

ANYA

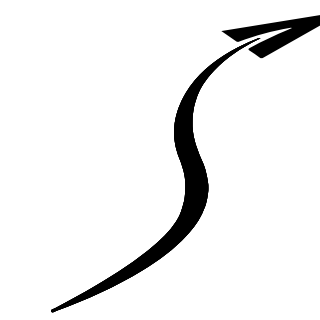
ARABIAN RANCHES III

EMAAR

Luxury 3 & 4BR Townhouses
in Emaar Arabian Ranches III



AED 2,010,000
Starting Price



SUCCESS
REAL ESTATE

+971 55 101 2705
+971 4 585 0572

P. O. Box: 126896
Grosvenor Business Tower. Office # 1301
Al Barsha Height Dubai UAE.

info@sredubai.ae

www.sredubai.ae
www.sreoffplan.com



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.

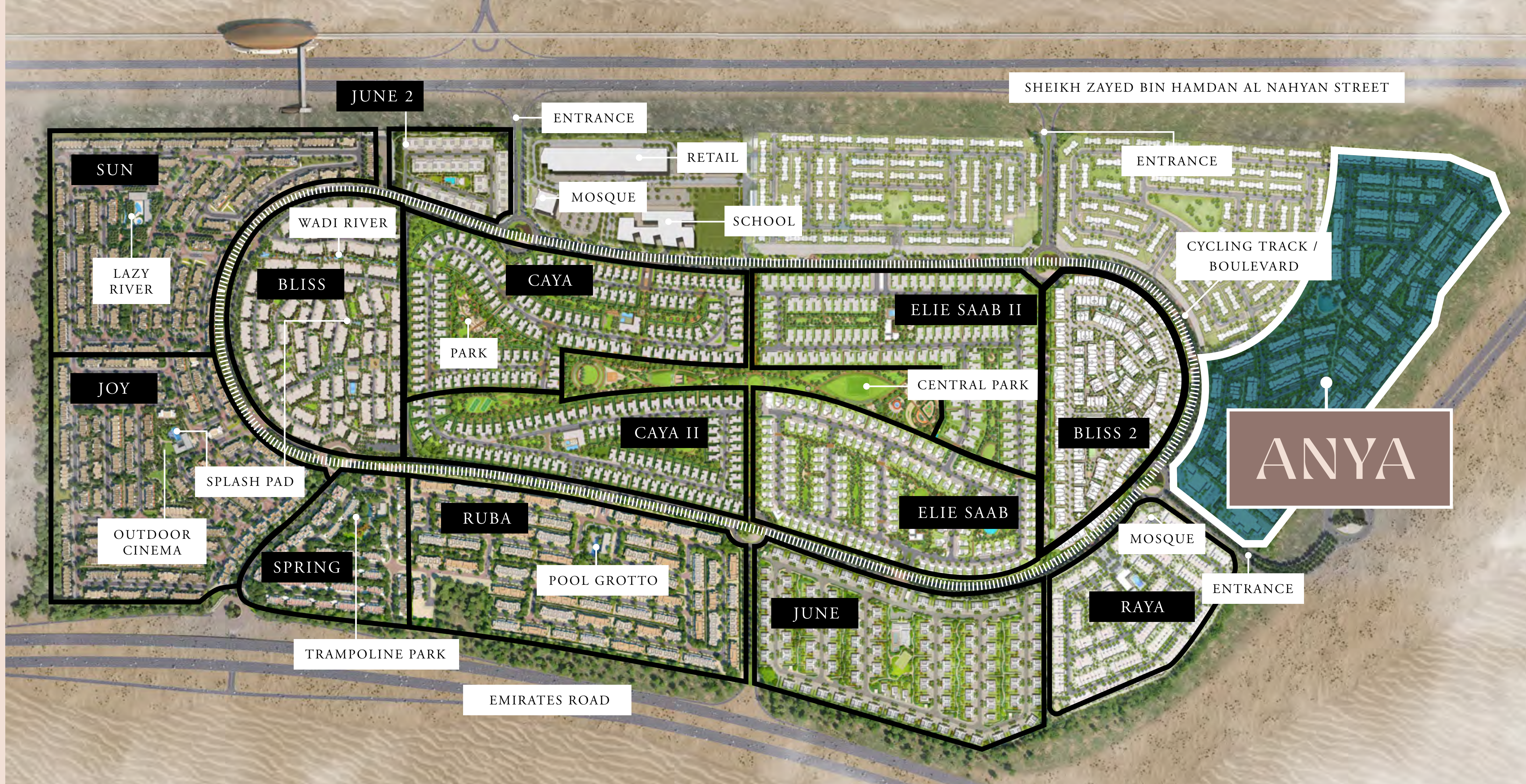
A FULFILLING,
FAMILY-FOCUSED LIFESTYLE





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

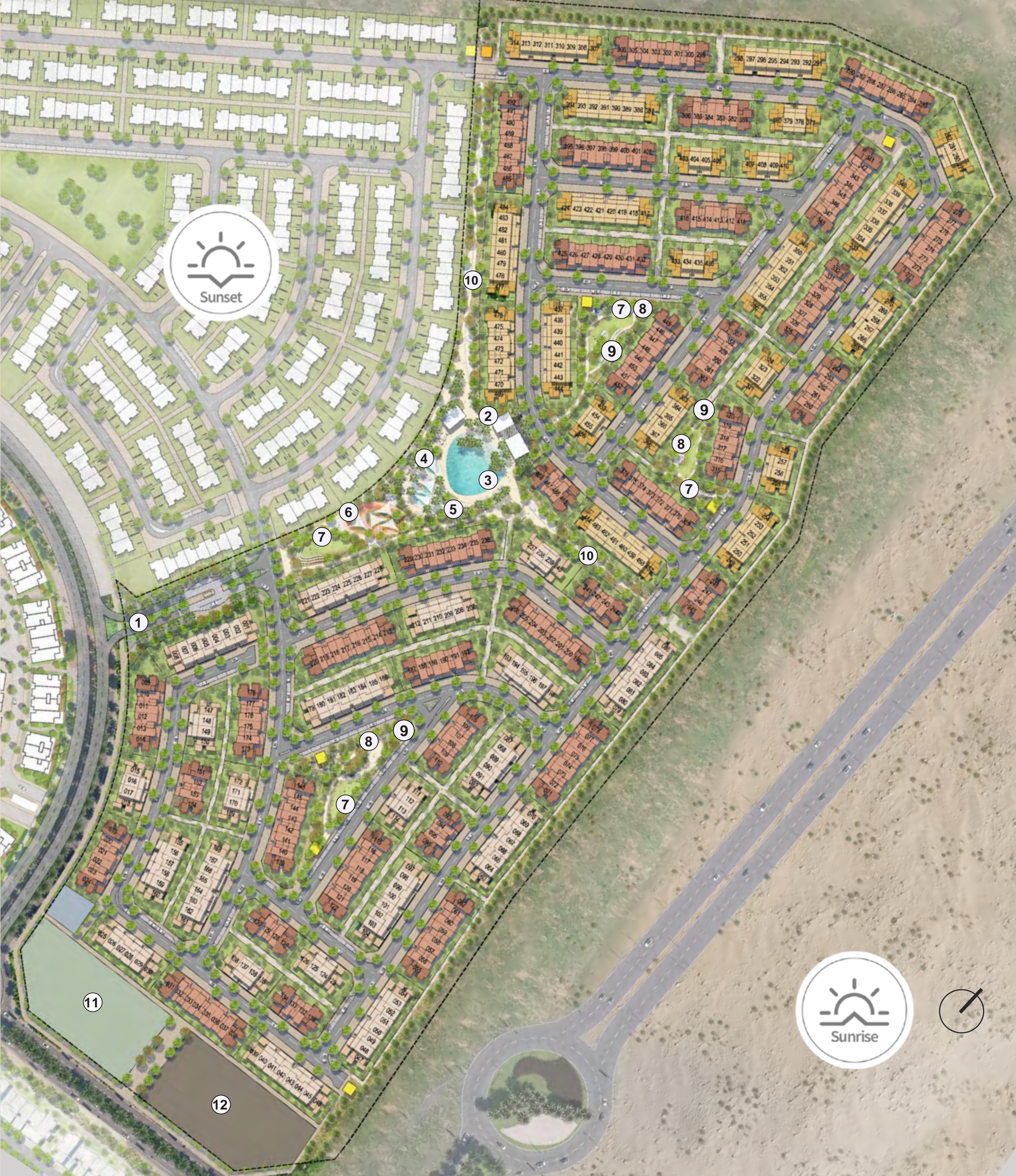


CLASSIC STYLE



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

—

FACTSHEET &
PAYMENT PLAN

EMAAR

The Community

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.

Why Anya ?

- ◆ A picturesque neighbourhood of townhouses, connected to nature and all its beauty
- ◆ The ideal suburban setting for family-oriented living, boasting glorious greenery and verdant open spaces
- ◆ Sumptuous homes that exude luxurious elegance and effortless comfort, giving residents the very best of modern living
- ◆ Conveniently situated alongside a host of world-class leisure and recreational amenities
- ◆ The perfect blend of style, space and architectural sophistication



Location & Views

- ◆ Easy access to Academic Road & Emirates Road; close to a host of popular attractions
- ◆ Situated in a vibrant gated community in an idyllic suburban setting, where natural beauty and urban convenience combine
- ◆ 5 mins from Global Village; 20 mins from Downtown Dubai; 20 mins from DXB Int' Airport
- ◆ Soothing views of the beautiful green neighbourhood outside your door

Payment Plan	Payment Percentage	Date
Down Payment	10%	JAN 2023
1st Installment	10%	MAR 2023
2nd Installment	10%	SEP 2023
3rd Installment	10%	MAR 2024
4th Installment 20% Construction Completion	10%	OCT 2024
5th Installment 40% Construction Completion	10%	APR 2025
6th Installment 60% Construction Completion	10%	SEP 2025
7th Installment 80% Construction Completion	10%	FEB 2026
8th Installment 100% Construction Completion	20%	OCT 2026

Townhouses	Area Sq. ft.		Starting Price (In AED Mn)
	No. of Bedrooms	AVG BUA (Sq. ft.)	
3-Bedroom	1,908	1,558	2.01
4-Bedroom	2,341	2,622	2.58

Facts

- ◆ 338 Units 3-bedroom townhouses
- ◆ 154 Units 4-bedroom townhouses
- ◆ Covered parking



Residential Units

- ◆ 3 & 4-bedroom townhouses
- ◆ Designed with aesthetic elegance and luxurious practicality in mind
- ◆ Exceptional finishes and exquisite design nuances
- ◆ Floor-to-ceiling windows welcome natural light into your home and offer stunning views

Amenities



- ◆ Central Park
- ◆ Clubhouse
- ◆ Fully Equipped Gym
- ◆ Swimming Pools
- ◆ Multi-Purpose Hall
- ◆ Indoor & Outdoor Sports Facilities

The Developer

EMAAR REVENUE FOR 2021 – AED 28.27 BN

With a proven track-record in delivery, Emaar has delivered over 81,600 residential units in Dubai and other key global markets since 2002, including notable landmarks such as Burj Khalifa, a global icon, and The Dubai Mall, the world's most-visited retail and lifestyle destination.

