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OFF PLAN

Palace Villas - Ostra

Location: The Oasis, Dubai

Starting From: AED 13,130,000

Permit No: 2

Palace Villas - Ostra

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Villas**	**Q3 2029**	**80/20**	**Off Plan**

ABOUT THE PROJECT

Palace Villas – Ostra is an ultra-luxury branded villa development by **Emaar Properties** within **The Oasis**, combining Palace's hospitality-inspired identity with The Oasis' waterfront masterplan. The residences are positioned along waterways and landscaped surroundings, creating a low-density environment focused on privacy, nature and resort-style living.

The project comprises **4, 5 and 6-bedroom villas**, with substantial differences in scale between configurations. Four-bedroom homes begin at approximately **7,268 sq. ft.**, while the largest six-bedroom residences approach **13,000 sq. ft.** This places Ostra firmly within Dubai's ultra-prime villa segment.

Architecture is shaped around the relationship between water, landscaping and the residences themselves. Emaar highlights **sleek glass façades and natural stone**, with extensive glazing bringing natural light into the villas while creating visual connections with the surrounding waterways.

The interiors continue this nature-inspired approach with **rare materials, detailed craftsmanship, soft neutral tones and contrasting textures**. The Palace branding gives Ostra a more hospitality-led identity than a conventional Emaar villa development, while retaining the privacy and scale expected from The Oasis.

Water is one of the defining elements of the project. Residents benefit from access to a **swimmable lagoon, beaches and swimming pools**, complemented by pocket parks and landscaped outdoor areas.

The wider amenity programme includes **community parks and playgrounds, jogging and cycling tracks, wellness and spa facilities, sports courts, fitness facilities, retail centres, a community centre, schools and a clubhouse**.

Ostra forms part of the broader **The Oasis by Emaar** master community. Emaar currently describes The Oasis as spanning approximately **100 million sq. ft.**, with around **2,600 villas** and **25% of the land allocated to open spaces and amenities**. Four international golf courses are also located in close proximity.

The project launched from **AED 13.13 million**. Current project records indicate that developer inventory subsequently sold out, meaning buyers entering now are primarily evaluating assignment and resale opportunities.

Palace Villas – Ostra is scheduled for completion in **Q3 2029**, with current project records specifying **30 September 2029**. Its payment structure is **80/20**, comprising 10% at launch, 70% through construction and 20% at handover.

From an investment perspective, Ostra combines **Palace branding, Emaar development, large-format villas, waterfront positioning and The Oasis' low-density masterplan**. These characteristics place it in a different market segment from mainstream villa communities, where scarcity, plot quality and waterfront positioning can have a substantial influence on value.

Buyers should therefore compare individual villas according to **built-up area, plot size, bedroom configuration, architectural style, water frontage, privacy, original purchase price and remaining payment obligations**. A six-bedroom waterfront villa, for example, should not be valued simply by applying the same price-per-square-foot assumptions used for a four-bedroom internal property.

Why Buy Palace Villas – Ostra Through A1 Properties?
Purchasing **Palace Villas – Ostra at The Oasis** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can evaluate individual villas according to built-up area, plot size, Palace-branded positioning, waterfront orientation, original purchase price and remaining payment obligations. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Ostra against other ultra-luxury releases throughout The Oasis.

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

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