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OFF PLAN

Lavita

Location: The Oasis, Dubai

Starting From: AED 36,610,000

Permit No: 2

Lavita

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

ABOUT THE PROJECT

Lavita at The Oasis is an ultra-luxury mansion development by **Emaar Properties**, positioned within the most exclusive segment of The Oasis master community. Designed for buyers seeking exceptional scale, privacy and architectural distinction, Lavita consists of a highly limited collection of expansive **6 and 7-bedroom mansions** surrounded by waterways and landscaped greenery.

The residences are exceptionally large. Published floor plans place the collection from approximately **19,012 sq. ft.**, with the largest mansion configurations extending to approximately **35,500 sq. ft.** This places Lavita substantially above conventional premium villa projects in terms of built-up area.

The project is reported to comprise only around **43 mansions**, creating a considerably lower-density environment than most Emaar villa neighbourhoods. This limited supply is an important component of Lavita's positioning within Dubai's ultra-prime residential market.

Lavita's architecture is conceived as a collection of statement residences rather than standardised suburban villas. Emaar offers distinctive architectural expressions with dramatic proportions, extensive glazing and strong connections between indoor living areas, private gardens and surrounding water features.

The residences are designed around substantial entertainment and family spaces, with expansive living areas, formal and informal environments, multiple bedroom suites and extensive private outdoor areas. Selected mansion configurations incorporate features associated with Dubai's highest-end residential segment, including **private swimming pools, landscaped grounds, elevators and extensive parking**

arrangements.

The project's setting within **The Oasis** is central to its appeal. Emaar has designed the master community around **lagoons, waterways, beaches, parks and extensive landscaping**, creating a resort-style environment where water and greenery form a major part of the residential experience.

The wider Oasis masterplan spans approximately **100 million sq. ft.**, with Emaar allocating around **25% of the land to open spaces, water features, parks and lifestyle amenities**. The low-density masterplan is focused predominantly on substantial villas and mansions rather than apartment towers.

Residents benefit from access to landscaped parks, walking and cycling environments, swimming and recreational facilities, wellness spaces, retail and dining destinations and community amenities. The combination of low-density planning and extensive water features is intended to differentiate The Oasis from Dubai's more urban luxury communities.

Lavita launched from **AED 36.61 million**, placing it firmly within Dubai's ultra-luxury segment. With developer inventory sold out, buyers seeking Lavita residences will generally need to evaluate assignment and resale opportunities, where pricing can vary substantially according to mansion type, plot, water frontage and original acquisition price.

The development is scheduled for **Q4 2028**, with current project records indicating **October 2028** as the expected completion period. Buyers purchasing through the secondary off-plan market should use the contractual completion date and payment schedule contained in the original SPA as the definitive reference.

From an investment perspective, Lavita's proposition is based less on conventional rental yield and more on **scarcity, land value, ultra-prime positioning and long-term capital preservation/appreciation**. With a very limited mansion collection and exceptionally large residences, the project targets a substantially narrower buyer segment than mainstream Emaar villa communities.

Individual properties should therefore be compared according to **mansion type, built-up area, plot size, water or landscape orientation, privacy, architectural style, original purchase price and remaining payment obligations**. For residences of this scale, plot characteristics and waterfront positioning can create very significant differences in value.

Why Buy Lavita Through A1 Properties?

Purchasing **Lavita at The Oasis** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can evaluate ultra-prime mansion opportunities according to built-up area, plot size, architectural type, water frontage, privacy, original purchase price and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Lavita with other high-end releases throughout The Oasis.

For investors and end-users, our advisors can benchmark Lavita against **Address Villas Tierra, Palace Villas Ostra, Mirage, Marèva and Marèva 2**, considering scarcity, residence size, waterfront positioning, entry 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% Down Payment	**70%** During Construction	**20%** On Handover