PAYMENT PLAN

10%

Down Payment

JAN 2023

10%

1st Installment

MAR 2023

10%

2nd Installment

SEP 2023

10%

3rd Installment

MAR 2024

10%

4th Installment

Upon 20% Construction Completion*

OCT 2024

10%

5th Installment

Upon 40% Construction Completion*

APR 2025

10%

6th Installment

Upon 60% Construction Completion*

SEP 2025

10%

7th Installment

Upon 80% Construction Completion*

FEB 2026

20%

8th Installment

Upon 100% Construction Completion*

OCT 2026

*Estimated Construction Completion Date

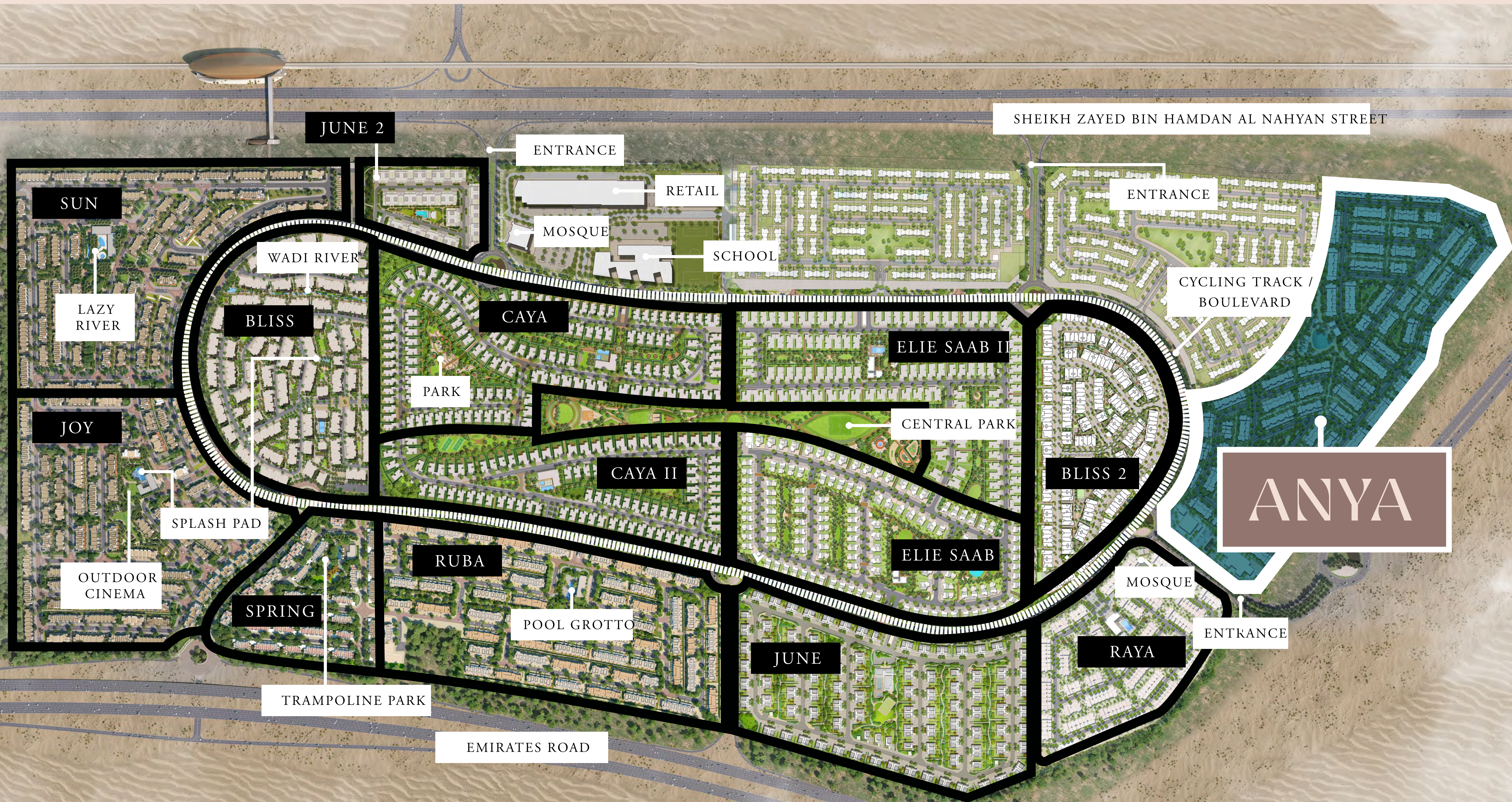
ANYA

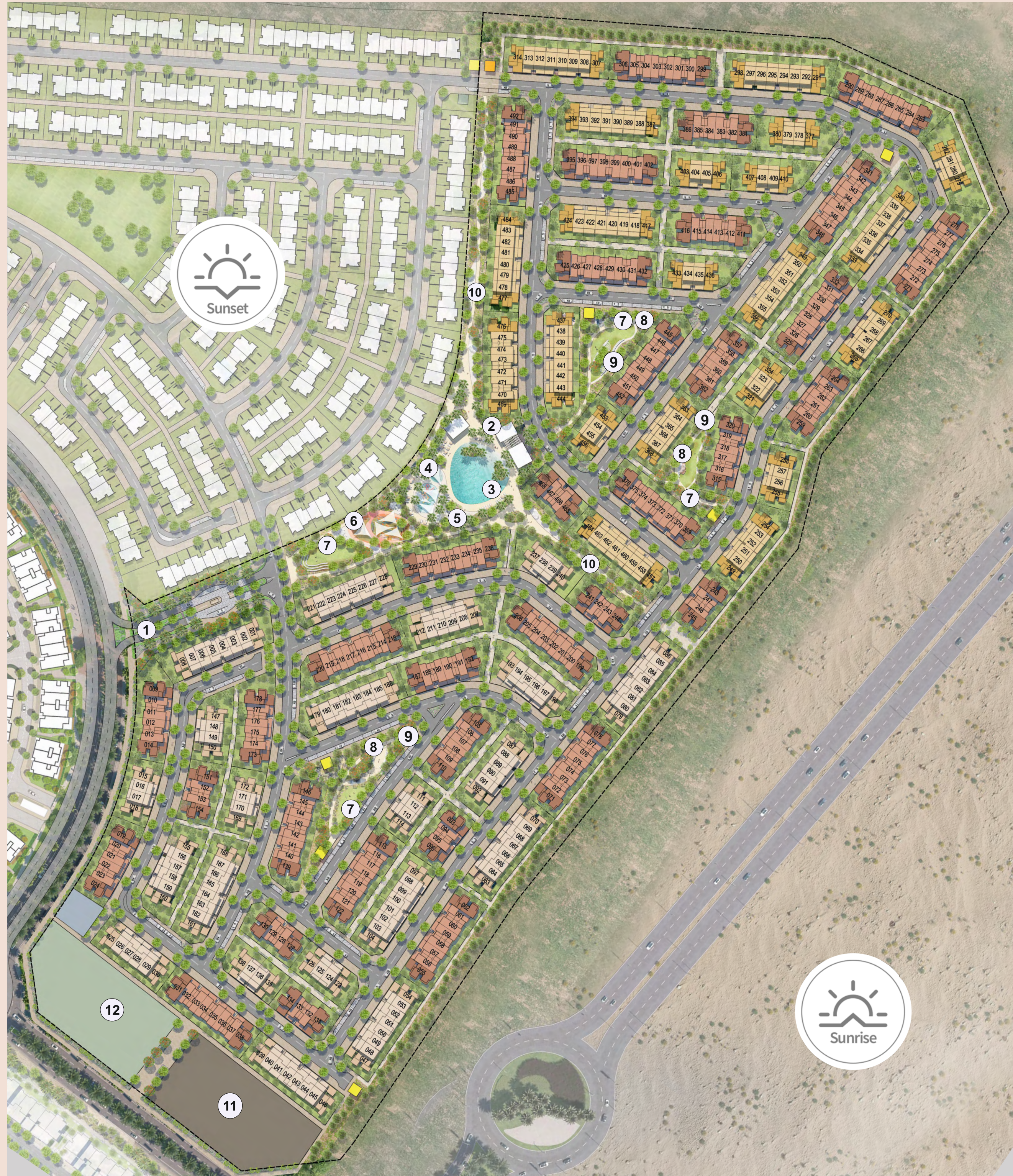
ARABIAN RANCHES III

—

MASTER PLAN

EMAAR





- 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 RETAIL
- 12 MOSQUE

- 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

ANYA

ARABIAN RANCHES III

EMAAR

ANYA

ARABIAN RANCHES III

—

FLOOR PLANS

EMAAR

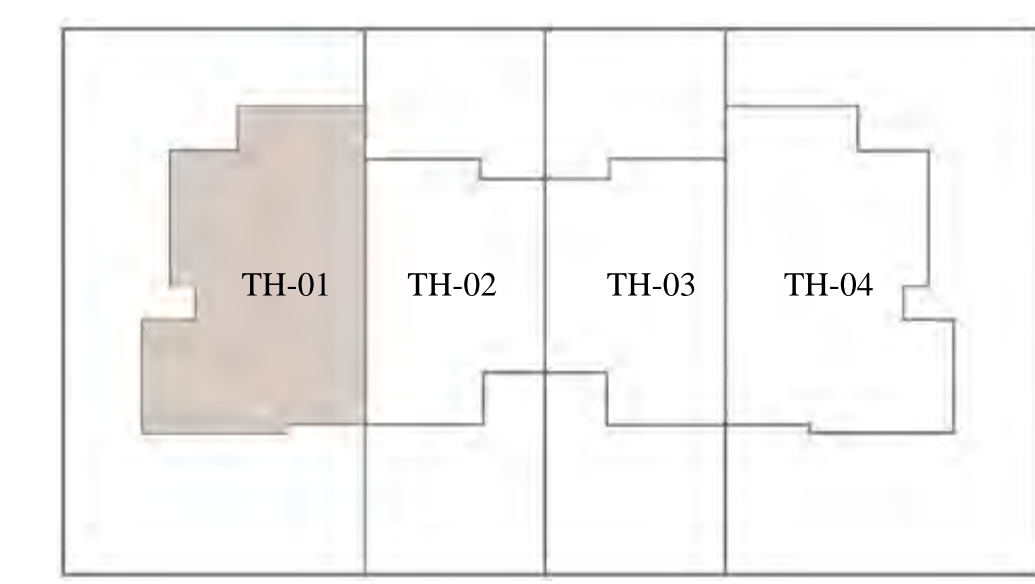
ANYA

ARABIAN RANCHES III

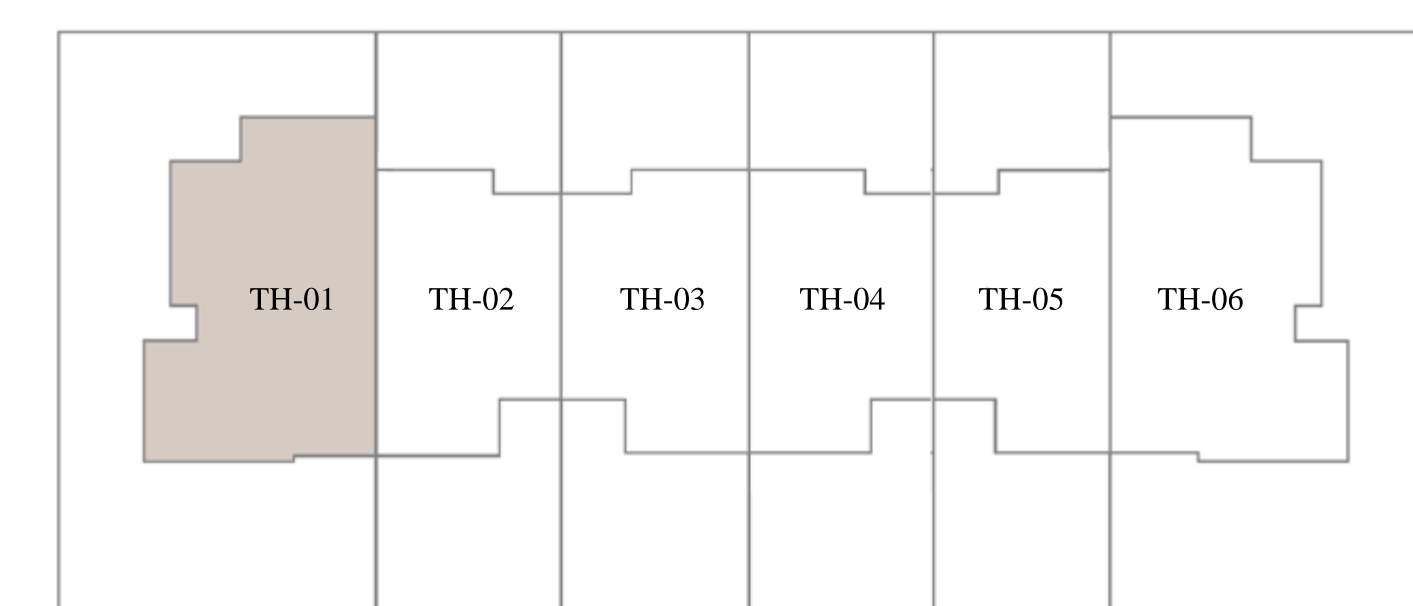
MODERN TOWNHOUSE 4 BEDROOM 1

UNIT	TOTAL AREA	
4PLEX - TH01	2340.61 SQFT	217.45 SQM
6PLEX - TH01	2358.26 SQFT	219.09 SQM
8PLEX - TH01		

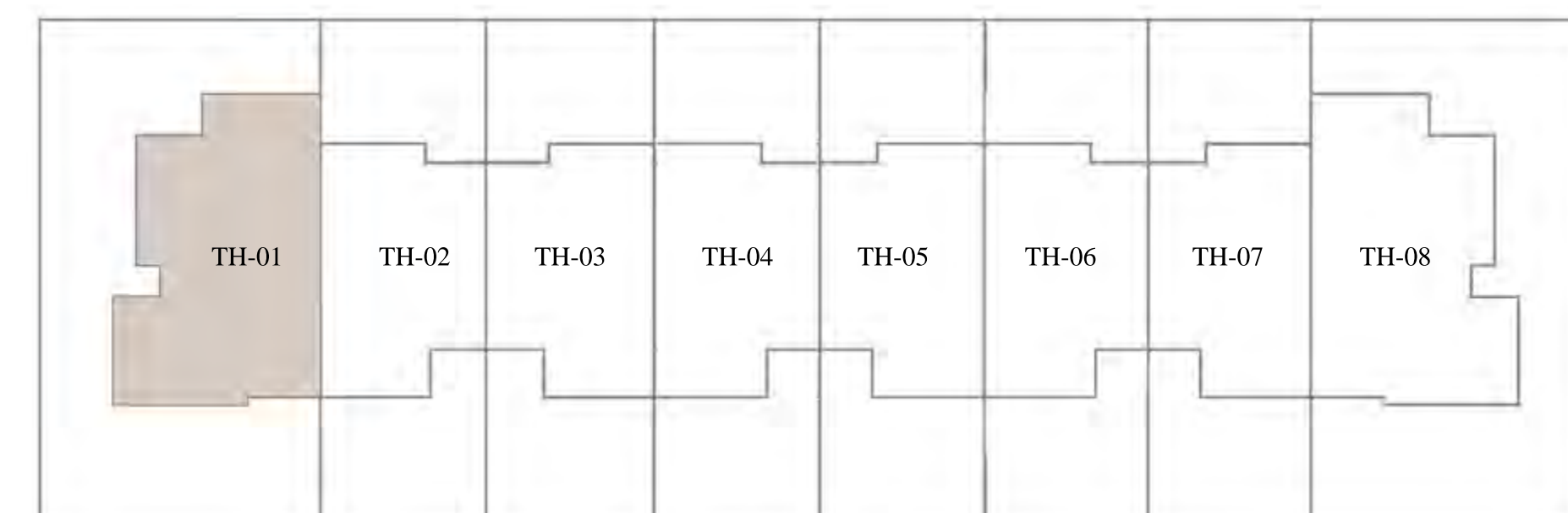
KEY PLAN



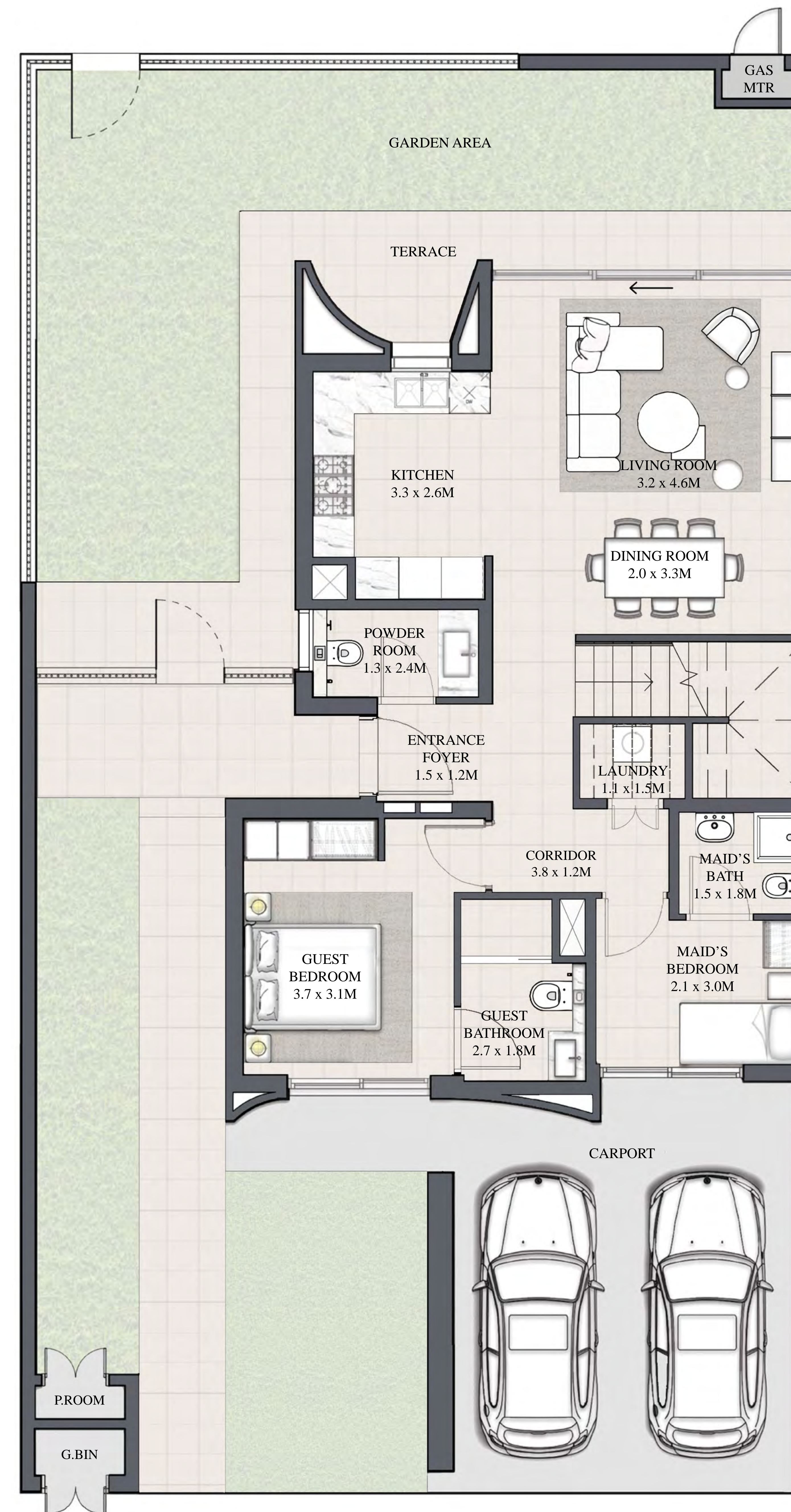
4PLEX - TH01



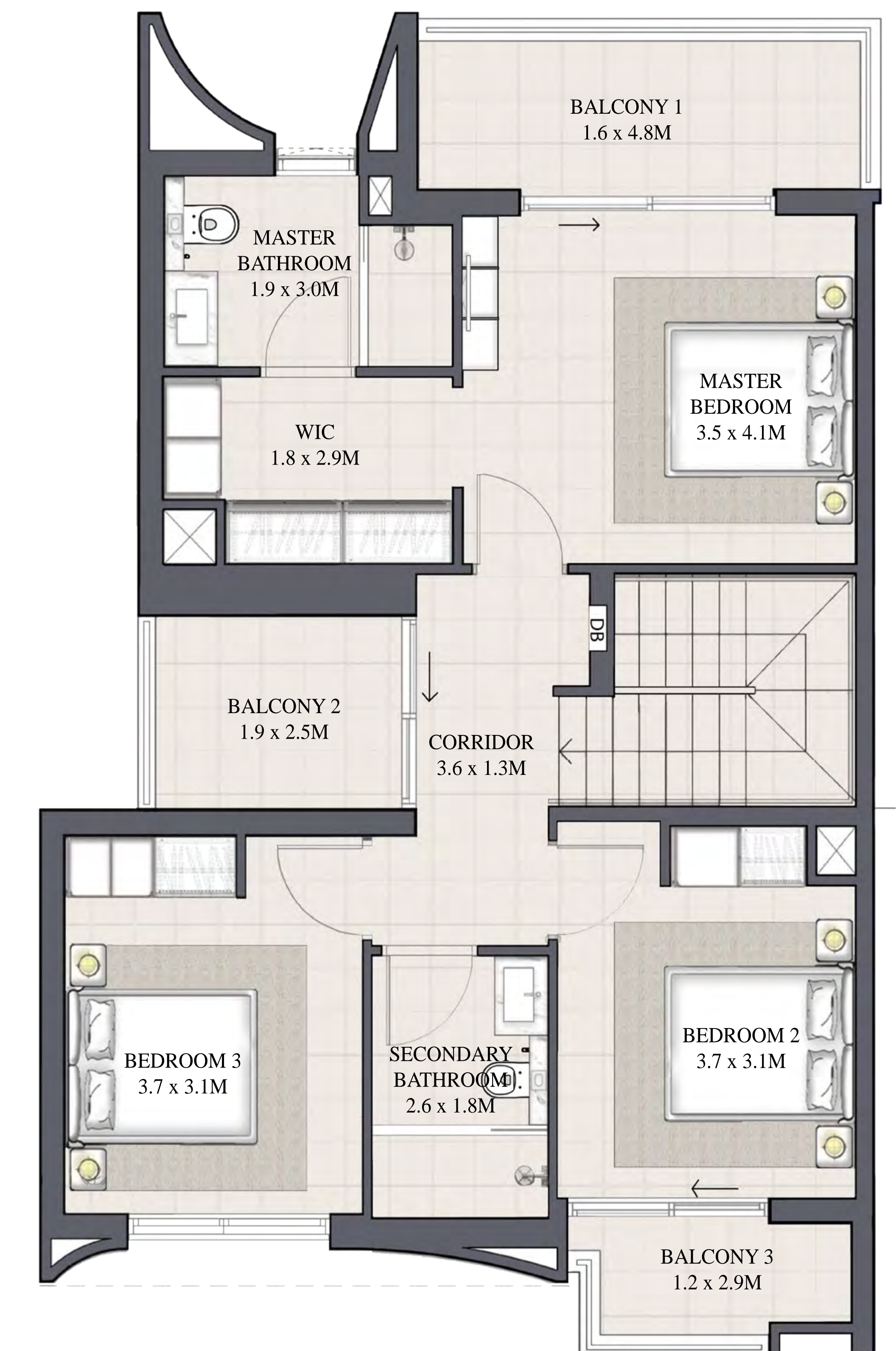
6PLEX - TH01



8PLEX - TH01



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

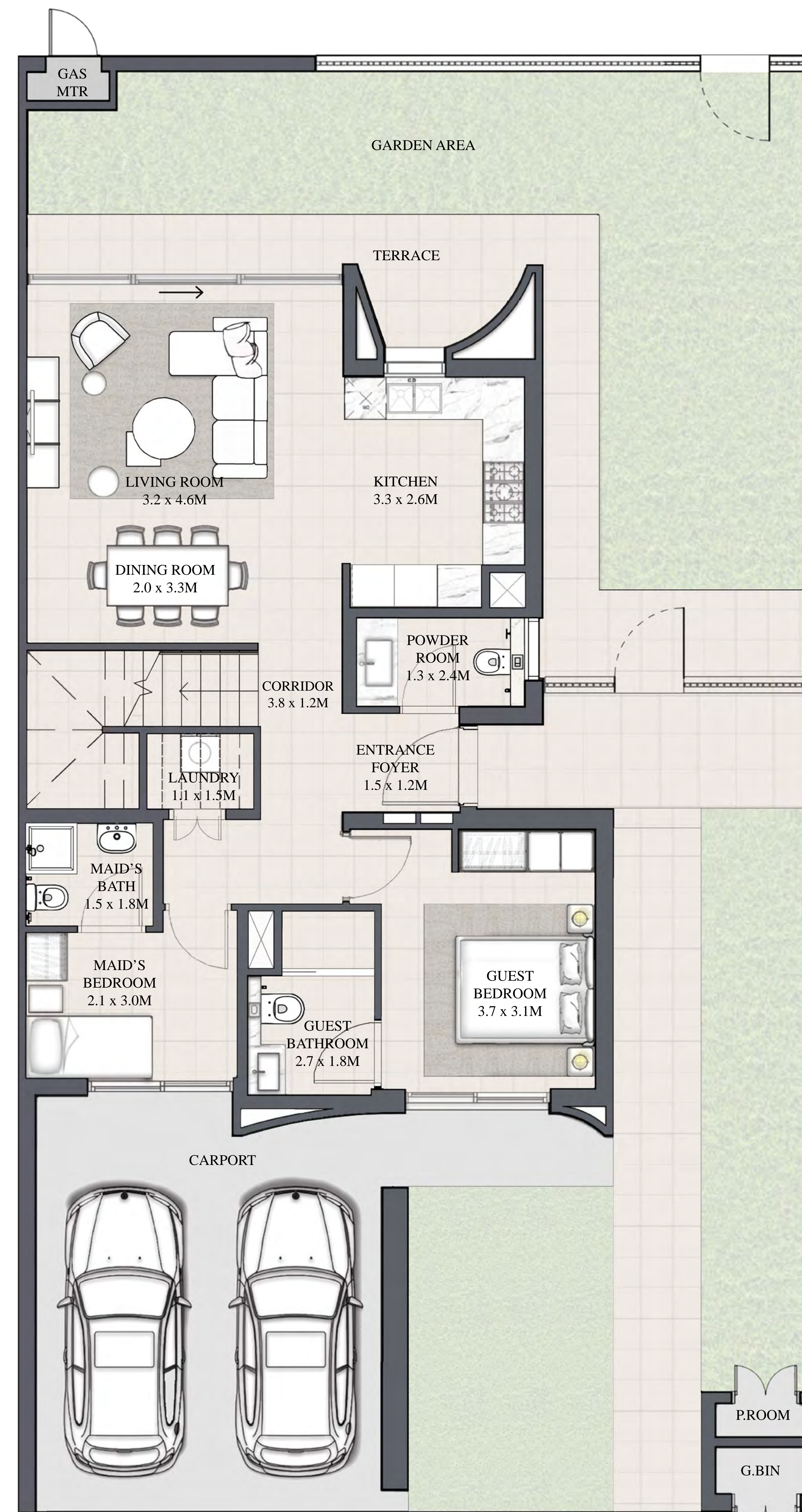
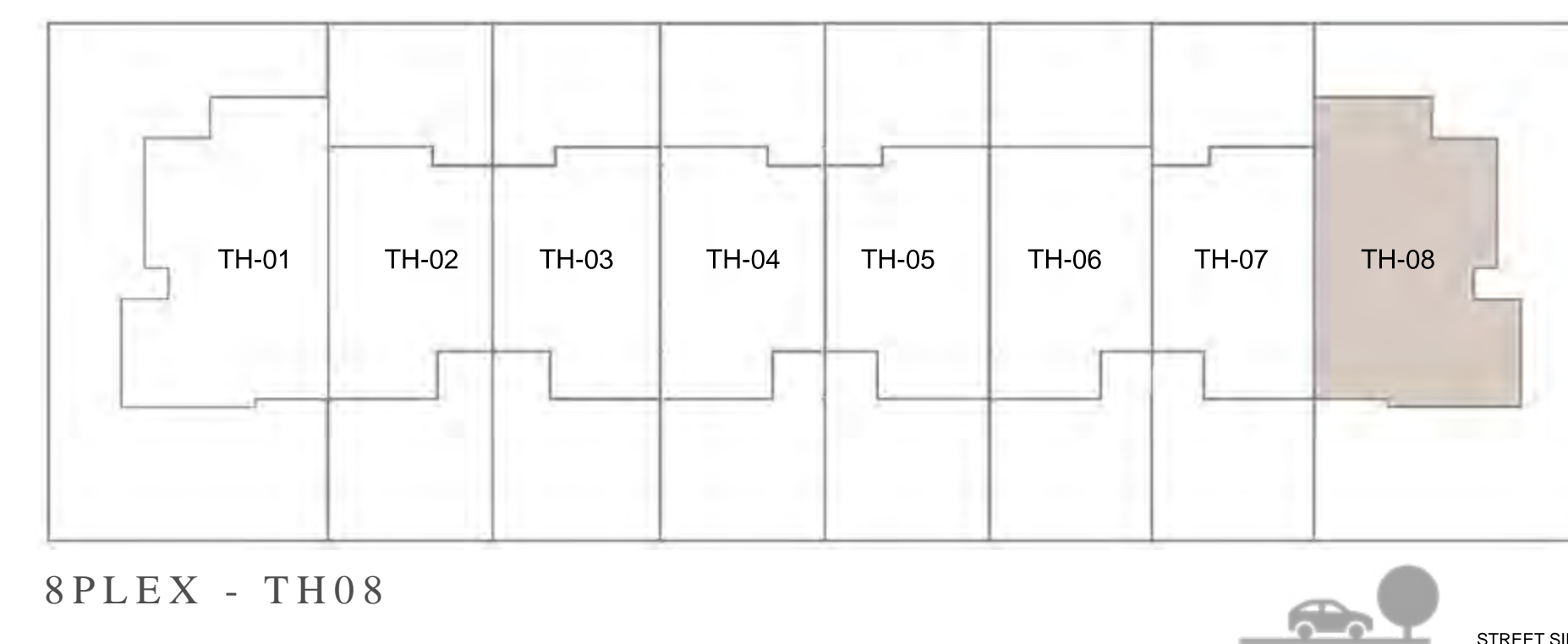
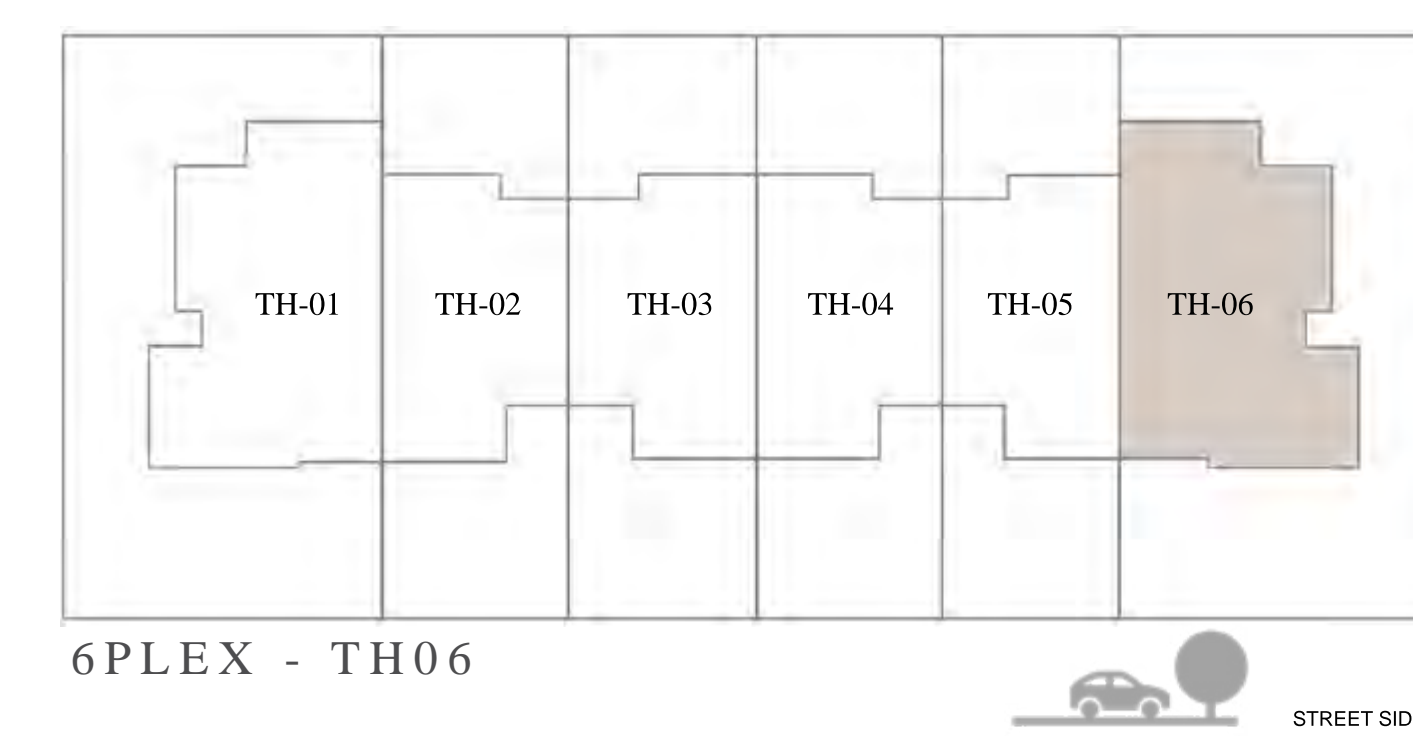
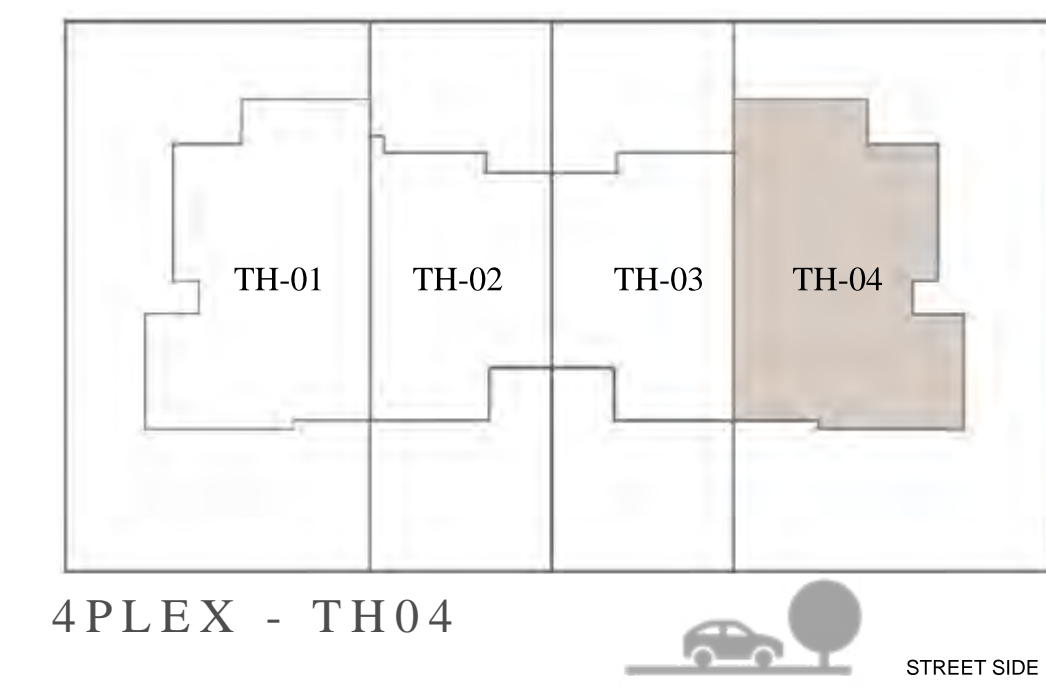
ANYA

ARABIAN RANCHES III

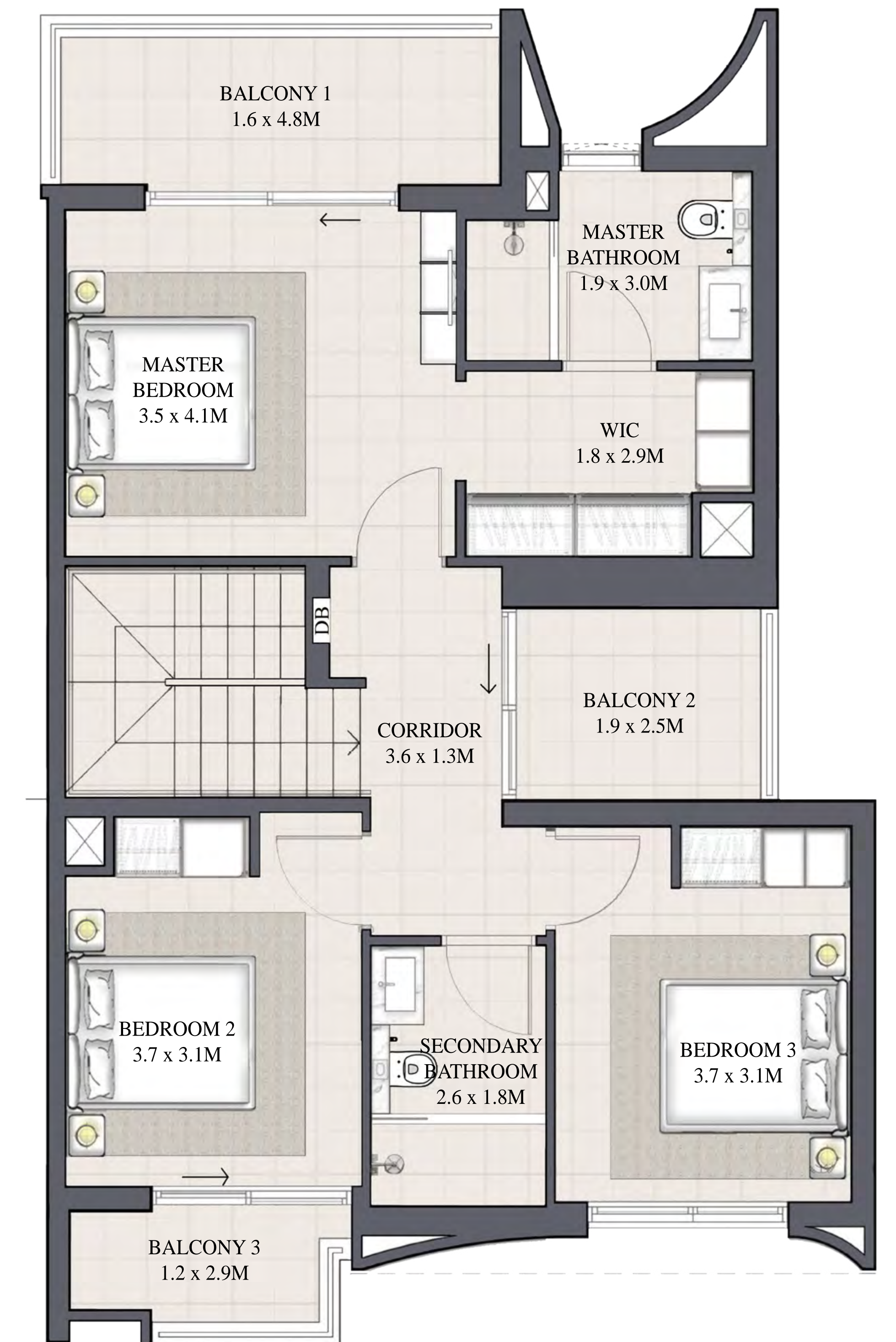
MODERN TOWNHOUSE 4 BEDROOM 1 M MIRRORED

UNIT	TOTAL AREA	
4 PLEX - TH04	2340.61 SQFT	217.45 SQM
6 PLEX - TH06	2358.26 SQFT	219.09 SQM
8 PLEX - TH08		

KEY PLAN



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

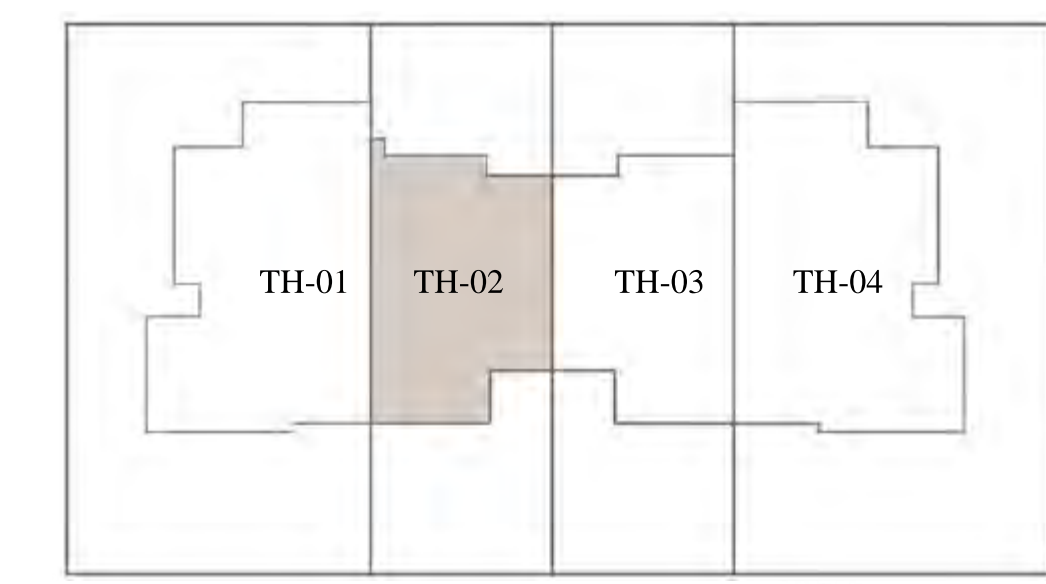
ANYA

ARABIAN RANCHES III

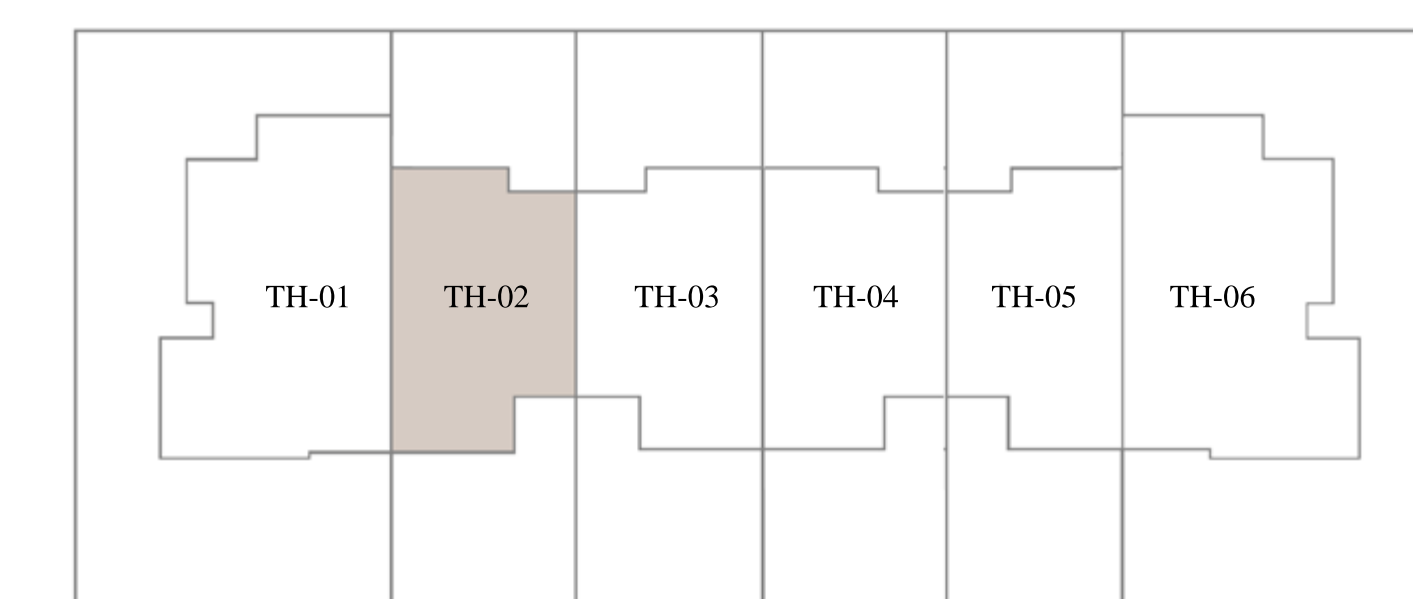
MODERN TOWNHOUSE 3 BEDROOM 1

UNIT	TOTAL AREA	
4 PLEX - TH02	1935.46 SQFT	179.81 SQM
6 PLEX - TH02	1937.18 SQFT	179.97 SQM
8 PLEX - TH02	1935.46 SQFT	179.81 SQM

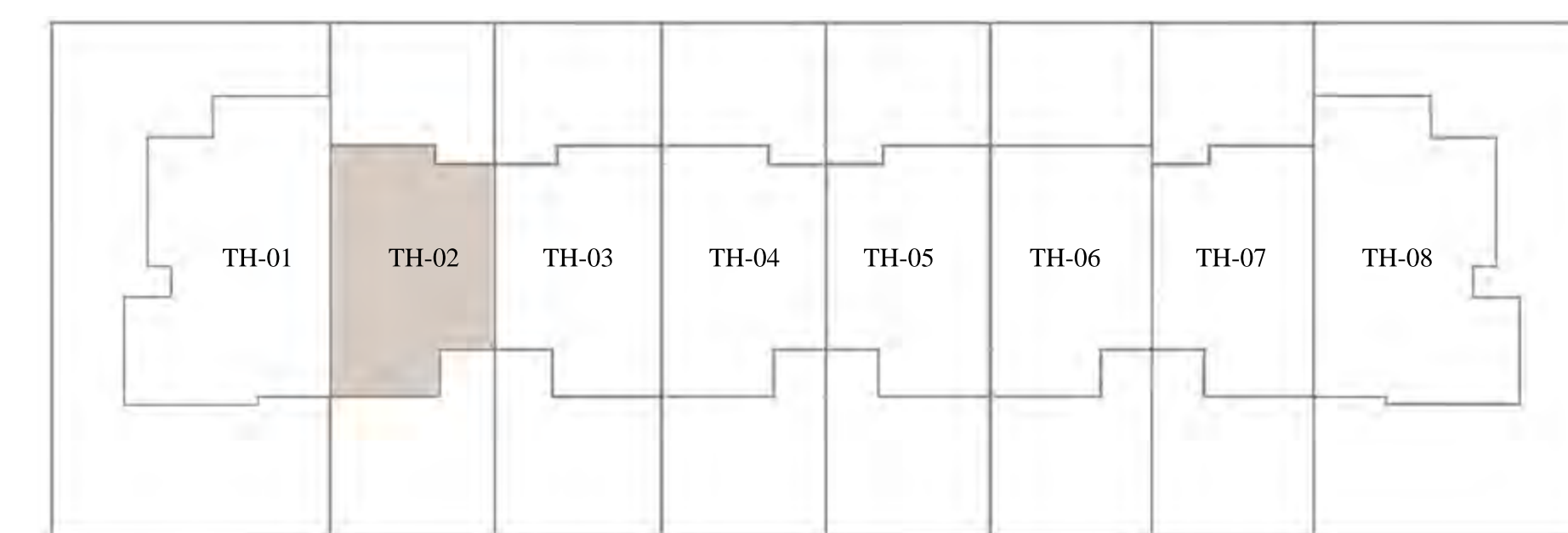
KEY PLAN



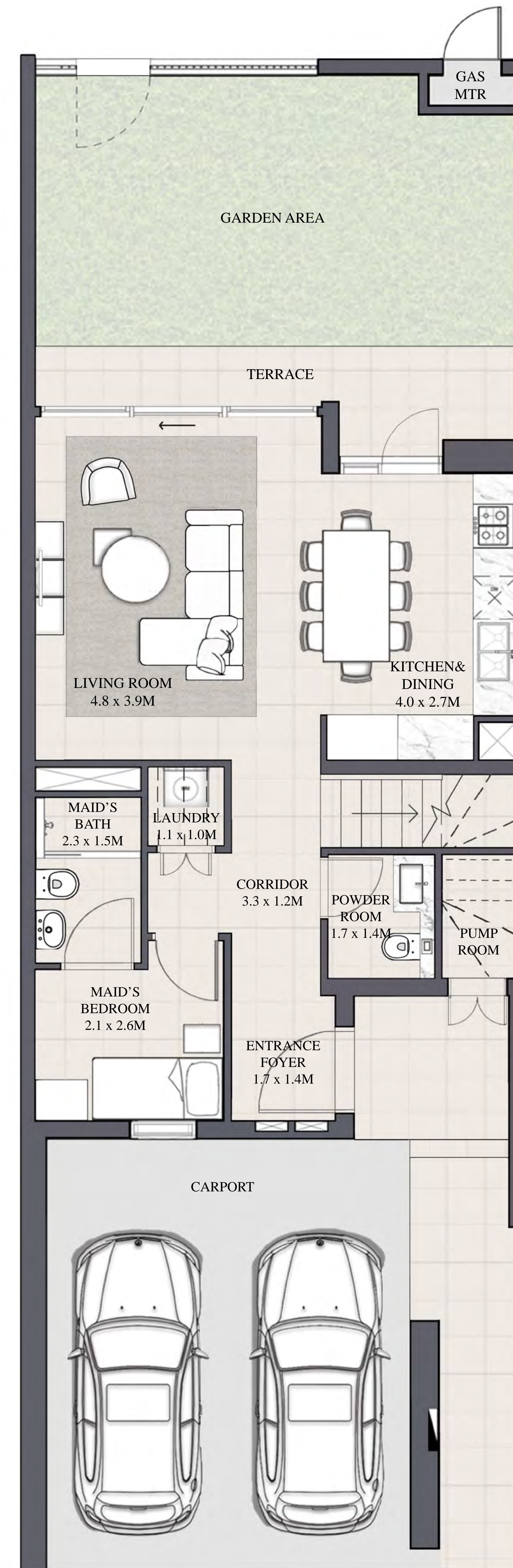
4 PLEX - TH02



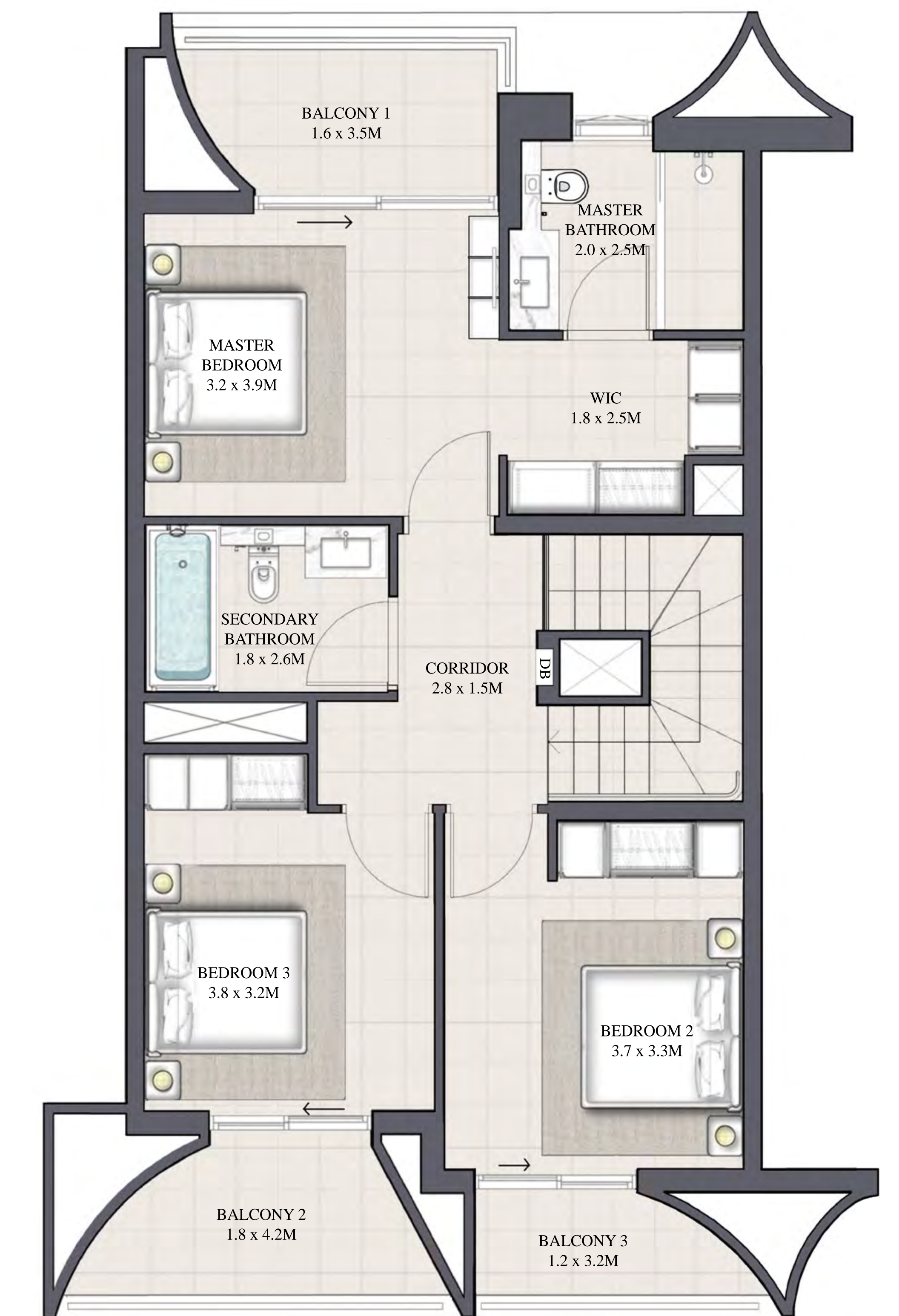
6 PLEX - TH02



8 PLEX - TH02



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

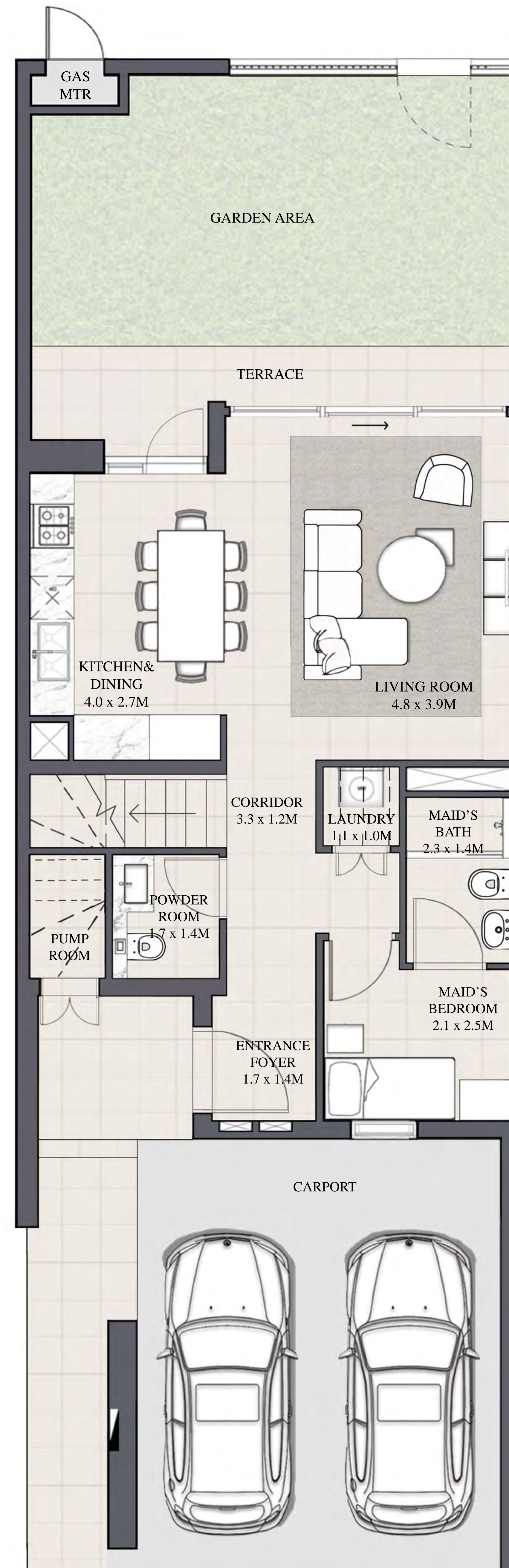
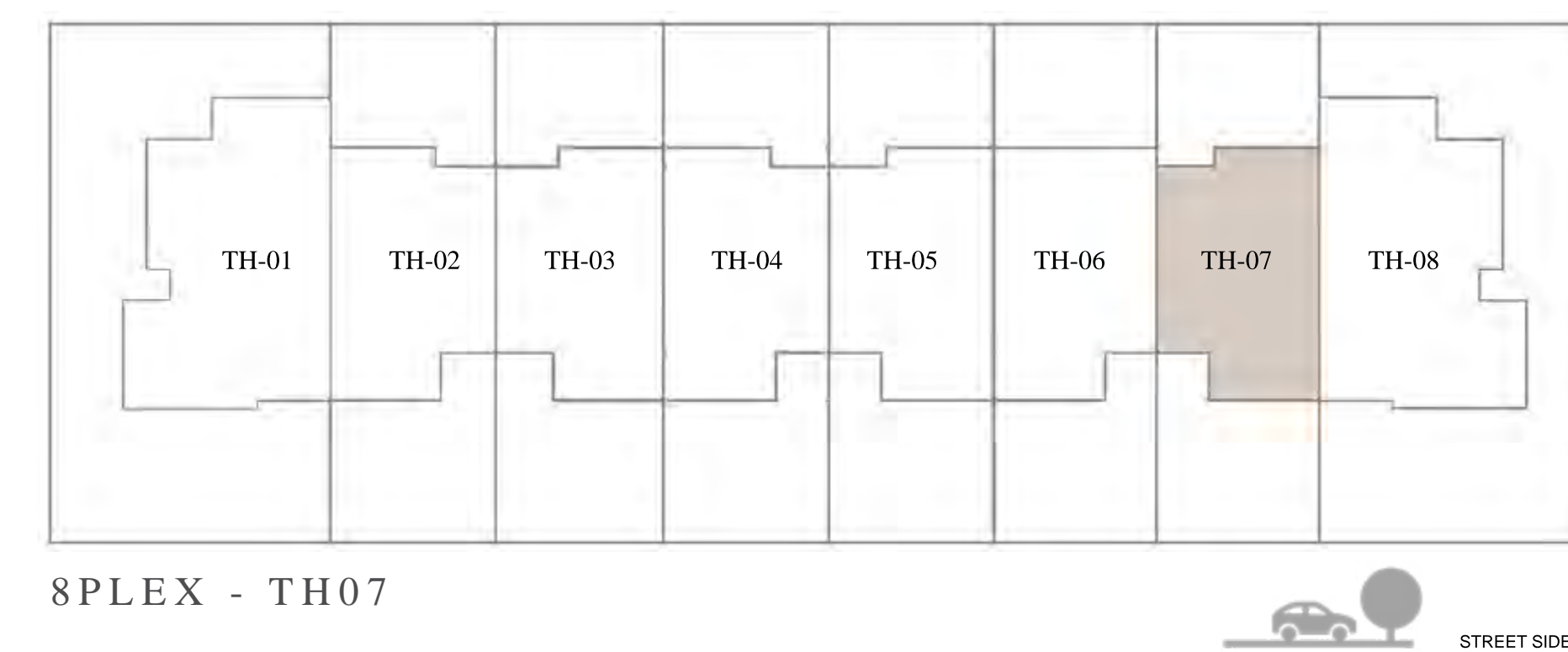
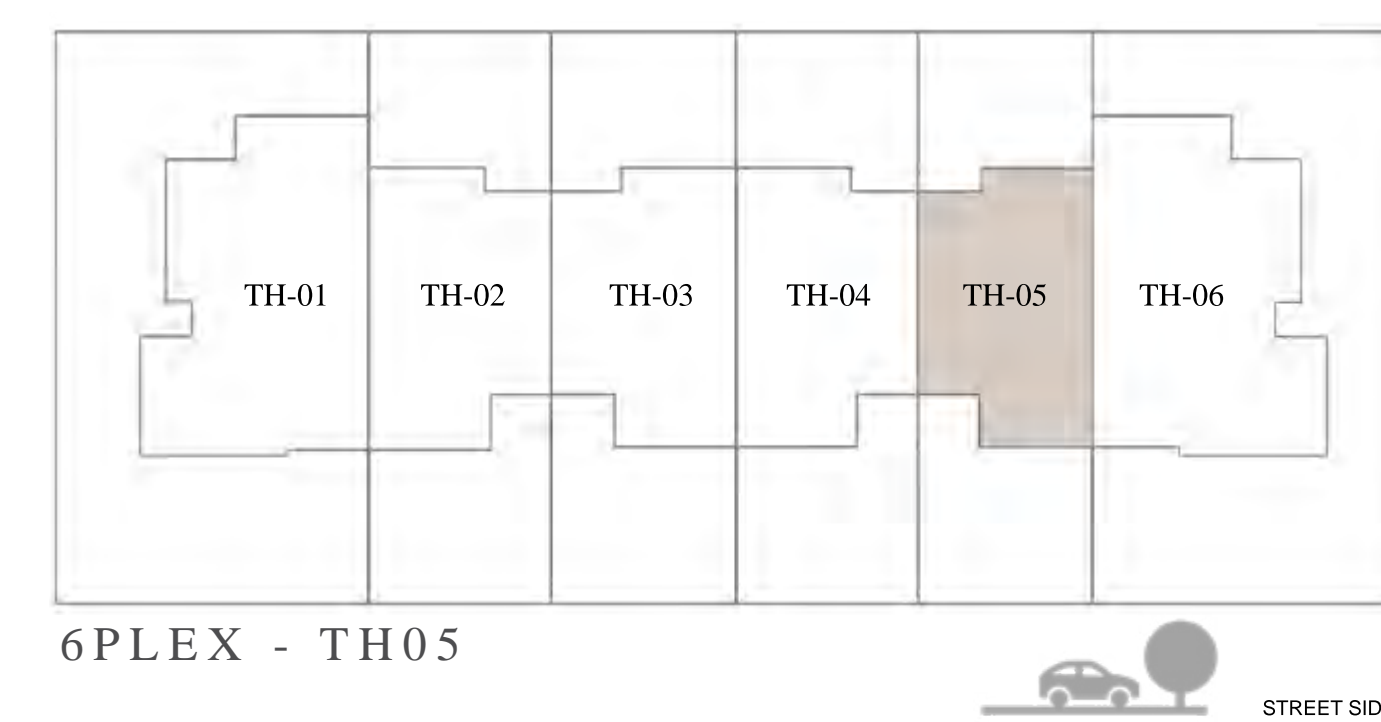
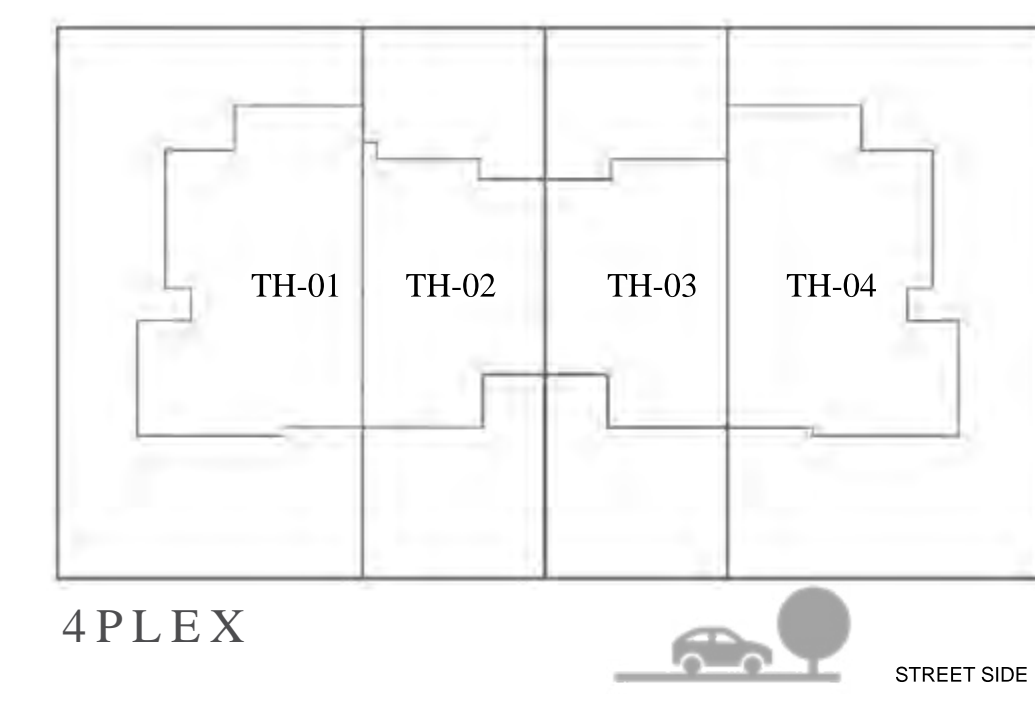
ANYA

