



THE  
OASIS

BY EMAAR

Serene Waterfront Living  
Where Luxury & Nature Unite



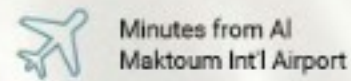


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A mesmerizing tapestry of water elements,  
creating an enchanting ambience that  
captivates the senses.

# A New Oasis Perfectly Positioned

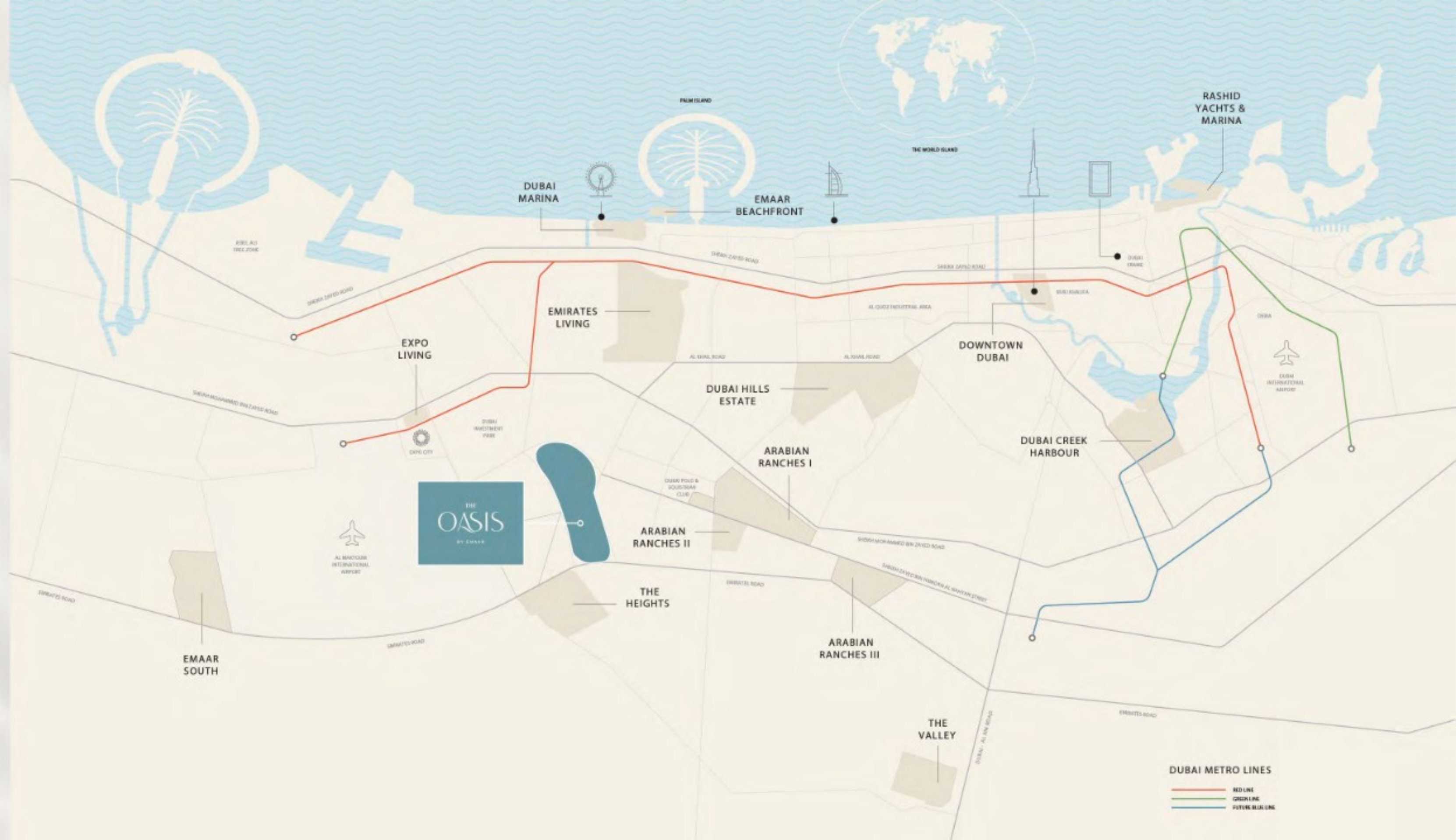
Located in the south-east of Dubai's vibrant core, The Oasis redefines luxury living. Once known for its serene landscapes and equestrian heritage, this area is now home to opulent developments that elevate Dubai's real estate landscape to new heights.



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





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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 black one-piece swimsuit and large, gold-rimmed aviator sunglasses, is floating on her back in a swimming pool. Her arms are raised above her head. The water is clear, and the pool's edge, made of light-colored stone tiles, is visible on the left. The background shows the rippling surface of the pool water under bright sunlight.

