



## Redefining Luxury Waterside Living

Step into the enchanting world of Mirage at The Oasis,  
a haven where luxury and nature exist in perfect harmony amidst  
stunning trails and tranquil waterways enhancing  
the sophisticated atmosphere.

### Payment Plan

90%  
During  
Construction



10%  
On Construction  
Completion

T&Cs Apply



A selection of exquisite 5-bedroom and 6-bedroom luxury villas carefully  
crafted to prioritise comfort, well-being, and a deep connection to  
the stunning natural surroundings.

## A World of Exceptional Experiences



Pools, Lagoons & Waterways



Community Parks & Playgrounds



Jogging & Cycling Tracks

## Immerse in pure luxury

A sanctuary of opulence, The Oasis sets new standards for luxury living with a resolute focus on majestic mansions and sprawling villas that grace expansive plots, revealing panoramic vistas of tranquil water canals, shimmering lakes, and verdant parks.

Blending harmonious architecture and outstanding design brought to you by the world's most famous architects and designers, this unique development offers a beautiful selection of villas and mansions ranging in size from three to six bedrooms, all of which have been exquisitely designed and built to the finest standards.

## Why Mirage?

- A unique residential development that offers a tranquil haven nestled amidst Dubai's vibrant landscape.
- Residential units masterfully designed for seamless integration with the natural environment, emphasizing comfort and a deep connection to stunning surroundings.
- World-class amenities, enhancing residential luxury and convenience, and ensuring residents have access to the finest comforts and services
- Villas comprising 5- and 6-bedrooms feature exteriors designed to maximize views of water canals and public spaces, immersing residents in the beauty around them.
- Each unit meets comprehensive service requirements, including a lift and a dedicated driver's room annex, encapsulating all aspects of convenience and functionality.



## Location & Views

- Mirage at The Oasis is ideally located thanks to its proximity to major transportation routes like D54 and E44.
- A short 18-minute drive to Al Maktoum International Airport.
- Dubai Hills Estate, Dubai Hills Mall, and Dubai Hills Golf Course are just 20 minutes away.
- A 28-minute drive away from Dubai Marina and Dubai Marina Mall.
- Downtown Dubai and Dubai Mall, the heart of the city, are just 35 minutes away.
- 5 mins from Global Village and 20 mins from DXB Int'l Airport
- Mesmerizing views, with each residence offering sweeping vistas of open green spaces, the expansive sky, serene lagoons, and tranquil water canals

Instalment	Payment Percentage	Due Date
Down Payment	10%	April 2024
1st Instalment	10%	June 2024
2nd Instalment	10%	November 2024
3rd Instalment	10%	April 2025
4th Instalment 20% Construction Completion	10%	October 2025
5th Instalment 30% Construction Completion	10%	February 2026
6th Instalment 50% Construction Completion	10%	September 2026
7th Instalment 70% Construction Completion	10%	April 2027
8th Instalment 90% Construction Completion	10%	November 2027
9th Instalment 100% Construction Completion	10%	June 2028

Available Units	Min. BUA (Sq ft.)	Avg. Plot (Sq ft.)	Starting Price (In AED Mn)
5-Bedroom Villas	10,225	11,340	15.8
6-Bedroom Villas	11,298	15,578	20.5

## Facts

- 204 total units
- 123 units of 5-bedroom villas
- 81 units of 6-bedroom villas
- Facade types - 3



## Residential Units

- Luxurious 5 & 6-bedroom luxury villas
- Designed with aesthetic elegance and luxurious practicality in mind
- Exceptional finishes and exquisite design nuances

## Amenities



- Community parks
- Playgrounds
- Sports and fitness facilities
- Wellness and spa facilities
- Outdoor tracks for jogging & cycling
- Pools
- Mosques
- Schools

## The Developer

EMAAR'S REVENUE FOR 2023 –  
**AED 26.7 Bn (US\$ 7.3 Bn)**

With a proven track-record in delivery, Emaar has delivered approximately 108,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and Dubai Mall, the world's most-visited retail and lifestyle destination.



