



THE OASIS

BY EMAAR

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.

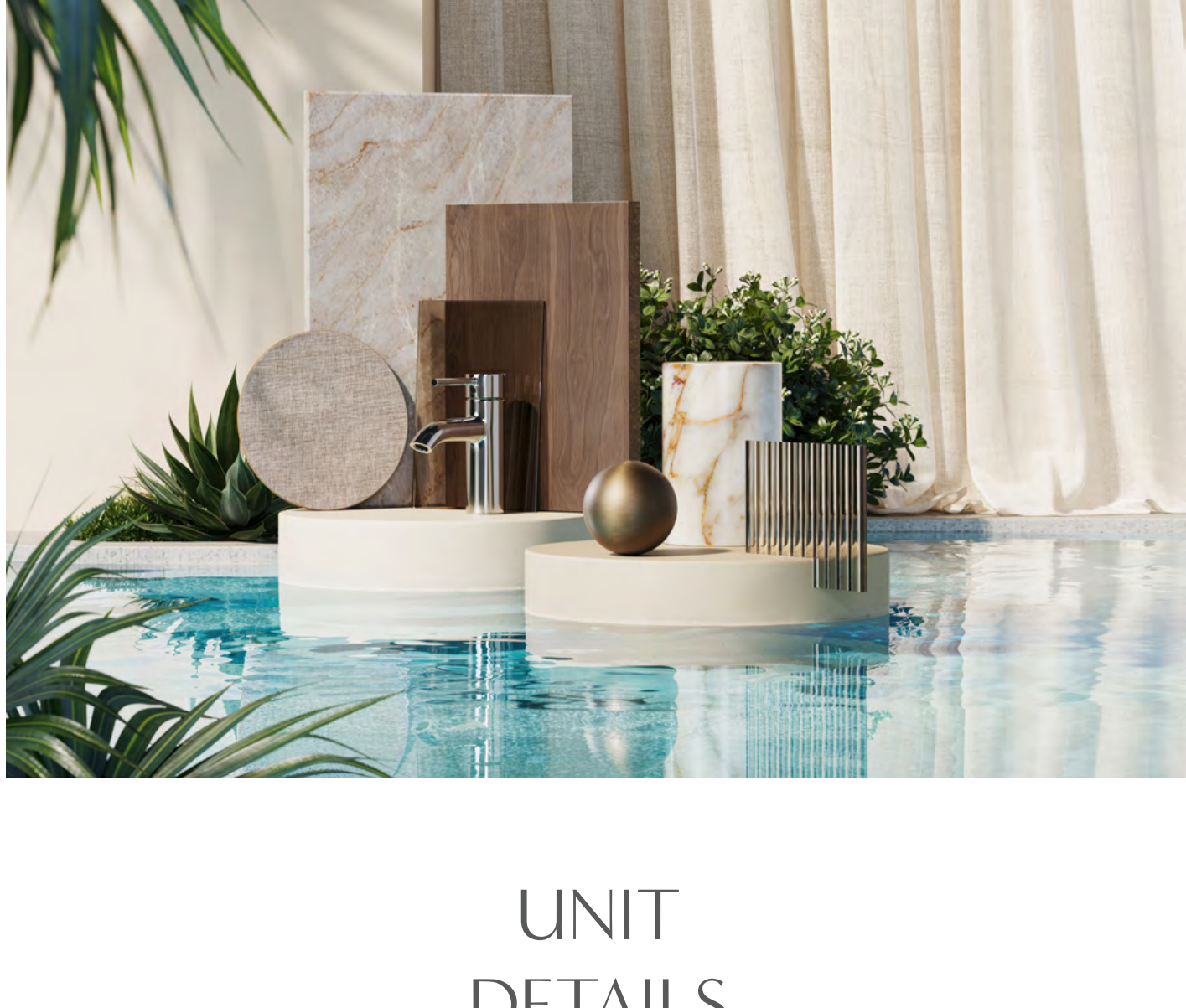


ULTIMATE EXCLUSIVE WATERFRONT ESCAPE

Welcome to Palace Villas – Ostra, an exclusive collection of waterfront homes designed for those who seek a life shaped by luxury, calm, and connection to nature. Set along quiet shores and framed by pristine waters and verdant landscapes, each villa is a private retreat.

