

# PATH TO PREMIUM RESIDENCY ACROSS THE GCC



Premium residency programmes are gaining momentum across the GCC, attracting investors, entrepreneurs, and skilled professionals through long-term visa options. Real estate-linked residency is emerging as a key pathway, driving demand for higher-value property transactions. As regional competition intensifies, visa criteria and benefits are evolving, opening new opportunities for residential property purchasers looking to establish long-term ties to the region.



## Golden visa types across the GCC tied to real estate ownership



### BAHRAIN

**MINIMUM REAL ESTATE INVESTMENT:** US\$ 530,000  
**ELIGIBLE PROPERTY TYPES:** Residential, commercial, industrial  
**VISA DURATION:** 10 years (renewable)  
**KEY CONDITIONS:**

- Property (or multiple properties) must be fully owned by the applicant
- Property must be located in designated freehold areas (Amwaj Islands, Seef, Durrat Al Bahrain, Juffair, and Bahrain Bay)

**KEY BENEFITS:**

- Family sponsorship (spouse, children, dependents)
- Access to government healthcare and education
- Right to live, work and own property in Bahrain
- Multiple entry to the Kingdom of Bahrain without restrictions



### OMAN

**MINIMUM REAL ESTATE INVESTMENT:** US\$ 650,000 for 5 years; US\$ 1.3 million for 10 years  
**ELIGIBLE PROPERTY TYPES:** Residential, commercial, industrial  
**VISA DURATION:** 5 or 10 years (renewable)  
**KEY CONDITIONS:**

- Property must be fully owned by the applicant
- Ownership restricted in strategic and border areas (e.g., Musandam, Buraimi, Dhahirah, Wusta, and others)

**KEY BENEFITS:**

- Family sponsorship (spouse, children, dependents)
- Access to government healthcare and education
- Visa-free access to GCC countries
- Freedom to reside outside Oman without visa cancellation



### QATAR

**MINIMUM REAL ESTATE INVESTMENT:** US\$ 200,000 for 5 years; US\$ 1 million for permanent residency  
**ELIGIBLE PROPERTY TYPES:** Residential, commercial  
**VISA DURATION:** 5 years or permanent  
**KEY CONDITIONS:**

- Freehold and usufruct
- Property must be located in designated freehold areas (The Pearl-Qatar, West Bay Lagoon (Legtaifiya), Lusail City Al Khor Resort, Al Dafna, Al Qassar, Onaiza, Al Khraij, Jabal Thuaileb)

**KEY BENEFITS:**

- No local sponsor required
- Family sponsorship (spouse, children, dependents)
- Access to government healthcare and education
- Visa-free access to GCC countries



### SAUDI ARABIA

**MINIMUM REAL ESTATE INVESTMENT:** US\$ 1.06 million  
**ELIGIBLE PROPERTY TYPES:** Residential, mortgage-free, not off-plan  
**VISA DURATION:** Linked to property ownership duration  
**KEY CONDITIONS:**

- Ownership must be in the applicant's name
- Mortgage-free
- Appraised by Taqeeem certified company
- Must be located in areas open to foreign ownership (not commercial or undeveloped land)
- Properties in Makkah and Madinah can be held via 99-year lease

**KEY BENEFITS:**

- Family sponsorship (spouse, children, dependents)
- Exemption of fees imposed on expatriates and their dependants
- Hosting and inviting relatives
- Ability to conduct business
- Full property ownership
- Travel to / from Saudi without a visa



### UNITED ARAB EMIRATES

**MINIMUM REAL ESTATE INVESTMENT:** US\$ 545,000  
**ELIGIBLE PROPERTY TYPES:** Completed, off-plan, or mortgaged properties  
**VISA DURATION:** 10 years (renewable)  
**KEY CONDITIONS:**

