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.