

ANYA

ARABIAN RANCHES III

EMAAR



ANYA

LOCATION: ARABIAN RANCHES III COMPLETED: OCT 2026

Anya is the newest addition to Arabian Ranches III, in which owners can choose from 3-4 bedroom townhouses that come in 3 design styles: Contemporary, Classic and Modern. Each townhouse comes with a maid's room with an en-suite bathroom and two parking spaces in a covered garage. A spacious garden area, terraces, as well as an open-plan living room, will become your favourite place to gather with friends and family.

FACILITIES



SIZES & PRICES

3 BR - 1,8912 SQFT TO 1,990 SQFT	FROM AED 2,010,000
4 BR - 2,341 SQFT TO 2,373 SQFT	FROM AED 2,580,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: On-Site, Spinneys 1 The Villa, 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: Clubhouse, The Ranches Souk - Arabian Ranches, Sustainable City, Global Village

PETROL STATION: ENOC 1094

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

LOCATION FACTORS

- GREAT ROAD CONNECTIVITY
- CONVENIENT LOCATION NEAR AL QUDRA ROAD AND EMIRATES ROAD
- SITS TO THE EAST OF ARABIAN RANCHES III BY THE RAYA DEVELOPMENT AND THE CYCLE TRACK
- MINUTES FROM HESSA STREET, UMM SUQEIM 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



+7 969 179 97 79



All residences in Anya have been thought with both elegance and practicality in mind. All homes will feature contemporary living spaces and will have exceptional finished. Anya homes come in 3 different designs: Modern; which uses straight lines and black façade elements, Classic; which incorporates curved lines, and Contemporary; which uses straight lines with added bleached wood shades on the balconies and terraces.

PITCH POINTS / WHY BUY?

- ARABIAN RANCHES COMMUNITY INFRASTRUCTURE IS ALREADY DEVELOPED (ESTABLISHED IN 2004)
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE SUB-COMMUNITIES AND THE ENTIRE ARABIAN RANCHES DEVELOPMENT
- VERY REPUTABLE PROPERTY DEVELOPER
- GENEROUSLY SIZED BACK GARDENS COMPARED WITH OTHER TOWNHOUSE DEVELOPMENTS
- GOOD ROI OPPORTUNITY
- EASY ACCESS TO THE REST OF DUBAI
- FLOOR PLANS ARE SLIGHTLY BIGGER THAN PREVIOUS RAYA DEVELOPMENT

PAYMENT PLAN: 80/20 (10% deposit)

ROI: Arabain Ranches 4.88% Arabain Ranches III 5.23%

DEVELOPER OVERVIEW

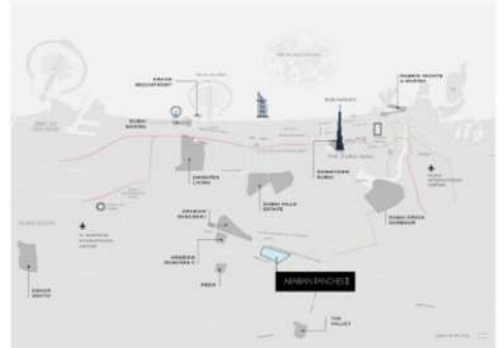
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large scale projects, including The Dubai Mall and The Address Hotels.

THINGS TO KNOW

SERVICE CHARGE:	AED 4 – 5 PER SQFT
ALLOCATED PARKING:	YES – COVERED GARAGE PER VILLA
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT

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



KEY FEATURES

- TOWNHOUSES COME IN 3 FAÇADE DESIGN STYLES: CLASSIC, MODERN AND CONTEMPORARY
- ALL UNITS COME WITH A GARDEN AREA, A TERRACE AND AT LEAST ONE BALCONY
- COVERED GARAGE FOR 2 CARS
- ALL RESIDENCES INCLUDE A LAUNDRY ROOM AND POWDER ROOM ON THE GROUND FLOOR
- ALL UNITS INCLUDE A MAID'S ROOM AND AN EN-SUITE BATHROOM
- MASTER BEDROOMS IN ALL UNITS COME WITH A WALK-IN-CLOSET