



# ARABIAN RANCHES III

EMAAR

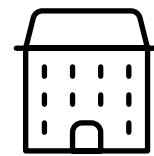
# FIND YOUR HAPPY

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

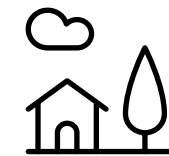
A wide choice of indoor and outdoor attractions, exciting children's adventures, and enriching experiences for the whole family are all part of everyday life at Arabian Ranches III.



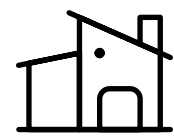
3 & 4 BEDROOM  
TOWNHOUSES



SIGNATURE  
CLUBHOUSE



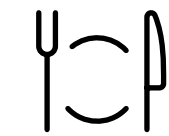
LOVELY VIBRANT  
NEIGHBOURHOOD



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**

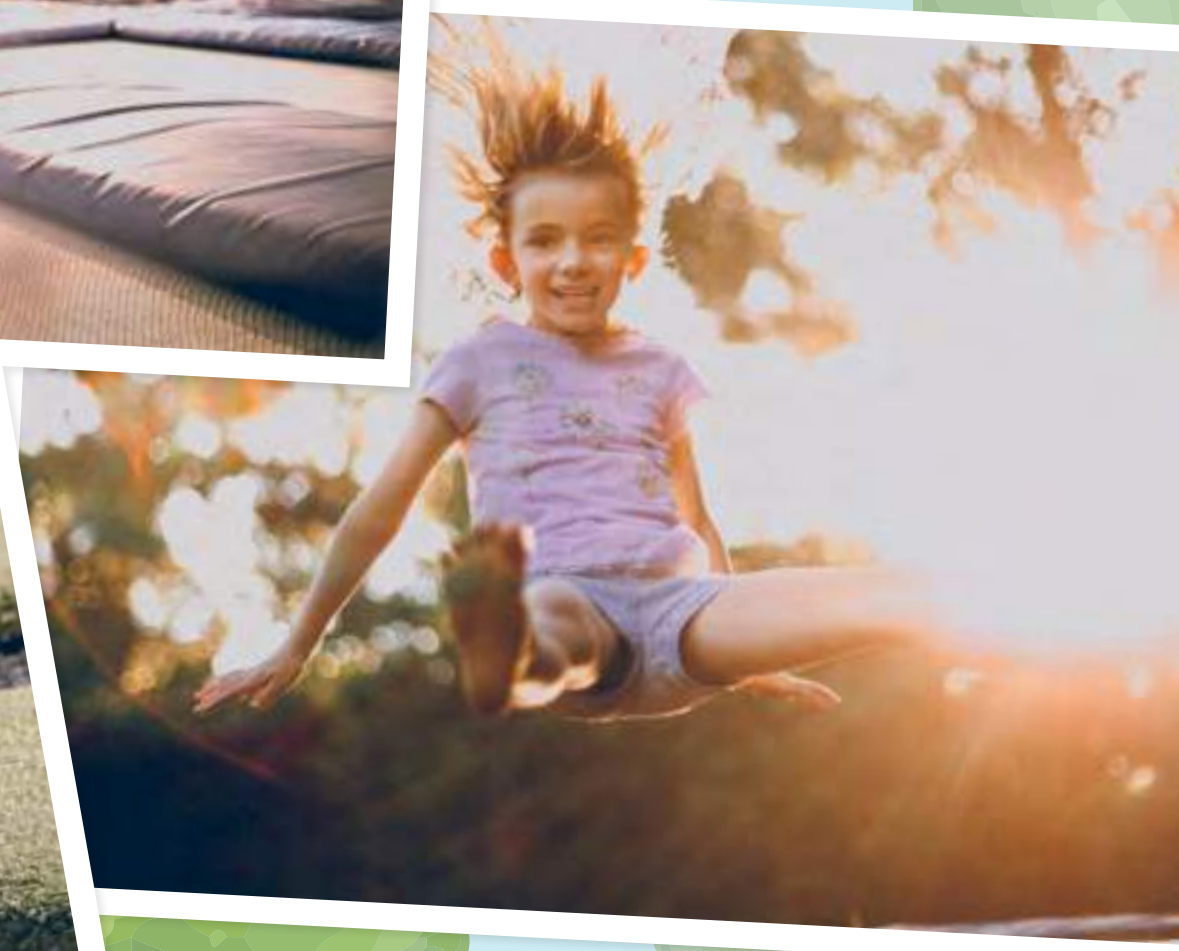
