

ARABIAN RANCHES II

EMAAR

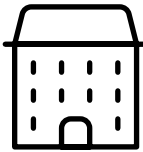
FIND YOUR HAPPY

Arabian Ranches is well known as a premium family-centric neighbourhood. ARABIAN RANCHES III is no exception.

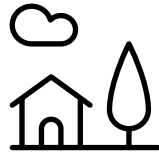
A wide choice of indoor and outdoor attractions, exciting children’s adventures, and enriching experiences for the whole family are all part of everyday life at Arabian Ranches III.



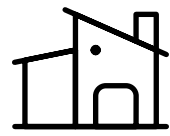
3 & 4 BEDROOM
TOWNHOUSES



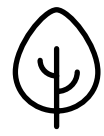
SIGNATURE
CLUBHOUSE



LOVELY VIBRANT
NEIGHBOURHOOD



A WELL-
ESTABLISHED
COMMUNITY



FAMILY
FRIENDLY PARK



BROAD CHOICE
OF DINING
VENUES



FIND INSPIRATION EVERYWHERE





PARK CENTRE

CENTRAL PLAZA

GARDEN ALLEY

PARKOUR COURSE

PLAYGROUND

PARK PARKING

BOTANICAL GARDEN

SKATE PARK

JOGGING TRACK

FOOTBALL FIELD

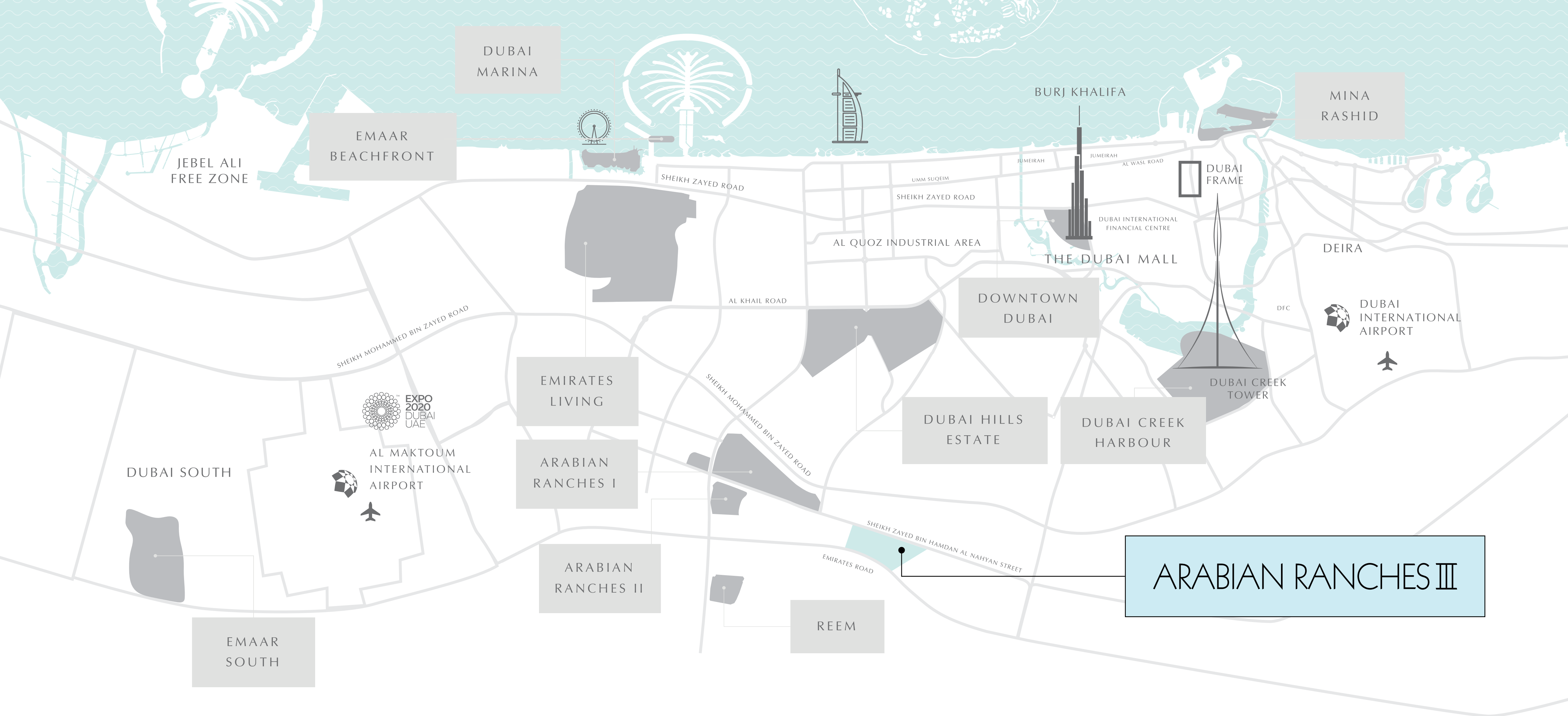
BARBEQUE AREA

CRICKET PITCH

SPORTS COURT

PARK PARKING

PARK CENTRE



5

MINUTES FROM
GLOBAL VILLAGE

10

MINUTES FROM DUBAI POLO
AND EQUESTRIAN CLUB

20

MINUTES FROM
DOWNTOWN DUBAI

35

MINUTES FROM
