

A vibrant pink inflatable ring floats in the upper left corner of a clear, turquoise pool. Sunlight filters through the water, creating shimmering patterns of light and shadow across the surface. The overall scene is bright and refreshing.

# ARABIAN RANCHES III

EMAAR

ARABIAN RANCHES III

# FIND YOUR HAPPY

Let's wake up to a new day and live in the moment.

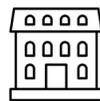
Let's nurture your creativity and let your imagination wander.

Let's release your inner child and just be incredibly, unabashedly happy.

Welcome to Arabian Ranches III.



3 & 4 BEDROOM TOWNHOUSES



SIGNATURE CLUBHOUSE



QUICK AND EASY ACCESS



WIDE SELECTION OF SPORTS



DINING VENUES



A WELL-ESTABLISHED COMMUNITY



ARABIAN RANCHES III

# FIND INSPIRATION EVERYWHERE.





**PARK CENTRE**

**CENTRAL PLAZA**

**GARDEN ALLEY**

**PARKOUR COURSE**

**PLAYGROUND**

**PARK PARKING**

**BOTANICAL GARDEN**

**SKATE PARK**

**JOGGING TRACK**

**FOOTBALL FIELD**

**BARBEQUE AREA**

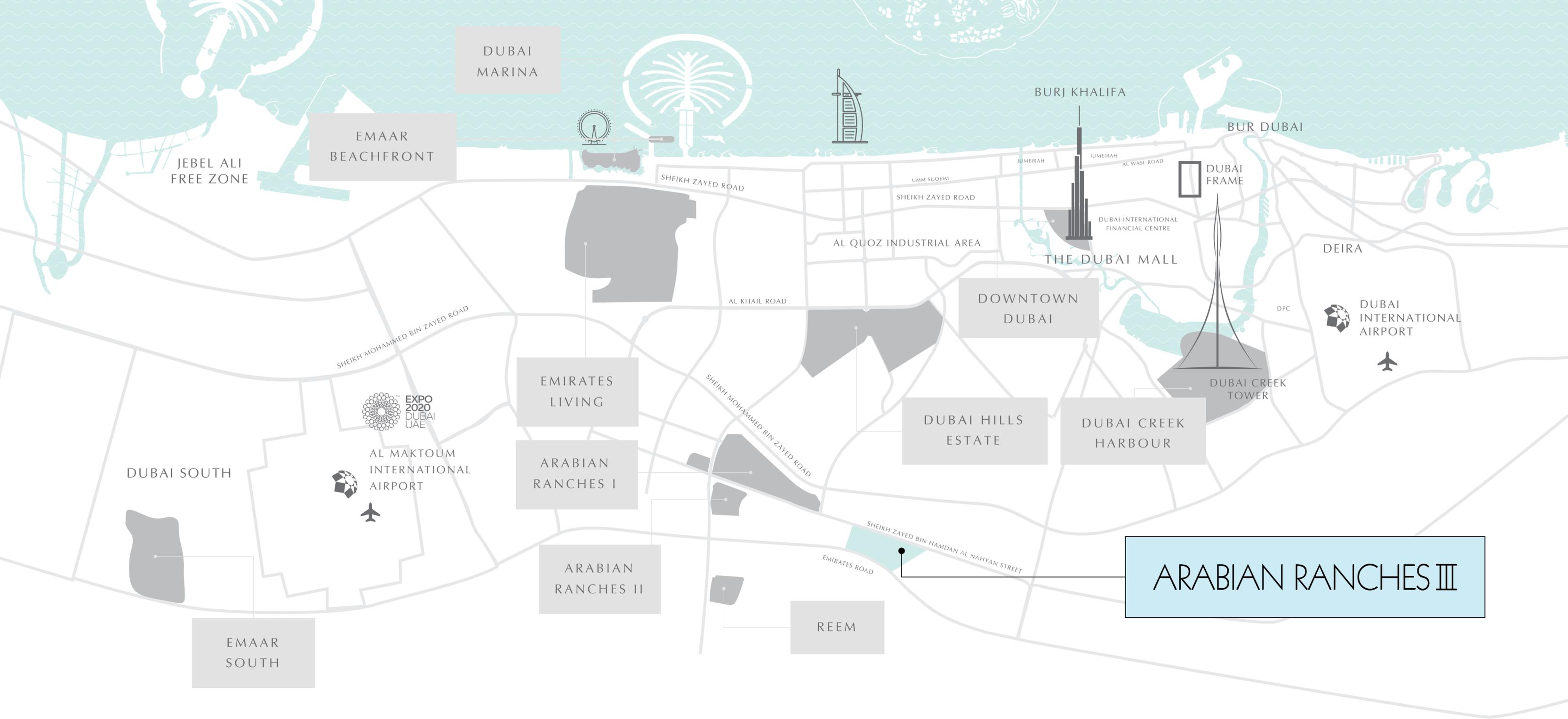
**CRICKET PITCH**

**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 onto 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

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SUN

# MAN- MADE RIVERS





SUN AT ARABIAN RANCHES III

# STAY YOUNG FOREVER.

Sun is the premier neighbourhood of Arabian Ranches III. Filled with numerous outdoor facilities - from a lazy river to an incredible splash deck and sports activities - here is where your family can have endless fun in the sun. Sun, the home your children will love.

