

BROCHURE



# OASIS RESIDENCES

DUBAI SOUTH



HZ DEVELOPMENT

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# WELCOME TO OASIS RESIDENCES

## A NEW STANDARD OF ARCHITECTURAL EXCELLENCE

The building's contemporary silhouette, with its meticulously crafted details, blends bold design concepts with elegant functionality. Oasis Residences captivates not only through its visual perfection but also through its atmosphere of premium living. This is more than just a residential complex – it is an architectural gem designed for those who appreciate exclusivity



# LOCATION



## PRIME SOUTH DUBAI LOCATION: EXPO ROAD & EMIRATES ROAD CONNECTIVITY

Oasis Residences enjoys a privileged location in Dubai's thriving southern district, offering seamless access to major transport arteries – Expo Road and Emirates Road. This strategic positioning ensures effortless connections to business hubs, Al Maktoum International Airport, and key attractions, blending premium tranquility with urban accessibility.

# PROXIMATE LOCATIONS

## TRANSPORT ACCESSIBILITY



# TOP BENEFITS

## WORLD'S LARGEST FUTURE AIRPORT – AL MAKTOUM INTERNATIONAL

Dubai South is home to Al Maktoum International Airport, set to be the largest in the world, with a future capacity of 260 million passengers, 500,000 + new employees and 16 million tons of cargo annually. This will anchor Dubai's aviation, trade, tourism, and job creation – massively boosting surrounding property demand.

## ETIHAD RAIL & CARGO BOOM – A LOGISTICS REVOLUTION

Etihad Rail will move 60 million tons of cargo annually, connecting Dubai South with Abu Dhabi, Jebel Ali Port, Sharjah, and the wider GCC. This cuts transport time by 30–40% and shipping costs significantly – attracting manufacturing, logistics, and warehouse-based investment in the area. One Cargo train can carry the same as 300 trucks!

## STRATEGIC LOCATION: TRIPLE-MODALITY ACCESS

Dubai South is uniquely positioned with direct links to air (Al Maktoum Airport), sea (Jebel Ali Port), and rail (Etihad Rail). This unmatched connectivity makes it a global logistics epicenter and a hotspot for industrial and commercial investors.

## BOOM IN E-COMMERCE & WAREHOUSING DEMAND

The UAE's e-commerce market is forecasted to grow to over AED 27 billion (\$7.3 billion) by 2025. Dubai South is at the heart of this expansion, with companies like Amazon and Noon operating massive fulfillment centers – boosting demand for warehousing, offices, and workforce housing.

## RISING PROPERTY DEMAND DRIVEN BY EMPLOYMENT

Dubai South will generate over 500,000 new jobs, fueling residential demand. With population targets of 1 million+ residents, there's rising need for mid-income housing, schooling, and community living – making it a sustainable source of rental income for investors.

## DISTRICT 2020: FROM EXPO TO INNOVATION HUB

Now known as Expo City Dubai, the former Expo site is being transformed into a tech and sustainability-focused smart city. Global players in AI, mobility, and clean energy are relocating here, increasing demand for office space and high-quality residential units.

## GOVERNMENT-BACKED VISION WITH 2040 URBAN PLAN

Dubai South is a pillar of the Dubai 2040 Master Plan, ensuring continued investment in infrastructure, housing, green spaces, and transport. This long-term commitment provides confidence to developers and investors in the area's appreciation potential.

## PROXIMITY TO KEY BUSINESS & EXHIBITION VENUES

Dubai South hosts Expo City, Dubai Airshow, and the Dubai Exhibition Centre, welcoming millions of annual visitors. These venues bring strong demand for short-term rentals, hotel apartments, and event-driven hospitality, making it attractive for diversified property portfolio's.

## AED 7BN BOOST FOR EDUCATION & HEALTHCARE BY 2030

Dubai South is expected to receive more than AED 7 billion in investment towards building world-class schools, universities, hospitals, and clinics by 2030. These facilities will serve the growing population expected to exceed 1 million residents and support the 500,000+ jobs in the area.

# ARCHITECTURE

## WHERE FUTURE MEETS NATURE IN PERFECT HARMONY

Oasis Residences embodies bold, futuristic design where every line of the building seems to "breathe." The undulating balconies that wrap around the facade create a sense of movement and lightness. Inspired by the harmony between modern urbanism and natural beauty, the building stands out from conventional architecture, offering residents both uniqueness and a profound connection with nature. Expansive floor-to-ceiling windows flood the apartments with natural light, while thoughtfully designed terraces and communal areas elevate the premium living experience — without compromise.



# BUILDING CONCEPT

## THOUGHTFUL VERTICAL PLANNING

- Ground floor features secure parking and an elegant lobby entrance
- First floor combines residential units with premium leisure facilities
- Floors 2-4 are dedicated to residential living with studio to 3-bedroom layouts

Each level has been carefully designed to create harmonious living spaces while maximizing resident comfort and convenience. The vertical distribution provides ideal separation between private residences and shared amenities.



# AMENITIES



SWIMMING POOL



KIDS POOL



BADMINTON COURT



YOGA ZONE



ENTRANCE LOBBY



JOGGING TRACK



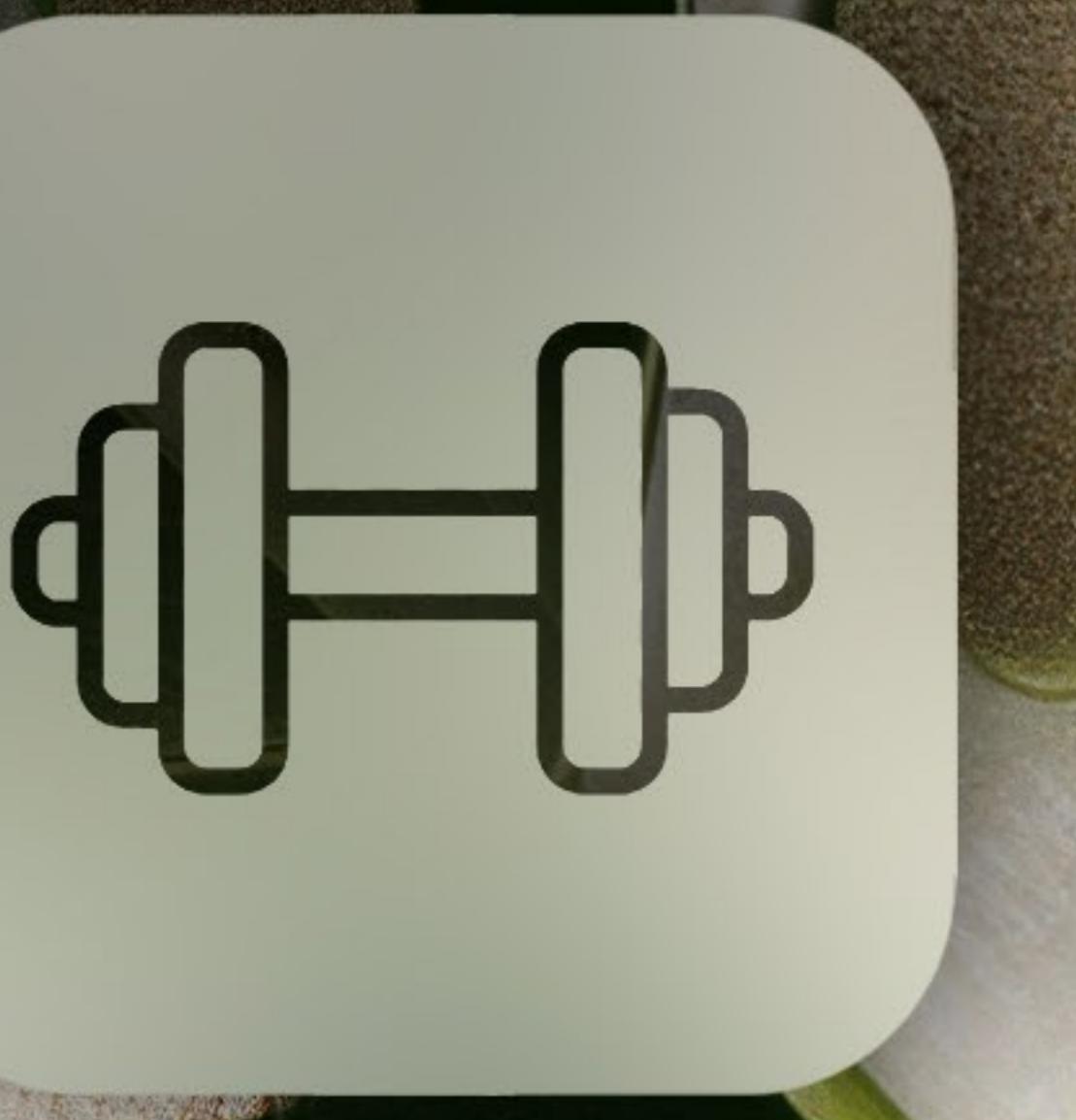
KIDS ZONE



BBQ AREA



LOUNGE SITTING



GYM

# TERRACE GARDEN



# AMENITIES FLOOR



# ENTRANCE LOBBY



## AN IMPRESSIVE START

The lobby of Oasis Residences sets the tone for the entire complex. Its double-height ceilings create a sense of airiness and spaciousness, while the meticulously designed interiors emphasize the residence's premium status.

At the heart of the space stands a 24/7 reception desk, ensuring both comfort and security for residents. Guests are welcomed by a cozy waiting area with comfortable seating.

Two modern passenger elevators and stair access provide quick and convenient movement throughout the building. Every detail of the lobby has been carefully considered to create an immediate sense of exclusivity for residents and visitors from the very first moment they enter.

## RESIDENTS' EXCLUSIVE FITNESS SPACE

Oasis Residences features a private air-conditioned fitness pavilion on the 1st-floor amenity terrace. This fully glazed premium workout space offers residents comfortable training conditions with panoramic views of the surroundings. Equipped with state-of-the-art cardio and strength machines, the glass pavilion blends seamlessly with the terrace's landscaping. Its standalone location ensures peaceful and private workout sessions.



# YOGA STUDIO

## MEDITATION HAVEN

A sanctuary of balance and mindful movement, our yoga studio is designed to inspire tranquility. Natural light flows through the space, while soft, neutral tones and sustainable materials create a grounding atmosphere. Whether you seek dynamic flow or deep meditation, every detail – from the cushioned flooring to the acoustics – supports your practice. Here, breath and space intertwine, offering a retreat from the everyday



**STYLE/SPACE/SERENITY**



# NATURAL HARMONY

Organic textures, warm tones, and flowing spaces create a connection to nature — a retreat from the city's pace

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Living room (2-bedroom, type A)

# QUIETLY LUXURIOUS

No excess, no clutter – just understated sophistication.  
The luxury here is in the precision of space, light, and material

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Living room (1-bedroom, type B)

## WARMTH AND SIMPLICITY

A sense of ease and comfort defines each space – where every detail contributes to a calm, balanced, and inviting atmosphere

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Bedroom (2-bedroom, type A)

# DESIGNED FOR LIVING

More than just beautiful – these interiors are functional, livable, and made for the rhythms of everyday life

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Bedroom (1-bedroom, type B)



Bedroom (2-bedroom, type A)

## TACTILE COMFORT

Surfaces that beg to be touched — warm wood, soft textiles, and smooth stone create a sensory experience.

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Bathroom (1-bedroom, type B)

# FORM MEETS FUNCTION

Every element is in its right place. Designed for real life, the space flows naturally with everyday needs and quiet elegance

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# LIGHT AS A MATERIAL

Sunlight shapes these interiors, dancing across surfaces and amplifying the sense of airiness and tranquility

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## TIMELESS MINIMALISM

A restrained yet warm approach to design – where less becomes more, and every element serves a purpose with quiet intention

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Living room (2-bedroom, type A)



Study (2-bedroom, type A)



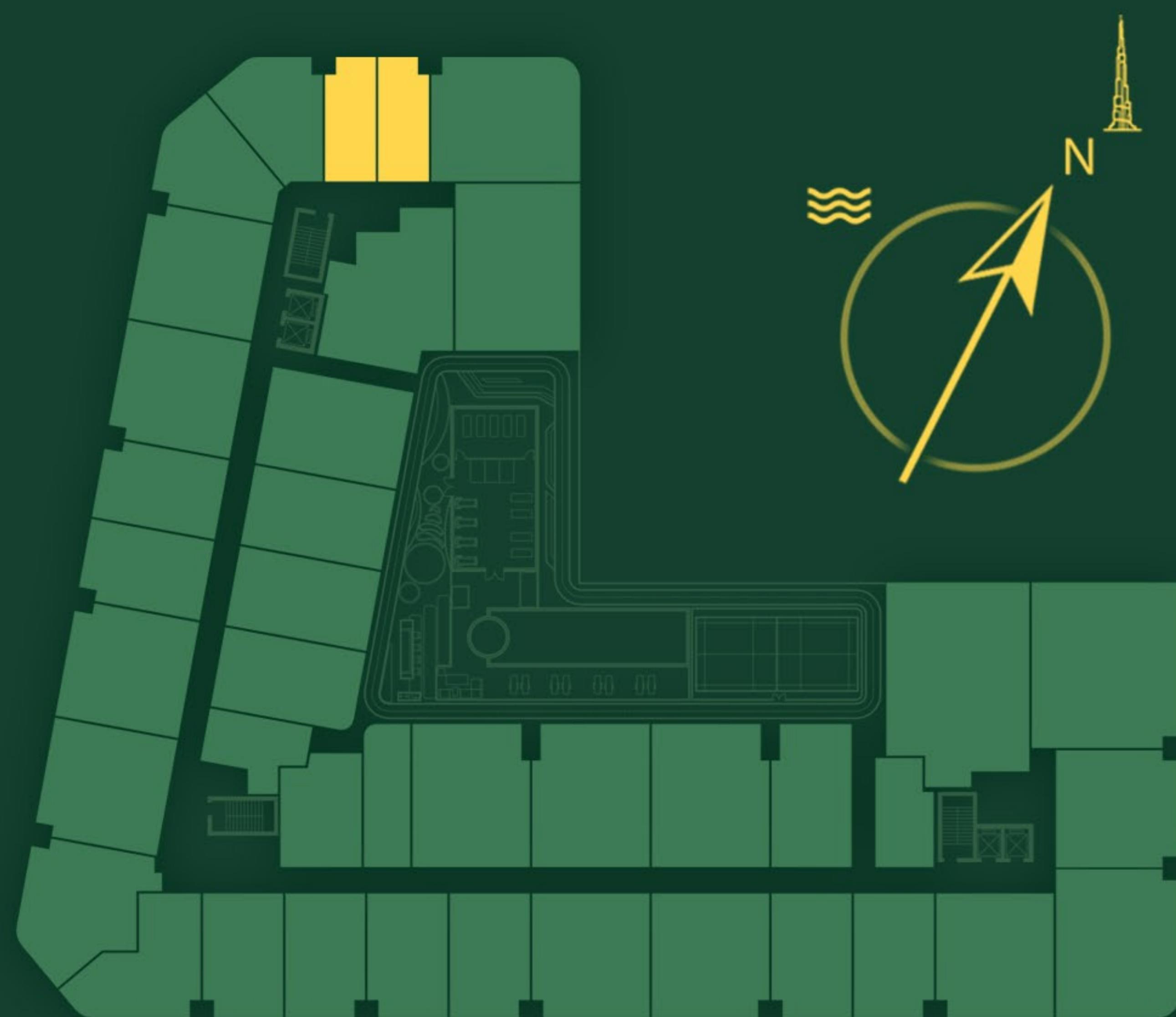
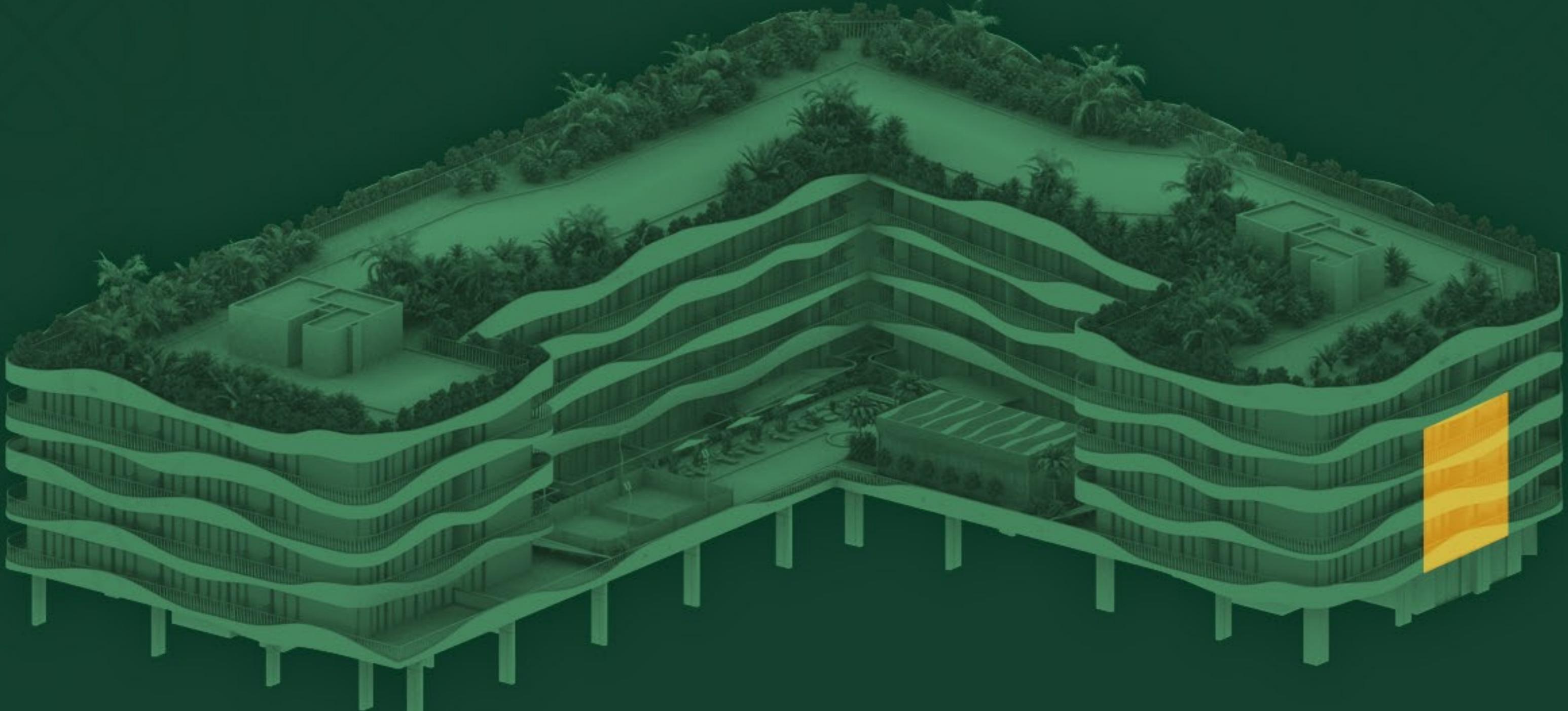
# OASIS RESIDENCES

