

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

BAHRAIN



1. Real estate investment
2. Skilled employment
3. Outstanding talent
4. Retirement

QATAR



1. Real estate investment
2. Entrepreneurship
3. Outstanding talents

UNITED ARAB EMIRATES



1. Public investments
2. Real estate investment
3. Entrepreneurship
4. Outstanding talents
5. Outstanding students
6. Scientists and specialists
7. Humanitarian workers
8. Frontline heroes

SAUDI ARABIA



1. Special talent residency
2. Gifted residency
3. Investor residency
4. Entrepreneur residency
5. Real estate owner residency
6. Limited duration residency
7. Unlimited duration residency

OMAN



1. Real estate investment
2. Commercial investment
3. Employment generation
4. Retirement

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"> • US\$ 650,000 • US\$ 1.3 million 	<ul style="list-style-type: none"> • US\$ 200,000 • US\$ 1 million 	US\$ 1.06 million	US\$ 545,000
Visa duration	10 years (renewable)	<ul style="list-style-type: none"> • 5 years • 10 years 	<ul style="list-style-type: none"> • 5 years • Permanent 	Linked to property ownership duration	10 years (renewable)

Source: Knight Frank, various

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