

Emaar Arabian Ranches III SUN

Arabian Ranches, Dubai

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Emaar Properties introduces **Sun Townhouses** in Arabian Ranches 3, Dubai, offering a meticulously designed collection of 3 & 4-bedroom townhouses. This contemporary development is part of the larger Arabian Ranches master community, known for its modern architecture and vibrant green landscapes.

Project Overview:

- **Property Types:** 3 & 4 Bedroom Townhouses
- **Location:** Arabian Ranches 3, Dubai
- **Developer:** Emaar Properties, a leading real estate developer known for iconic projects in Dubai

Location & Connectivity:

Sun Townhouses are strategically situated within Arabian Ranches 3, providing easy access to major road networks, including Sheikh Mohammed Bin Zayed Road. This ensures residents can conveniently travel across the city. The development is also directly connected to the 86 km long Al Quadra Cycling Track, catering to cycling enthusiasts.

Key Features & Amenities:

- **Stylish Townhouses:** The townhouses are designed with modern interiors and elegant finishes, offering a stylish and comfortable living environment.
- **Golf Club Views:** Many units overlook the Arabian Ranches Golf Club, providing scenic views and a serene atmosphere.
- **Private Plots:** Each townhouse comes with its private plot, including a garden and courtyard, offering residents a personal outdoor space.
- **Premier Facilities:** Residents can enjoy the numerous facilities within Arabian Ranches, such as the golf club, Dubai Polo & Equestrian Club, and various dining and retail outlets. Additionally, the community features outdoor amenities like a lazy river, splash deck, and sports facilities, promoting an active lifestyle.

Sun Townhouses in Arabian Ranches 3 offer an exceptional living experience, combining modern design with a wealth of amenities in a prime Dubai location. Whether you are looking for a family home or an investment opportunity, these townhouses provide a blend of luxury, convenience, and tranquility in one of Dubai's most sought-after communities

Overview

Property Type: House/Villa	Possession Date: Feb – 2023	County: United Arab Emirates
City: Dubai	Super Built-up Area: 1,937 – 2,445sq.ft	Sale price: ₹2.4 Cr Onwards
UAE Sale Prices: AED1.2 M Onwards		

Amenities

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

Distances

Healthcare 5.3km Restaurant 5.6km School 1.6km Mall 6.4km



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