DUBAI SOUTH

## STUDIO, TYPE A

Level: 1-3

Internal living area:	407,95 sq.ft.
Outdoor living area:	55,86 sq.ft.
Total living area:	463,82 sq.ft.



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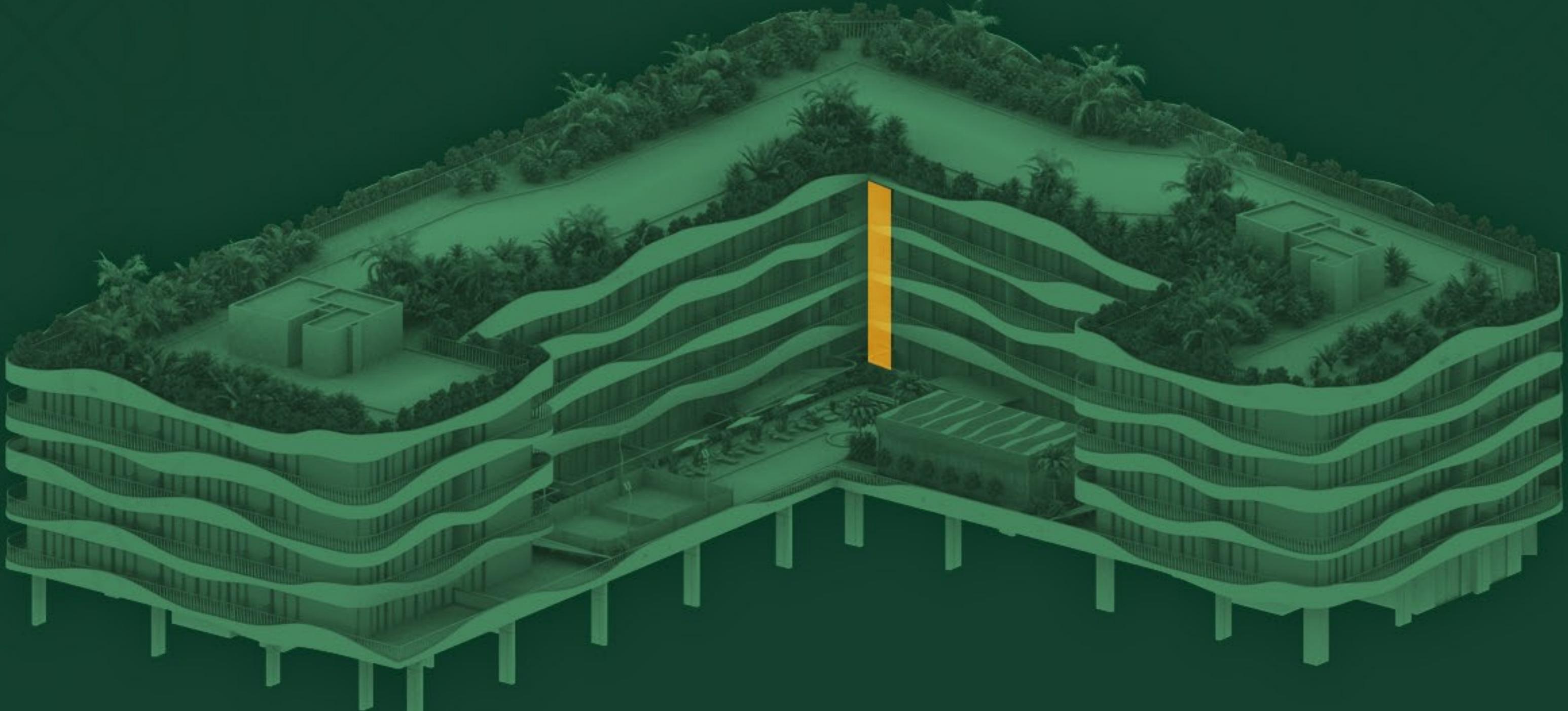
# OASIS RESIDENCES

DUBAI SOUTH

## STUDIO + STUDY, TYPE B

Level: 1-4

Internal living area:	381,26 sq.ft.
Outdoor living area:	45,85 – 81,91 sq.ft.
Total living area:	427,11 – 463,17 sq.ft.



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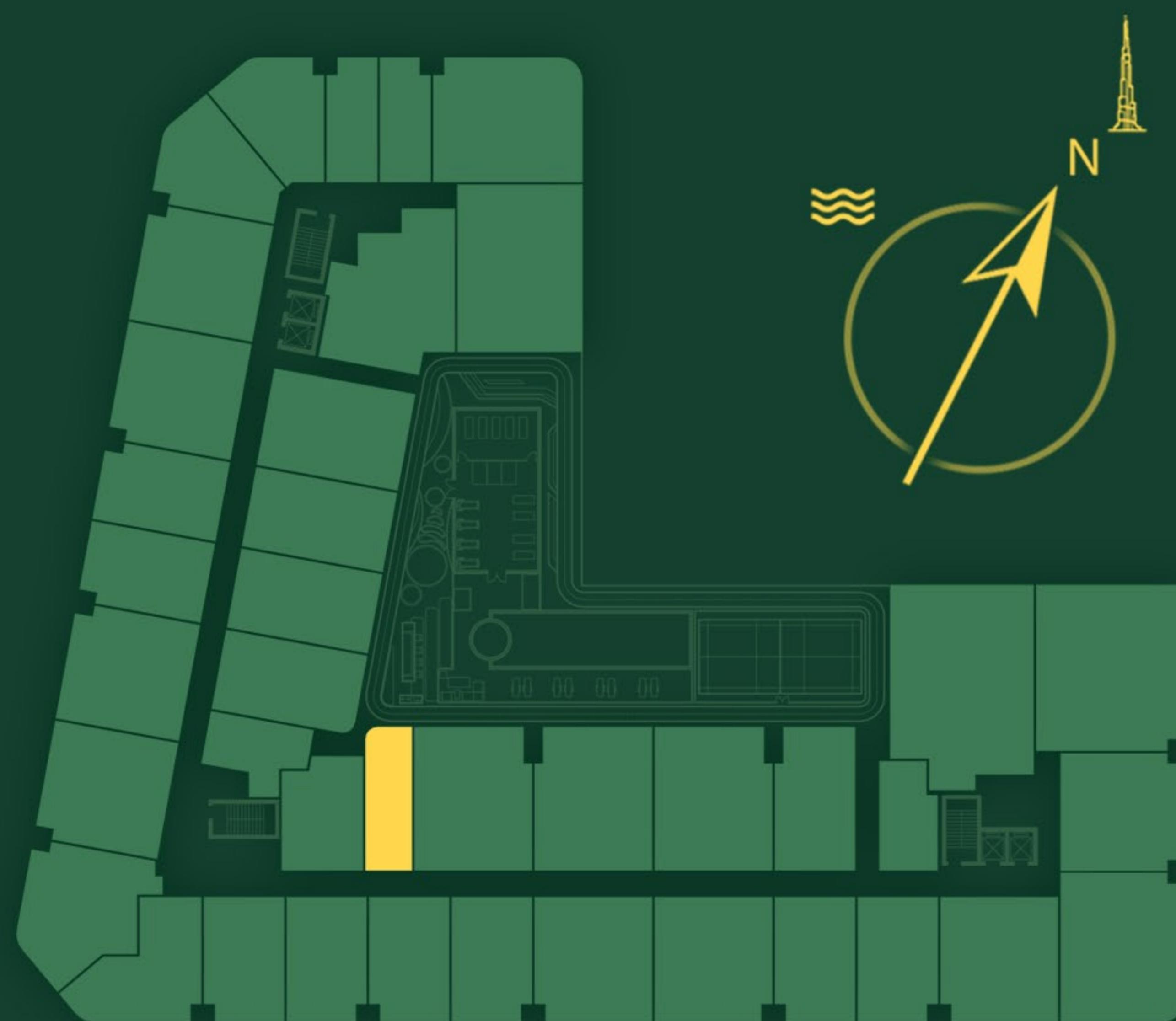
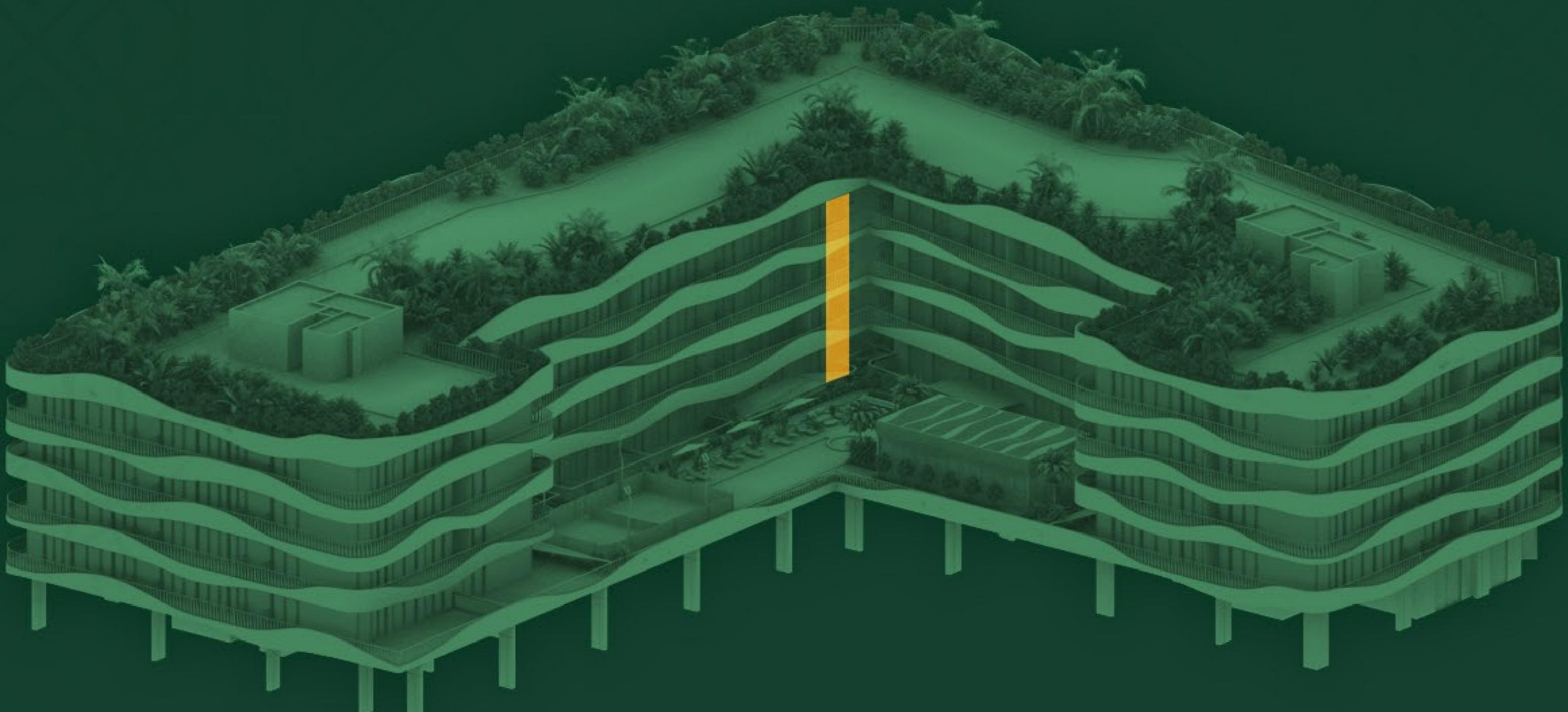
# OASIS RESIDENCES

DUBAI SOUTH

## STUDIO, TYPE C

Level: 1-4

Internal living area:	<u>373,40 sq.ft.</u>
Outdoor living area:	<u>71,69 – 128,09 sq.ft.</u>
Total living area:	<u>445,09 – 501,49 sq.ft.</u>



