

INVESTOR INTELLIGENCE

# Cash Buyer's Guide UAE Real Estate 2026

Three Emirates · Tax Comparison · Mortgage Guide · Investment Framework

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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 in Dubai, Abu Dhabi, or RAK qualifies for 10-year residency.
3. Dubai: AED 252B Q1 2026, deepest liquidity, Al Maktoum Airport catalyst.
4. Abu Dhabi: AED 71B in 2025, most stable, Aldar AED 25B pipeline.
5. Ras Al Khaimah: 7-9% yields, lowest entry AED 500-900/sqft, Wynn Al Marjan 2027.
6. Mortgages available from 4.99% across all three emirates, no residency required.
7. Etihad Rail Q2 2026: Dubai-Abu Dhabi in 57 minutes.
8. Full foreign ownership: Freehold title deed registered with government land department.
9. D33 Agenda: AED 32T GDP target by 2033 — structural demand for 15+ years.
10. Two decades of strategy design and implementation within financial institutions and freelance private portfolio management — the same discipline applied to every allocation.

**DISCLAIMER: This report is for informational purposes only and does not constitute financial or tax advice. Investors should consult qualified tax advisors before making investment decisions. Tax regulations are subject to change.**