

THE  
**OASIS**

BY EMAAR

Serene Waterfront Living  
Where Luxury & Nature Unite





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A mesmerizing tapestry of water elements,  
creating an enchanting ambience that  
captivates the senses.

# A New Oasis Perfectly Positioned

Located in the south-east of Dubai's vibrant core, The Oasis redefines luxury living. Once known for its serene landscapes and equestrian heritage, this area is now home to opulent developments that elevate Dubai's real estate landscape to new heights.



Minutes from Al  
Maktoum Int'l Airport

15 Minutes from  
Dubai Hills Mall

25 Minutes from  
Downtown Dubai

25 Minutes from  
Dubai Int'l Airport





## Made for Luxury

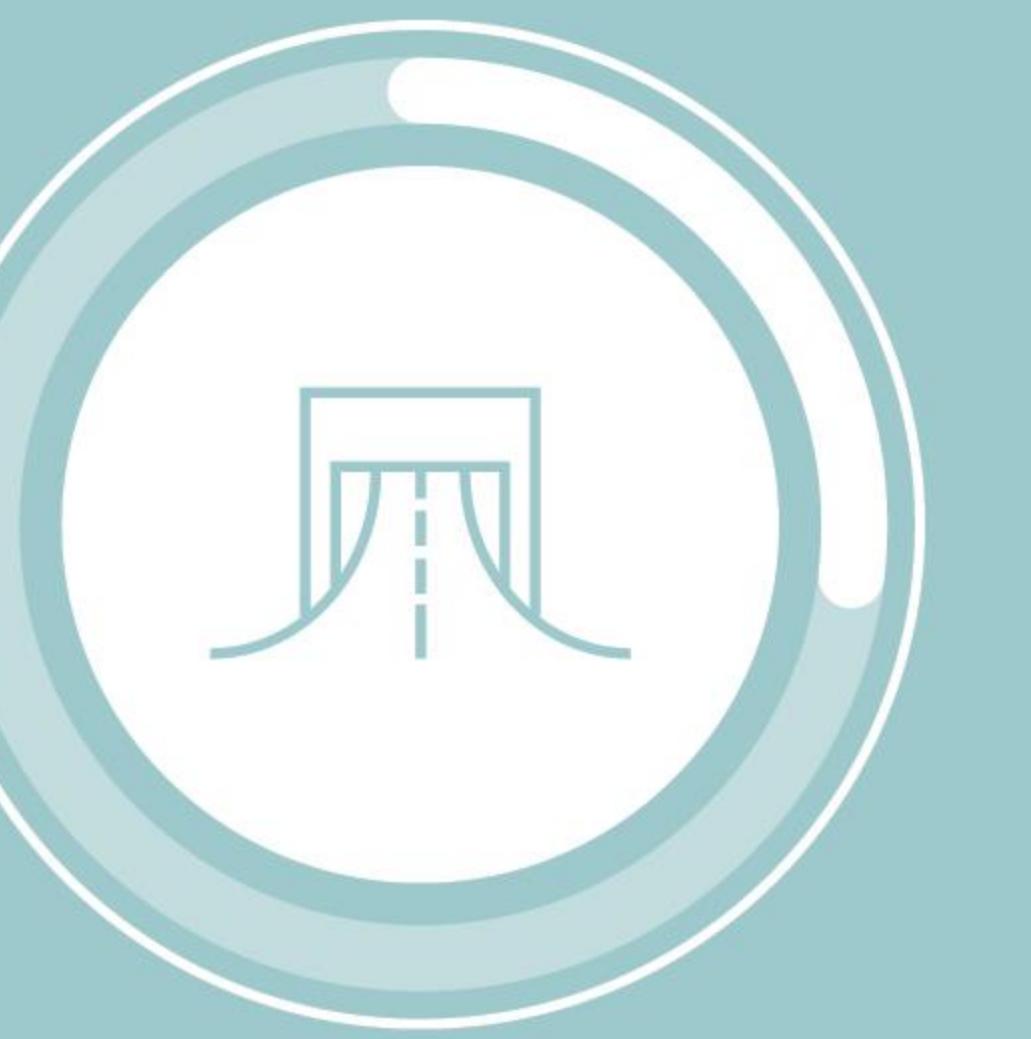
Sprawling across 8.5 million Sq.m,  
The Oasis redefines exclusivity with just  
3,100 signature luxury residences  
- an ultra-low-density masterpiece where space,  
serenity, and sophistication converge.

