EMAAR

THE

OASIS

BY EMAAR

Discover unparalleled luxury living at The Oasis by Emaar, an exclusive world renitted amidst sparkling waterscapes and verdant landscapes. Each contemporary home is designed to capture natural light and stunning views, ensuring a tranquil retreat from the city. Experience the ultimate waterfront living, it's the epitome of elegance and comfort, where life flows effortlessly.

Luxe Living,

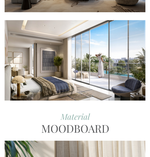
WATERFRONT RETREAT

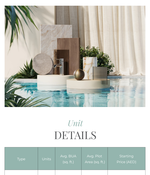
Address Villas - Tierra is a retreat where crystal clear waters and vibrant greenery surround you, evoking a resort-style way of life. This Italian community offers sweeping waterfront views, light filled spaces, and a lifestyle that blends luxury with tranquility. Nestled in the waterfront community, where each moment is designed for relaxation and rejuvenation.

Haven of

BLISSFUL LUXURY

Discover unparalleled luxury living at The Oasis by Emaar, an exclusive world renitted amidst sparkling waterscapes and verdant landscapes. Each contemporary home is designed to capture natural light and stunning views and offers discreet resort-style living.

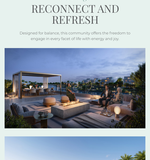




Exquisite

CURATED COLLECTION

Address Villas - Tierra offers a curated selection of 4 to 6 bedroom villas, set amidst shimmering waterways and well grown landscapes.



Material

MOODBOARD

Unit

DETAILS

Type	Units	Avg. BUA (sq. ft.)	Avg. Plot size (sq. ft.)	Starting Price (USD)
4 - Bedroom	178	7,287	9,174	12.16 Mn.
5 - Bedroom	260	9,454	11,254	13.86 Mn.
6 - Bedroom	49	12,896	14,746	24.4 Mn.

Total number of stand-alone villa units: 487

Payment

PLAN

Payment Plan	Payment Percentage	Date
Down Payment	10%	On Booking
1st Installment	10%	MAY 2025
2nd Installment	10%	JAN 2026
3rd Installment	10%	JUN 2026
4th Installment 10% Construction Completion	10%	JAN 2027
5th Installment 10% Construction Completion	10%	JUN 2027
6th Installment 10% Construction Completion	10%	FEB 2028
7th Installment 10% Construction Completion	10%	SEP 2028
8th Installment 10% Construction Completion	20%	JUN 2029

Recharge

RECONNECT AND REFRESH

Designed for balance, this community offers the freedom to engage in every facet of life with energy and joy.

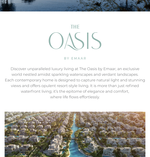
Community Parks & Playgrounds
Outdoor Fitness Equipment
Wellness & Spa Facilities
Sports Courts & Fitness Facilities
Retail Centres
Community Centre
Community Lagoon
Swimming Pools
Yacht Berth
Beaches

Typical

FLOOR PLAN

4 - BEDROOM WITH BASEMENT

5 - BEDROOM



5 - BEDROOM WITH BASEMENT

6 - BEDROOM WITH BASEMENT

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ADDRESS VILLAS TIERRA

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AMENITIES

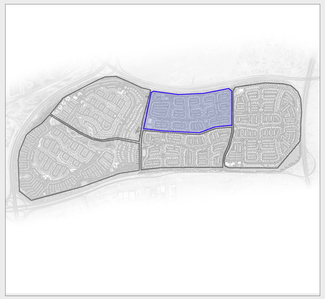
A. ENTRANCE & GUARD HOUSE
B. COMMUNITY CENTER
C. SWIMMABLE LAGOON
D. URBAN CANAL
E. SCHOOL
F. RETAIL
G. JUMAA MOSQUE
H. LOCAL MOSQUE
I. SUBSTATION
J. FITNESS STATIONS
K. PLAYGROUNDS
L. SPORTS COURTS
M. PUBLIC POOL
O. DOG PARK

STYLES

CLASSICAL
CONTEMPORARY
CHAMFERED

TYPE

4 BR VILLAS
5 BR VILLAS
5 BR + BASEMENT VILLAS
6 BR VILLAS



ADDRESS
VILLAS
TIERRA

EMAAR

THE COMMUNITY

Discover unparalleled luxury living at The Oasis by Emaar, an exclusive world nestled amidst sparkling waterscapes and verdant landscapes. Each contemporary home is designed to capture natural light and stunning views and offers opulent resort-style living. It is more than just refined waterfront living; it's the epitome of elegance and comfort, where life flows effortlessly.