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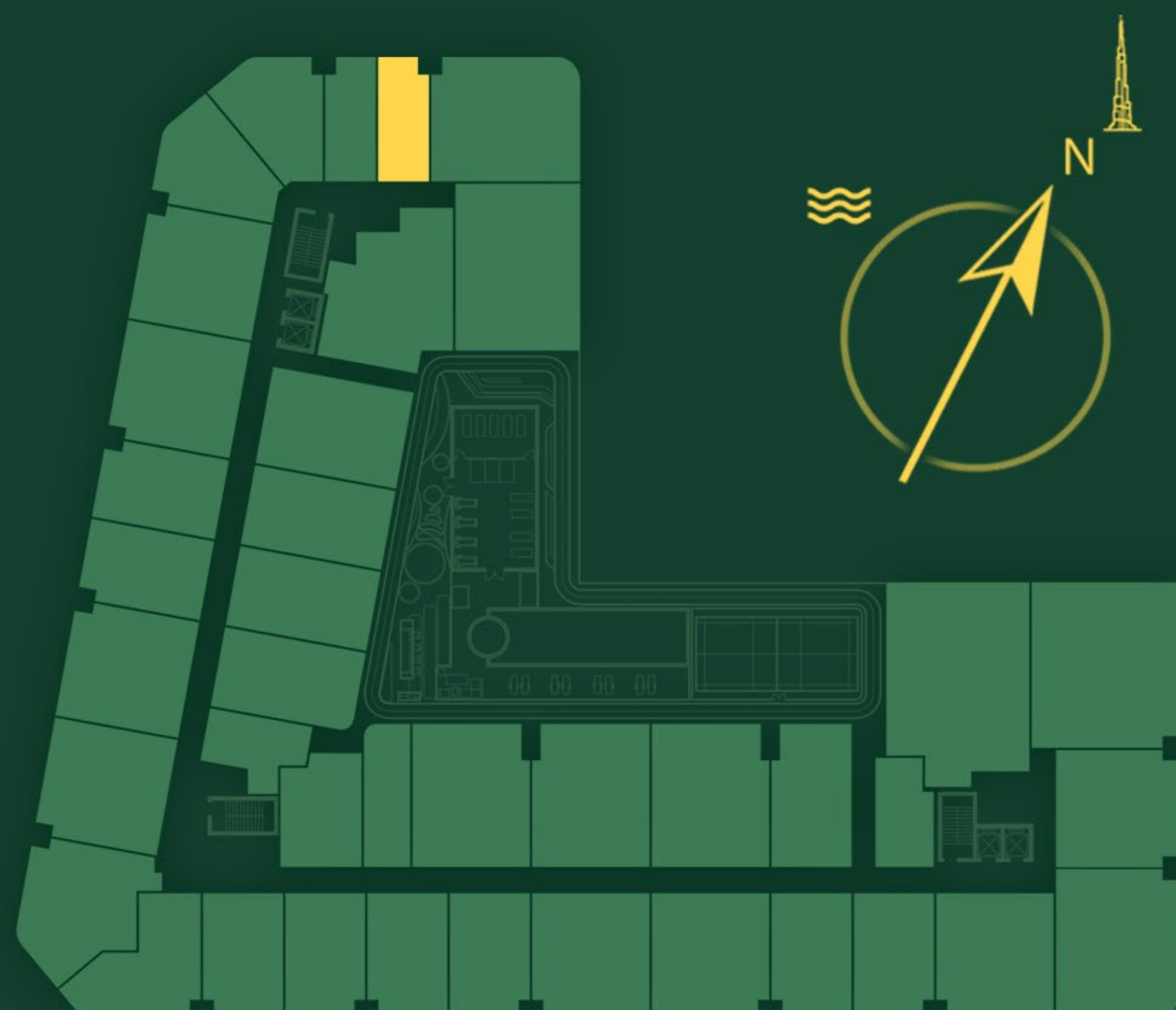
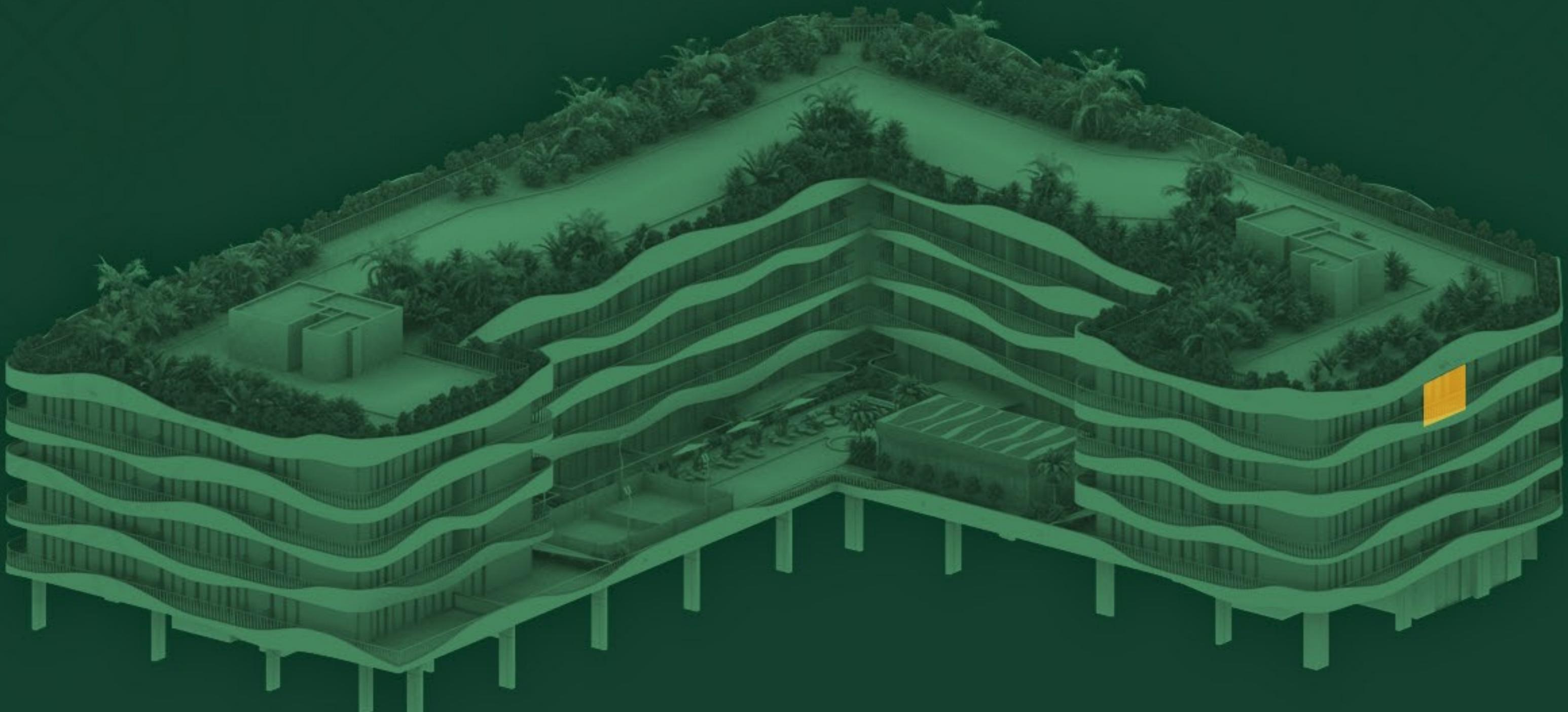
# OASIS RESIDENCES

DUBAI SOUTH

## STUDIO, TYPE D

Level: 4

Internal living area:	434.22 sq.ft.
Outdoor living area:	55.97 sq.ft.
Total living area:	490.19 sq.ft.



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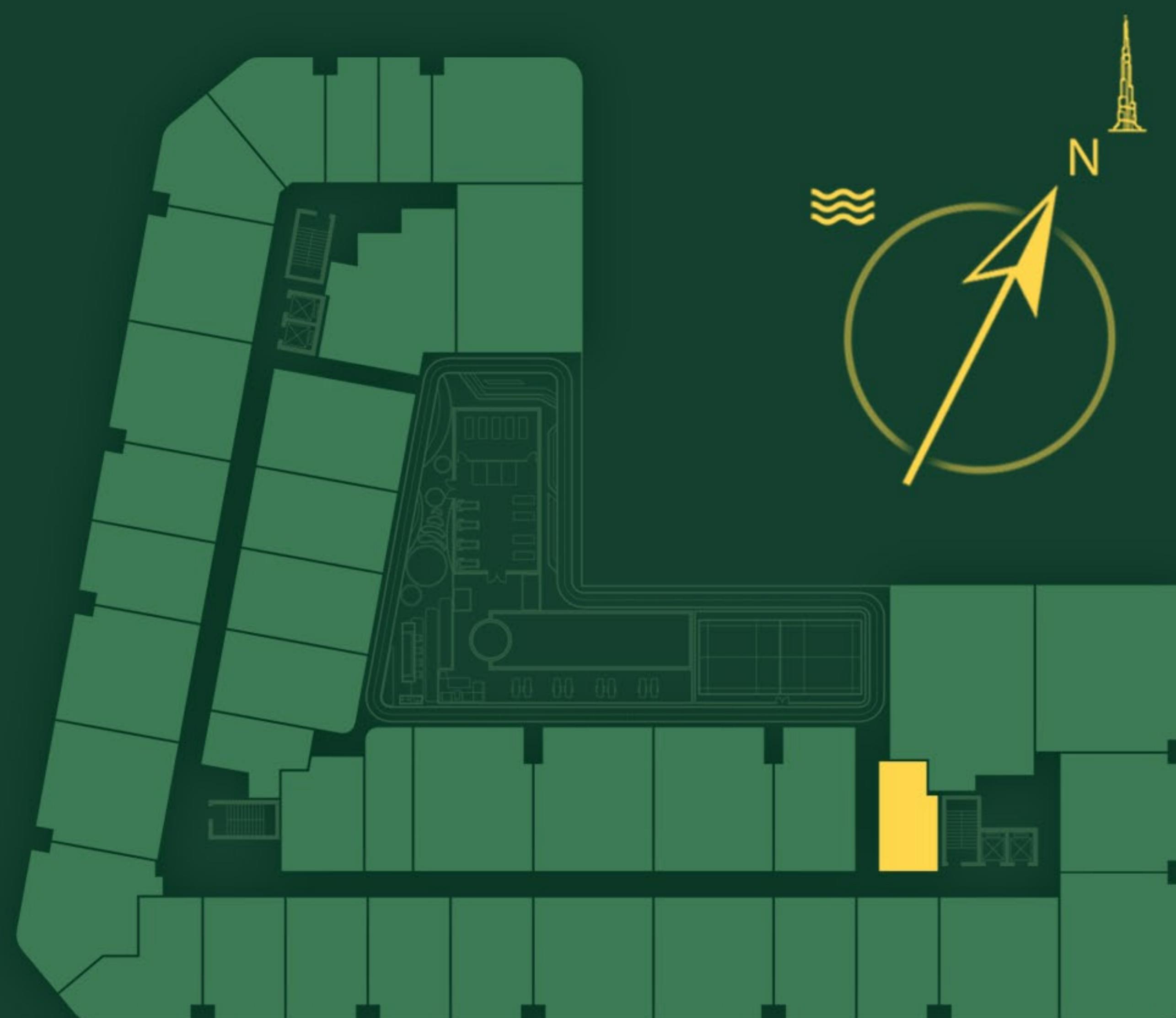
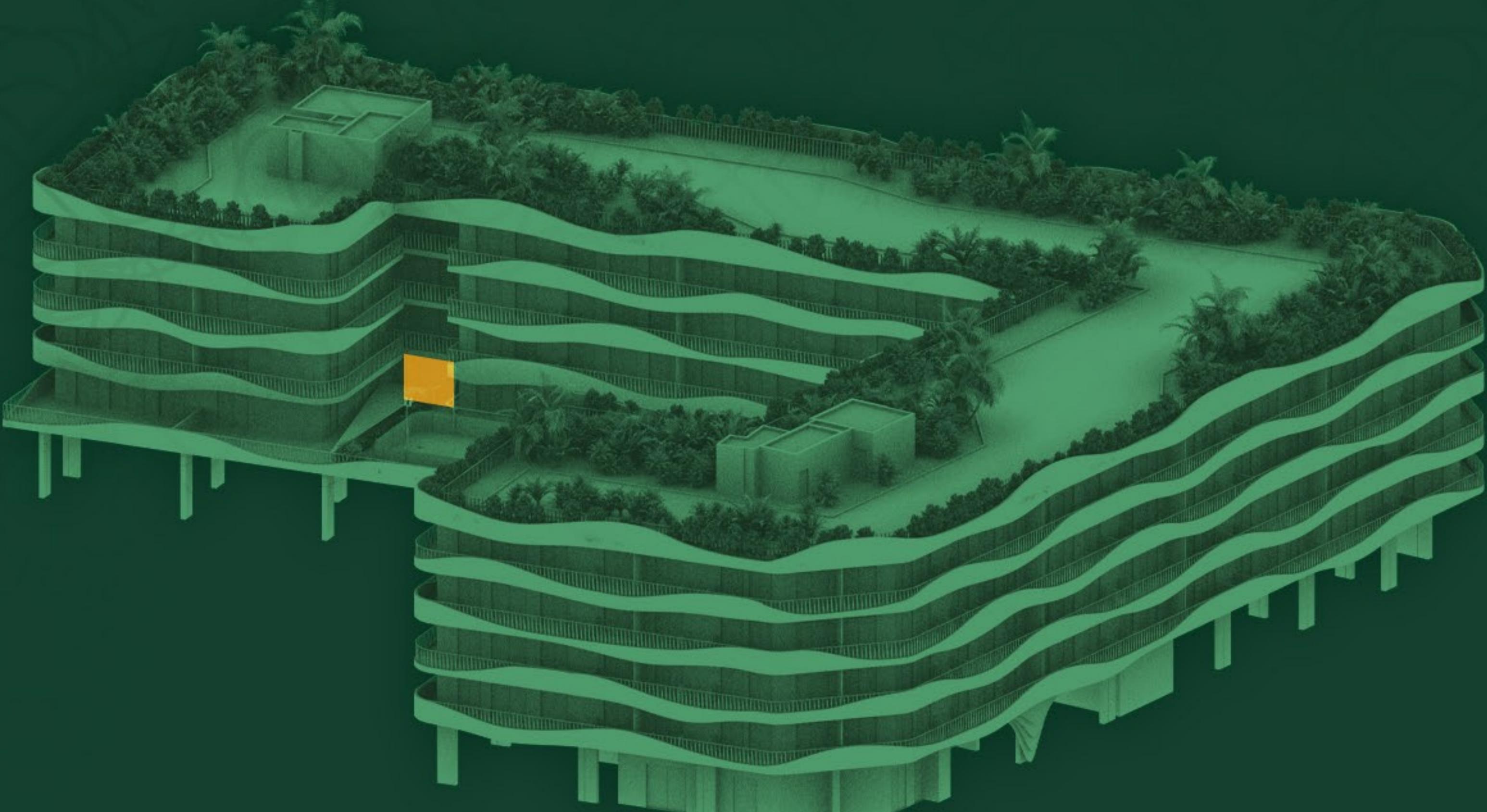
# OASIS RESIDENCES

DUBAI SOUTH

## STUDIO, TYPE E

Level: 1

Internal living area:	<u>358,01 sq.ft.</u>
Outdoor living area:	<u>111,73 sq.ft.</u>
Total living area:	<u>469,74 sq.ft.</u>



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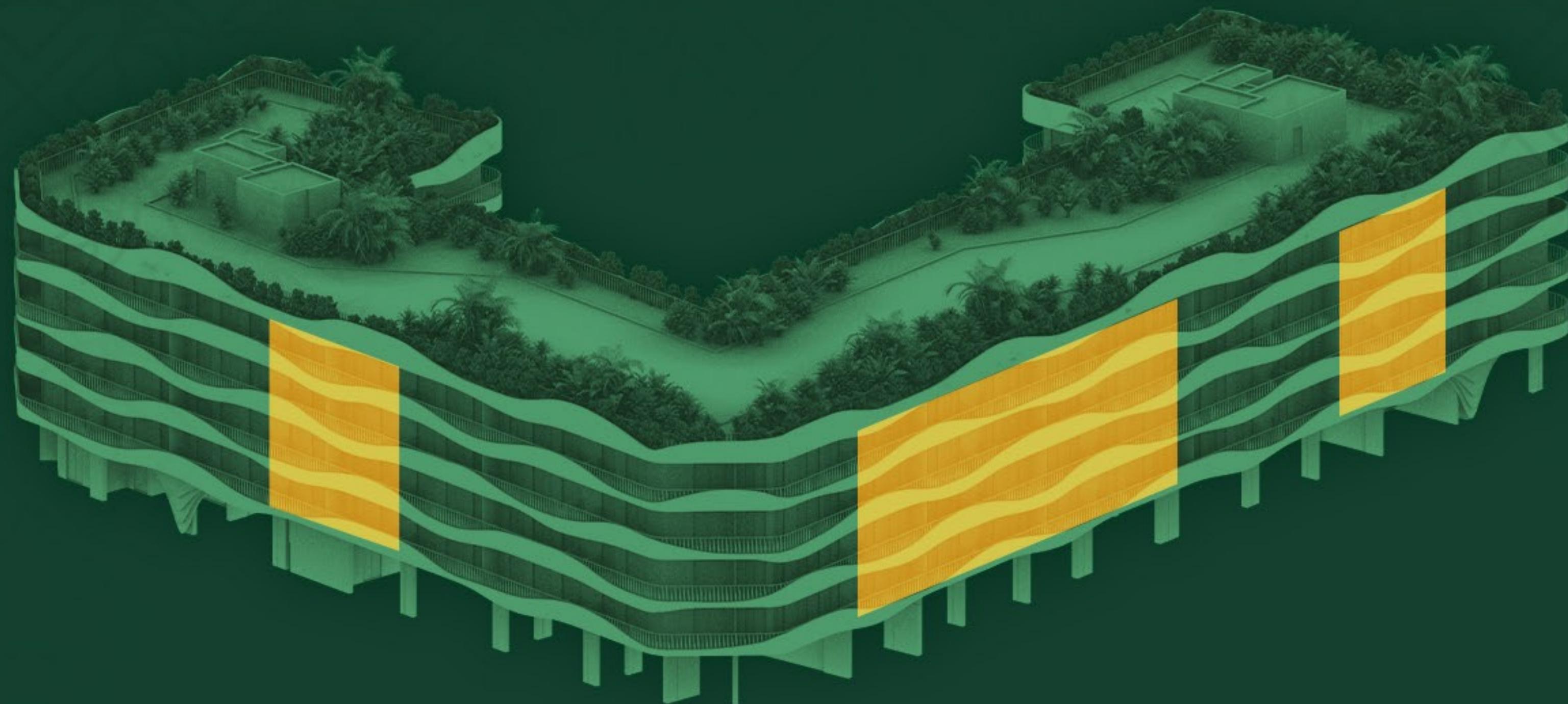
# OASIS RESIDENCES

DUBAI SOUTH

## 1 BEDROOM, TYPE A

Level: 1-4

Internal living area:	627,54 - 635,50 sq.ft.
Outdoor living area:	95,91 - 222,38 sq.ft.
Total living area:	727,53 - 855,30 sq.ft.