ARABIAN RANCHES III

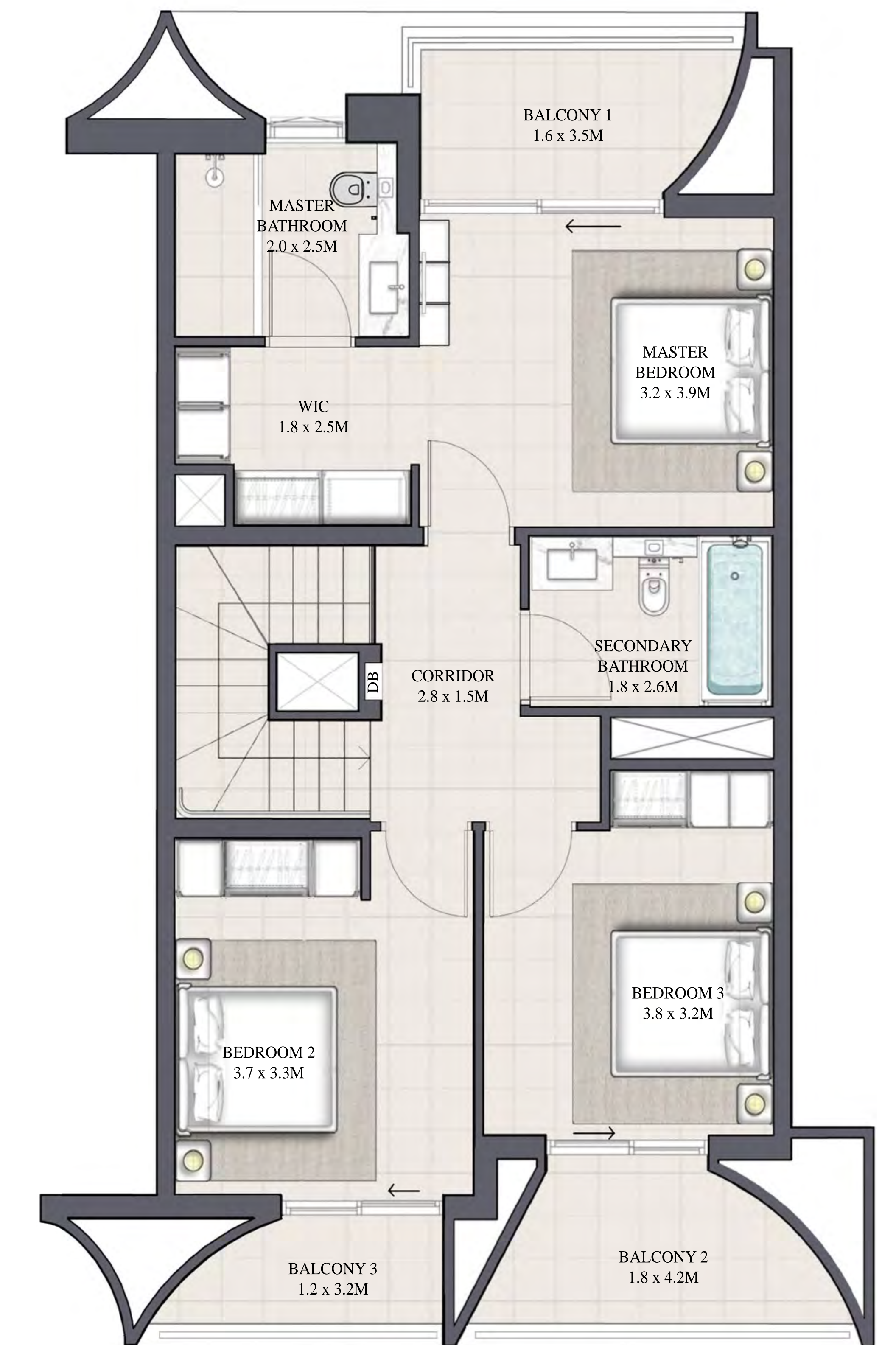
MODERN TOWNHOUSE 3 BEDROOM 1 M MIRRORED

UNIT	TOTAL AREA	
6 PLEX - TH05	1937.18 SQFT	179.97 SQM
8 PLEX - TH07	1935.46 SQFT	179.81 SQM

KEY PLAN



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

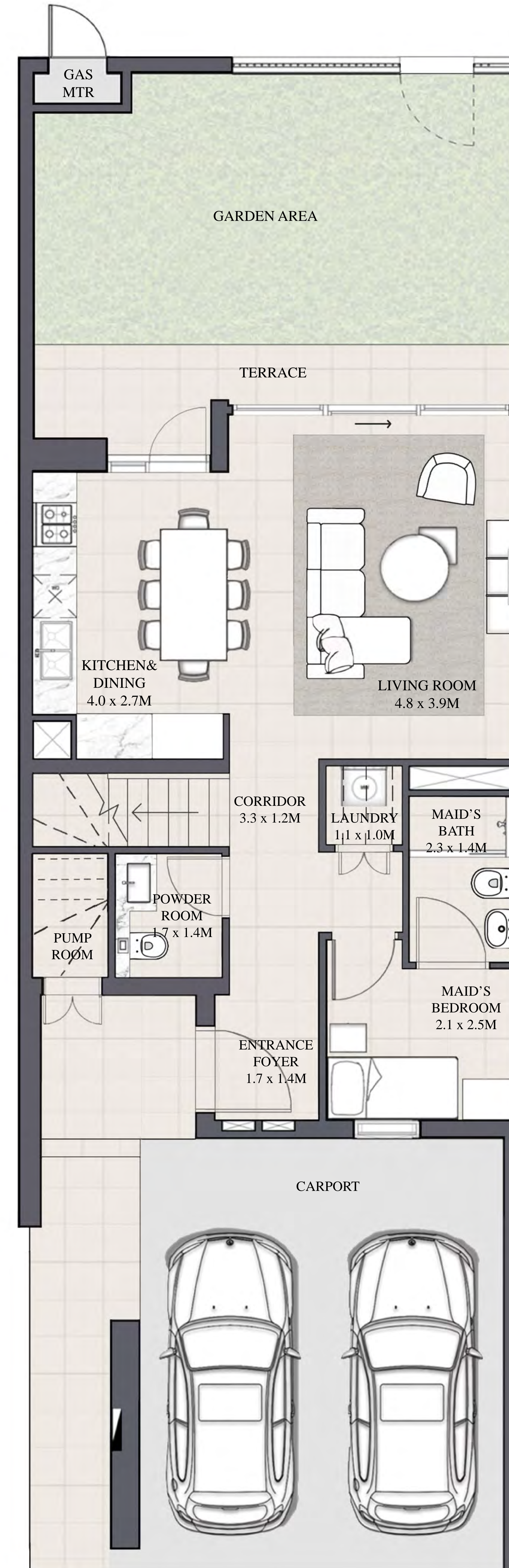
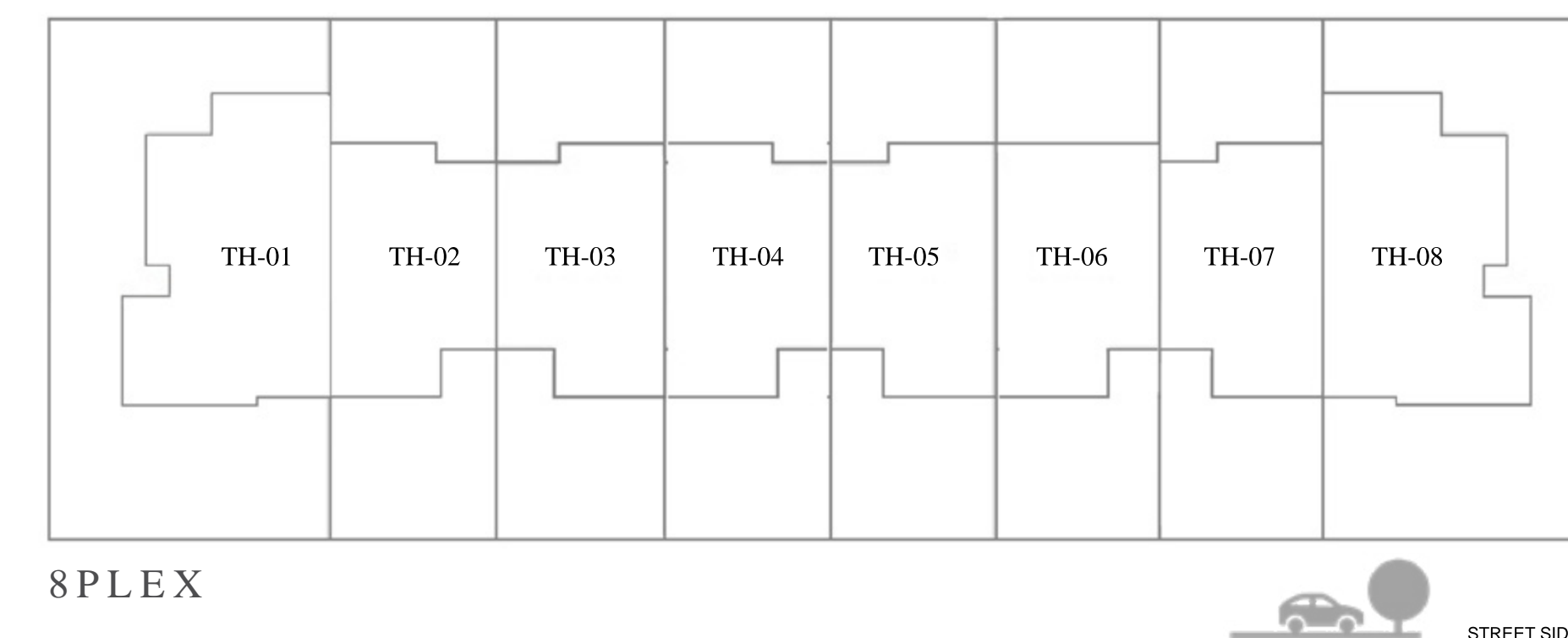
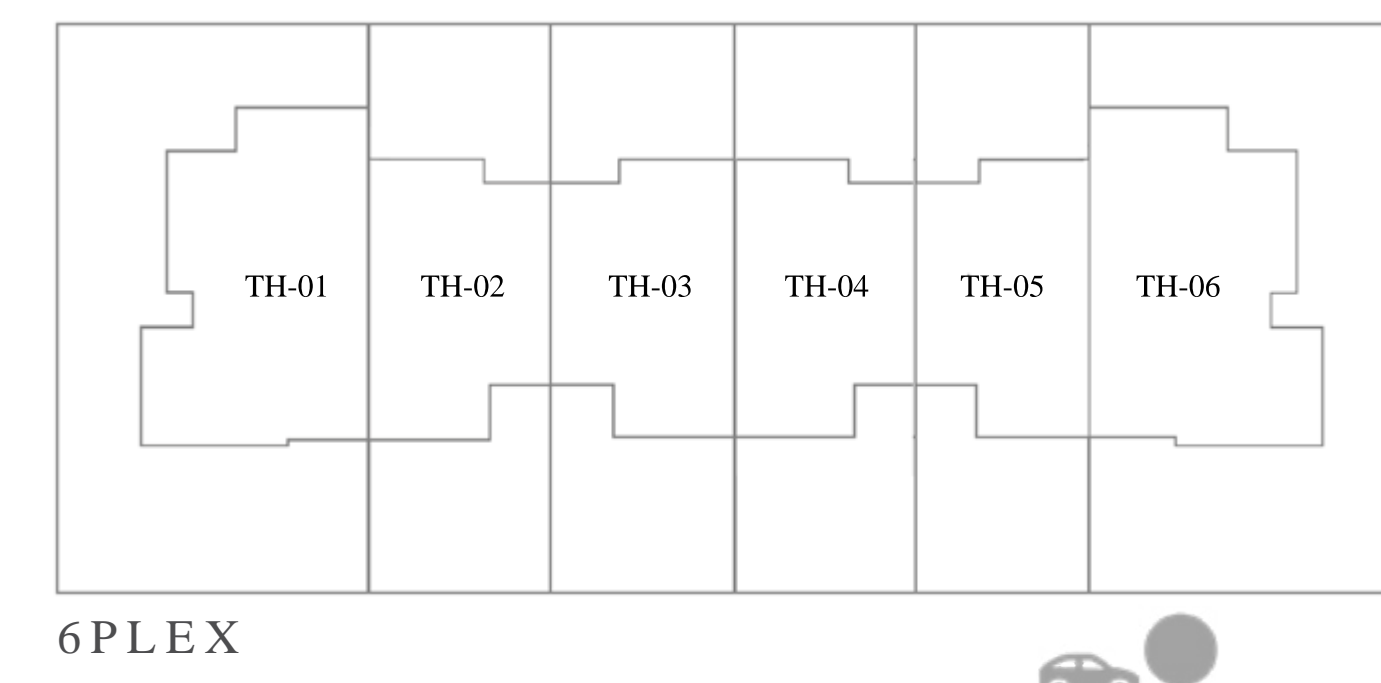
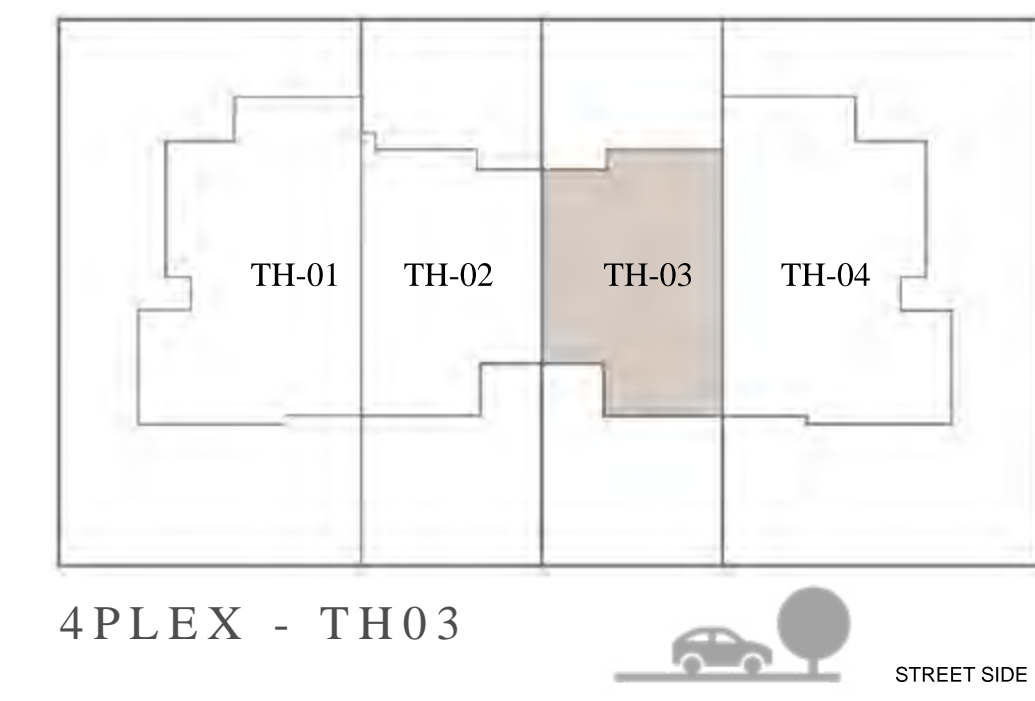
ANYA

