KINGSMAN ASSOCIATE

THE UAE PROPERTY OWNER'S WILL PREPARATION GUIDE

Make your wishes clear for the property and people that matter most.

A practical 10-minute guide to fewer gaps, clearer decisions and a more useful Will consultation.



Prepared by Kingsman Wills. Last reviewed 31 August 2026.

A specialist service of Kingsman Associates

WHY THIS IS WORTH TEN MINUTES

A little preparation now can spare the people you love uncertainty later.

Your UAE property may be one of the biggest things you own. A Will helps you say who should benefit, who should take care of the practical work and how your property should fit with the rest of your plans.

A little preparation now can mean fewer unanswered questions for the people you love later. This guide helps you spot the important gaps before your consultation, so you can spend the conversation making decisions rather than trying to remember details.

In about ten minutes, you can create a simple picture of your property, family and other assets, identify the questions that need specialist guidance and understand the costs that need confirming.

Less uncertainty

Give the people you love a clearer record of what you want.

Fewer gaps

See property, family, other assets and existing Wills together.

A useful first call

Spend the consultation on decisions, not forgotten details.



YOUR FIRST CALL

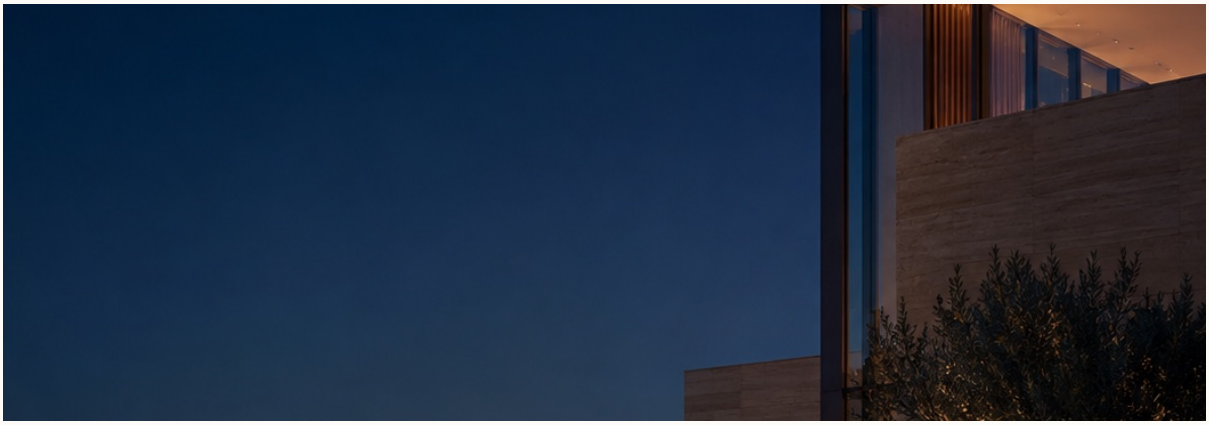
For the first conversation, a summary is enough. Keep passports, title deeds and other sensitive documents with you until your specialist confirms a secure way to provide them.

MAKE ONE SIMPLE MAP

See the whole picture before you discuss the legal route.

You do not need a perfect inventory. Three short lists are enough to reveal the decisions that matter.

Your property	Your wider assets	Your people
Location and status. Legal owner and share. Mortgage. Personal or company ownership. Any sale, refinance or ownership change.	UAE accounts and investments. Business interests. Valuable items. Overseas assets. Liabilities. Existing Wills or nominations.	Beneficiaries and alternatives. Executor and backup. Dependants. Short-term and long-term carers for children, where relevant.



What you gain: a clear view of everything the Will should address, so your assets, family requirements and wishes can be considered together.

3 Close the gaps people often miss

If you already have a Will from another country, bring it to the review. Do not assume it automatically covers every UAE asset. A new UAE Will should also be checked against existing documents so they do not accidentally overlap or leave a gap.

Ask your specialist to test these common assumptions:

- Joint ownership means no further planning is needed.
- A home-country Will automatically deals with everything in the UAE.
- Listing the property is enough even if the Will misses other assets or family wishes.
- A Power of Attorney deals with what happens after death.
- A Will never needs updating after a purchase, sale, marriage, divorce, birth or relocation.
- Professional fees and court registration charges are the same thing.

