

RAYA

ARABIAN RANCHES III

EMAAR



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LOCATION: ARABIAN RANCHES III COMPLETED: JULY 2026

Raya is the newest addition to Arabian Ranches III, in which owners can choose from 3-4 bedroom townhouses. The townhouses come in 2 design styles: Classic and Modern. The Classic facade will provide residents with a sense of calmness and the Modern facade has a sophisticated. Each townhouse comes with a maid's room with en-suite bathroom and two parking spaces. A spacious private garden area, terraces, as well as an open-plan living room, will become your favourite to gather with friends and family.

FACILITIES

- SWIMMING POOL
- CLUBHOUSE
- MULTI-PURPOSE HALL
- TRAMPOLINE PARK
- CENTRAL PARK
- GATED COMMUNITY
- LAZY RIVER
- INDOOR & OUTDOOR SPORTS FACILITIES
- CYCLING TRACK
- GYM

SIZES & PRICES

3 BR - 1,877 SQFT TO 1,994 SQFT	FROM AED 1,950,888
4 BR - 2,347 SQFT TO 2,354 SQFT	FROM AED 2,539,888

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 SOUTH-EAST OF THE ARABIAN RANCHES DEVELOPMENT, BETWEEN BLISS AND JUNE COMMUNITIES
- 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



Boasting stylish finishes, an elegant design and exquisite interiors, these luxurious living spaces combine to create a home you can feel truly proud of. Floor-to-ceiling windows will flood your home with natural light and provide beautiful views of the luscious green community outside. All interiors have white/light finishes which will be a perfect base for owners to put their own stamp on their home.

PITCH POINTS / WHY BUY?

- 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
- GOOD ROI OPPORTUNITY
- GENEROUSLY SIZED BACK GARDENS COMPARED WITH OTHER TOWNHOUSE DEVELOPMENTS
- EASY ACCESS TO THE REST OF DUBAI
- 2% DISCOUNT ON TOTAL PRICE FOR SIGNATURE DIAMOND EMAAR MEMBERS AND FOR SALES OVER 15M

PROMOTION:

2% discount on total price for signature diamond EMAAR members and for sales over AED 15M

PAYMENT PLAN:

80/20 (10% deposit)

ROI:

Arabain Ranches 4.88% Arabain Ranches III 5.23%

DEVELOPER OVERVIEW

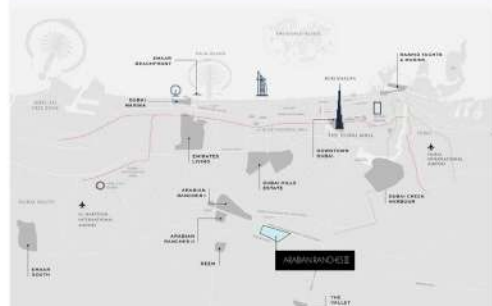
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large scale projects, including The Dubai Mall and The Address Hotels.

THINGS TO KNOW

SERVICE CHARGE:	APPROX. AED 3-4 PER SQFT
ALLOCATED PARKING:	YES – A CARPORT PER VILLA
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT. READY PROPERTY – ANYTIME.

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 2 STYLES: CLASSIC AND MODERN
- PRIVATE GARDEN
- CARPORT FOR 2 CARS
- ALL RESIDENCES INCLUDE A LAUNDRY ROOM AND POWDER ROOM ON THE GROUND FLOOR
- ALL UNITS INCLUDE A MAID'S ROOM AND EN-SUITE BATHROOM
- MASTER BEDROOMS IN ALL UNITS COME WITH A WALK-IN-CLOSET
- MASTER BEDROOMS COME WITH A TERRACE