**BARBEQUE AREA**

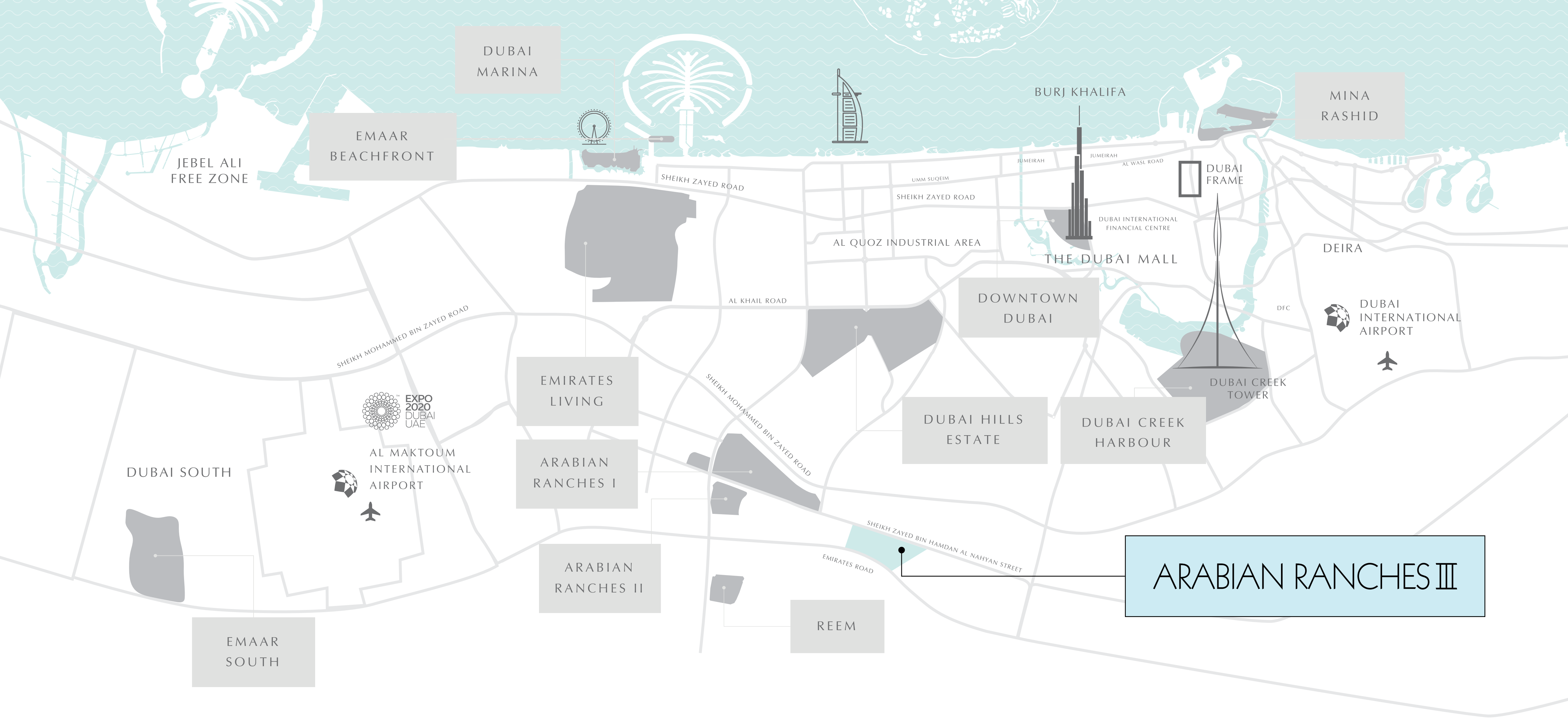
**CRICKET PITCH**

**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 MAKTUUM INT'L AIRPORT

ARABIAN RANCHES III

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







COME HOME TO

# ARABIAN RANCHES II

SPRING

A family is captured in mid-air, jumping on a trampoline. The scene is set against a clear, bright blue sky. In the background, there are lush green trees. The family consists of a young man with curly hair on the left, a man in the center, and a young girl on the right. A hand is visible in the bottom right corner, reaching towards the girl. The overall mood is joyful and active.

