



# MUDON AL RANIM

DUBAI  
PROPERTIES



## MUDON AL RANIM (PHASE 3)

📍 LOCATION: MUDON 🏠 COMPLETED: Q4 2025

Mudon Al Ranim (Phase Three) consists of 3 & 4BR townhouses with 2 floors, as well as 3 & 4BR plus townhouses with an additional rooftop level. Mudon is a community developed by Dubai Properties and consists of several sub-communities called Arabella, Rahat, Al Salam and Naseem. The Mudon Al Ranim sits in the middle of the master development and will have an enormous community pool in the middle of Phase 2 & 3.

### FACILITIES

- 🏊 COMMUNITY SWIMMING POOLS
- 🐕 DOG PARKS
- 🏋️ SPORTS COURTS
- 🛍️ RETAIL
- 👨‍👩‍👧 COMMUNITY CENTER
- 🏡 PICNIC LAWNS
- 🌳 MUDON CENTRAL PARK
- 🚗 CARPORT
- 🏋️ FITNESS ZONES
- 👶 KID'S PLAY AREAS
- 🧘 MEDITATION AREAS

### SIZES & PRICES

3 BR – 2,217 SQFT	FROM AED 2,000,000
3 BR + FAMILY – 2,568 SQFT	FROM AED 2,300,000
4 BR – 2,550 SQFT	FROM AED 2,450,000
4 BR + FAMILY – 2,978 SQFT	FROM AED 2,800,000

### 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, UMM SUQUEIM 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



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. All homes come with floor-to-ceiling windows and double sliding doors and have open plan kitchen/dining and living areas.

## PITCH POINTS / WHY BUY?

- A PHASED DEVELOPMENT ROLLOUT (THIS IS THE 3RD PHASE)
- COMMUNITY INFRASTRUCTURE IS ALREADY DEVELOPED (ESTABLISHED IN 2008)
- EXCELLENT COMMUNITY FACILITIES BOTH WITHIN THE SUB-COMMUNITIES AND THE ENTIRE MUDON AREA
- VERY REPUTABLE PROPERTY DEVELOPER – GOVERNMENT OWNED
- GENEROUSLY SIZED BACK GARDENS COMPARED WITH OTHER TOWNHOUSE DEVELOPMENTS
- GOOD ROI OPPORTUNITY
- EASY ACCESS TO THE REST OF DUBAI
- A HUGE COMMUNITY POOL IS SITUATED BETWEEN PHASE 2 & 3 OF MUDON AL RANIM
- OPTION TO CHANGE THE 'FAMILY ROOM' INTO ANOTHER BEDROOM OR USEFUL ROOM

## 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

- PRIVATE GARDEN
- CARPORT FOR 2 CARS
- STORAGE, LAUNDRY AND POWDER
- ADDITIONAL ROOFTOP FLOOR IN 3 & 4BR + FAMILY TOWNHOUSES WHICH INCLUDE A FAMILY ROOM
- ALL UNITS COME WITH A BALCONY
- MASTER BEDROOMS COME WITH A DRESSING ROOM AND AN EN-SUITE
- GF OF ALL UNITS COME WITH A MAID'S ROOM WITH EN-SUITE

<b>PROMOTION:</b>	50% DLD waiver
<b>PAYMENT PLAN:</b>	60/40 (10% booking fee)
<b>ROI:</b>	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 5 PER SQFT
ALLOCATED PARKING:	YES – A CARPORT PER VILLA
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.