在迪拜生活

中国公民实用指南

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入境与居留

中国护照持有人无需提前申请签证。根据双边互免签证协议，中国公民可在阿联酋所有入境口岸享受免签入境，每180天内最长可停留90天。无需提前申请，亦无需缴纳任何费用。

如考虑长期居留，阿联酋黄金签证提供十年可续签居留许可。投资房产路径的申请条件为：经迪拜土地局认证的房产总价值不低于200万迪拉姆（约376万元人民币 / 46.8万欧元），无论按揭余额多少均可申请。自2026年2月起，此前对最低首付金额的要求已取消，经阿联酋批准银行提供按揭贷款的房产同样符合申请条件。

迪拜在指定区域实行不限国籍的自由持有产权制度，外国公民（包括中国公民）可完全拥有房产产权，不受任何限制。阿联酋不征收个人所得税、资本利得税及遗产税。

教育

迪拜是英国以外英式课程学校最为集中的城市之一，拥有逾100所受知识与人力发展局（KHDA）监管的英式课程学校。根据最新一轮督察结果，迪拜共有14所英式课程学校获得KHDA最高评级"卓越"。

国际化家庭最常考虑的学校包括：迪拜学院（Dubai College）、GEMS惠灵顿国际学校（GEMS Wellington International School）、朱美拉英语学校（JESS）、雷普顿学校迪拜校区（Repton School Dubai）及国王学校阿尔巴沙校区（Kings' School Al Barsha）。高中阶段年学费约为57,000至120,000迪拉姆（约107,000至226,000元人民币 / 13,350至28,100欧元）。最受欢迎的学校入学名额供不应求，建议在抵达迪拜之前或到达后立即提交申请。

迪拜顶尖学校的A-Level成绩与英国独立日校相当，毕业生通常可顺利进入英国、美国及欧洲各地的顶尖大学深造。

迪拜亦拥有越来越多以普通话为主要教学语言的学校，专为日益壮大的华人社区提供服务。这些学校涵盖遵循中国国家课程的学校，以及英普双语课程项目。这使迪拜成为中国大陆和香港以外，少数能够为中国家庭提供全普通话教育的城市之一。

所有货币换算均为估算值，以撰写时的现行汇率为准。2026年6月。

Living in Dubai

A practical overview for Chinese nationals

Dragos Mihalte, Private Real Estate Investment Advisor, Savills Middle East

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Entry and Residency

Chinese passport holders do not require a visa prior to travel. Chinese citizens benefit from visa-free access of up to 90 days within any 180-day period at all UAE entry points, under the mutual visa exemption agreement. No advance application or fees are required.

For those considering a longer-term presence, the UAE Golden Visa offers a ten-year renewable residency permit. The qualifying criterion for the property investor route is a total property value of at least AED 2,000,000 (approximately CNY 3,760,000 / EUR 468,000) as certified by the Dubai Land Department, regardless of mortgage balance. Since February 2026, the previous requirement for a minimum upfront payment has been removed, and mortgage-financed properties from approved UAE banks are accepted.

Dubai operates a freehold property market in designated zones, which means foreign nationals, including Chinese citizens, may purchase property in full ownership with no restrictions. The UAE has no income tax, no capital gains tax, and no inheritance tax.

Education

Dubai has one of the highest concentrations of British curriculum schools outside the United Kingdom, with over 100 such schools regulated by the Knowledge and Human Development Authority (KHDA). As of the most recent inspection cycle, 14 British curriculum schools in Dubai hold the KHDA Outstanding rating.

The schools most frequently considered by internationally minded families are Dubai College, GEMS Wellington International School, JESS (Jumeirah English Speaking School), Repton School Dubai, and Kings' School Al Barsha. Annual fees at senior school level range from approximately AED 57,000 to AED 120,000 (approximately CNY 107,000 to CNY 226,000 / EUR 13,350 to EUR 28,100) per year. Admissions at the most sought-after schools carry waiting lists, and I would recommend applying before or immediately upon arrival.

A-Level results at the leading Dubai schools are comparable to UK independent day schools, and graduates regularly proceed to top universities in the United Kingdom, the United States, and across Europe.

Dubai also has a growing number of schools offering Mandarin as a primary language of instruction, catering to the city's expanding Chinese resident community. These include schools following the Chinese national curriculum as well as bilingual programmes combining English and Mandarin. This makes Dubai one of the few cities outside mainland China and Hong Kong where Chinese families can maintain full Mandarin-language education for their children.

All currency conversions are approximate, based on exchange rates at the time of writing. June 2026.

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