THE

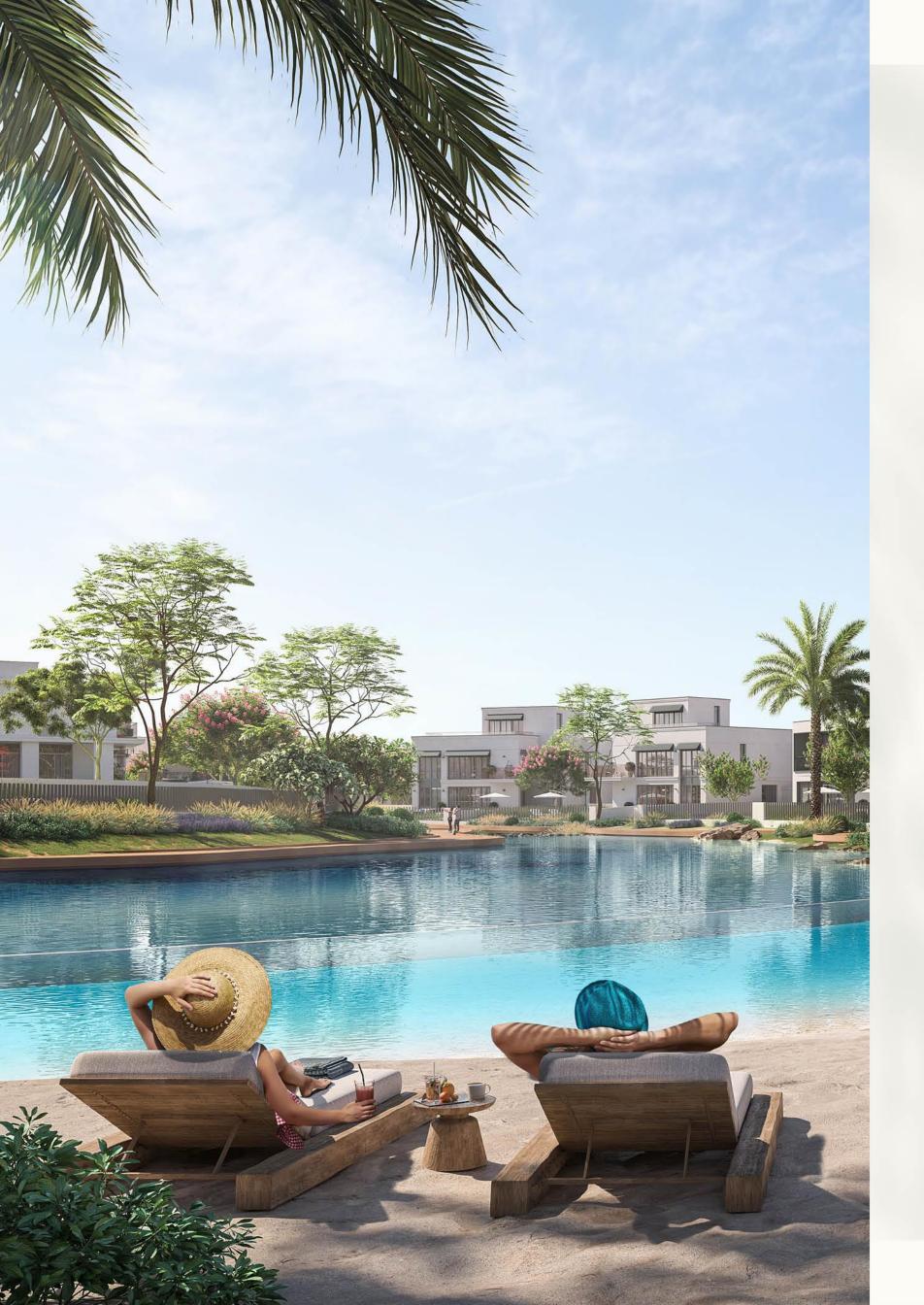
BY EMAAR





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.



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.



