

THE
OASIS

BY EMAAR



Serene Waterfront Living Where Luxury & Nature Unite



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.

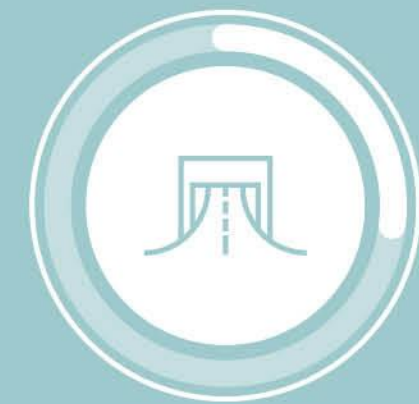
Exclusively Crafted Masterplan

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



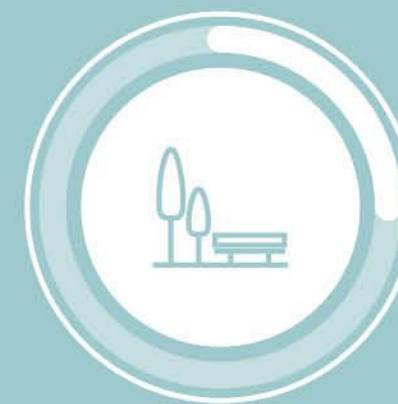
45.2%

Residential



26.8%

Infrastructure &
Utilities



25%

Parks & Open Spaces



3%

Public Facilities
(Includes Religious Facilities)



ADDRESS
VILLAS
TIERRA

2025 Landmark Achievement

The first-ever Address-branded villas
at Oasis launched and sold out in record time,
redefining luxury living.

Launching Now,
Driven by Popular Demand



Last Chance at Luxury

Introducing Palace-Branded Villas at Oasis
—where elegance meets exclusivity.
The final opportunity to own an icon.

PALACE

VILLAS
OSTRA

THE
OASIS

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Let's Embark on
the Palace Journey



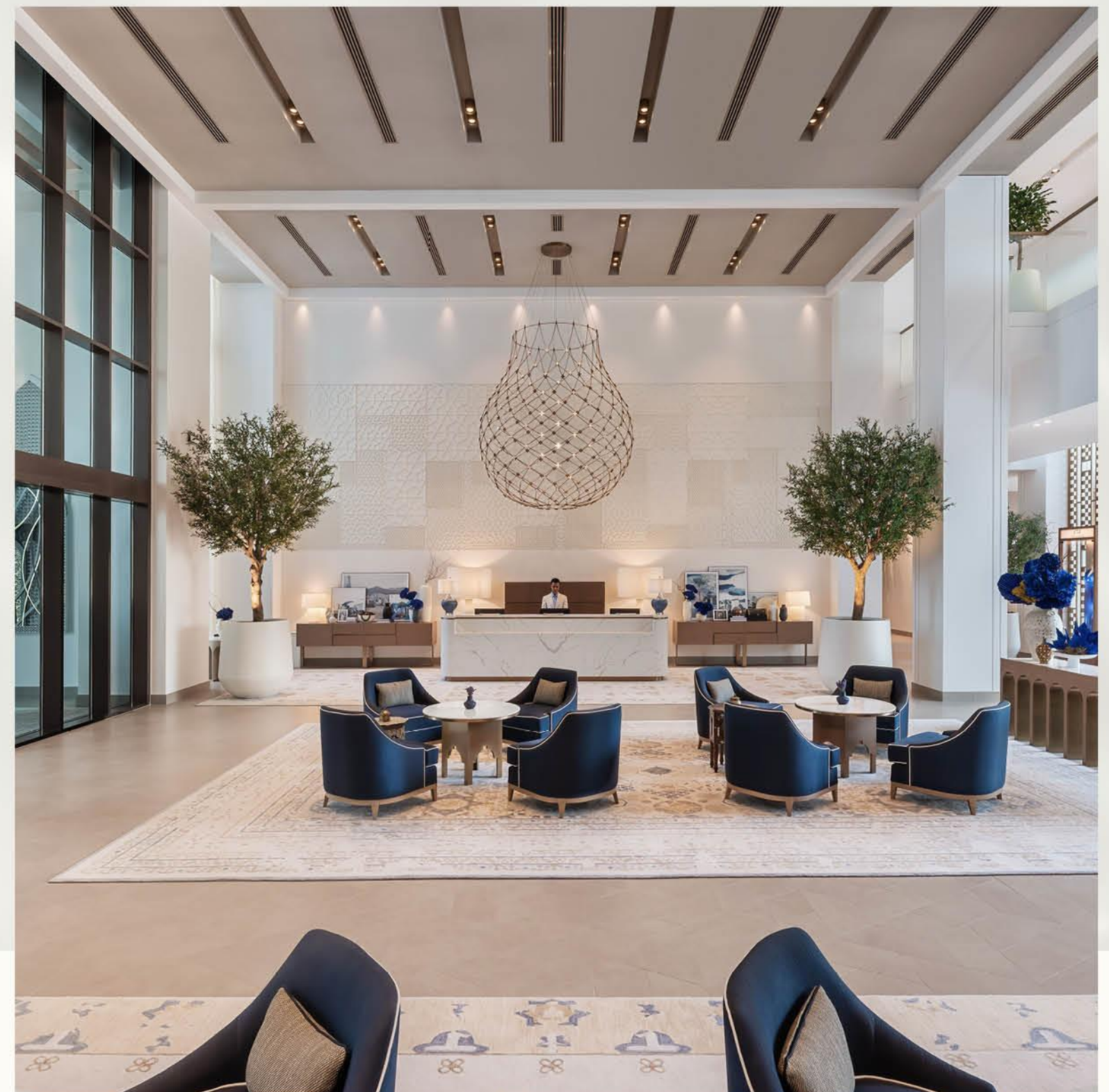
Where Luxury, Royalty & Heritage All Come Together To Create A Premium Experience



2007 - PALACE DOWNTOWN



2017 – PALACE BEACH RESORT FUJAIRAH



MAY 2024 - PALACE DUBAI CREEK HARBOUR



A Glimpse into Luxury

The stunning new Palace Hotel
at Dubai Creek Harbour.