THE DUBAI MALL

35

MINUTES FROM
DUBAI MARINA

20

MINUTES FROM
DUBAI INT'L AIRPORT

35

MINUTES FROM
AL MAKTOUM INT'L AIRPORT

ARABIAN RANCHES III

YOU. AT THE CENTRE OF EVERYTHING

We first launched Arabian Ranches in 2004. Since then we have crafted it into one of the largest gated communities far and wide. Here you will find over 4,000 villas and townhouses and some of the most premium facilities in the city. All part of a story that evolves with you.

RESIDENTS OF ARABIAN RANCHES III
WILL LIVE IN THE VICINITY OF

THE WORLD'S FUTURE LARGEST AIRPORT	EXPO 2020	DUBAI HILLS MALL	AL QUDRA CYCLING TRACK AND MORE TO COME	ACADEMIC RD, EMIRATES RD AND SEVERAL NEW ROADS
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WHERE FAMILY LIVING SPRINGS TO LIFE

SPRING AT ARABIAN RANCHES III



SPRING AT ARABIAN RANCHES III

A CLUBHOUSE YOUR KIDS WILL LOVE

Take your kids for an afternoon at the fun-packed Clubhouse. Enjoy watching them make new friends as they go from one adventure to another in beautiful forest-like surroundings.

The activities designed to keep your children inspired include:

**KIDS' POOL AND
PLAY AREA**

**TRAMPOLINE
PARK**

**FUN TREE
HOUSE**

**LAWN
AREA**

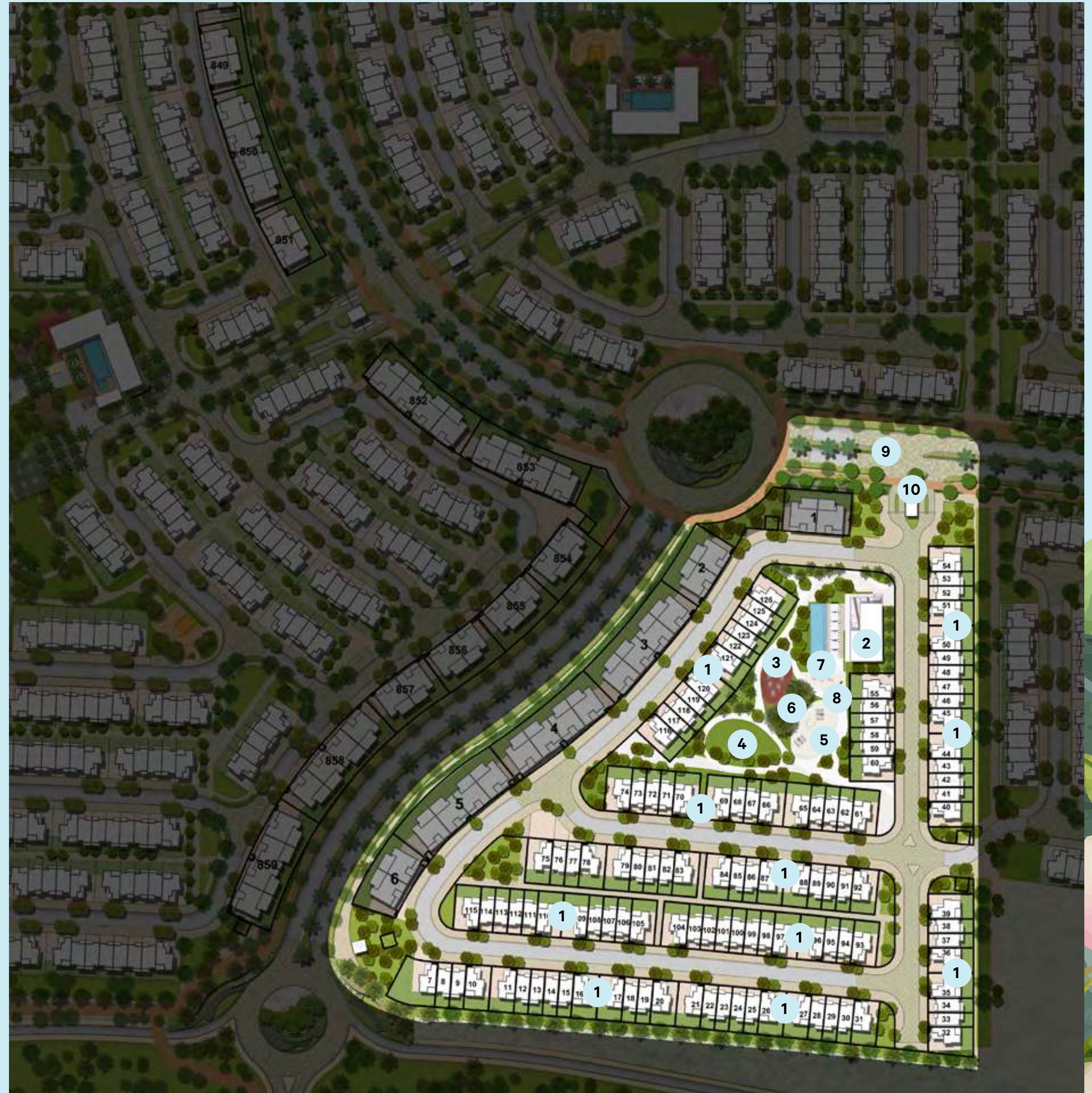
**EXERCISE
STATION**

**BARBECUE
AREA**

ARABIAN RANCHES III

SPRING

- | | |
|----------------------|------------------|
| 1 TOWNHOUSES | 7 KIDS POOL |
| 2 CLUBHOUSE/RESTROOM | 8 KIDS PLAY AREA |
| 3 TRAMPOLINE PARK | 9 BOULEVARD |
| 4 OPEN PARK | 10 GATED ENTRY |
| 5 BBQ AREA | |
| 6 TREEHOUSE | |



A lush garden scene with palm trees and flowering plants. In the foreground, a woman wearing a red hijab and a white jacket stands near a wicker chair. A table is set with various drinks, including cans of Sprite and 7UP, and plates of food. In the background, three children are playing on a grassy lawn. The scene is bright and sunny, with shadows cast on the ground.

A GARDEN WHERE SUNNY MEMORIES ARE MADE

SPRING AT ARABIAN RANCHES III



ARABIAN RANCHES III

SPRING AT ARABIAN RANCHES III

AN EPITOME OF MODERN ELEGANCE

Choose between 3 and 4-bedroom townhouses.

With crisp contemporary finishing, a soft colour palette, and prairie style landscaping, SPRING boldly reimagines the Arabian Ranches aesthetics.

**SPACIOUS
LIVING**

**LIT BY
NATURE**



CREAM

3 - 4 BEDROOM TOWNHOUSE

Your choice of a stylish and elegantly designed home with clean lines and soft tones creating a permanent sense of calm.



CHESTNUT

3 - 4 BEDROOM TOWNHOUSE

Or choose a modern townhouse with slightly darker tones complemented by plenty of natural light and a profusion of fresh greenery right outside your window.

ARABIAN RANCHES I & II STEPS AWAY

Home to Arabian Ranches Golf Club and 15 full-size tennis courts, Arabian Ranches offers you the gold standard in integrated community living. What's more, it offers your children the highest standards of education to empower them for the future.





EMAAR COMMUNITY MANAGEMENT

WE CARE ABOUT YOU

You and your neighbours of Arabian Ranches III will be in good hands. Emaar Community Management is an award-winning international team of experts, who brings their experience and qualifications from all over the world to make your life an exceptional one.