ARABIAN RANCHES III

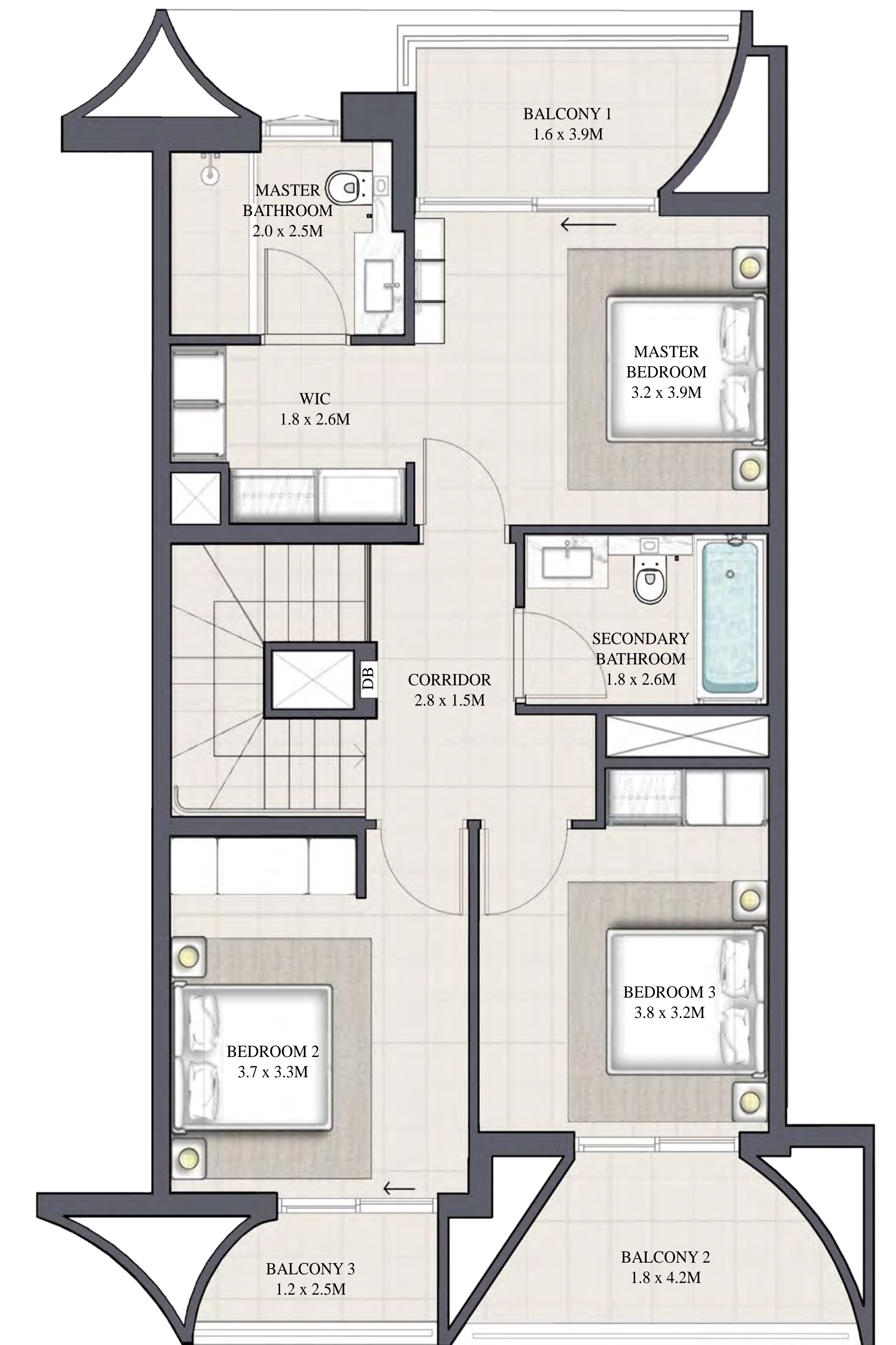
MODERN TOWNHOUSE 3 BEDROOM 2

UNIT	TOTAL AREA	
4PLEX - TH03	1930.07 SQFT	179.31 SQM

KEY PLAN



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

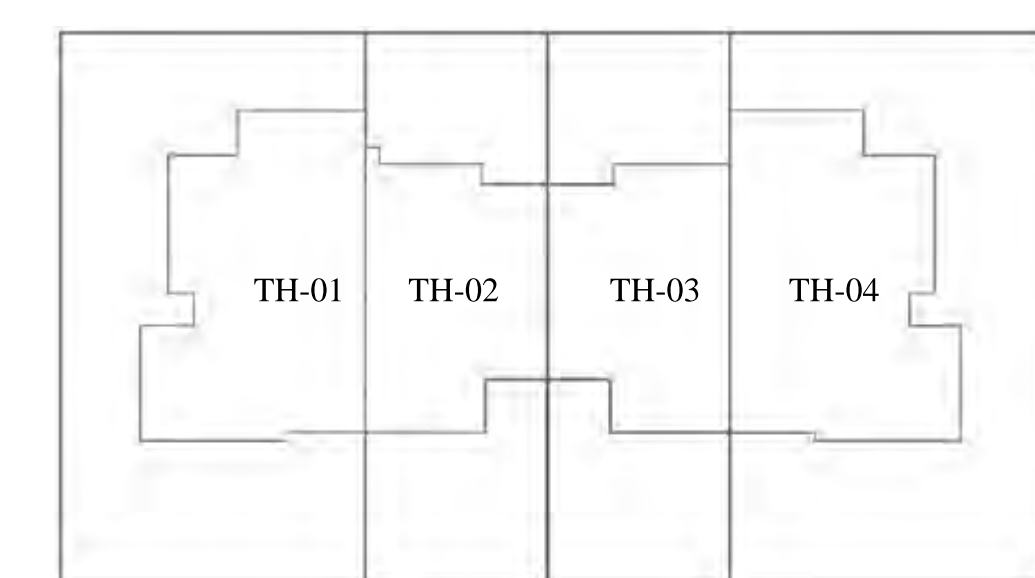
ANYA

ARABIAN RANCHES III

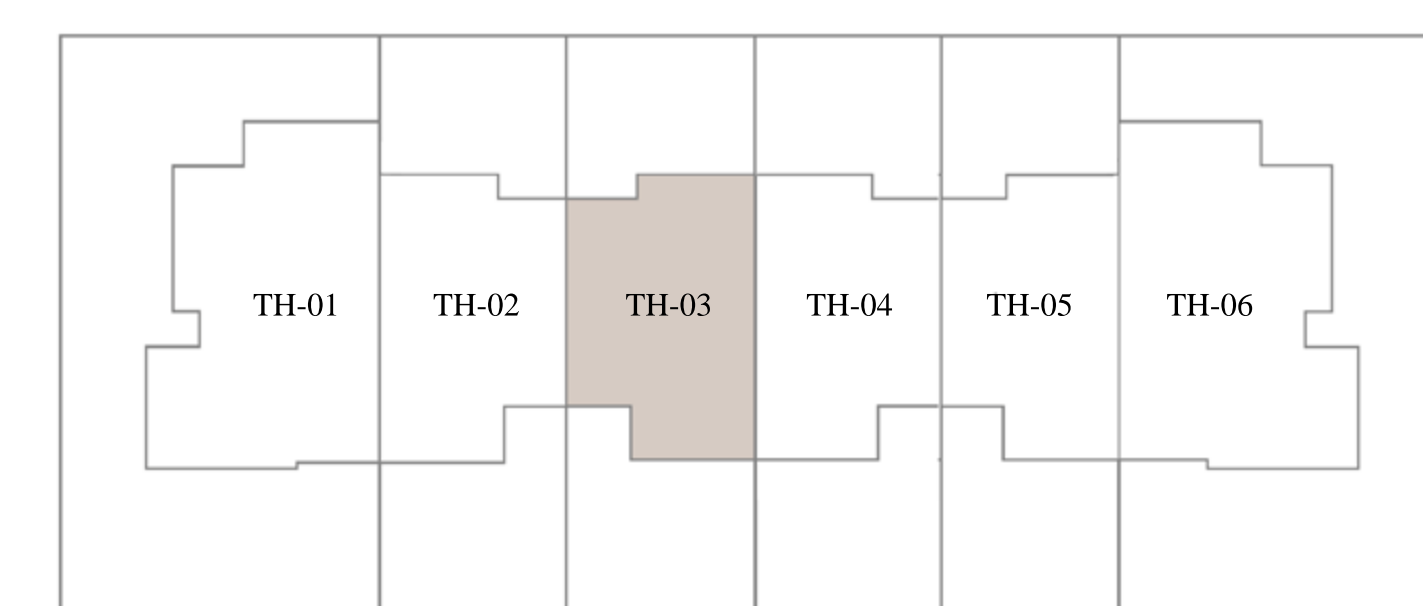
MODERN TOWNHOUSE 3 BEDROOM 3

UNIT	TOTAL AREA	
6 PLEX - TH03	1912.53 SQFT	177.68 SQM

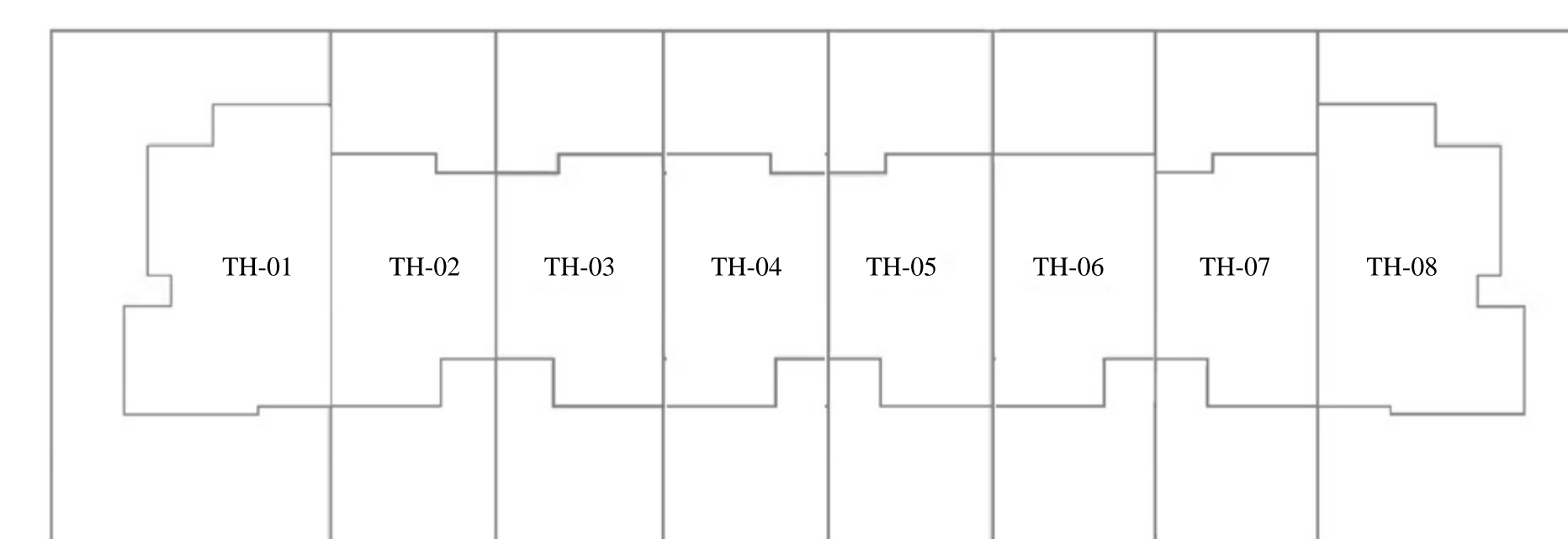
KEY PLAN



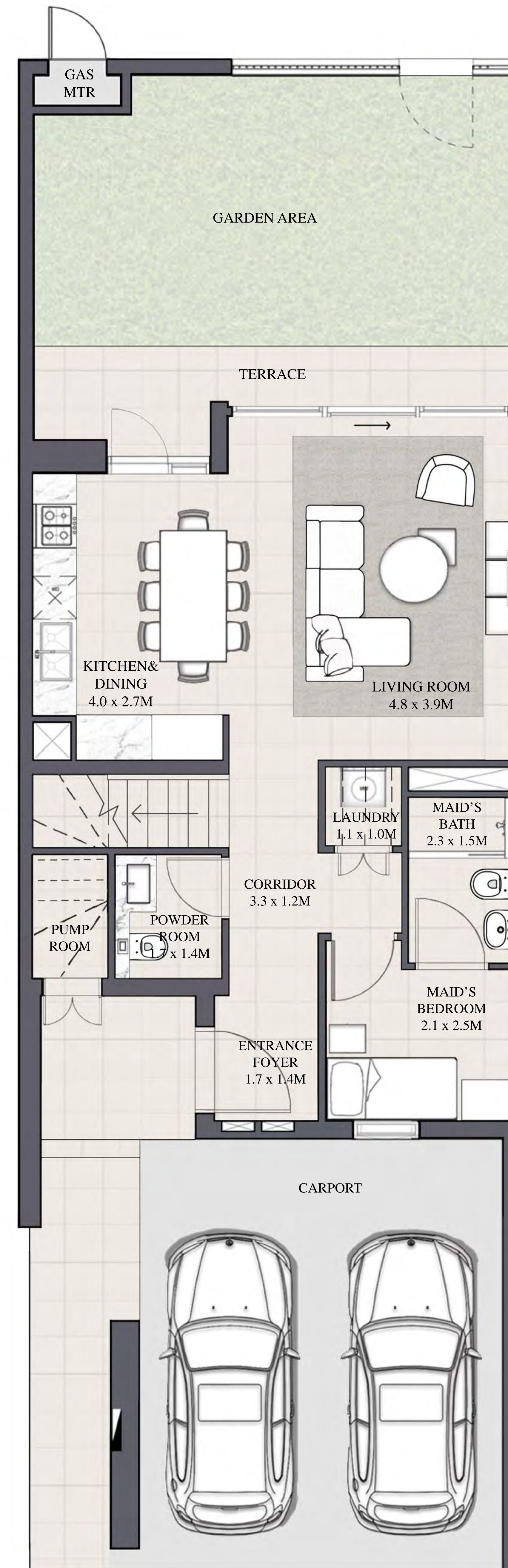
4 PLEX



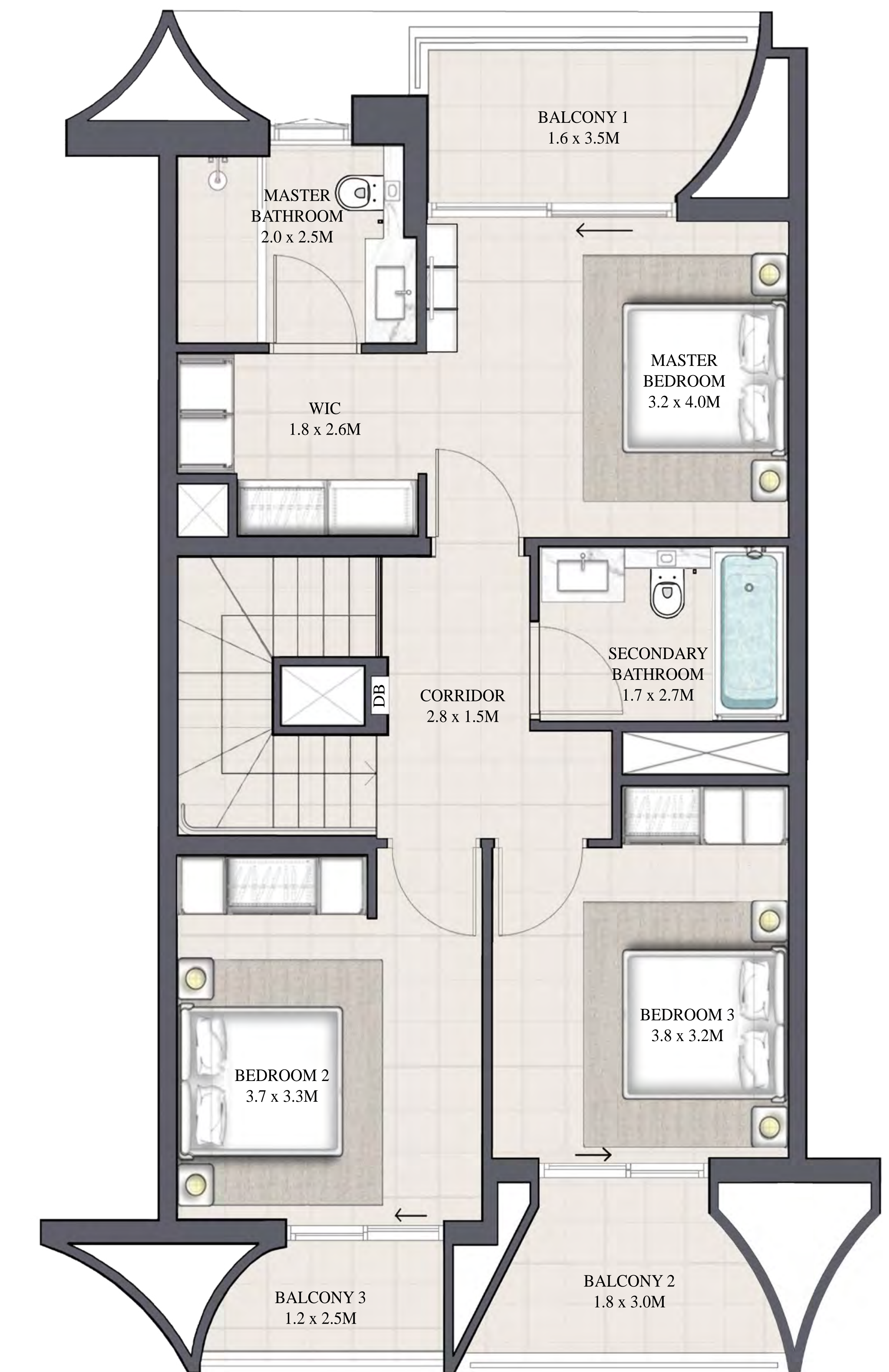
6 PLEX - TH03



8 PLEX



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

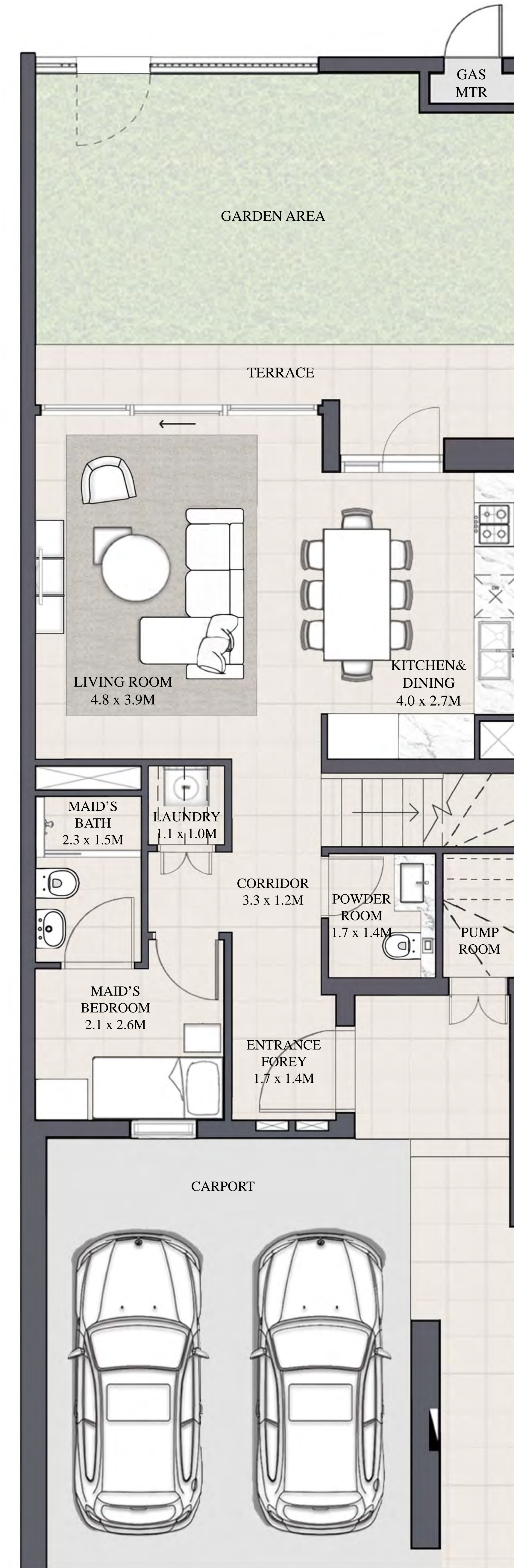
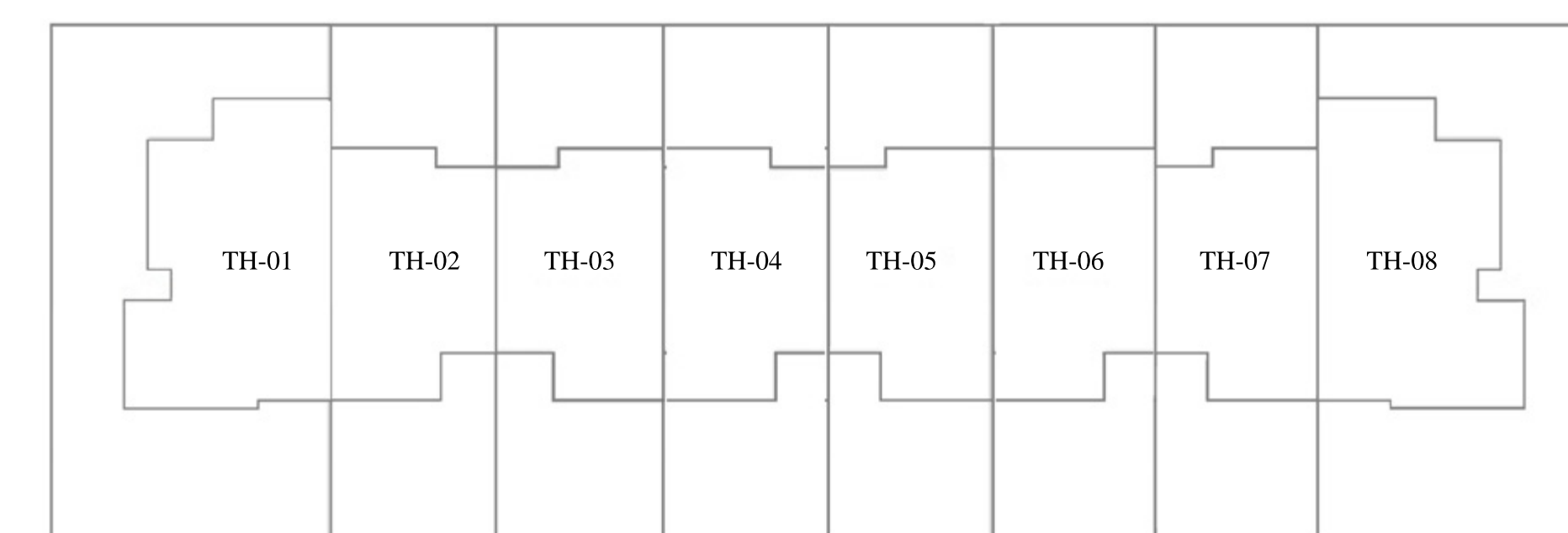
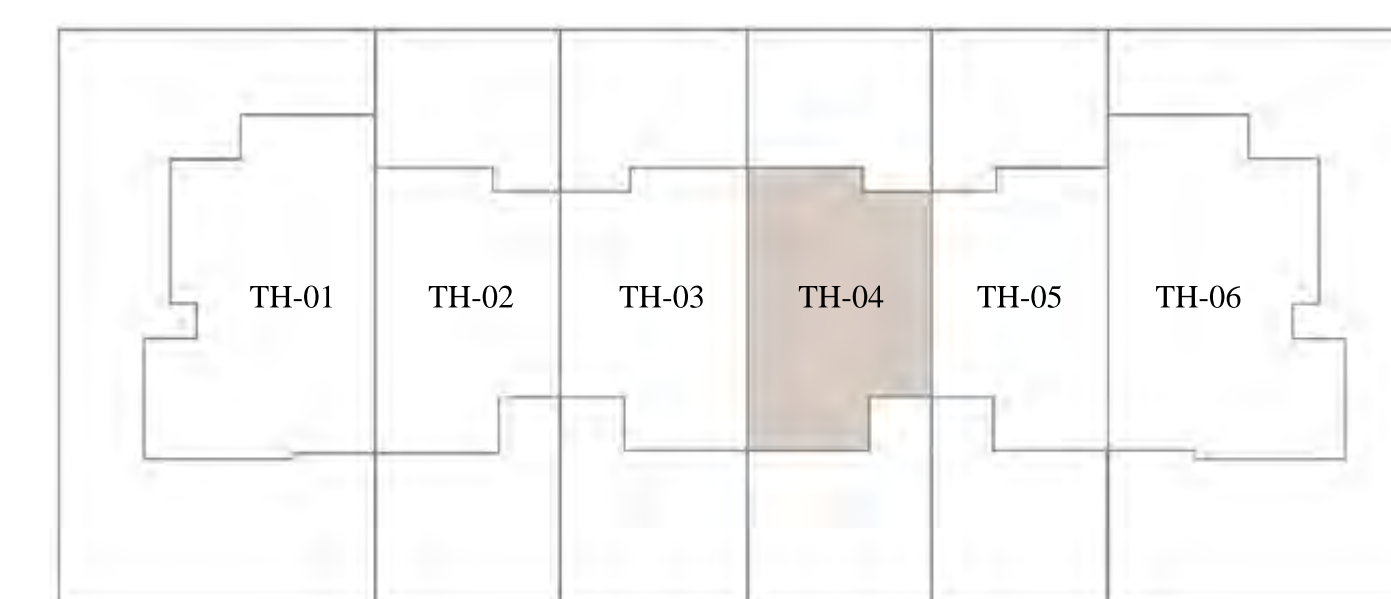
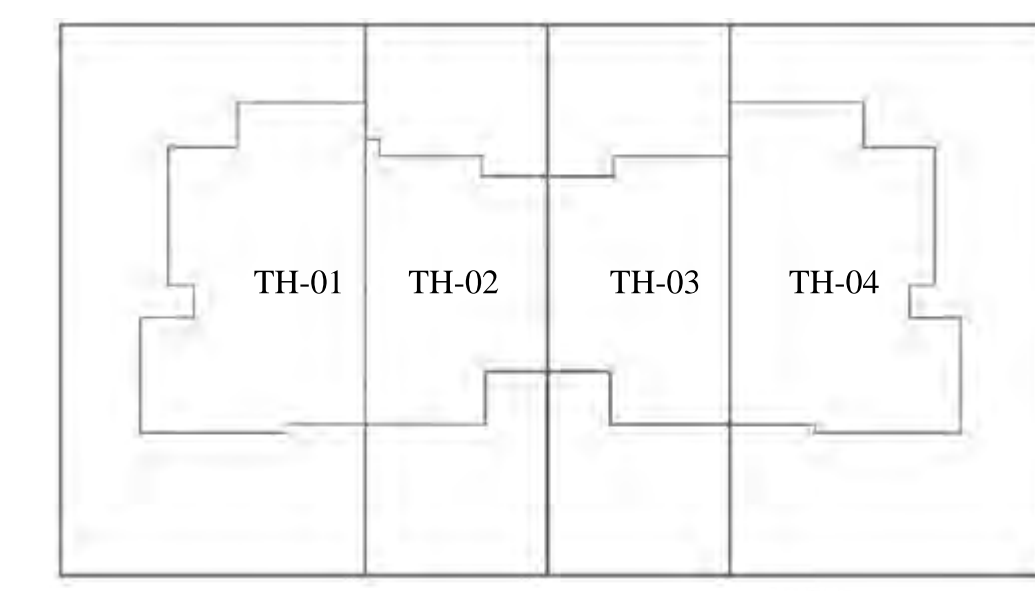
ANYA

