

THE
OASIS

An aerial, high-angle view of a modern residential development at dusk. The scene is dominated by a large, winding canal or waterway that flows through the center of the community. On either side of the water, there are numerous modern, multi-story houses with light-colored facades and flat roofs. Many of these houses have private swimming pools and terraces. The landscape is lush with greenery, including palm trees and other tropical plants. In the center of the development, there is a circular area with a fountain and a small pool. The overall atmosphere is serene and luxurious, with the warm lights of the setting sun illuminating the scene.

Serene Waterfront Living Where Luxury & Nature Unite



THE OASIS

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
OASIS

Immerse in Pure Luxury

Masterpiece of luxury set against breathtaking
waterfront serenity

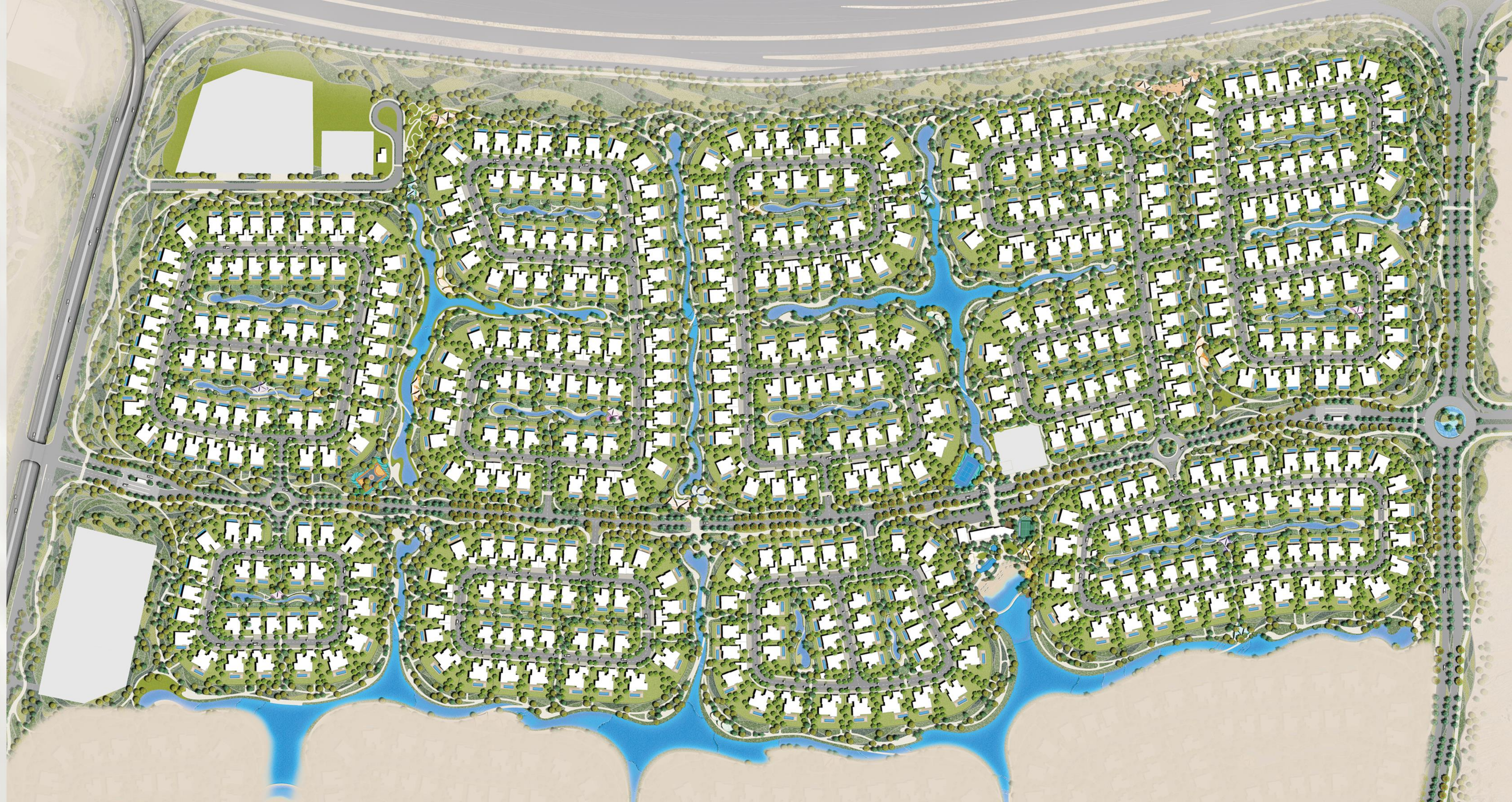




Unveiling the New Phase

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.