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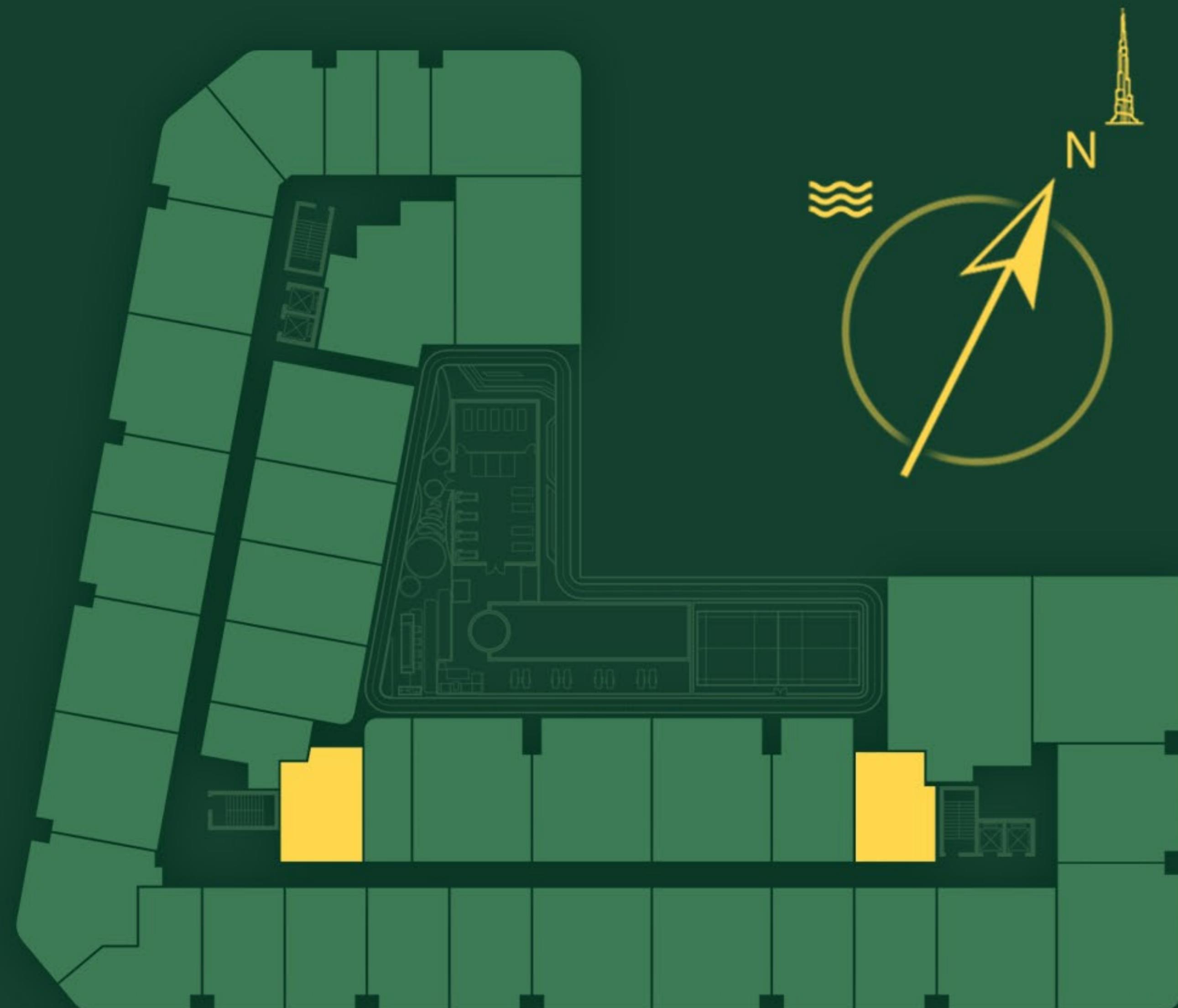
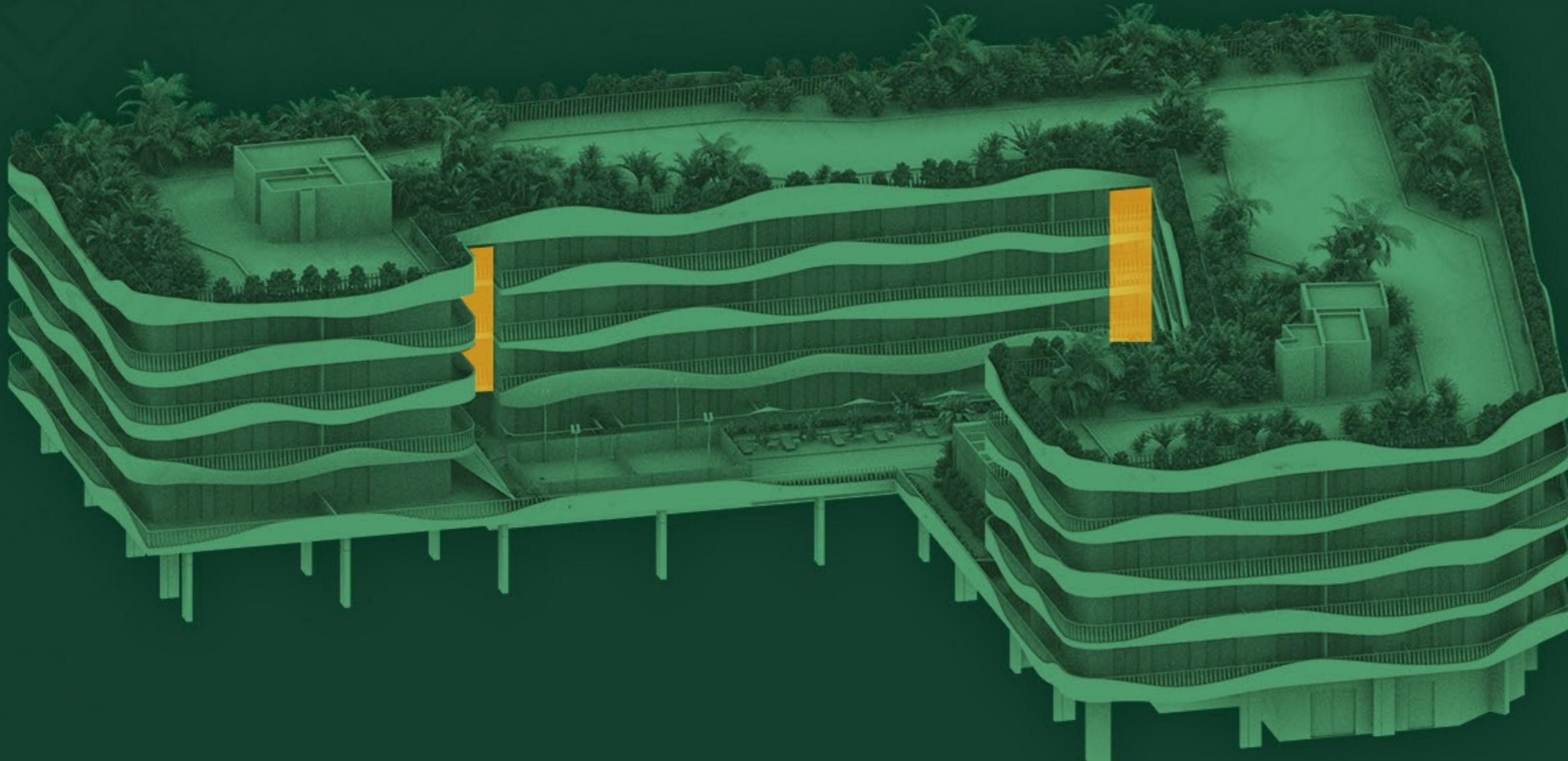
## 1 BEDROOM, TYPE B

Level: 1-4

Internal living area: **484,48 - 485,02 sq.ft.**

Outdoor living area: **51,88 - 189,88 sq.ft.**

Total living area: **536,90 - 674,90 sq.ft.**



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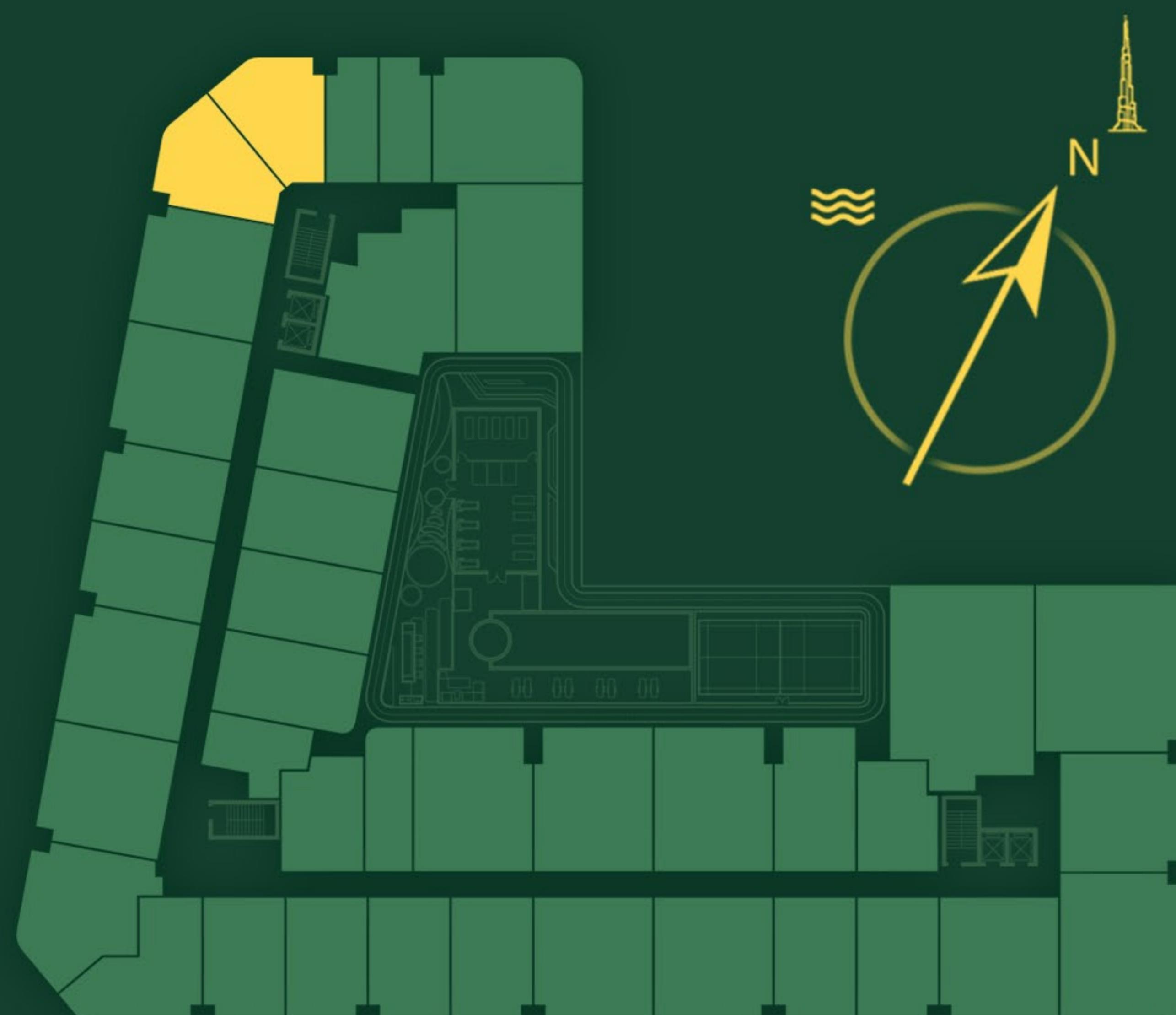
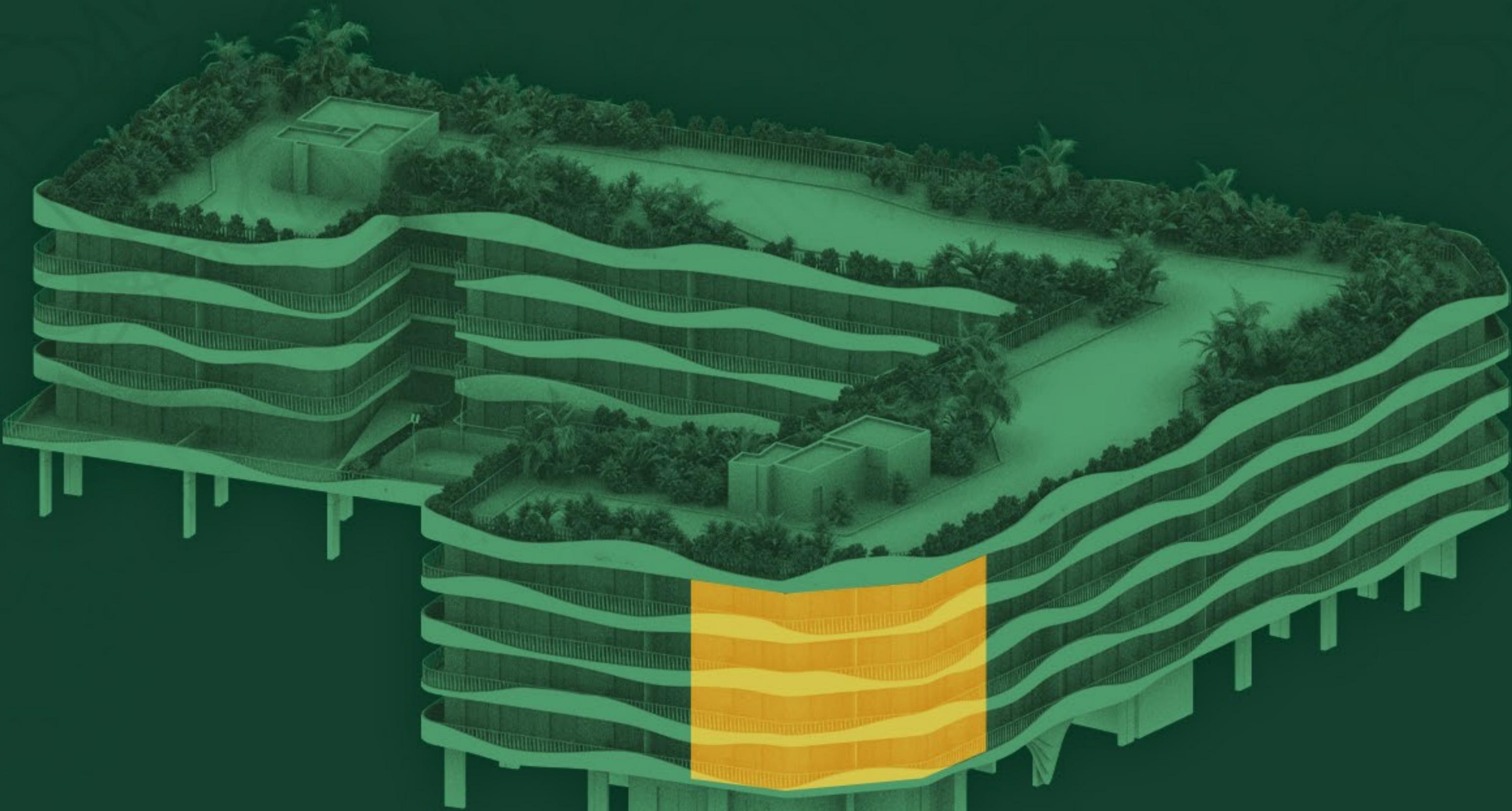
## 1 BEDROOM, TYPE C

