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How to Start a **REAL ESTATE COMPANY IN DUBAI**





Dubai stands as a worldwide prime destination for investments. The real estate sector has seen tremendous growth and keeps on growing. Not to forget numerous well-known personalities like Shahrukh Khan, David Beckham, Ambani family and others who hold stunning properties in the city. The real estate market in Dubai is huge and there are unlimited opportunities, making it a perfect place to start a **real estate business in Dubai**.

By doing so, you can not only unlock a wealth of profits but also gain access to unmatched benefits of Dubai's stunning infrastructure, alluring tax policies, and robust government support. You can manage properties in the world's most prime investment hub, and we present to you the ultimate guide that will walk you through every essential detail from registering your real estate business setup in Dubai to obtaining necessary licenses and beyond.

REAL ESTATE SECTOR IN DUBAI

Dubai's real estate sector has been showing constant and sustainable growth over the years. The sector aligns perfectly with the Emirate's long-term vision for urban development, economic diversification, and global competitiveness. The confidence of both domestic and international investors in Dubai's property segment reflects the city's infrastructural excellence.

The market is growing across the residential, commercial, and industrial sectors. Additionally, demand for villas, apartments, land, office spaces, retail outlets, hospitality properties, factories, and other facilities remains strong. This creates the perfect opportunity for real estate businesses and agents. In the first quarter of 2025, total sales reached AED 142.7 billion, reflecting the sector's upward trajectory.

The sector is promising, profitable, and characterized by never-ending demand. Moreover, the strong regulatory framework and close monitoring by RERA ensure that the sector remains secure and adheres to the best international quality standards.

Factors responsible for real estate sector growth in Dubai:

- Strong government vision and policies
- Economic diversification
- Foreign investment incentives
- World-class infrastructure
- Tourism and hospitality growth
- High rental yields
- Population growth and expat influx



TYPES OF REAL ESTATE BUSINESS IN DUBAI

Dubai is also one of the wealthiest and most desirable cities in the Middle East, boasting impressive residential, commercial, and industrial properties. Moreover, with its strategic location, excellent infrastructure, and a thriving economy supporting thousands of businesses, Dubai is a prime location for real estate ventures. You can get a RERA real estate license for many activities, including:

- Mortgage consultancy
- Real estate consultancy
- Real estate development
- Real estate sales and purchase brokerage
- Real estate leasing brokerage
- Real estate registration trustee
- Real estate services trustee
- Real estate promotion trustee
- Organizing public real estate auctions
- Organizing real estate exhibitions
- Administrative supervision services for owners' associations
- Administrative supervision services for properties
- Real estate valuation services
- Property inspection services
- Land surveying services
- Private property leasing and management services
- Third-party property leasing and management services
- Buying and selling land and properties
- Real estate service center
- Real estate representative office
- Mortgage brokerage



IMPORTANT LICENSES FOR REAL ESTATE BUSINESS IN DUBAI

Likewise any other nation, the UAE has its own regulations that you must adhere to in order to start a business legally there. For a **real estate business in Dubai**, you need certain permits and authorizations that will allow you to commence your operations legally in the city. Here are the permits that you need to obtain for your real estate business:

1

Trade license

To operate your real estate business legally in Dubai, you need to acquire a trade license from the Department of Economy and Tourism (DET) or the respective freezone authority.

2

Real estate activity license

You will also need a real estate business license issued by the Dubai Land Department (DLD), which is mandatory for operating a property business in Dubai. Depending on your intended activities, you can obtain various types of licenses. The most sought-after license is the real estate brokerage license, which legally permits you to engage in real estate transactions in the UAE.

3

RERA certification

You or your employees acting as real estate agents must complete a mandatory training course offered by the Dubai Real Estate Institute (DREI). After completing the required training, passing a certification exam is necessary. Only then can you qualify for a real estate license. The certification is provided by Dubai's Real Estate Regulatory Agency (RERA).

3

Ejari registration

The Ejari system regulates rental agreements in Dubai, ensuring all rental contracts are standardized and legally binding. If your firm plans to manage rental properties, registering with Ejari is necessary for both landlords and property managers to comply with local regulations and maintain legal validity of rental agreements.

HOW TO START REAL ESTATE BUSINESS IN DUBAI STEP-BY-STEP PROCESS

The entire process has been broken down into steps to simplify your understanding. Here is how to open a **real estate business in Dubai** successfully:

Step 1 - Prepare a business plan

A well-devised plan is crucial for any business, including real estate. In your plan, clearly define your goals, targets, strategies, market, operations, profit projections, etc. It is essential to analyse the market thoroughly to understand trends, demand, and, most importantly, your competition. Your plan will act as your roadmap so it should cover all your marketing, financial and sales strategies along with your business objectives.



Step 2 - Decide business location

Next, decide where you want to conduct business: on the mainland or in a free zone. Each has its own attractions and advantages. Choose based on what aligns best with your business requirements and preferences.

Step 3 - Choose legal structure

Then, you will need to decide on a legal structure for your real estate business. Your choice of business structure in UAE determines how you will operate. You can choose to set up your business as a sole proprietorship, a partnership, or a limited liability company (LLC).

