

FOR BALKAN INVESTORS

Balkans to Dubai Regional Investor's Guide

Balkans Tax Comparison · Three Emirates · Mortgage Framework · Currency Strategy

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10 KEY TAKEAWAYS

1. Zero tax across all three emirates: No income, capital gains, or property tax.
2. Golden Visa: ANY purchase qualifies for 10-year residency for entire family.
3. Currency stability: AED pegged to USD protects against RSD/ALL/MKD volatility.
4. Yield advantage: 5-9% gross in UAE vs 3-5% in regional markets.
5. No political risk: UAE governance provides certainty vs regional volatility.
6. RAK highest yield: 7-9% at AED 500-900/sqft — best risk-adjusted entry.
7. Abu Dhabi stability: 4.99% mortgage rate, Aldar AED 25B pipeline.
8. Full freehold: Title deed with government land department, 100% foreign ownership.
9. Direct flights: Emirates, FlyDubai, Air Serbia connect major Balkan cities.
10. D33 Agenda: AED 32T GDP target creates 15+ years of structural demand.

DISCLAIMER: This report is for informational purposes only and does not constitute financial advice. Balkan investors should consult qualified tax advisors regarding foreign property reporting obligations in their home jurisdiction.