

lavita

THE OASIS

EMAAR





Immerse in  
Pure Luxury

THE DESTINATION



# THE OASIS

BY EMAAR

The Oasis by Emaar spanning an impressive 100 million square feet is a testament to a vision of luxury that is both grand and thoughtful.

Home to over 7,000 exquisitely designed residences, each framing serene views of meandering canals and lush green spaces, The Oasis is created to enhance the art of living.





# Perfectly Positioned

Located in the southeast of Dubai's vibrant core, The Oasis redefines luxury living. Once known for its serene landscapes and equestrian heritage, this area is now home to opulent developments that elevate Dubai's real estate landscape to new heights.

8 Minutes from Arabian Ranches

15 Minutes from Dubai Hills Mall

20 Minutes from Downtown Dubai

25 Minutes from Dubai International Airport



THE  
**OASIS**  
BY EMAAR

DUBAI METRO LINES  
RED LINE  
GREEN LINE  
FUTURE BLUE LINE



A modern residential building at dusk, featuring a swimming pool, lounge chairs, and palm trees. The scene is illuminated by warm interior and exterior lighting, creating a serene and luxurious atmosphere. The building has large glass windows and balconies. The pool is rectangular and has a glowing blue light along its edge. There are several lounge chairs with cushions and blankets around the pool. In the background, there is a covered outdoor seating area with a bar and some people sitting. The sky is a deep blue with some clouds.

LAVITA AT THE OASIS

# The Art of Gracious Living





# The New Pinnacle of Luxury Lifestyle

At Lavita, luxury and serenity intertwine to create a lifestyle of distinction. Set within The Oasis, this enclave of 43 masterfully designed mansions offers a retreat from the ordinary.

Here, the gentle flow of waterways and the lush greenery create a sanctuary where each moment is an invitation to relax and rejuvenate.



# Your Private Haven

Lavita is a place where privacy meets connection, providing a peaceful retreat just moments from Dubai's premier attractions. Whether you're enjoying a round of golf, exploring luxury boutiques, or experiencing the cultural richness of Downtown Dubai, Lavita ensures you're at the heart of it all, with a serene sanctuary to return to.





# The Community



## Amenities

- A. Entrance & Guard House
- B. Community Center
- C. Swimmable Lagoon
- D. Mosque

## Styles

- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f0e68c; border: 1px solid black; margin-right: 5px;"></span> AYANNA | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682b4; border: 1px solid black; margin-right: 5px;"></span> 7BR       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> AMAN   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffff; border: 1px solid black; margin-right: 5px;"></span> 6BR       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> FAYA   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #333333; border: 1px solid black; margin-right: 5px;"></span> Utilities |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #a0522d; border: 1px solid black; margin-right: 5px;"></span> NAYA   |  |





Sophistication  
Etched in  
Every Line



ARCHITECTURE STYLE





Lavita's architecture embodies timeless elegance. Each mansion blends modern design with classic sophistication, creating homes that are enduring and beautiful. Carefully selected materials enhance both aesthetics and sustainability, making each residence a lasting haven of luxury.

Inspiring  
Mastery





## Expansive Living

Lavita's 6 and 7-bedroom mansions are designed to provide unmatched comfort and style. Ranging from 21,000 to 35,500 sqft. these homes offer spacious interiors and expansive terraces, inviting you to embrace a lifestyle of luxury.







Spacious  
Retreats for  
A Grand Life



LUXURY INTERIORS





# Refined Sophistication

Step into Lavita and discover interiors where every detail speaks of luxury. Sunlight pours through large windows, highlighting the fine materials and craftsmanship that define each space. From serene master suites to versatile multi-purpose rooms, Lavita's interiors offer a living experience that's as comfortable as it is elegant.





