PALACE
VILLAS
OSTRA

EMAAR

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
- Resort Style Living: Set along quiet shores and framed by pristine waters and verdant gardens, each villa is a private retreat
- Thriving Community stitched together by moments over garden feasts, sunlit picnics, and spontaneous gatherings
- Sensory Playground: Jogging tracks, sports courts, sunrise swims and starlit tennis, every space is an invitation to play, move, and revive
- Bespoke Luxury Residences: A collection of 4 to 6-bedroom villas where architecture is an art form and nature is its canvas
- 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
- Every home frames a breathtaking canvas of crystal-clear waters and lush greenery, transforming daily life into a visual gem
- 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
- 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.