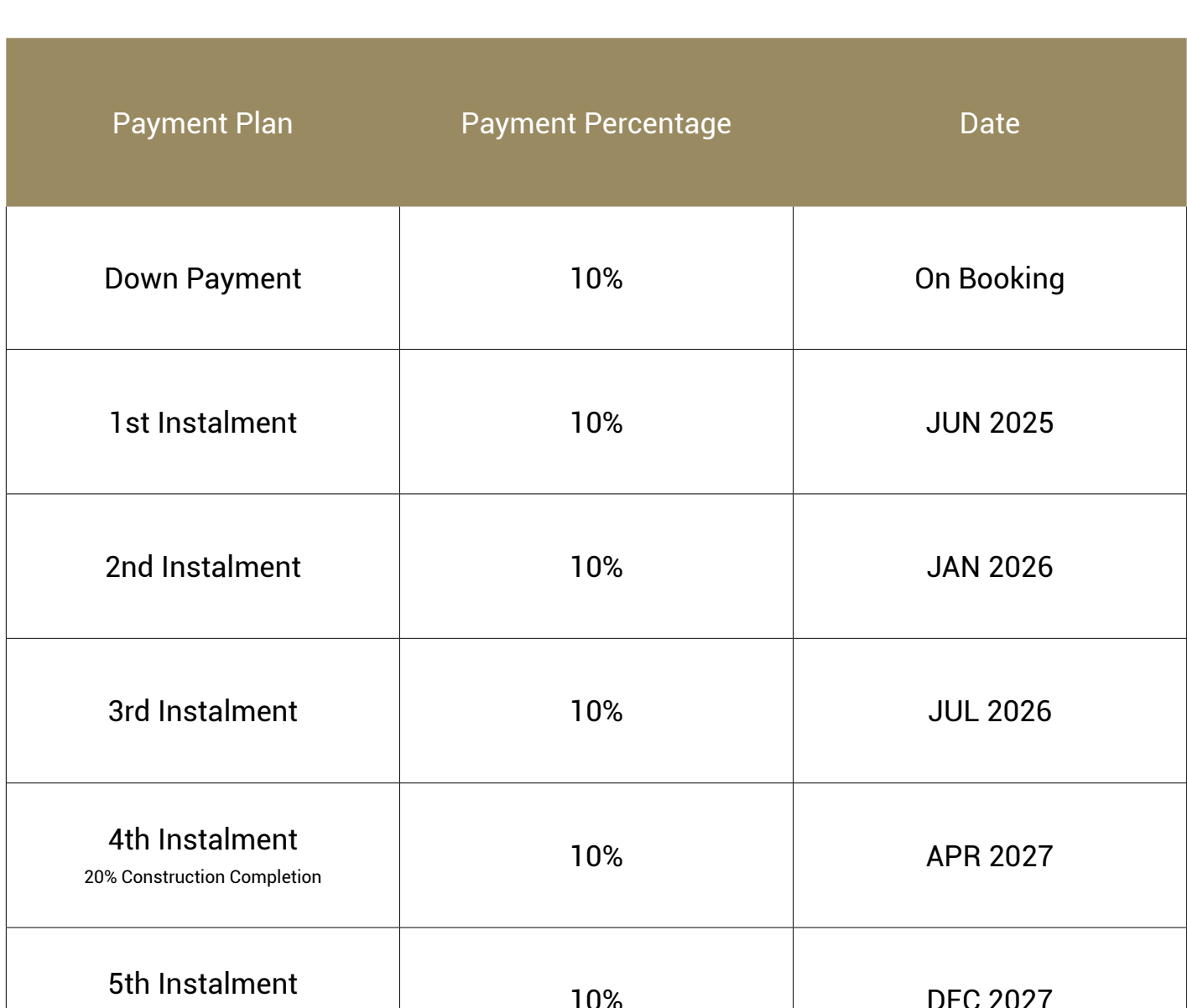


HAVEN OF BLISSFUL LUXURY

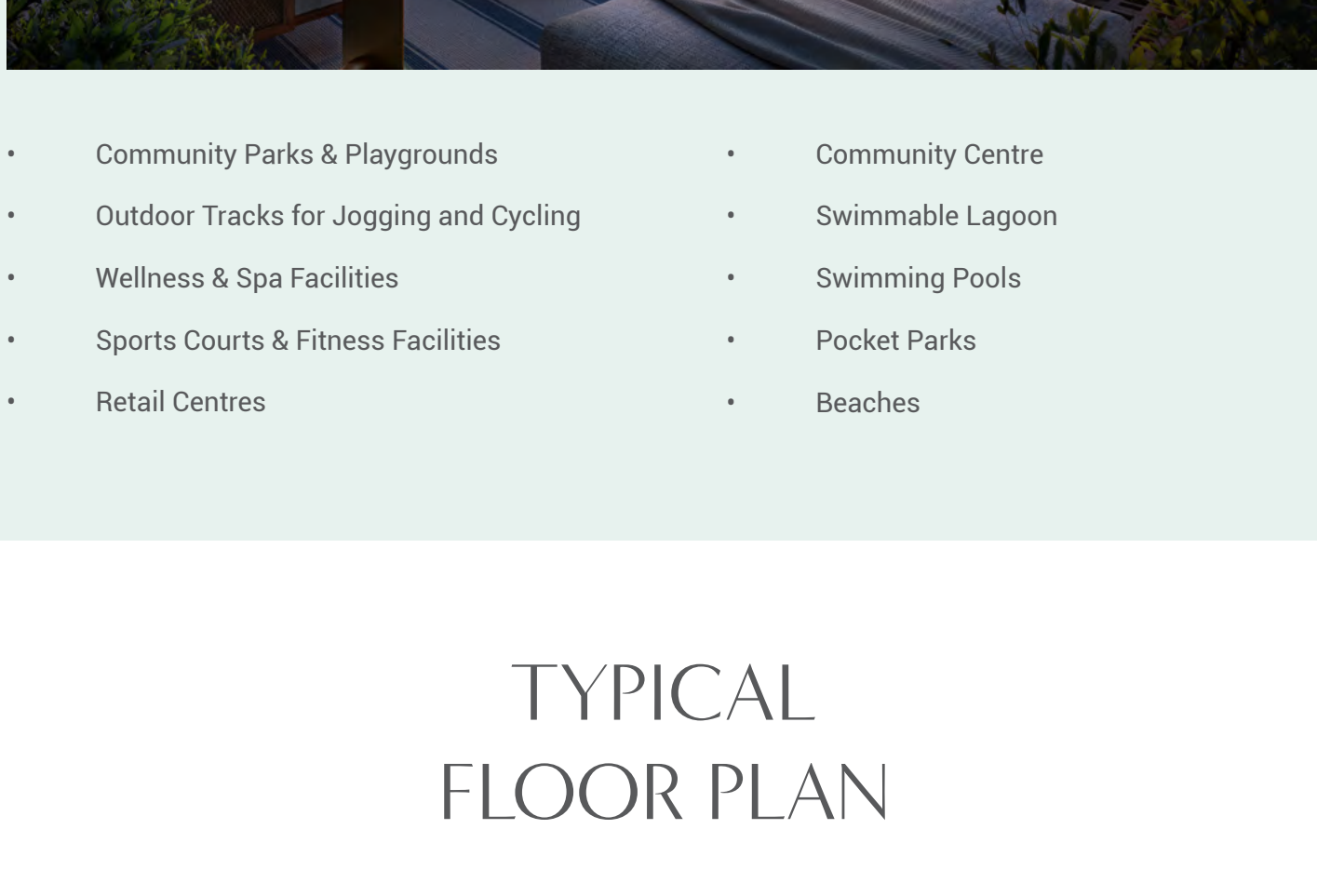


BESPOKE LUXURY RESIDENCES

Unveiling a collection of 4 to 6-bedroom villas at Palace Villas - Ostra, where architecture is an art form and nature is its canvas.