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



The background of the image is a swimming pool with clear blue water. In the foreground on the left, there is a metal railing with vertical posts and a horizontal bar. A white line graphic is positioned above the text, consisting of a long diagonal line pointing towards the text, and a smaller shape above it that resembles a stylized arrow or a corner bracket.

## 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



5 | 6 | 6,200 sqft

**AED 4435 psf**



Villa

**24,999,950 AED**

6 Bedrooms | Fully Upgraded | 7600 sqft BUA



6 | 7 | 7,600 sqft

**AED 3200 psf**



Villa

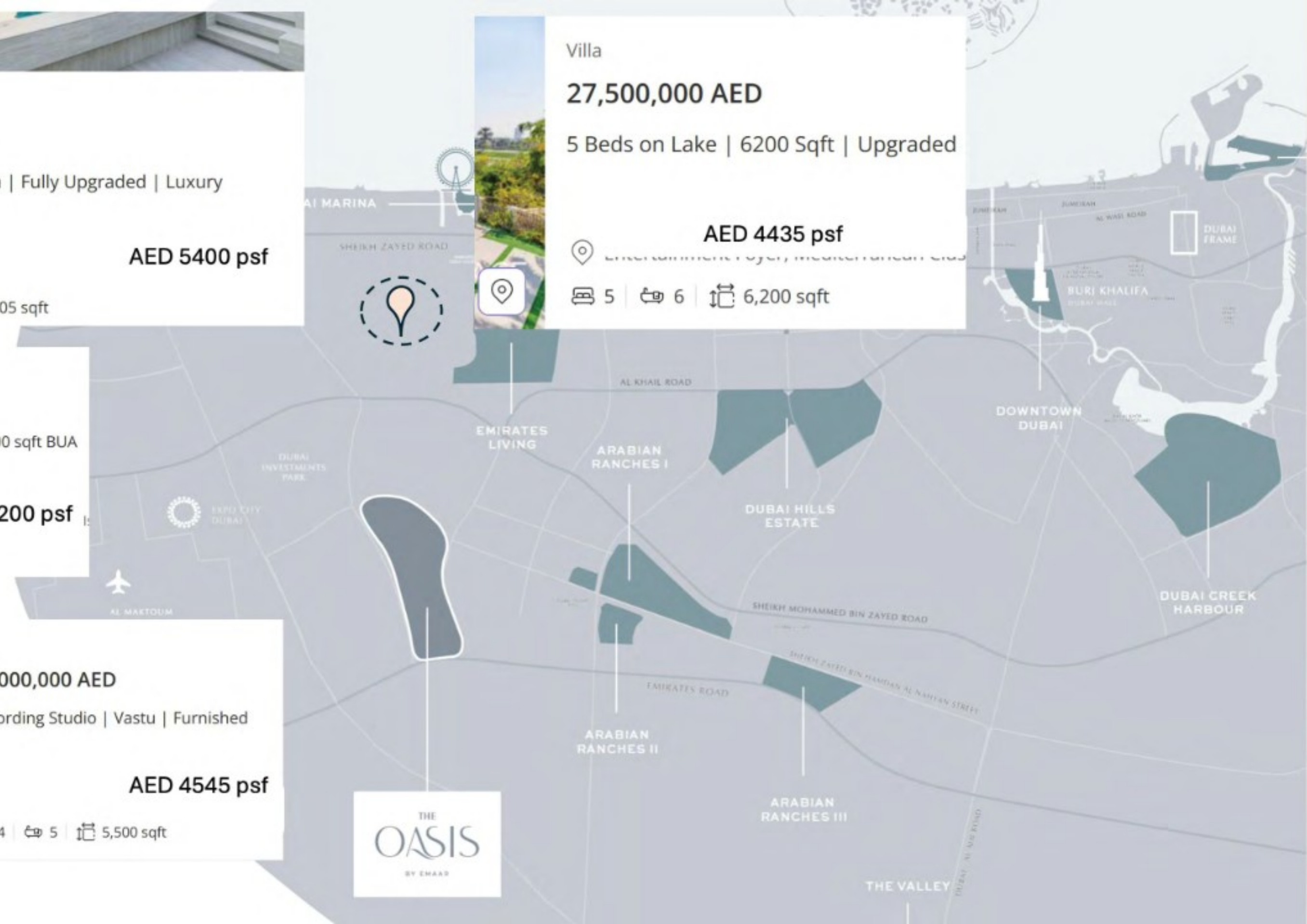
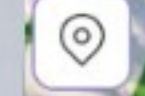
**25,000,000 AED**