# Exclusively Crafted Masterplan

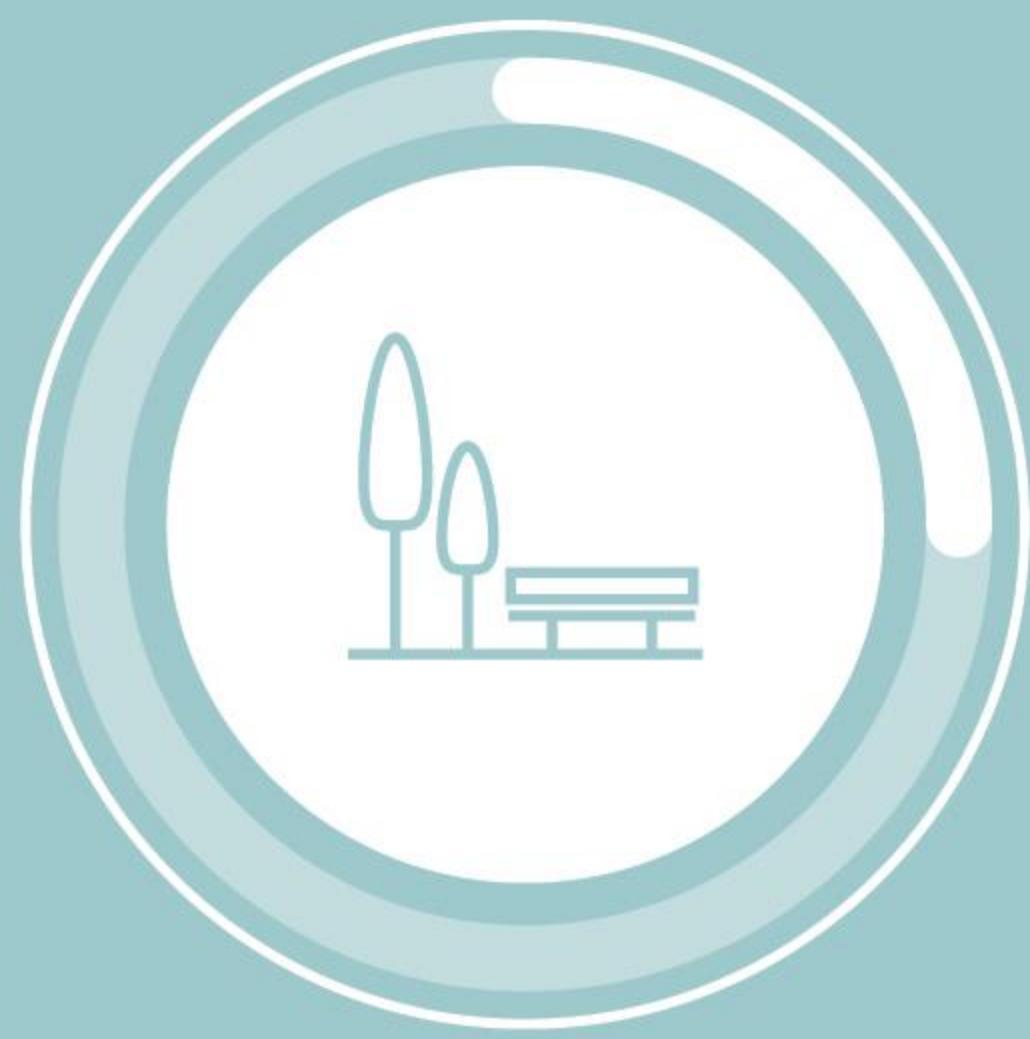
The Oasis—Where Boundless Luxury  
Meets Nature's Tranquility.