MATERIAL MOODBOARD



UNIT DETAILS

Type	Units	Avg. BUA (sq. ft.)	Avg. Plot Area (sq. ft.)	Starting Price (AED)
4 - Bedroom	213	7,287	9,081	13.13 Mn
5 - Bedroom	251	9,523	11,128	14.56 Mn
6 - Bedroom	62	12,859	16,375	24.05 Mn

Total number of stand-alone villa units: 526

PAYMENT PLAN

Payment Plan	Payment Percentage	Date
Down Payment	10%	On Booking
1st Instalment	10%	JUN 2025
2nd Instalment	10%	JAN 2026
3rd Instalment	10%	JUL 2026
4th Instalment 20% Construction Completion	10%	APR 2027
5th Instalment 40% Construction Completion	10%	DEC 2027
6th Instalment 60% Construction Completion	10%	MAY 2028
7th Instalment 80% Construction Completion	10%	DEC 2028
8th Instalment 100% Construction Completion	20%	SEP 2029

LIFE DESIGNED FOR YOU

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



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

TYPICAL FLOOR PLAN

4 - BEDROOM



5 - BEDROOM



6 - BEDROOM



PALACE

VILLAS
OSTRA

EMAAR



UTILITIES

AMENITIES

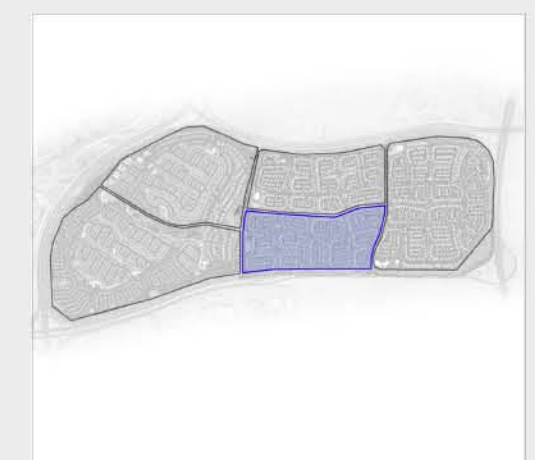
- A. ENTRANCE & GUARD HOUSE
- B. COMMUNITY CENTER
- C. SWIMMABLE LAGOON
- D. URBAN CANAL
- E. RETAIL
- F. JUMAA MOSQUE
- G. LOCAL MOSQUE
- H. FITNESS STATIONS
- I. PLAYGROUNDS
- J. SPORTS COURTS
- K. PUBLIC POOL
- L. CIVIL DEFENSE
- M. DOG PARK

STYLES

- CLASSICAL
- CONTEMPORARY
- CHAMFERED

TYPE

- 4 BR VILLAS
- 5 BR VILLAS
- 5 BR + BASEMENT VILLAS
- 5 BR DROP VILLAS
- 6 BR VILLAS



PALACE

VILLAS
OSTRA

FLOOR PLAN

EMAAR

PALACE

VILLAS
OSTRA

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



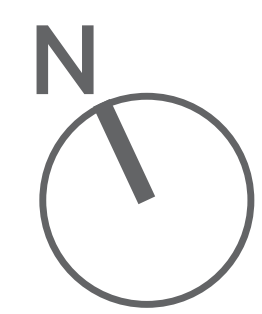
FIRST FLOOR

PALACE

VILLAS
OSTRA

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.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR

PALACE

VILLAS
OSTRA

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.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR

PALACE

VILLAS
OSTRA

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.



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.