Level: 1-4

Internal living area: **594,60 – 596,00 sq.ft.**

Outdoor living area: **151,56 sq.ft.**

Total living area: **746,15 – 747,55 sq.ft.**



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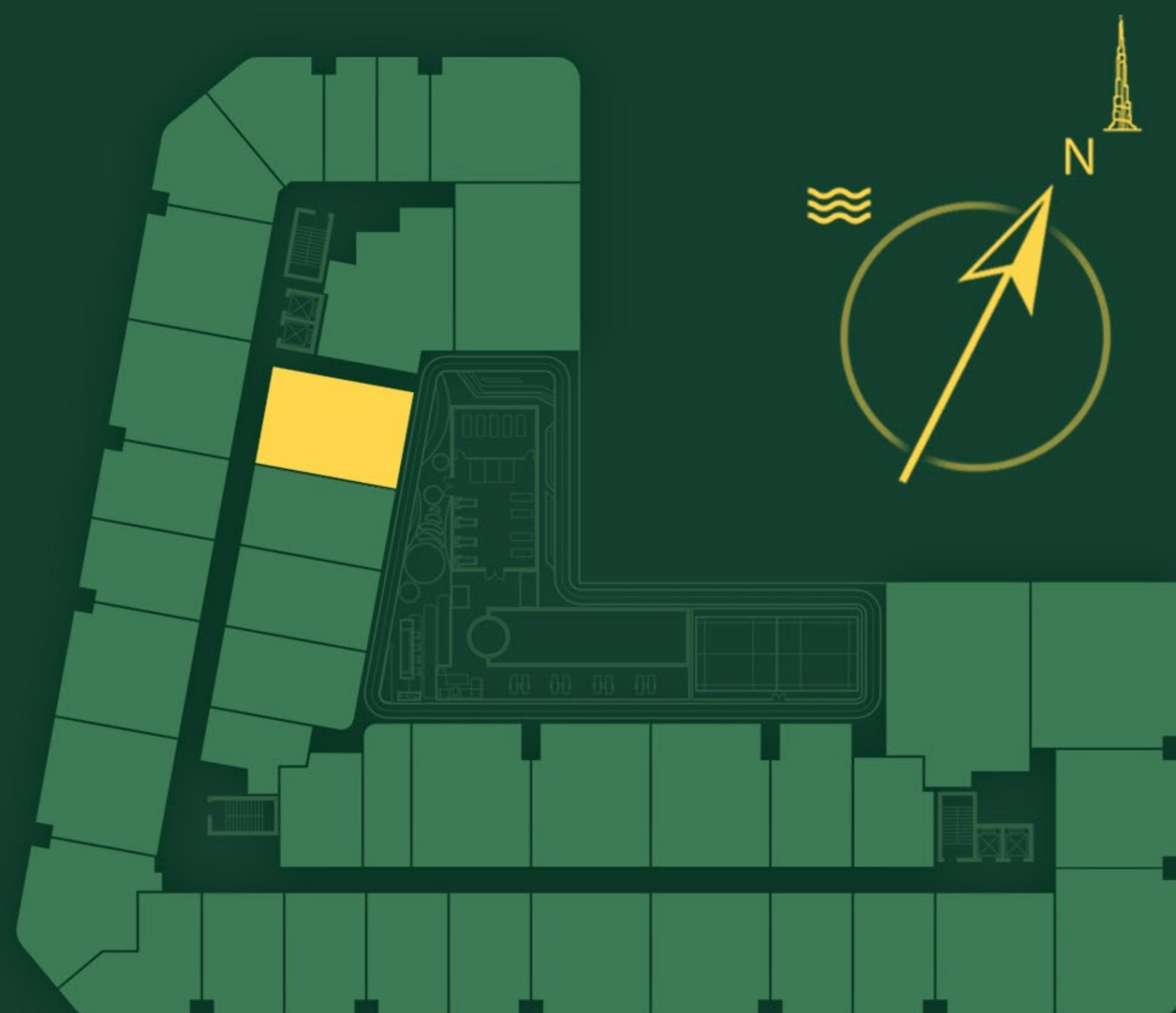
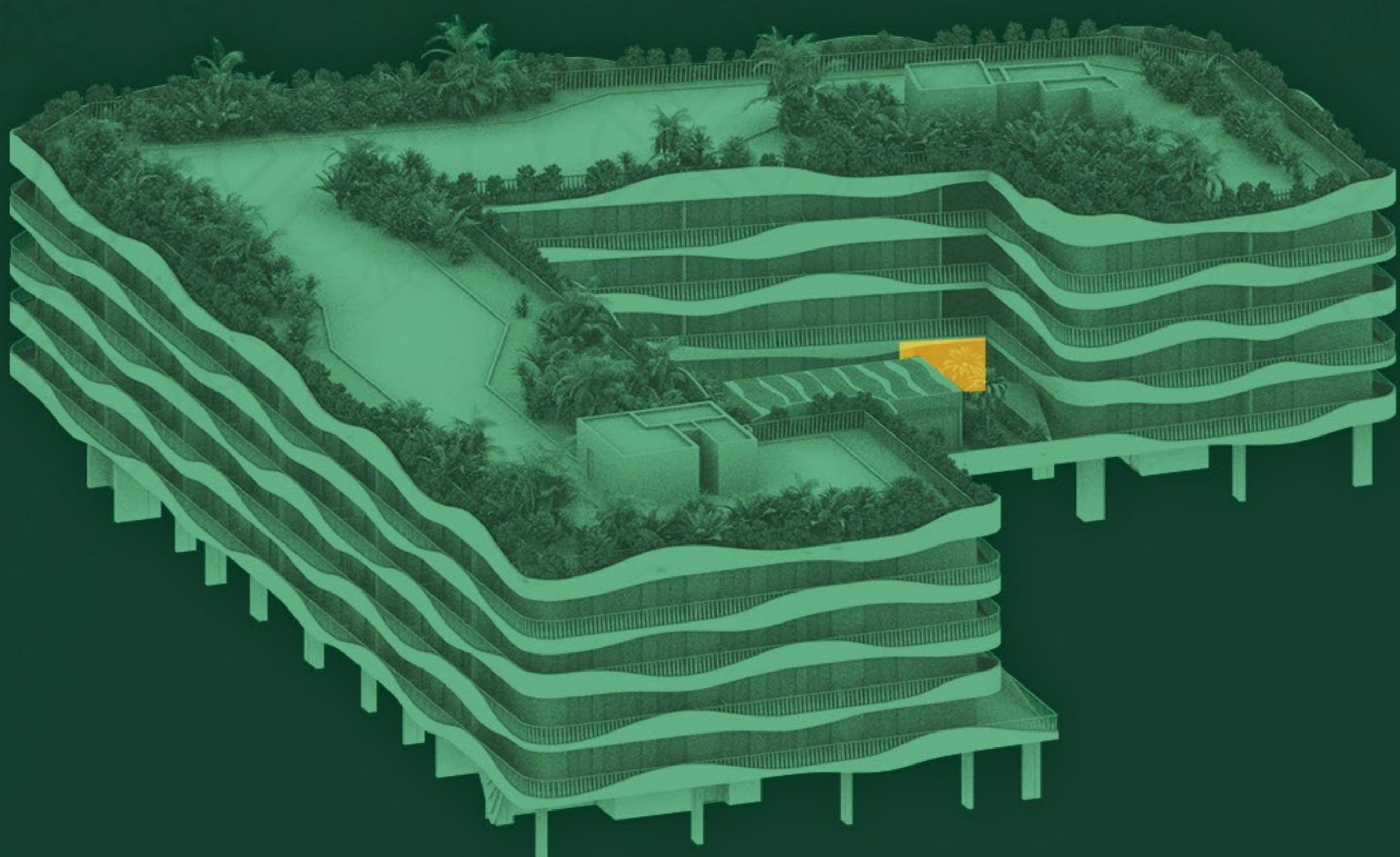
# OASIS RESIDENCES

DUBAI SOUTH

## 1 BEDROOM + STUDY, TYPE D

Level: 1

Internal living area:	<b>777,80 sq.ft.</b>
Outdoor living area:	<b>268,77 sq.ft.</b>
Total living area:	<b>1046,58 sq.ft.</b>



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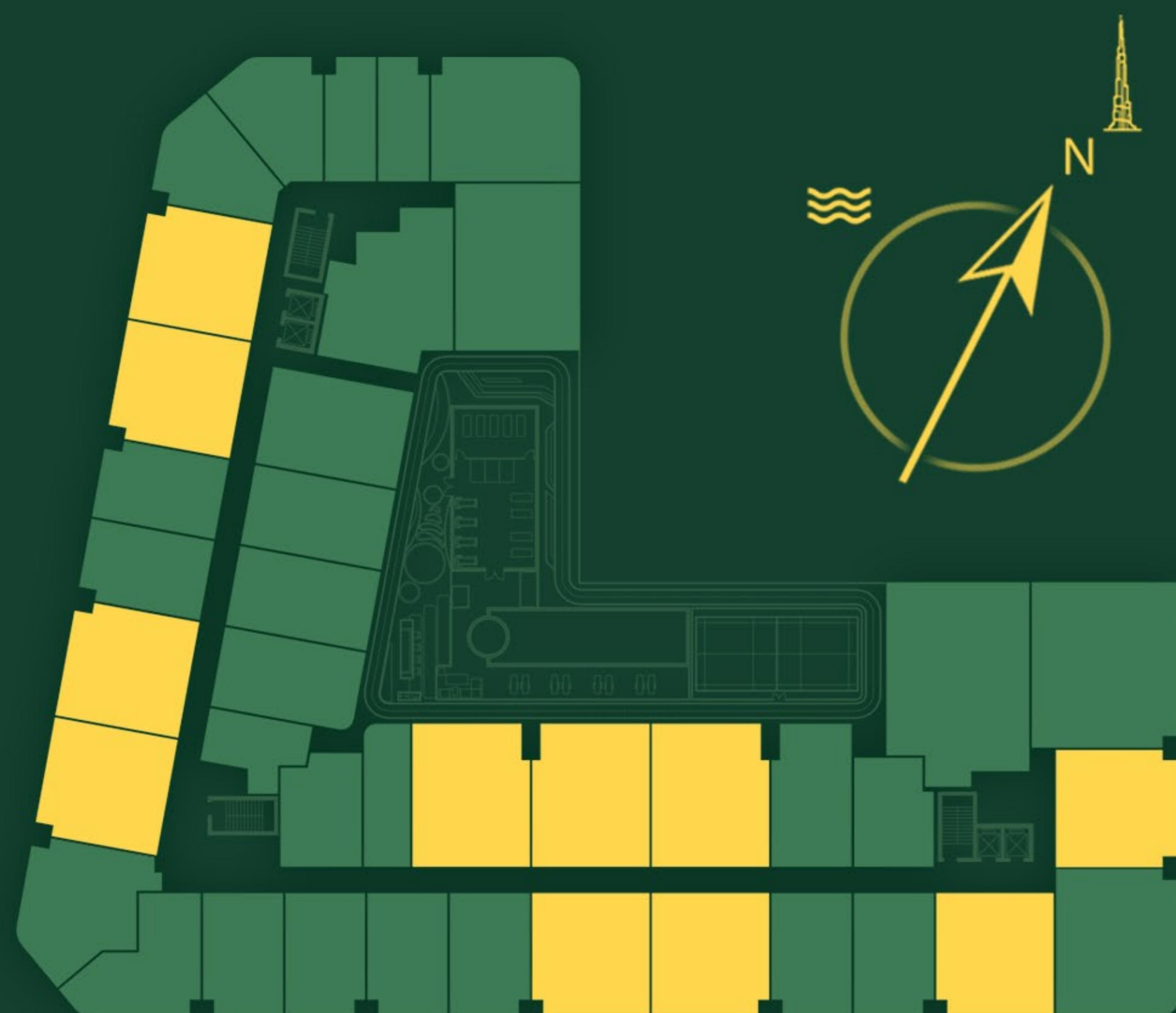
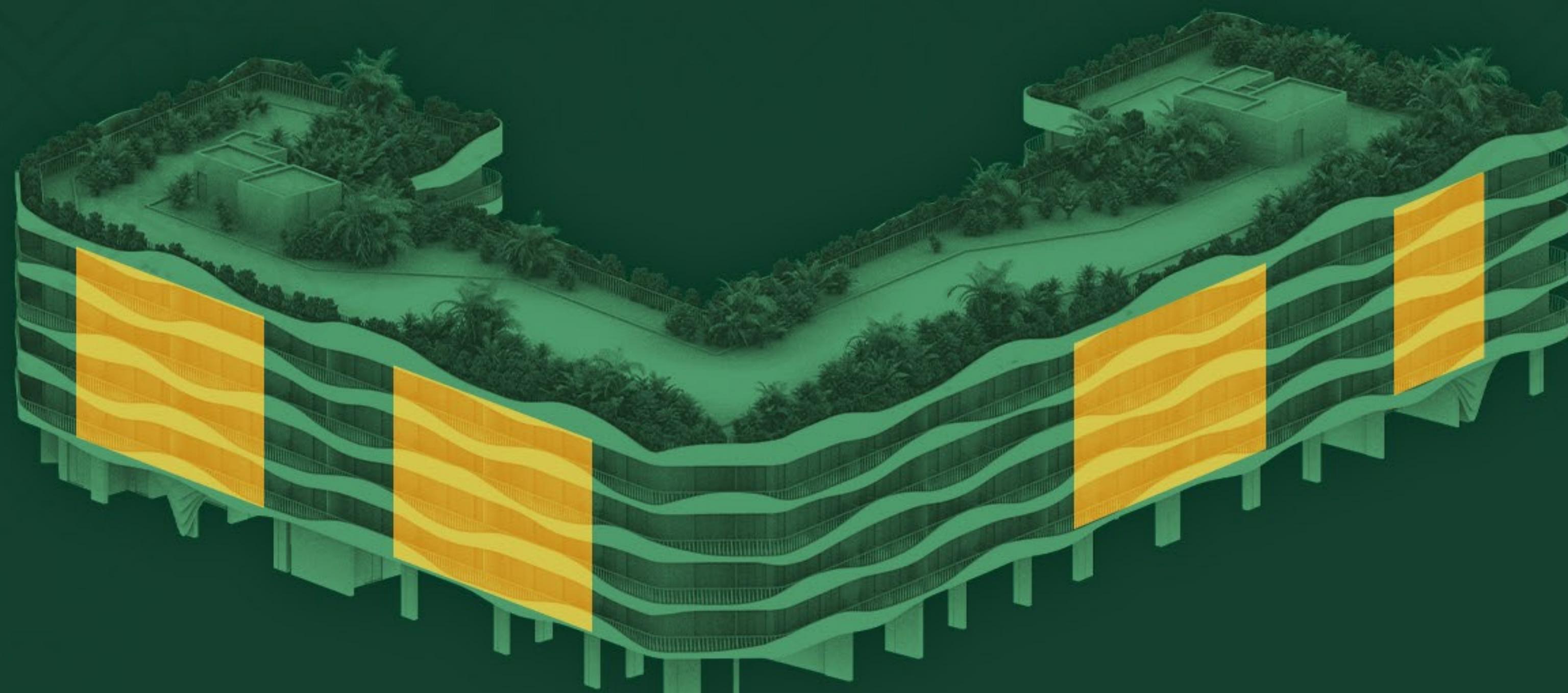
## 2 BEDROOM + STUDY, TYPE A

