



MUDON AL RANIM



MUDON AL RANIM (PHASE 1)

LOCATION: MUDON COMPLETED: Q3 2025

Mudon Al Ranim consists of 3 & 4BR townhouses with 2 floors, as well as 3 & 4 BR family townhouses which have an extra rooftop floor. Nestled amongst vibrant greenery and plenty of amenities, the first phase of Al Ranim will be situated in the heart of the overall community. Mudon is a community developed by Dubai Properties and consists of several sub-communities called Arabella, Rahat, Al Salam and Naseem.

FACILITIES

- COMMUNITY SWIMMING POOLS
- KID'S PLAY AREAS
- PICNIC LAWNS
- RETAIL
- DOG PARKS
- MUDON CENTRAL PARK
- COMMUNITY CENTER
- SPORTS COURTS
- PUBLIC PARKS
- CARPORT
- FITNESS ZONES
- MEDITATION AREAS

SIZES & PRICES

3 BR - 2,217 SQFT	FROM AED 1,900,000
3 BR FAMILY - 2,568 SQFT	FROM AED 1,900,000
4 BR - 2,550 SQFT	FROM AED 2,400,000
4 BR FAMILY - 2,978 SQFT	FROM AED 2,400,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-Site, Geant Express Mudon, Carrefour Market, Bluemart, Choithram Layan Community

PUBLIC TRANSPORT: METRO - Dubai Investment Park 2, BUS - DAMAC Hills Golf Vista A

SCHOOLS/NURSERIES: Fairgreen International School, Aspire Horizon Academy, GEMS Founders School Al Waha, Akoya Nursery, Blossom Mudon Nursery Dubai

MEDICAL FACILITIES: Aster Clinic Arabian Ranches, Aster Clinic Remraam, Medicentres Motorcity, Vitalite Medical Centre

RETAIL/F&B: On-site, Mudon Community Centre, The Ranches Souk - Arabian Ranches, Sustainable City

PETROL STATION: ADNOC Sustainable City

LANDMARKS: Al Qudra Lake, Town Square, Expo 2020 site, Hamdan Sports Complex

LOCATION FACTORS

- GREAT ROAD CONNECTIVITY
- CONVENIENT LOCATION NEAR AL QUDRA ROAD AND EMIRATES ROAD
- MINUTES FROM HESSA STREET AND AL KHAIL ROAD
- EXCELLENT COMMUNITY ENVIRONMENT, AN ALREADY ESTABLISHED COMMUNITY
- EXCELLENT SURROUNDING INFRASTRUCTURE
- 5 MINUTES TO SHEIKH MOHAMMED BIN ZAYED ROAD
- 15 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 25 MINUTES TO DXB AIRPORT



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The fresh and modern timber and glass exteriors are matched by contemporary interiors, with plenty of natural light. Utilizing the finest materials, the finishings perfectly complements the bright interiors. Careful attention has also been made by maximizing the space to ensure that all areas in the home are open and flowing.

PITCH POINTS / WHY BUY?

- A PHASED DEVELOPMENT ROLLOUT (THIS IS THE 1ST PHASE)
- COMMUNITY INFRASTRUCTURE IS ALREADY DEVELOPED (ESTABLISHED IN 2008)
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE SUB-COMMUNITIES AND THE ENTIRE MUDON AREA
- GOOD ROI OPPORTUNITY
- VERY REPUTABLE PROPERTY DEVELOPER – GOVERNMENT OWNED
- GENEROUSLY SIZED BACK GARDENS COMPARED WITH OTHER TOWNHOUSE DEVELOPMENTS
- EASY ACCESS TO THE REST OF DUBAI

IN CLOSE PROXIMITY

- 1.4km PETROL STATION
- 2.6km GEANT EXPRESS REMRAAM
- 3km JEBEL ALI SCHOOL
- 3.6km SHEIKH ZAYED RD
- 7.9km ASTER MEDICAL CENTRE
- 8.3km FIRST AVENUE MALL
- 15.9km METRO – DUBAI INVESTMENT
- PARK 1



PROMOTION:	2% DLD waiver
PAYMENT PLAN:	50/50 (10% down payment)
ROI:	5.4-6.4%

DEVELOPER OVERVIEW

Dubai Properties boasts an expansive portfolio of upscale residential and commercial developments all over the emirate, including Bay Square, The Executive Towers, 1/JBR, Lamtara and many more. The master developer is part of Dubai Holding, which is a diversified global company with operations in 13 countries across 10 sectors, aiming to support the social, industrial and economic scene of Dubai.

THINGS TO KNOW

SERVICE CHARGE:	AED 4-5 PER SQFT (TBC)
ALLOCATED PARKING:	YES – A CARPORT PER VILLA
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

KEY FEATURES

- PRIVATE GARDEN
- CARPORT FOR 2 CARS
- FLOOR-TO-CEILING WINDOWS
- MARBLE COUNTERTOPS IN THE KITCHEN
- ALL UNITS COME WITH A MAID'S ROOM WITH EN-SUITE ON THE GROUND FLOOR
- 'FAMILY TOWNHOUSES' HAVE AN EXTRA LEVEL WHICH INCLUDES A MULTI-PURPOSE ROOM AND A TERRACE ON THE ROOFTOP