WHY ADDRESS VILLAS – TIERRA?

- **Exclusive Luxury:** An exclusive retreat nestled in a tranquil, resort-style environment boasting exquisite designs
- **Immersive Environment:** Set against a stunning natural backdrop, the development fuses dynamic design with immersive luxury living
- **World-class Amenities:** Engage in every facet of life with energy and joy, from wellness centres to vibrant social spaces
- **Wellness & Nature:** Enveloped by pristine waterscapes, blooming greenery and vibrant parks
- **Harmonizing Spaces:** Meticulous designs in glass, stone, steel, and wood mirror the landscape's gentle contours, with striking waterways crafting a space for balance
- **Exquisite Curated Collection:** Address Villas Tierra offers a curated selection of 4 to 6-bedroom villas, set amidst shimmering waterways and vast green landscapes

LOCATION & VIEWS

- Boasting a prime location, Address Villas Tierra is effortlessly connected to key destinations via an extensive highway network
- Designed for relaxation and rejuvenation, with sweeping waterfront views, light-filled spaces, and seamless access to nature
- Connectivity: Downtown Dubai/Dubai Mall are 35 mins away. Dubai Hills Estate/Dubai Hills Mall are 20 mins away. Dubai Marina/ Dubai Marina Mall are 28 mins away
- A short 18-minute drive from Al Maktoum International Airport

Payment Plan	Payment Percentage	Date
Down Payment	10%	On Booking
1st Instalment	10%	MAY 2025
2nd Instalment	10%	JAN 2026
3rd Instalment	10%	JUN 2026
4th Instalment 20% Construction Completion	10%	JAN 2027
5th Instalment 30% Construction Completion	10%	JUN 2027
6th Instalment 60% Construction Completion	10%	FEB 2028
7th Instalment 80% Construction Completion	10%	SEP 2028
8th Instalment 100% Construction Completion	20%	JUN 2029

Type	Units	Avg. BUA (sq. ft.)	Avg. Plot Area (sq. ft.)	Starting Price (AED)
4 - Bedroom	178	7,287	9,174	13.16 Mn
5 - Bedroom	260	9,454	11,254	13.86 Mn
6 - Bedroom	49	12,886	16,746	24.4 Mn

- Total number of stand-alone villa units: 487

RESIDENTIAL UNITS

- An exquisite, curated collection of 4 to 6-bedroom villas
- The resort-inspired enclave features innovative architectural design and finds inspiration in nature's rhythm
- Each contemporary luxury home is designed to capture natural light and stunning views

SERVICES & AMENITIES

- Community Parks & Playgrounds
- Tracks for Jogging and Cycling
- Wellness & Spa Facilities
- Sports Courts & Fitness Facilities
- Retail Centres
- Community Centre
- Swimmable Lagoon
- Swimming Pools
- Pocket Parks
- Beaches
- Schools
- Clubhouse

THE DEVELOPER

EMAAR'S REVENUE FOR 2024 – AED 35.5 BILLION

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world*.and lifestyle destination.

ADDRESS
VILLAS
TIERRA

FLOOR PLAN

EMAAR

ADDRESS
VILLAS
TIERRA

4 BEDROOM WITH BASEMENT

CHAMFER

BASEMENT	1,605.54	SQ.FT.	149.16	SQ.M.
GROUND FLOOR	2,326.51	SQ.FT.	216.14	SQ.M.
FIRST FLOOR	2,057.95	SQ.FT.	191.19	SQ.M.
TERRACES / BALCONIES	572.53	SQ.FT.	53.19	SQ.M.
CARPORT AREA	706.33	SQ.FT.	65.62	SQ.M.
TOTAL AREA	7,268.86	SQ.FT.	675.30	SQ.M.

