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OFF PLAN

Mirage

Location: The Oasis, Dubai

Starting From: AED 15,800,000

Permit No: 2

Mirage

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**Q2 2028**	**90/10**	**Off Plan**

ABOUT THE PROJECT

Mirage at The Oasis is an ultra-luxury villa development by **Emaar Properties**, offering an exclusive collection of large-format residences surrounded by waterways, greenery and landscaped communal spaces. The project forms part of The Oasis, Emaar's low-density luxury master community designed around expansive villas and resort-inspired outdoor environments.

Mirage consists exclusively of **5 and 6-bedroom villas**, positioning it firmly within Dubai's ultra-prime family-home segment. Emaar describes the residences as combining refined craftsmanship with contemporary architecture and a close relationship with the surrounding natural environment.

The project's architectural concept places particular emphasis on natural light and water. Villas are designed with expansive glazing and carefully positioned living spaces that overlook the community's interconnected canals and landscaped areas. Multiple façade and villa styles provide variation throughout the neighbourhood.

A major feature of the homes is their substantial outdoor space. Emaar highlights **expansive backyards**, allowing owners to create private landscaped environments suited to entertaining, recreation and family living.

Interiors combine premium materials with contemporary finishes and a restrained luxury aesthetic. Rather than relying on heavily ornamental design, Mirage uses natural light, generous proportions and high-quality materials to create sophisticated residential environments.

The surrounding waterways are one of Mirage's defining characteristics. Emaar has designed the landscape around an interconnected network of water canals, giving many residences attractive water and landscaped views while reinforcing The Oasis' resort-style identity.

The broader **The Oasis** masterplan spans approximately **8.5 million sq. m.** and is planned for only around **3,100 luxury residences**, creating a notably low-density residential environment. Emaar's latest masterplan information also highlights extensive waterways and landscaped parkland throughout the destination.

Mirage launched from **AED 15.8 million**, according to Emaar. The project is now shown as **sold out from the developer**, meaning current opportunities are predominantly off-plan assignments and resales.

The development is scheduled for **Q2 2028**, with current project records specifying **May 2028**. Its payment structure is **90/10**, consisting of 10% at launch, 80% during construction and the final 10% upon handover.

From an investment perspective, Mirage combines **Emaar branding, extremely large villa formats, limited ultra-luxury inventory and waterfront positioning within The Oasis**. Recent DLD-derived transactions show substantial variation in prices even within the same bedroom category, reinforcing the importance of analysing each property individually.

Buyers should compare individual villas according to **built-up area, plot size, architectural type, water orientation, privacy, original purchase price and remaining payment obligations**. For Mirage in particular, plot and water positioning can materially affect the relative value of otherwise similar villas.

Why Buy Mirage Through A1 Properties?
Purchasing **Mirage at The Oasis** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can evaluate available assignment and resale villas according to built-up area, plot size, architectural style, water positioning, original purchase price and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers benchmark Mirage against other ultra-luxury releases within The Oasis.

For investors and end-users, our advisors can compare Mirage with **Lavita, Address Villas Tierra, Palace Villas Ostra, Marèva and Marèva 2**, assessing residence size, waterfront positioning, scarcity, acquisition price and long-term resale potential.

From property selection and private negotiation 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%	80%	10%
Down Payment	During Construction	On Handover