entrepreneurs

Innovative projects valued at AED 500,000 or more in technical or future-focused sectors qualify for 5-year Golden Visa with business incubator approval

Exceptional Students

High school students with 95%+ grades or university students with 3.5+ GPA from top-ranked institutions receive Golden Visa status to continue education and careers in UAE



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Tax-Free Wealth and Business Opportunities

Build and Protect Your Wealth in a Zero-Tax Environment

Zero Personal Income Tax

The UAE offers **zero personal income tax**, allowing Golden Visa holders to retain 100% of their salary, investment returns, and business profits

No Inheritance Tax

No inheritance tax ensures that family wealth passes to future generations intact, supporting long-term legacy planning

World's Most Valuable Residency Program

The combination of tax advantages, business opportunities, and now global consular protection makes the Golden Visa one of the world's most valuable residency programs

No Capital Gains Tax

No capital gains tax on property sales or investment appreciation means wealth accumulation is maximized without government taxation

100% Foreign Ownership

Golden Visa holders enjoy **100% foreign ownership** in many business sectors, with access to the UAE's strategic position as the Middle East's premier business hub

The Golden Visa is Now a Global Safety Net

- The UAE Golden Visa has evolved from a simple residency permit into **comprehensive lifetime protection**, offering security that extends far beyond the borders of the Emirates
- With the introduction of consular services at GITEX Global 2025, Golden Visa holders now receive the same level of **diplomatic support and emergency assistance as UAE nationals** when traveling anywhere in the world
- This transformation positions the UAE as a **global leader in immigrant integration**, demonstrating that long-term residents are valued members of the national community, not merely temporary visitors
- For real estate investors, the Golden Visa now represents far more than property ownership—it is an investment in **global security, family protection, and generational stability**
- The combination of tax-free wealth building, world-class lifestyle, family sponsorship, and now worldwide consular protection makes the UAE Golden Visa **one of the most valuable residency programs in the world**

Why Choose Oculus Real Estate?

Your Trusted Partner for Golden Visa Property Investment

- ✓ **Expert Knowledge of Golden Visa Qualifying Properties** – We specialize in identifying and securing properties that meet the AED 2 million threshold and qualify for Golden Visa eligibility, ensuring your investment delivers both residency and returns
- ✓ **Exclusive Access to Premium Developments** – Our partnerships with leading developers provide you with early access to luxury properties in Dubai's most sought-after locations, from waterfront villas to high-rise penthouses
- ✓ **End-to-End Golden Visa Support** – From property selection and purchase to Golden Visa application and family sponsorship, we guide you through every step with comprehensive support and expert coordination
- ✓ **Proven Track Record with International Investors** – We have successfully assisted hundreds of global investors in securing Golden Visa residency through strategic property investment, with deep understanding of international client needs
- ✓ **Personalized Consultation and Ongoing Support** – Every client receives dedicated attention from our experienced team, with tailored investment strategies, market insights, and long-term



Schedule Your Consultation Today

Begin Your Journey to Global Security and Long-Term Residency

Mashood Azam - MASH

Golden Visa Property Investment Specialist

BOOK YOUR FREE CONSULTATION

calendly.com/mashoodazam

30-Minute Personalized Consultation

Discover how **Oculus Real Estate** can help you secure your Golden Visa through strategic property investment. Our expert team will guide you through every step of the process, from property selection to visa application, ensuring a seamless journey to long-term UAE residency and global protection.