



ARABIAN RANCHES III

CAYA II



THE LEGACY CONTINUES

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.

COME
HOME TO
LUSCIOUS
GREENS

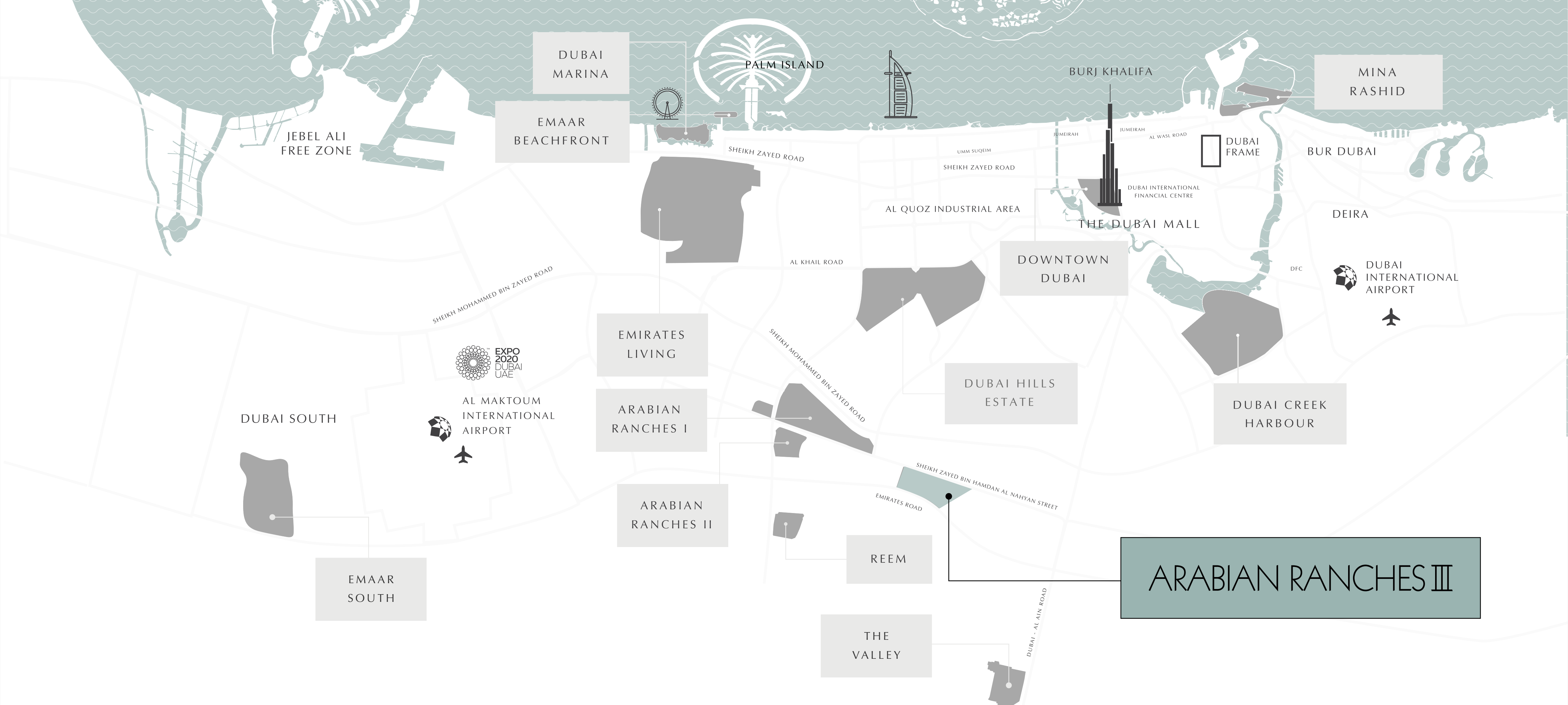


AT ARABIAN RANCHES III, WE'VE MADE SPACE TO FLOURISH



SPACE
TO
RELAX





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 MAKTUOM INT'L AIRPORT

ARABIAN RANCHES III



BE PART OF A PREFERENTIAL LIFESTYLE

Come home to tranquillity where your spaciouly appointed home lies in the heart of a gated community just steps away from ARIII Central Park and a host of amenities. Arabian Ranches is a success story that is hallmarked by its attention to detail as a preferential gated community served by premium facilities. The story continues today, and we invite you to become a part of it.

