

## The Community

Arabian Ranches III marks the continuation of a legacy that started in 2004. Since then, we have been crafting and perfecting Dubai's most established and sought-after gated community. Arabian Ranches III is the culmination of this story.

## Why Anya ?

- ◆ A picturesque neighbourhood of townhouses, connected to nature and all its beauty
- ◆ The ideal suburban setting for family-oriented living, boasting glorious greenery and verdant open spaces
- ◆ Sumptuous homes that exude luxurious elegance and effortless comfort, giving residents the very best of modern living
- ◆ Conveniently situated alongside a host of world-class leisure and recreational amenities
- ◆ The perfect blend of style, space and architectural sophistication



## Location & Views

- ◆ Easy access to Academic Road & Emirates Road; close to a host of popular attractions
- ◆ Situated in a vibrant gated community in an idyllic suburban setting, where natural beauty and urban convenience combine
- ◆ 5 mins from Global Village; 20 mins from Downtown Dubai; 20 mins from DXB Int' Airport
- ◆ Soothing views of the beautiful green neighbourhood outside your door

Payment Plan	Payment Percentage	Date
Down Payment	10%	JAN 2023
1st Installment	10%	MAR 2023
2nd Installment	10%	SEP 2023
3rd Installment	10%	MAR 2024
4th Installment 20% Construction Completion	10%	OCT 2024
5th Installment 40% Construction Completion	10%	APR 2025
6th Installment 60% Construction Completion	10%	SEP 2025
7th Installment 80% Construction Completion	10%	FEB 2026
8th Installment 100% Construction Completion	20%	OCT 2026

Townhouses	Area Sq. ft.		Starting Price (In AED Mn)
	No. of Bedrooms	AVG BUA (Sq. ft.)	
3-Bedroom	1,908	1,558	2.01
4-Bedroom	2,341	2,622	2.58

## Facts

- ◆ 338 Units 3-bedroom townhouses
- ◆ 154 Units 4-bedroom townhouses
- ◆ Covered parking



## Residential Units

- ◆ 3 & 4-bedroom townhouses
- ◆ Designed with aesthetic elegance and luxurious practicality in mind
- ◆ Exceptional finishes and exquisite design nuances
- ◆ Floor-to-ceiling windows welcome natural light into your home and offer stunning views

## Amenities



- ◆ Central Park
- ◆ Clubhouse
- ◆ Fully Equipped Gym
- ◆ Swimming Pools
- ◆ Multi-Purpose Hall
- ◆ Indoor & Outdoor Sports Facilities

## The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.