PALACE

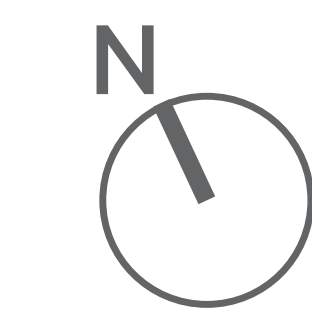
VILLAS

OSTRA

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.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

PALACE

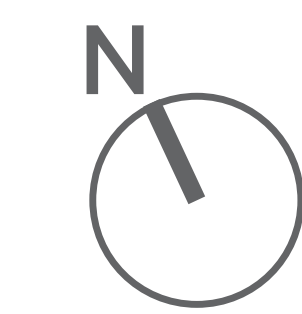
VILLAS

OSTRA

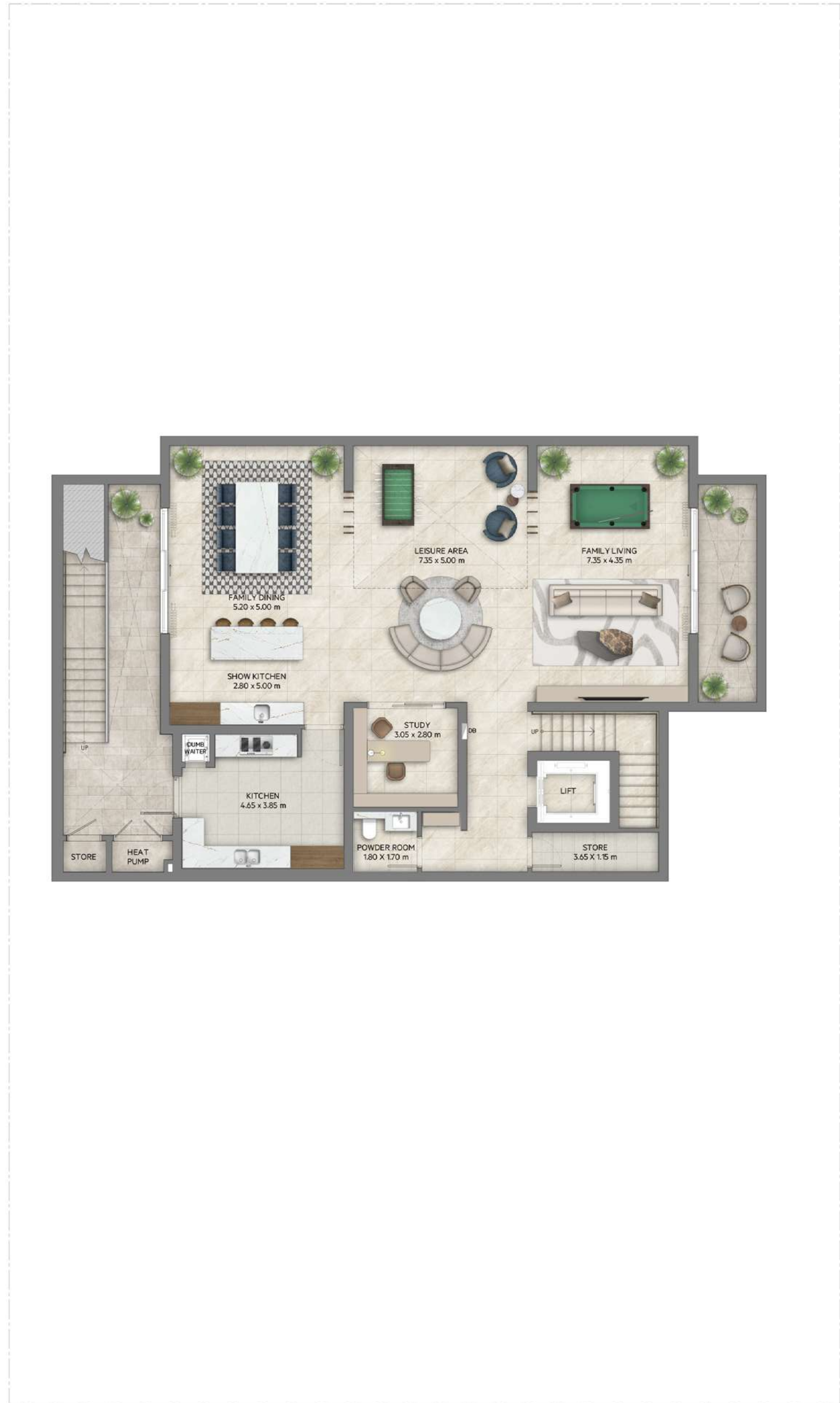
5 BEDROOM WITH BASEMENT

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.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

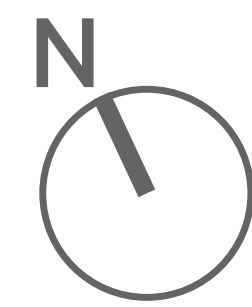
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PALACE

VILLAS
OSTRA

5 BEDROOM DROP TYPE
CHAMFER

BASEMENT	2,605.94	SQ.FT.	242.10	SQ.M.
GROUND FLOOR	3,065.35	SQ.FT.	284.78	SQ.M.
FIRST FLOOR	2,948.23	SQ.FT.	273.90	SQ.M.
ROOF FLOOR	709.56	SQ.FT.	65.92	SQ.M.
TERRACES / BALCONIES	1,205.99	SQ.FT.	112.04	SQ.M.
CARPORT AREA	646.48	SQ.FT.	60.06	SQ.M.
TOTAL AREA	11,181.54	SQ.FT.	1,038.80	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



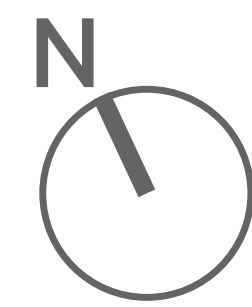
ROOF PLAN

PALACE

VILLAS
OSTRA

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.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