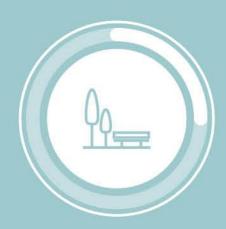
45.2%

Residentia



26.8%

Infrastructure Utilities



25%

Parks & Open Spaces



3%

Public Facilities (Includes Religious Facilities)





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





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



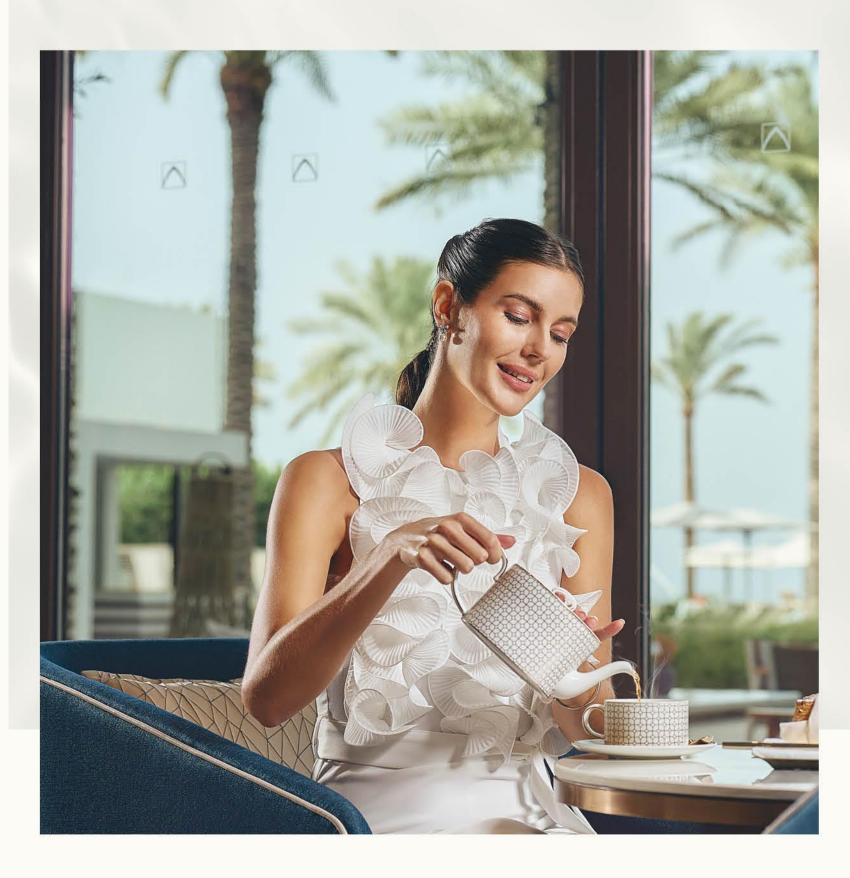


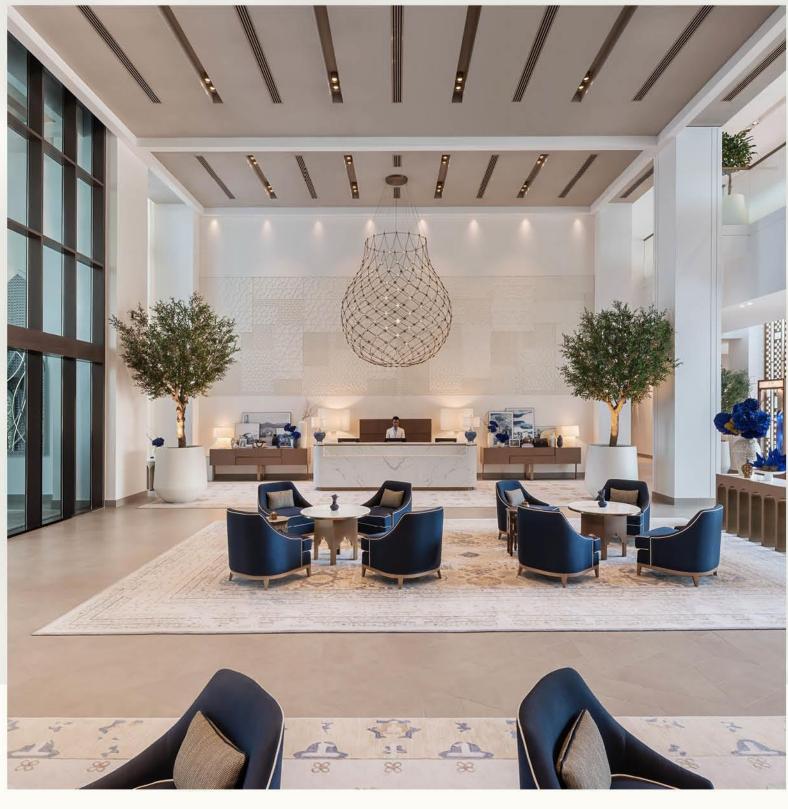
2007 - PALACE DOWNTOWN





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





AMENITIES

- A. ENTRANCE & GUARD HOUSE
- B. COMMUNITY CENTER
- C. SWIMMABLE LAGOON
- D. URBAN CANAL
- F. RETAIL
