



Complete Guide to Buying a Ready Property in Dubai

By Artha Realty

*Real estate isn't about square feet. It's about life goals.
Together, we build legacies.*





Introduction

Buying a ready (completed) property in Dubai allows immediate ownership and use — no construction wait, lower risk, and potential for immediate rental income or personal occupancy. Whether you are a UAE resident, a GCC national, or an international investor, this guide takes you through every step — from due diligence to handover, legalities to cost structure, and everything in between.

Section 1: What is a “Ready Property”?

A “ready property” is a residential unit (apartment, villa, townhouse) that is fully built and handed over, has a completion certificate, and is eligible for occupation or rental. Compare this to off-plan projects where payment is made during construction and delivery happens later.

Choosing a ready property: benefits include immediate rental income, known finishes, no construction risk; considerations include possible premium pricing, fewer payment plan flexibilities.

Section 2: Who Can Buy – Ownership Regimes in Dubai

Freehold vs Leasehold

- **Freehold:** Foreigners, UAE residents, GCC nationals can buy full ownership in designated freehold zones.
- **Leasehold:** Up to 99-year leasehold in some areas; less common for end-users/investors in Dubai proper.

Eligibility by Buyer Type

- **UAE Residents:** Valid Emirates ID, residence visa, passport, proof of address, bank statements/income for financing.
 - **GCC Nationals:** Passport, GCC national ID, bank statements/income for financing.
 - **International Buyers:** Passport, home-country address, proof of funds, possibly Power of Attorney if using representative.
 - **Corporate Entities (UAE or offshore):** Trade licence, MOA/AOA, board resolution, UBO declaration, authorised signatories.
- Ensure you partner with a RERA-licensed broker and verify the seller's/agency's credentials.

Section 3: Documents Required (for each buyer type)

For UAE Residents

- Passport copy
- Emirates ID
- Residence visa copy
- Proof of address (Ejari, DEWA bill)
- KYC Documents
- Bank statements (if applying for mortgage)
- Documents required by the bank



For GCC Nationals

- Passport copy
- GCC national ID
- KYC Documents
- Bank statements or other income proof (for financing)

For International Buyers

- Passport copy
- Proof of address in home country
- Bank statements / proof of funds (if applying for mortgage)
- KYC Documents
- Power of Attorney (if a representative will handle the transaction) — must be notarised + UAE Embassy + MOFA attested + Arabic translation if required

For Corporate Buyers

- Trade licence
- MOA/AOA
- Board resolution or power authorising purchase
- UBO documentation (if applicable)
- Passport/ID of authorised signatory

Additional Documents

- Title deed (to verify seller's ownership)
 - Service-charge clearance letter from Owners Association / developer
 - Developer No Objection Certificate (NOC) for transfer
 - If property is mortgaged: bank release letter or transfer approval
 - Property inspection report (condition, appliances, finish)
 - If intending to rent: proof of owner's registration with Owners Association, community access rights
- Make sure all documents are in order **before** signing any MoU.

Section 4: Due Diligence & Verification Checklist

- Verify the seller's ownership via the Dubai Land Department (DLD) records — ensure title deed is in seller's name.
- Check for any outstanding service-charge arrears with the Owners Association or community management.
- Confirm there is no existing mortgage or bank lien (or that release/transfer is approved).
- Obtain the developer's NOC for transfer of ownership (ensures no dues owed).
- Inspect the unit physically (or via trusted representative) for condition: appliances, HVAC, plumbing, waterproofing, windows/doors, finishing.
- Check building/community details: age, service-charge level (AED/sq ft), major maintenance plans forthcoming, policy on short-lets/holiday rentals, pet policy etc.

- Confirm occupancy status: vacant on transfer vs tenanted. If tenanted, check existing lease terms and whether you inherit them.
- Review MoU (Memorandum of Understanding) / Form F: ensures price, currency, cheque payees, deposit amount, inclusions (appliances/parking/storage), vacant on transfer clause (if needed), utility meter readings, service-charge apportionment, handover date, late-completion/breach penalties, mortgage clause if applicable.