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**

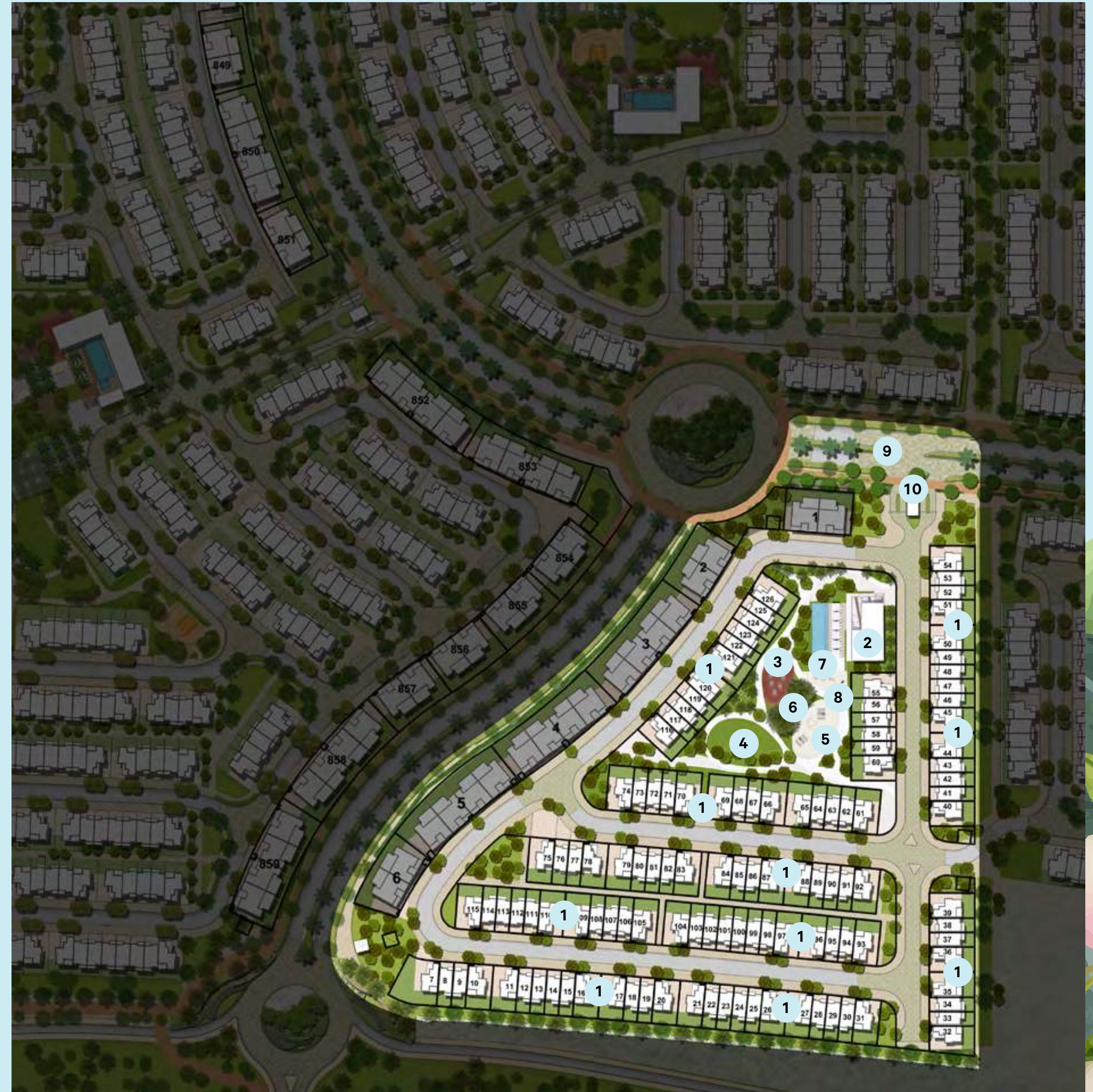
**EXERCISE  
STATION**

**BARBECUE  
AREA**

# ARABIAN RANCHES III

SPRING

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







A GARDEN  
WHERE SUNNY  
MEMORIES  
ARE MADE





