

# 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

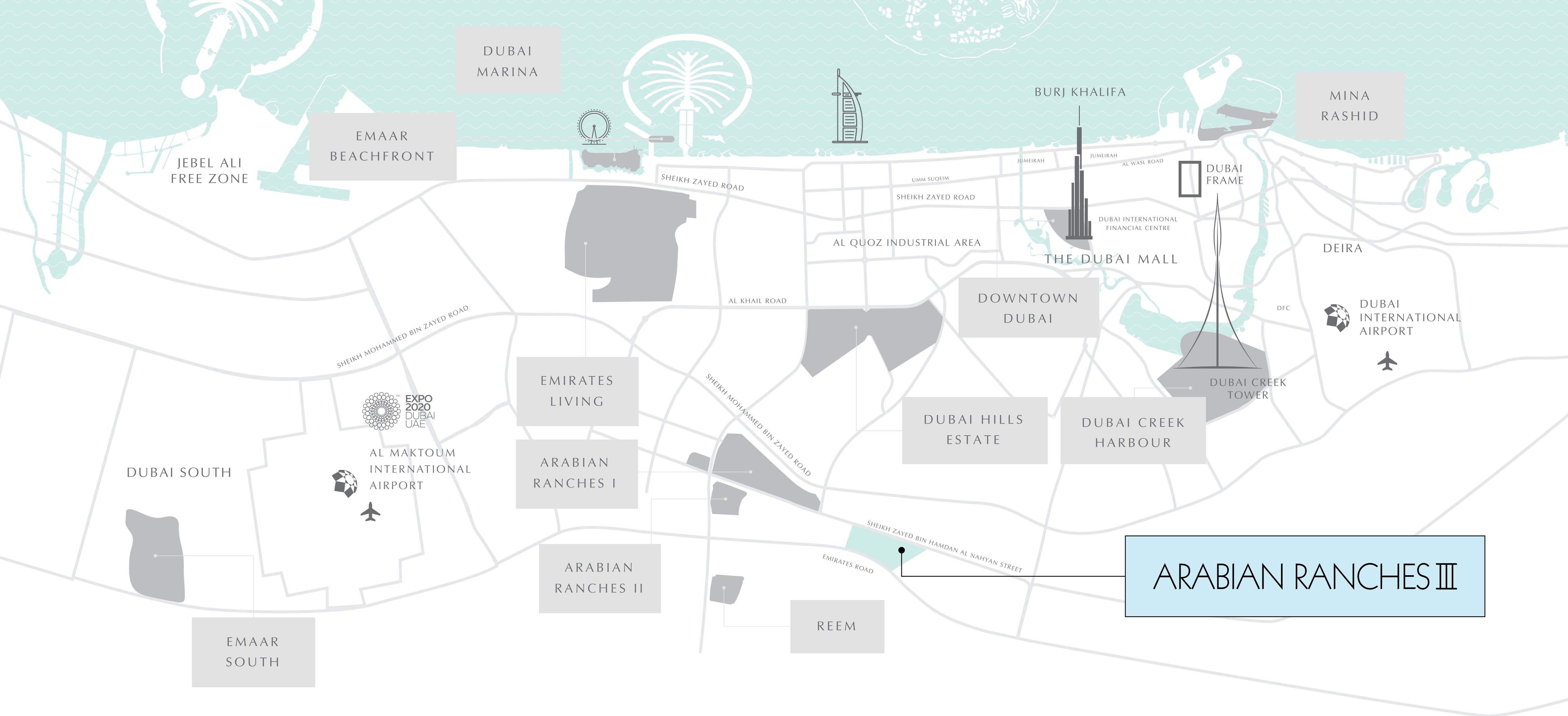
PARK PARKING

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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COME HOME TO