Level: 1-4

Internal living area: **905.35 – 909.87 sq.ft.**

Outdoor living area: **130.14 – 298.70 sq.ft.**

Total living area: **1037.86 – 1205.34 sq.ft.**



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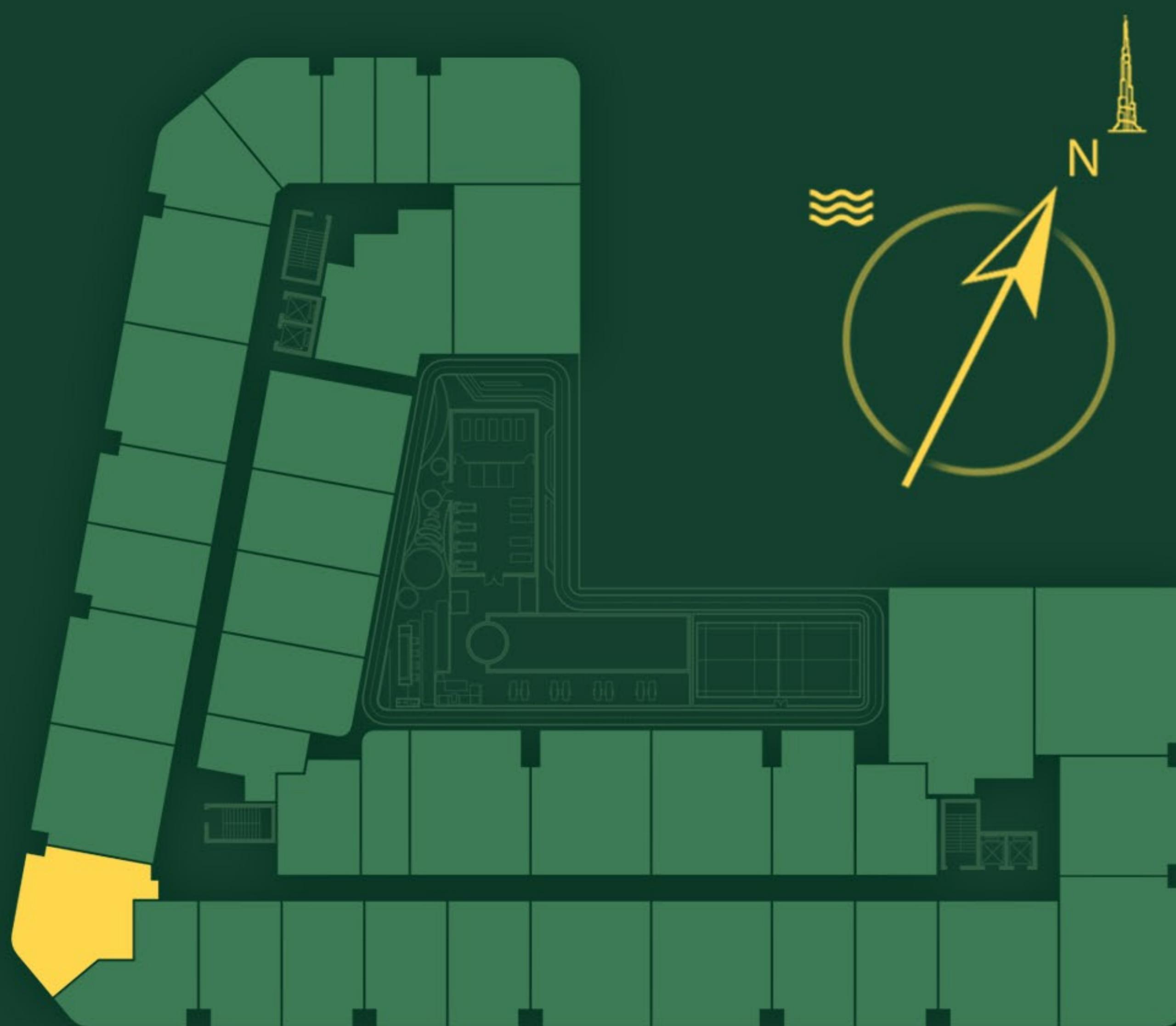
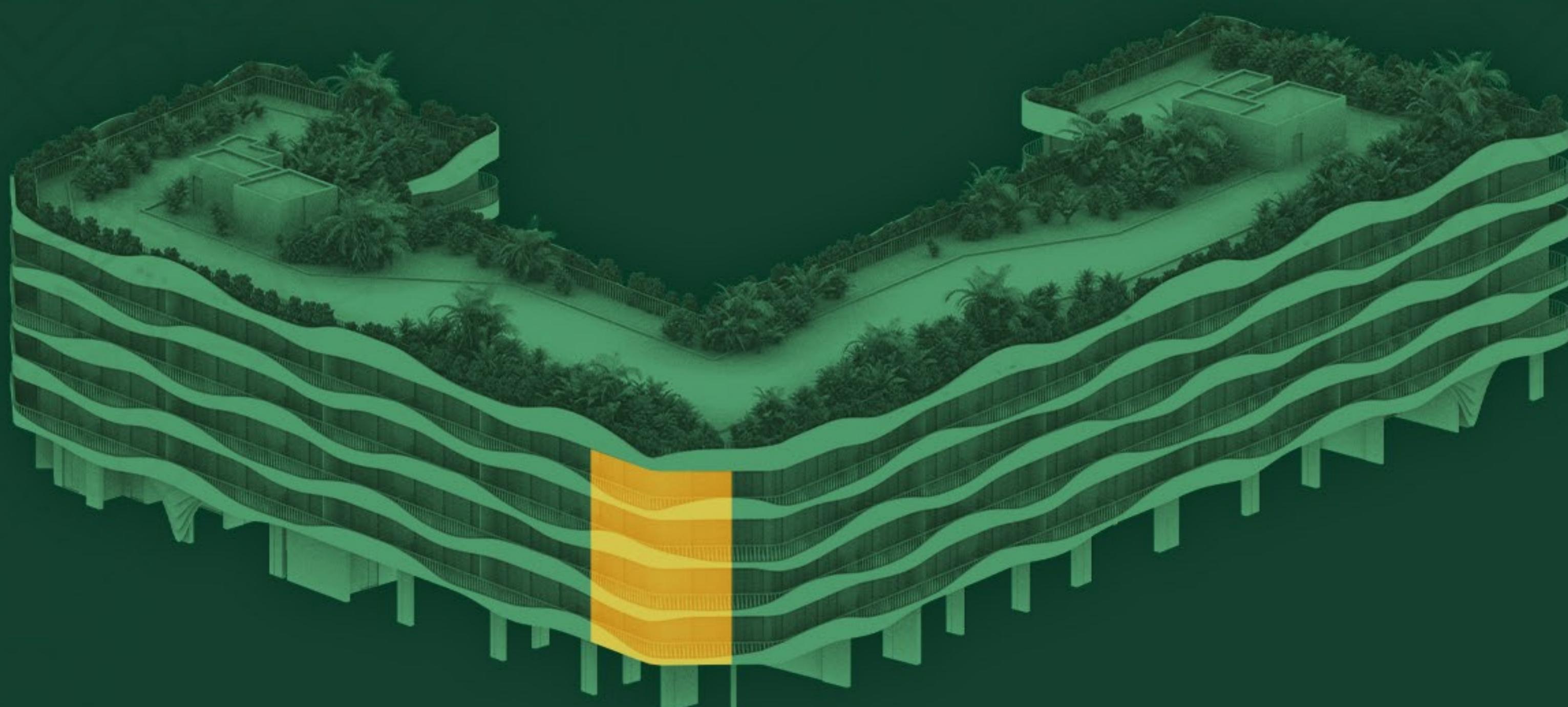
# OASIS RESIDENCES

DUBAI SOUTH

## 2 BEDROOM, TYPE B

Level: 1-4

Internal living area:	832.37 sq.ft.
Outdoor living area:	205.70 sq.ft.
Total living area:	1038.07 sq.ft.



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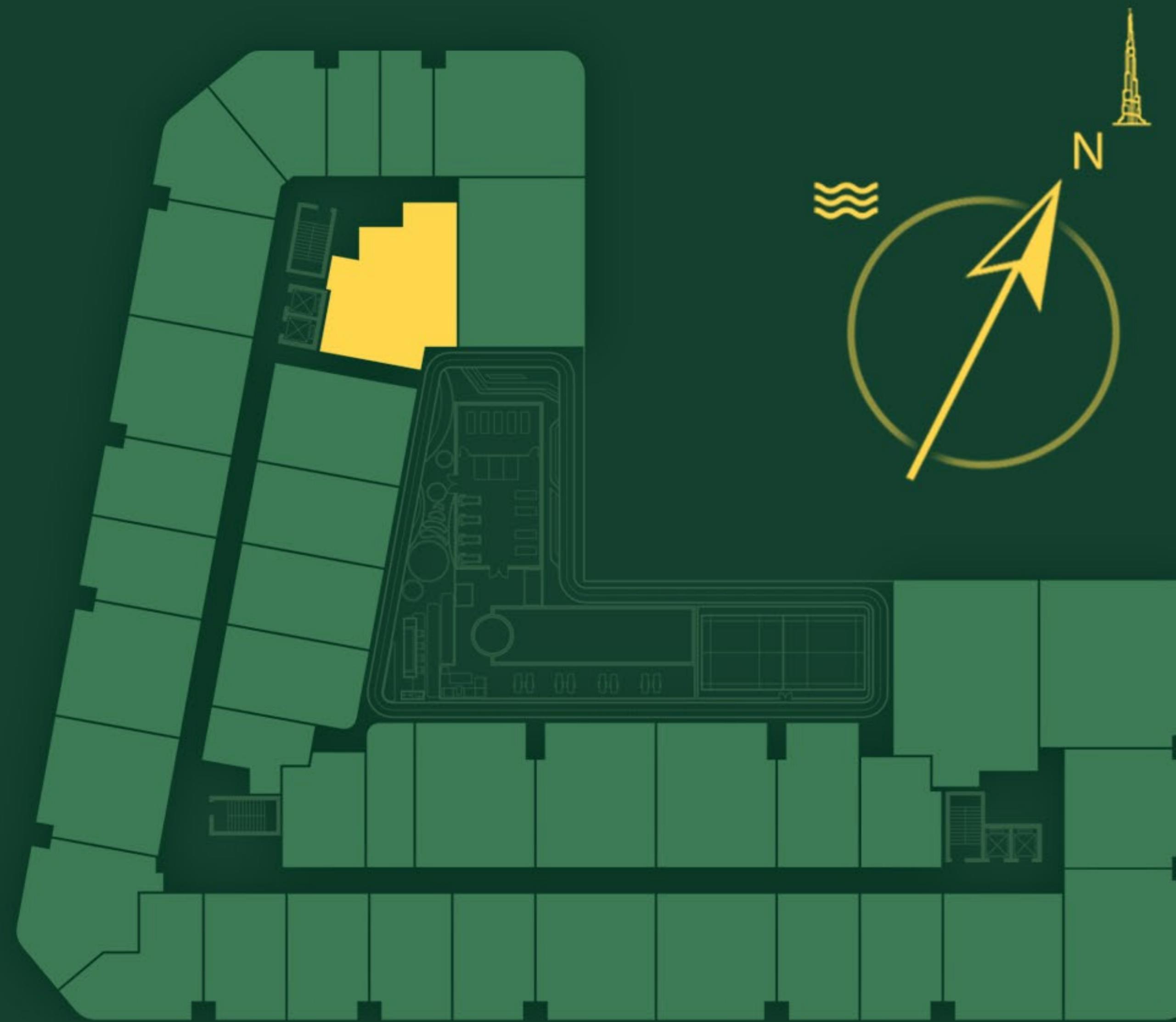
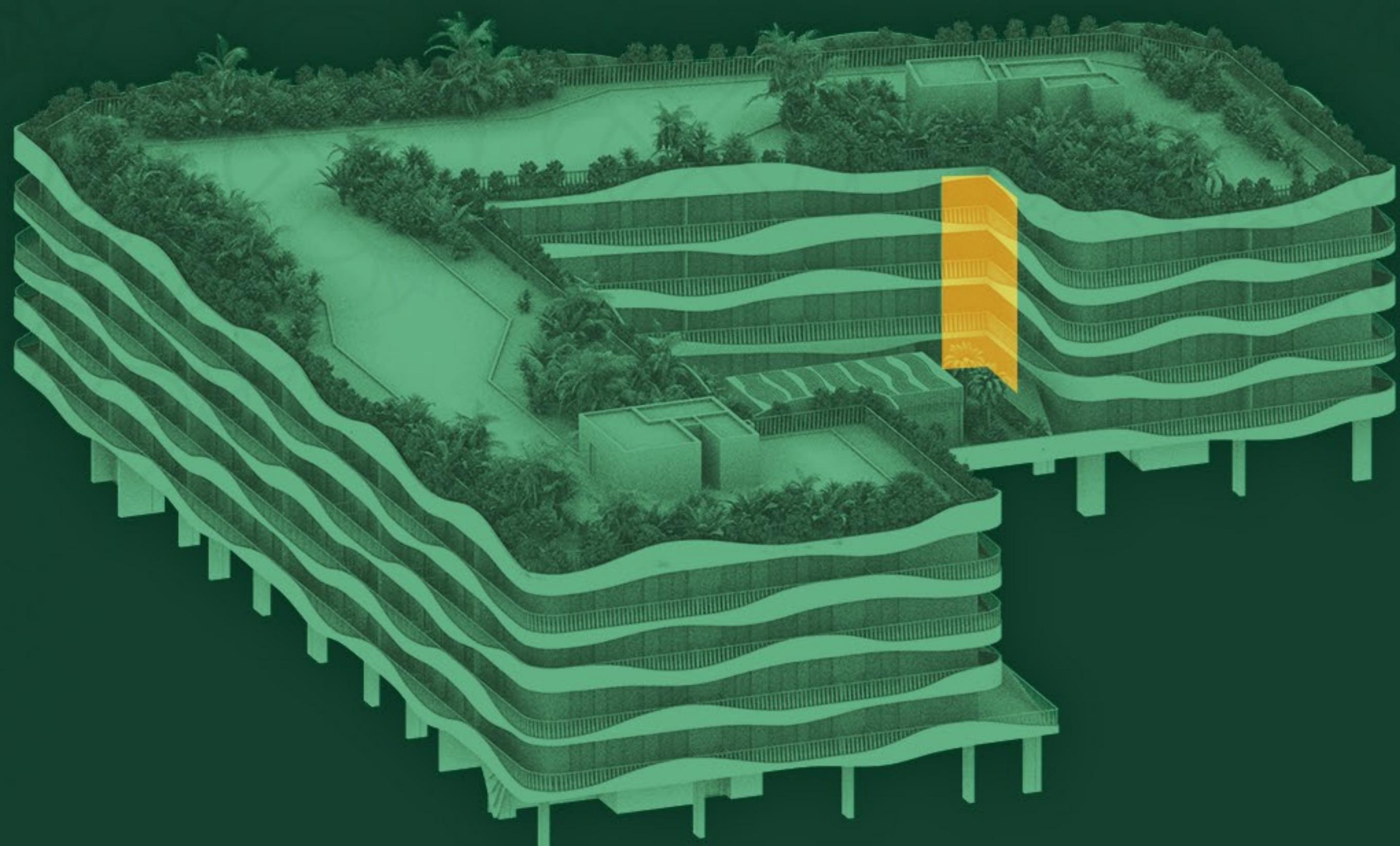
## 2 BEDROOM, TYPE C

