

FOR CANADIAN INVESTORS

# Toronto to Dubai The Canadian Investor's Guide

Canada 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. No foreign buyer ban: Canadians purchase freely with zero restrictions.
3. Golden Visa: ANY purchase qualifies for 10-year residency for entire family.
4. Yield advantage: 5-9% gross in UAE vs 3-5% in Toronto.
5. No speculation tax: No vacant home penalties in any emirate.
6. Mortgages from 4.99%: Positive leverage carry available.
7. RAK highest yield: 7-9% at AED 500-900/sqft with Wynn catalyst.
8. Full freehold: Title deed registered with government land department.
9. Currency stability: AED pegged to USD protects against CAD volatility.
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 or tax advice. Canadian investors should consult qualified tax advisors regarding foreign property reporting obligations.**