# ARABIAN RANCHES II

SPRING





# 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:

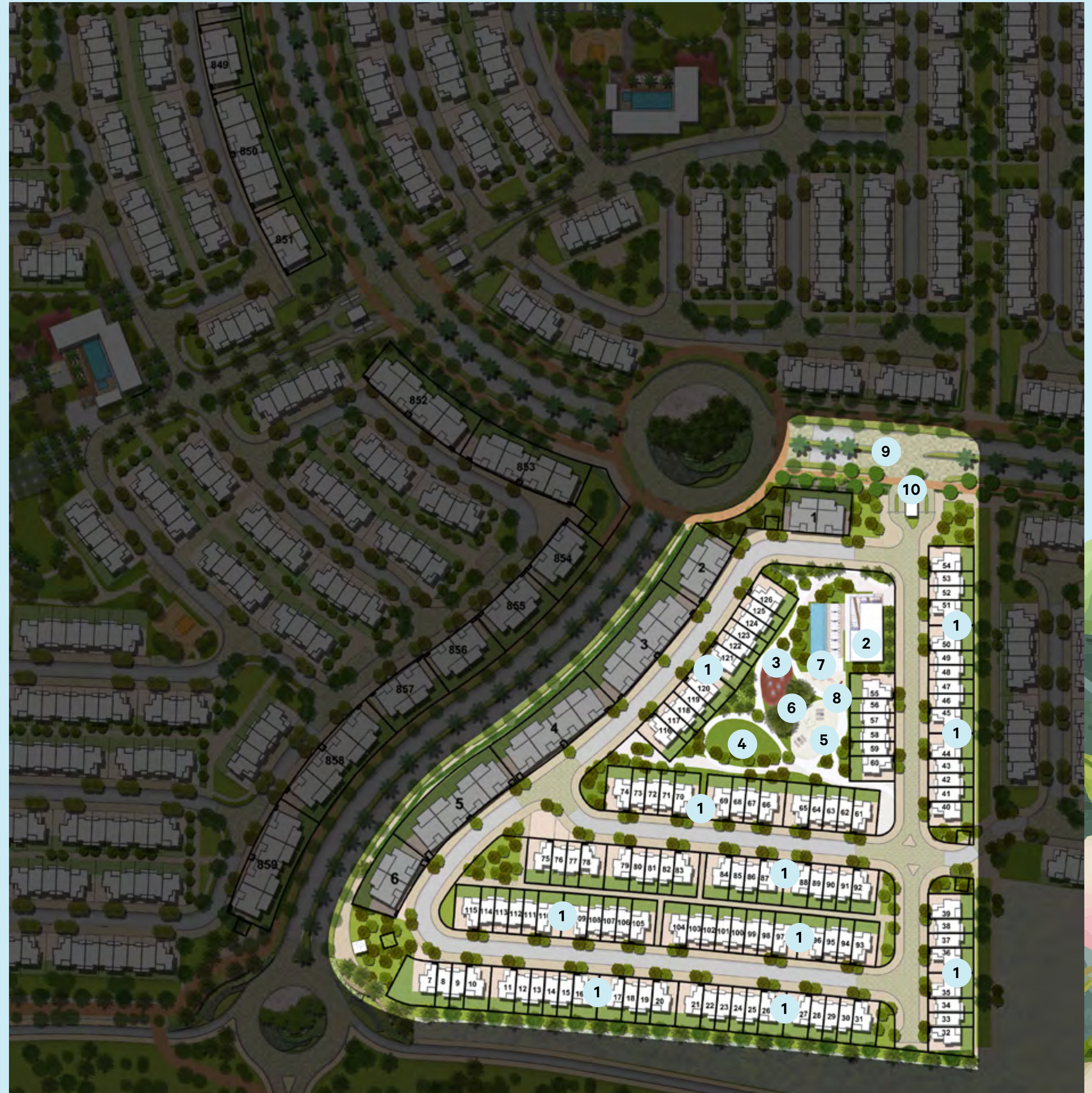
<b>KIDS’ POOL AND PLAY AREA</b>	<b>TRAMPOLINE PARK</b>	<b>FUN TREE HOUSE</b>
<b>LAWN AREA</b>	<b>EXERCISE STATION</b>	<b>BARBECUE AREA</b>