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.





GROUND FLOOR

4 Bedroom

WITH BASEMENT

- 5,500 Sq.Ft of open area in the plot
- A breathtaking 1,000 Sq.Ft family living area
- Driver's block with private garage access, ensuring ease and exclusivity
- A sophisticated ~315 Sq.Ft show kitchen & lavish prep kitchen, designed for effortless cooking
- A grand double-height entryway leading to a striking foyer
- An elegant formal majlis, a refined setting for hosting in absolute splendor
- Fully equipped kitchens

4 Bedroom

WITH BASEMENT

- Spacious family living & dining area ~650 Sq.Ft. of open, versatile space
- High-functionality kitchen featuring a dumbwaiter for added convenience
- Maid's room with an en-suite bathroom for privacy and comfort
- Private lift access ensuring smooth and effortless movement between floors



BASEMENT



FIRST FLOOR

4 Bedroom

WITH BASEMENT

- The master bedroom – a grand sanctuary, stretching over 500 Sq.Ft with en-suite bathroom and an expansive walk-in wardrobe
- Spacious secondary bedrooms, each with its own private en-suite, blending privacy and convenience
- A dedicated 265 Sq.Ft family lounge/study, perfect for quality time or focused work, offering both comfort and versatility

5 Bedroom

Avg Plot Area - 9,700 Sq.Ft

Avg BUA - 7,922 Sq.Ft



5 Bedroom

- Lavish living and dining area of almost 1,000 Sq.Ft with a formal majlis for hosting gatherings
- Fully fitted kitchens
- Prep kitchen & show kitchen – designed for efficiency and culinary excellence
- Maids room – a private, comfortable space for household staff
- Integrated driver's block – conveniently located within the unit and accessed via the garage
- Guest bedroom – complete with an en-suite bathroom for ultimate privacy and comfort
- Almost 5,500 Sq.Ft of open area in the plot



GROUND FLOOR



FIRST FLOOR

5 Bedroom

- Master bedroom – extending over 1,000 Sq.Ft, complete with an en-suite bathroom and a walk-in wardrobe for enhanced luxury
- Secondary bedrooms – each featuring a private en-suite, ensuring maximum privacy and comfort for all residents

5 Bedroom

- Vast roof terrace – spanning nearly 860 Sq.Ft. perfect for relaxation and hosting memorable outdoor events
- Opulent roof lounge – featuring an integrated bath, providing 350 Sq.Ft of sophisticated, private sanctuary



ROOF PLAN

5 Bedroom

WITH BASEMENT

Avg Plot Area - 12,000 Sq.Ft

Avg BUA - 10,311 Sq.Ft





GROUND FLOOR

5 Bedroom

WITH BASEMENT

- Almost 8,000 Sq.Ft of open area in the plot
- Expansive family living & dining ~750 Sq.Ft, featuring a formal majlis for elegant gatherings
- Dual kitchens ~300 Sq.Ft., seamlessly integrating a show and prep kitchen, fitted with modern appliances
- Grand double-height entrance - a statement foyer that exudes sophistication
- Guest bedroom ensuite with a walk-in wardrobe for added luxury

5 Bedroom

WITH BASEMENT

- Expansive living & dining 1,000 Sq.Ft of open, elegant space
- Dual fitted kitchens ~350 Sq.Ft prep & show kitchen for function & style
- Dumbwaiter for seamless service
- Leisure, study & storage thoughtfully designed for comfort
- Private lift for ultimate convenience



BASEMENT



FIRST FLOOR

5 Bedroom

WITH BASEMENT

- Master bedroom – over 1,000 Sq.Ft with en-suite bathroom and walk-in wardrobe
- Secondary bedrooms – each with a private en-suite for ultimate privacy and comfort

