

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



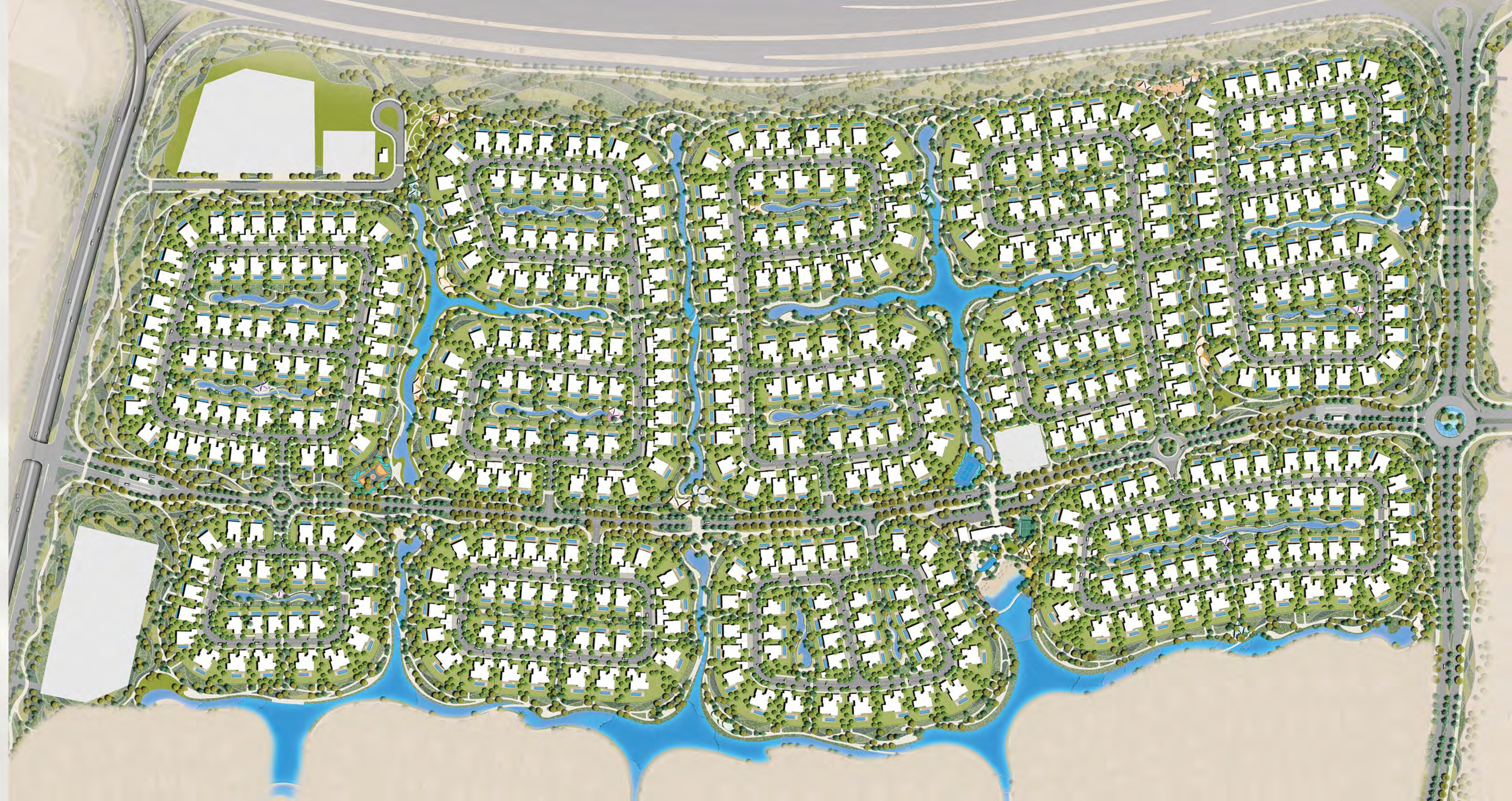


Unveiling the New Phase

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 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



