

A young girl with blonde hair, wearing heart-shaped sunglasses and a floral two-piece swimsuit, is captured in a joyful moment of splashing in a swimming pool. She is standing on the pool deck, with water splashing around her feet. The background features a black metal fence and a building with a red and white patterned facade. The overall scene is bright and summery.

# ARABIAN RANCHES II

EMAAR

ARABIAN RANCHES III

# FIND YOUR HAPPY

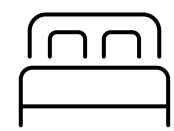
Lose yourself in the moment.

Have fun with the ones you love.

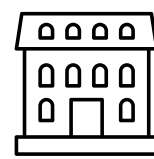
Let your imagination wander.

Seek your inner child.

Find your happy place at Arabian Ranches III.



3 & 4 BEDROOM TOWNHOUSES



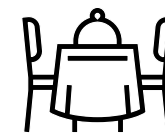
SIGNATURE CLUBHOUSE



EASY COMMUNITY ACCESS



SPORTS FOR EVERYONE



DINING VENUES



A WELL-ESTABLISHED COMMUNITY





COMMUNITY  
CENTER

# FIND INSPIRATION EVERYWHERE





**PARK CENTRE**

**CENTRAL PLAZA**

**GARDEN ALLEY**

**PARKOUR COURSE**

**PLAYGROUND**

**PARK PARKING**

**BOTANICAL GARDEN**

**SKATE PARK**

**JOGGING TRACK**

**FOOTBALL FIELD**

**BARBEQUE AREA**

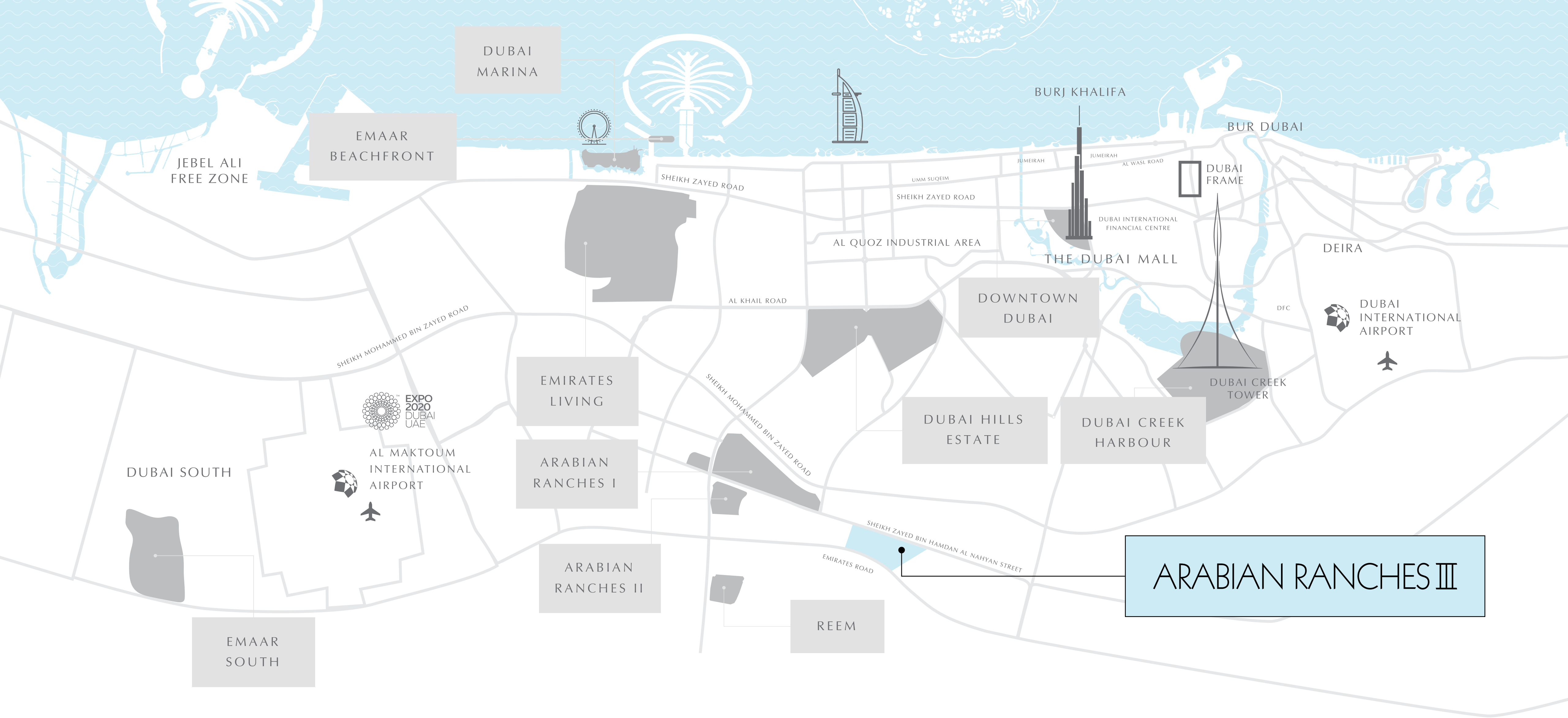
**CRICKET PITCH**

**SPORTS COURT**

**PARK PARKING**

**PARK CENTRE**





DUBAI MARINA

EMAAR BEACHFRONT

