

## 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; 20 mins from Downtown Dubai; 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 <small>20% Construction Completion</small>	10%	October 2025
5th Instalment <small>30% Construction Completion</small>	10%	February 2026
6th Instalment <small>50% Construction Completion</small>	10%	September 2026
7th Instalment <small>70% Construction Completion</small>	10%	April 2027
8th Instalment <small>90% Construction Completion</small>	10%	November 2027
9th Instalment <small>100% Construction Completion</small>	10%	June 2027

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.