ARABIAN RANCHES III

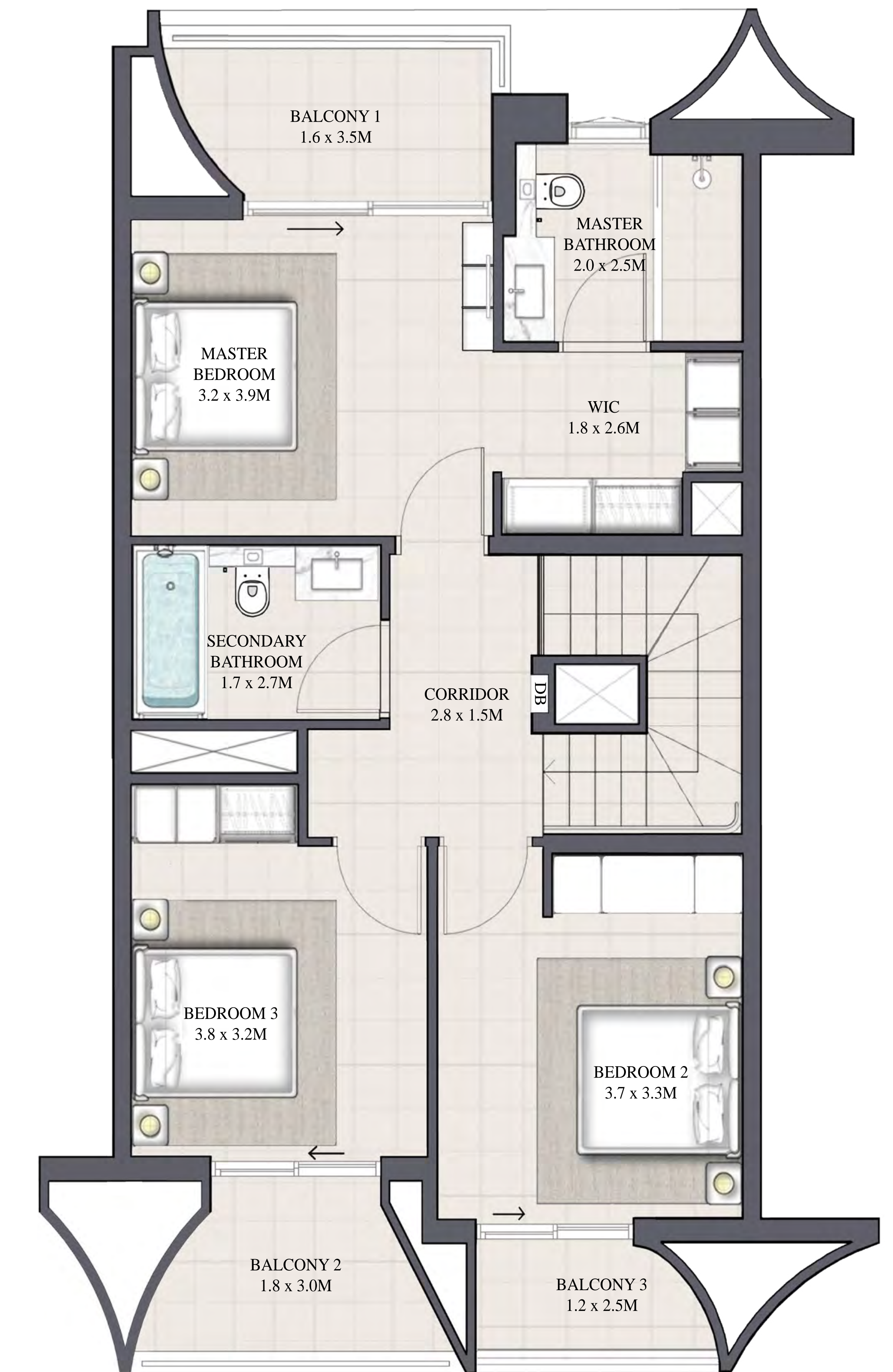
MODERN TOWNHOUSE 3 BEDROOM 3 M MIRRORED

UNIT	TOTAL AREA	
6PLEX - TH04	1912.10 SQFT	177.64 SQM

KEY PLAN



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

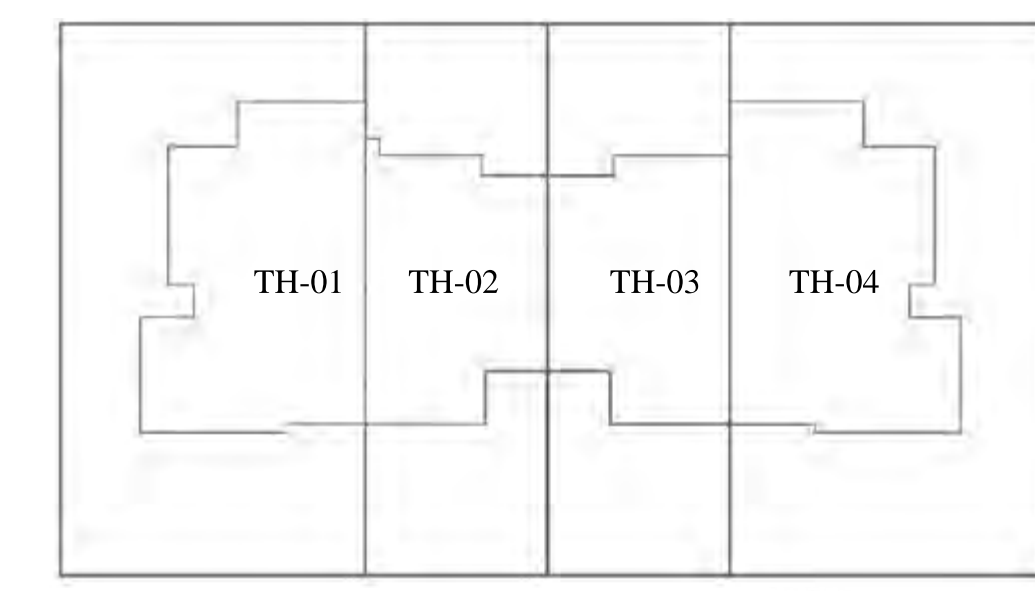
ANYA

ARABIAN RANCHES III

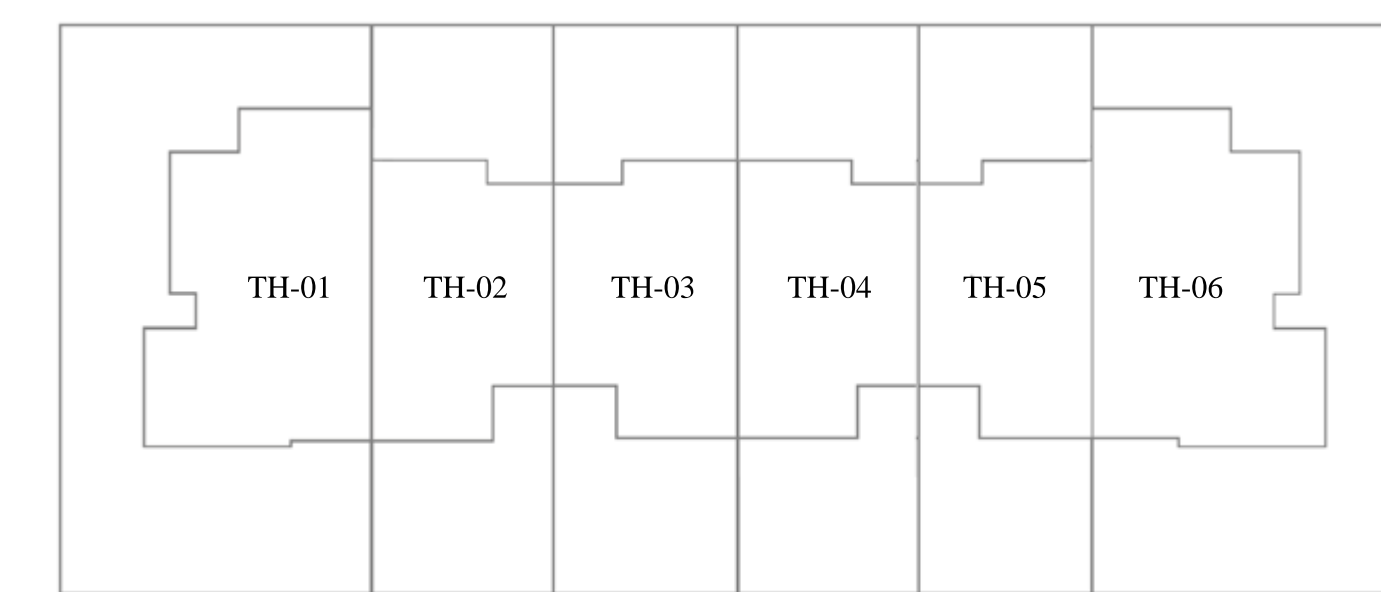
MODERN TOWNHOUSE 3 BEDROOM 4

UNIT	TOTAL AREA	
8PLEX - TH03	1912.53 SQFT	177.68 SQM

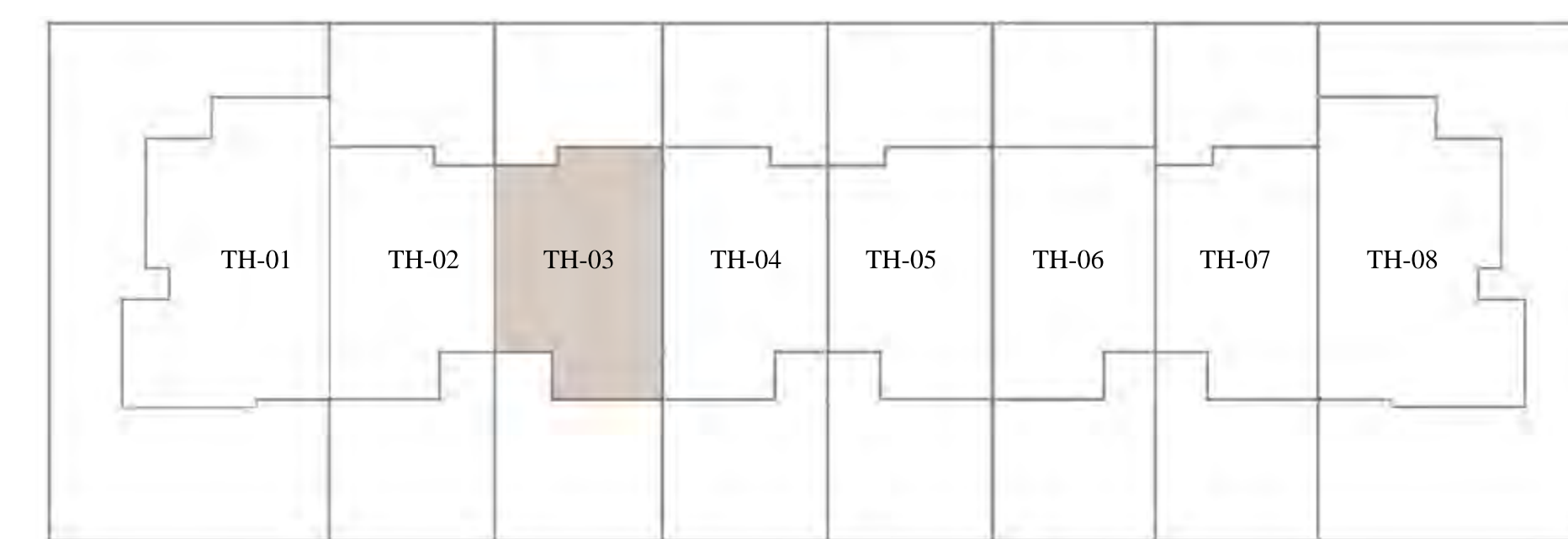
KEY PLAN



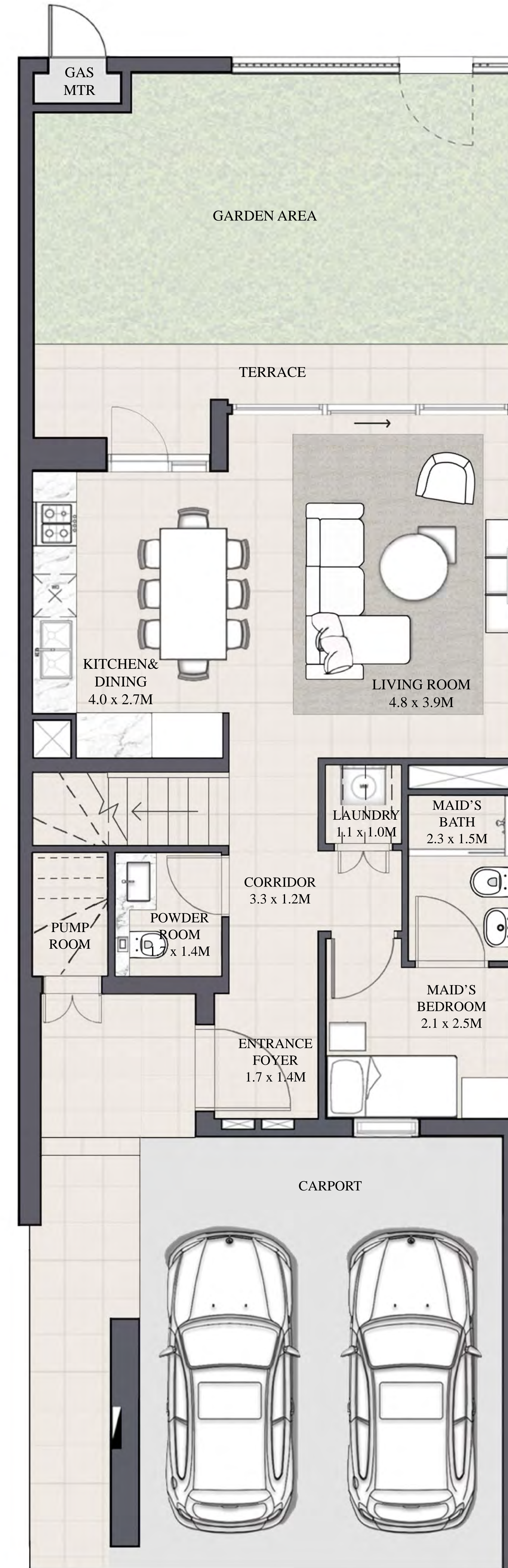
4 PLEX



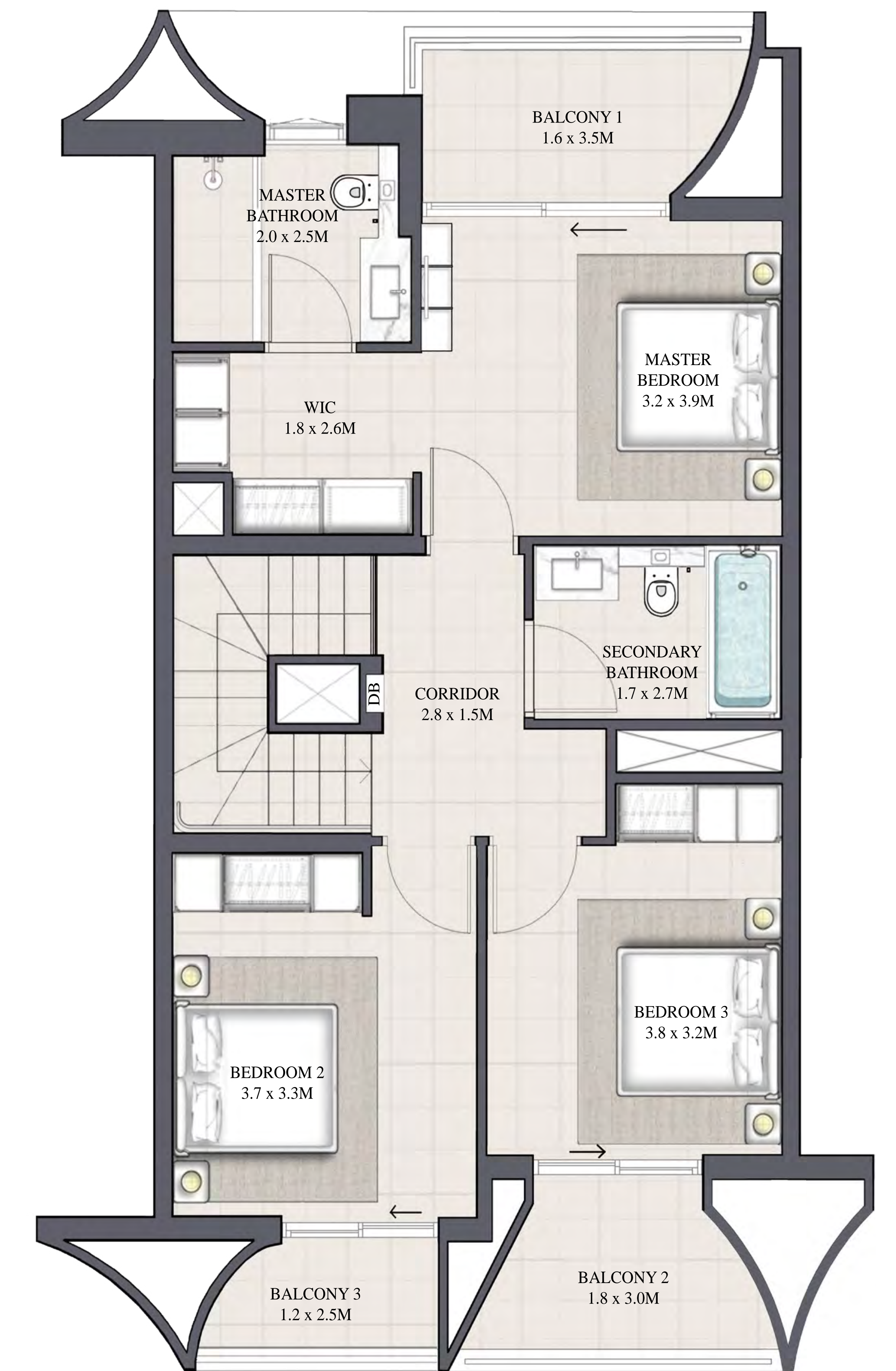
6 PLEX



8 PLEX - TH03



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

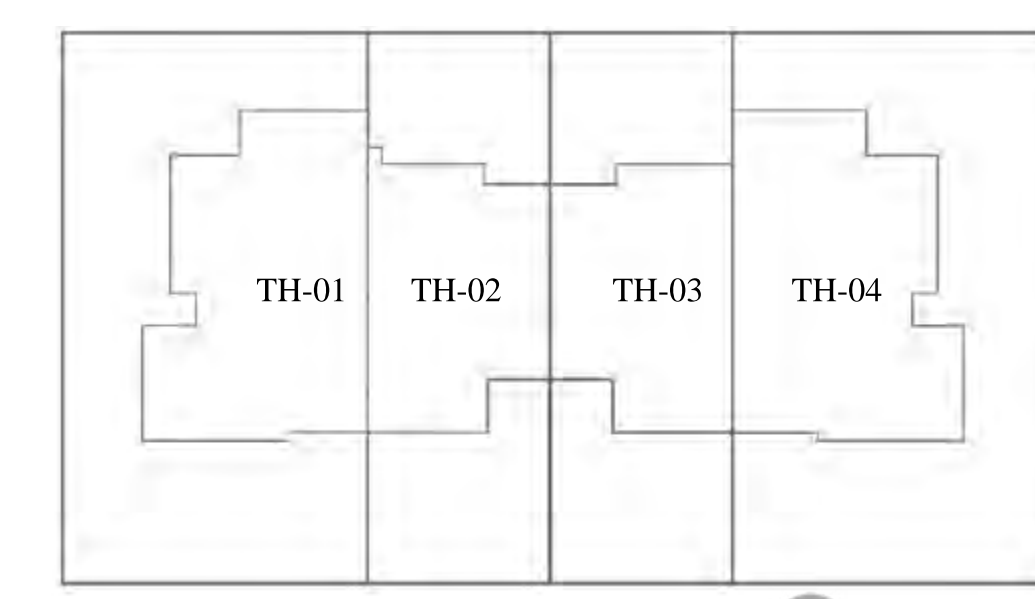
ANYA

ARABIAN RANCHES III

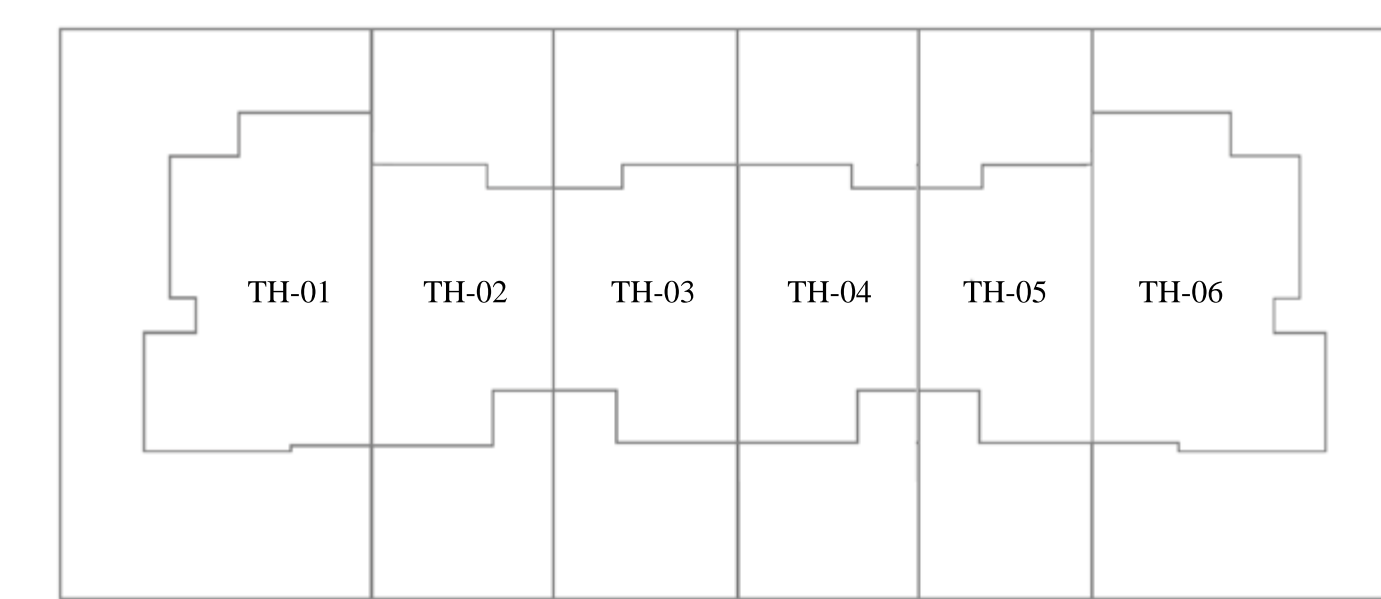
MODERN TOWNHOUSE 3 BEDROOM 4 M MIRRORED

UNIT	TOTAL AREA	
8PLEX - TH06	1912.53 SQFT	177.68 SQM

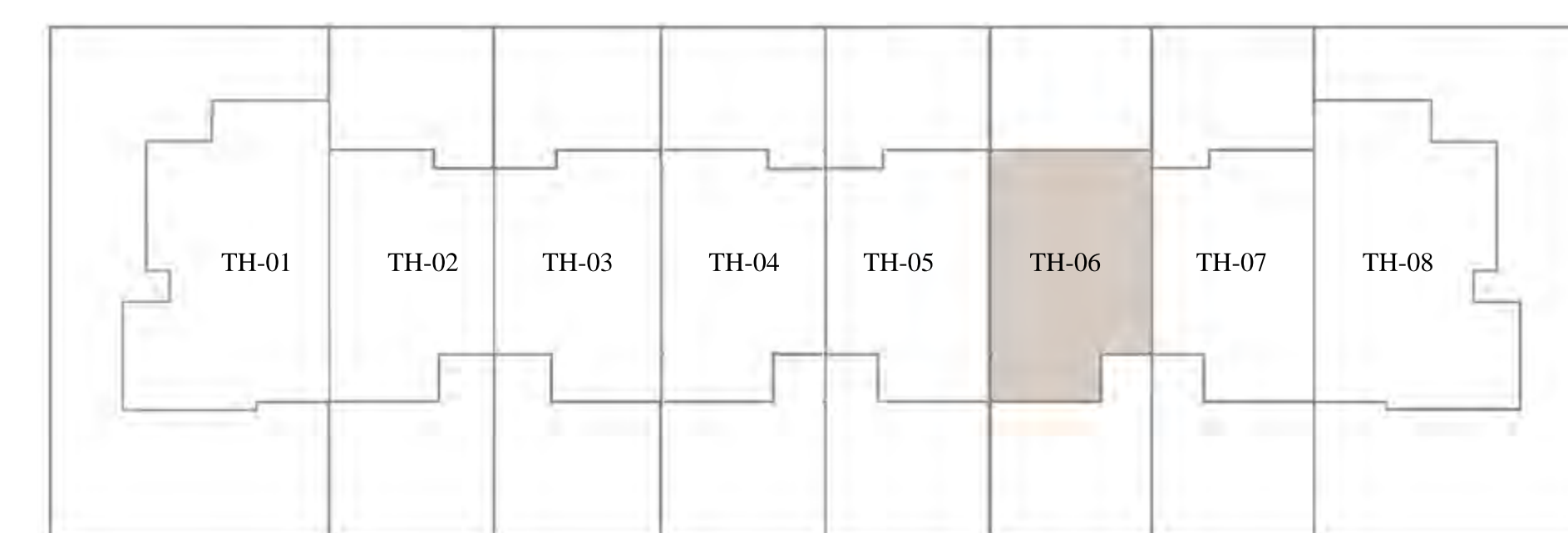
KEY PLAN



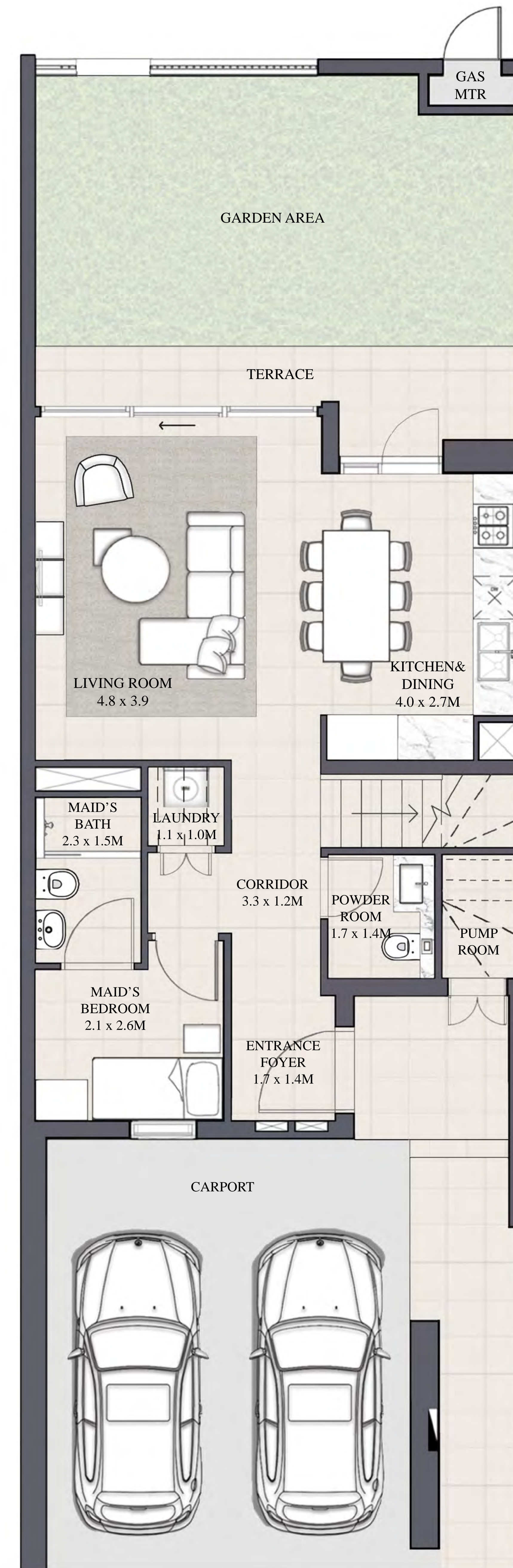
4 PLEX



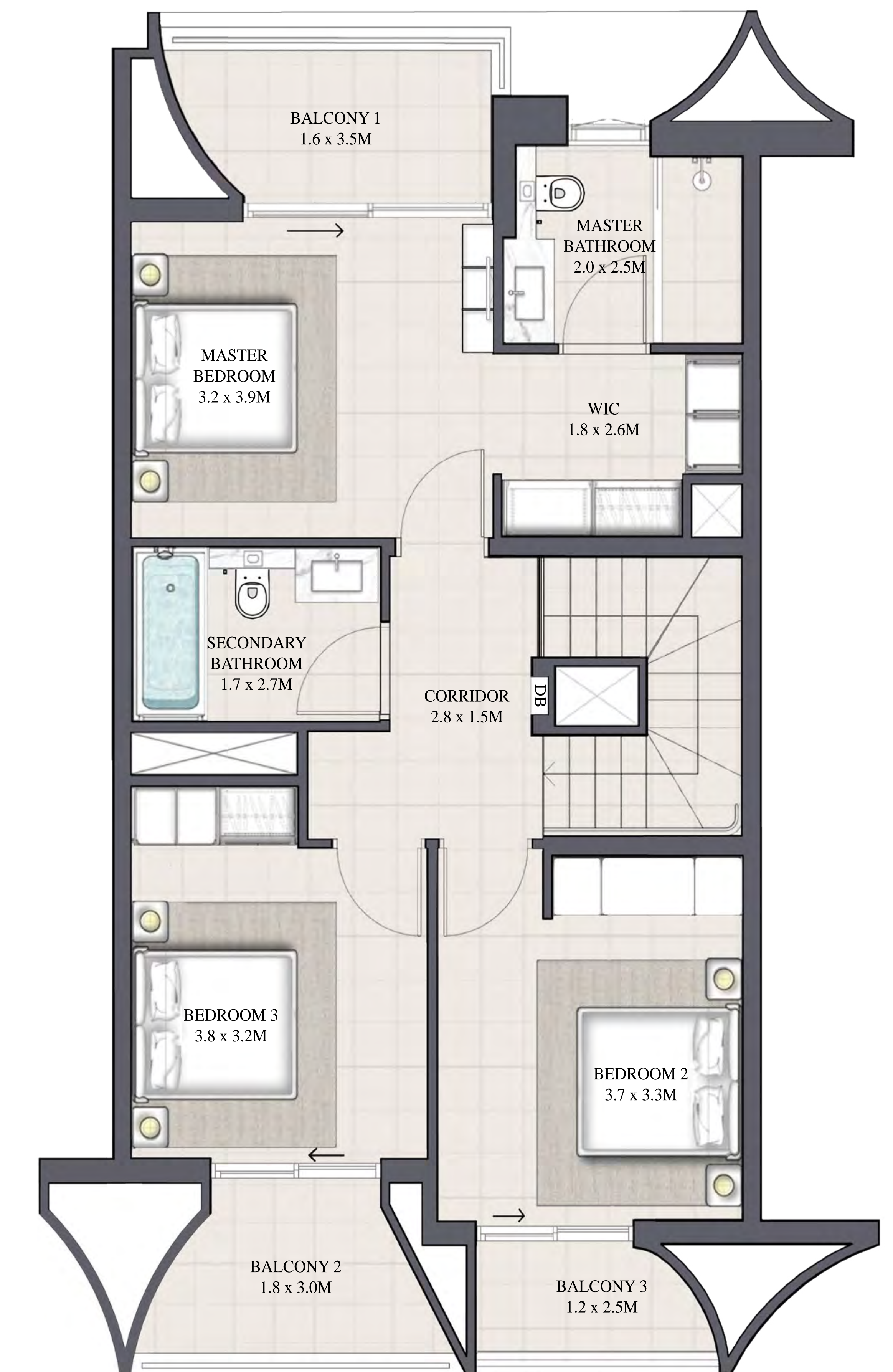
6 PLEX



8 PLEX - TH06



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

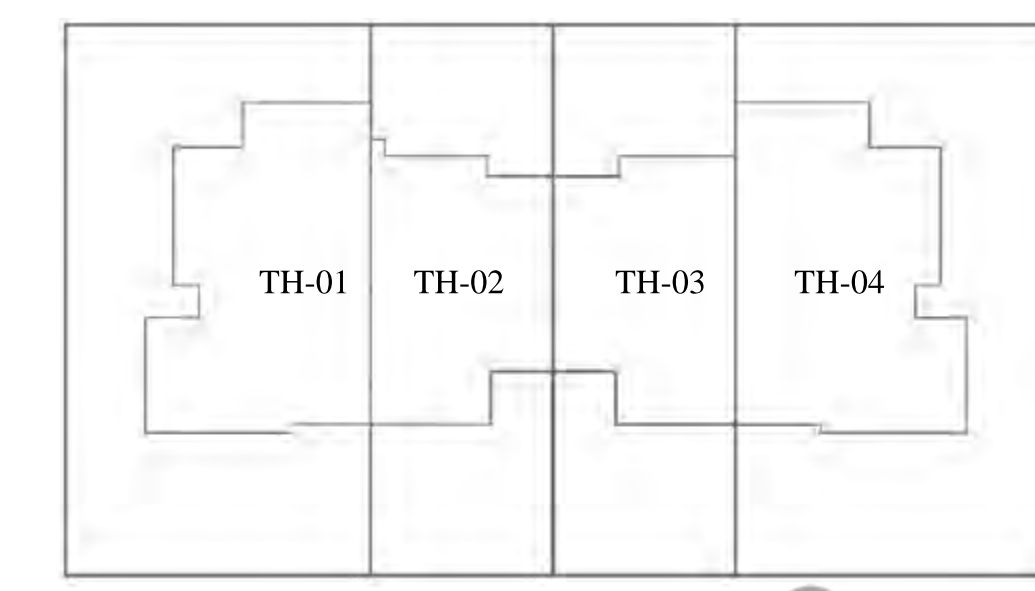
ANYA

ARABIAN RANCHES III

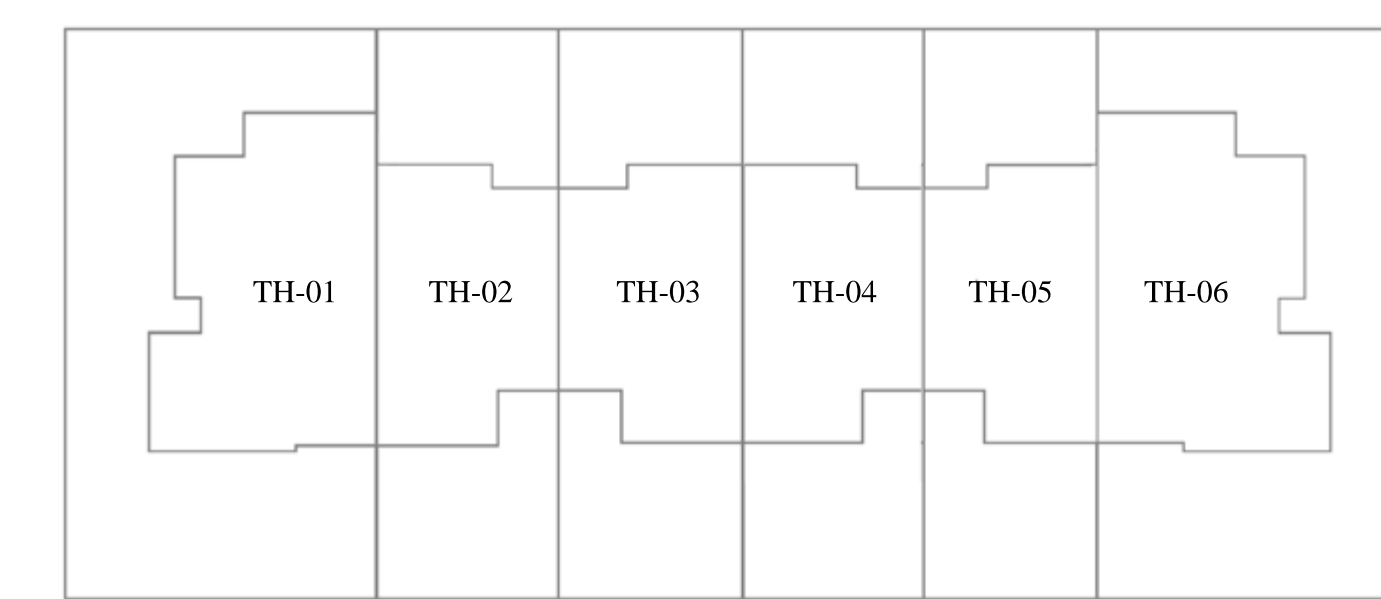
MODERN TOWNHOUSE 3 BEDROOM 5

UNIT	TOTAL AREA
8 PLEX - TH04	1907.69 SQFT 177.23 SQM

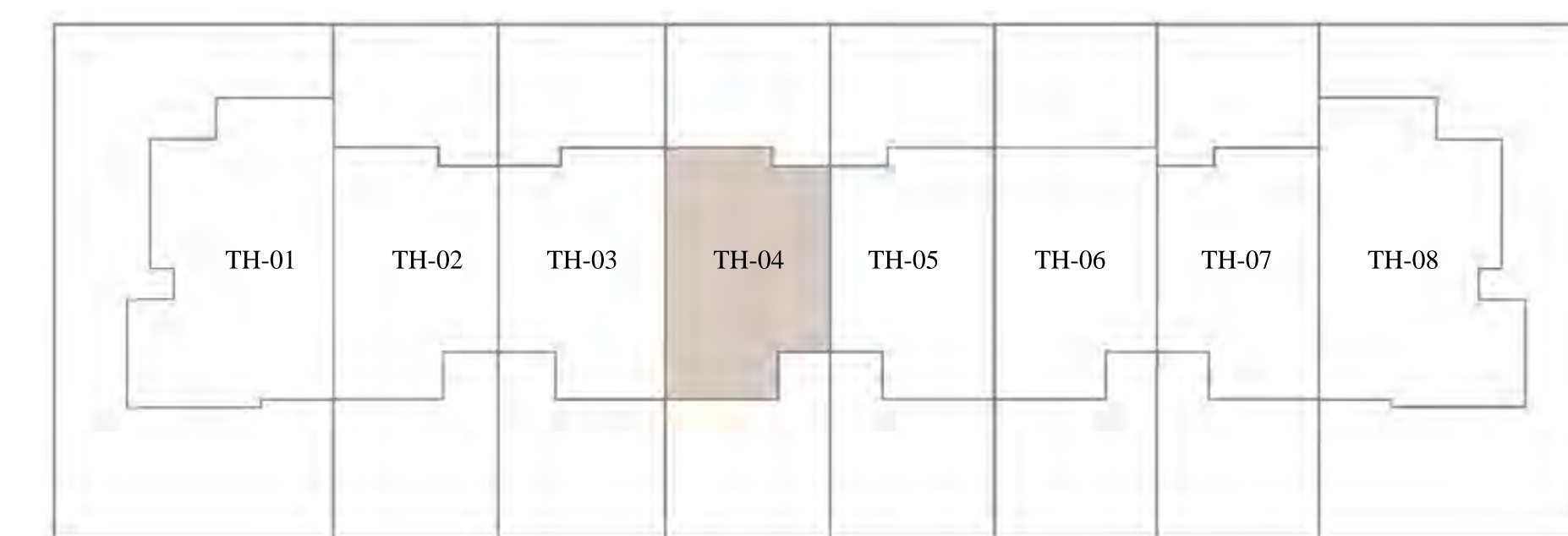
KEY PLAN



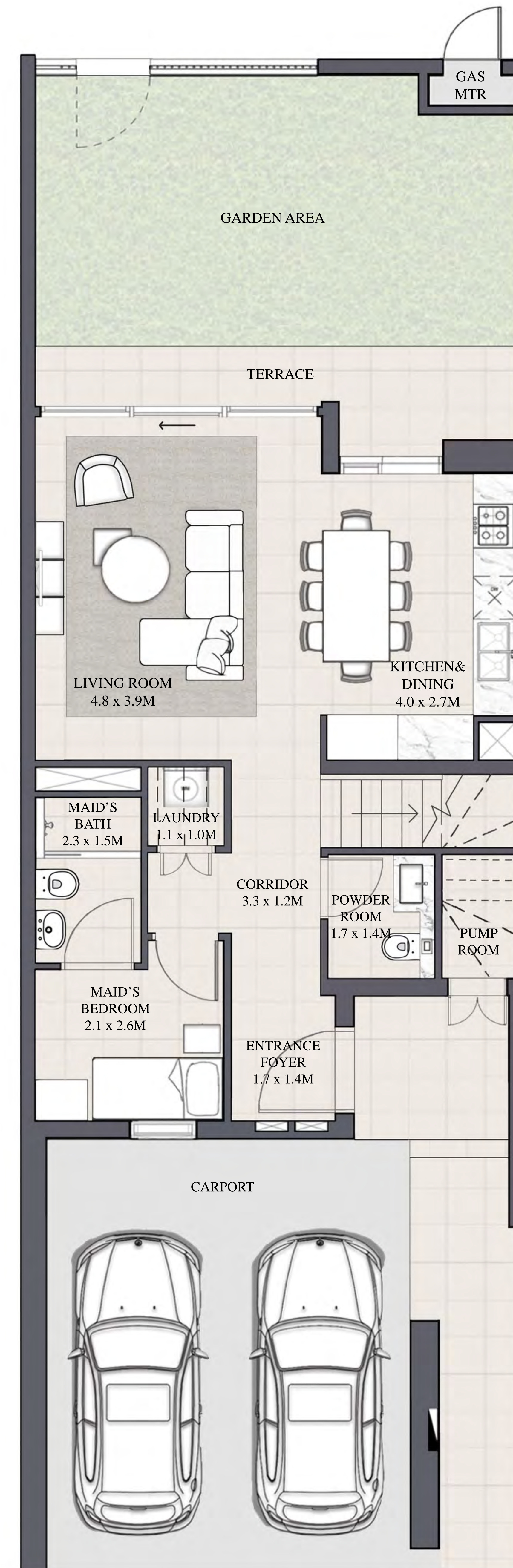
4 PLEX



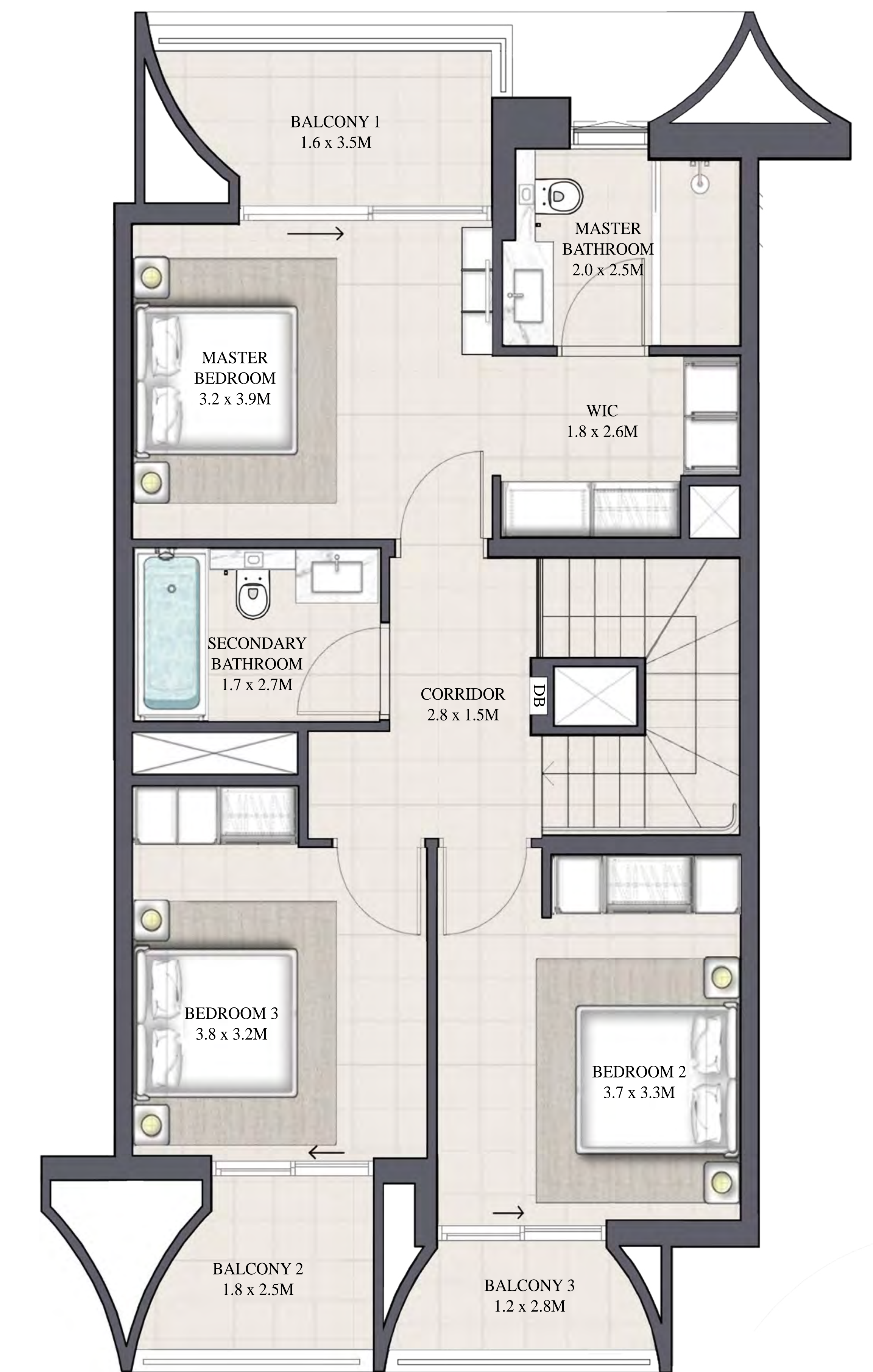
6 PLEX



8 PLEX - TH04



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

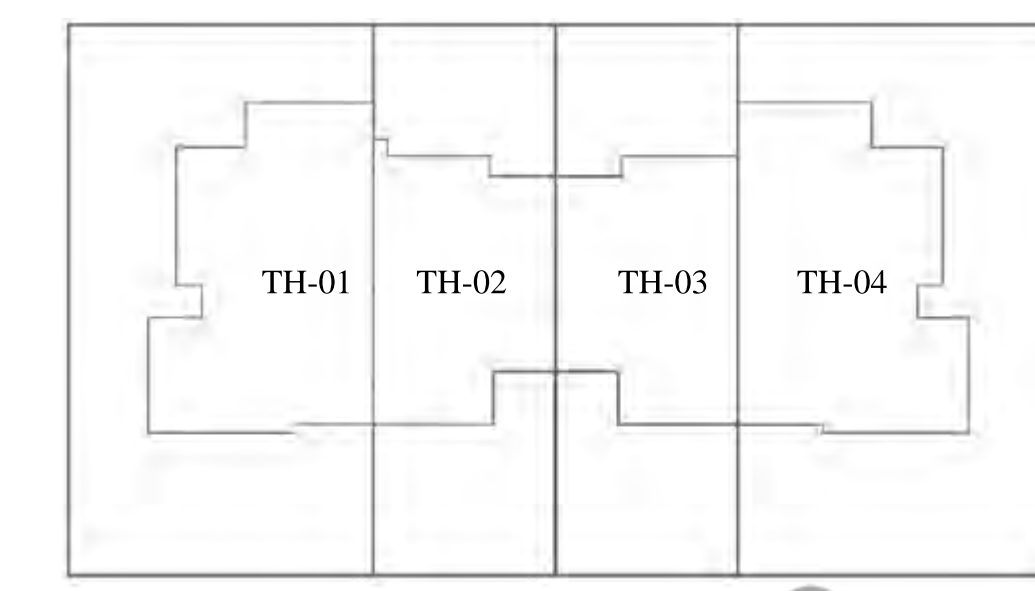
ANYA

ARABIAN RANCHES III