Why it helps: the most expensive or stressful problem can be the one nobody realised they needed to discuss.



THE QUESTION WORTH ASKING

What am I assuming will happen that I have never actually checked?

4 Choose the route after you know what the Will needs to do

Kingsman works with four UAE court routes. The useful differences are the legal framework, where the Will can apply, how the process works and the court registration charge:

- **ADJD Civil Wills Office | AED 950 per Will.** A civil, non-religious route open to non-UAE citizens regardless of religion. It can be used for UAE assets, including assets in Dubai, so it is not limited to people or property in Abu Dhabi.
- **ADGM Courts Notary Public | AED 950 per Will.** ADGM Courts are based on the direct application of English common law. Their English-language, digital notarisation service for non-Muslim Wills is delivered in partnership with ADJD and can cover UAE assets, including assets in Dubai.
- **Dubai Courts | AED 2,300 per Will.** The local Dubai Courts route. The court process and documents use Arabic, so certified translation is normally relevant.
- **DIFC Courts Wills Service | AED 10,000 for a Single Full Will or AED 15,000 for Mirror Full Wills.** An English-language common-law court route for eligible non-Muslims. A Full Will can cover movable and immovable assets across the UAE.

Start with everything the Will needs to address: your UAE assets, the people you want to benefit, the person who should manage the estate and any wishes relating to children or dependants. Your specialist can then compare the four routes and explain which one fits the complete plan.

The prices above are the current court registration charges and are separate from Kingsman's professional fee. Court procedures, eligibility and fees can change, so your specialist will confirm the suitable route and complete current cost before you proceed.

5 See the complete cost before you decide

Kingsman's professional fees are:

a Single Will	Mirror Wills
AED 3,950	**AED 5,950**

Court registration is additional and differs between the four routes. Translation, certification or another third-party charge may also apply.

Ask for one clear total showing the proposed scope, Kingsman's fee, the current court charge and any other expected cost. You should understand what is included before you decide.

6 Get more value from your consultation

Bring a short outline of:

- Your full legal name, nationality, residence and marital status.
- Your spouse, children and any dependants.
- Your UAE properties and how each is owned.
- Other relevant UAE and overseas asset categories.
- Existing Wills or nominations.
- Your proposed executor and an alternative.
- Proposed carers for children, where relevant.
- The main question or concern you want resolved.

You do not need every document for the first conversation. A clear summary helps the specialist spend more time answering the questions that matter to you.

7 Know what happens next

1	Ask a question on WhatsApp or book a 30-minute consultation.
2	Talk through your property, family and wider plans.
3	Your specialist confirms the proposed scope, registration route, information needed and expected costs.
4	Your Will is prepared and sent to you for review.
5	After you approve it, the team supports the selected registration process.
6	Keep the final documents safe and review the Will after an important life or asset change.

You should finish each stage knowing the next action, who is handling it and what it will cost.

Leave with the answers that make the next step easy

- Which UAE assets should this Will cover?
- Does the Will include all relevant UAE assets and my family wishes?
- How should my existing Will be considered alongside my UAE property?
- Which registration route fits my circumstances, and why?
- What are the complete professional, court and other expected costs?
- What information or documents are still needed?
- When should I review the Will again?

Ready to make your wishes clear?

Have a quick question? Tap **Ask on WhatsApp**. Ready to talk through your circumstances? Tap **Book a 30-minute consultation** and choose a convenient time.

ASK ON WHATSAPP

BOOK A 30-MINUTE CONSULTATION

OFFICIAL SOURCES

Abu Dhabi Judicial Department Civil Family Court: https://www.adjd.gov.ae/EN/Pages/CivilFamilyCourt.aspx

ADGM Courts Notary Public and Wills: https://www.adgm.com/adgm-courts/notary-public/

Dubai Courts Personal Status Court: https://www.dc.gov.ae/PublicServices/CMSPage.aspx?PageName=PersonalStatusCourt&lang=en

DIFC Courts Wills FAQ: https://www.difccourts.ae/about/faq/wills-faq

DIFC Courts fees: https://www.difccourts.ae/about/fees

UAE personal status legislation: https://uaelegislation.gov.ae/en/legislations/2770/download

This guide contains general preparation information. Current requirements and fees are confirmed for your circumstances before you proceed.