



Owning home in UAE
BUYING
PROPERTY IN
ABU DHABI



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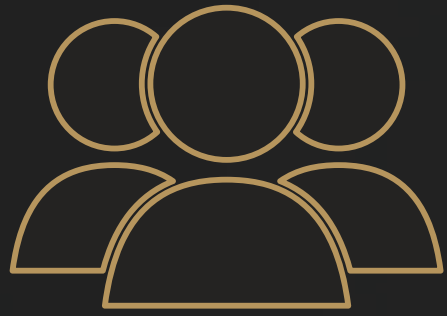
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WHO CAN BUY PROPERTY IN ABU DHABI?



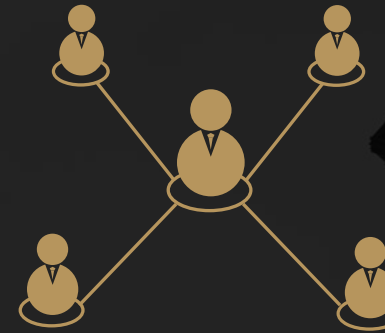
UAE Nationals

UAE nationals are allowed to own property anywhere in Abu Dhabi without restrictions.



GCC Nationals

Citizens of (GCC) countries may have had certain privileges in property ownership in Abu Dhabi, depending on the specific agreements between their countries and the UAE.



Expatriates

Expatriates can own property on a freehold or leasehold basis. Freehold means you own the property and the land it sits on, while leasehold means you have the right to use the property for a specified period, often 99 years.



Foreign Companies

Can also own properties in designated investment zones or through specific structures like "freehold" property ownership,

WHICH AREAS IN ABU DHABI OFFER PROPERTIES FOR SALE?

- **Al Reem Island:** a natural island, located in downtown Abu Dhabi, offering a mix of residential and commercial properties with waterfront views is one of the most popular areas for property investment, having an amazing infrastructure with schools, Sorbonne University, hospitals, leisure activities, and malls.
- **Yas Island:** known for its entertainment and leisure facilities, like Ferrari Park, Warner Bros, Yas Water World, Sea World, F1, and Golf Courses, Yas Island also has residential properties available for purchase.
- **Saadiyat Island:** Saadiyat Island is known for its cultural and educational attractions: Louvre Museum, Zayed National Museum, Abrahamic Family House, Guggenheim, NYU University, and many others, Saadiyat offers various luxury residential options.
- **Al Raha Beach:** This beachfront community has a range of residential properties, from apartments to villas, deeply loved by the expat community in Abu Dhabi.
- **Al Reef:** Al Reef was a master-planned community with a variety of housing options, including villas and apartments.
- **Al Maryah Island:** Maryah Island in Abu Dhabi, UAE, hosts the ADGM financial-free zone. It's a prime investment zone with commercial and residential properties. Its strategic waterfront location near the city center is highly appealing to investors.
- **Reem, Al Samha, and other emerging areas:** Abu Dhabi was expanding, and new developments were constantly emerging, providing additional property investment opportunities.



PROPERTY-RELATED VISAS IN ABU DHABI



- **Property Investment Visa and Golden Visa:** The UAE introduced long-term visas, Golden Visa aiming to attract and retain professionals with exceptional talent, investors, and executives. The Golden Visa offers long-term residency (up to 10 years) to people with a salary of over AED 30,000/month, an investment of AED 2 mln or above, or own off-plan property valued at AED 2 mln with a minimum initial payment of AED 1 mln already made.
- **Retirement Visa:** Abu Dhabi, like the UAE, is considered a retirement visa, but it often involves specific financial criteria, including property ownership.
- **Employment Visas:** Owning property in Abu Dhabi did not typically grant employment visas. Employment visas were usually sponsored by employers.
- **Family Visas:** Property ownership may facilitate the process of obtaining family visas, allowing your family members to reside with you in Abu Dhabi.

MONEY BORROWING OPTIONS



- **Your Income:** Banks typically consider your income when determining how much they are willing to lend. A common guideline is that your monthly mortgage payment should not exceed 25-30% of your monthly income.
- **Loan-to-Value Ratio (LTV):** The LTV ratio is the percentage of the property's value that the bank is willing to finance. In the UAE, LTV ratios may vary, but they often range from 70% to 80% of the property's value. You would need to provide the remaining amount as a down payment.
- **Interest Rates:** The interest rate on your mortgage will affect the amount you can borrow. Lower interest rates can make a larger loan more affordable.
- **Loan Term:** The term of the mortgage (e.g., 10, 15, 20 years) also influences the amount you can borrow. Longer terms may allow for larger loans, but you'll pay more interest over time.
- **Your Creditworthiness:** Your credit history and credit score can impact your eligibility for a mortgage and the interest rate offered by the bank.
- **Property Type:** Different banks may have different criteria for financing various types of properties (e.g., residential, commercial), which can affect the loan amount.
- **Bank Policies:** Different banks may have varying policies and eligibility criteria for mortgage loans.



