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OFF PLAN

Mareva The Oasis

Location: The Oasis, Dubai

Starting From: AED 13,470,000

Permit No: 2

Mareva The Oasis

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**Q1 2030**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Mareva at The Oasis is an ultra-premium villa development by **Emaar Properties** within **The Oasis**, one of the developer's most ambitious low-density luxury master communities in Dubai. The neighbourhood is designed around water, landscaped greenery and large-format private residences, with Emaar positioning Mareva as a retreat where contemporary architecture blends with the surrounding natural environment. (emaar.com)

The development comprises **311 standalone villas** in **4, 5 and 6-bedroom configurations**. The substantial size of these residences distinguishes Mareva from conventional Dubai villa communities. Published project inventory places built-up areas from approximately **7,254 sq. ft.**, while the largest six-bedroom configurations extend to approximately **12,779 sq. ft.** (bayut.com)

Four-bedroom residences form the entry point to the collection, while the five and six-bedroom homes offer significantly larger living environments designed for high-net-worth families and buyers seeking estate-scale residences. The villas incorporate generous living and entertaining spaces, large bedroom suites, extensive glazing and private outdoor areas.

Architecture is closely integrated with the surrounding landscape. Emaar describes the design as combining **natural textures, refined materials and expansive glazing**, with homes positioned to capture views toward the community's waterways and landscaped spaces. The result is an understated architectural approach where water and greenery become important elements of the residential experience. (emaar.com)

Water is particularly central to The Oasis masterplan. Mareva incorporates **crystal lagoons, swimmable waterways and landscaped green spaces**, creating a resort-style setting around the villa neighbourhood. Emaar highlights approximately **1.5 million sq. m. of parks, lakes, waterways and landscaped areas** across The Oasis. (emaar.com)

Residents benefit from a broad lifestyle programme including **swimmable lagoons, landscaped parks, jogging and cycling tracks, wellness facilities, children's recreation areas and community spaces**. The Oasis is also planned with approximately **42 km of cycling tracks**, reinforcing the master development's focus on outdoor recreation and wellness. (emaar.com)

The wider **The Oasis** master community is planned across approximately **100 million sq. ft.**, with Emaar allocating a significant portion of the development to lakes, waterways, parks and landscaped open space. Its low-density character and large-format villa inventory position the community toward the upper end of Dubai's residential market. (emaar.com)

Mareva is scheduled for completion in **Q1 2030**, with current project records specifying **March 2030**. The project follows Emaar's **80/20 payment structure**, comprising **10% at booking, 70% through construction-linked instalments and 20% upon handover**. (propertyfinder.ae)

From an investment perspective, Mareva occupies a distinctly **ultra-luxury segment**. Its AED 13.47 million starting price, villa sizes exceeding 7,000 sq. ft., limited collection of 311 residences and location within The Oasis position it toward high-net-worth end-users and long-term luxury property investors rather than the mass off-plan market.

Individual villa selection is particularly important at this price level. Buyers should compare **villa type, built-up area, plot size, water frontage, orientation, privacy and proximity to lagoons or landscaped areas**. Waterfront and better-positioned plots may command materially different premiums in the resale market as The Oasis matures.

Why Buy Mareva at The Oasis Through A1 Properties?

Purchasing **Mareva at The Oasis** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can evaluate individual villas within this highly differentiated luxury segment. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers compare 4, 5 and 6-bedroom residences according to **built-up area, plot size, water frontage, orientation, privacy, price per square foot and payment structure**.

For investors, our advisors can benchmark Mareva against **Mirage, Address Villas Tierra, Palmiera and other premium releases within The Oasis**, as well as competing ultra-luxury villa communities across Dubai. For end-users, the selection process can focus on privacy, family space, waterfront positioning, garden areas and long-term lifestyle requirements.

From property selection and reservation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	**70%**	**20%**
Down Payment	During Construction	On Handover