

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

Standalone Villas and Townhouses:

Modern 3 to 5 bedrooms with contemporary designs, spacious layouts, and private gardens. 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.

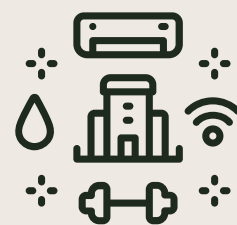


Key Attraction

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.

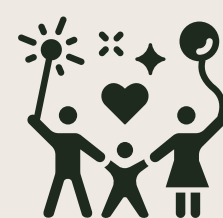


Real Estate Market

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.