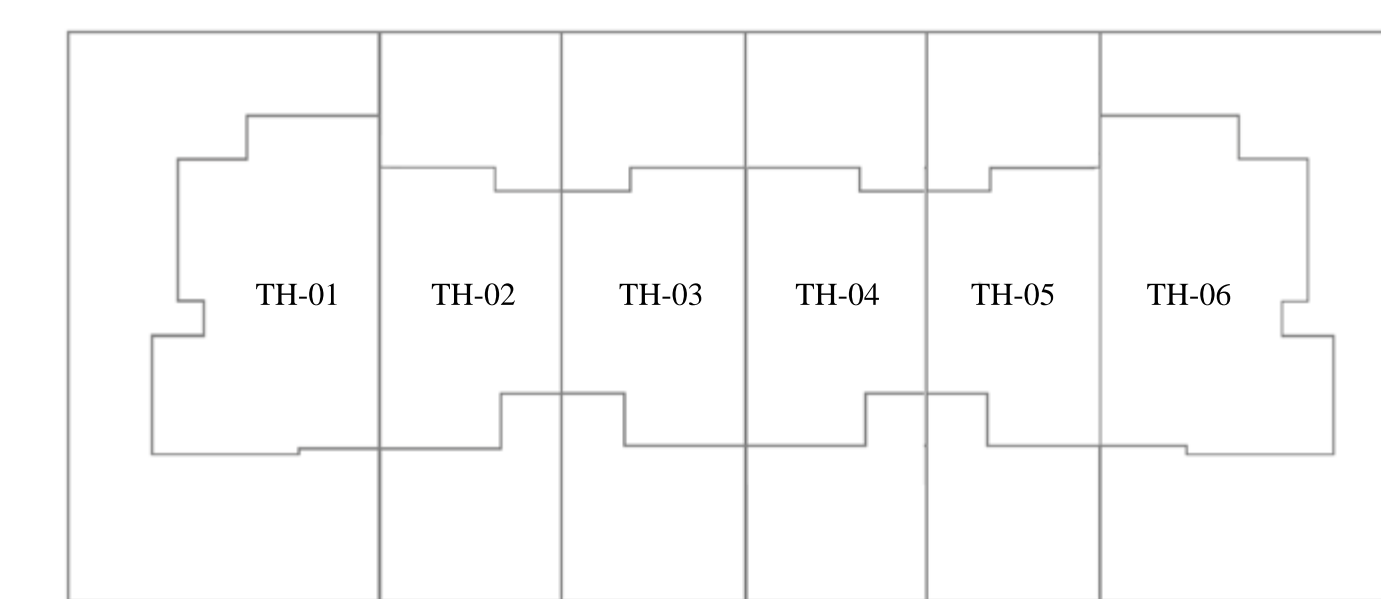
MODERN TOWNHOUSE 3 BEDROOM 5 M MIRRORED

UNIT	TOTAL AREA	
8 PLEX - TH05	1907.69 SQFT	177.23 SQM

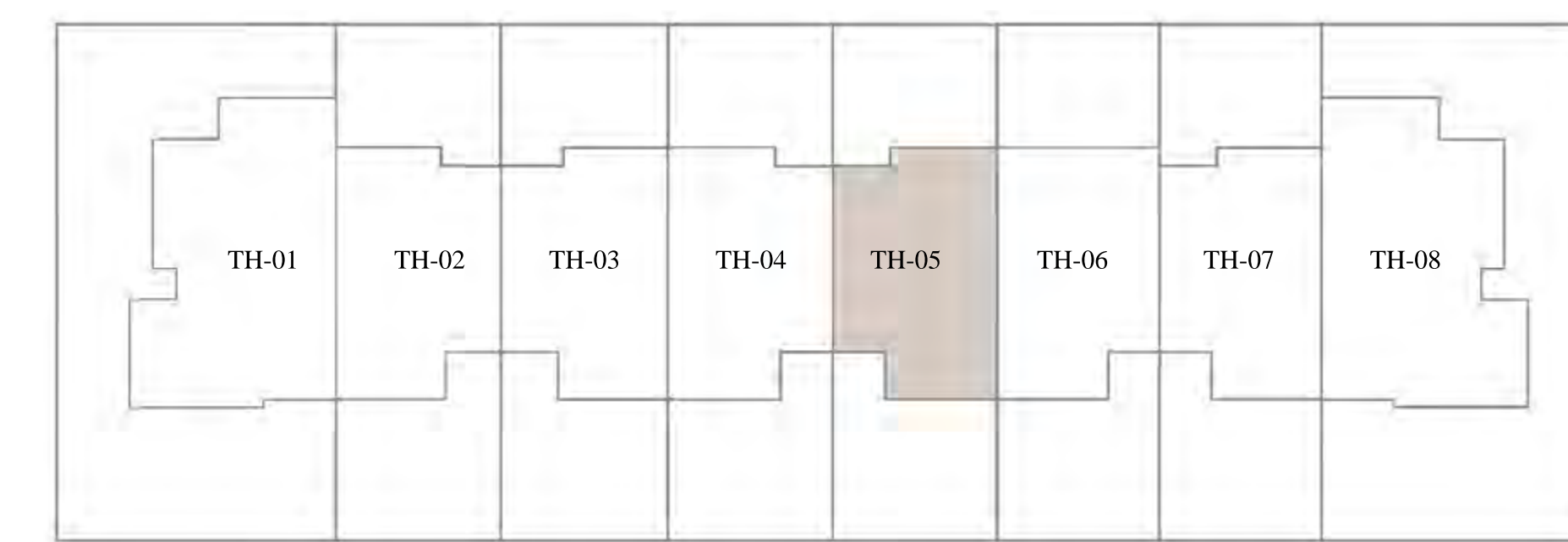
KEY PLAN



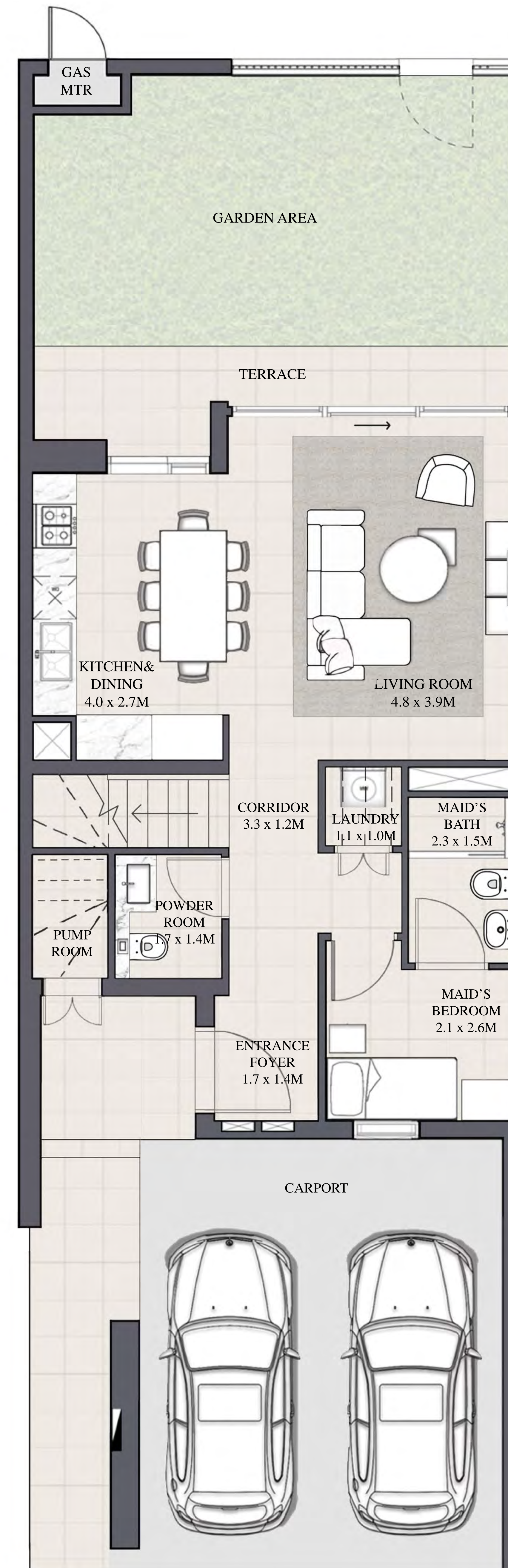
4 PLEX



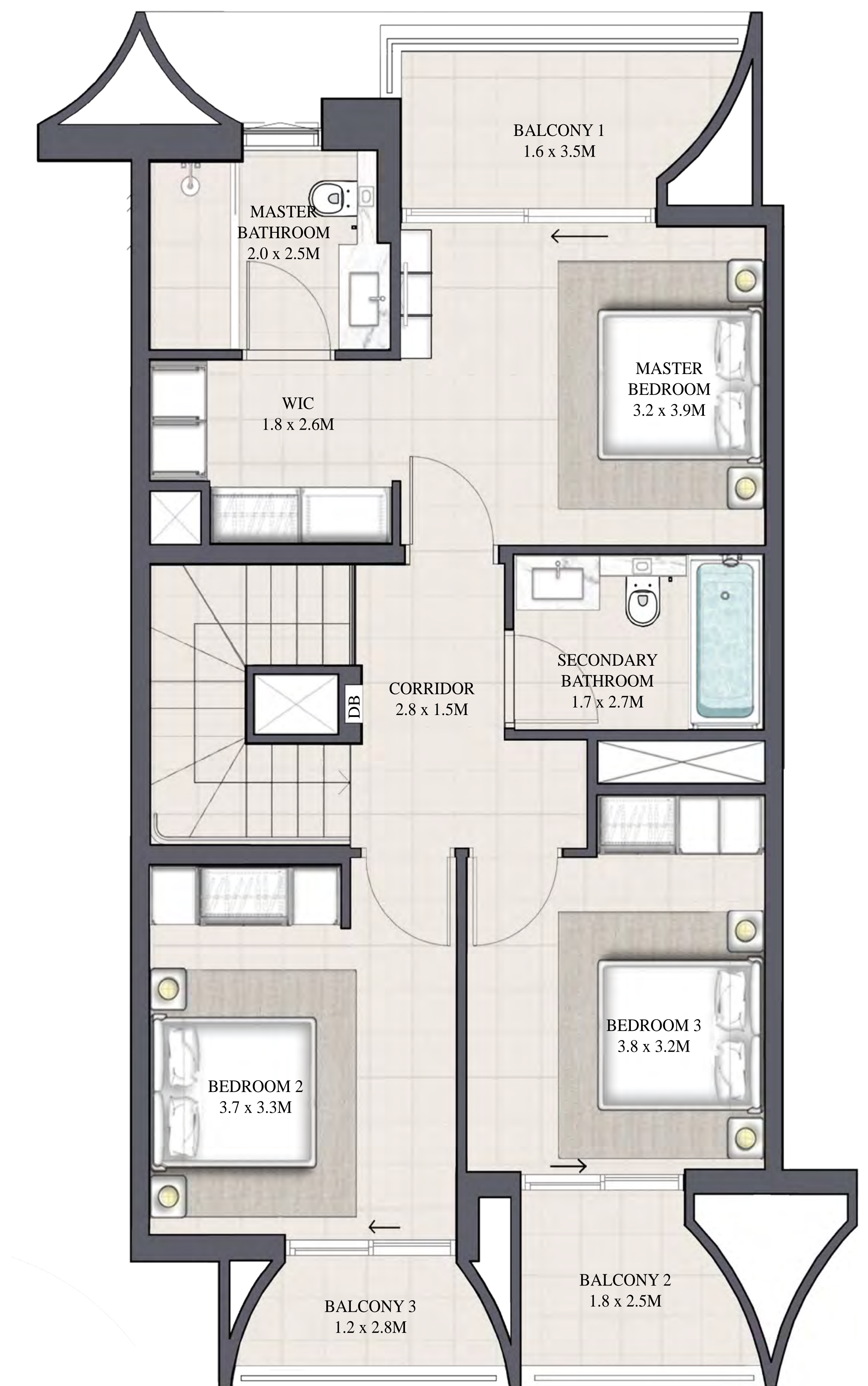
6 PLEX



8 PLEX - TH05



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

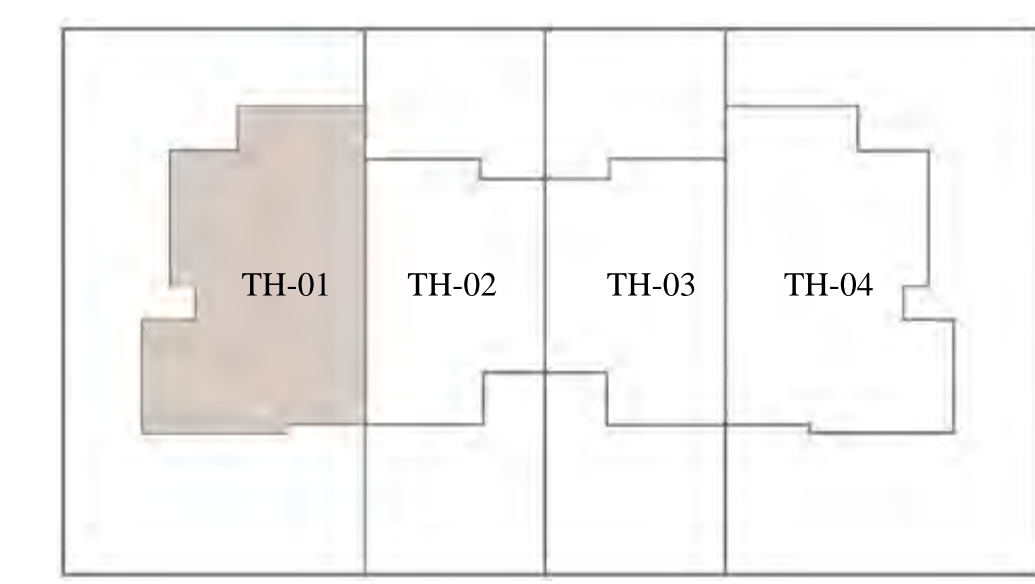
ANYA

ARABIAN RANCHES III

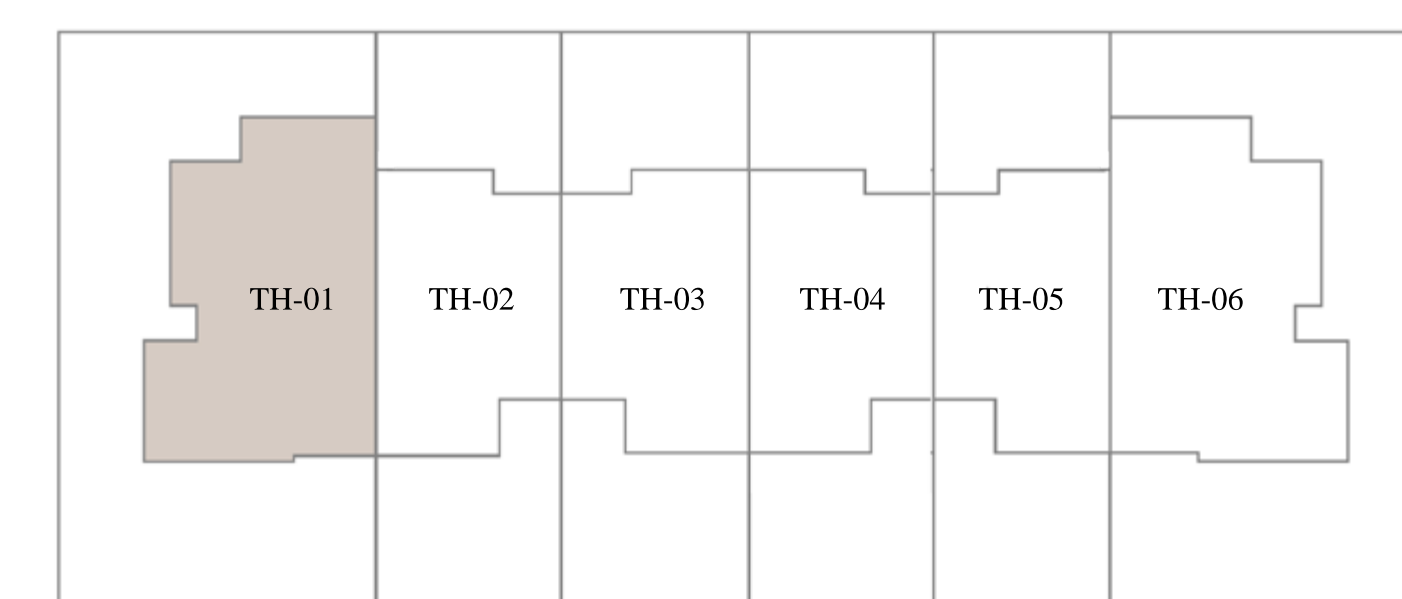
CLASSIC TOWNHOUSE 4 BEDROOM 1

UNIT	TOTAL AREA	
4PLEX - TH01		
6PLEX - TH01	2373.33 SQFT	220.49 SQM
8PLEX - TH01		

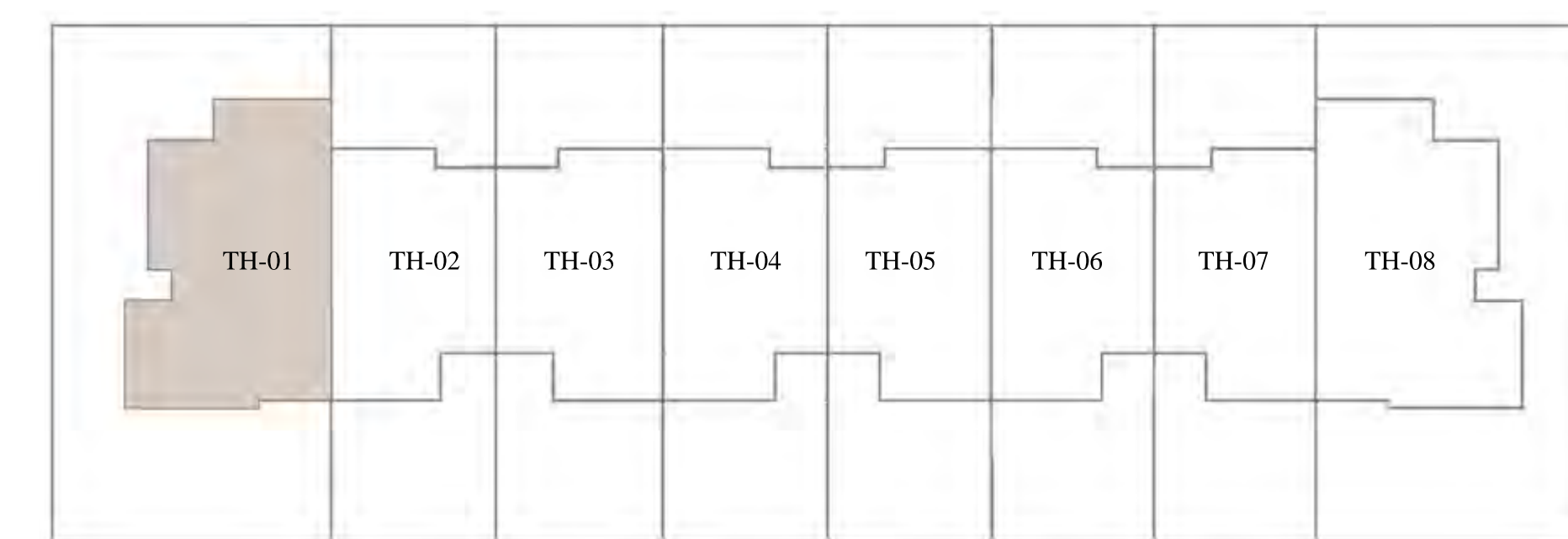
KEY PLAN



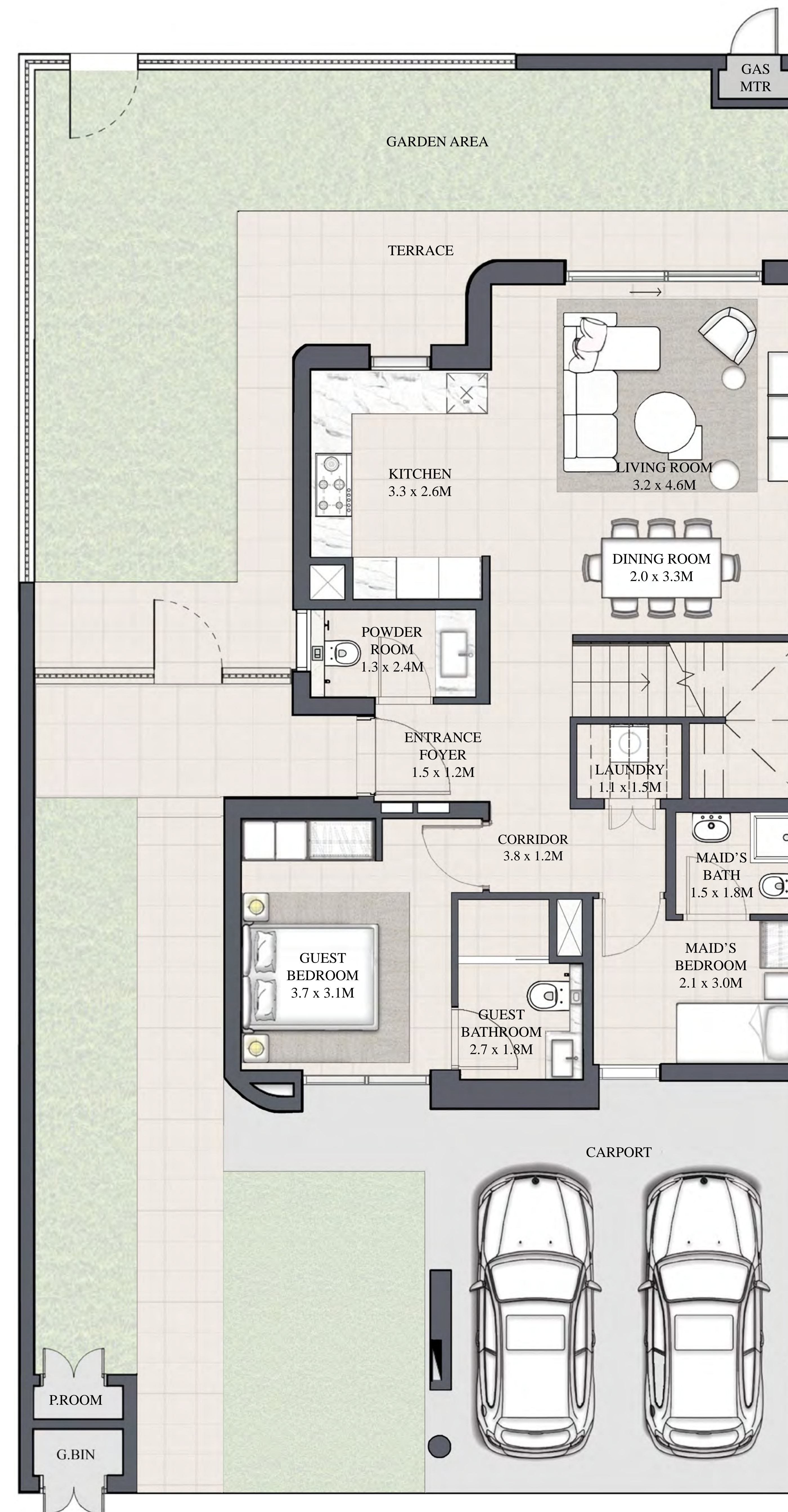
4PLEX - TH01



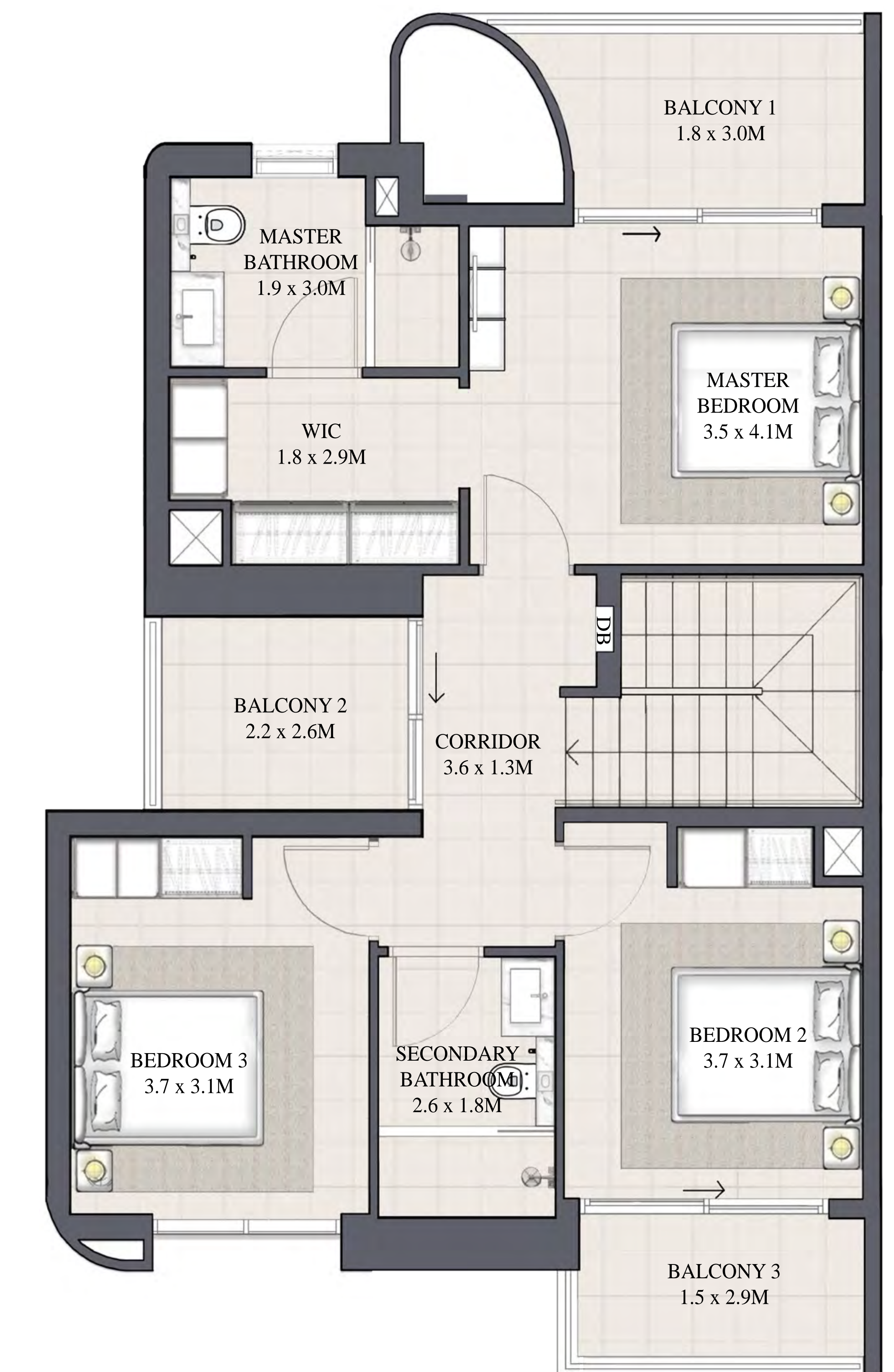
6PLEX - TH01



8PLEX - TH01



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

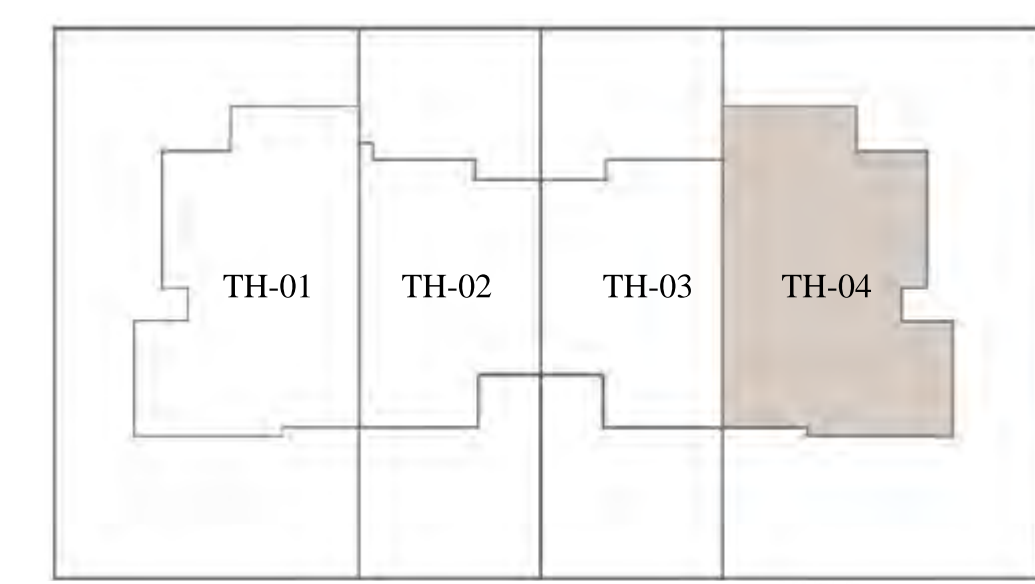
ANYA

ARABIAN RANCHES III

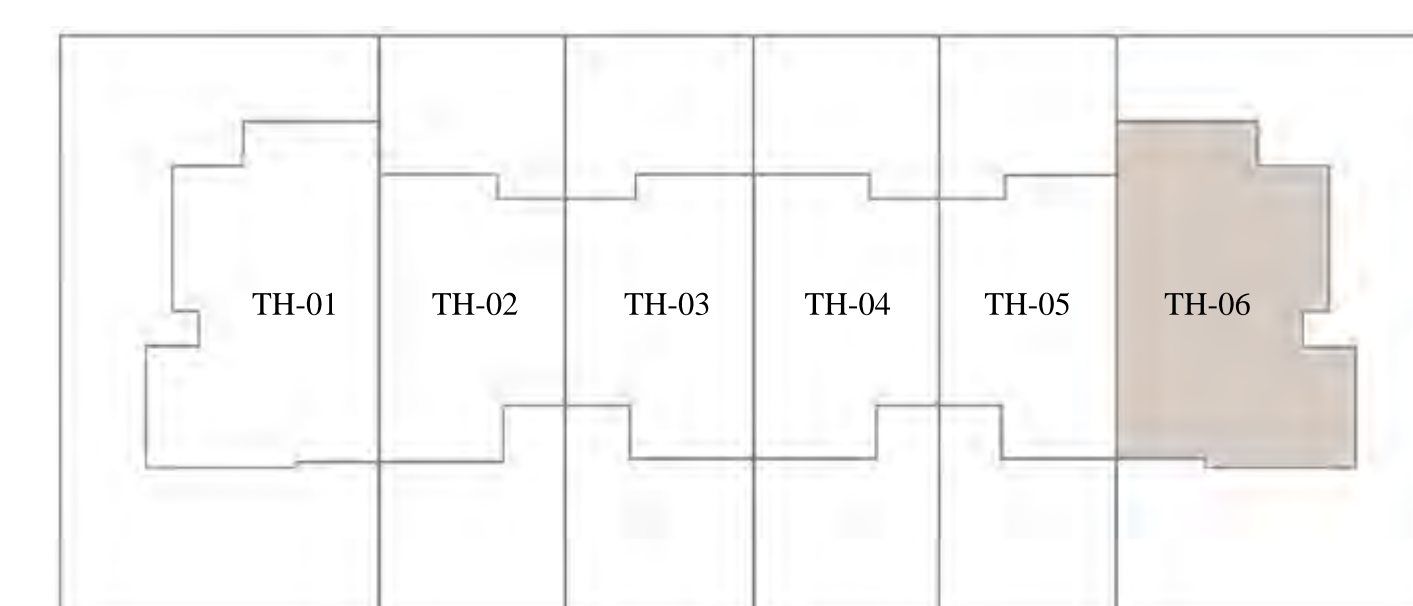
CLASSIC TOWNHOUSE 4 BEDROOM 1 M MIRRORED

UNIT	TOTAL AREA	
4PLEX - TH04		
6PLEX - TH06	2373.33 SQFT	220.49 SQM
8PLEX - TH08		

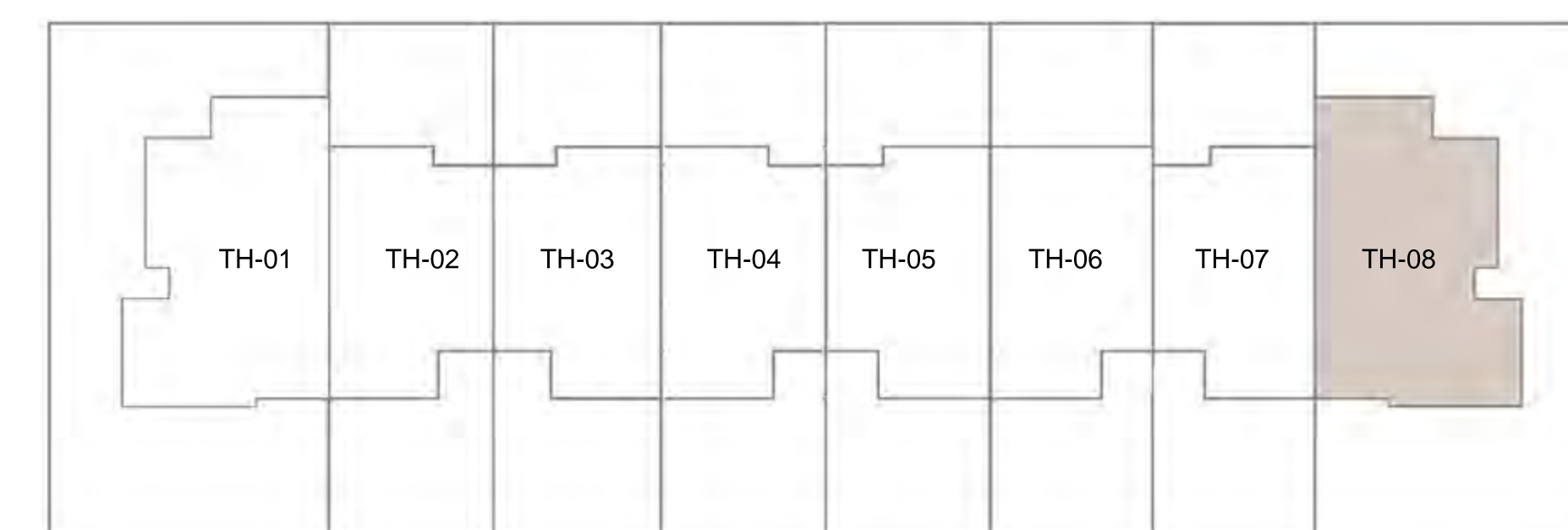
KEY PLAN



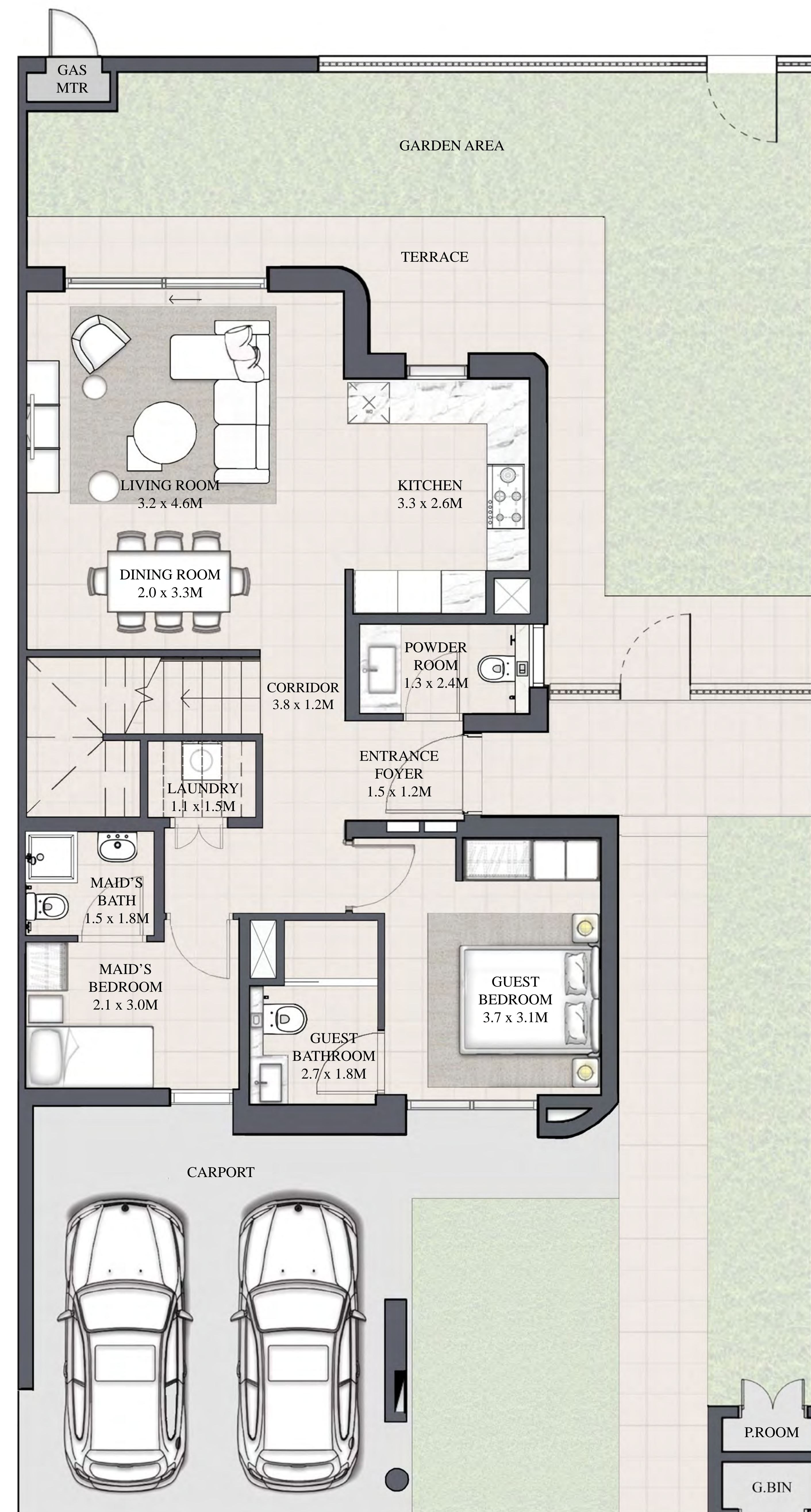
4PLEX - TH04



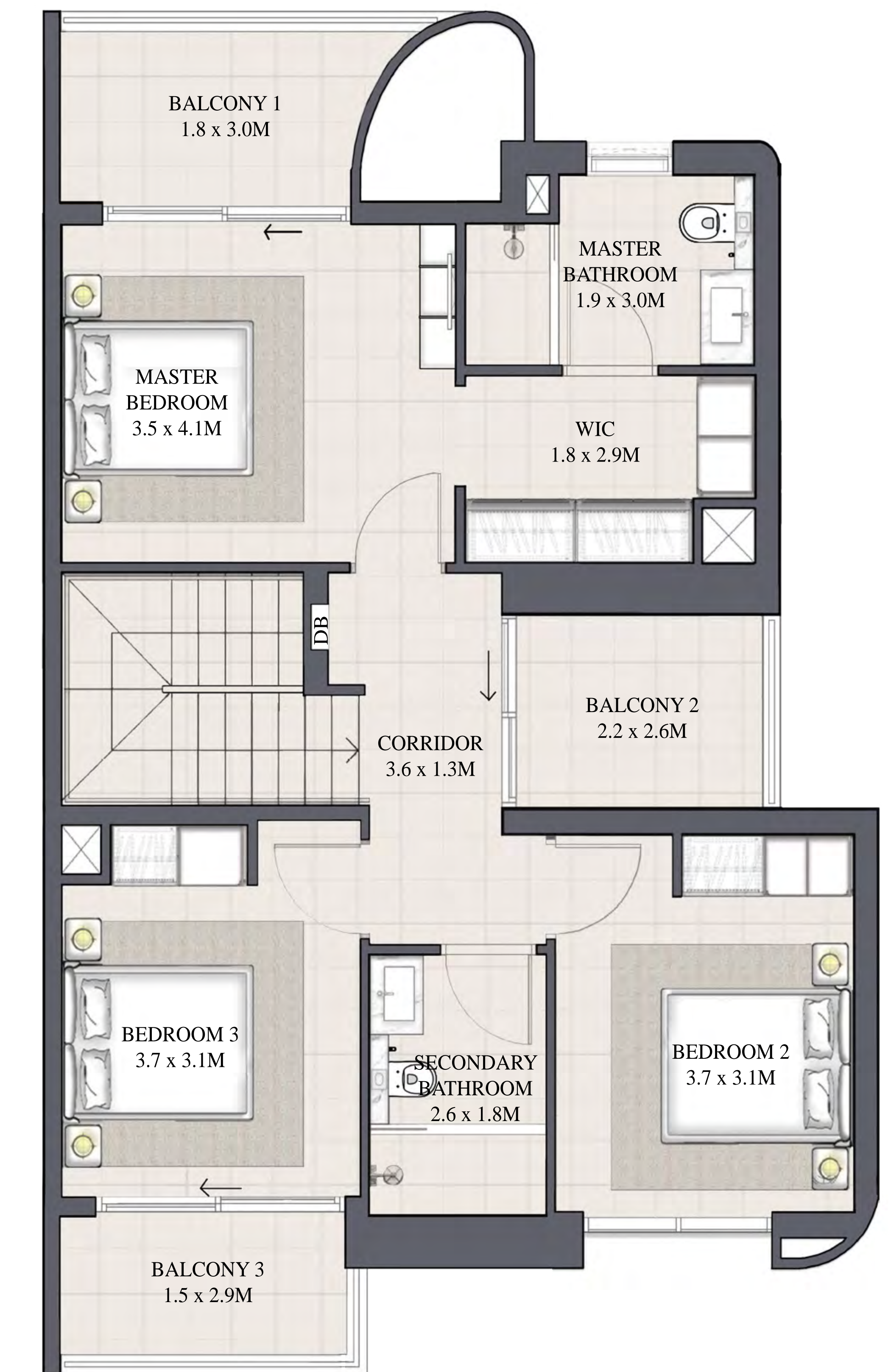
6PLEX - TH06



8PLEX - TH08



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

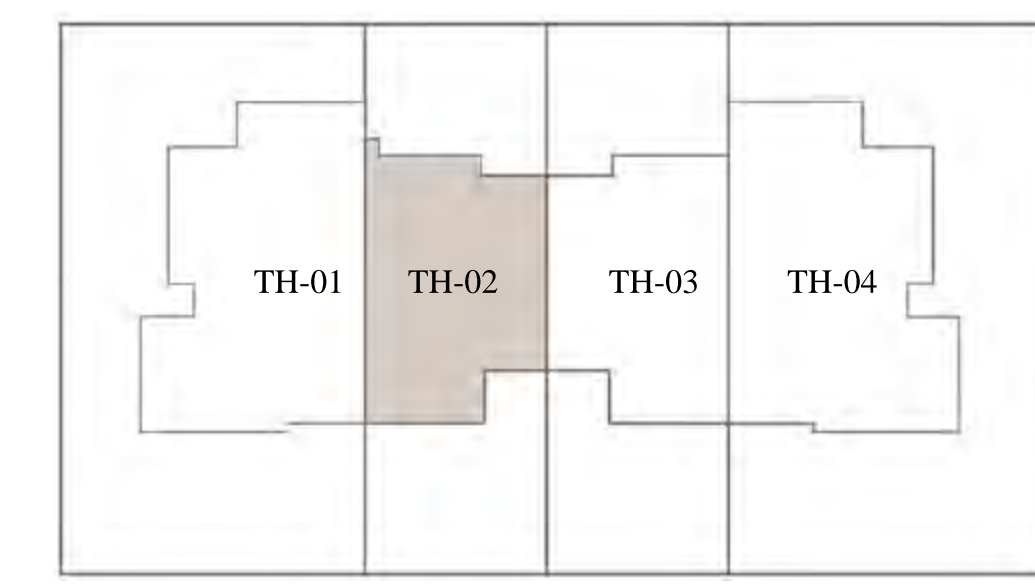
ANYA

ARABIAN RANCHES III

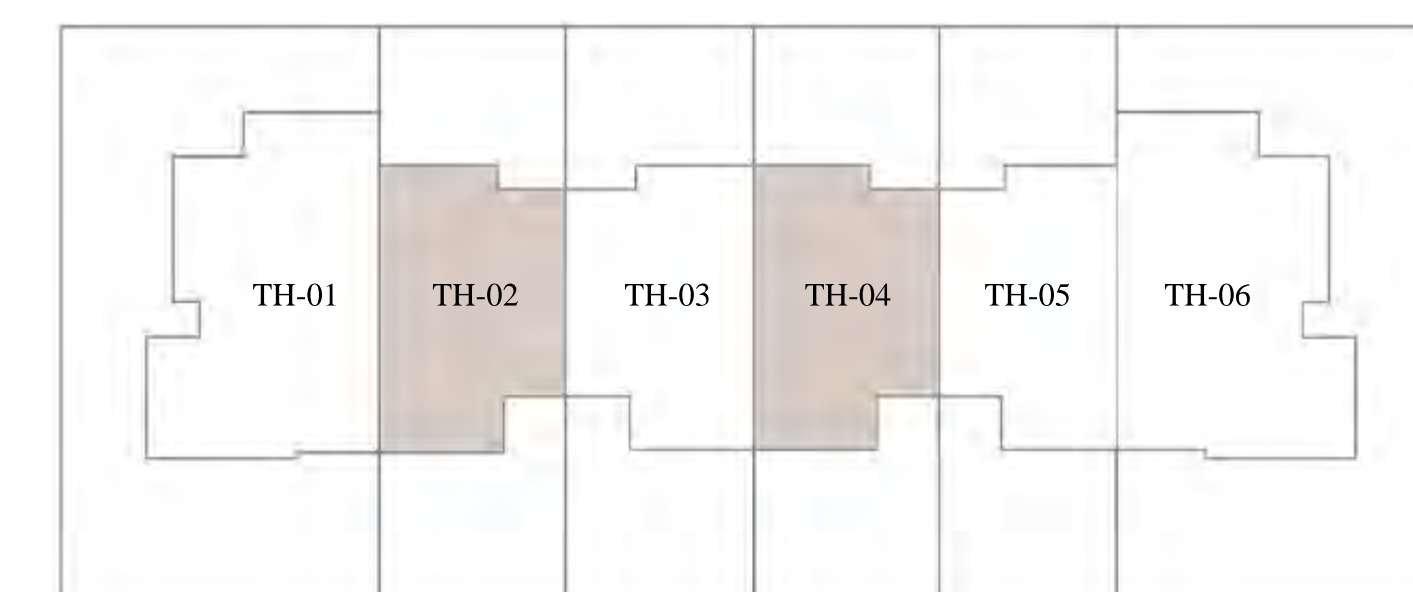
CLASSIC TOWNHOUSE 3 BEDROOM 1

UNIT	TOTAL AREA	
4PLEX - TH02		
6PLEX - TH02	1990.14 SQFT	184.89 SQM
8PLEX - TH02		
6PLEX - TH04		
8PLEX - TH04	1988.52 SQFT	184.74 SQM
8PLEX - TH06		