Section 5: Buying Process – Step by Step

- 1. Property selection & offer:** Work with a RERA-licensed agent; shortlist properties based on your investment or lifestyle goals.
- 2. MoU signing & deposit:** Sign Form F (RERA standard), typically pay 10 % deposit (held in escrow by agent).
- 3. NOC & clearance:** Apply for developer NOC and service-charge clearance; if property is mortgaged—arrange bank release/approval.
- 4. Mortgage (if applicable):**
 - o Secure pre-approval from bank.
 - o Bank arranges valuation & issues final offer.
- 5. Transfer booking at DLD Trustee office:** Appoint trustee; schedule transfer.
- 6. Final payments and transfer:** Buyer pays: DLD transfer fee (4 % of price) + trustee/admin counter fees + any remaining balance to seller; Seller (or buyer depending negotiation) pays agent commission + VAT.
- 7. Title deed issuance:** After transfer, DLD issues title deed in buyer's name.
- 8. Handover:** Buyer receives keys, access cards, parking/storage rights; registers utilities (DEWA/chiller), Owners Association, obtains Ejari if renting.
- 9. Post-purchase management:** Register service charge, ensure insurance, update will/estate planning, start rental or personal use.

Section 6: Costs & Fees Breakdown

Fee Type	Typical Amount / Calculation	Notes
DLD Transfer Fee	4% of purchase price.	Usually paid by buyer; may be negotiated.
DLD Admin / Title Deed Issuance	AED 40(title deed) up to AED 580	Fixed costs for documentation
Mortgage Registration Fee	0.25% of mortgage loan + administrative fee (≈ AED 290)	Only if buyer uses mortgage
Trustee / Registration Agency Fee	AED 2,100 (<500k sale price) or AED 4,200 (>500k sale price)	Paid to trustee office
Valuation Fee	AED 2,500-3,500 typical	Bank requirement for mortgage
Bank Processing / Arrangement Fee	0.5-1% of loan + VAT	Subject to bank terms
Agency Commission	2% of purchase price (plus 5% VAT) typical	Often buyer pays, but can be negotiated
Developer NOC / Clearance Fee	AED 500-5,000 (varies by developer)	Ensures no dues remain
Service Charges (annual)	AED 15-25 per sq.ft approx for many mid-residential towers. AED 3-5 per sq.ft. per annum for villas and townhouses	Buyer inherits these ongoing costs
Hidden/Other Costs	Meter/deposit (DEWA/chiller), furniture/appliances replacement, minor repairs.	Usually paid by buyer; may be negotiated.

Section 7: Title Deed Transfer & Handover

- Both buyer and seller (or authorised PoAs) attend trustee transaction.
- Payment of all fees (DLD, trustee, bank if seller had mortgage) must be cleared.
- DLD issues new Title Deed in buyer's name — legally confirms ownership.
- Handover: keys, parking/storage rights, access cards, meter readings, DEWA/chiller registration.
- Register with Owners Association/OA and community management for service charges, maintenance, annual fees.
- If you plan to rent: register Ejari (mandatory for residential leasing).
- Update your estate-planning documents (will, registration of ownership share) — for peace of mind.

Section 8: Post-Purchase Essentials

- Set up utilities: DEWA/chiller; refunds of deposit from previous owner if relevant.
- Ensure service-charge payments are regular; review annual budget and reserve fund of building/community.
- Homeowner insurance: While the building may have a master policy via OA, you should have contents/landlord insurance if renting.
- If renting out: Understand tenant rights/leases, rental registration, tax implications (UAE has no income tax on rental income currently).
- Update contact details with Owners Association and developer.
- Estate planning: For non-Muslim investors, consider registering a will (e.g., via DIFC Wills Service Centre) so ownership is passed according to your wishes.
- Consider Golden Visa eligibility if you meet criteria (see Section 10).

Section 9: Incentive & Visa Linkage – The Golden Visa

For investors, property ownership may enable long-term residency via the UAE's Golden Visa programme.

- According to the DLD service page: owning one or more properties in Dubai with purchase value equal to or greater than AED 2,000,000 enables application for a 10-year renewable residence permit.
- Mortgaged properties may qualify if a bank letter confirms at least AED 2 million paid.
- Earlier criteria included down-payment minimums; these have been relaxed/removed.
- Important: This is not automatic; you must meet all procedural, housing and regulatory criteria. Recent corrections by UAE authorities emphasise this.
- If you're targeting residency via investment, ensure property value, ownership documentation, bank letters, visa eligibility are confirmed before purchase.

