

## 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 MAY?

- ◆

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

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

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

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
- ◆

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%	MAY 2023
1st Instalment	10%	JUL 2023
2nd Instalment	10%	JAN 2024
3rd Instalment	10%	JUL 2024
4th Instalment 20% Construction Completion	15%	MAY 2025
5th Instalment 40% Construction Completion	15%	DEC 2025
6th Instalment 60% Construction Completion	10%	JUN 2026
7th Instalment 80% Construction Completion	10%	DEC 2026
8th Instalment 100% Construction Completion	10%	SEP 2027

\*Estimated Construction Completion Date

Townhouses	Area Sq. ft.		Starting Price
	AVG BUA	AVG Plot	(In AED Mn)
3-Bedroom	2,010	1,559	2.4
4-Bedroom	2,457	2,830	3.1

## FACTS

- ◆

3 -bedroom townhouses: 206 Units
- ◆

4 -bedroom townhouses: 92 Units
- ◆

2 Architectural Styles: Aria and Iris



## 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
- ◆

Swimming Pools
- ◆

Fully Equipped Gym
- ◆

Lush Green Park

## 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.