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

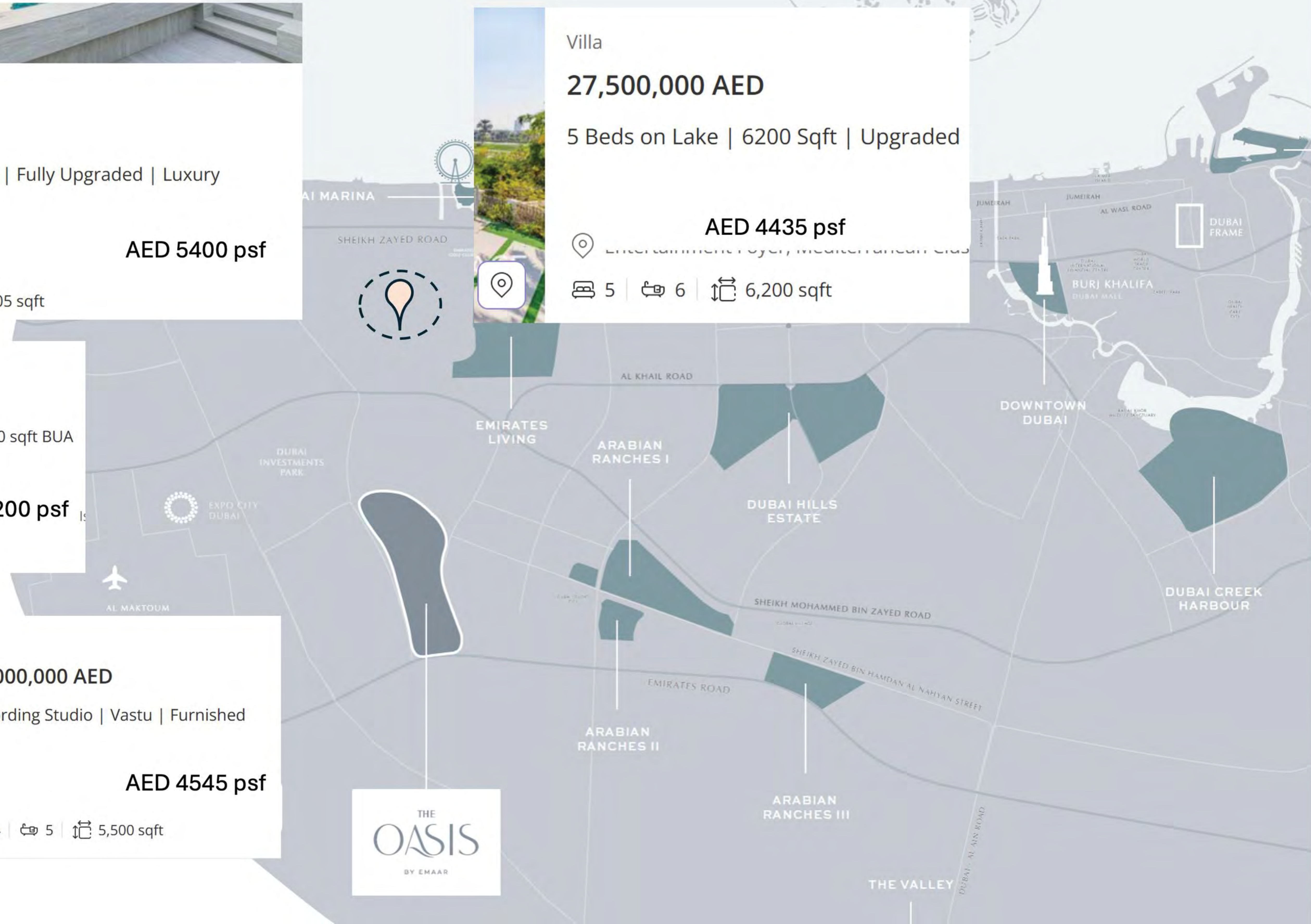
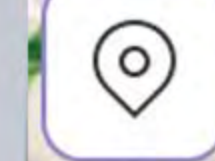
25,000,000 AED

