



THE OASIS





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.



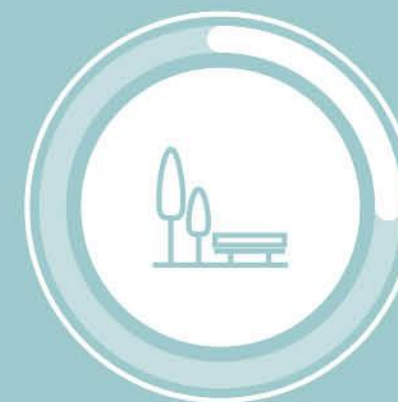
45.2%

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

Let's Embark on
the Palace Journey



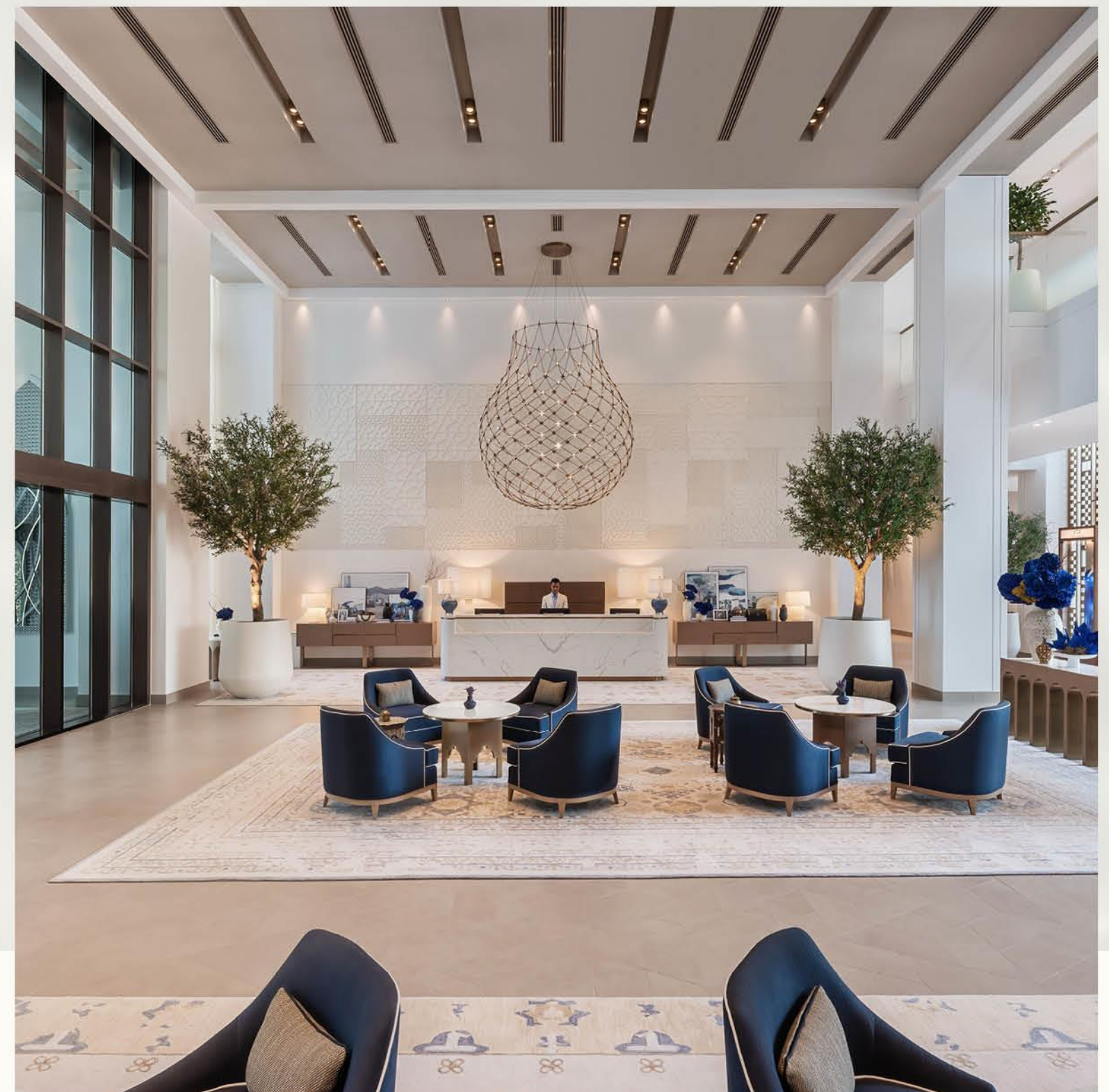
Where Luxury, Royalty & Heritage All Come Together To Create A Premium Experience



