

## 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 RAYA?

- ◆ Sophisticated, stylish, and spacious townhouses nestled in nature
- ◆ A serene suburban oasis nestled in a vibrant gated community, surrounded by stunning greenery and exceptional amenities.
- ◆ Unbridled comfort and intuitive design are elegantly complemented by intriguing architectural touches
- ◆ Conveniently situated alongside a wide array of family-friendly leisure and recreation amenities



## Location & Views

- ◆ Easy access to Academic Road & Emirates Road; close to a host of popular attractions
- ◆ Situated at the beating heart of a comprehensive suburban community
- ◆ 5 mins from Global Village20 mins from Downtown Dubai20 mins from DXB Int' Airport.
- ◆ Offering beautiful views of gorgeous greenery and welcoming open spaces through floor-to-ceiling windows

Instalment	Payment Percentage	Due Date
1st Instalment	10%	October 2022
2nd Instalment	10%	December 2022
3rd Instalment	10%	June 2023
4th Instalment	10%	December 2023
20% Construction Completion	10%	August 2024
40% Construction Completion	10%	January 2025
60% Construction Completion	10%	June 2025
80% Construction Completion	10%	November 2025
100% Construction Completion	20%	July 2026

Available Units	Area Sq. ft.		Starting Price (In AED Mn)
	Minimum	Maximum	
3-Bedroom Townhouses	1877	1994	1,950,888
4-Bedroom Townhouses	2347	2354	2,539,888

## Facts

- ◆ 3 and 4-bedroom townhouses
- ◆ Covered parking



## Residential Units

- ◆ Luxury 3 & 4-bedroom townhouses
- ◆ Stylish finishes, elegant design nuances and exquisite interiors
- ◆ Wonderful views through floor-to-ceiling windows
- ◆ A graceful marriage of luxurious indoor charm and stunning natural beauty outside

## Amenities



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

## The Developer

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.