# MIRAGE

THE OASIS

## Payment Plan

10%

Down Payment

On Booking

10%

1<sup>st</sup> Instalment

June 2024

10%

2<sup>nd</sup> Instalment

November 2024

10%

3<sup>rd</sup> Instalment

April 2025

10%

4<sup>th</sup> Instalment

Upon 20% Construction Completion\*

October 2025

10%

5<sup>th</sup> Instalment

Upon 30% Construction Completion\*

February 2026

10%

6<sup>th</sup> Instalment

Upon 50% Construction Completion\*

September 2026

10%

7<sup>th</sup> Instalment

Upon 70% Construction Completion\*

April 2027

10%

8<sup>th</sup> Instalment

Upon 90% Construction Completion\*

November 2027

10%

9<sup>th</sup> Instalment

Upon 100% Construction Completion\*

June 2028

\*Estimated Construction Completion Date

EMAAR

# MIRAGE

THE OASIS

5 BEDROOM FLAT  
CHAMFERED

BASEMENT	2,038.14	SQ.FT.	189.35	SQ.M.
GROUND FLOOR	2,816.27	SQ.FT.	261.64	SQ.M.
FIRST FLOOR	2,747.38	SQ.FT.	255.24	SQ.M.
ROOF FLOOR	699.44	SQ.FT.	64.98	SQ.M.
TERRACE	1,443.98	SQ.FT.	134.15	SQ.M.
CARPORT AREA	642.93	SQ.FT.	59.73	SQ.M.
TOTAL AREA	10,388.13	SQ.FT.	965.09	SQ.M.



KEY PLAN



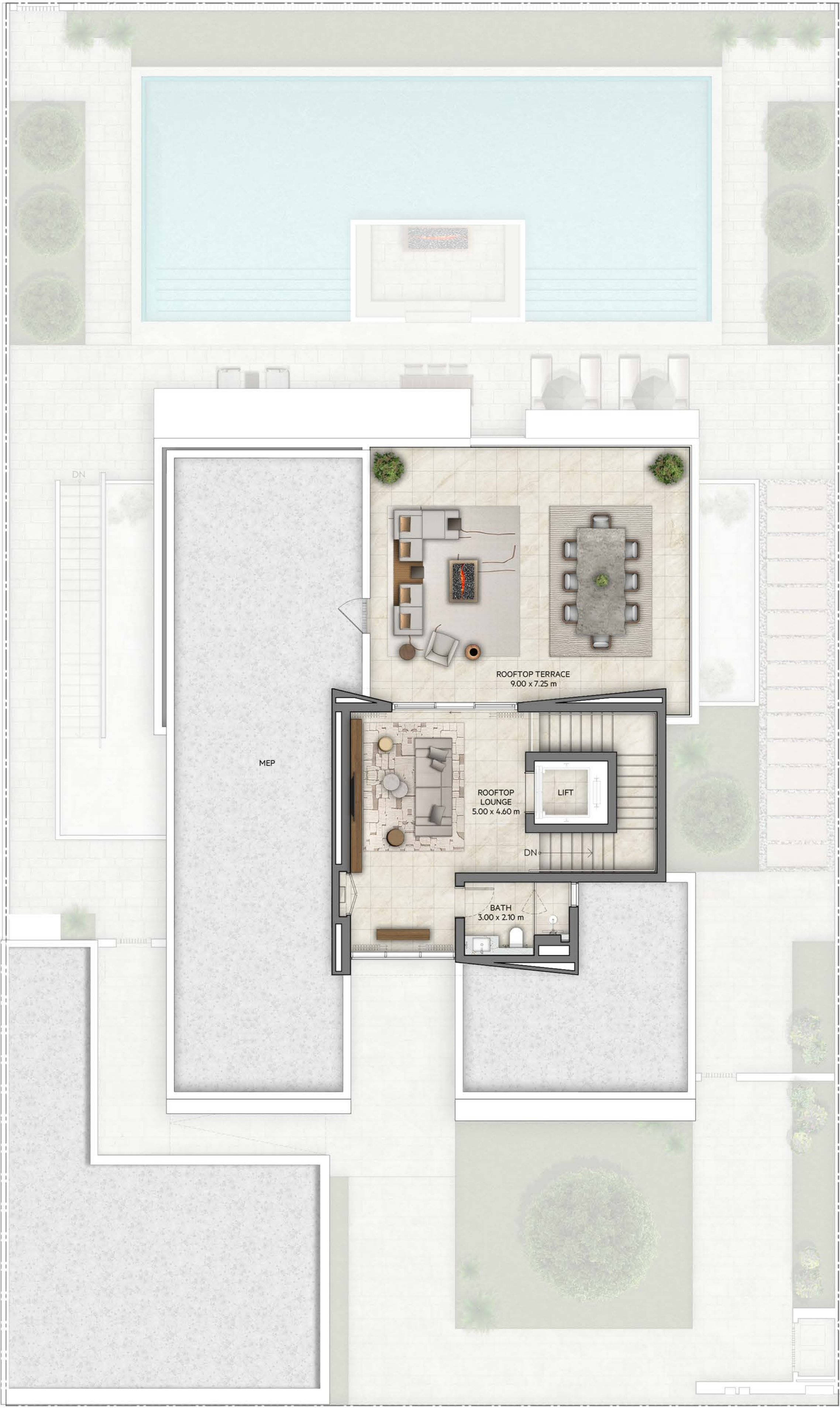
BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

