ANYA 2

ARABIAN RANCHES III

EMAAR

WELCOME TO ARABIAN RANCHES III

THE LEGACY CONTINUES

Arabian Ranches III marks the continuation of a legacy that started in 2004. Since then, we have been crafting and perfecting Dubai's most established and sought-after gated community. Arabian Ranches III is the culmination of this story.

FAMILY-FOCUSED ACTIVE LIFESTYLE

WELCOME TO ANYA 2

Anya 2 is a picture-perfect gated community with townhouses in close proximity to the area's stunning natural scenery. With its beautiful landscaping and spacious open areas, Anya 2 is the perfect place for families to settle down in the suburbs, offering a wide variety of excellent recreational opportunities.

FIND YOUR HAPPY PLACE

WELCOME TO ARABIAN RANCHES III

Wake up to a new day and live in the moment. Nurture your creativity and let your imagination wander. Release your inner child and be incredibly, unabashedly happy.

- A Community of 4,000+ Villas
- Gated Community with 3 entry points
- Steps away from Arabian Ranches I & II
- Tennis Courts
- Cricket Field within Central Park
- World-Class Sports & Leisure Amenities

ELEVATING YOUR LIFESTYLE

Every day at Anya 2 is a renewed opportunity for you and your loved ones to bask in the comforts of contemporary life while creating unforgettable moments together.

Enjoy the peacefulness of nature while doing the things you love, all within walking distance of your stylish townhouse, thanks to the abundance of recreation and leisure options available nearby.

SUBURBAN HARMONY
AND TOGETHERNESS

WHERE THE COMMUNITY COMES TOGETHER

Anya 2 exemplifies community-oriented, nature-connected living with its proximity to the parks, playgrounds, open-air sports and entertainment facilities, and a wide variety of shopping options found in the Arabian Ranches III.

You will find your happy place in this luxurious community of cutting-edge townhouses in a picture-perfect suburban location, where homeowners can enjoy the best of both worlds: tranquilly and the luxuries of city life.

NATURE-INSPIRED DESIGN

Anya 2 is surrounded by lush vegetation and verdant open spaces, and it features wonderful architectural details that fit effortlessly with the surrounding natural splendour.

Awaken in a beautiful house that emanates exquisite elegance and effortless comfort in the peacefulness of the suburbs. These beautifully constructed three- and four bedroom townhouses offer the best of both worlds for your growing family.

YOUR STYLISH HAVEN NESTLED
IN NATURE

EXCEPTIONAL AMENITIES

At Anya 2, residents have easy access to a Central Park, clubhouses, walking trails, and much more, all of which contribute to a healthy and fulfilling existence.

- Central Park
- Clubhouse
- Fully Equipped Gym
- Swimming Pools
- Multi-Purpose Hall
- Sports Facilities

WORLD-CLASS SPORTS & LEISURE AMENITIES

A HOME THAT FULFILS YOUR NEEDS

Windows let in natural light and offer calming views of the verdant neighbourhood beyond your door, complementing the exceptional finishes and elegant design details of each residence.