Recording Studio | Vastu | Furnished



4 | 5 | 5,500 sqft

**AED 4545 psf**







Villa

40,000,000 AED

Lagoon Facing

Row

AED 2700 psf  
with FAR of 1.1



6 | 7 | 14,842 sqft



Villa

33,999,999 AED

Luxury Mansion | Ara Type | Park View |  
Resale

AED 2650 psf  
with FAR of 1.25



6 | 7+ | 12,720 sqft



Villa

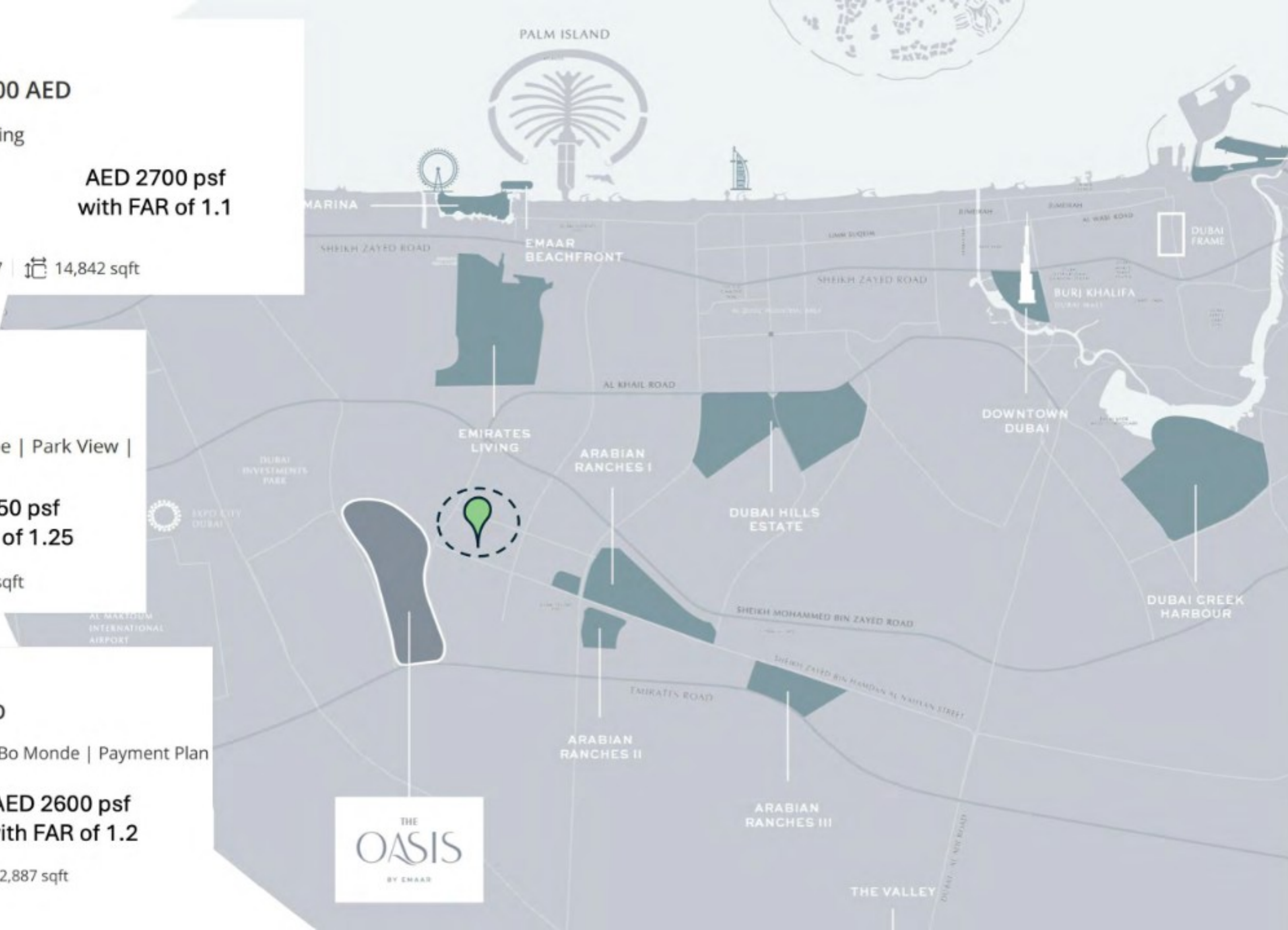
33,402,000 AED

Luxurious Living | Bo Monde | Payment Plan

AED 2600 psf  
with FAR of 1.2



6 | 7 | 12,887 sqft



The background is a photograph of a calm body of water, likely a lake or a wide river. In the center-left, there is a clear reflection of a red building with a dark roof, possibly a historic structure. The water's surface is slightly rippled, creating a textured effect in the reflection. The overall color palette is dominated by the muted greens and blues of the water, with the red of the building providing a focal point.

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

## Expression of Interest (EOI) Process



Process Start Date  
**28th Feb – 10th Mar**



EOI Amount  
**AED 1.5 Mn - 2.5 Mn**



Booking Date  
**Mid-March**

The background is a solid teal color. On the left side, there are several palm fronds in a darker shade of teal, extending from the bottom left towards the center. On the right side, there is a faint, circular, textured pattern, possibly representing a globe or a decorative element.

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



THE  
OASIS

BY EMAAR

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Thank You