ANYA

ARABIAN RANCHES III

—

EMAAR



WELCOME TO ARABIAN RANCHES III

THE LEGACY CONTINUES

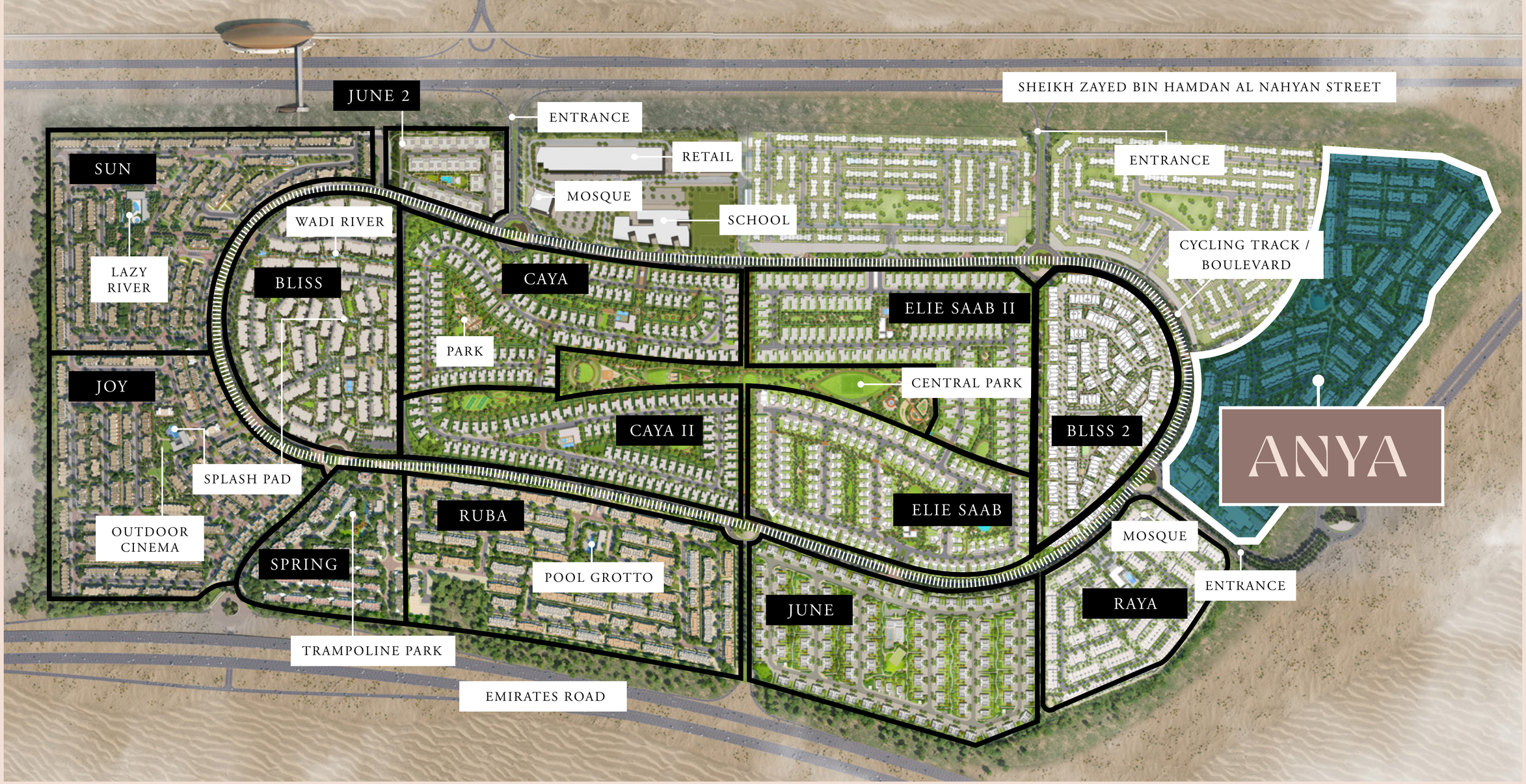
Arabian Ranches III marks the continuation of a legacy that started in 2004. Since then, we have been crafting and perfecting Dubai's most established and sought-after gated community. Arabian Ranches III is the culmination of this story.