N

KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimesions, and drawings are approximate only. 3. Information is subject to change wihtout notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings are not to scale. 6. All images are illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. Landscape shown are for illustrative purposes only, actual design to be by owner.

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ADDRESS
VILLAS
TIERRA

4 BEDROOM WITH BASEMENT

CONTEMPORARY

BASEMENT	1,615.12	SQ.FT.	150.05	SQ.M.
GROUND FLOOR	2,312.73	SQ.FT.	214.86	SQ.M.
FIRST FLOOR	2,043.42	SQ.FT.	189.84	SQ.M.
TERRACES / BALCONIES	621.94	SQ.FT.	57.78	SQ.M.
CARPORT AREA	703.64	SQ.FT.	65.37	SQ.M.
TOTAL AREA	7,296.85	SQ.FT.	677.90	SQ.M.

N

KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

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ADDRESS
VILLAS
TIERRA

5 BEDROOM

CHAMFER

GROUND FLOOR	2,872.78	SQ.FT.	266.89	SQ.M.
FIRST FLOOR	2,742.32	SQ.FT.	254.77	SQ.M.
ROOF FLOOR	685.45	SQ.FT.	63.68	SQ.M.
TERRACES / BALCONIES	1,012.56	SQ.FT.	94.07	SQ.M.
CARPORT AREA	609.24	SQ.FT.	56.60	SQ.M.
TOTAL AREA	7,922.34	SQ.FT.	736.01	SQ.M.

N

KEY PLAN

GROUND FLOOR

FIRST FLOOR

ROOF PLAN

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimesions, and drawings are approximate only. 3. Information is subject to change wihtout notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings are not to scale. 6. All images are illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. Landscape shown are for illustrative purposes only, actual design to be by owner.

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ADDRESS
VILLAS
TIERRA

5 BEDROOM WITH BASEMENT

CLASSIC

BASEMENT	2,081.20	SQ.FT.	193.35	SQ.M.
GROUND FLOOR	2,889.57	SQ.FT.	268.45	SQ.M.
FIRST FLOOR	2,743.93	SQ.FT.	254.92	SQ.M.
ROOF FLOOR	619.35	SQ.FT.	57.54	SQ.M.
TERRACES / BALCONIES	1,369.38	SQ.FT.	127.22	SQ.M.
CARPORT AREA	659.40	SQ.FT.	61.26	SQ.M.
TOTAL AREA	10,362.84	SQ.FT.	962.74	SQ.M.

N

KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

ROOF PLAN

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ADDRESS
VILLAS
TIERRA

5 BEDROOM WITH BASEMENT

CHAMFER

BASEMENT	2,085.72	SQ.FT.	193.77	SQ.M.
GROUND FLOOR	2,849.74	SQ.FT.	264.75	SQ.M.
FIRST FLOOR	2,750.82	SQ.FT.	255.56	SQ.M.
ROOF FLOOR	713.11	SQ.FT.	66.25	SQ.M.
TERRACES / BALCONIES	1,353.02	SQ.FT.	125.70	SQ.M.
CARPORT AREA	641.64	SQ.FT.	59.61	SQ.M.
TOTAL AREA	10,394.05	SQ.FT.	965.64	SQ.M.

N

KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

ROOF PLAN

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimesions, and drawings are approximate only. 3. Information is subject to change wihtout notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings are not to scale. 6. All images are illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. Landscape shown are for illustrative purposes only, actual design to be by owner.

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ADDRESS
VILLAS
TIERRA

6 BEDROOM WITH BASEMENT

CHAMFER

BASEMENT	2,810.78	SQ.FT.	261.13	SQ.M.
GROUND FLOOR	3,518.72	SQ.FT.	326.90	SQ.M.
FIRST FLOOR	3,256.83	SQ.FT.	302.57	SQ.M.
ROOF FLOOR	694.59	SQ.FT.	64.53	SQ.M.
TERRACES / BALCONIES	1,990.25	SQ.FT.	184.90	SQ.M.
CARPORT AREA	687.60	SQ.FT.	63.88	SQ.M.
TOTAL AREA	12,958.77	SQ.FT.	1,203.91	SQ.M.