**LAZY  
RIVER**

**BARBECUE  
AREAS**

**CLOSE  
PROXIMITY TO  
CENTRAL PARK**

**PRIVATE BACK  
GARDENS**

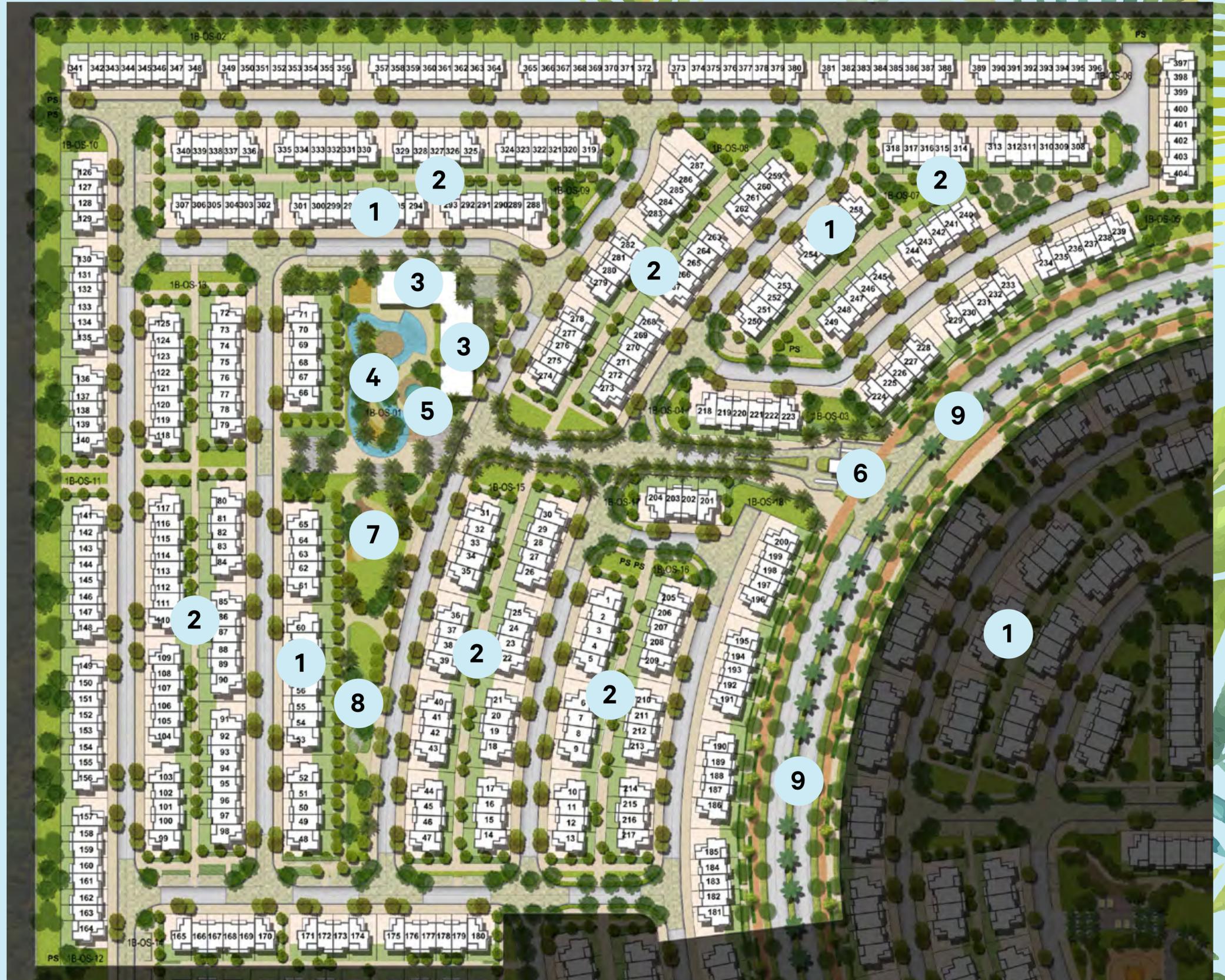
**FAMILY  
SHOPPING  
AND DINING**

**A DEDICATED  
GYM**

# ARABIAN RANCHES III

SUN

- 1 TOWNHOUSES
- 2 SIKKA
- 3 CLUBHOUSE
- 4 LAZY RIVER
- 5 KIDS POOL
- 6 GATED ENTRY
- 7 PARK
- 8 KIDS PLAY AREA
- 9 BOULEVARD



# WELCOME TO YOUR GARDEN.





## **TYPE 1**

### **3 - 4 BEDROOM TOWNHOUSE**

Your choice of a contemporary home that takes inspiration from the desert; where the façade earth tone colours are juxtaposed with the crisp white paint.

A reflection of your refined style.



## **TYPE 2**

### **3 - 4 BEDROOM TOWNHOUSE**

Or choose a modern abode with a unique collage of whites and greys; where the architecture is in harmony with the verdant street landscape.

Perfect for the nature-loving you.



# 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.

We are known as the leaders in the global real estate market. Not only are we the largest real estate company outside of China but we are also one of the 10 most valuable developers the world over.\*

MARKET CAP  
**USD  
12.47BN**  
FY 2017

REVENUE  
**USD  
5.12BN**  
FY 2017

NET PROFIT  
**USD  
1.55BN**  
FY 2017

**167MN**  
SQUARE  
METRES  
LAND BANK

**45,900+**  
TOTAL UNITS  
DELIVERED  
FY 2017

**43,000+**  
UNITS UNDER  
CONSTRUCTION  
FY 2017



\*Source: Brand Finance 2018 Report



For more information on **SUN AT ARABIAN RANCHES III**  
please call 800 36227 (UAE) or +971 4 366 1688 (International).

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

9:30 a.m. to 7 p.m. Saturday - Thursday

And Friday from 2 p.m. to 7 p.m. (All locations except Abu Dhabi Sales Centre)

# **EMAAR**