**45.2%**  
Residential



**26.8%**  
Infrastructure &  
Utilities



**25%**  
Parks & Open Spaces



**3%**  
Public Facilities  
(Includes Religious Facilities)



# Beyond the Ordinary

Taking The Oasis to  
New Heights of Luxury and Exclusivity



THE  
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Immerse in  
Pure Luxury

Masterpiece of luxury set against breathtaking  
waterfront serenity





## Unveiling the New Phase

A spectacular expansion spanning 2,295,069 Sq.m,  
featuring 103,422 Sq.m of shimmering waterways and  
233,000 Sq.m of lush parks—designed for an unparalleled  
lifestyle of serenity and luxury.

# Phase - 3A

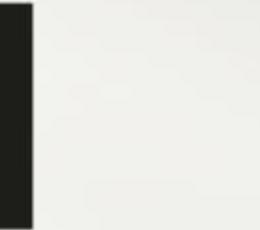
An ultra-luxurious  
lifestyle curated for select few



A woman with dark hair, wearing a dark sequined dress and large, round, light-colored sunglasses, stands in shallow, rippling water. She has her arms raised above her head. The background consists of large, greenish-blue leaves, possibly lotus leaves, creating a textured, organic backdrop.

A New Address  
in Luxury is about  
to be Revealed

The First  
Branded Residences  
at The Oasis



ADDRESS  
HOTELS + RESORTS



# Elite Amenities for the Truly Discerning



# Your Serene Escape



# Your Perfect Retreat



# Journey into an Exclusive Haven



# Exquisite Materials Curated for Perfection

MATERIAL MOOD BOARD



# Community Centre





Kitchens  
with Premium  
European Brands

# Formal Majilis



# Master Bedroom



# Rooftop Terrace





Where Architecture Meets Artistry

Floor Plans Crafted for  
the Extraordinary

# 4 Bedroom

WITH BASEMENT

Avg Plot Area - 9,174 Sq.Ft.

Avg BUA - 7,269 Sq.Ft.



