

Emaar JOY

Arabian Ranches, Dubai

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Emaar Properties introduces **Joy**, a premier collection of 3 & 4-bedroom villas situated in the coveted Arabian Ranches 3, Dubai. Following the success of its townhouse offerings, Emaar now presents these contemporary villas designed to the highest standards, ideal for families seeking luxurious living.

Key Features

- **Villa Options:** Elegant 3 & 4-bedroom villas with contemporary designs.
- **Amenities:** Best-in-class amenities including kids' play areas, sports centres, swimming pools, and parks.
- **Location:** Centrally located in Dubai within the esteemed Arabian Ranches 3 community.
- **Floor Plans:** Innovative and varied floor plans to suit different lifestyle preferences.

Amenities and Facilities

- **Outdoor Facilities:** Extensive outdoor amenities including sports centres, swimming pools, parks, and play areas for kids, ensuring fun and fitness for the entire family.
- **Green Landscapes:** Surrounded by verdant green landscapes, providing a serene and tranquil living environment.
- **Community Living:** Integrated lifestyle within a premium neighbourhood, offering a unique and fascinating living experience.

Investment Opportunity

- **Smart Investment:** A promising investment opportunity in one of Dubai's most cherished communities.
- **NRI Offer:** Special limited-time offer for Indian Nationals residing in India, applicable on selected projects.

Lifestyle and Living

- **Luxury Redefined:** Homes that redefine luxury with their contemporary design and high-end

amenities.

- **Family-Friendly:** Perfect for families looking for a community-centric lifestyle with plenty of recreational activities and outdoor facilities.

Highlights

- **Elegant Townhouses:** Townhouses featuring impressive facilities and contemporary designs.
- **Premium Location:** Located in the centre of Dubai, within the prestigious Arabian Ranches 3 community.
- **Innovative Floor Plans:** Various floor plans to match your lifestyle preferences.
- **Verdant Green Landscapes:** Surrounded by lush green landscapes, providing a peaceful living environment.
- **Smart Investment:** A promising investment opportunity with a special offer for Indian Nationals.

Conclusion

Joy by Emaar Properties at Arabian Ranches 3 offers a collection of 3 & 4-bedroom villas designed for families seeking luxury and comfort. With innovative floor plans, best-in-class amenities, and a premium location, Joy provides a unique living experience in one of Dubai's most sought-after communities. The special limited-time offer for Indian Nationals further enhances its appeal as a smart investment opportunity.

Overview

Property Type: House/Villa	Possession Date: Jan – 2023	County: United Arab Emirates
City: Dubai	Super Built-up Area: 1,937 – 2,655sq.ft	Sale price: ₹4.5 Cr Onwards
UAE Sale Prices: AED2,275,888 Onwards		

Amenities

- ✓ Gymnasium
- ✓ Multiple Purpose Hall
- ✓ Park/Garden
- ✓ Security
- ✓ Multiple Purpose Court
- ✓ Play Area

Distances

Healthcare 3.6km

Restaurant 3.6km

School 3.3km

Mall 4.5km



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