RESIDENTS OF ARABIAN RANCHES III
WILL LIVE IN THE VICINITY OF

THE
FORTHCOMING
LARGEST AIRPORT
IN THE WORLD

EXPO
2020

DUBAI
HILLS
MALL

AL QUDRA
CYCLING TRACK
AND MORE
TO COME

ACADEMIC RD,
EMIRATES RD
AND SEVERAL
NEW ROADS

The background features a layered, torn paper effect in shades of beige, cream, and light brown. Overlaid on this are several thick, wavy, semi-transparent lines in a muted sage green color, creating a sense of depth and movement.

WELCOME TO CAYA II

After a sold-out Phase 1 comes a new launch of limited vast standalone villas with rooftop & garden terraces from 3,534 sq ft to 5,484 sq ft and luxurious features including a double garage and world-class amenities.



EXQUISITELY APPOINTED HOMES

These contemporary, standalone villas are nestled in generous plots and are just a stone's throw from ARIII Central Park. Enjoy entertaining in your garden and terrace areas or access a host of amenities nearby. Sports facilities, bicycle trails and meandering walking pathways await. Or enjoy the signature club house, gym and pool and take time out for leisurely family dining and shopping.



**3, 4 & 5 BED
STAND ALONE VILLAS**



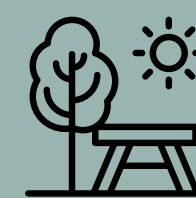
**SIGNATURE
CLUB HOUSE**



**QUICK &
EASY ACCESS**



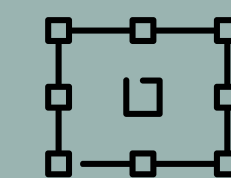
**SPORTS
FACILITIES**



**LUSH
COMMUNITY**



**FIRE
PIT**



**GENEROUS
PLOT SIZES**

CAYA II VILLAS

ARABIAN RANCHES III

CAYA II



4 BEDROOM VILLA TYPE - A



4 BEDROOM VILLA TYPE - B



5 BEDROOM VILLA



- ① Villas
- ② Gated entry
- ③ Clubhouse
- ④ Swimming pool
- ⑤ Sub-Station
- ⑥ Pocket Park
- ⑦ Central Park
- ⑧ Boulevard



SPACE
TO
EMBRACE
LIFE



4 BEDROOM VILLAS (TYPE A)

Type A is a standalone and well-appointed contemporary villa of 4,097 SQ FT nestling in a generous plot served with terraces. A spacious living area leads to the garden and an alternative family area is located on the first floor near the large master bedroom. There is a garage for two cars.





4 BEDROOM VILLAS (TYPE B)

Type B offers further space in a modern 4,440 SQ FT layout. Spacious living areas and bedrooms are complemented by a large balcony area, terraces on the ground floor and roof, and a generous garden plot. There is also a double garage.

5 BEDROOM VILLAS

The modern 5-bedroom standalone villas face directly onto the central park and offer 5,484 SQ FT of living space. There are garages for 3 vehicles and the contemporary rooms are large and airy. Spacious balconies and terraces with ground-floor firepit and a substantial roof lounge offer views onto the lush parkland.



ROOFTOP TERRACE LIVING



FOR MORE INFORMATION ON CAYA II IN 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 (GST), 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 St, Corniche, Al Muroor Rd

9:30am to 7pm Saturday - Thursday

Friday from 2pm to 7pm

(all locations except the Abu Dhabi Sales Centre)

EMAAR