# 5 Bedroom

Avg Plot Area - 9,700 Sq.Ft

Avg BUA - 7,922 Sq.Ft



# 5 Bedroom

WITH BASEMENT

Avg Plot Area - 12,000 Sq.Ft

Avg BUA - 10,311 Sq.Ft



# 6 Bedroom

WITH BASEMENT

Avg Plot Area - 16,000 Sq.Ft

Avg BUA - 12,777 Sq.Ft





Competition Prices  
Around The Oasis



Villa

**34,000,000 AED**

Miami Style Mansion | Fully Upgraded | Luxury



5 | 6 | 6,305 sqft

**AED 5400 psf**



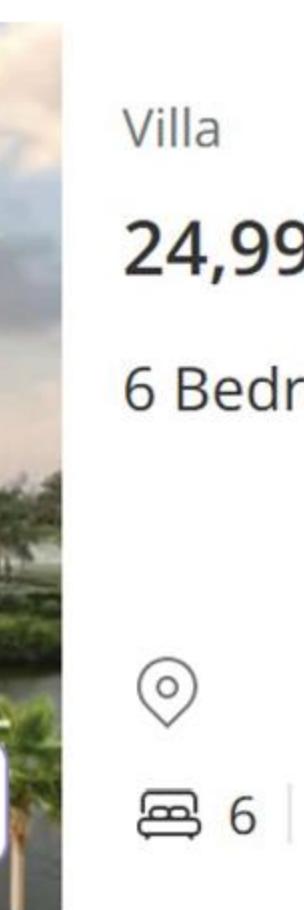
Villa

**27,500,000 AED**

5 Beds on Lake | 6200 Sqft | Upgraded

**AED 4435 psf**

5 | 6 | 6,200 sqft



Villa

**24,999,950 AED**

6 Bedrooms | Fully Upgraded | 7600 sqft BUA



6 | 7 | 7,600 sqft

**AED 3200 psf**

Villa

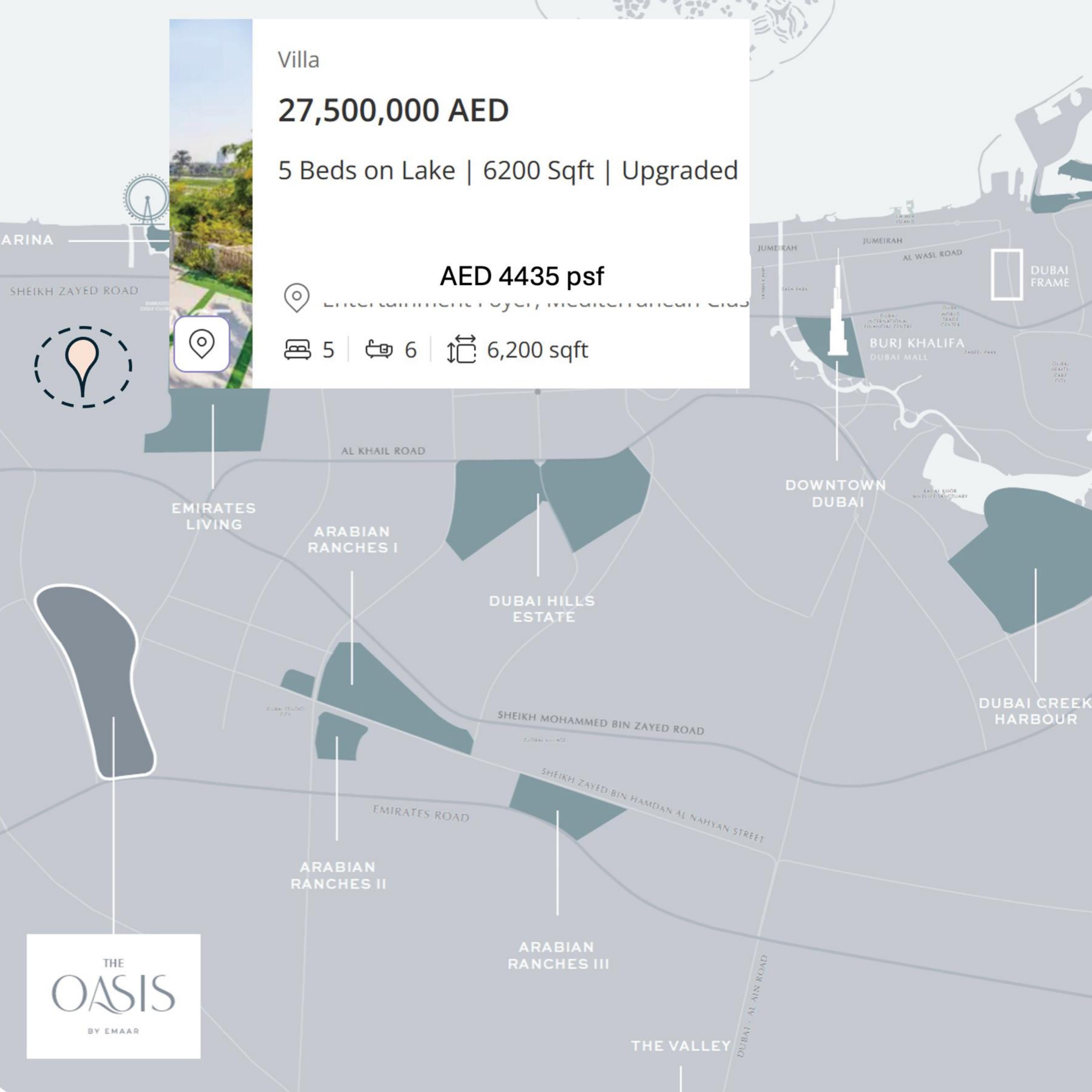
**25,000,000 AED**

Recording Studio | Vastu | Furnished



4 | 5 | 5,500 sqft

**AED 4545 psf**





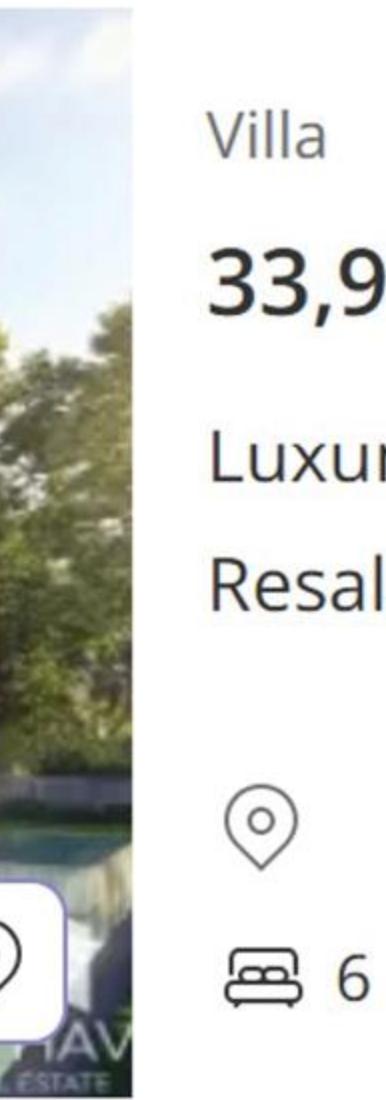


000,000 AED

## on Facing

 7 |  14,842 sqft

D 2700 psf  
n FAR of 1.1