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

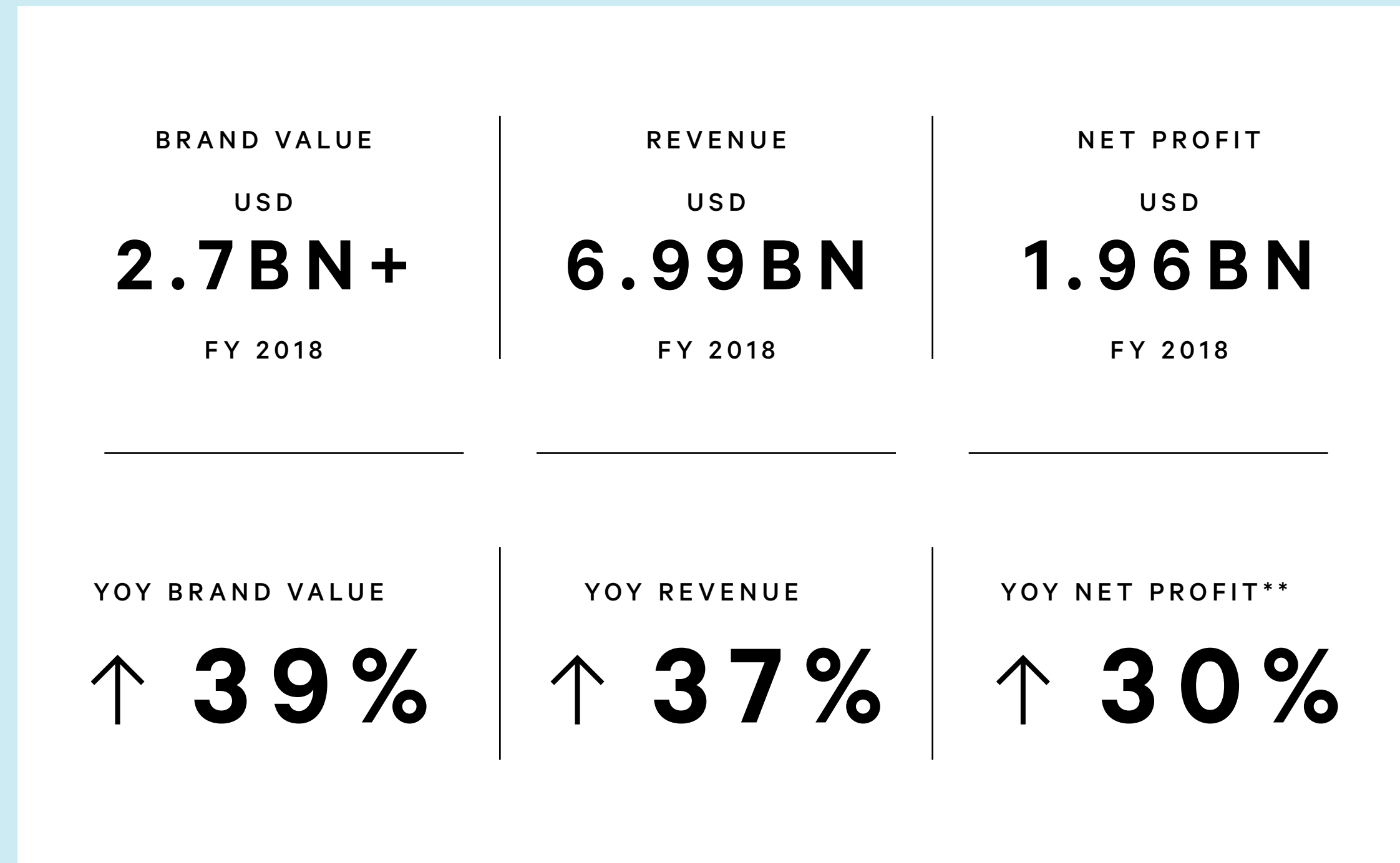
**AED 17.35M**

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



DOWNTOWN DUBAI



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](https://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)



**EMAAR**