

## Premium Branded Villas | Address Villas Tierra

The Oasis by Emaar - Dubai - United Arab Emirates [View in Map ↗](#)

Reference No. **PLS00037**

**EMAAR** Developer  
**EMAAR**

**Starting From**  
13,160,000 AED

**Payment Plan**  
10/70/20

**Handover From**  
Q2 2029

**Location**  
Dubai Land

**Property Type**  
Villa

**DLD Fee**  
5 %

## Description



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**Address Villas Tierra at The Oasis** is a prestigious luxury villa development by Emaar, offering a distinctive blend of modern architecture, high-end finishes, and resort-style living in the heart of Dubailand, Dubai. Set within the expansive master-planned community of The Oasis, this collection features 4, 5 and 6 bedroom standalone villas, designed to maximize natural light, space, and comfort while seamlessly connecting indoor and outdoor areas. Each villa boasts contemporary design with floor-to-ceiling windows, open-plan layouts, premium materials, and elegant, nature-inspired aesthetics, creating a harmonious environment for both relaxation and entertainment.

The community is crafted to provide a serene and immersive lifestyle experience, with swimmable lagoons, landscaped parks, jogging and cycling tracks, beach-style recreational areas, and water canals that evoke a sense of tranquility and escape from the city's bustle. Residents have access to world-class amenities including a clubhouse, spa and wellness facilities, fitness centers, sports courts, children's play areas, retail outlets, and community hubs, ensuring a complete and vibrant lifestyle for families of all ages.

Strategically located with excellent road connectivity via Sheikh Mohammed bin Zayed Road and Emirates Road, the development allows easy access to Dubai Marina, Downtown Dubai, Al Maktoum International Airport, and other key destinations, offering the perfect balance between peaceful retreat and urban convenience. The villas' premium design, Address-branded quality, and ultra-low density plots provide a sense of exclusivity and privacy, making them not only a home but also a long-term investment opportunity. With completion expected by 2029 and thoughtfully structured payment plans, Address Villas Tierra promises a sophisticated lifestyle experience that combines luxury, comfort, and prestige within one of Dubai's most sought-after communities.




















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Amenities

-  Swimming Pool
-  Gym | Fitness Center
-  Kids Play Area
-  BBQ Area
-  Multipurpose Hall
-  24/7 Security & CCTV
-  Smart Home Integration
-  Pet-friendly Zones
-  Jogging | Cycling Track
-  Maid's Room
-  Sports Courts
-  Yoga | Pilates Studio
-  Beach Access
-  Gardens | Parks
-  Clubhouse | Community Center
-  Rooftop Lounge | Terrace
-  Valet Parking

Payment Plan

Particulars	Period	Booking Amount %	
Down Payment	Immediate	10	

Particulars	Period	Date	Booking Amount %
1st	After Booking	31-05-2025	10

Particulars	Period	Date	Booking Amount %
2nd	After Booking	31-01-2026	10

Particulars	Period	Date	Booking Amount %
3rd	After Booking	30-06-2026	10

Particulars	Period	Date	Booking Amount %
4th	After Booking	31-01-2027	10

Particulars	Period	Date	Booking Amount %
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5th	After Booking	30-06-2027	10
Particulars	Period	Date	Booking Amount %
6th	After Booking	29-02-2028	10
Particulars	Period	Date	Booking Amount %
7th	After Booking	30-09-2028	10
Particulars	Period	Booking Amount %	
8th	On Completion	20	

Regulatory Information

Permit Number      **0596577035**

DED                      **771800**

RERA                    **143033**

BRN                      **40659**

Trakheesi Permit



Images

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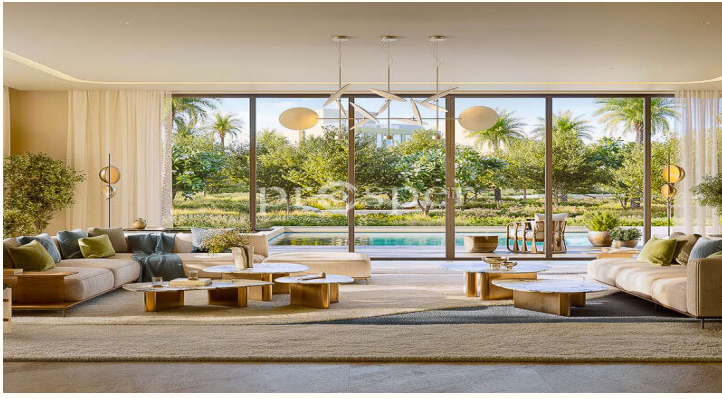