Level: 1-4

Internal living area: **940,55 – 940,66 sq.ft.**

Outdoor living area: **190,41 – 300,31 sq.ft.**

Total living area: **1130,96 – 1240,97 sq.ft.**



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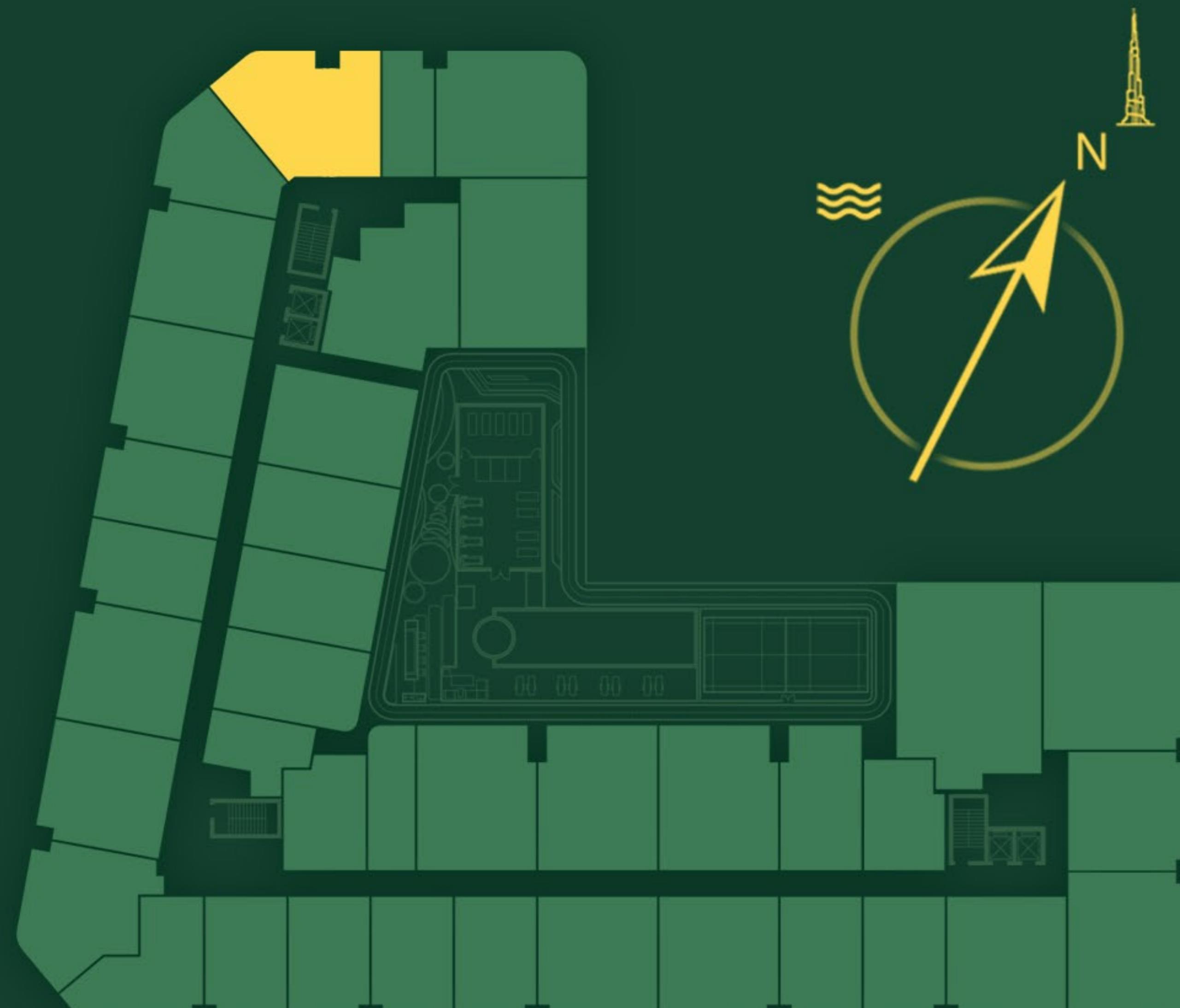
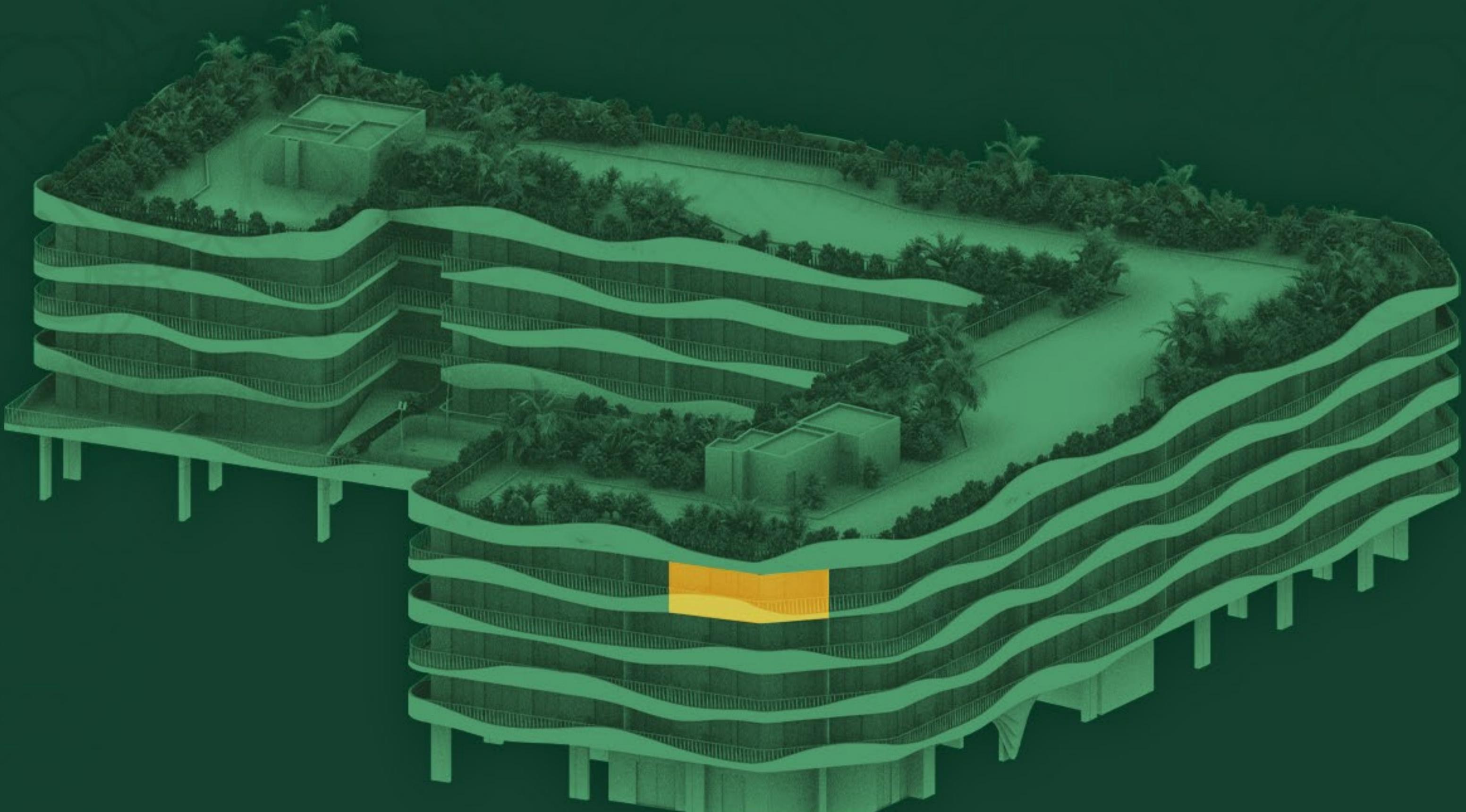
# OASIS RESIDENCES

DUBAI SOUTH

## 2 BEDROOM, TYPE D

Level: 4

Internal living area:	976.18 sq.ft.
Outdoor living area:	207.42 sq.ft.
Total living area:	1183.60 sq.ft.



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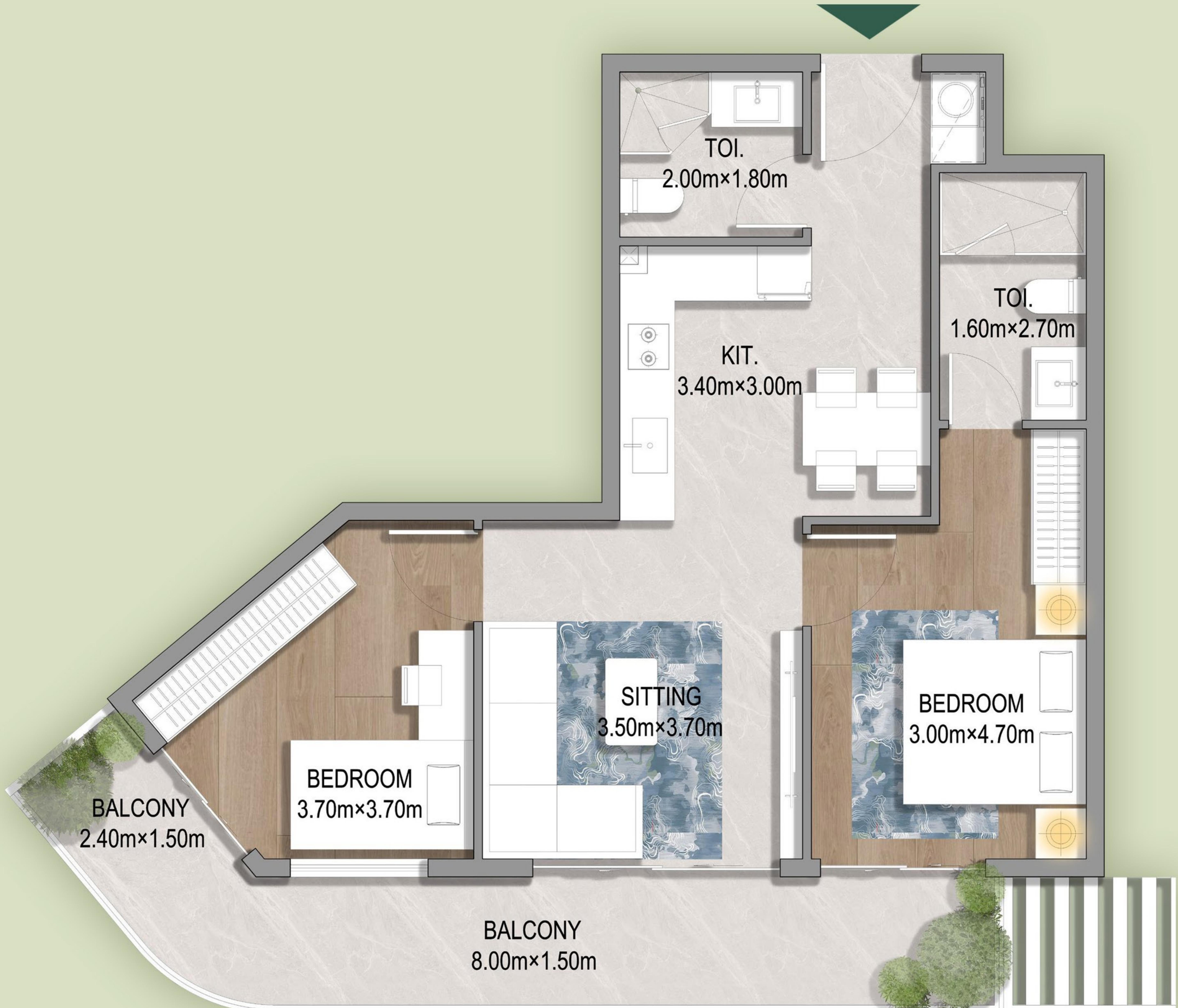
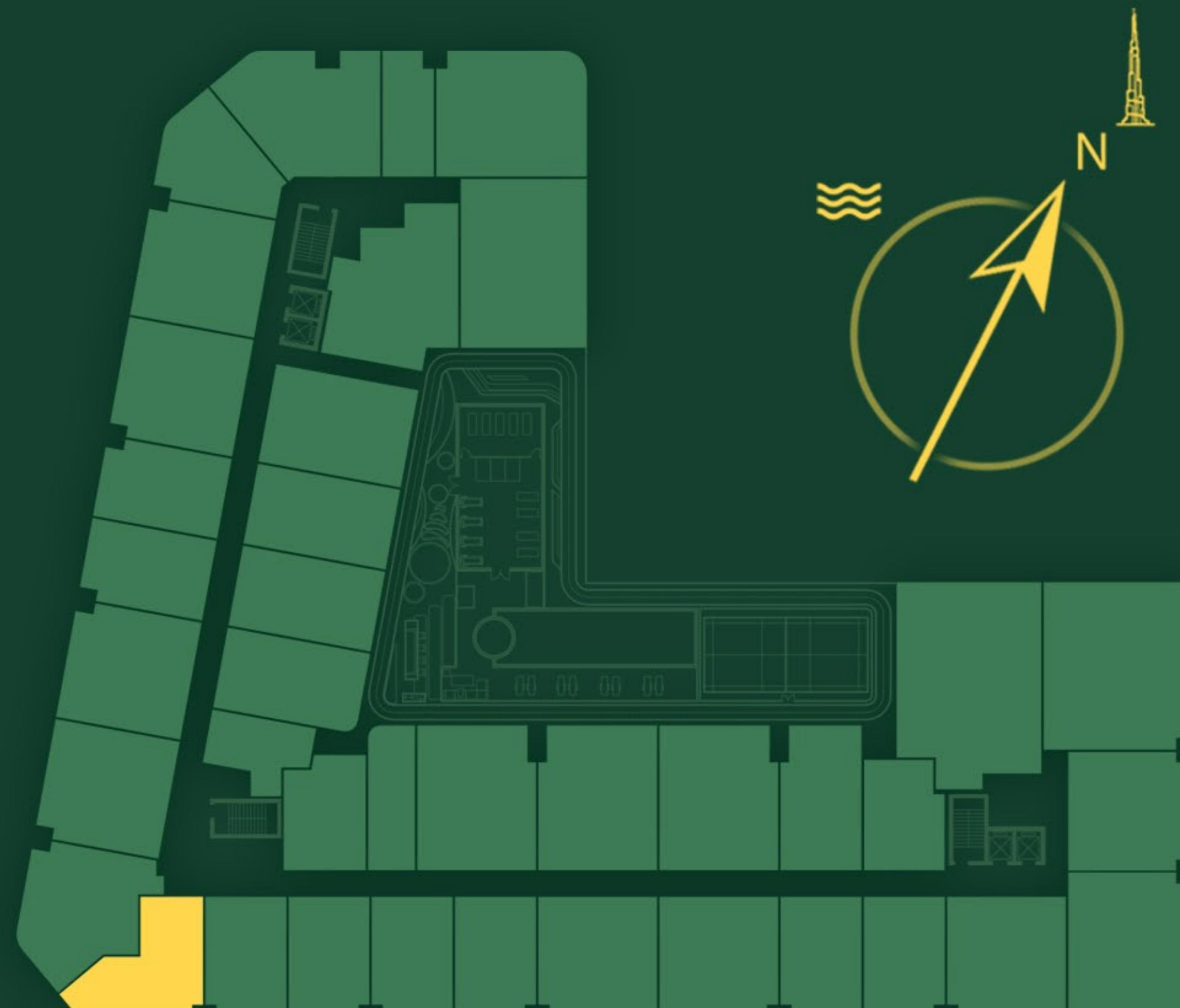
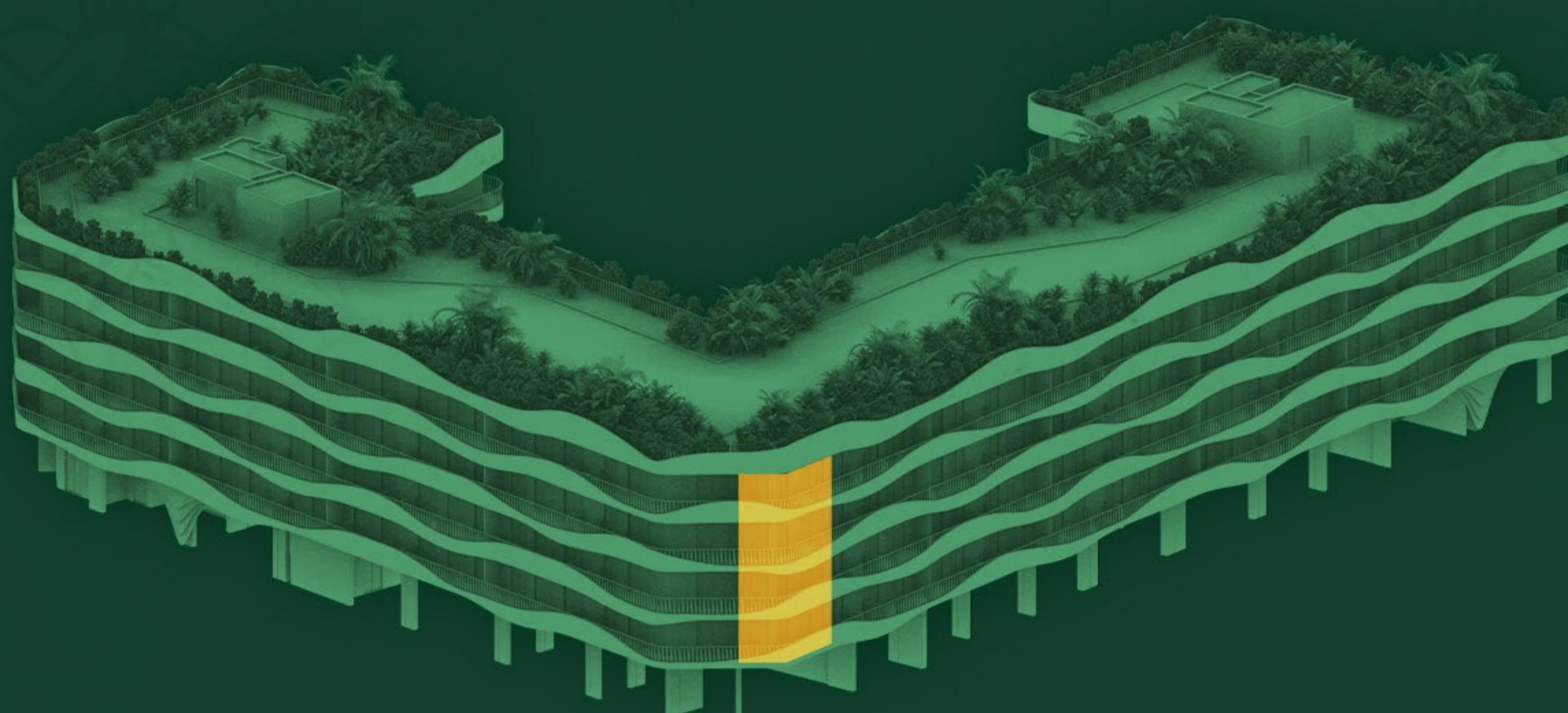
# OASIS RESIDENCES

DUBAI SOUTH

## 2 BEDROOM, TYPE E

Level: 1-4

Internal living area:	669,41 sq.ft.
Outdoor living area:	185,79 sq.ft.
Total living area:	855,19 sq.ft.



