



ARABIAN RANCHES III

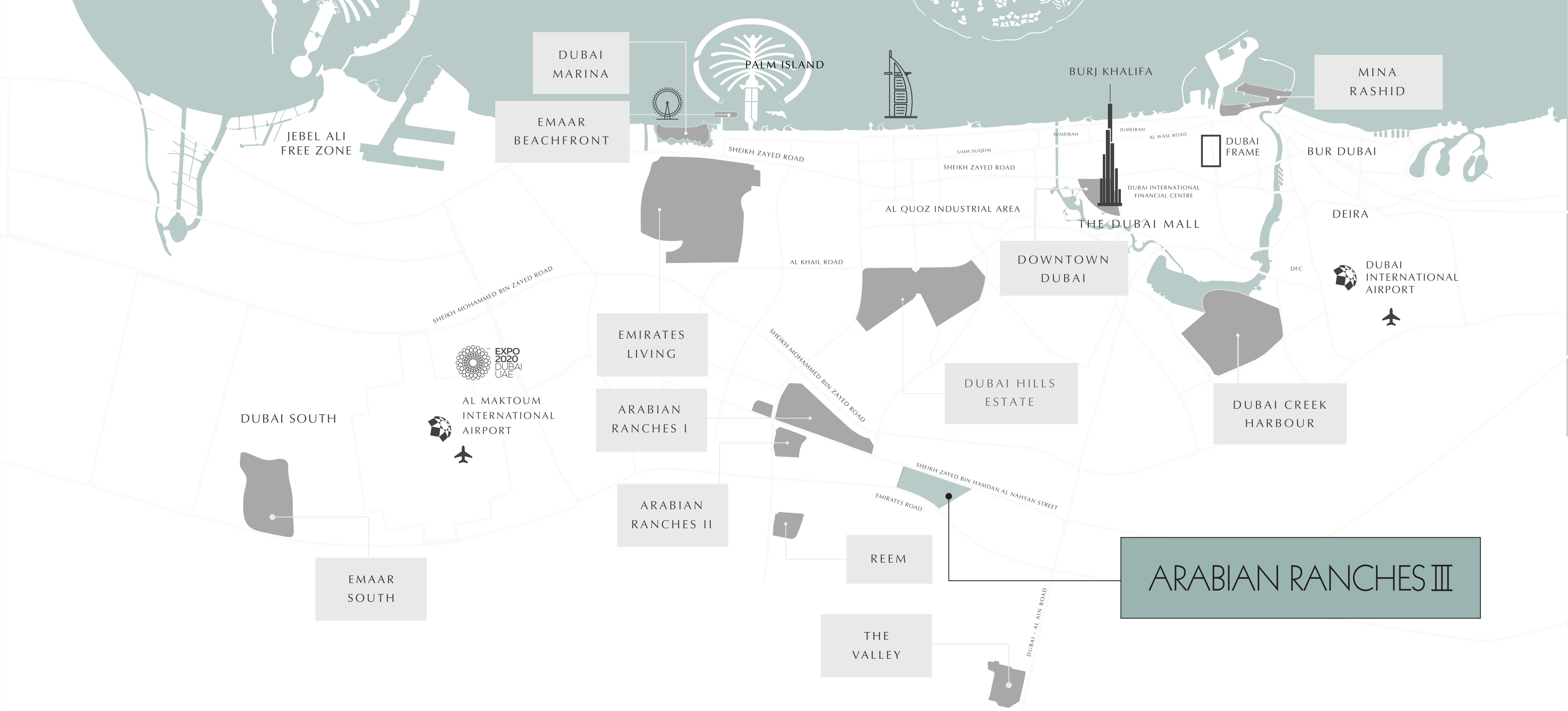
CAYA

COME
HOME TO
LUSCIOUS
GREENS



SPACE
TO
RELAX





5

MINUTES FROM
GLOBAL VILLAGE

10

MINUTES FROM DUBAI POLO
AND EQUESTRIAN CLUB

20

MINUTES FROM
DOWNTOWN DUBAI

35

MINUTES FROM
THE DUBAI MALL

35

MINUTES FROM
DUBAI MARINA

20

MINUTES FROM
DUBAI INT'L AIRPORT

35

MINUTES FROM
AL MAKTOUM INT'L AIRPORT



BE PART OF A PREFERENTIAL LIFESTYLE

Come home to tranquillity where your spaciouly appointed home lies in the heart of a gated community just steps away from ARIII Central Park and a host of amenities. Arabian Ranches is a success story that is hallmarked by its attention to detail as a preferential gated community served by premium facilities. The story continues today, and we invite you to become a part of it.