Section 10: Common Legal Risks & Mistakes to Avoid

- Paying in cash: Always use manager's cheque or bank transfer — record trail required.
- Verifying agent credentials: Check agent's RERA licence.
- Skipping inspection: Even ready units can have hidden defects (e.g., water ingress, finishing defects, chiller issues).
- Accepting verbal promises: Always get terms in writing via MoU/Agreement.
- Ignoring service-charge history: Arrears or impending major works (façade re-clad, podium waterproofing) can hit pocket.
- Assuming mortgage processes are trivial: Delays in valuation / bank approval can delay title transfer and incur additional costs.
- Misunderstanding tenancy: If buying tenanted, you inherit existing lease — know terms. If you need vacant possession, ensure MoU states "vacant on transfer" and confirm handover condition.
- Ignoring estate planning: Without will/registered ownership plan, cross-jurisdiction succession can become complex (especially for international buyers).
- Trusting unofficial visa promises: Ensure any Golden Visa path is fully verified via DLD/ICP, not third-party marketing hype.

Section 11: Timeline Overview (Approximate)

Stage	Typical Duration
Property shortlist & offer	1-5 days
MoU sign & deposit	Same day
Developer NOC & service charge clearance	3-10 days (varies)
Mortgage pre-approval + valuation	5-10 days
Transfer booking at DLD Trustee office	1-3 days (once documentation ready)
Trustee transfer & title deed issuance	~20-30 minutes on appointment day (ready property)
Handover & utilities setup	Same day or within 24-48 hours
Post-purchase admin (Ejari, insurance etc)	Ongoing

Section 12: Pre-Purchase & Purchase Checklists

Pre-Offer Checklist

- ☐ RERA-licensed agent confirmed
- ☐ Title deed verified in seller's name
- ☐ Service-charge history reviewed
- ☐ Outstanding mortgage/mortgage release status checked
- ☐ Unit inspection done
- ☐ Market comparable pricing (CMA) reviewed
- ☐ Mortgage pre-approval (if needed) obtained

Purchase Agreement / MoU Essentials

- ☐ Property price & currency
- ☐ Deposit amount & escrow detail
- ☐ "Vacant on transfer" clause (if desired)
- ☐ Parking/storage/amenities list
- ☐ Utility meter reading date & handover condition
- ☐ Service charge apportionment date
- ☐ Cheque payees matrix (seller, DLD, trustee, bank, agent)
- ☐ Special conditions (mortgage contingency, PoA, tenancy status)
- ☐ Handover date and possible penalty for delay

Transfer Day Checklist

- ☐ Seller/Buyer passports + Emirates ID (or PoAs)
- ☐ Manager's cheques as per matrix
- ☐ Developer NOC & service-charge clearance letter
- ☐ Bank release letter (if seller had mortgage)
- ☐ Trustee appointment paperwork
- ☐ Receive new title deed
- ☐ Obtain keys, cards, parking tag, storage access
- ☐ Register/deposit with Owners Association



Post-Transfer Checklist

- ☐ Register DEWA/chiller utilities; submit final bill from seller
- ☐ If leasing: register Ejari
- ☐ Activate homeowner/landlord insurance
- ☐ Update will/estate planning
- ☐ If eligible: apply Golden Visa (property investor)
- ☐ Review annual service-charge invoice & schedule payment

Section 13: Marketing Positioning & Buyer Mindset (for Artha Realty)

At Artha Realty, we are not just facilitating transactions — we are **partnering** in your legacy.

- For investors: focus not only on square feet but **yield, community longevity, asset liquidity, and exit-strategy.**
- For end-users: focus on **lifestyle fit, community amenities, future resale potential, and build quality.**
- Our value proposition: “We don’t just close deals. We open doors.” — From due diligence to handover, we provide transparent, complete support.
- Position the guide above as your expert resource for global buyers entering Dubai’s

Section 14: Final Summary & Call to Action

Buying a ready property in Dubai is a significant decision — one that requires clarity, preparation, and trusted guidance. At Artha Realty, we believe in building legacies, not just closing transactions. Our full-service approach means we are with you from **blueprint to brick**, from **offer to hand-over**.

If you’re ready to explore, please get in touch and let us craft a tailored acquisition plan — with all the documentation, checklists, and transparency you deserve.



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800 27842 (ARTHA) | www.artharealty.com



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