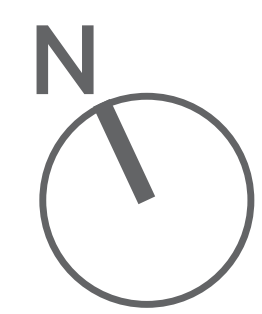
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PALACE

VILLAS
OSTRA

5 BEDROOM DROP TYPE
CONTEMPORARY

BASEMENT	2,581.40	SQ.FT.	239.82	SQ.M.
GROUND FLOOR	3,036.50	SQ.FT.	282.10	SQ.M.
FIRST FLOOR	2,922.61	SQ.FT.	271.52	SQ.M.
ROOF FLOOR	623.66	SQ.FT.	57.94	SQ.M.
TERRACES / BALCONIES	1,205.01	SQ.FT.	111.95	SQ.M.
CARPORT AREA	670.38	SQ.FT.	62.28	SQ.M.
TOTAL AREA	11,039.56	SQ.FT.	1,025.61	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

PALACE

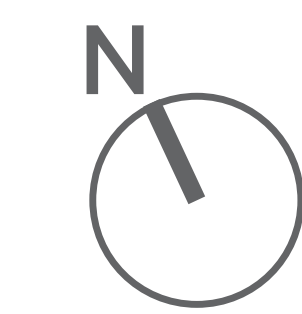
VILLAS

OSTRA

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.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

PALACE

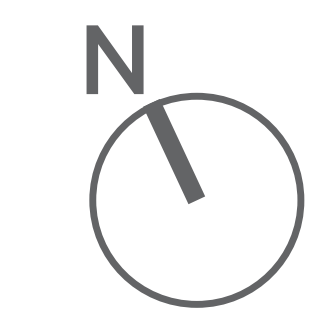
VILLAS

OSTRA

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.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

THE COMMUNITY

Discover unparalleled luxury living at The Oasis by Emaar, an exclusive world nestled amidst sparkling waterscapes and verdant landscapes. Featuring upscale villas and expansive mansions, 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 PALACE VILLAS – OSTRA?