A FULFILLING, FAMILY-FOCUSED LIFESTYLE



WELCOME TO ANYA

Anya is a picturesque neighbourhood of townhouses, connected to nature and all its beauty, in an idyllic gated community. The ideal suburban setting for family-oriented living, Anya boasts glorious greenery and verdant open spaces, complemented by a host of world-class leisure and recreational amenities



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 5 entry points
- Steps away from Arabian Ranches I & II
- 15 Tennis Courts
- Cricket Field within Central Park
- World-Class Sports & Leisure Amenities



MODERN LIVING AMONG THE BEAUTY OF NATURE

ENJOY ALL THE PLEASURES OF MODERN LIVING

as you make cherished memories with loved ones, each and every day at Anya. With a whole host of leisure and recreation amenities just footsteps from your home, you and your family can live the life you deserve, spending quality time immersed in the serenity of nature, doing the things you love, together.

NATURE, MODERNITY & COMMUNITY IN UNISON



HAPPINESS AROUND EVERY CORNER

Anya is an elegant collection of contemporary townhouses in an idyllic suburban setting, where natural beauty and urban convenience combine to give residents the very best of modern living.

With Arabian Ranches III's lush green parks, kids' playgrounds, open-air sports and recreation facilities, and a whole host of retail experiences at your doorstep, Anya is a neighbourhood that epitomises community-oriented living connected to nature.

SUBURBAN TRANQUILLITY

EXCEPTIONAL AMENITIES

Enjoy a balanced and fulfilling lifestyle at Anya, where you are always only a few steps away from a wide array of world-class amenities and state-of-the-art facilities, including a verdant Central Park, clubhouse, bicycle paths, walking trails, and much more.

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



THE PERFECT HOME FOR NEW BEGINNINGS

Wake up to suburban tranquillity in a sumptuous home that exudes luxurious elegance and effortless comfort. The perfect blend of style, space and architectural sophistication, these exquisitely designed three and four-bedroom townhouses are the ideal homes for your family to flourish in.

Surrounded by lush greenery and verdant open spaces, Anya boasts exquisite architectural touches that blend seamlessly with the natural beauty all around.



SPACIOUS SOPHISTICATION





ELEGANCE BY DESIGN

Designed with aesthetic elegance and luxurious practicality in mind, these contemporary living spaces are perfect for families who seek their own happy place for those special shared moments in life.