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



UTILITIES

AMENITIES

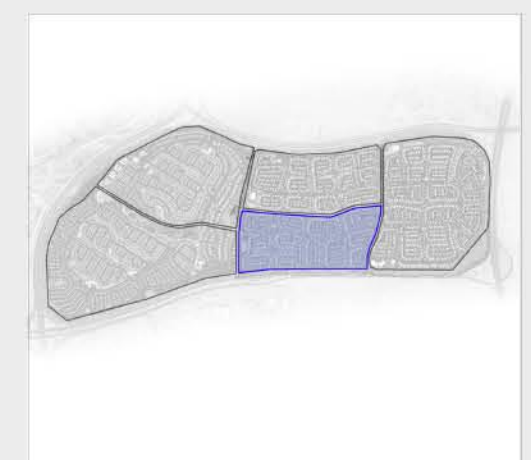
- | | |
|---------------------------|---------------------|
| A. ENTRANCE & GUARD HOUSE | J. FITNESS STATIONS |
| B. COMMUNITY CENTER | K. PLAYGROUNDS |
| C. SWIMMABLE LAGOON | L. SPORTS COURTS |
| D. URBAN CANAL | M. PUBLIC POOL |
| F. RETAIL | N. CIVIL DEFENSE |
| G. JUMAA MOSQUE | O. DOG PARK |
|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



PALACE

VILLAS OSTRA

5-Bedroom

Chamfered Style
(Without Basement)



PALACE

VILLAS
OSTRA

5-Bedroom

Chamfered Style
With Basement



PALACE

VILLAS OSTRA

5-Bedroom

Chamfered
Drop Style



PALACE

VILLAS OSTRA

6-Bedroom

Chamfered Style
With Basement



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



PALACE

VILLAS OSTRA



PALACE

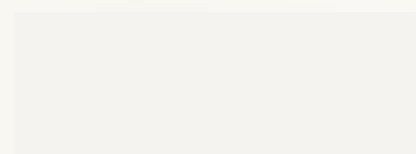
VILLAS OSTRA



PALACE

VILLAS
OSTRA

FLOOR PLAN



PALACE

VILLAS OSTRA

4-Bedroom

Luxury Villas With Basement

Avg Plot Area - 9,081 Sq.Ft.

Avg BUA - 7,287 Sq.Ft.

318



Avg Plot Area - 9,081 Sq.Ft.

Avg BUA - 7,287 Sq.Ft.

4-Bedroom

GROUND FLOOR

- 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



GROUND FLOOR

Avg Plot Area - 9,081 Sq.Ft.

Avg BUA - 7,287 Sq.Ft.

4-Bedroom

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

Avg Plot Area - 9,081 Sq.Ft.

Avg BUA - 7,287 Sq.Ft.

4-Bedroom

FIRST FLOOR

- 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



FIRST FLOOR

PALACE

VILLAS OSTRA

5-Bedroom

Luxury Villas

Avg Plot Area - 9,548 Sq.Ft

Avg BUA - 7,986 Sq.Ft



Avg Plot Area - 9,548 Sq.Ft

Avg BUA - 7,986 Sq.Ft

5-Bedroom

GROUND FLOOR

- 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

Avg Plot Area - 9,548 Sq.Ft

Avg BUA - 7,986 Sq.Ft

5-Bedroom

FIRST FLOOR

- 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



FIRST FLOOR

Avg Plot Area - 9,548 Sq.Ft

Avg BUA - 7,986 Sq.Ft

5-Bedroom

ROOF PLAN

- 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

An architectural rendering of a modern, two-story villa. The building features a light-colored, possibly terracotta or beige, facade with large glass windows and doors. The ground floor is mostly glass, revealing an open-plan living and dining area. The second floor has a balcony with a glass railing. In front of the villa is a large, rectangular swimming pool. A paved patio area with modern outdoor furniture, including sofas and armchairs, surrounds the pool. A small fire pit is visible in the center of the patio. The background shows lush greenery, including palm trees and other tropical plants, under a clear blue sky. The overall style is contemporary and luxurious.