- G. JUMAA MOSQUE
- H. LOCAL MOSQUE

- J. FITNESS STATIONS
- K. PLAYGROUNDS
- L. SPORTS COURTS
- M. PUBLIC POOL
- N. CIVIL DEFENSE
- O. DOG PARK

STYLES



CLASSICAL



CONTEMPORARY



CHAMFERED

TYPE



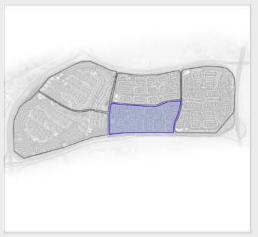
BR VILLAS







BR VILLAS









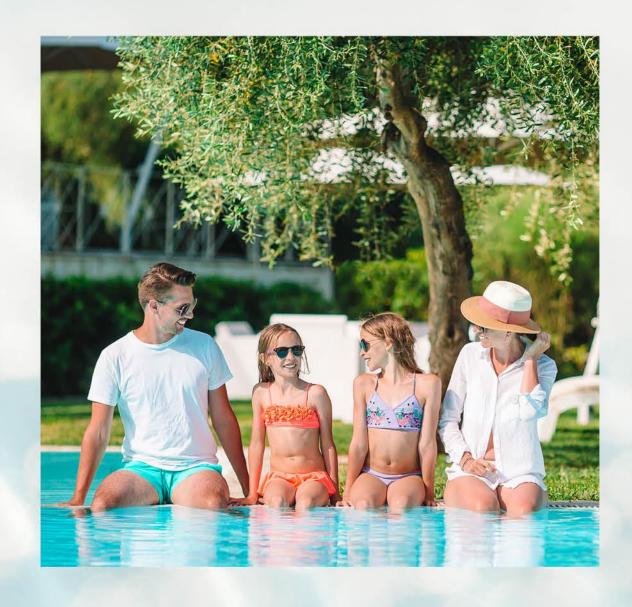




Elite Amenities for the Truly Discerning







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
- 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

- HI Destination Water Play / Splash Pad
- H2 Interactive Waterplay
- Dog Park
- Recreational Trail