5 Bedroom

WITH BASEMENT

- Expansive roof terrace covering nearly 800 Sq.Ft for outdoor relaxation and entertainment
- Roof lounge with an integrated bath, offering 400 Sq.Ft of luxury space



ROOF PLAN

6 Bedroom

WITH BASEMENT

Avg Plot Area - 16,000 Sq.Ft

Avg BUA - 12,777 Sq.Ft



6 Bedroom

WITH BASEMENT

- Almost 11,000 Sq.Ft of open area in the plot
- Expansive family living & dining area – over 1,300 Sq.Ft, meticulously designed for luxurious comfort and seamless flow
- Dedicated kitchen space ~300 Sq.Ft, featuring both a show kitchen and prep kitchen for unparalleled functionality
- Guest room – a private retreat with a walk-in wardrobe and en-suite bathroom, offering both luxury and convenience



GROUND FLOOR



BASEMENT

6 Bedroom

WITH BASEMENT

- The spacious family living area covers 1,400 Sq.Ft, perfect for relaxation and entertainment
- The prep and show kitchen features a dumbwaiter for enhanced convenience
- A 100 Sq.Ft. study/games room offers a versatile space for work or play
- Private lift access ensures smooth and effortless movement between floors

6 Bedroom

WITH BASEMENT

- Master bedroom – spanning over 800 Sq.Ft, featuring an en-suite bathroom, walk-in wardrobe, and a dedicated seating area for added luxury
- Secondary bedrooms – each equipped with a private en-suite, ensuring utmost privacy and comfort for every occupant



FIRST FLOOR



ROOF PLAN

6 Bedroom

WITH BASEMENT

- Spacious roof terrace – encompassing nearly 1,000 Sq.Ft, ideal for outdoor leisure and entertaining
- Luxurious roof lounge – with an integrated bath, offering 300 Sq.Ft of elegant, private space



