

Immerse in *Pure Luxury*

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 Marèva?

- ◆ **Secluded Lagoon Escape:** Luxury of leisure unfolds through resort-inspired pools, calm bays, and palm canopies
- ◆ **Kaleidoscopic Reverie:** Vibrant landscapes and endless adventures, with swimmable lagoons, pocket parks, and sun-kissed beaches
- ◆ **Water-Inspired Elegance:** Contemporary and opulent architecture that blends bold forms with refined details
- ◆ **Premium Amenities:** Wellness, leisure, and sports converge to rejuvenate and play



Location & Views

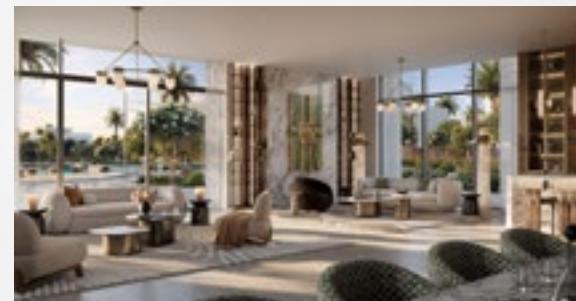
- ◆ Prime Connectivity: 18 mins to Al Maktoum International Airport, 20 mins to Dubai Hills Estate/Dubai Hills Mall, 35 mins to Downtown Dubai
- ◆ Tranquil Vistas: Nestled amidst lush greenery and calm waterways, offering peace and privacy

Payment Plan	Payment Percentage	Date
Down Payment	10%	On Booking
1st Instalment	10%	FEB 2026
2nd Instalment	10%	AUG 2026
3rd Instalment	10%	FEB 2027
4th Instalment	10%	AUG 2027
5th Instalment 40% Construction Completion	10%	JUN 2028
6th Instalment 60% Construction Completion	10%	NOV 2028
7th Instalment 80% Construction Completion	10%	MAY 2029
8th Instalment 100% Construction Completion	20%	FEB 2030

Type	Units	Min. BUA (sq. ft.)	Min. Plot Area (sq. ft.)	Starting Price (AED)
4 - Bedroom	155	7,254	8,105	13.47 Mn
5 - Bedroom	69	7,965	8,705	15.38 Mn
6 - Bedroom	87	12,779	14,384	23.47 Mn

◆ Total number of stand-alone villa units: 311

Residential Units



- ◆ Spacious Villas: 4–6 bedroom homes bathed with light, blending water-inspired elegance with contemporary flair.
- ◆ Refined Interiors: A tactile symphony of earthy neutrals, soft beiges, and sumptuous finishes.
- ◆ Architectural Elegance: Bold, contemporary design with sophisticated details and striking forms.

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.