EMAAR



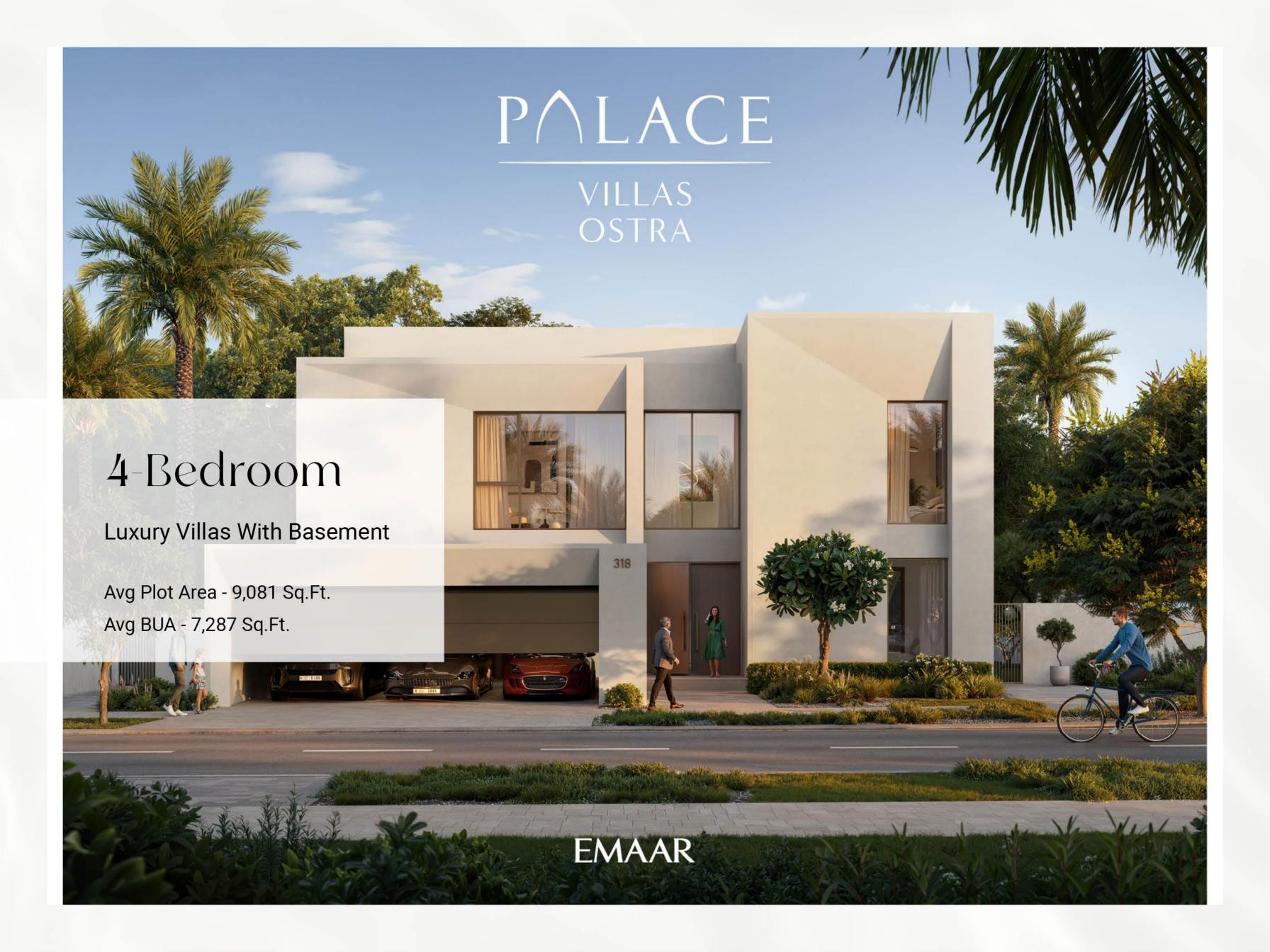






FLOOR PLAN

EMAAR



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



Avg Plot Area - 9,548 Sq.Ft Avg BUA - 7,986 Sq.Ft

5-Bedroom

GROUNDFLOOR

- 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



GROUNDFLOOR

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

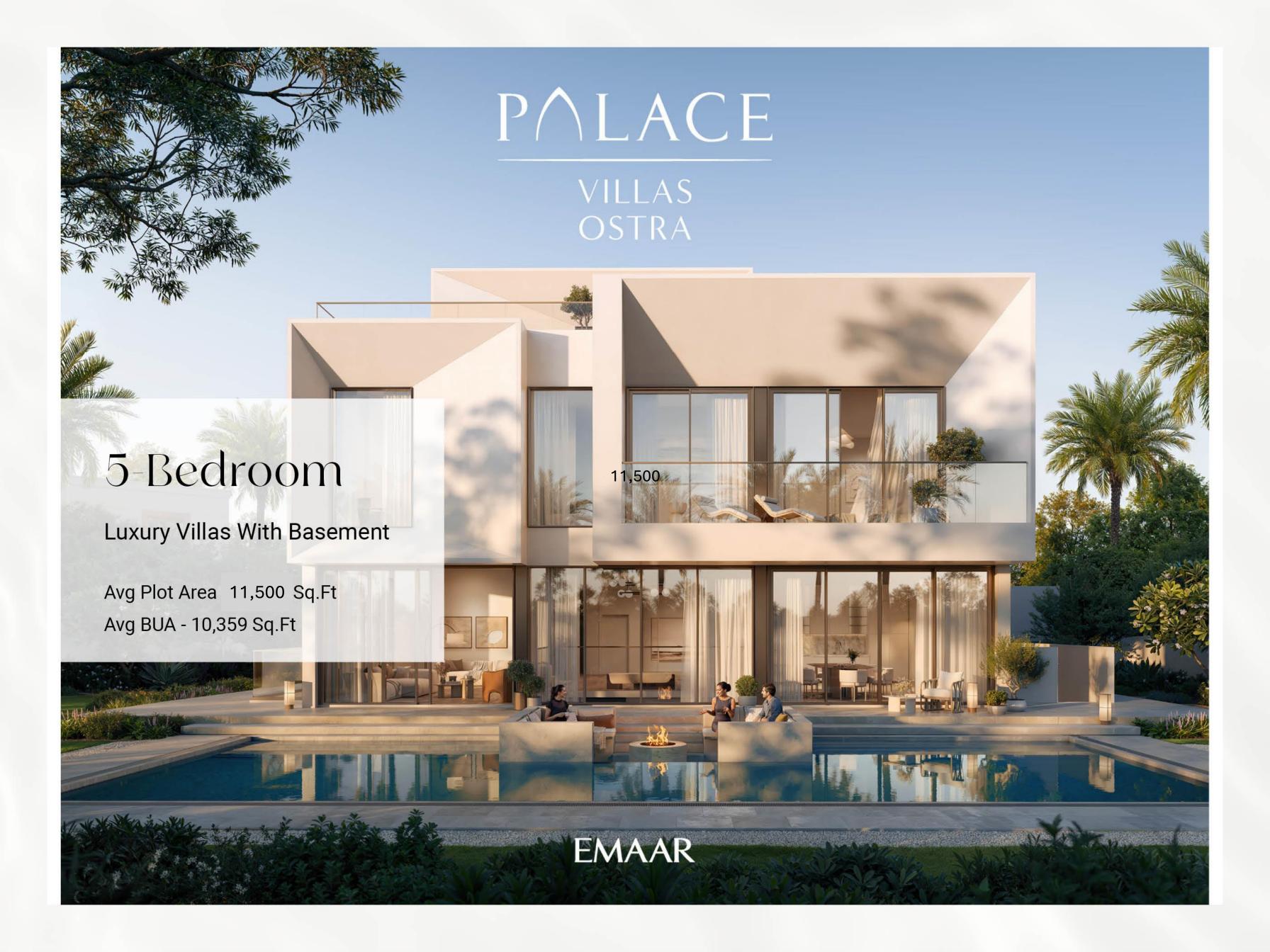
5-Bedroom

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



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



GROUND FLOOR

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

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

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.





Avg Plot Area – 11,500 Sq. Ft

5-Bedroom

GROUNDFLOOR

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GROUNDFLOOR

5-Bedroom

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BASEMENT

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FIRST FLOOR

5-Bedroom

ROOF PLAN

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ROOF PLAN



Avg Plot Area - 14,800 Sq.Ft Avg BUA - 12,859 Sq.Ft

6-Bedroom

GROUNDFLOOR

- 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

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.



4-Bedroom Luxury Villas With Basement



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



Exquisite 5 Bedroom Villas



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



5 Bedroom Ultra Luxury Villas with Basement



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



5 BR Premium villas Drop type



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



Sprawling 6 Bedroom Luxury Villas with Basement



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

THE

BY EMAAR

Thank You