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

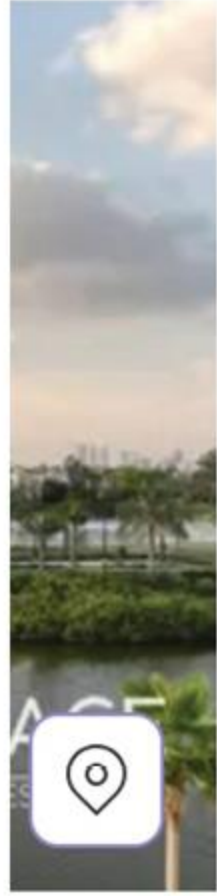
27,500,000 AED

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

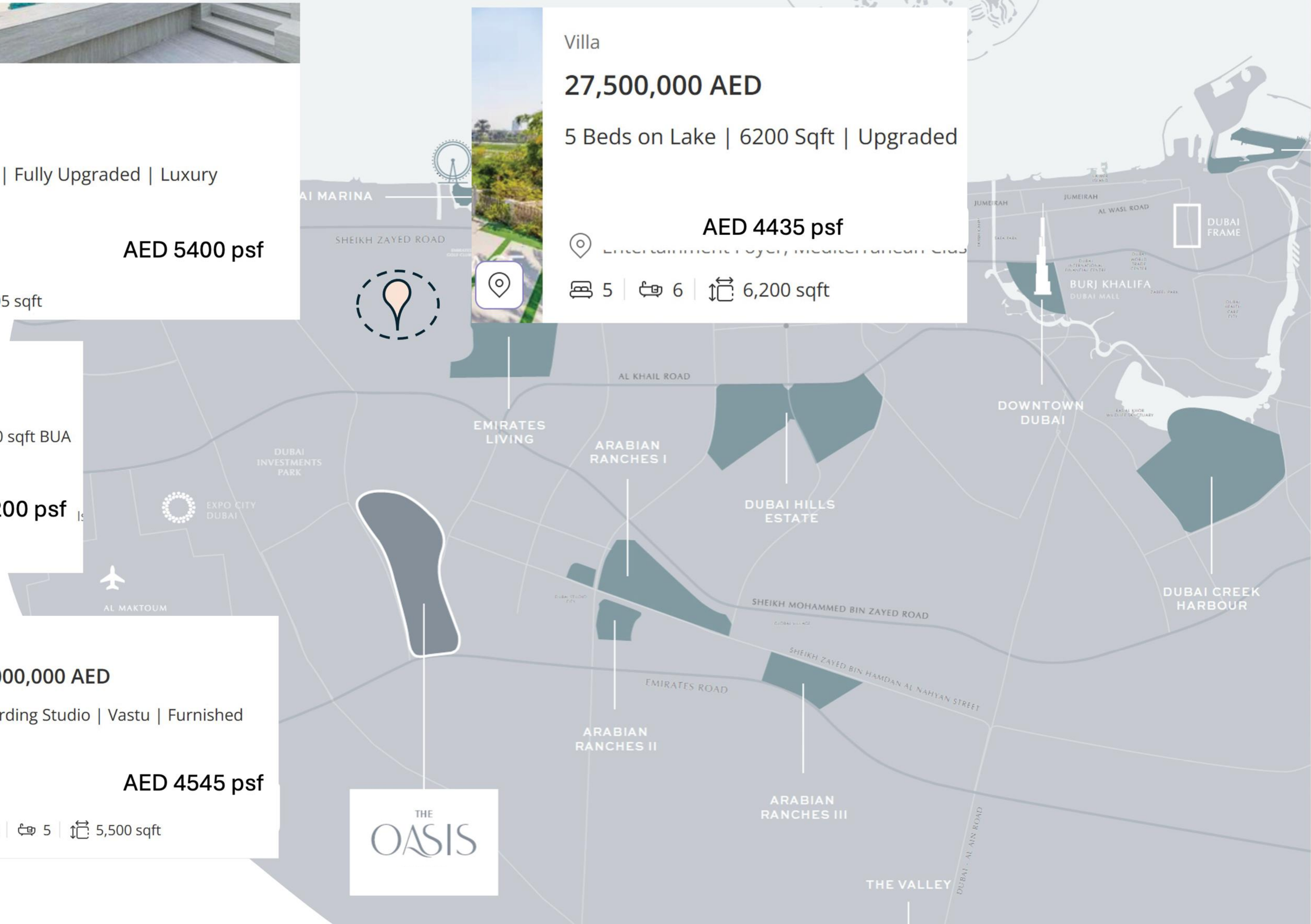
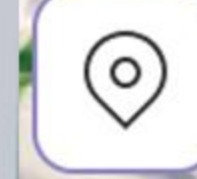
25,000,000 AED