ABOUT MUSATAHA & USUFRUCT

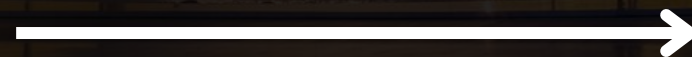


MUSATAHA



Is a real estate concept that grants someone the right to build and develop on a piece of land that they do not own. It involves a contract between the landowner (lessor) and the person or entity seeking to develop the land (lessee). The lessee can construct buildings or structures on the land and may have certain rights to the land during the agreed-upon period, which can extend for several decades. Musataha agreements often specify the duration, terms, and conditions under which the lessee can use the land for development.

USUFRUCT



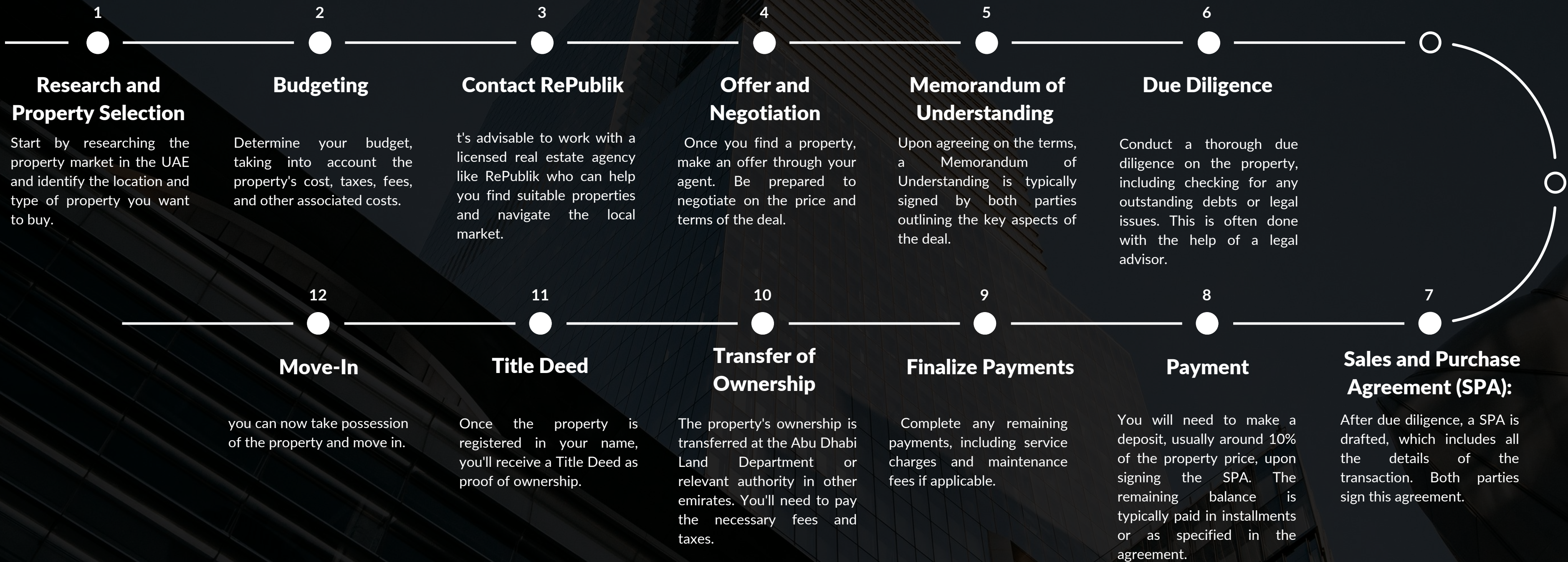
Usufruct, similar to Musataha, is a property right that allows an individual or entity (the usufructuary) to use and enjoy a property or its income without owning the property itself. Usufruct rights can apply to various types of property, including land, buildings, or income-generating assets.

The usufructuary typically has the right to use, lease, and benefit from the property for a specified period, often without ownership.

BUYING PROCESS IN U.A.E.



The buying process for properties in the UAE typically involves several steps



It's essential to consult with legal and financial advisors throughout the process to ensure a smooth and secure property purchase in the UAE. Note that specific procedures and fees may vary between emirates within the UAE, so it's important to understand the local regulations and requirements in your chosen location.

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