

ANYA 2

ARABIAN RANCHES III

EMAAR



ANYA 2

LOCATION: ARABIAN RANCHES III COMPLETED: DEC 2026

Anya 2 is the newest addition to Arabian Ranches III, in which owners can choose from 3-4 bedroom townhouses that come in 3 design styles: Iris, Aria and Luna. Each townhouse comes with a maid's room with an en-suite bathroom and two parking spaces in a covered garage, as well as a spacious garden area, a terrace, and at least one balcony, which will become your favourite place to gather with friends and family. Anya 2 sits north-east of the master development of Arabian Ranches III and next to Bliss 2 and Anya.

FACILITIES

- CLUBHOUSE
- SPORTS FACILITIES
- GYM
- CHILDREN'S PLAY AREAS
- SWIMMING POOLS
- KID'S POOLS
- CENTRAL PARK
- RECREATION LAWN
- MULTI-PURPOSE HALL
- SKATE PARK

SIZES & PRICES

3 BR - 1,899 SQFT TO 2,039 SQFT	FROM AED 2,260,000
4 BR - 2,376 SQFT TO 2,463 SQFT	FROM AED 2,930,000

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 NORTH-EAST OF ARABIAN RANCHES III NEXT TO ANYA AND BLISS AND ONE OF THE ENTRANCES TO THE MASTER DEVELOPMENT
- 2 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 homes will feature contemporary living spaces with an elegant design and will have exceptional finishes throughout. Anya 2 homes come in 3 different designs: Luna, which has contemporary white exteriors with light wood and dark window frames. Aria, which blends a modern style with stone and white walls, and has lighter brown window frames, and Iris uses a mix of wood, stone and white walls with grey window frames. There will be light marble used for the kitchen backsplash and countertops, as well as the basins in the bathrooms.

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
- GOOD ROI OPPORTUNITY
- GENEROUSLY SIZED BACK GARDENS COMPARED WITH OTHER TOWNHOUSE DEVELOPMENTS
- EASY ACCESS TO THE REST OF DUBAI
- FLOOR PLANS ARE SLIGHTLY BIGGER THAN PREVIOUS ANYA DEVELOPMENT
- ANYA 2 IS PART OF 14 OTHER SUB-COMMUNITIES IN THE ARABIAN RANCHES III MASTER DEVELOPMENT

PAYMENT PLAN: 90/10 (10% deposit)

ROI: Arabain Ranches 4.88% Arabain Ranches III 5.23%

DEVELOPER OVERVIEW

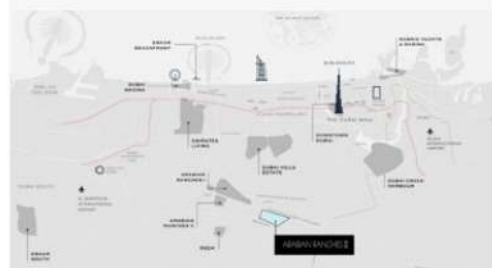
EMAAR properties is an Emirati multinational company and one of the largest real estate developers in the UAE. EMAAR is present in 36 markets across the Middle East, North Africa, Asia, Europe and North America, and is famous for its large scale projects, including The Dubai Mall and The Address Hotels.

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: LUNA, ARIA AND IRIS
- ALL UNITS COME WITH A GARDEN AREA, A TERRACE AND AT LEAST ONE BALCONY
- COVERED GARAGE FOR 2 CARS IN BOTH 3 & 4BR LAYOUTS
- 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
- SHARED BATHROOM FOR BEDROOMS 3 & 4
- ALL UNITS INCLUDE AT LEAST ONE BALCONY, A TERRACE AND A GARDEN