RESIDENTS OF ARABIAN RANCHES III
WILL LIVE IN THE VICINITY OF

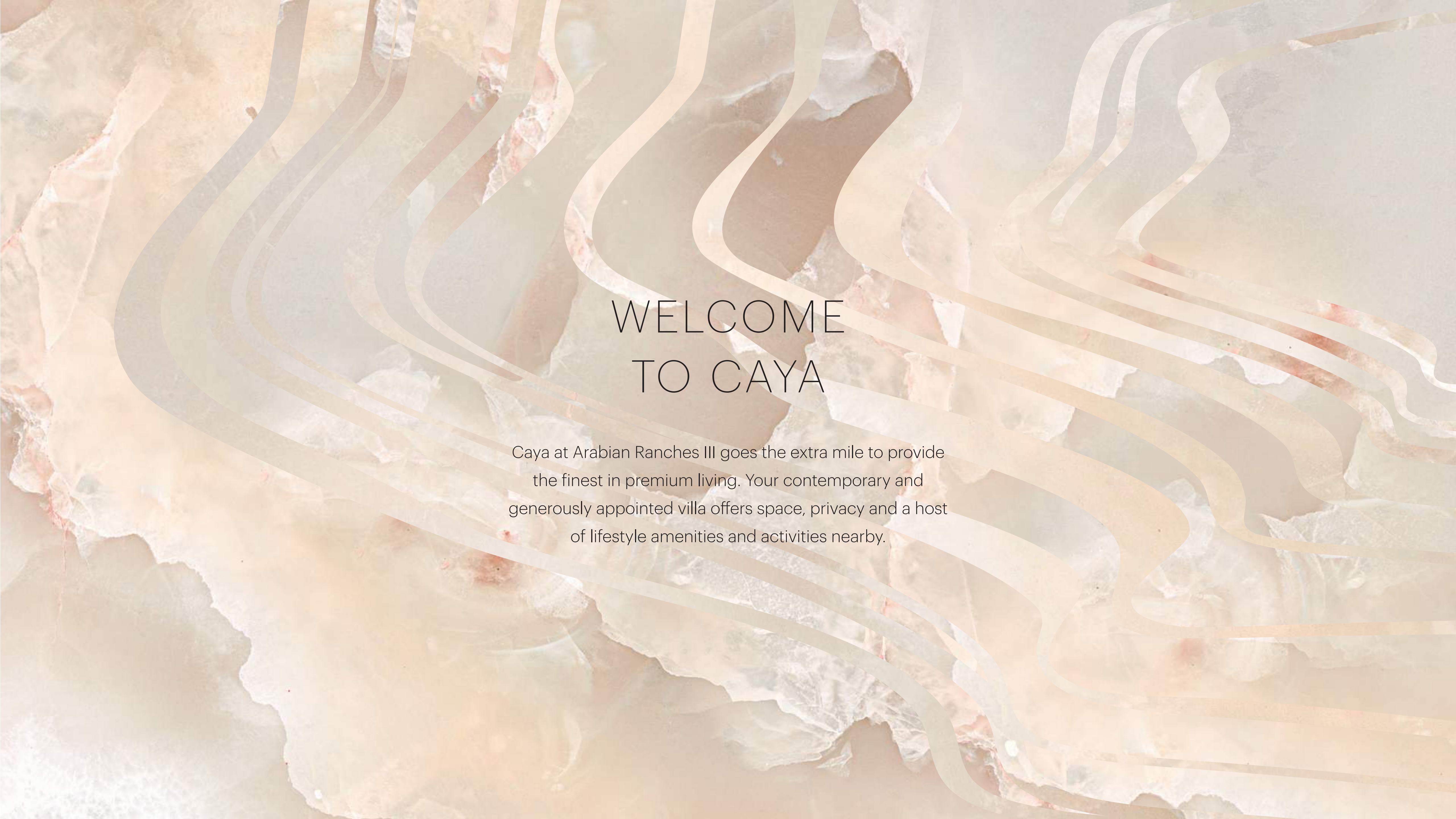
THE
FORTHCOMING
LARGEST AIRPORT
IN THE WORLD

EXPO
2020

DUBAI
HILLS
MALL

AL QUDRA
CYCLING TRACK
AND MORE
TO COME

ACADEMIC RD,
EMIRATES RD
AND SEVERAL
NEW ROADS



WELCOME TO CAYA

Caya at Arabian Ranches III goes the extra mile to provide the finest in premium living. Your contemporary and generously appointed villa offers space, privacy and a host of lifestyle amenities and activities nearby.



EXQUISITELY APPOINTED HOMES

These contemporary, standalone villas are nestled in generous plots and are just a stone's throw from ARIII Central Park. Enjoy entertaining in your garden and terrace areas or access a host of amenities nearby. Sports facilities, bicycle trails and meandering walking pathways await. Or enjoy the signature club house, gym and pool and take time out for leisurely family dining and shopping.



**3, 4 & 5 BED
STAND ALONE VILLAS**



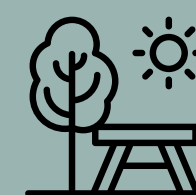
**SIGNATURE
CLUB HOUSE**



**QUICK &
EASY ACCESS**



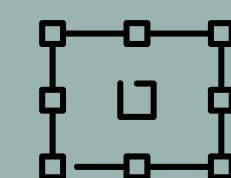
**SPORTS
FACILITIES**



**LUSH
COMMUNITY**



**FIRE
PIT**



**GENEROUS
PLOT SIZES**

SPACE
TO
EMBRACE
LIFE



3 BED ROOM TOWNHouses

Come home to the luxury of your bedroom townhome with modern and contemporary design. You will enjoy 3,534 SQ. Ft. of living areas accompanied by a spacious terrace, double garage and generous rooftop terrace.



THE RUBY VILLAS (TYPE A)

