

# ARABIAN RANCHES 3

## COMMUNITY GUIDE

Arabian Ranches 3 is a family-friendly residential community by Emaar Properties, offering modern townhouses in a serene suburban setting. Surrounded by lush greenery and designed for comfortable living, it provides a perfect blend of tranquility, convenience, and a vibrant lifestyle.



### Property Type

**Townhouses:** Modern 3 and 4-bedroom townhouses with contemporary designs, spacious layouts, and private gardens.

**Family-Oriented Homes:** Thoughtfully designed homes catering to families, featuring functional spaces and high-quality finishes.



### Transportation

**Roads:** Strategically located with easy access to major highways like Sheikh Zayed Bin Hamdan Al Nahyan Street and Emirates Road, connecting to key areas of Dubai.

**Public Transport:** Accessible via nearby bus routes, with future connectivity improvements as the community grows.

**Walking and Cycling Paths:** Dedicated cycling tracks and pedestrian-friendly pathways promote an active lifestyle.



### School & Healthcare

**Schools:** Proximity to reputable schools such as Jebel Ali School, Fairgreen International School, and The Aquila School.

**Healthcare:** Close to healthcare facilities including Mediclinic Parkview Hospital, Aster Clinic, and other medical centers for quality care.



### Key Attraction

**Central Park:** The heart of Arabian Ranches 3, featuring a range of activities, play areas, and relaxation spots for all ages.

**Community Amenities:** Includes swimming pools, sports courts, kids' play areas, and a clubhouse.

**Proximity to Landmarks:** Around 15 minutes from Global Village and IMG Worlds of Adventure, offering entertainment and leisure options.



### Amenities

**Swimming Pools:** Multiple pools for adults and children.

**Sports Facilities:** Basketball courts, tennis courts, cricket nets, and multi-purpose sports fields.

**Parks and Play Areas:** Landscaped parks, children's play areas, and open green spaces for relaxation and family activities.

**Clubhouse:** A vibrant clubhouse offering indoor and outdoor leisure facilities, social spaces, and community events.

**Retail and Dining:** Retail outlets and dining options within the community for daily convenience.



### Security

**Security:** Gated community with 24/7 security patrols, CCTV surveillance, and controlled access points ensuring a safe and secure environment.



### Real Estate Market

**Property Prices:** Arabian Ranches 3 offers affordable and competitive pricing for townhouses, making it an attractive choice for end-users and investors.

**Rental Market:** Strong rental demand driven by families seeking a peaceful and well-connected community.

**Investment Potential:** Backed by Emaar's reputation and strategic location, ensuring long-term value appreciation.



### Lifestyle

**Community Vibe:** Arabian Ranches 3 offers a serene and family-centric lifestyle surrounded by greenery and open spaces.

**Events and Activities:** Regular community events, outdoor movie nights, fitness sessions, and seasonal celebrations foster a strong sense of community.

**Family-Friendly Environment:** Designed with families in mind, offering safe spaces, excellent amenities, and a welcoming atmosphere.