

DUBAI
PROPERTIES

ARABELLA 3 أرابيلا 3
AT MUDON في مُدُون



ARABELLA TOWNHOUSES 3

LOCATION: MUDON COMPLETED: Q2 2020

Arabella is a sub-community within the Mudon area that inspires good health and wellbeing among families. The family-oriented 3 & 4-bedroom Arabella Mudon townhouses are nestled amongst vibrant greenery and plenty of amenities. Mudon is a community developed by Dubai Properties and consists of several sub-communities called Arabella, Rahat, Al Salam and Naseem.

FACILITIES



SIZES & PRICES

3 BR – 1,973 SQFT	SECONDARY MARKET
4 BR – 2,683 SQFT	SECONDARY MARKET
5 BR VILLAS – 3,041 SQFT	SECONDARY MARKET

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
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT ON-SITE
- EXCELLENT SURROUNDING INFRASTRUCTURE
- 15 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 25 MINUTES TO DXB AIRPORT



+7 969 179 97 79



All townhouses in Arabella 3 boast an aesthetic that is clean and contemporary, while interiors are open, airy and flooded with light. The exterior of the townhouses are beautifully designed to reflect the contemporary architectural style of modern Dubai, but so too is the interior. Spacious rooms, quality finishes and attention to detail all ensure that residents enjoy living of the highest standard.

PITCH POINTS / WHY BUY?

- A PHASED DEVELOPMENT (THIS IS THE 3RD PHASE)
- NEXT PHASE (4) WILL BE LAUNCHED IN MAY 2022
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE ARABELLA 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

PAYMENT PLAN: SECONDARY MARKET

ROI: 5.4-6.4%

DEVELOPER OVERVIEW

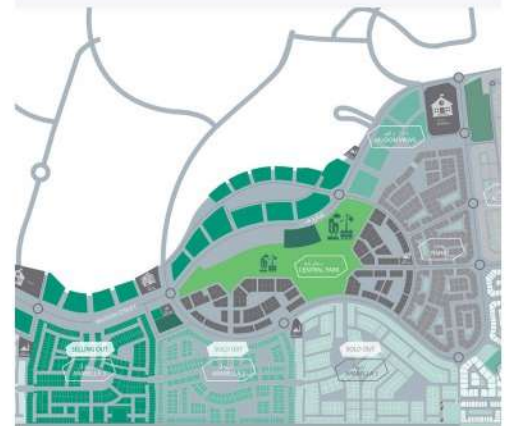
Dubai Properties boasts an expansive portfolio of upscale residential and commercial developments all over the emirate, including Bay Square, The Executive Towers, 1/JBR, Lamtara and many more. The master developer is part of Dubai Holding, which is a diversified global company with operations in 13 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
ALLOCATED PARKING:	YES – A CARPORT PER VILLA
RESALE POLICY:	OFF-PLAN AFTER 40% 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

- SPACIOUS BACK GARDENS
- OPEN-PLAN LIVING AREAS
- ALL UNITS INCLUDE A MAID'S ROOM
- FLOOR-TO-CEILING SLIDING DOORS
- CARPORT FOR 2 CARS
- BLACK MARBLE STAIRCASE
- UPSTAIRS LANDING AREA
- BALCONY IN ALL UNITS