**99,999 AED**

y Mansion | Ara Type | Park View |

e

 7+ |  12,720 sqft

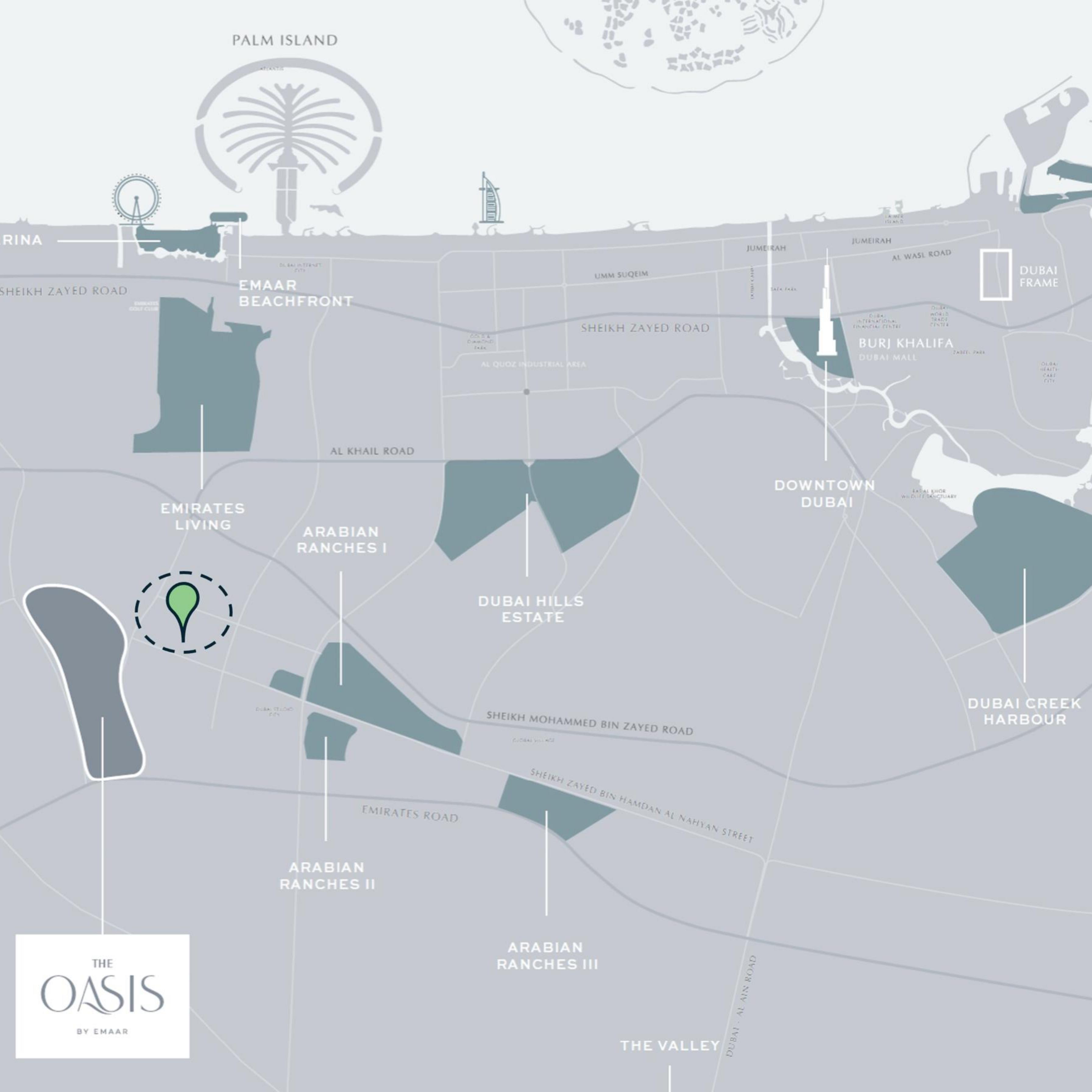


02,000 AED

ious Living | Bo Monde | Payment Plan

AED 2600 psf  
with FAR of 1.2

 7  12,887 sqft





A Landmark  
Opportunity

# A Landmark Opportunity

- FAR (Built up as a ratio of Plot size) of The Oasis : 0.82
- Plots ranging from 8,250 Sq. Ft to 18,000 Sq. Ft
- Largest Plots with lowest FAR offered in the market
- Exclusive 3,100 villas in entire Oasis

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Starting from

**AED 1,700 psf**

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The Oasis Presents  
an Exceptional Investment Opportunity,  
Offering Unparalleled Potential  
for Growth and Long-Term Value

## 4-Bedroom Luxury Villas With Basement

Avg Plot Area

**9,174 Sq.Ft**

Avg Built-up Area

**7,269 Sq.Ft**

Starting Price

**AED 13.16 Mn**

Maximum Price

**AED 15.08 Mn**

# Exquisite 5 Bedroom Villas

Avg Plot Area

**9,700 Sq.Ft**

Avg Built-up Area

**7,922 Sq.Ft**

Starting Price

**AED 14.10 Mn**

Maximum Price

**AED 16.92 Mn**

## 5 Bedroom Ultra Luxury Villas with Basement

Avg Plot Area

**12,000 Sq.Ft**

Avg Built-up Area

**10,311 Sq.Ft**

Starting Price

**AED 18.10 Mn**

Maximum Price

**AED 21.47 Mn**

# Sprawling 6 Bedroom Luxury Villas with Basement

Avg Plot Area

**16,000 Sq.Ft**

Avg Built-up Area

**12,777 Sq.Ft**

Starting Price

**AED 24.40 Mn**

Maximum Price

**AED 26.58 Mn**

## Payment Plan

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80%

During  
Construction



20%

On Construction  
Completion

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Completion Date : JUNE 2029

T&Cs Apply



Be Part of this Historic Development  
- an Unparalleled Opportunity that  
Will Never Come Again!

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Thank You