

## 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 2?

- ◆

A charming community of townhouses connected to nature and all its splendour.
- ◆

Luxurious residences that exude opulent elegance and effortless comfort, providing residents with the finest in contemporary living.
- ◆

The ideal suburban setting for family-oriented living, with magnificent greenery and verdant open spaces.
- ◆

Conveniently located near a plethora of world-class recreational and leisure facilities
- ◆

The optimal combination of elegance, space, and architectural sophistication



## LOCATION & VIEWS

- ◆

Easy access to Academic Road & Emirates Road; close to a host of popular attractions
- ◆

5 mins from Global Village; 20 mins from Downtown Dubai; 20 mins from DXB Int' Airport
- ◆

Situated in a vibrant gated community in an idyllic suburban setting, where natural beauty and urban convenience combine
- ◆

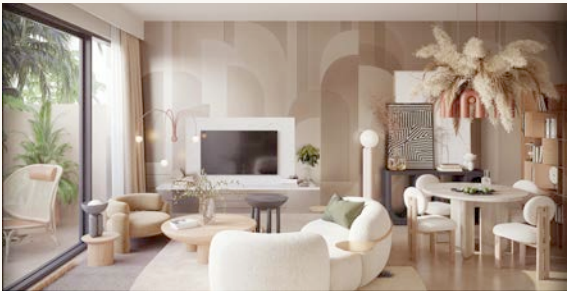
Soothing views of the beautiful green neighbourhood outside your door

Payment Plan	Payment Percentage	Date
Down Payment	10%	MAR 2023
1st Instalment	10%	MAY 2023
2nd Instalment	10%	NOV 2023
3rd Instalment	10%	MAY 2024
4th Instalment 20% Construction Completion	15%	DEC 2024
5th Instalment 40% Construction Completion	15%	JUN 2025
6th Instalment 60% Construction Completion	10%	NOV 2025
7th Instalment 80% Construction Completion	10%	APR 2026
8th Instalment 100% Construction Completion	10%	DEC 2026

Townhouses	Area Sq. ft.		Starting Price <i>(In AED Mn)</i>
	No. of Bedrooms	AVG BUA (Sq. ft.) AVG Plot Area (Sq. ft.)	
3-Bedroom		1,9791,600	2.26
4-Bedroom		2,4293,075	2.93

## FACTS

- ◆ 234 Units: 3 -bedroom townhouses
- ◆ 128 Units: 4 -bedroom townhouses
- ◆ Covered parking



## RESIDENTIAL UNITS

- ◆ Contemporary 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

◆ Sports Facilities

## THE DEVELOPER

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track-record in delivery, Emaar has delivered 85,000 residential units in Dubai and other 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.