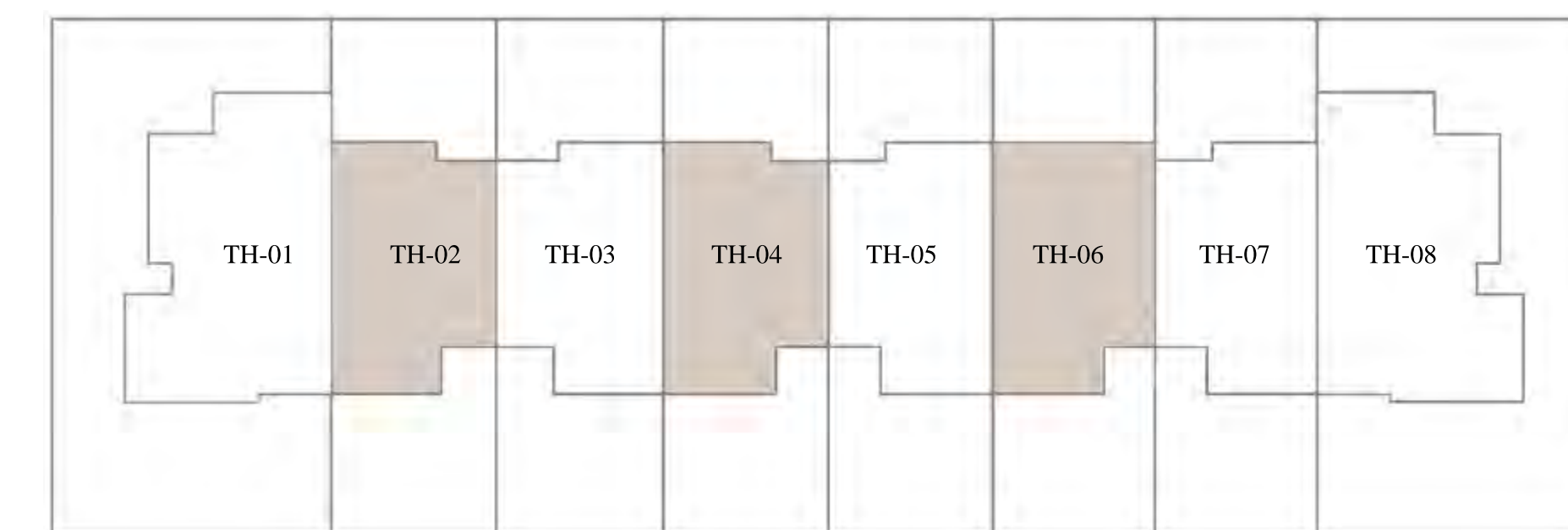
KEY PLAN



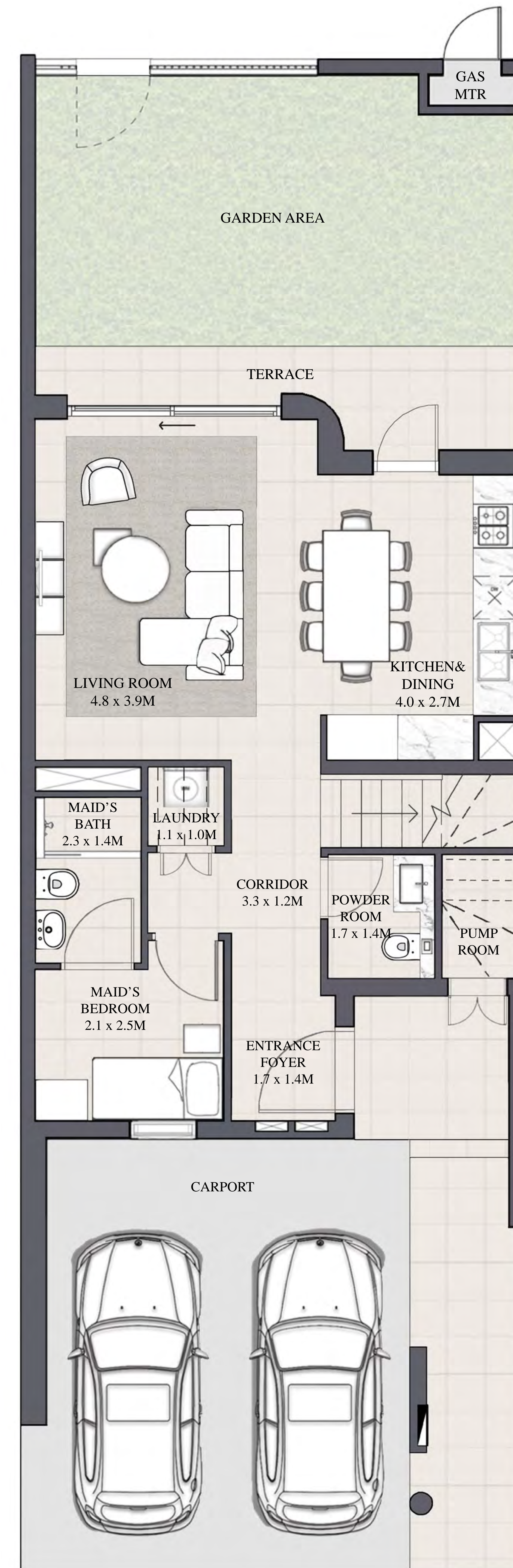
4PLEX - TH02



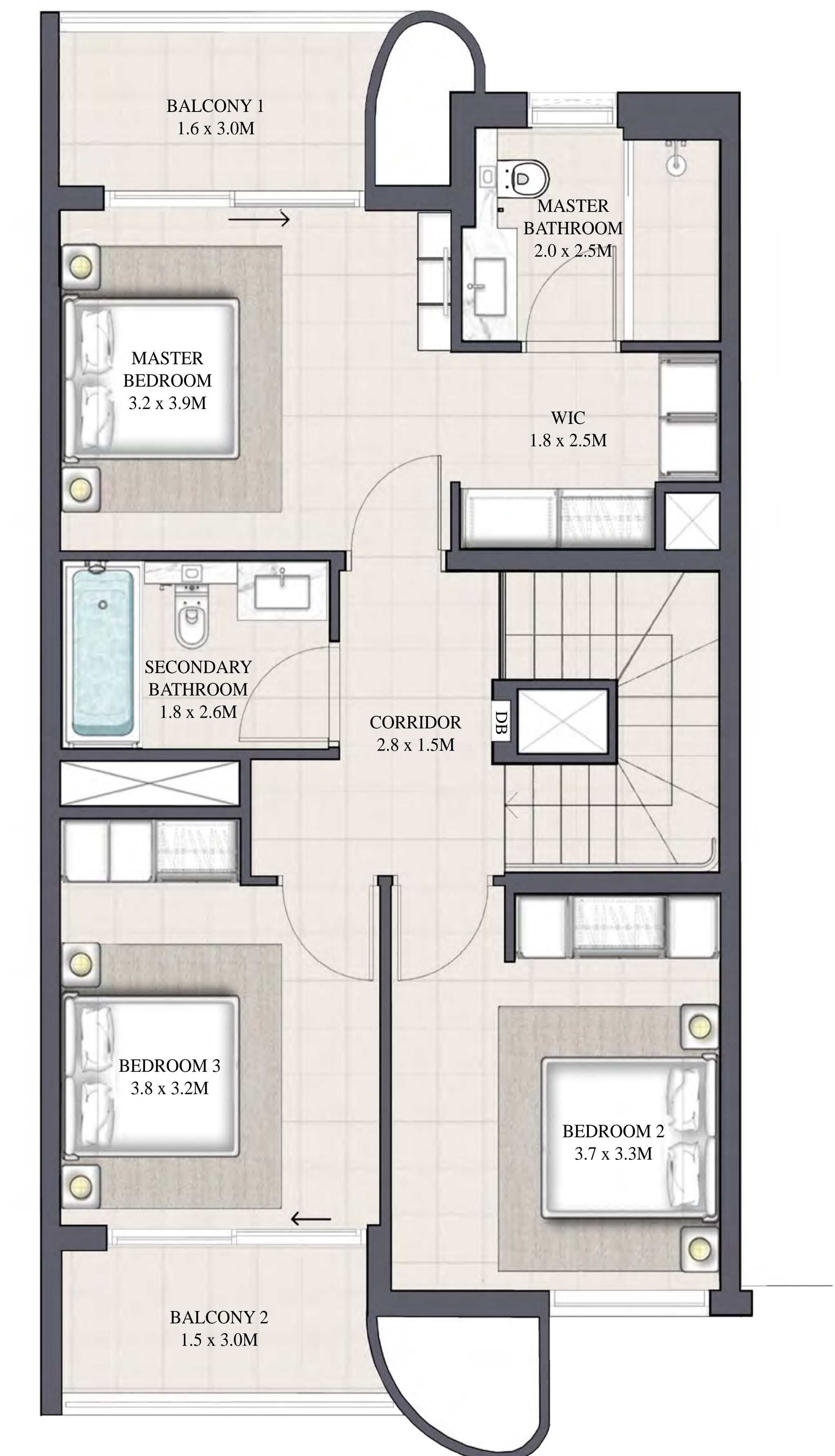
6PLEX - TH02, TH04



8PLEX - TH02, TH04, TH06



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

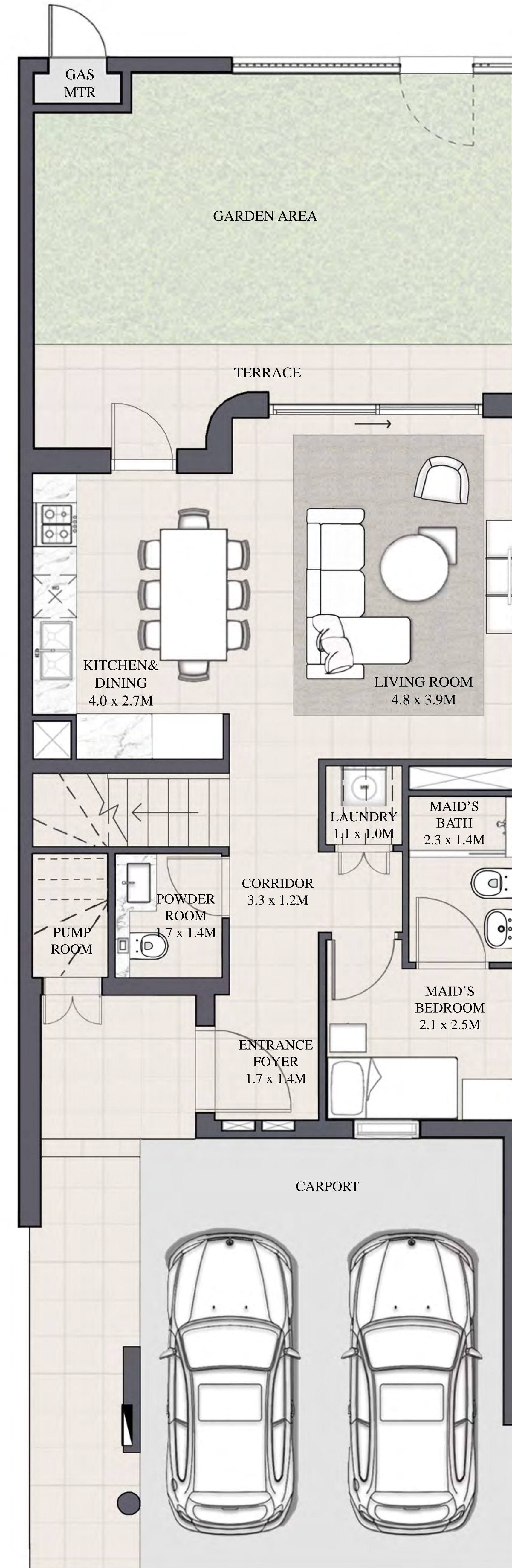
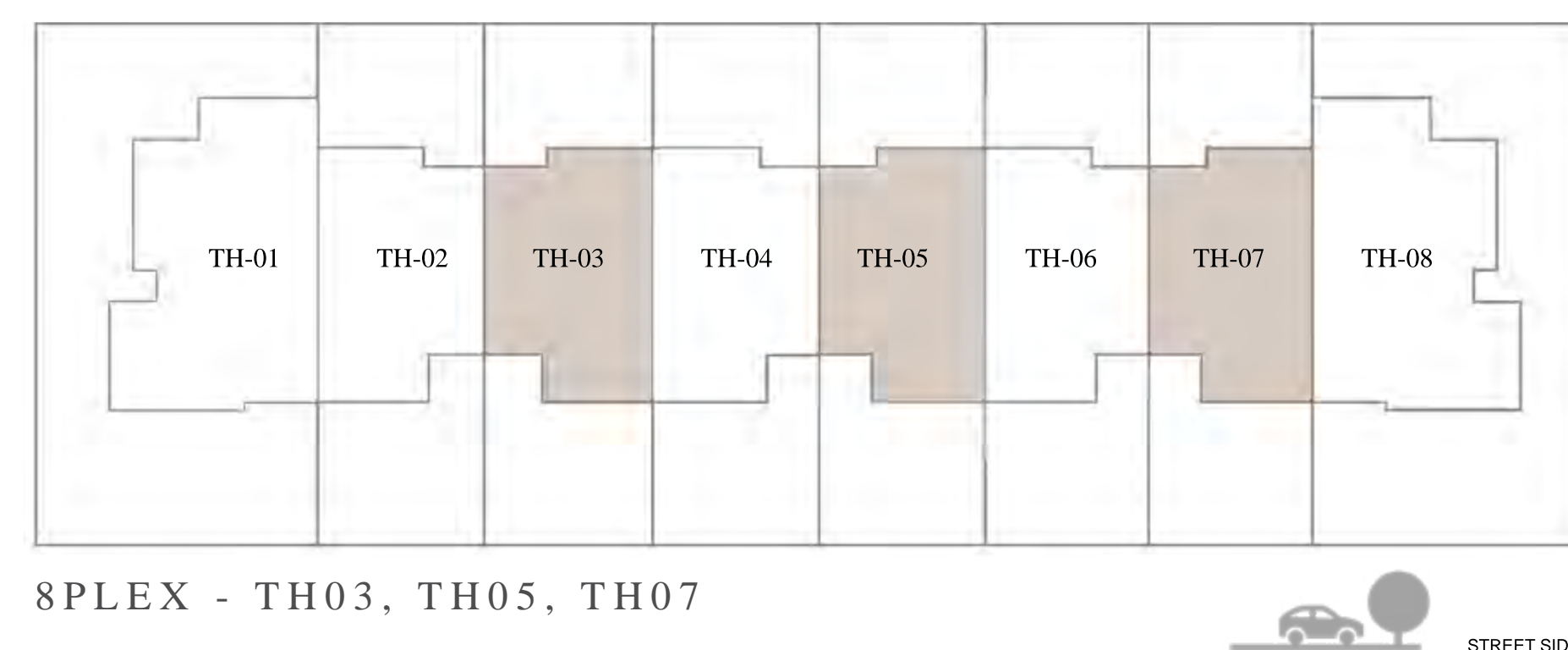
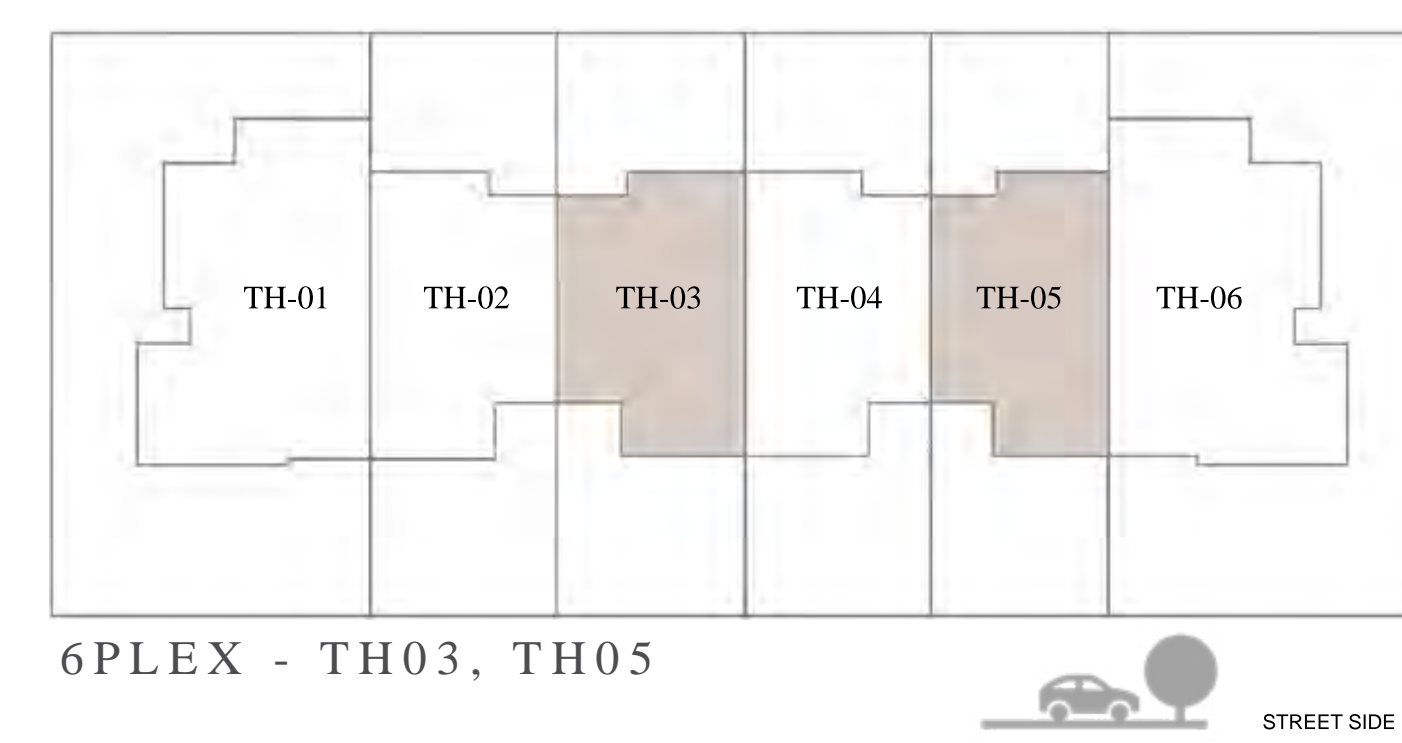
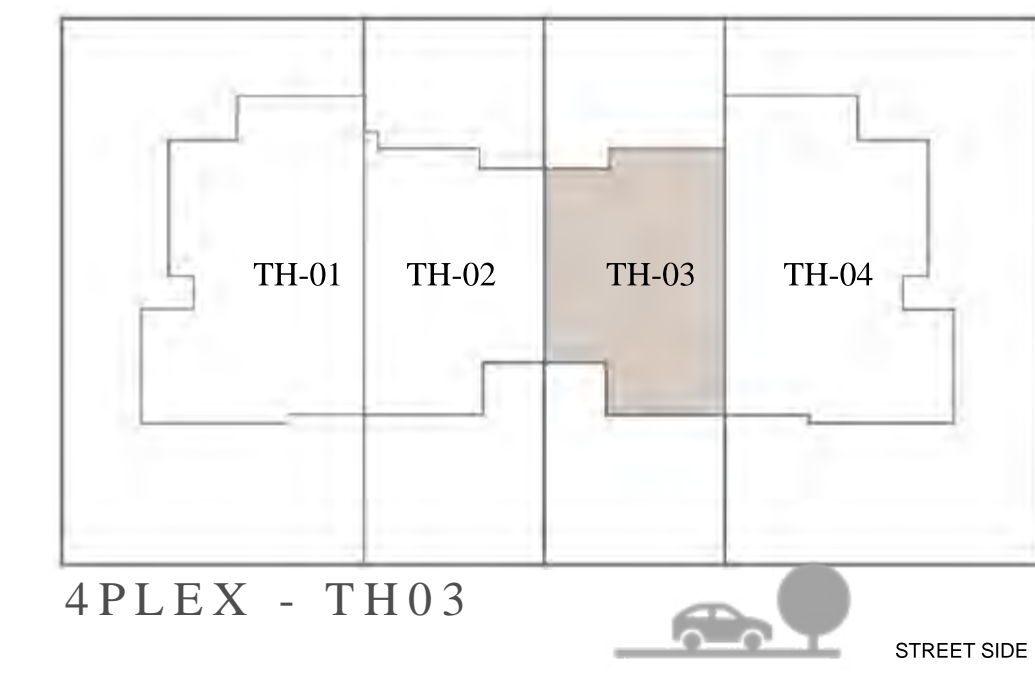
ANYA

ARABIAN RANCHES III

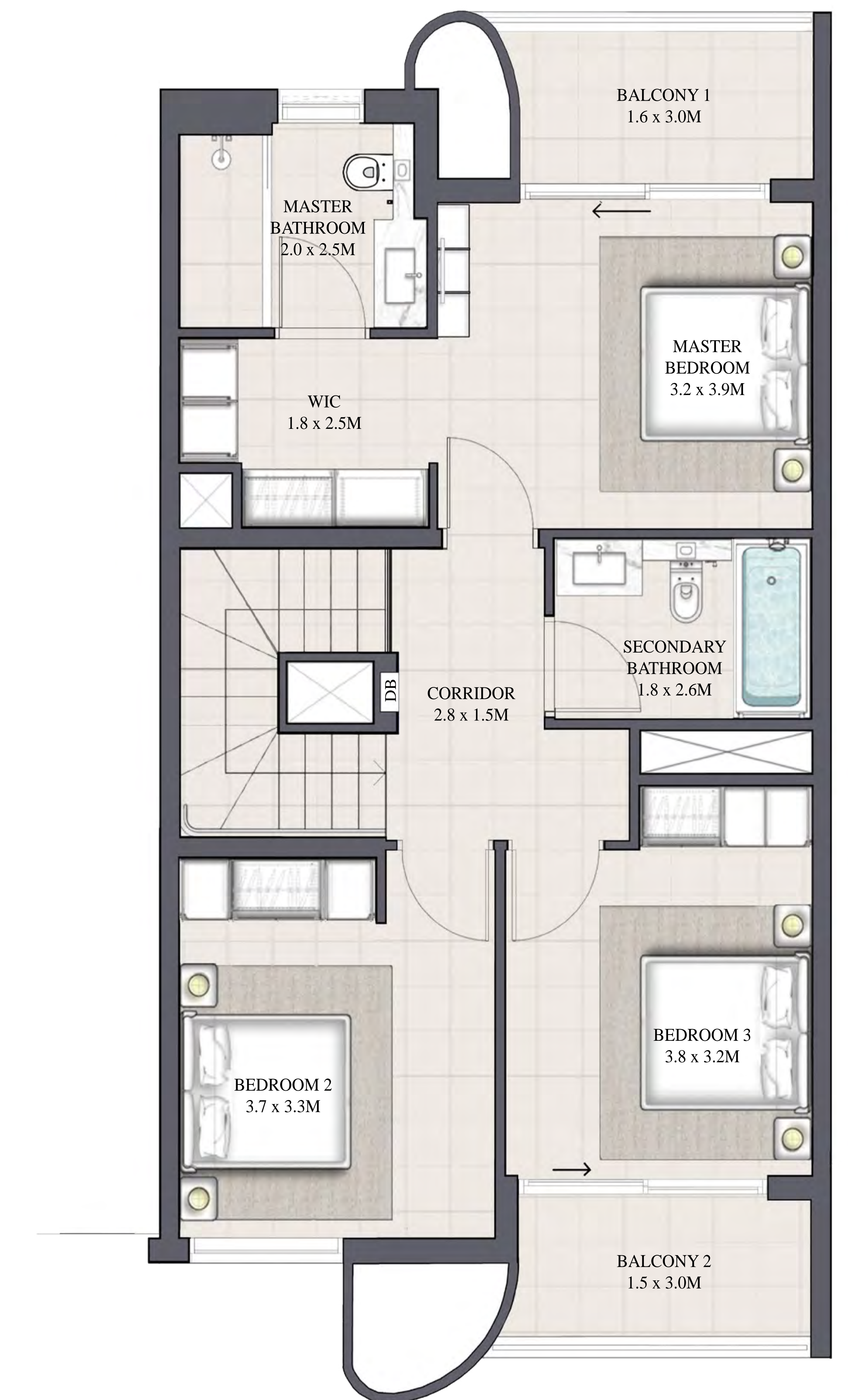
CLASSIC TOWNHOUSE 3 BEDROOM 1 M MIRRORED

UNIT	TOTAL AREA	
4 PLEX - TH03	1990.14 SQFT	184.89 SQM
6 PLEX - TH03	1988.52 SQFT	184.74 SQM
6 PLEX - TH05	1990.14 SQFT	184.89 SQM
8 PLEX - TH03	1988.52 SQFT	184.74 SQM
8 PLEX - TH05	1988.52 SQFT	184.74 SQM
8 PLEX - TH07	1990.14 SQFT	184.89 SQM

