

GRAND VISION REAL ESTATE

Your Guide to Renting a Property in Dubai

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Property Rental | Dubai Real Estate | Leasing Guide

grandvisionuae.com
+971 56 858 1000 | info@grandvisionuae.com

INTRODUCTION

The search for your new home has begun! Renting a property in Dubai can be an exciting yet intricate process. Here's a straightforward guide to help you navigate through it and understand what to expect at each stage.

01 What You'll Need to Rent a Property in Dubai

Before diving into property listings, ensure you have your essential documents and budget prepared.

Personal Documents: For long-term rentals (usually annual contracts), you'll need your passport, residency visa, and Emirates ID. If you're a non-resident or prefer a short-term lease, you can opt for a holiday home or short-term rental, which doesn't require a residency visa.

Budget: Plan your finances carefully. You'll need to provide a security deposit—usually 5% of the annual rent for unfurnished properties or 10% for furnished ones. The deposit is refundable at the end of your tenancy, subject to property condition. If working with an agency, budget for an agency fee, typically 5% of the rental value or a flat rate depending on the agency.

02 When, Where, and What to Rent

Begin your property search about 1–2 months before your planned move-in date, as Dubai's rental market moves quickly. Start by deciding on the type of property and community that fits your needs.

Choosing an Area: Dubai has over 200 residential communities, each with its unique charm. Consider factors like proximity to work, schools, or leisure activities. Consulting a Property Consultant specializing in your chosen areas can help you explore the best options and determine if the community aligns with your lifestyle.

Property Type: Depending on your budget and requirements, choose between apartments, villas, townhouses, or penthouses, each offering various amenities. Once you've found the right property, negotiate terms with the landlord. Discussions typically include rental price, payment terms (number of cheques), start date, and deposit amount. You can also address specific conditions like pet policies, furnishing needs, or decor preferences.

03 Regulations and Additional Costs

Once terms are finalized, the tenancy contract is signed to formalize the agreement between tenant and landlord. Dubai's rental market is regulated by the Real Estate Regulatory Agency (RERA), ensuring tenant rights are protected under laws like Law No. 26, which requires landlords to provide 12 months' notice for eviction.

Be mindful of additional costs, including the agency fee (typically 5% of annual rent) and the security deposit, which is refundable upon tenancy completion. Understanding these upfront will help you plan your budget effectively and avoid surprises.

> *Finding your ideal rental property in Dubai is a rewarding journey with the right preparation and guidance. Ready to make your move? Contact our Property Consultants today to get started!*

Speak to a Dubai property advisor

Free, no-obligation guidance tailored to your goals.

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Grand Vision Real Estate LLC, Office 1403-1404, The Tower Plaza Hotel, Sheikh Zayed Road, Dubai. This guide is general information only and is not legal, tax or financial advice. Market figures and rules change; please confirm details with an advisor before you decide.