When Modern Lifestyle
Meets Royal Heritage

PALACE

VILLAS
OSTRA

PALACE

VILLAS
OSTRA

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AMENITIES

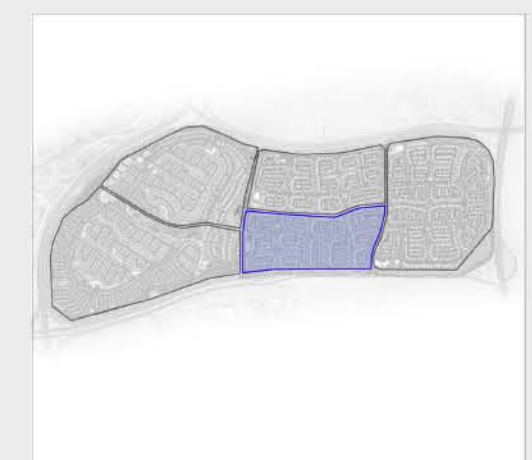
- | | |
|---------------------------|---------------------|
| A. ENTRANCE & GUARD HOUSE | J. FITNESS STATIONS |
| B. COMMUNITY CENTER | K. PLAYGROUNDS |
| C. SWIMMABLE LAGOON | L. SPORTS COURTS |
| D. URBAN CANAL | M. PUBLIC POOL |
| F. RETAIL | N. CIVIL DEFENSE |
| G. JUMAA MOSQUE | O. DOG PARK |
| H. LOCAL MOSQUE | |

STYLES

- | | |
|--|--------------|
| | CLASSICAL |
| | CONTEMPORARY |
| | CHAMFERED |

TYPE

- | | |
|--|----------------------|
| | BR VILLAS |
| | BR VILLAS |
| | BR + BASEMENT VILLAS |
| | BR DROP VILLAS |
| | BR VILLAS |



PALACE

VILLAS OSTRA

4-Bedroom

Chamfered Style
With Basement

318

EMAAR

PALACE

VILLAS OSTRA

5-Bedroom

Chamfered Style
(Without Basement)

EMAAR

PALACE

VILLAS
OSTRA

5-Bedroom

Chamfered Style
With Basement

EMAAR

PALACE

VILLAS
OSTRA

5-Bedroom

Chamfered
Drop Style

EMAAR

PALACE

VILLAS OSTRA

6-Bedroom

Chamfered Style
With Basement

EMAAR

Elite Amenities for the Truly Discerning



CLUBHOUSE COMMUNITY SPORTS HUB

A1 Tennis Court

A2 Padel Court

SPORTS ZONE HALF-COURTS

B1 Muga Full Court+ Floor Games

B2 Muga Half Court+ Floor Games

C Clubhouse Calisthenic Fitness Station
- Iconic Equipment and Set-Ups
- Floor Graphics
- Crossfit

FITNESS STATION

D1 Neighborhood Fitness Station
+ Athletic Floor Fitness

D2 Waterways Fitness Stations

E Incidental Play Along Waterways
- Multi Age
- Informal Play / Small Scale

F Defined Play
- Shaded Play
- Multi-Age
- Composite Play Structure + Floor Graphics

G Clubhouse Iconic / Destination Play
- Themed / Bespoke Multi-Age Play

WATERPLAY / WET PLAY

H1 Destination Water Play / Splash Pad

H2 Interactive Waterplay

I Dog Park

J Recreational Trail

PALACE

VILLAS OSTRA

EMAAR



PALACE

VILLAS OSTRA



EMAAR

PALACE

VILLAS OSTRA



EMAAR

PALACE

VILLAS OSTRA

4-Bedroom

Luxury Villas With Basement

Avg Plot Area - 9,081 Sq.Ft.

Avg BUA - 7,287 Sq.Ft.

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PALACE

VILLAS OSTRA

5-Bedroom

Luxury Villas

Avg Plot Area - 9,548 Sq.Ft

Avg BUA - 7,986 Sq.Ft

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VILLAS OSTRA

5-Bedroom

Luxury Villas With Basement

Avg Plot Area 11,500 Sq.Ft

Avg BUA - 10,359 Sq.Ft

11,500

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PALACE

VILLAS OSTRA

5-Bedroom

With Basement - Drop Type

Avg Plot Area - 10,935 Sq.Ft

Avg BUA - 11,111 Sq.Ft

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PALACE

VILLAS OSTRA

6-Bedroom

Luxury Villas With Basement

Avg Plot Area · 14,800 Sq.Ft

Avg BUA - 12,859 Sq.Ft

EMAAR

Phenomenal Appreciation of Branded Projects

Premium Pricing Exclusivity Commands Value

30-40% price premium over non-branded luxury real estate.

Palace residences, Dubai Creek harbour
AED 3000 per sqft Vs. AED 2200
for non-branded projects

Brand = Status. Status = Higher Value.

Higher Rental Yields Maximize Your Returns

20-25% higher rental income than
standard residences.

Palace residences ,Dubai Creek: 8-9%
annual yield vs. city average of 6-7%.

Higher Demand= Premium Tenants=
Highest ROI

Strong Capital Appreciation Build Lasting Wealth

Up to 60% appreciation in just five years.

Palace residences, Dubai Creek
Harbour - 2019: AED 1800 per sqft,
2024 - AED 3000

Branded Residences Don't Just
Grow—They Soar.

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Thank You