PALACE

VILLAS OSTRA

5-Bedroom

Luxury Villas With Basement

Avg Plot Area 11,500 Sq.Ft

Avg BUA - 10,359 Sq.Ft

11,500

Avg Plot Area **11,500** Sq.Ft

Avg BUA - 10,359 Sq.Ft

5-Bedroom

GROUND FLOOR

- Grand Living & Entertaining Spaces – Expansive formal majlis, seamless indoor-outdoor integration, and a sophisticated dining area designed for refined gatherings.
- Dual Kitchen Concept for Culinary Excellence – A sleek show kitchen for elegant presentations and a fully equipped prep kitchen for effortless functionality.
- Dedicated Private Quarters – Thoughtfully designed maid's room, integrated driver's block with direct garage access, and a secluded guest suite for maximum comfort.
- Expansive Outdoor Serenity – Almost 5,500 Sq.Ft of open area in the plot



GROUND FLOOR

Avg Plot Area **11,500** Sq.Ft

Avg BUA - 10,359 Sq.Ft

5-Bedroom

BASEMENT

- Dual Kitchen Excellence: A seamlessly integrated prep kitchen & show kitchen spanning ~400 sqft, perfect for Cooking & hosting.
- Grand Family Living Area: Sprawling across ~ 500 sqft, offering a warm and inviting ambiance for gatherings.
- Luxury Leisure Space: A dedicated area of ~5 designed for ultimate relaxation and entertainment.
- Private Study Area: A quiet and inspiring space for work, reading, or creative pursuits



BASEMENT

Avg Plot Area 11,500 Sq.Ft

Avg BUA - 10,359 Sq.Ft

5-Bedroom

FIRST FLOOR

- Grand Master Suite Retreat – A luxuriously spacious master suite with an expansive walk-in wardrobe, and a spa-inspired master bath, offering a serene sanctuary.
- Panoramic Balcony Experience – A stunning full-length balcony seamlessly connects the bedrooms, providing breathtaking views and an elevated outdoor living experience.
- Exclusive Private Spaces – Each bedroom is designed with its own walk-in wardrobe and en-suite bath, ensuring ultimate comfort and privacy for every resident.
- Harmonious Indoor-Outdoor Flow – Thoughtfully positioned overlooking the pool and landscaped gardens, fostering a resort-like ambiance and maximizing natural light



FIRST FLOOR

Avg Plot Area 11,500 Sq.Ft

Avg BUA - 10,359 Sq.Ft

5-Bedroom

ROOF PLAN

- Expansive Sky Lounge (777.91 sqft) – A sprawling roof terrace of ~ 777 sqft with a stylish firepit lounge and an elegant dining space, perfect for hosting unforgettable gatherings or unwinding in a serene ambiance.
- Exclusive Rooftop Retreat (247.57 sqft) – A private rooftop lounge of ~ 250 sqft with seamless indoor-outdoor flow, offering an intimate space for relaxation, complemented by a dedicated bathroom.
- Luxury & Convenience at Every Level – Direct lift access ensures effortless movement, while the thoughtful integration of green elements and open spaces elevates the lifestyle experience.



ROOF PLAN

PALACE

VILLAS OSTRA

5-Bedroom

With Basement - Drop Type

Avg Plot Area - 10,935 Sq.Ft

Avg BUA - 11,111 Sq.Ft



Avg Plot Area- 10,935 Sqft

Avg BUA 11,111- Sqft

Avg Plot Area – 11,500 Sq. Ft

5-Bedroom

GROUNDFLOOR

- Grand Living & Entertaining Spaces – Expansive formal majlis, seamless indoor-outdoor integration, and a sophisticated dining area designed for refined gatherings.
- Dual Kitchen Concept for Culinary Excellence – A sleek show kitchen for elegant presentations and a fully equipped prep kitchen for effortless functionality.
- Dedicated Private Quarters – Thoughtfully designed maid's room, integrated driver's block with direct garage access, and a secluded guest suite for maximum comfort.
- Expansive Outdoor Serenity – Almost 5,500 Sq.Ft of open area in the plot