Experience  
Unrivalled  
Grandeur



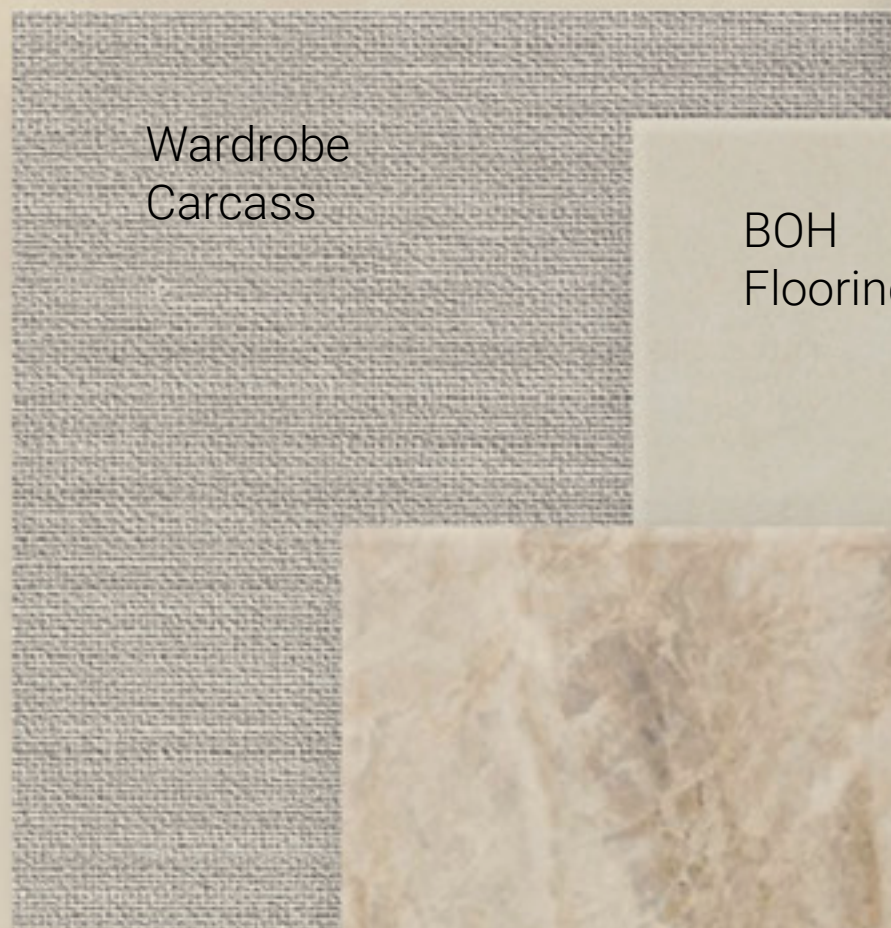
# Blending Luxury with Warmth

At Lavita, every mansion is created with the finest materials, blending luxury with warmth. From the polished marble and rich wood accents that add a natural elegance, to the smooth glass details and sleek metal fixtures, each element is carefully selected to create a home that feels both inviting and refined.





Brass



Wardrobe  
Carcass



BOH  
Flooring



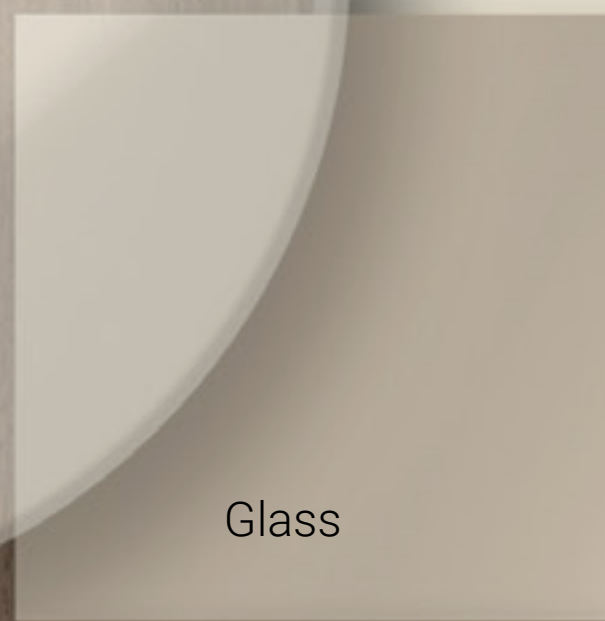
Main Flooring +  
Bathroom Floors



Countertop &  
Back Splash



Glass



Glass



Joinery Finish



ETAL  
(Champagne  
Bronze)