Recording Studio | Vastu | Furnished



4 | 5 | 5,500 sqft

AED 4545 psf





17

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

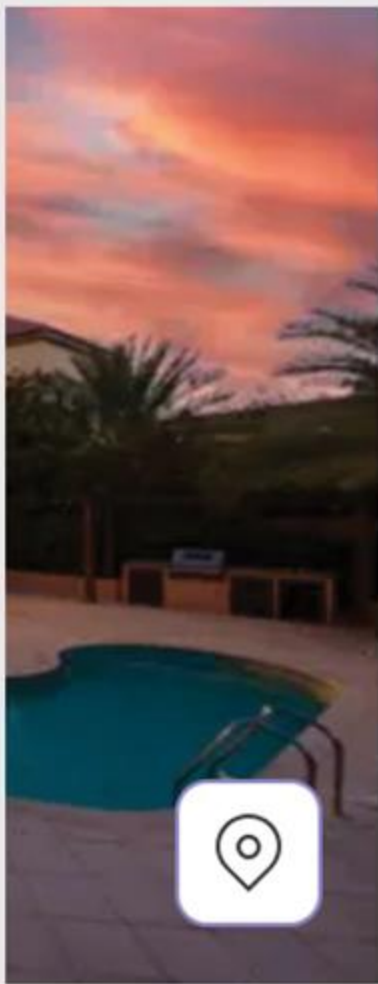
5 Bedrooms | Brand New | Turn Key

AED 3600 psf

5

7

8,200 sqft



Villa

19,500,000 AED

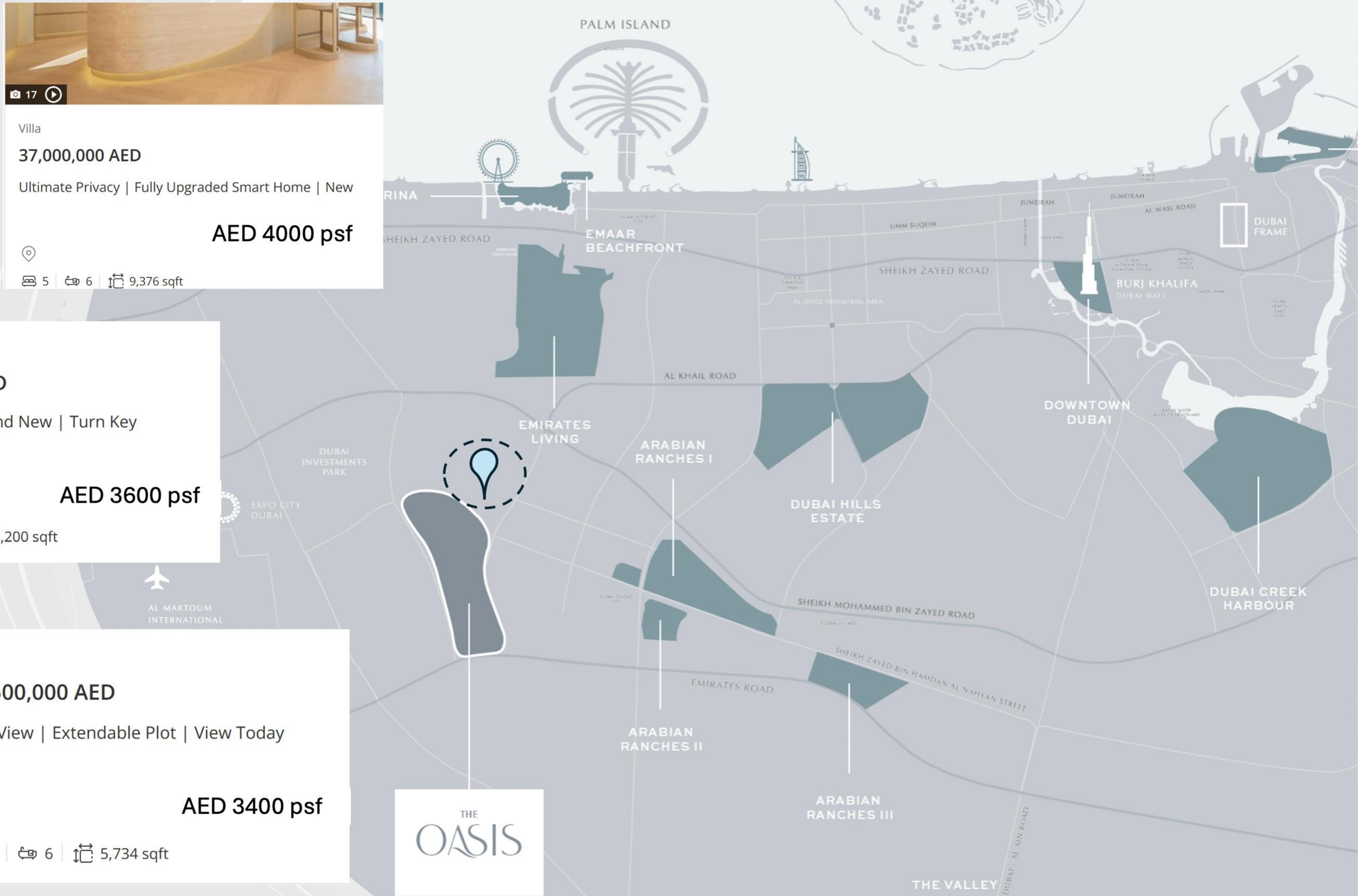
Golf View | Extendable Plot | View Today