GROUNDFLOOR

Avg Plot Area- 10,935 Sqft

Avg BUA 11,111- Sqft

5-Bedroom

BASEMENT

- Dual Kitchen Excellence: A seamlessly integrated prep kitchen & show kitchen spanning ~400 sqft, perfect for Cooking & hosting.
- Grand Family Living Area: Sprawling across ~ 500 sqft, offering a warm and inviting ambiance for gatherings.
- Luxury Leisure Space: A dedicated area of ~5 designed for ultimate relaxation and entertainment.
- Private Study Area: A quiet and inspiring space for work, reading, or creative pursuits



BASEMENT

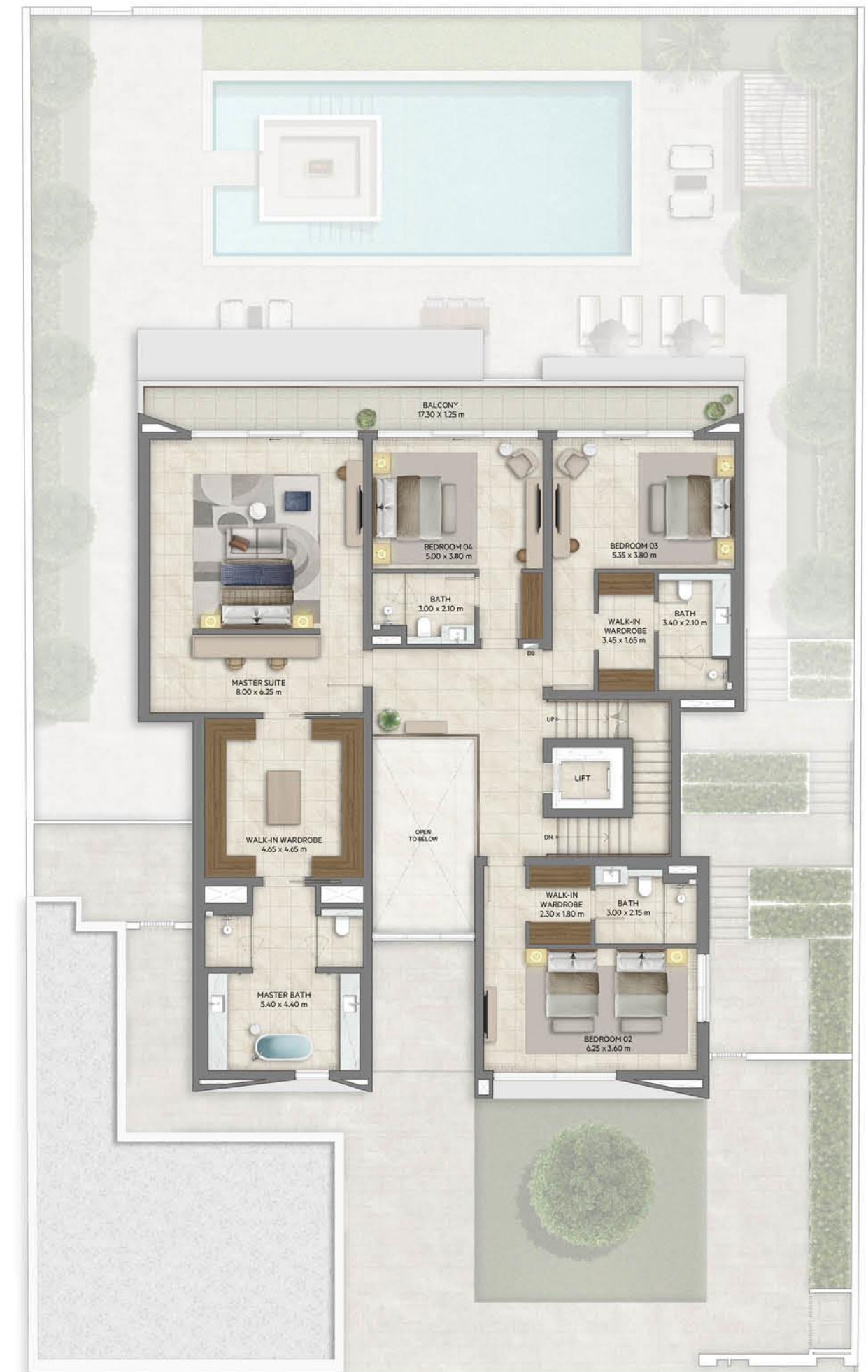
Avg Plot Area- 10,935 Sqft

Avg BUA 11,111- Sqft

5-Bedroom

FIRST FLOOR

- Grand Master Suite Retreat – A luxuriously spacious master suite with an expansive walk-in wardrobe, and a spa-inspired master bath, offering a serene sanctuary.
- Panoramic Balcony Experience – A stunning full-length balcony seamlessly connects the bedrooms, providing breathtaking views and an elevated outdoor living experience.
- Exclusive Private Spaces – Each bedroom is designed with its own walk-in wardrobe and en-suite bath, ensuring ultimate comfort and privacy for every resident.
- Harmonious Indoor-Outdoor Flow – Thoughtfully positioned overlooking the pool and landscaped gardens, fostering a resort-like ambiance and maximizing natural light



FIRST FLOOR

Avg Plot Area- 10,935 Sqft

Avg BUA 11,111- Sqft

5-Bedroom

ROOF PLAN

- Expansive Sky Lounge – A sprawling roof terrace of ~ 777 sqft with a stylish firepit lounge and an elegant dining space, perfect for hosting unforgettable gatherings or unwinding in a serene ambiance.
- Exclusive Rooftop Retreat – A private rooftop lounge of ~ 250 sqft with seamless indoor-outdoor flow, offering an intimate space for relaxation, complemented by a dedicated bathroom.
- Luxury & Convenience at Every Level – Direct lift access ensures effortless movement, while the thoughtful integration of green elements and open spaces elevates the lifestyle experience.