JEBEL ALI FREE ZONE

BURJ KHALIFA

BUR DUBAI

DUBAI FRAME

SHEIKH ZAYED ROAD

UMM SUQEIM

SHEIKH ZAYED ROAD

JUMEIRAH

JUMEIRAH

AL WASL ROAD

DUBAI INTERNATIONAL FINANCIAL CENTRE

AL QUOZ INDUSTRIAL AREA

THE DUBAI MALL

DEIRA

AL KHAIL ROAD

DOWNTOWN DUBAI

DFC

DUBAI INTERNATIONAL AIRPORT

SHEIKH MOHAMMED BIN ZAYED ROAD

EMIRATES LIVING

SHEIKH MOHAMMED BIN ZAYED ROAD

DUBAI HILLS ESTATE

DUBAI CREEK HARBOUR

DUBAI CREEK TOWER

EXPO 2020 DUBAI UAE

AL MAKTOUM INTERNATIONAL AIRPORT

DUBAI SOUTH

ARABIAN RANCHES I

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

EMIRATES ROAD

ARABIAN RANCHES III

ARABIAN RANCHES II

REEM

EMAAR SOUTH

5

MINS FROM GLOBAL VILLAGE

10

MINS FROM DUBAI POLO AND EQUESTRIAN CLUB

20

MINS FROM DOWNTOWN DUBAI

35

MINS FROM THE DUBAI MALL

35

MINS FROM DUBAI MARINA

20

MINS FROM DUBAI INT'L AIRPORT

35

MINS 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







COME HOME TO

# ARABIAN RANCHES III

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JOY

# FAMILY-FRIENDLY SPLASH PADS





JOY AT ARABIAN RANCHES III

# ACQUIRE A PERMANENT SENSE OF JOY

Make your home at Dubai's happiest address. Where an array of outdoor activities is there to provide endless fun in the sun. Joy, the home your children will love.