Type A is a standalone and well-appointed villa of 1,200 sqm, offering a villa of luxury living in a prime location. The villa is equipped with a spacious living area, a large master bedroom, a large master bathroom, and a garage for 2 cars.





3 BED ROOM VILLAS AT ELBA

The new villas have a spacious modern 4,440 Sq. Ft layout. Spacious living areas and bedrooms are complemented by a large balcony and terraces on the ground floor and roof and a generous garden plot. There is also a double garage.

THE FIREBLOOM VILLAS

Each of the 3-bedroom Firebloom villas face directly onto the central landscaped garden and offer 2,400 SQ FT of living space. There are garages for 3 vehicles and the contemporary rooms are large and airy. Spacious balconies and terraces with ground floor access offer a substantial private outdoor area overlooking the lush parkland.



ROOFTOP TERRACE LIVING



FOR MORE INFORMATION ON CAYA IN ARABIAN RANCHES III

Please call 800 36227 (UAE) / +971 4 366 1688 (International) or talk to our Property Advisor directly at +971 4888 8844 from 9am to 7pm (GST), Sunday to Thursday.

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

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Emaar South Sales Centre | DWC Peripheral Road

ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th St, Corniche, Al Muroor Rd

9:30am to 7pm Saturday - Thursday

Friday from 2pm to 7pm

(all locations except the Abu Dhabi Sales Centre)

EMAAR