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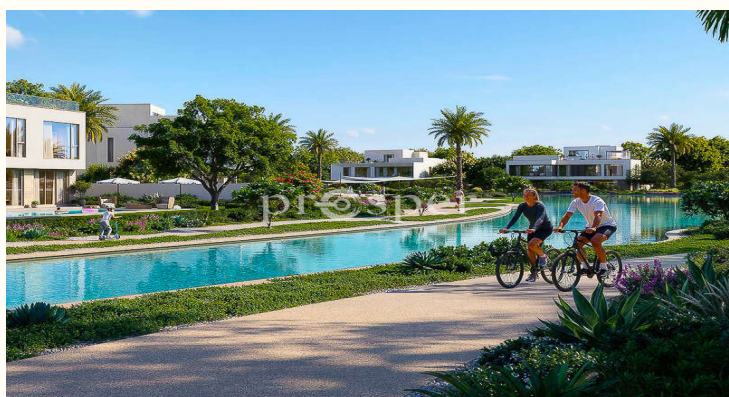
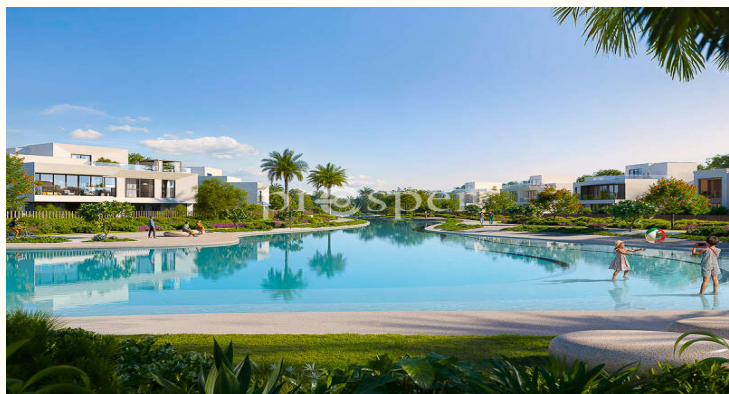
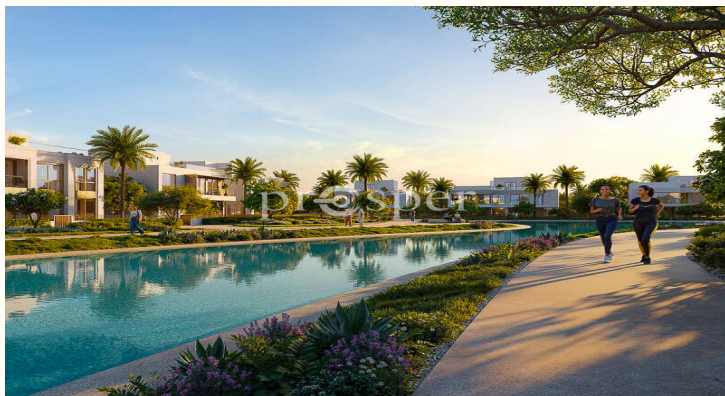
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## Unit Types

View units which comes under this project.

## Villa

Type	Bedroom	Area (sqft)	Price (AED)	Floor Plan
4 BEDROOM WITH BASEMENT - CLASSIC/CHAMFER/CONTEMPORARY	4	Built Up: 7250 - 7287 Plot: 9150 - 9174	13,160,000 AED	
5 BEDROOM - CONTEMPORARY/ CHAMFER	5	Built Up: 9420 - 9454 Plot: 11220 - 11254	13,860,000 AED	
5 BEDROOM WITH BASEMENT - CLASSIC/ CHAMFER/CONTEMPORARY	5	Built Up: 9420 - 9454 Plot: 11220 - 11254	13,860,000 AED	



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6 BEDROOM WITH BASEMENT – CONTEMPORARY  
/ CHAMFER 6

Built Up:  
12850 – 12886 24,400,000  
Plot: 16710 – AED  
16746



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