Step 4 - Register your trading name

You must finalize and register your trade name. When choosing a name, ensure it is attractive and follows naming guidelines and rules. Violations can result in penalties and other issues.

Step 5 - Prepare documentation

Next, you must prepare all the necessary paperwork. Depending on your chosen business structure, you will also need to prepare a Memorandum of Association (MoA). This document outlines your company's structure and rules and must be notarized in court to be official.

Step 6 - Get initial approval

The most important thing is securing a No Objection Certificate (NOC) from the Department of Economy and Tourism (DET) or the selected freezone authority. This certificate is a green signal that allows you to proceed further with the process.

Step 7 - Secure an office space

Next, you must search and select a suitable office space for your business to rent. Consider factors such as available amenities, rental charges, and most importantly, location when making your decision. Make sure to secure a tenancy contract for the chosen space and register it on Ejari.

Step 8 - Apply for the trade license

After completing the above steps, you must register your company and secure a UAE trade license from DET/freezone. This license is essential to start your business legally in the city.

Step 9 - Obtain the real estate license

To start a **real estate business in Dubai**, you will also need to secure a proper real estate license issued by RERA under the Dubai Land Department (DLD). This license allows you to legally conduct real estate dealings in the city. Your application will be reviewed by authorities, and once everything is found in place and you meet all the requirements, you will receive your licenses. The employees acting as an agent must also undergo specific courses and training, followed by passing an exam.



Step 10 - Get final approval from DLD

You must obtain a final approval from DLD before you can start operating.

Step 11 - Open business bank account

You will need a dedicated business bank account to track all your business finances and transactions.

Step 12 - Apply for visas

Register for immigration and secure residency for yourself. If you intend to hire staff from overseas, you will need to sponsor their visas, which may require registering with additional authorities like the Department of Naturalization and Residency (DNRD) for visas and the Ministry of Labor (MOL) for employment.

What are the Documents Needed to **START A REAL ESTATE BUSINESS IN DUBAI**

Generally, you will need the following documents to start a **real estate business in Dubai**:

- Residency visa, passport, or Emirates ID copies
- Passport-sized photos
- Certificate of initial approval
- Certificate of passing the RERA test
- Certificate of good conduct
- NOC from sponsor or employer (if needed)
- MOA
- Educational certificates
- Completion certificate for training course

Depending on your case, additional documents may be requested. Please contact our experts at Dubiz business setup to determine your exact requirements.



COST OF SETTING UP A REAL ESTATE BUSINESS IN DUBAI

The cost of setting up a real estate business in Dubai starts from AED 21,000*:

- Trade license cost: From AED 14,000*
- Real estate activity permit: From AED 5.050*

The other expenses for starting a real estate business in Dubai include:

- Legal fees
- Registration fees
- Office rent
- Staff expenses
- Marketing and advertising charges
- Operational expenses

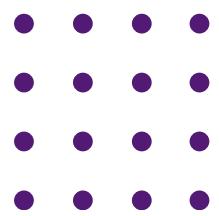
Please note that the costs will vary with your business nature and scope, office location, workforce size, and other variables. You can consult our Dubai business setup experts at Dubiz, who can provide you with accurate cost estimates.



WHY DUBAI FOR REAL ESTATE BUSINESS

The benefits of starting a **real estate business in Dubai** are numerous. Following is some of the advantages that you can enjoy:

- Prosperous economy: Dubai's economy is booming, making it one of the wealthiest cities in the Middle East. This prosperity is evident in the real estate market as well.
- High earning potential: The real estate sector of Dubai offers high rental yields and strong capital appreciation.
- Global clients: Dubai's strategic location serves as a global gateway between the East and the West, providing access to a large pool of global clients.
- Unmatched real estate market: The demand for real estate in Dubai continues to grow steadily.
- Attractive foreign investments: UAE is a top global destination for foreign investments. In 2024, the UAE attracted USD 45.6 billion in foreign direct investment (FDI) inflows, securing its position in world's top 10 investment destination.
- Diverse properties: From luxury to more budget-friendly options, Dubai offers a wide range of properties to deal in.
- Tax incentives: Favourable tax rates in Dubai make it profitable to start a business.
- World class infrastructure: Dubai boasts state-of-the-art and reliable infrastructure, ideal for businesses.
- Government support: Business-friendly policies and investor-friendly initiatives support the real estate sector.
- Booming tourism: Dubai is a renowned tourist destination, attracting millions of visitors annually, creating high demand for both short-term and long-term rentals.



START YOUR REAL ESTATE BUSINESS WITH DUBIZ

Dubai is an excellent location for real estate ventures. In addition, starting a real estate business here offers lucrative opportunities in residential, commercial, and industrial sectors. With its strategic location, top-notch infrastructure, and a thriving economy supporting numerous businesses, launching a **real estate business in Dubai** brings numerous benefits.

However, navigating the process and understanding the legal landscape can be challenging. That is where Dubiz steps in. Our experts specialize in company formation in Dubai, UAE, and have assisted countless entrepreneurs in setting up successful ventures in this dynamic city.

- End to end support from licensing to post setup compliance
- Transparent process with clear communication throughout
- Customize your setup package at price that suit your pocket
- Benefit from our strong ties with local authorities
- Get assistance from team of 50+ multilingual experts



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