# 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 GARDEN WHERE SUNNYY MEMORIES ARE MADE

SPRING AT 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**

ARABIAN RANCHES III





## **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.





SPRING AT ARABIAN RANCHES III







# 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**

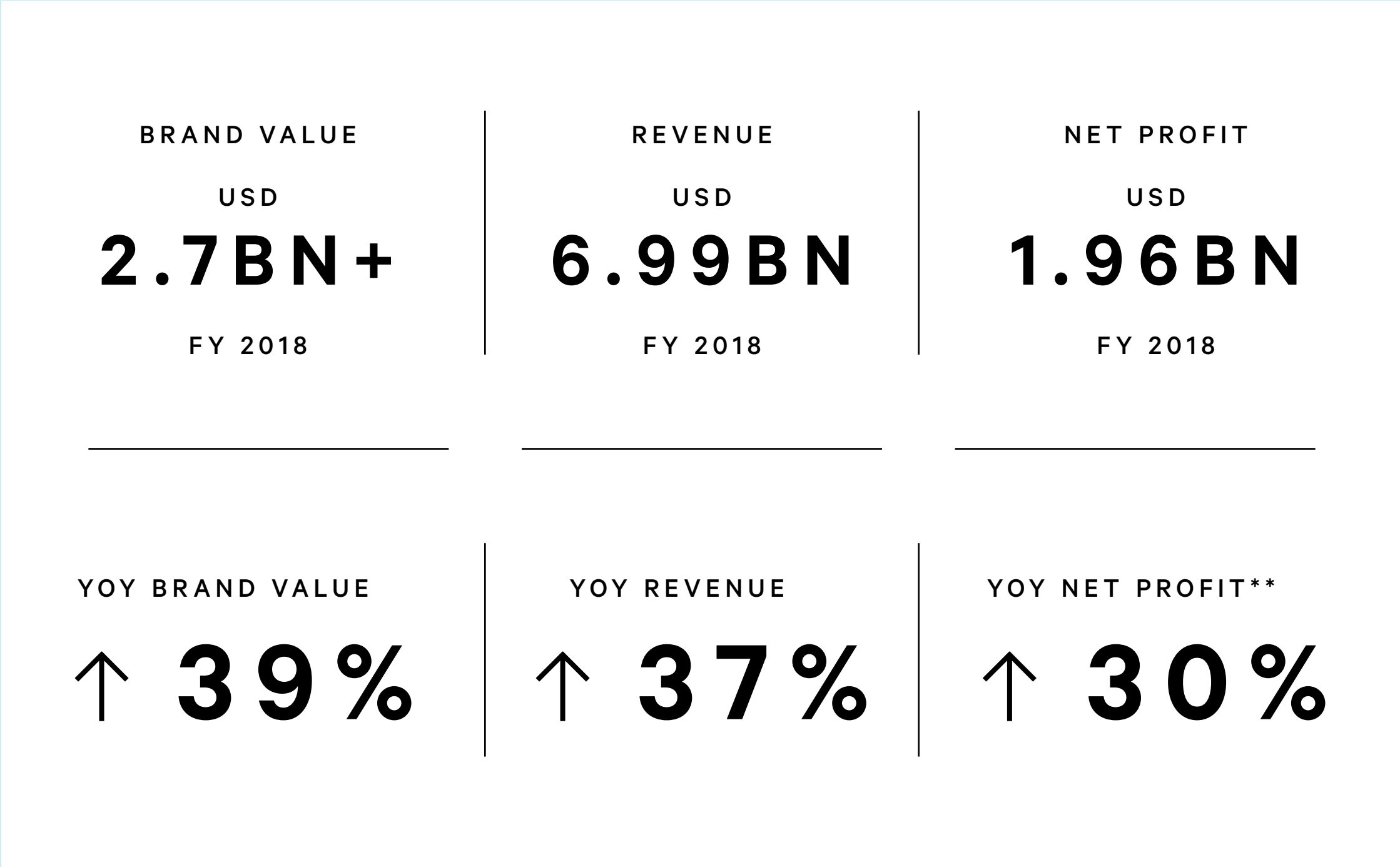
IN UTILITY  
SAVINGS IN 2018



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





**BOOK YOUR INTEREST**

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**Visit Us For More Info:-**

**<http://arabianranches-3.ae/>**