**EVERYTHING  
WITHIN REACH**

**COMMUNITY  
CLUBHOUSE**

**LENGTHY  
COMMUNITY  
PARK**

**RELAXING  
HAMMOCK  
AREA**

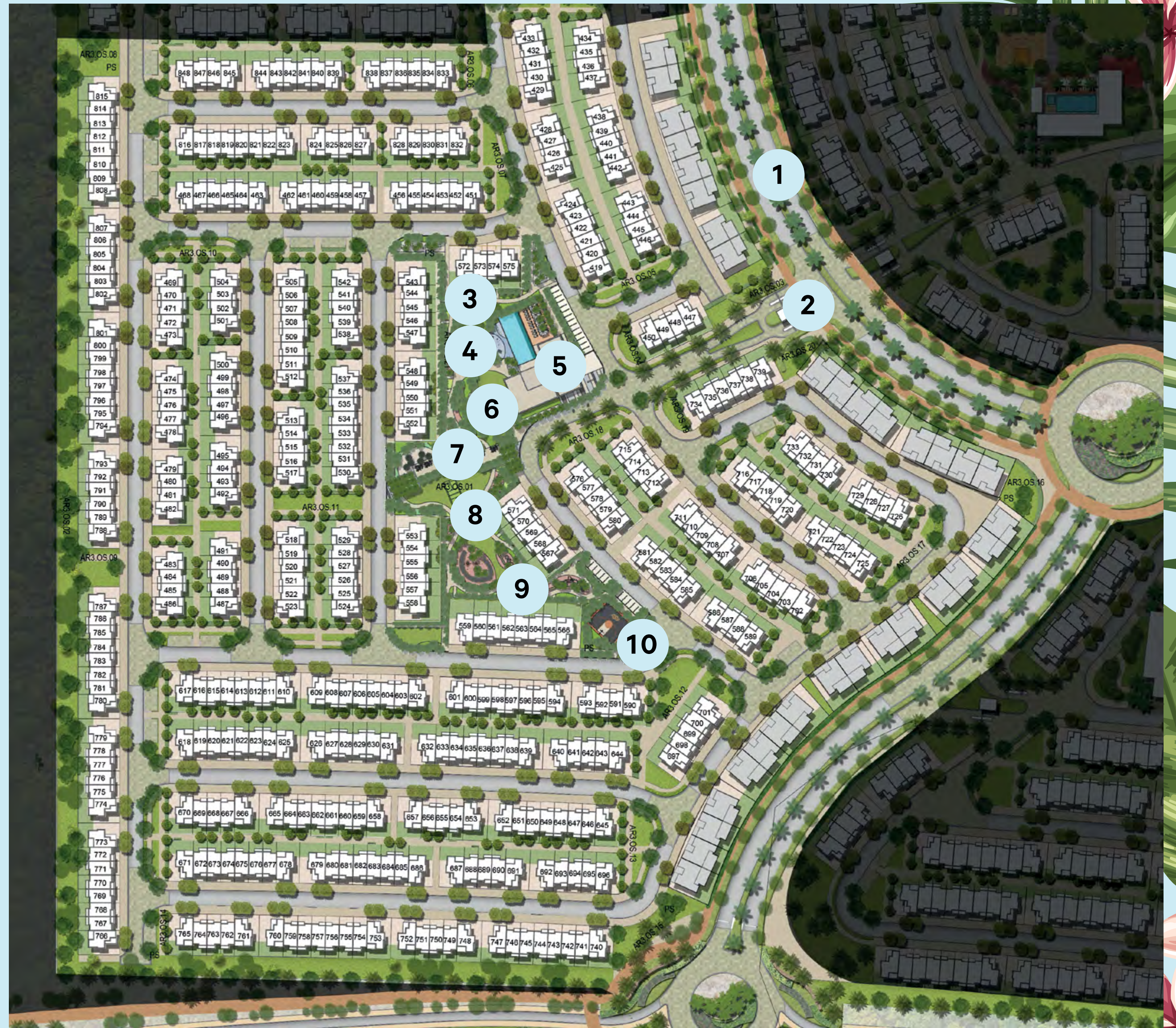
**SPLASH  
PADS**

**GYM,  
BICYCLE TRAILS  
AND MORE**

# ARABIAN RANCHES III

JOY

- 1 BOULEVARD
- 2 GATED ENTRY
- 3 HAMMOCKS ZONE
- 4 SPLASH PARK
- 5 CLUBHOUSE
- 6 OUTDOOR CINEMA
- 7 PARK
- 8 BADMINTON COURTS
- 9 ADVENTURE PARK
- 10 BASKETBALL COURT



# A GARDEN YOUR KIDS WILL LOVE







### **TYPE 1**

## **YOUR CONTEMPORARY REFINED TOWNHOUSE**

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

Come home to your tasteful 3 or 4-bedroom townhouse. Enjoy the perfect blend of elegant finishes and neutral colours that are in perfect harmony with nature — your resort home in a green community.



### **TYPE 2**

## **YOUR STYLISH CUBIC TOWNHOUSE**

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

Settle in amongst the cubic design of your 3 or 4-bedroom villa. Where the crisp white façade is juxtaposed with sun-kissed, darker tones — a contemporary home for a modern you.



### **TYPE 3**

## **YOUR MODERN SOPHISTICATED TOWNHOUSE**

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

Or opt for a modern townhouse with a sophisticated white and grey palette. Where large windows flood your home with natural light. Erasing the boundary between you and the outdoors.





# 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 **JOY 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 (GSP), Sunday to Thursday.

Visit our online sales centre at [emaar.com](http://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

Friday from 2:00 p.m. to 7:00 p.m. (all locations except the Abu Dhabi Sales Centre)

# EMAAR