ROOF PLAN

PALACE

VILLAS OSTRA

6-Bedroom

Luxury Villas With Basement

Avg Plot Area · 14,800 Sq.Ft

Avg BUA - 12,859 Sq.Ft



Avg Plot Area - 14,800 Sq.Ft

Avg BUA - 12,859 Sq.Ft

6-Bedroom

GROUND FLOOR

- 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

Avg Plot Area - 14,800 Sq.Ft

Avg BUA - 12,859 Sq.Ft

6-Bedroom

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.



BASEMENT

Avg Plot Area 14,800 Sq.Ft

Avg BUA - 12,859 Sq.Ft

6-Bedroom

FIRST FLOOR

- 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

Avg Plot Area - 14,800 Sq.Ft

Avg BUA - 12,859 Sq.Ft

6-Bedroom

ROOF PLAN

- 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



ROOF PLAN

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.

THE
OASIS

4-Bedroom Luxury
Villas With Basement

PALACE

VILLAS
OSTRA

Avg Plot Area

9081 Sq.ft

Avg Built-up Area

7,287 Sq.ft

Starting Price

AED 13.13 Mn

Maximum Price

AED 15.79 Mn

THE OASIS

Exquisite
5 Bedroom Villas

PALACE

VILLAS
OSTRA

Avg Plot Area

9548 Sq.ft

Avg Built-up Area

7,986 Sq.ft

Starting Price

AED 14.56 Mn

Maximum Price

AED 17.81 Mn

THE OASIS

5 Bedroom Ultra
Luxury Villas with
Basement

PALACE

VILLAS
OSTRA

Avg Plot Area

11,500 Sq.ft

Avg Built-up Area

10,359 Sq.ft

Starting Price

AED 18.25 Mn

Maximum Price

AED 22.65 Mn

THE OASIS

5 BR Premium
villas Drop type

PALACE

VILLAS
OSTRA

Avg Plot Area

10,935 Sq.ft

Avg Built-up Area

11,111 Sq.ft

Starting Price

AED 22.15 Mn

Maximum Price

AED 24.28 Mn

THE OASIS

Sprawling
6 Bedroom Luxury
Villas with Basement

PALACE

VILLAS
OSTRA

Avg Plot Area

14,800 Sq.ft

Avg Built-up Area

12,859 Sq.ft

Starting Price

AED 24.05 Mn

Maximum Price

AED 27.96 Mn

Payment Plan

80%

During
Construction



20%

On Construction
Completion

20% Every Year

Completion Date : SEP 2029

T&Cs Apply

THE
OASIS

Thank You