- ◆ **Palace Branded Waterfront Residences:** An exclusive collection of waterfront homes designed for those who seek a life shaped by luxury, calm, and connection to nature
- ◆ **Sensory Playground:** Jogging tracks, sports courts, sunrise swims and starlit tennis, every space is an invitation to play, move, and revive
- ◆ **Resort Style Living:** Set along quiet shores and framed by pristine waters and verdant gardens, each villa is a private retreat
- ◆ **Bespoke Luxury Residences:** A collection of 4 to 6-bedroom villas where architecture is an art form and nature is its canvas
- ◆ **Thriving Community** stitched together by moments over garden feasts, sunlit picnics, and spontaneous gatherings
- ◆ **Ultimate Privacy:** Nestled in a secluded setting, Palace Villas – Ostra offers unmatched exclusivity, providing a tranquil sanctuary where peace and luxury seamlessly blend



LOCATION & VIEWS

- ◆ **Perfectly Positioned** for seamless travel to key destinations across UAE
- ◆ **Prime Position:** Dubai Hills Estate/Dubai Hills Mall are 20 mins away. Dubai Marina and Dubai Marina Mall are 28 mins away. Downtown Dubai and Dubai Mall are 35 mins away
- ◆ **Every home frames** a breathtaking canvas of crystal-clear waters and lush greenery, transforming daily life into a visual gem
- ◆ **Al Maktoum International Airport** is 18 mins away

Payment Plan	Payment Percentage	Date
Down Payment	10%	On Booking
1st Instalment	10%	JUN 2025
2nd Instalment	10%	JAN 2026
3rd Instalment	10%	JUL 2026
4th Instalment 20% Construction Completion	10%	APR 2027
5th Instalment 40% Construction Completion	10%	DEC 2027
6th Instalment 60% Construction Completion	10%	MAY 2028
7th Instalment 80% Construction Completion	10%	DEC 2028
8th Instalment 100% Construction Completion	20%	SEP 2029

Type	Units	Avg. BUA (sq. ft.)	Avg. Plot Area (sq. ft.)	Starting Price (AED)
4 - Bedroom	213	7,287	9,081	13.13 Mn
5 - Bedroom	251	9,523	11,128	14.56 Mn
6 - Bedroom	62	12,859	16,375	24.05 Mn

Total number of stand-alone villa units: 526

RESIDENTIAL UNITS



- ◆ A collection of 4 to 6-bedroom villas, within the Palace branded community, where architecture is an art form and nature is its canvas
- ◆ The architectural style is sculpted by nature, where sleek glass facades reflect the flow of water and natural stone blends with the earth
- ◆ Interiors feature soft tones that evoke zen, while unexpected textures add intrigue

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.

PALACE

VILLAS OSTRA



PAYMENT PLAN

10%

Down Payment
On Booking

10%

1st Installment
June 2025

10%

2nd Installment
January 2026

10%

3rd Installment

July 2026

10%

4th Installment
Upon 20% Construction
Completion*

April 2027

10%

5th Installment
Upon 40% Construction
Completion*

December 2027

10%

6th Installment
Upon 60% Construction
Completion*
May 2028

10%

7th Installment
Upon 80% Construction
Completion*
December 2028

20%

8th Installment
Upon 100% Construction
Completion*
September 2029

*Estimated Construction Completion Date

EMAAR



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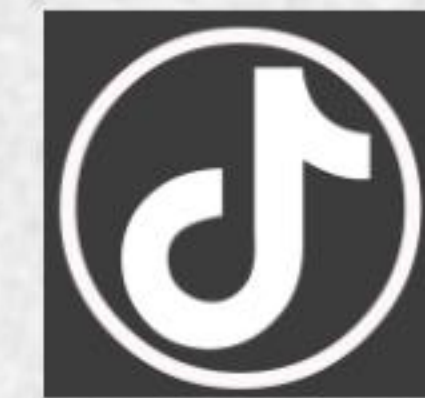
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