



# ARABIAN RANCHES III

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CAYA

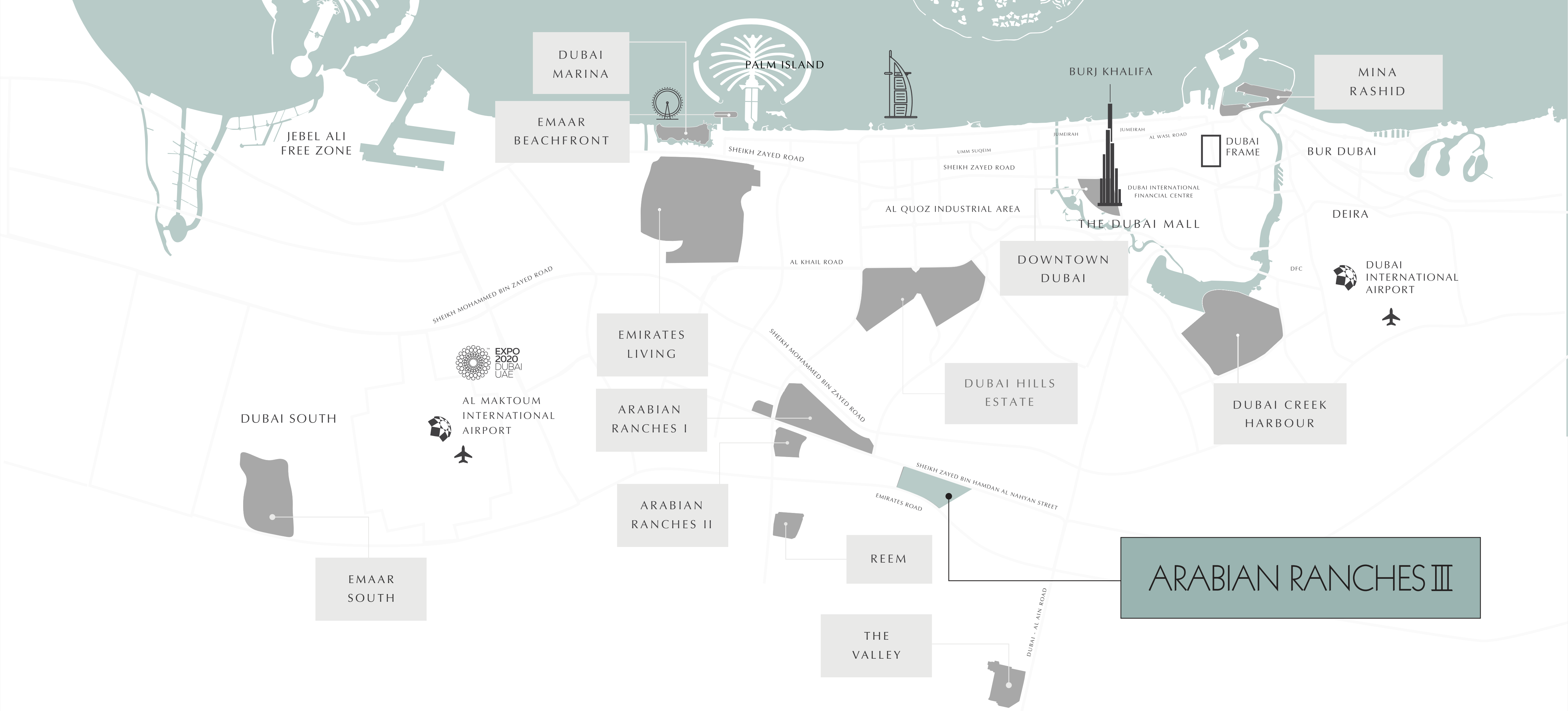


COME  
HOME TO  
LUSCIOUS  
GREENS



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

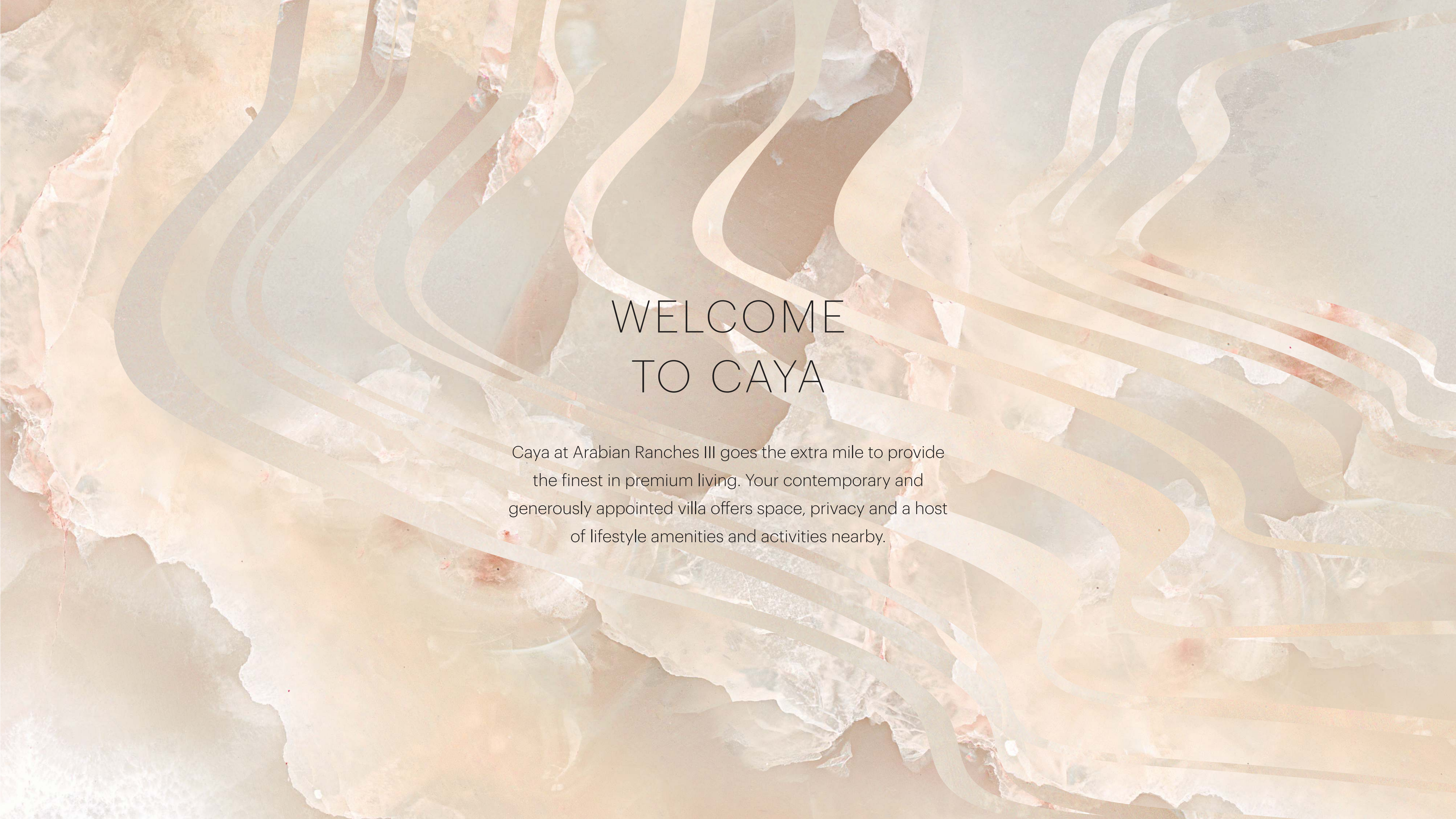
THE  
FORTHCOMING  
LARGEST AIRPORT  
IN THE WORLD

EXPO  
2020

DUBAI  
HILLS  
MALL

AL QUDRA  
CYCLING TRACK  
AND MORE  
TO COME

ACADEMIC RD,  
EMIRATES RD  
AND SEVERAL  
NEW ROADS

The background is a complex, layered composition. It features a base of torn, aged paper in shades of beige and cream. Overlaid on this are numerous wavy, translucent lines in muted tones of sage green, dusty rose, and pale yellow. These lines flow across the frame in a rhythmic, undulating pattern, creating a sense of movement and depth. The overall aesthetic is organic and artistic, reminiscent of a modern collage or a textured wall treatment.

# 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



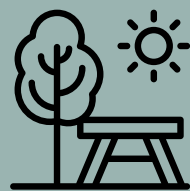
SIGNATURE  
CLUB HOUSE



QUICK &  
EASY ACCESS



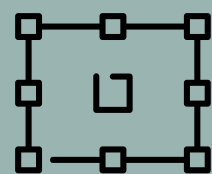
SPORTS  
FACILITIES



LUSH  
COMMUNITY



FIRE  
PIT



GENEROUS  
PLOT SIZES

SPACE  
TO  
EMBRACE  
LIFE







# THE HILLS VILLAS (TYPE A)

Type A is a standalone, well-appointed villa of approximately 1,200 sq. ft. It is situated in a prime location, surrounded by lush greenery and mature trees. The villa features a modern design with large glass windows and doors, providing a bright and airy interior. The living and dining areas are open-plan, and the kitchen is fully equipped with modern appliances. The villa also includes a master bedroom with a walk-in wardrobe and a private bathroom. The outdoor area is beautifully landscaped with a swimming pool, a sunbather, and a barbecue area. The villa is perfect for those who want a luxurious and comfortable home in a beautiful setting.





# VILLAS

3-bedroom villa with a large family room, a central hall, and a large terrace. The villa is 4,400 SQ FT and has a large garden. There are garages for 2 vehicles and the contemporary rooms include an air conditioning. Special features are terraces with a view of the garden and a swimming pool. The villa is located in a 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](http://emaar.com) or any of our Sales Centres across the UAE.

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Dubai Creek Harbour Sales Pavilion | Ras Al Khor

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