Recording Studio | Vastu | Furnished



4 | 5 | 5,500 sqft

AED 4545 psf





Villa

37,000,000 AED

Ultimate Privacy | Fully Upgraded Smart Home | New

AED 4000 psf



 5 |  6 |  9,376 sqft



Villa

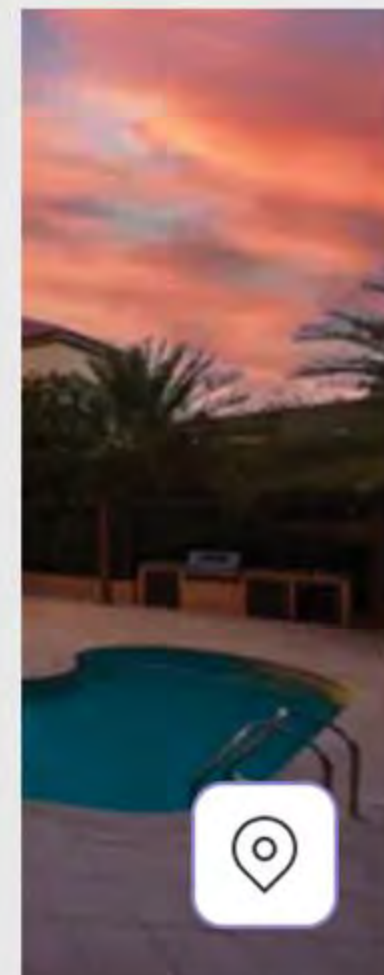
29,950,000 AED

5 Bedrooms | Brand New | Turn Key

AED 3600 psf



 5 | 7 | 8,200 sqft



Villa

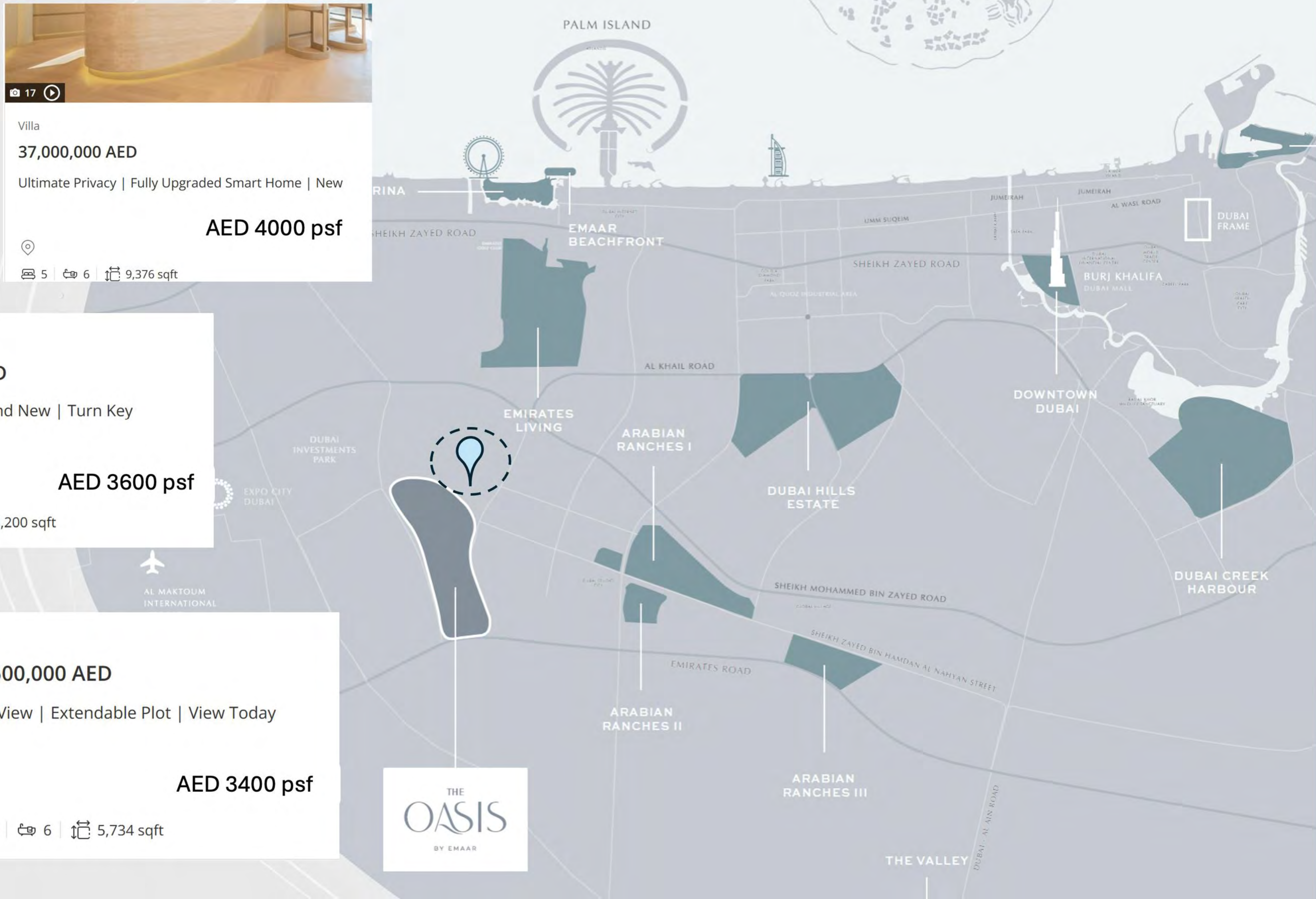
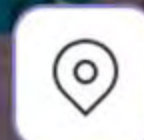
19,500,000 AED