83

EVENTS ACROSS ALL
COMMUNITIES IN 2018

4.15/5

CUSTOMER
HAPPINESS SCORE

410

TREES PLANTED
IN 2018 ALONE

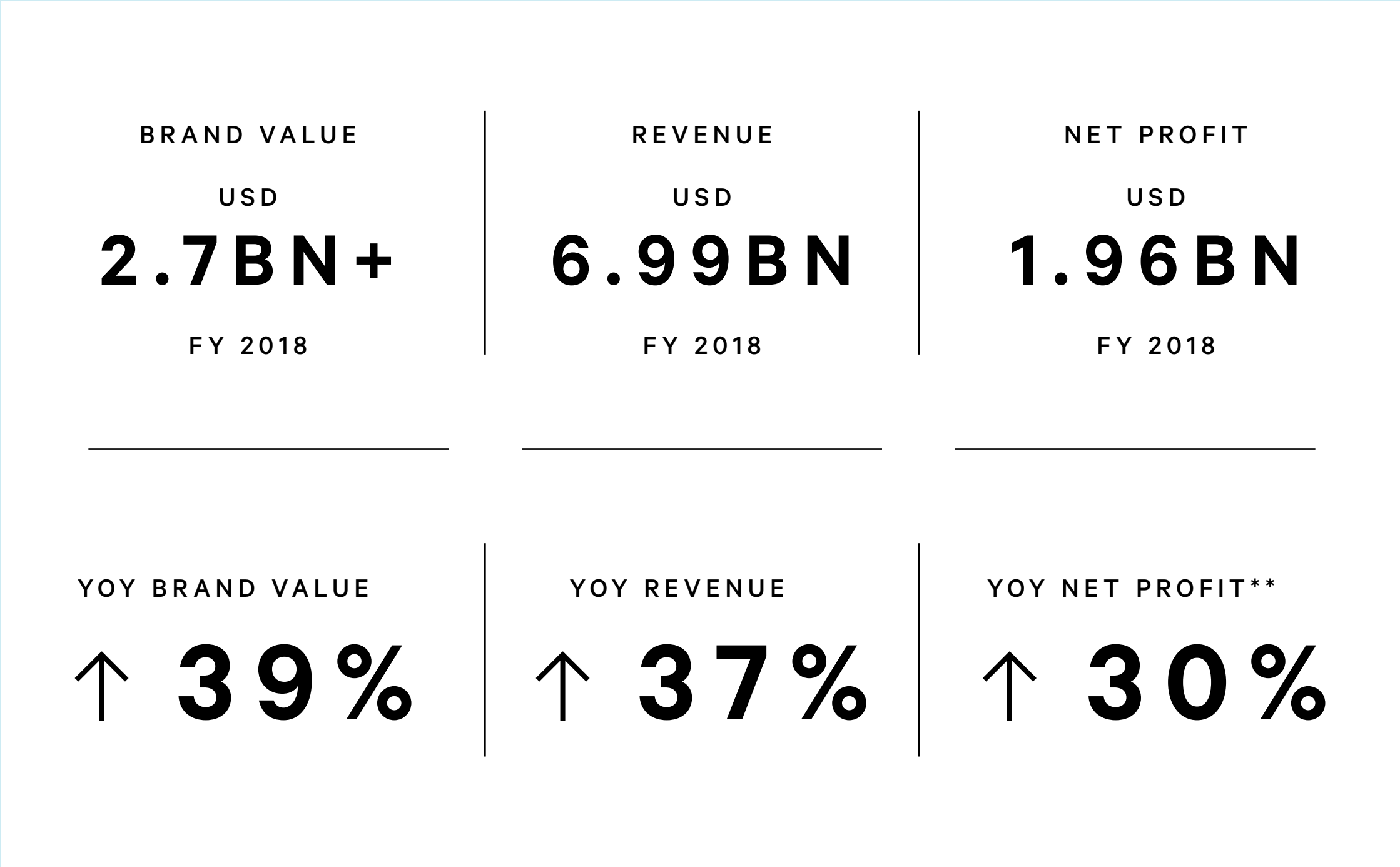
AED 17.35M

IN UTILITY
SAVINGS IN 2018

A BENCHMARK FOR QUALITY

THE STRENGTH OF EMAAR

An undisputed leader in the local real estate market, Emaar has grown over the years to become the largest global developer outside China. You will be investing with one of the most prestigious brands in the world.*



*Source: Brand Finance 2018 Report
**Prior to considering the effect of the IPO Emaar Development and Forex movement



For more information on **SPRING AT ARABIAN RANCHES III**

please call 800 36227 (UAE) / +971 4 366 1688 (international)

or talk to our Property Advisor directly at +971 4888 8844 from 9AM to 7PM (GSP), Sunday to Thursday.

Visit our online sales centre at emaar.com or any of our Sales Centres across the UAE.

DUBAI

Emaar Sales Centre | Downtown Dubai

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

Emaar South Sales Centre | DWC Peripheral Road

ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road

9:30AM to 7PM, Saturday - Thursday

Friday from 2PM to 7PM (all locations except the Abu Dhabi Sales Centre)

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