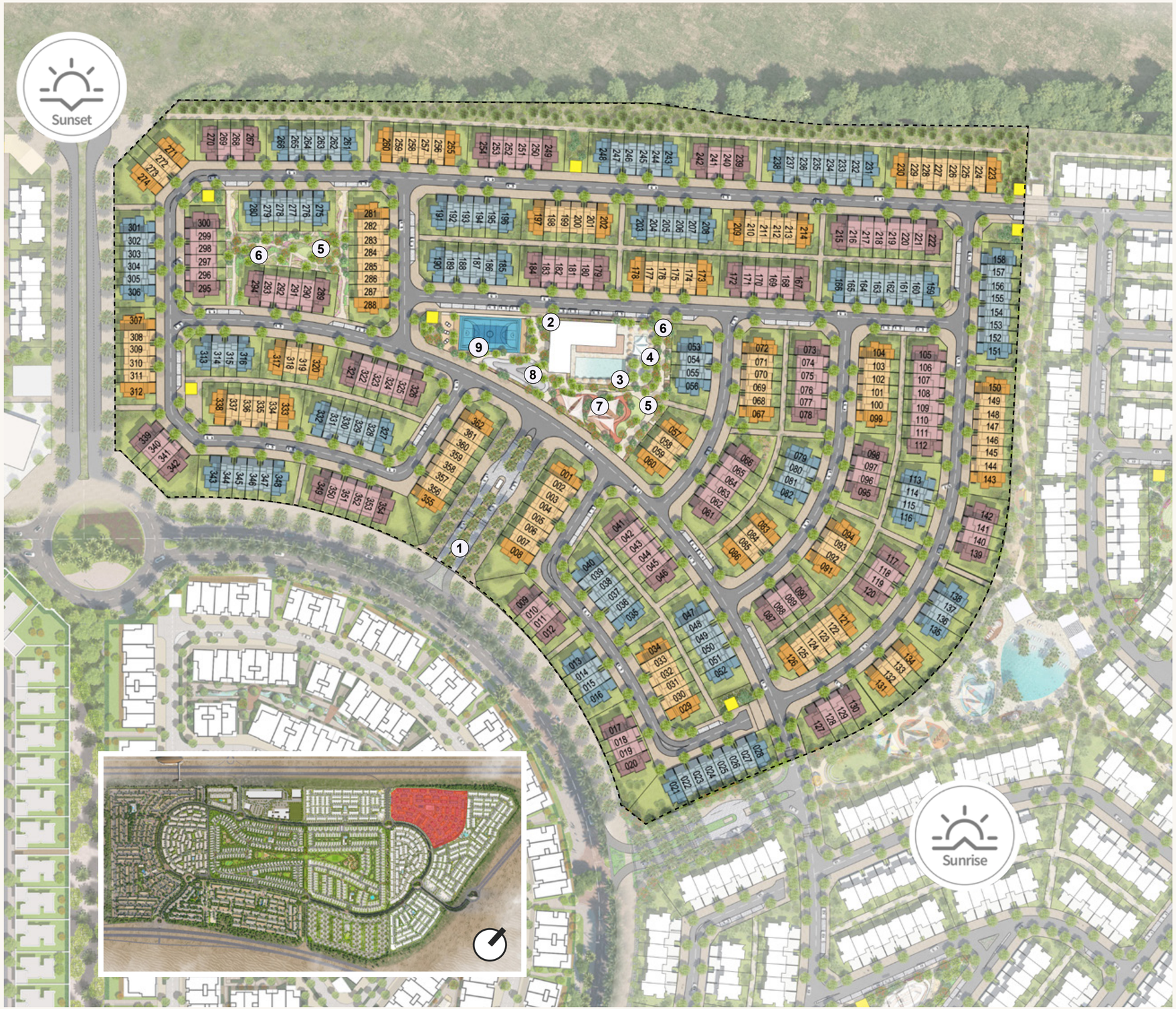
Offered in three different architectural styles, these 3 & 4-bedroom townhouses are ideal for families in search of a peaceful sanctuary to cherish life's precious moments together.

FRANK

LUNA
3 & 4-bedroom Townhouses

ARIA
3 & 4-bedroom Townhouses

IRIS
3 & 4-bedroom Townhouses



1. MAIN ENTRANCE
2. CLUBHOUSE / GYM
3. SWIMMING POOL
4. KIDS' POOL
5. RECREATIONAL LAWN
6. SHADED SEATING AREA
7. PLAY AREA
8. SKATE PARK
9. MULTI-USE COURT

- LUNA - 4 BEDROOM
- LUNA - 3 BEDROOM
- ARIA - 4 BEDROOM
- ARIA - 3 BEDROOM
- IRIS - 4 BEDROOM
- IRIS - 3 BEDROOM
- UTILITY BUILDING

EMAAR

GLOBAL LIFESTYLE DEVELOPER

A leader in the global real estate market, EMAAR has grown over the years to become the largest real estate developer outside of China. You will be investing with one of the best-regarded brands in the world*.

51.8BN AED* Market Cap
24.9BN AED Revenue*
6.8BN AED Net Profit*
85,000+ Residential Units Delivered
27,000+ Residential Units Currently Under Development

* As in 31 December 2022

ANYA 2

ARABIAN RANCHES III

FOR MORE INFORMATION

Please call 800 36227 (UAE) / +971 4 366 1688 (International)
or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.

Visit our online sales centre at emaar.com or any of our Sales Centres across the UAE.

DUBAI
Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai
9:30 AM to 10 PM, Sunday - Friday
9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road
Dubai Creek Harbour Sales Pavilion | Ras Al Khor
From 9:30 AM to 7 PM, Sunday - Saturday

ABU DHABI
Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road
From 9:30 AM to 7 PM, Sunday - Friday

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