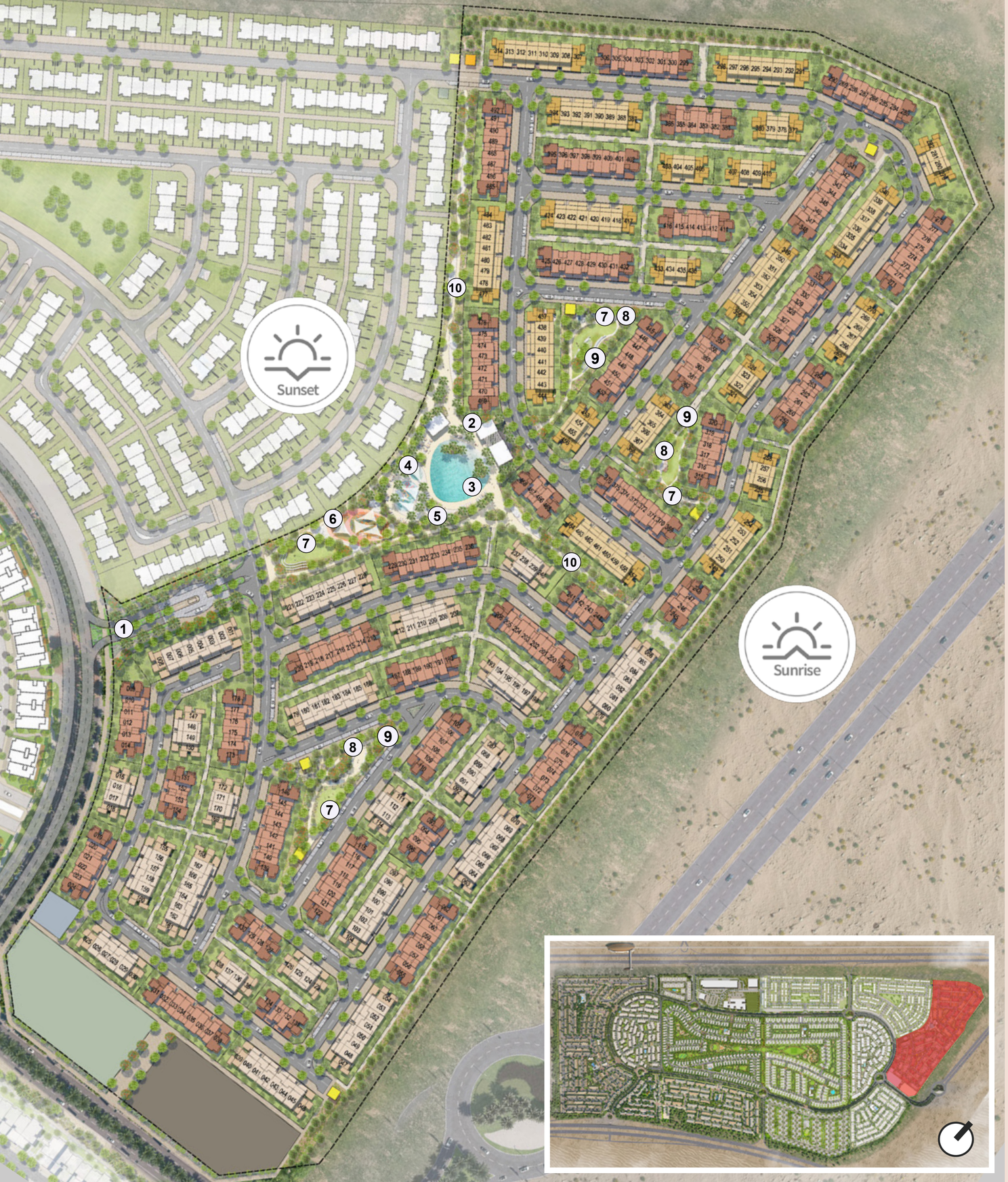
Exceptional finishes and exquisite design nuances are complemented by floor-to-ceiling windows that welcome natural light into your home and offer soothing views of the beautiful green neighbourhood outside your door.

DESIGNED WITH AESTHETIC ELEGANCE

MODERN STYLE

CLASSIC STYLE

CONTEMPORARY STYLE



1. MAIN ENTRANCE
2. CLUBHOUSE / GYM
3. SWIMMING POOL
4. KIDS' POOL
5. SPLASH PAD
6. ICONIC PLAY AREA
7. RECREATIONAL LAWN
8. SHADED SEATING AREA
9. PLAY AREA
10. ACTIVITY TRAIL
11. MOSQUE
12. RETAIL

- MODERN - 4 BEDROOM
- MODERN - 3 BEDROOM
- CLASSIC - 4 BEDROOM
- CLASSIC - 3 BEDROOM
- CONTEMPORARY - 4 BEDROOM
- CONTEMPORARY - 3 BEDROOM

- UTILITY BUILDING
- GSM TOWER
- UNDERGROUND PUMP ROOM

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*.

40BN AED* Market Cap

28.27BN AED Revenue*

86,200+ Residential Units Delivered

26,100+ Residential Units Currently Under Development

* As in 31 December 2021



ANYA

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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