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

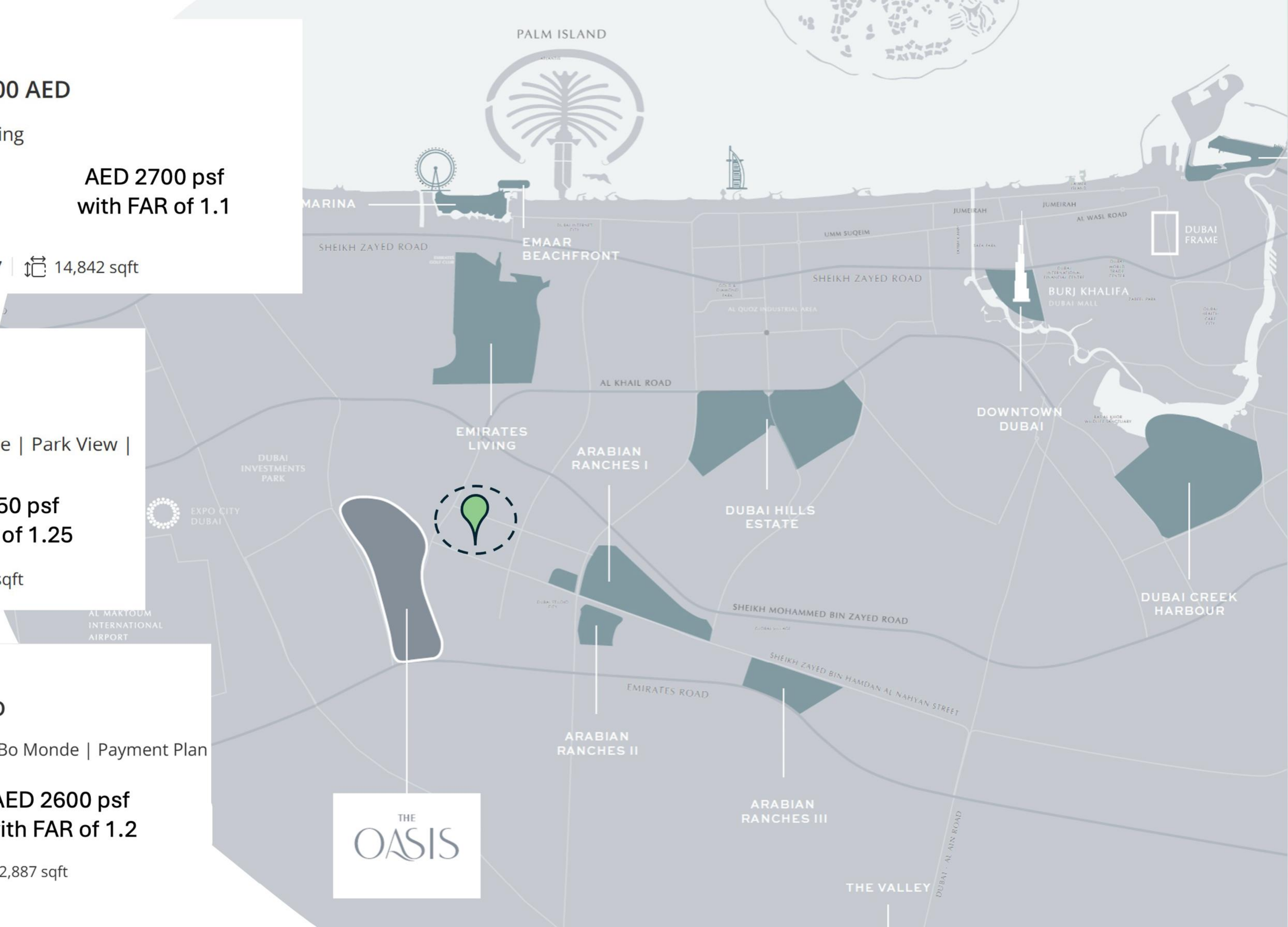
33,402,000 AED

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 river or lake. The water is a muted teal or greyish-blue color. In the center of the image, there is a clear reflection of a red building, possibly a bridge or a large structure, which is slightly out of focus. The reflection is centered vertically and horizontally. The text "A Landmark Opportunity" is overlaid on the water, centered horizontally and slightly below the vertical center. The text is in a white, serif font, with "A Landmark" on the top line and "Opportunity" on the bottom line.

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

Payment Plan

80%

During
Construction



20%

On Construction
Completion

Completion Date : **JUNE 2029**

T&Cs Apply

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 sunburst or starburst pattern.

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

THE
OASIS



Thank You