



THE COMMUNITY

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.

WHY MAY?

- A charming community of townhouses connected to nature and all its splendour.
- Luxurious residences that exude opulent elegance and effortless comfort, providing residents with the finest in contemporary living.
- The ideal suburban setting for family-oriented living, with magnificent greenery and verdant open spaces.
- Conveniently located near a plethora of world-class recreational and leisure facilities
- The optimal combination of elegance, space, and architectural sophistication



LOCATION & VIEWS

- Easy access to Academic Road & Emirates Road: close to a host of popular attractions
- 5 mins from Global Village; 20 mins from Downtown Dubai; 20 mins from DXB Int' Airport
- Situated in a vibrant gated community in an idyllic suburban setting, where natural beauty and urban convenience combine
- Soothing views of the beautiful green neighbourhood outside your door

Payment Plan	Payment Percentage	Date
Down Payment	10%	MAY 2023
1st Instalment	10%	JUL 2023
2nd Instalment	10%	JAN 2024
3rd Instalment	10%	JUL 2024
4th Instalment 20% Construction Completion	15%	MAY 2025
5th Instalment 40% Construction Completion	15%	DEC 2025
60% Construction Completion	10%	JUN 2026
7th Instalment 80% Construction Completion	10% DEC 2026	
8th Instalment 100% Construction Completion	10%	SEP 2027

Townhouses	Area Sq. ft.		Starting Price
No. of Bedrooms	AVG BUA	AVG Plot	(In AED Mn)
3-Bedroom	2,010	1,559	2.4
4-Bedroom	2,457	2,830	3.1

FACTS

- 3 -bedroom townhouses: 206 Units
- 4 -bedroom townhouses: 92 Units
- 2 Architectural Styles: Aria and Iris



RESIDENTIAL UNITS

- Contemporary 3 & 4-bedroom townhouses
- Designed with aesthetic elegance and luxurious practicality in mind
- Exceptional finishes and exquisite design nuances
- Floor-to-ceiling windows welcome natural light into your home and offer stunning views

AMENITIES

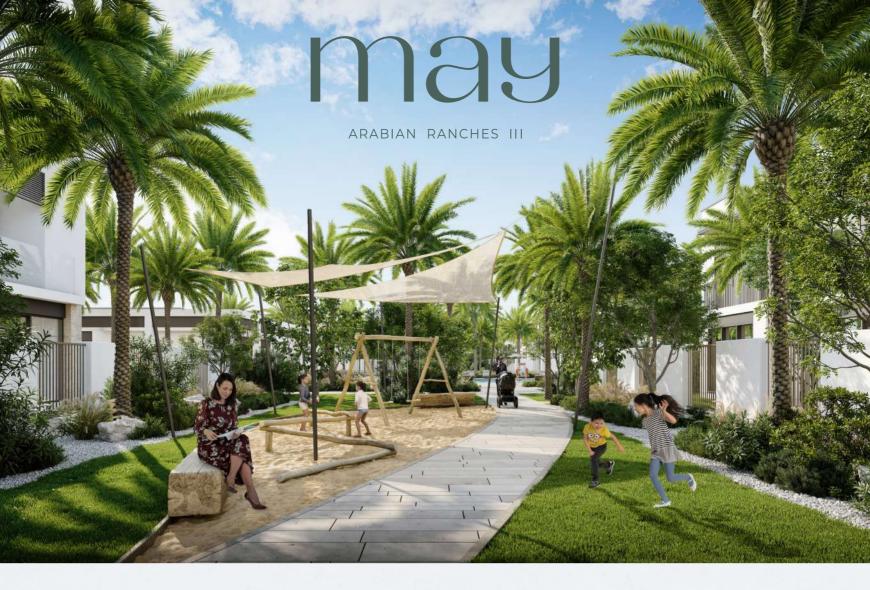


- Central Park
- Swimming Pools Fully Equipped Gym
 - Lush Green Park

THE DEVELOPER

EMAAR REVENUE FOR 2022 – AED 24.9 BN

With a proven track-record in delivery, Emaar has delivered 85,000 residential units in Dubai and other global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.



Payment Plan

10%

DOWN PAYMENT

On Booking

10%

3RD INSTALMENT

Jul. 2024

10%

6TH INSTALMENT

Jun. 2026

Upon 60% Construction Completion*

10%

1ST INSTALMENT

Jul. 2023

15%

4TH INSTALMENT

May. 2025

Upon 20% Construction Completion*

10%

7TH INSTALMENT

Dec. 2026

Upon 80% Construction Completion* 10%

2ND INSTALMENT

Jan. 2024

15%

5TH INSTALMENT

Dec. 2025

Upon 40% Construction Completion*

10%

8TH INSTALMENT

Sep. 2027

Upon 100% Construction Completion*

*Estimated Construction Completion Date

EMAAR