# MIRAGE

THE OASIS

5 BEDROOM DROP  
CHAMFERED

BASEMENT	2,589.26	SQ.FT.	240.55	SQ.M.
GROUND FLOOR	3,021.10	SQ.FT.	280.67	SQ.M.
FIRST FLOOR	2,938.54	SQ.FT.	273.00	SQ.M.
ROOF FLOOR	699.65	SQ.FT.	65.00	SQ.M.
TERRACE	1,270.79	SQ.FT.	118.06	SQ.M.
CARPORT AREA	643.68	SQ.FT.	59.80	SQ.M.
TOTAL AREA	11,163.03	SQ.FT.	1,037.08	SQ.M.



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 whtout 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.

# MIRAGE

THE OASIS

6 BEDROOM FLAT  
CHAMFERED

BASEMENT	2,810.99	SQ.FT.	261.15	SQ.M.
GROUND FLOOR	3,521.41	SQ.FT.	327.15	SQ.M.
FIRST FLOOR	3,256.51	SQ.FT.	302.54	SQ.M.
ROOF FLOOR	678.99	SQ.FT.	63.08	SQ.M.
TERRACE	2,043.31	SQ.FT.	189.83	SQ.M.
CARPORT AREA	655.84	SQ.FT.	60.93	SQ.M.
TOTAL AREA	12,967.06	SQ.FT.	1,204.68	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

# MIRAGE

THE OASIS

6 BEDROOM DROP  
CHAMFERED

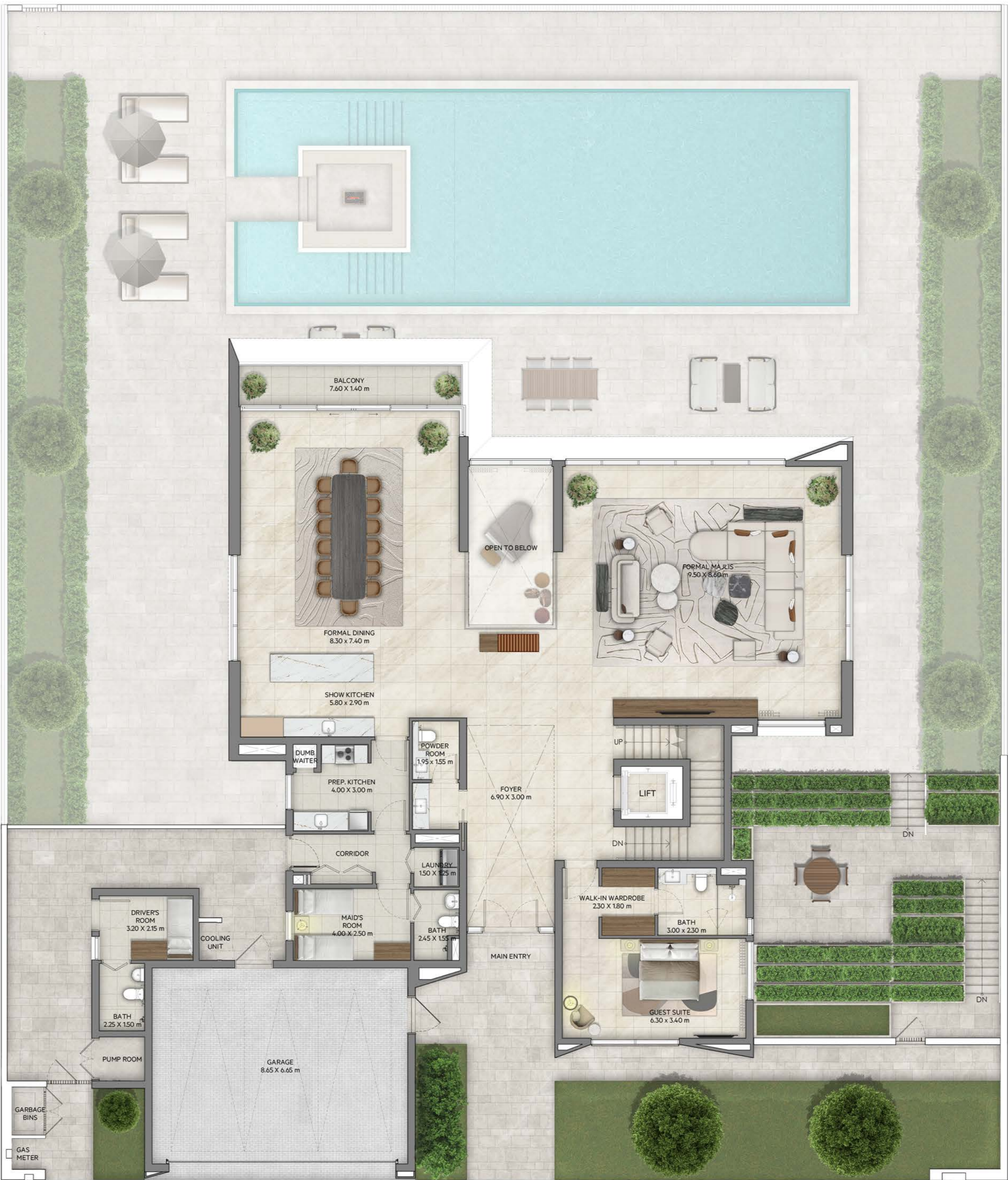
BASEMENT	3,134.88	SQ.FT.	291.24	SQ.M.
GROUND FLOOR	3,802.02	SQ.FT.	353.22	SQ.M.
FIRST FLOOR	3,246.28	SQ.FT.	301.59	SQ.M.
TERRACE	517.10	SQ.FT.	48.04	SQ.M.
CARPORT AREA	657.03	SQ.FT.	61.04	SQ.M.
TOTAL AREA	11,357.31	SQ.FT.	1,055.13	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR

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# MIRAGE

THE OASIS

5 BEDROOM FLAT  
CONTEMPORARY

BASEMENT	2,086.69	SQ.FT.	193.86	SQ.M.
GROUND FLOOR	2,797.32	SQ.FT.	259.88	SQ.M.
FIRST FLOOR	2,720.90	SQ.FT.	252.78	SQ.M.
ROOF FLOOR	619.35	SQ.FT.	57.54	SQ.M.
TERRACE	1,329.88	SQ.FT.	123.55	SQ.M.
CARPORT AREA	670.81	SQ.FT.	62.32	SQ.M.
TOTAL AREA	10,224.95	SQ.FT.	949.93	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

# MIRAGE

THE OASIS

5 BEDROOM DROP  
CONTEMPORARY

BASEMENT	2,583.44	SQ.FT.	240.01	SQ.M.
GROUND FLOOR	3,009.37	SQ.FT.	279.58	SQ.M.
FIRST FLOOR	2,941.99	SQ.FT.	273.32	SQ.M.
ROOF FLOOR	619.25	SQ.FT.	57.53	SQ.M.
TERRACE	1,170.68	SQ.FT.	108.76	SQ.M.
CARPORT AREA	671.67	SQ.FT.	62.40	SQ.M.
TOTAL AREA	10,996.40	SQ.FT.	1,021.60	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

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# MIRAGE

THE OASIS

6 BEDROOM FLAT  
CONTEMPORARY

BASEMENT	2,817.02	SQ.FT.	261.71	SQ.M.
GROUND FLOOR	3,456.72	SQ.FT.	321.14	SQ.M.
FIRST FLOOR	3,239.29	SQ.FT.	300.94	SQ.M.
ROOF FLOOR	619.35	SQ.FT.	57.54	SQ.M.
TERRACE	1,903.38	SQ.FT.	176.83	SQ.M.
CARPORT AREA	682.32	SQ.FT.	63.39	SQ.M.
TOTAL AREA	12,718.09	SQ.FT.	1,181.55	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

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# MIRAGE

THE OASIS

6 BEDROOM DROP  
CONTEMPORARY

BASEMENT	3,144.03	SQ.FT.	292.09	SQ.M.
GROUND FLOOR	3,726.46	SQ.FT.	346.20	SQ.M.
FIRST FLOOR	3,248.98	SQ.FT.	301.84	SQ.M.
TERRACE	497.40	SQ.FT.	46.21	SQ.M.
CARPORT AREA	681.03	SQ.FT.	63.27	SQ.M.
TOTAL AREA	11,297.90	SQ.FT.	1,049.61	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR

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# MIRAGE

THE OASIS

5 BEDROOM FLAT  
CLASSIC

BASEMENT	2,086.80	SQ.FT.	193.87	SQ.M.
GROUND FLOOR	2,831.23	SQ.FT.	263.03	SQ.M.
FIRST FLOOR	2,721.11	SQ.FT.	252.80	SQ.M.
ROOF FLOOR	619.35	SQ.FT.	57.54	SQ.M.
TERRACE	1,406.95	SQ.FT.	130.71	SQ.M.
CARPORT AREA	670.81	SQ.FT.	62.32	SQ.M.
TOTAL AREA	10,336.25	SQ.FT.	960.72	SQ.M.



KEY PLAN



BASEMENT



GROUND FLOOR



FIRST FLOOR



ROOF PLAN



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