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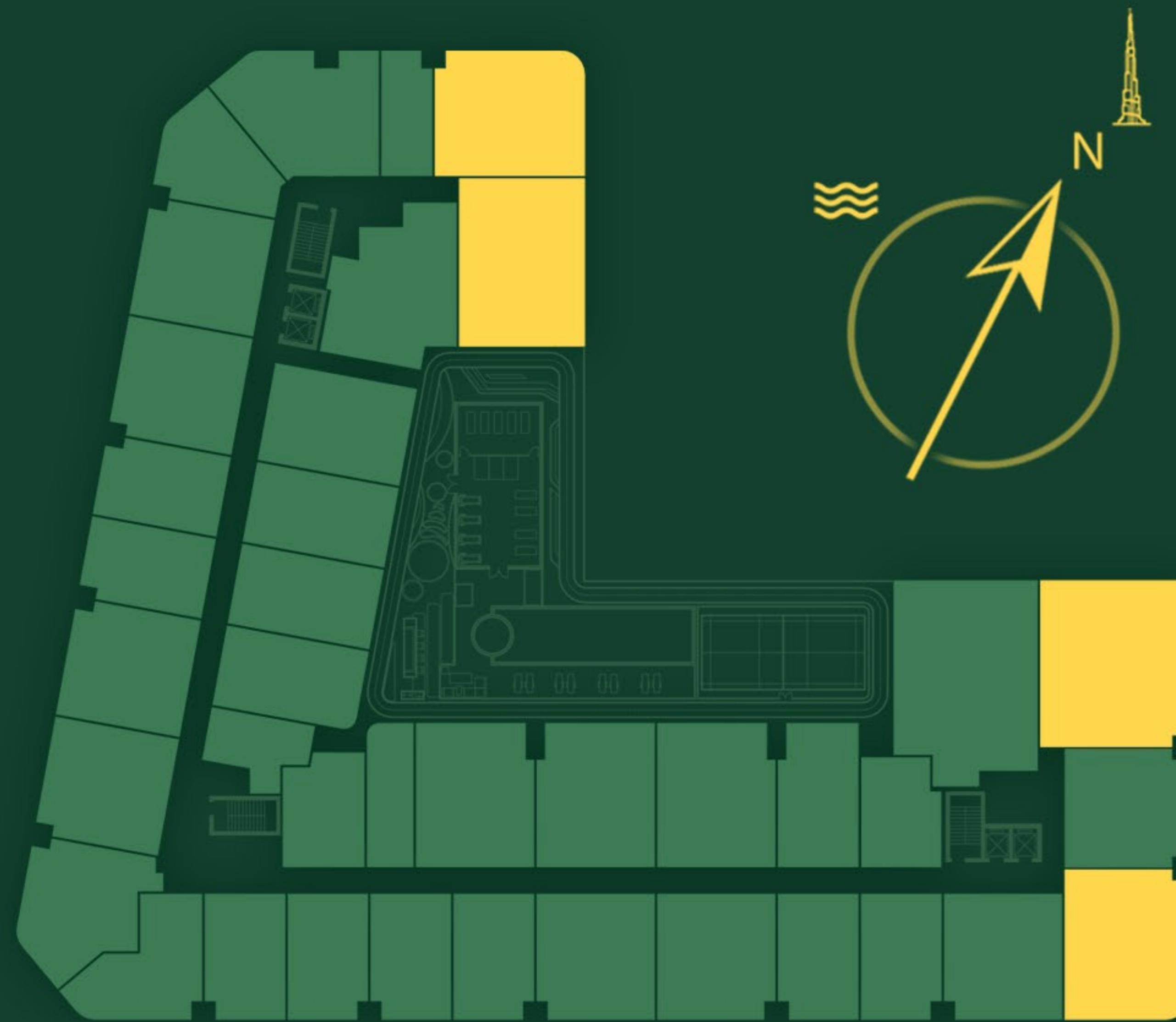
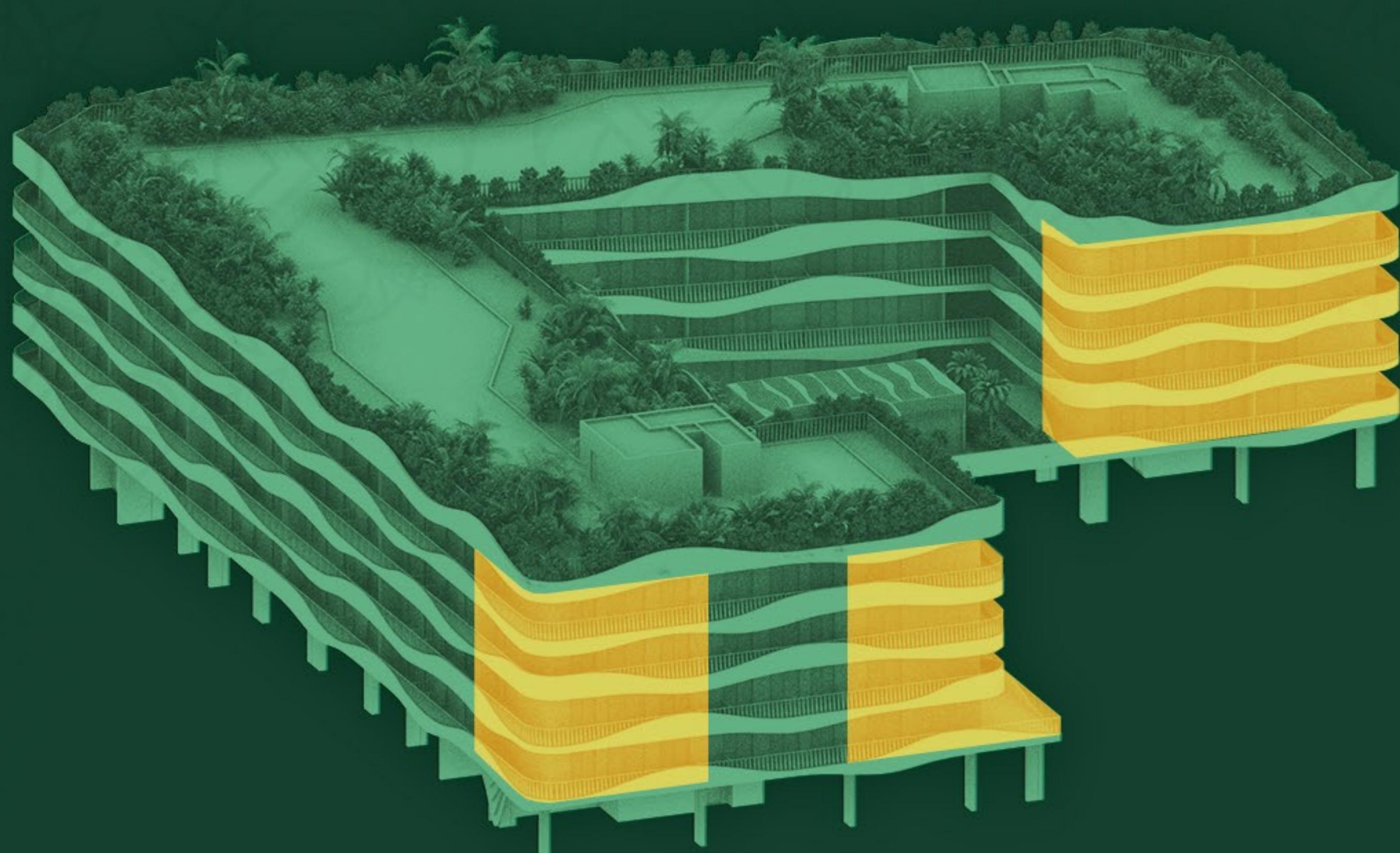
## 3 BEDROOM, TYPE A

Level: 1-4

Internal living area: 1003,20 – 1007,72 sq.ft.

Outdoor living area: 327,98 – 775,32 sq.ft.

Total living area: 1332,25 – 1782,93 sq.ft.



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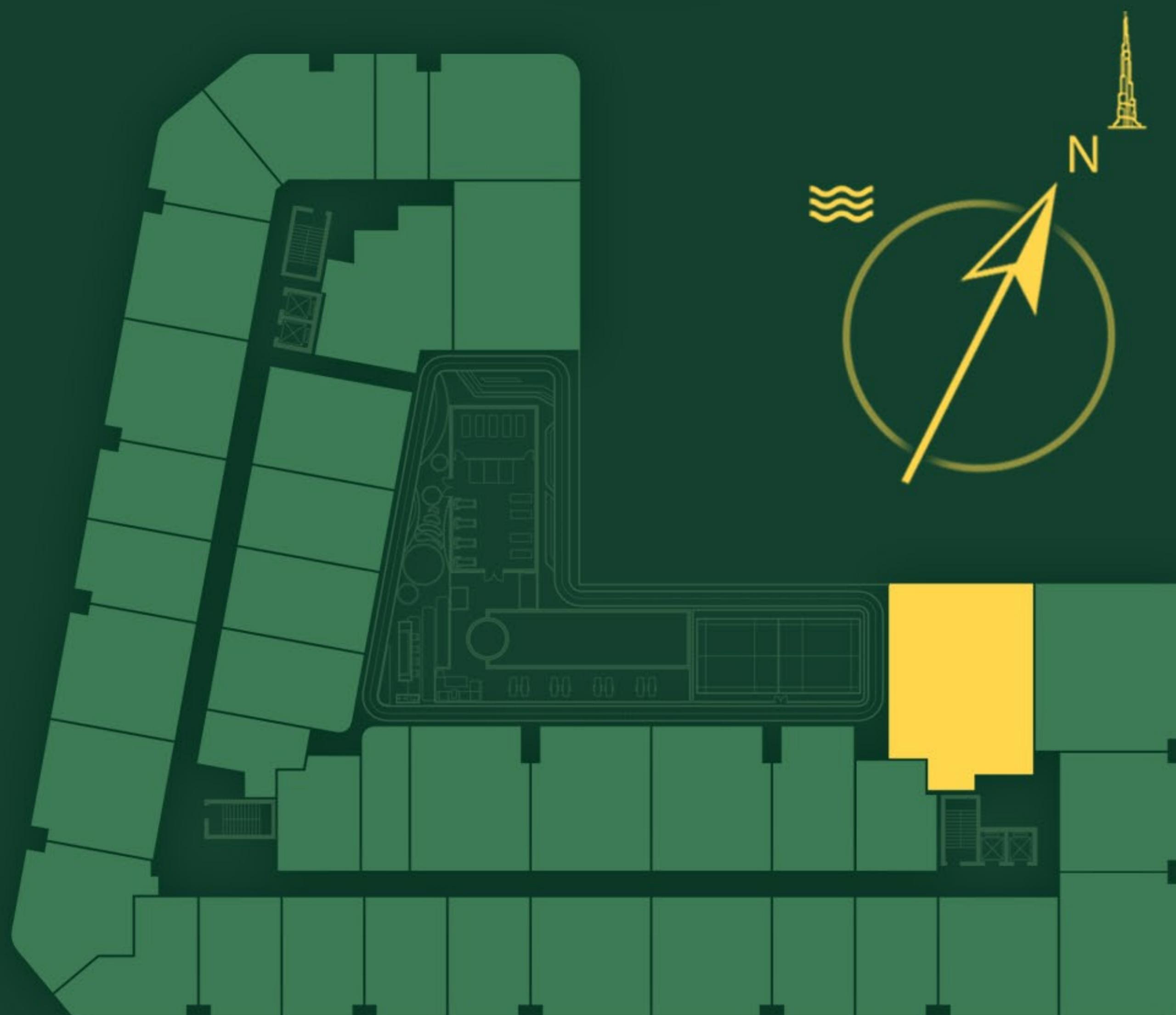
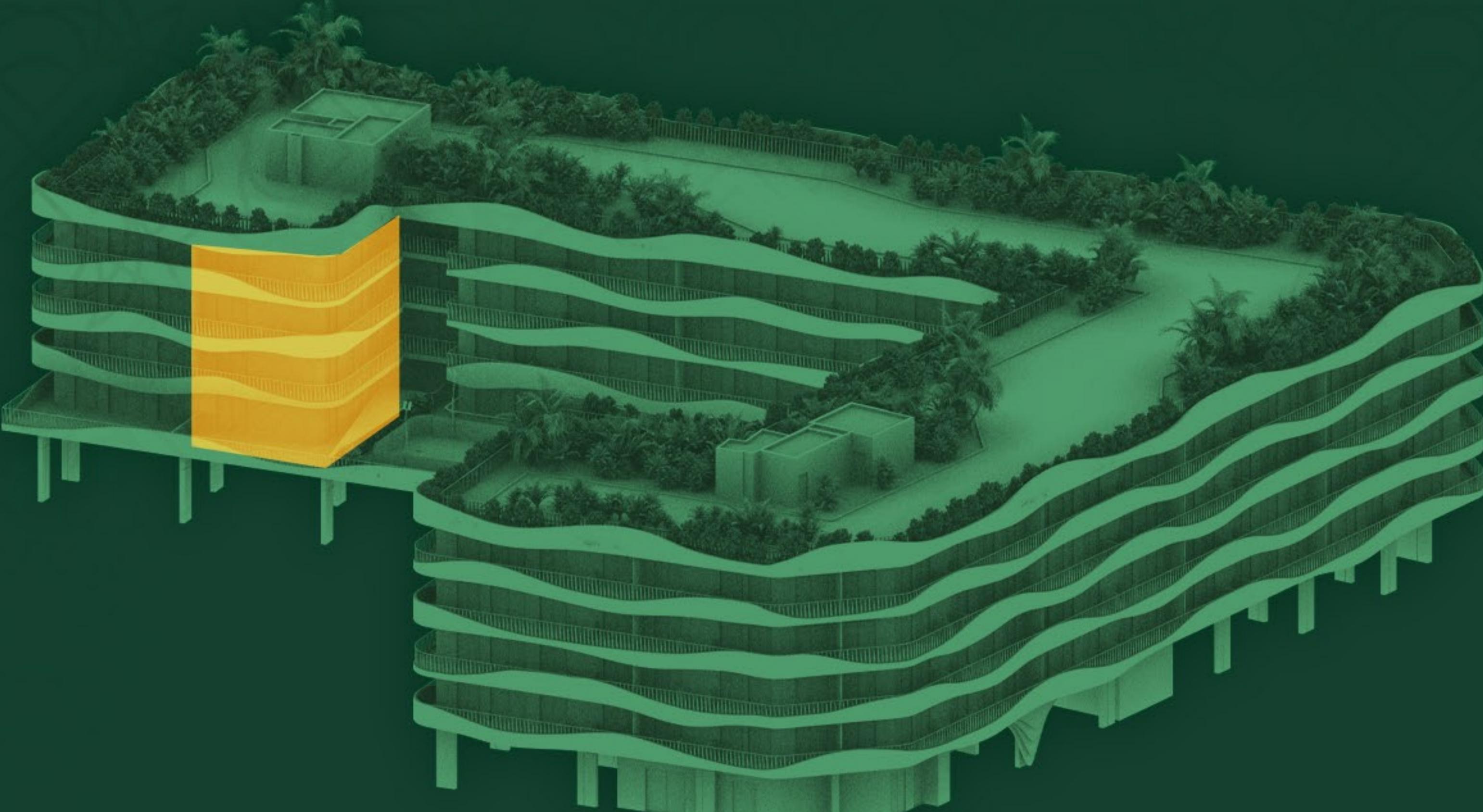
# OASIS RESIDENCES

DUBAI SOUTH

## 3 BEDROOM, TYPE B

Level: 1-4

Internal living area:	1068,10 – 1068,21 sq.ft.
Outdoor living area:	323,02 – 924,30 sq.ft.
Total living area:	1391,13 – 1992,51 sq.ft.



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# PAYMENT PLAN

## 60/40 3 YEAR POST-HANOVER PAYMENT PLAN

10% DOWN PAYMENT

40% DURING CONSTRUCTION

10% ON HANOVER

40% OVER 3 YEARS  
POST-HANOVER



HZ DEVELOPMENT

# DEVELOPER

## REDEFINING LUXURY WITH PURPOSEFUL INNOVATION

At HZ Development, we craft exceptional living spaces where luxury meets sustainability. Our innovative designs embrace eco-friendly solutions, delivering homes that not only elevate your lifestyle but also create a positive, lasting impact on the planet and future generations.

- Sustainable & Innovative Design
- Luxury Living at Affordable Prices
- Eco-Friendly & Lasting Impact
- Customer-Centric Real Estate

“BUILDING SPACES THAT  
INSPIRE AND ENDURE”

## OUR MISSION

Our mission is to craft sustainable, innovative properties that integrate cutting-edge design with eco-friendly technology. We aim to deliver exceptional value, ensuring long-term investment growth while maintaining integrity, professionalism, and a strong commitment to both people and the planet.

## OUR VISION

At HZ Development, we aspire to be a leading real estate innovator, blending luxury and sustainability. We aim to offer world-class, eco-conscious living spaces, exceeding expectations, and creating lasting value for clients, communities, and stakeholders with each development.

HZ Development, where every cornerstone we lay is not just a building block, but a promise of excellence. Our journey is rooted in a steadfast commitment to innovation, quality, and the creation of communities that endure for generations. Each structure we build is meticulously designed for strength, precision, and long-lasting beauty, ensuring not only the safety and sustainability of today but also of tomorrow. We are proud to shape spaces that thrive through time, balancing aesthetic appeal with practical sustainability.

EXCLUSIVE SALES PARTNER

—AX—  
CAPITAL