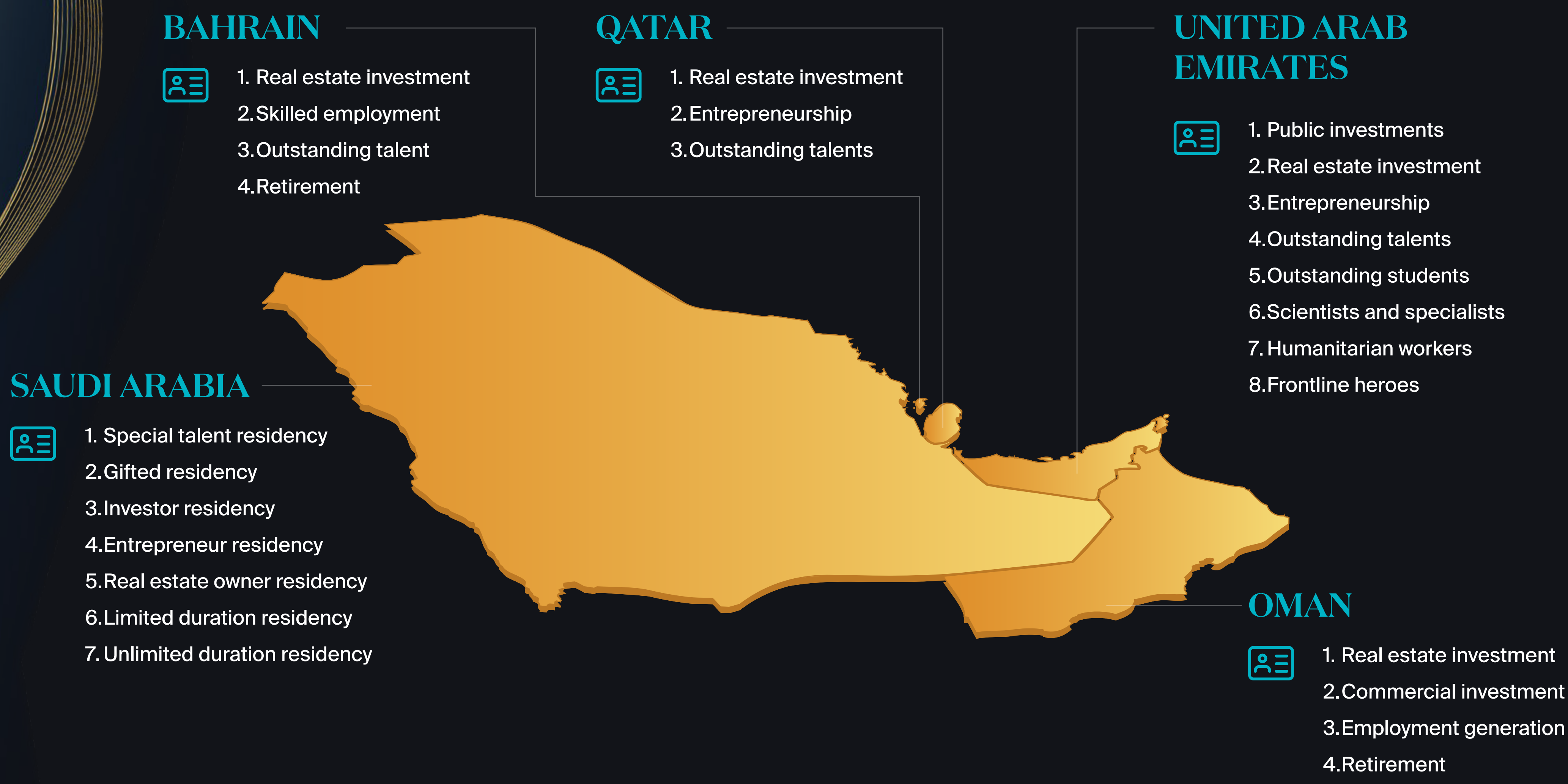
- The property must not be subject to any loans except those issued by a UAE-based bank
- Applicable across various emirates
- Co-ownership allowed if individual share meets the threshold

**KEY BENEFITS:**

- No local sponsor required
- Full ownership of business and property
- Family sponsorship (spouse, children, dependents)
- Access to government healthcare and education
- Freedom to reside outside the UAE without visa cancellation
- Expanded international visa-free or visa-on-arrival travel



Golden visa types offered across the GCC



Source: Knight Frank, various

Comparison: Minimum property investment and visa terms across the GCC

	 BAHRAIN	 OMAN	 QATAR	 SAUDI ARABIA	 UNITED ARAB EMIRATES
 Minimum real estate investment	US\$ 530,000	<ul style="list-style-type: none"><li>• US\$ 650,000</li><li>• US\$ 1.3 million</li></ul>	<ul style="list-style-type: none"><li>• US\$ 200,000</li><li>• US\$ 1 million</li></ul>	US\$ 1.06 million	US\$ 545,000
 Visa duration	10 years (renewable)	<ul style="list-style-type: none"><li>• 5 years</li><li>• 10 years</li></ul>	<ul style="list-style-type: none"><li>• 5 years</li><li>• Permanent</li></ul>	Linked to property ownership duration	10 years (renewable)

Source: Knight Frank, various

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