Ceiling and  
Wall Paint

# Exquisite Materials Curated for Perfection

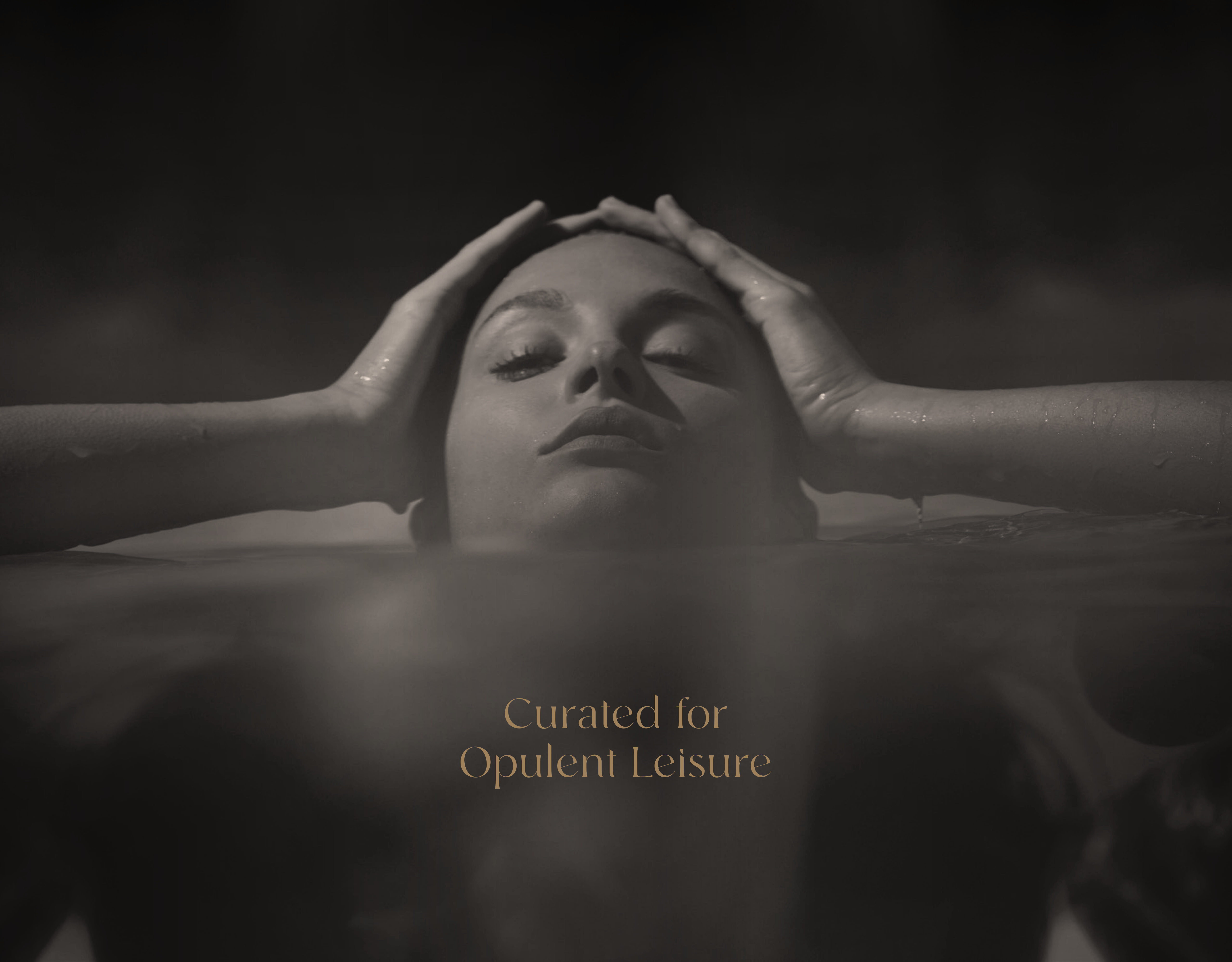












Curated for  
Opulent Leisure









# Global Lifestyle Developer

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer out-side of China. You will be investing with one of the best-regarded brands in the world\*.

Market Cap AED

70.09Bn

Revenue AED

26.7Bn

Presence in

12+

Global Markets

Delivered

108,000+

Residential Units

Net Profit AED

11.6Bn

Under Development

25,500+

Residential Units

\*As in 31 December 2023