Golf View | Extendable Plot | View Today

AED 3400 psf



 5 |  6 |  5,734 sqft





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

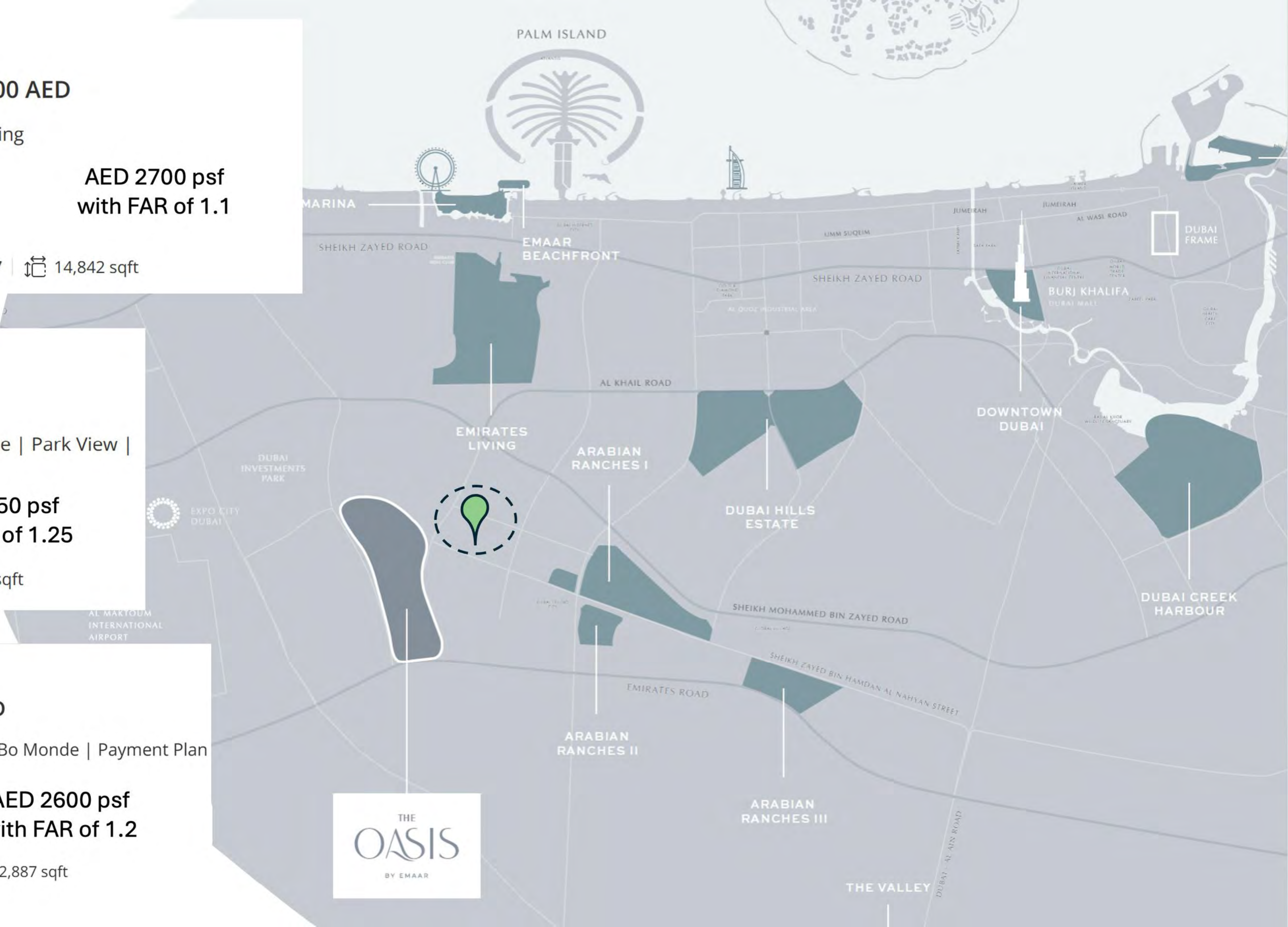
33,402,000 AED

Luxurious Living | Bo Monde | Payment Plan



AED 2600 psf
with FAR of 1.2

6 | 7 | 12,887 sqft



The background of the image is a photograph of a body of water, likely a lake or a wide river. The water is a deep, dark green color with subtle ripples. In the center of the image, there is a clear reflection of a red building, possibly a church or a historic structure, which is slightly out of focus. The reflection is mirrored vertically, creating a symmetrical effect. The overall mood is serene and contemplative.

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

Starting from **AED 1,700 psf**

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	Avg Built-up Area	Starting Price	Maximum Price
9,174 Sq.Ft	7,269 Sq.Ft	AED 13.16 Mn	AED 15.08 Mn

Exquisite
5 Bedroom Villas

Avg Plot Area	Avg Built-up Area	Starting Price	Maximum Price
9,700 Sq.Ft	7,922 Sq.Ft	AED 14.10 Mn	AED 16.92 Mn

5 Bedroom Ultra Luxury Villas
with Basement

Avg Plot Area	Avg Built-up Area	Starting Price	Maximum Price
12,000 Sq.Ft	10,311 Sq.Ft	AED 18.10 Mn	AED 21.47 Mn

Sprawling 6 Bedroom
Luxury Villas with Basement

Avg Plot Area	Avg Built-up Area	Starting Price	Maximum Price
16,000 Sq.Ft	12,777 Sq.Ft	AED 24.40 Mn	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 dark teal, stylized palm fronds. On the right side, there is a faint, light teal silhouette of a building with a central tower and several wings.

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

THE
OASIS

BY EMAAR

Thank You