N

KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

ROOF PLAN

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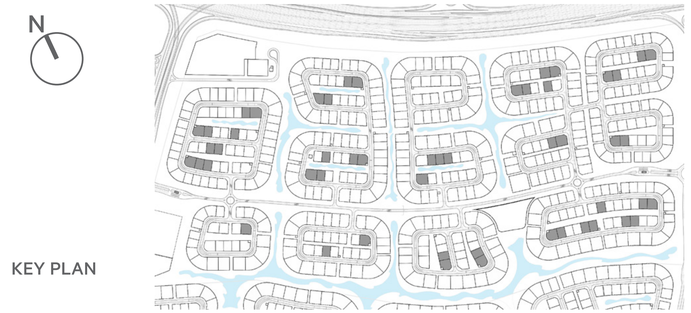
ADDRESS
VILLAS
TIERRA

4 BEDROOM WITH BASEMENT

CLASSIC

BASEMENT	1534.39	SQ.FT.	142.55	SQ.M.
GROUND FLOOR	2430.06	SQ.FT.	225.76	SQ.M.
FIRST FLOOR	2157.73	SQ.FT.	200.46	SQ.M.
TERRACES / BALCONIES	475.33	SQ.FT.	44.16	SQ.M.
CARPORT AREA	703.64	SQ.FT.	65.37	SQ.M.
TOTAL AREA	7,301.15	SQ.FT.	678.30	SQ.M.



KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

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ADDRESS
VILLAS
TIERRA

5 BEDROOM

CONTEMPORARY

GROUND FLOOR	2,823.47	SQ.FT.	262.31	SQ.M.
FIRST FLOOR	2,754.59	SQ.FT.	255.91	SQ.M.
ROOF FLOOR	683.18	SQ.FT.	63.47	SQ.M.
TERRACES / BALCONIES	1,171.33	SQ.FT.	108.82	SQ.M.
CARPORT AREA	615.05	SQ.FT.	57.14	SQ.M.
TOTAL AREA	8,047.63	SQ.FT.	747.65	SQ.M.

N

KEY PLAN

GROUND FLOOR

FIRST FLOOR

ROOF PLAN

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ADDRESS
VILLAS
TIERRA

5 BEDROOM WITH BASEMENT

CONTEMPORARY

BASEMENT	2,085.72	SQ.FT.	193.77	SQ.M.
GROUND FLOOR	2,836.07	SQ.FT.	263.48	SQ.M.
FIRST FLOOR	2,743.18	SQ.FT.	254.85	SQ.M.
ROOF FLOOR	623.12	SQ.FT.	57.89	SQ.M.
TERRACES / BALCONIES	1,332.89	SQ.FT.	123.83	SQ.M.
CARPORT AREA	689.64	SQ.FT.	64.07	SQ.M.
TOTAL AREA	10,310.63	SQ.FT.	957.89	SQ.M.

N

KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

ROOF PLAN

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ADDRESS
VILLAS
TIERRA

6 BEDROOM WITH BASEMENT

CONTEMPORARY

BASEMENT	2,818.63	SQ.FT.	261.86	SQ.M.
GROUND FLOOR	3,464.58	SQ.FT.	321.87	SQ.M.
FIRST FLOOR	3,245.85	SQ.FT.	301.55	SQ.M.
ROOF FLOOR	623.66	SQ.FT.	57.94	SQ.M.
TERRACES / BALCONIES	1,926.20	SQ.FT.	178.95	SQ.M.
CARPORT AREA	698.15	SQ.FT.	64.86	SQ.M.
TOTAL AREA	12,777.07	SQ.FT.	1,187.03	SQ.M.

N

KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

ROOF PLAN

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PAYMENT PLAN

10%
Down Payment
On Booking

10%
1st Installment
May 2025

10%
2nd Installment
January 2026

10%
3rd Installment
June 2026

10%
4th Installment
Upon 20% Construction Completion*

January 2027

10%
5th Installment
Upon 30% Construction Completion*

June 2027

10%
6th Installment
Upon 60% Construction Completion*

February 2028

10%
7th Installment
Upon 80% Construction Completion*

September 2028

20%
8th Installment
Upon 100% Construction Completion*

June 2029

*Estimated Construction Completion Date

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