KEY PLAN



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

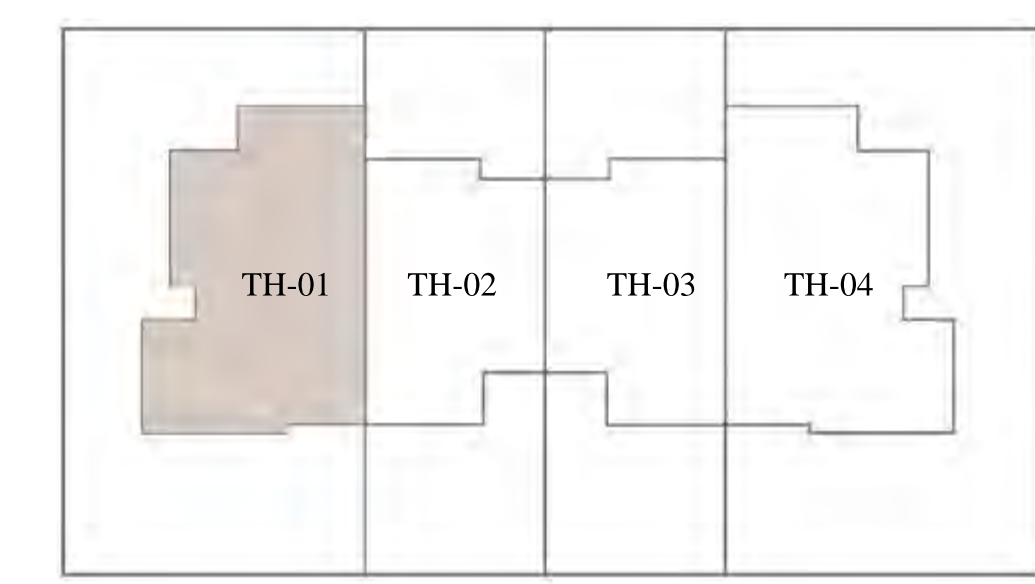
ANYA

ARABIAN RANCHES III

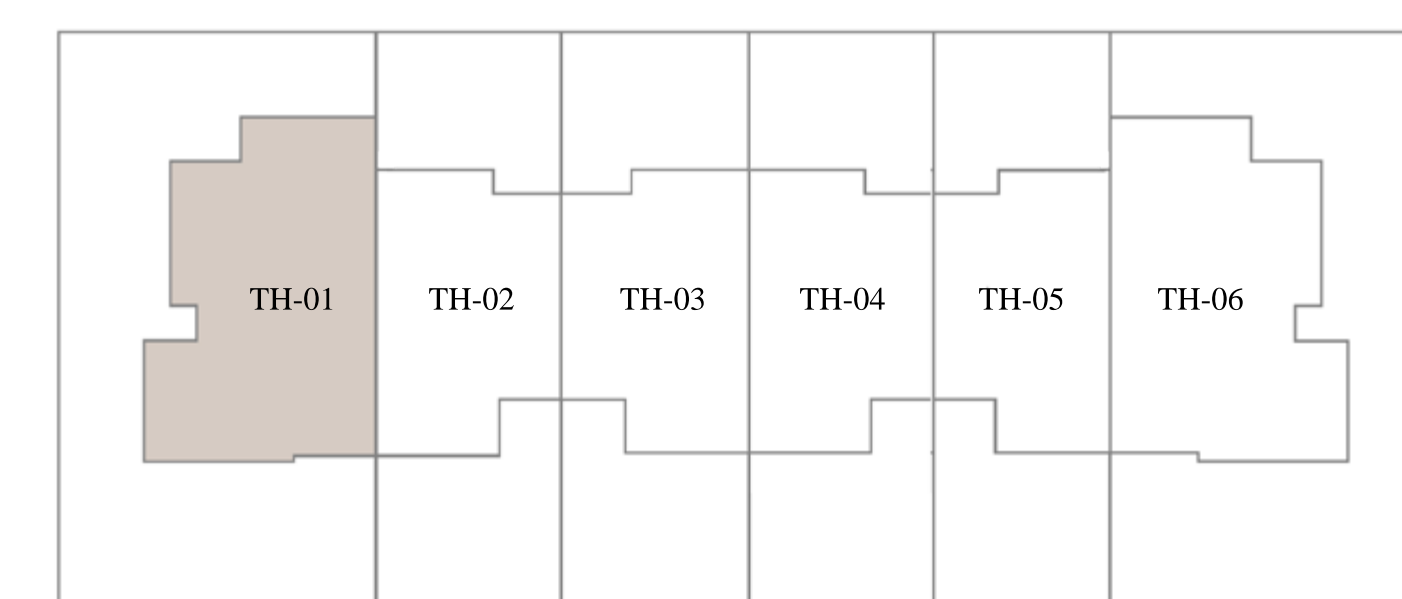
CONTEMPORARY TOWNHOUSE 4 BEDROOM 1

UNIT	TOTAL AREA	
4PLEX - TH01	2441.14 SQFT	226.79 SQM
6PLEX - TH01	2459.12 SQFT	228.46 SQM
8PLEX - TH01		

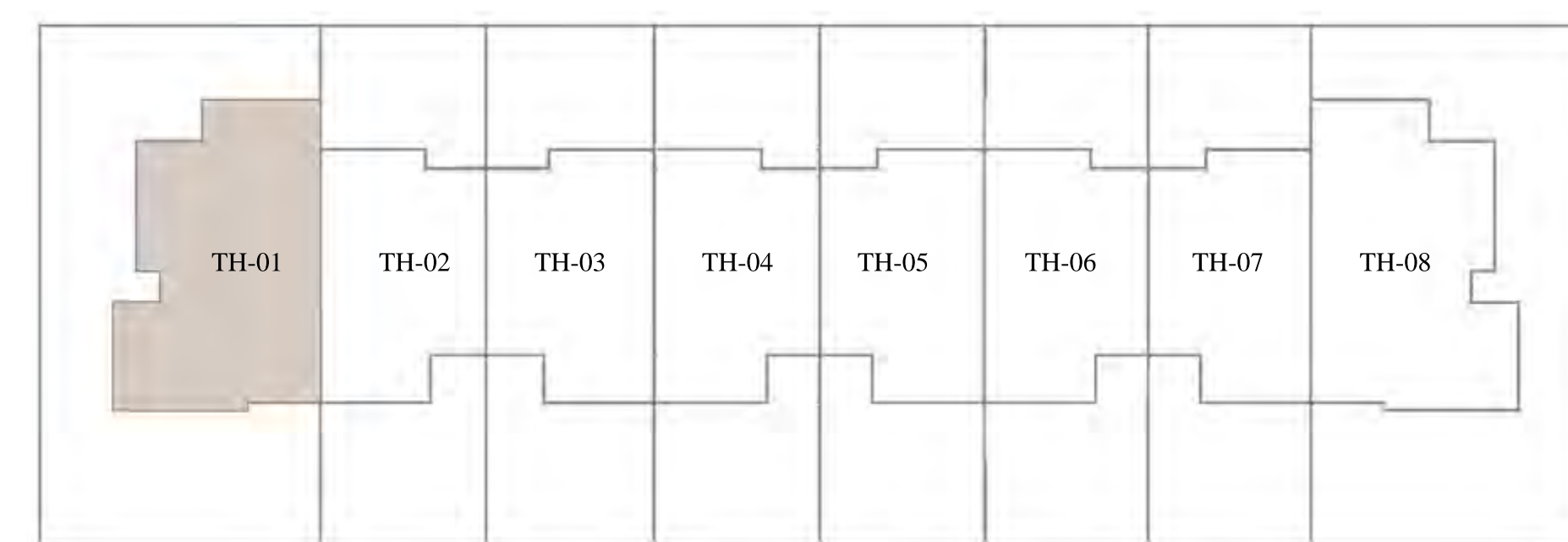
KEY PLAN



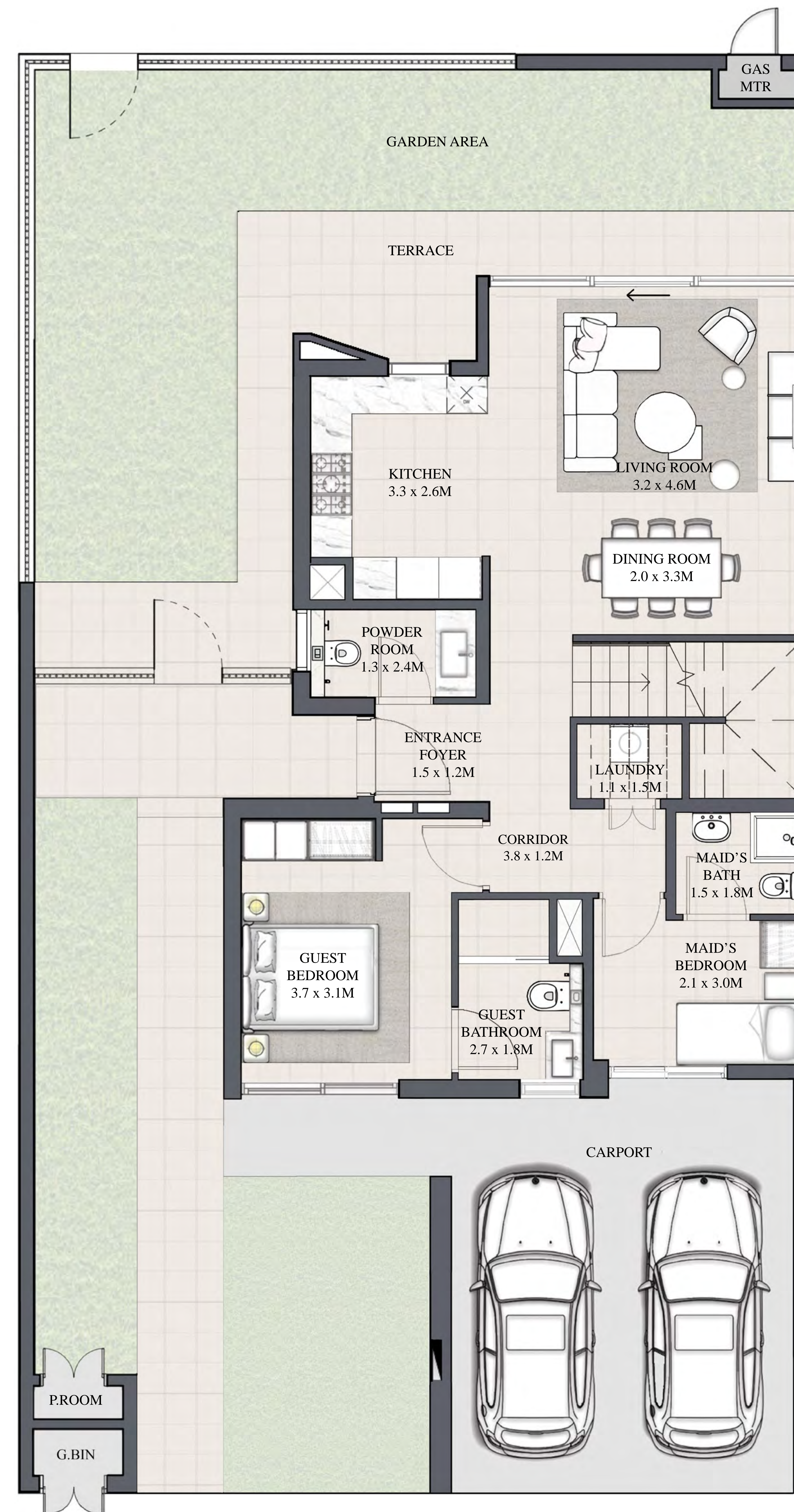
4PLEX - TH01



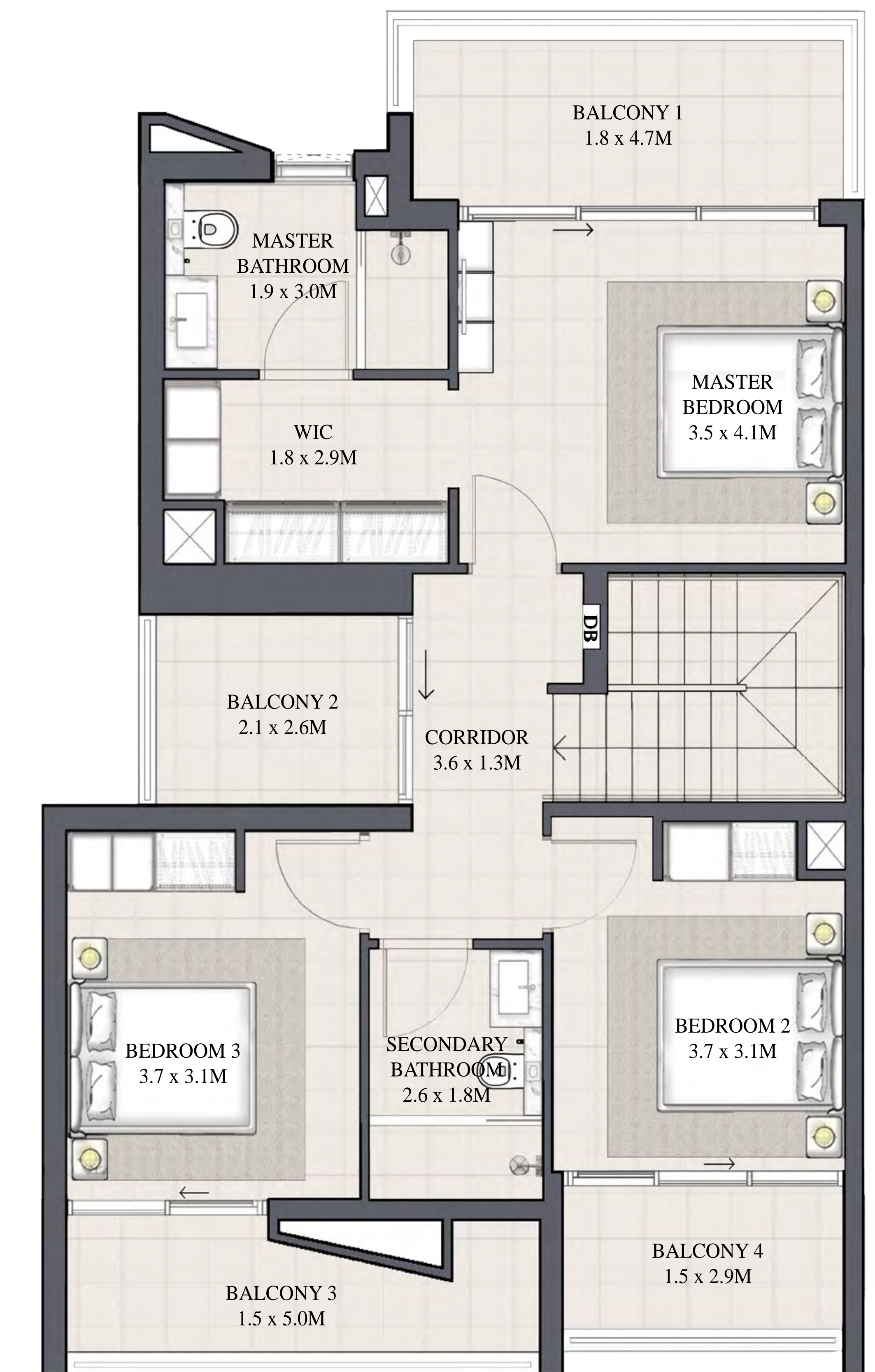
6PLEX - TH01



8PLEX - TH01



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

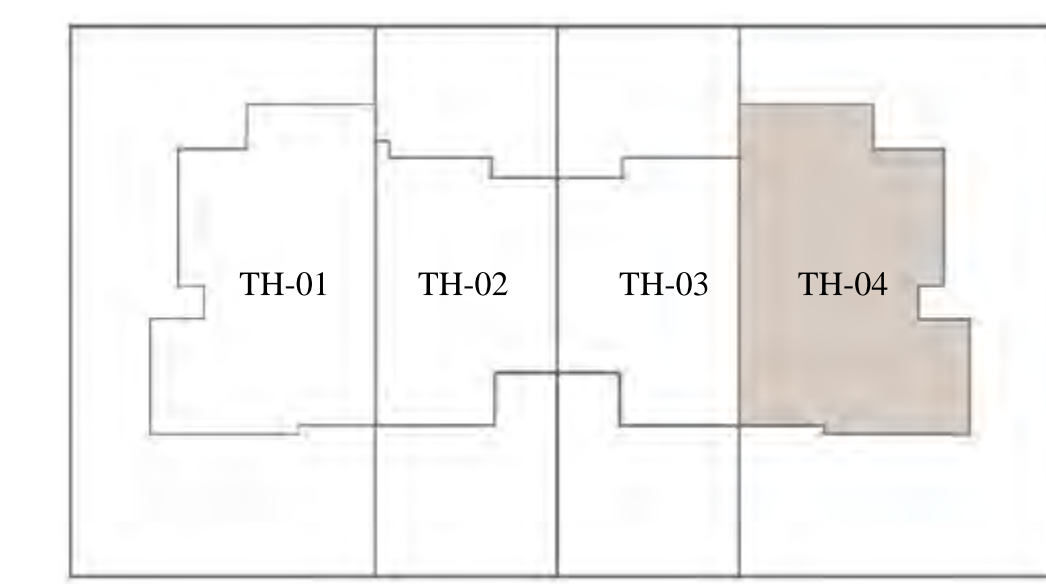
ANYA

ARABIAN RANCHES III

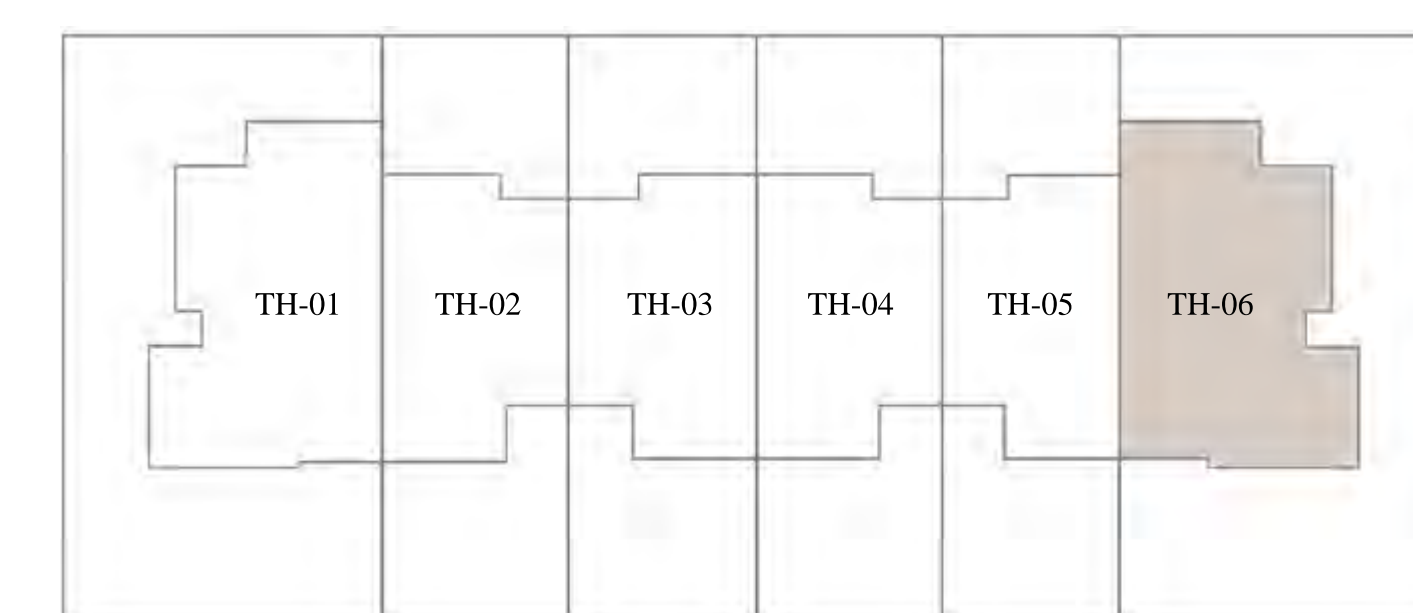
CONTEMPORARY TOWNHOUSE 4 BEDROOM 1 M MIRRORED

UNIT	TOTAL AREA	
4PLEX - TH04	2441.14 SQFT	226.79 SQM
6PLEX - TH06	2459.12 SQFT	228.46 SQM
8PLEX - TH08		

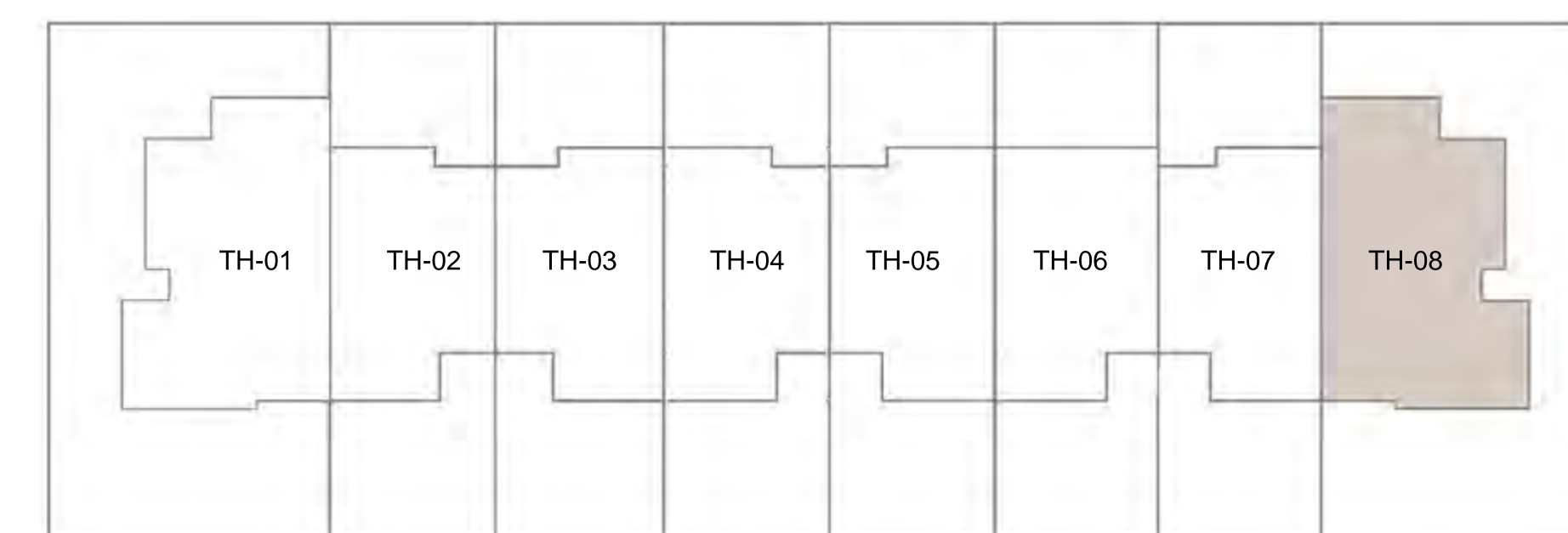
KEY PLAN



4PLEX - TH04



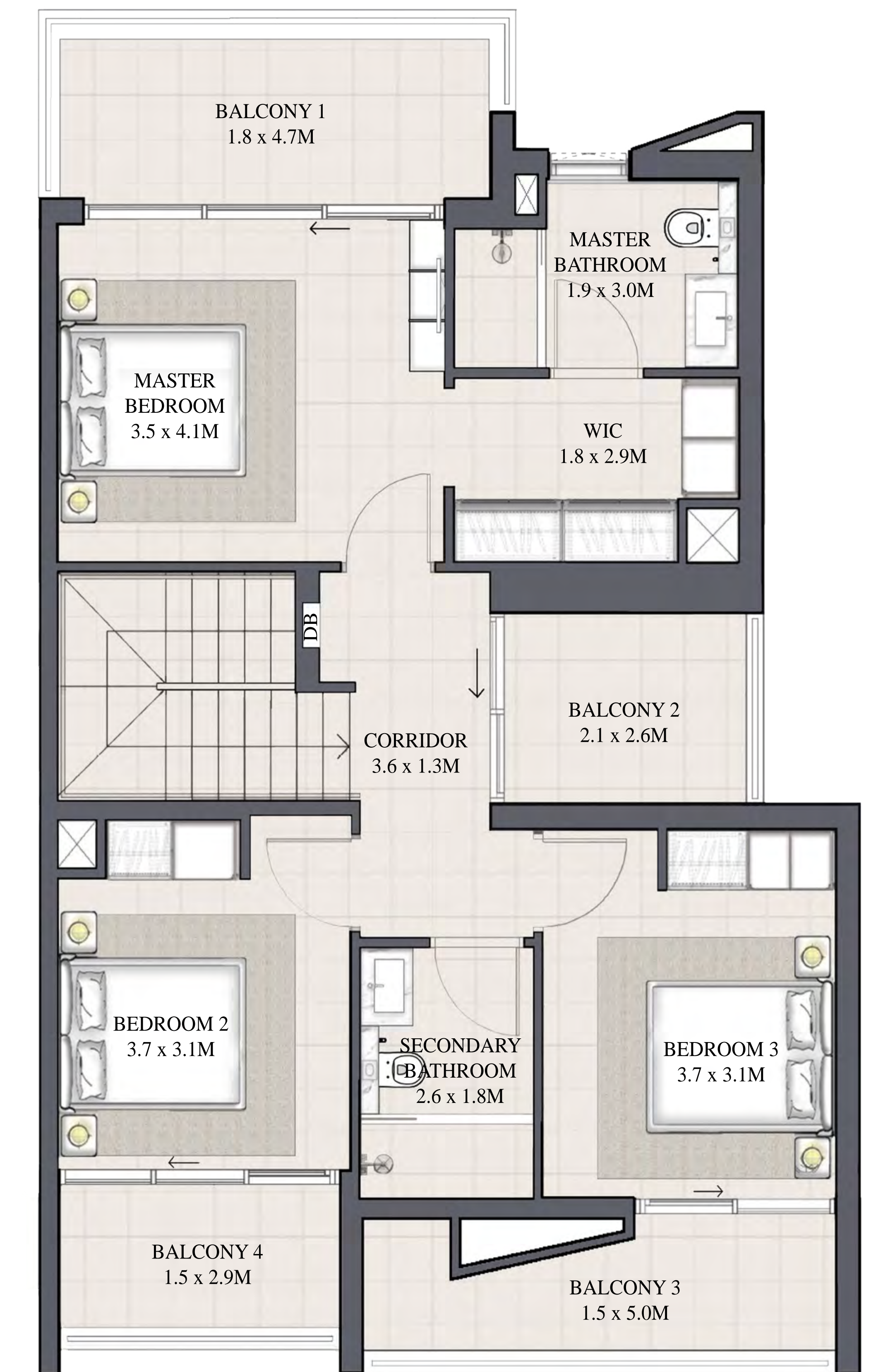
6PLEX - TH06



8PLEX - TH08



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

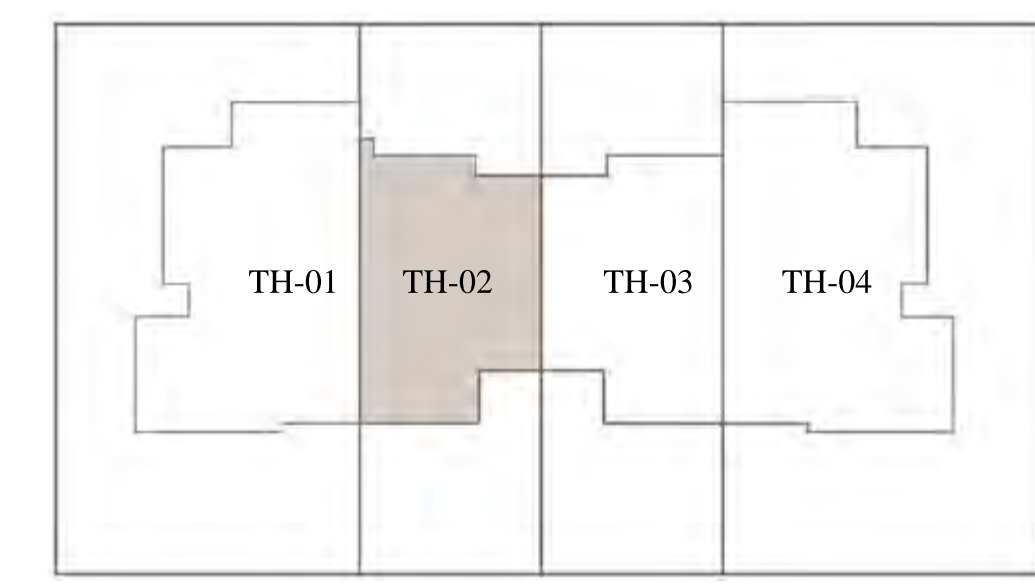
ANYA

ARABIAN RANCHES III

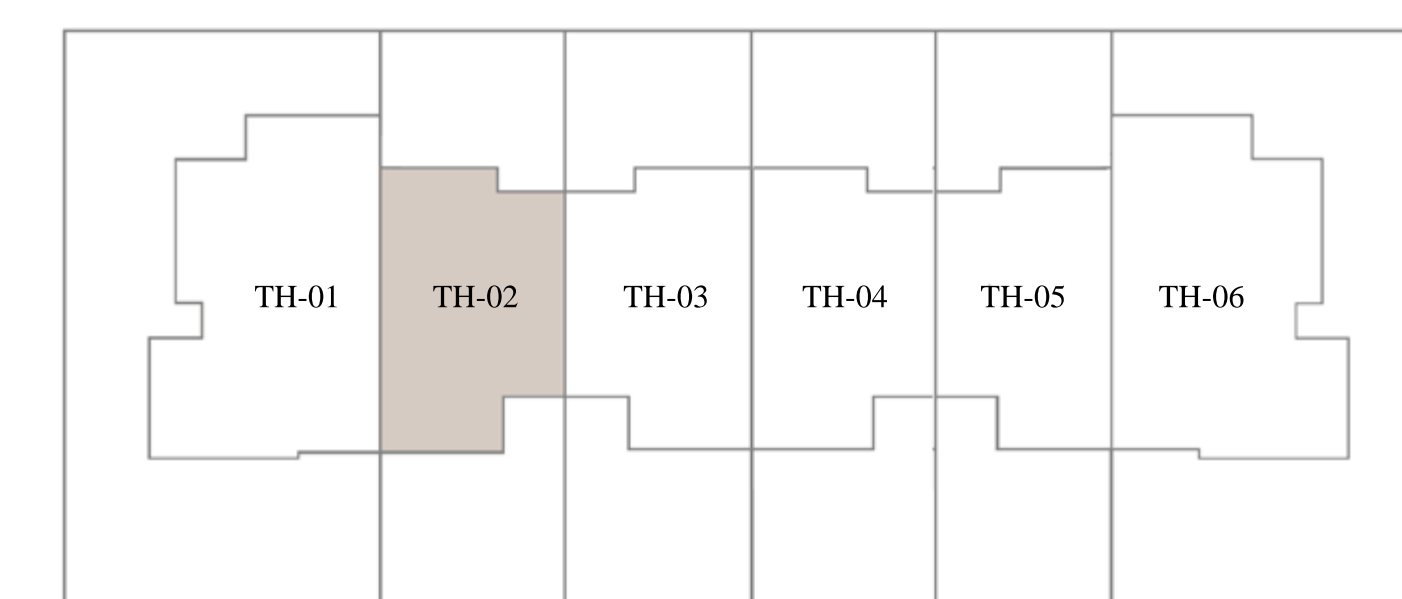
CONTEMPORARY TOWNHOUSE 3 BEDROOM 1

UNIT	TOTAL AREA	
4PLEX - TH02	1928.57 SQFT	179.17 SQM
6PLEX - TH02	1929.21 SQFT	179.23 SQM

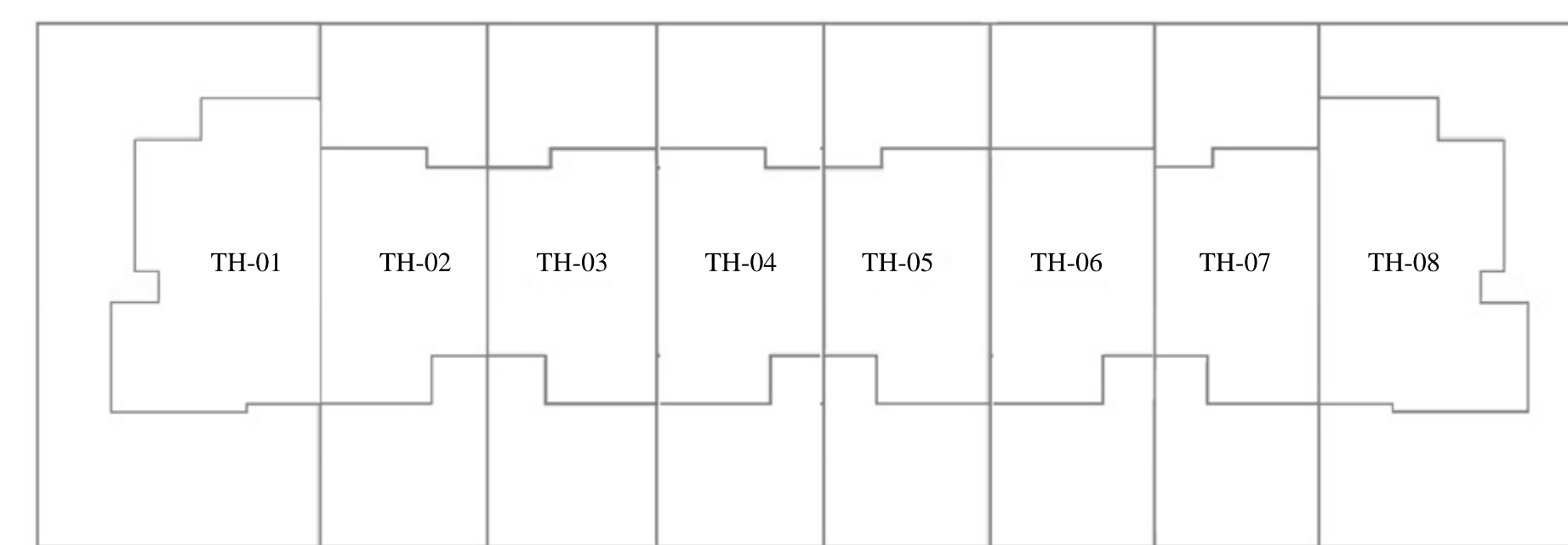
KEY PLAN



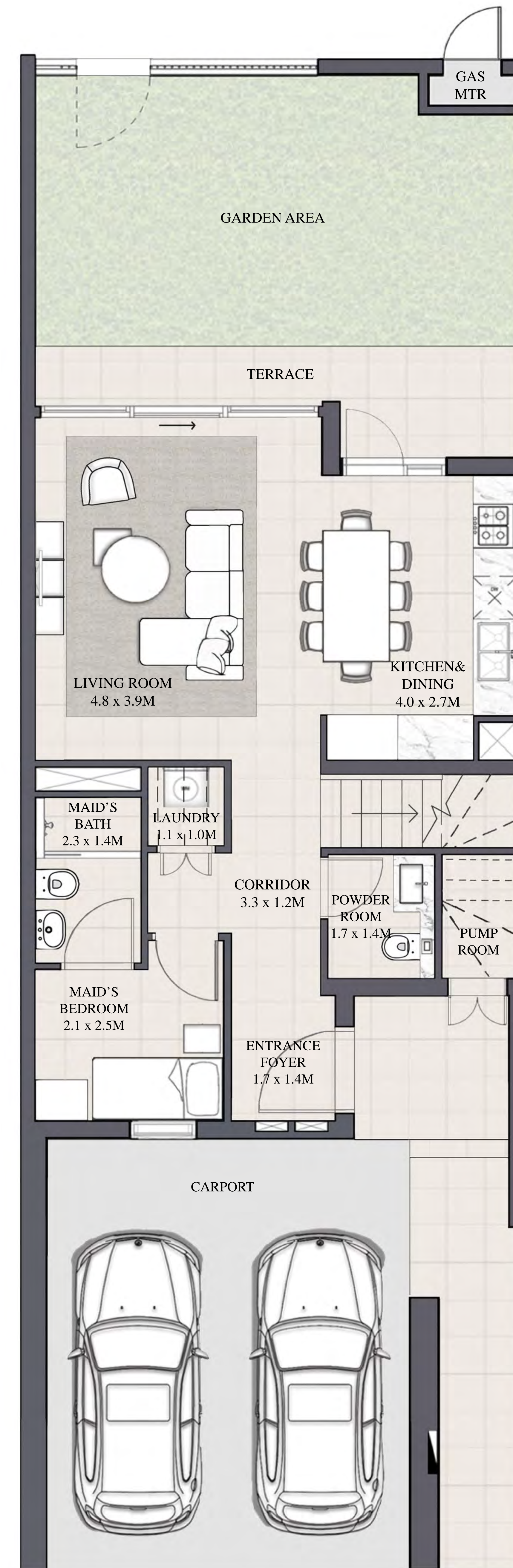
4 PLEX - TH02



6 PLEX - TH02



8 PLEX



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

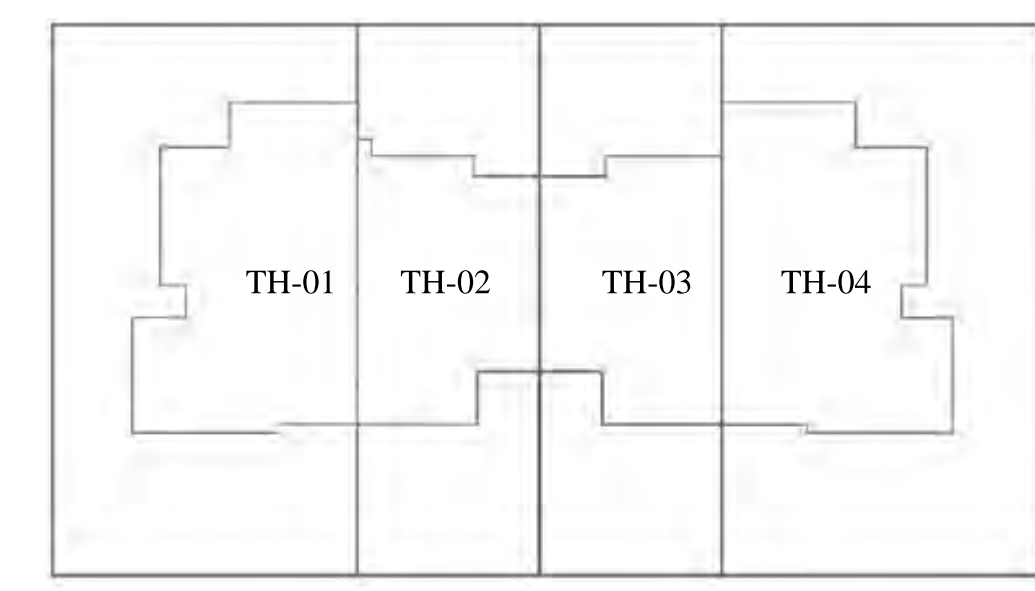
ANYA

ARABIAN RANCHES III

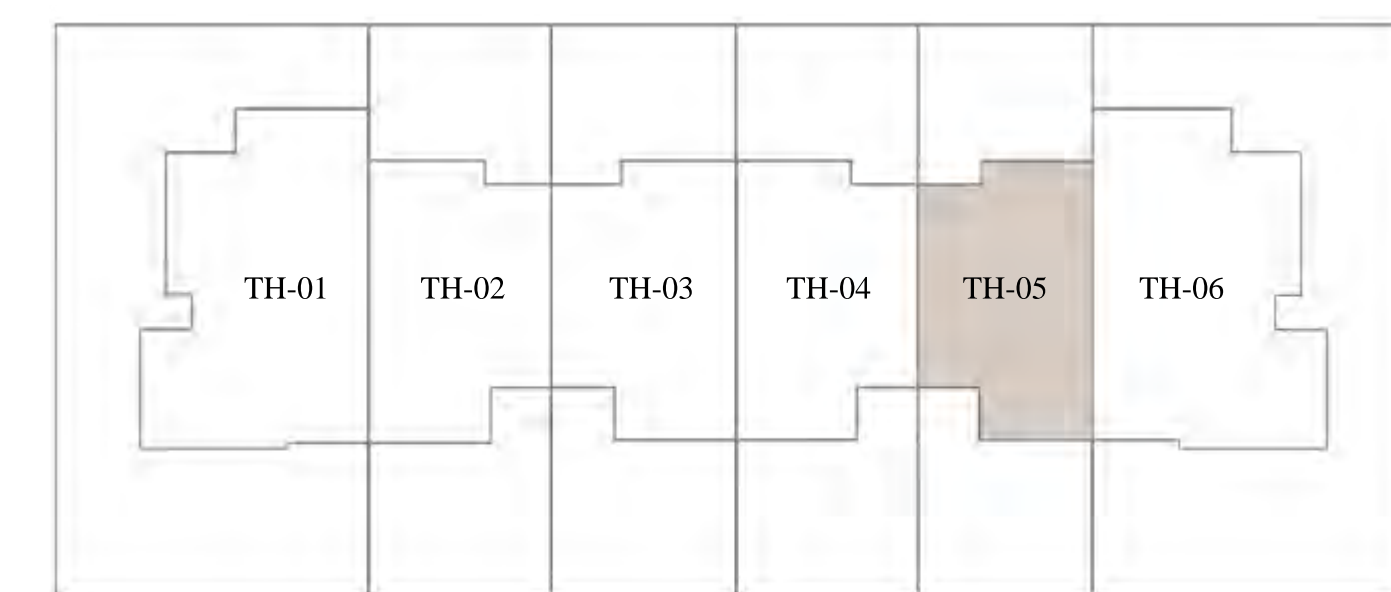
CONTEMPORARY TOWNHOUSE 3 BEDROOM 1 M MIRRORED

UNIT	TOTAL AREA	
6 PLEX - TH05	1929.21 SQFT	179.23 SQM

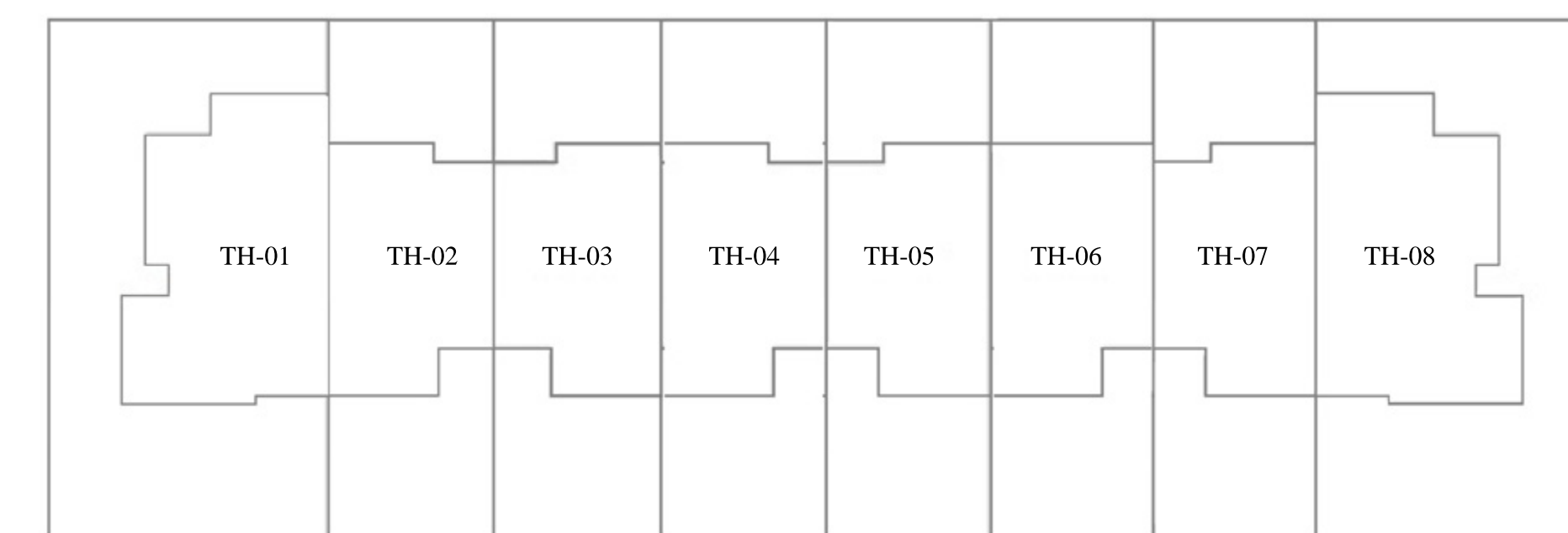
KEY PLAN



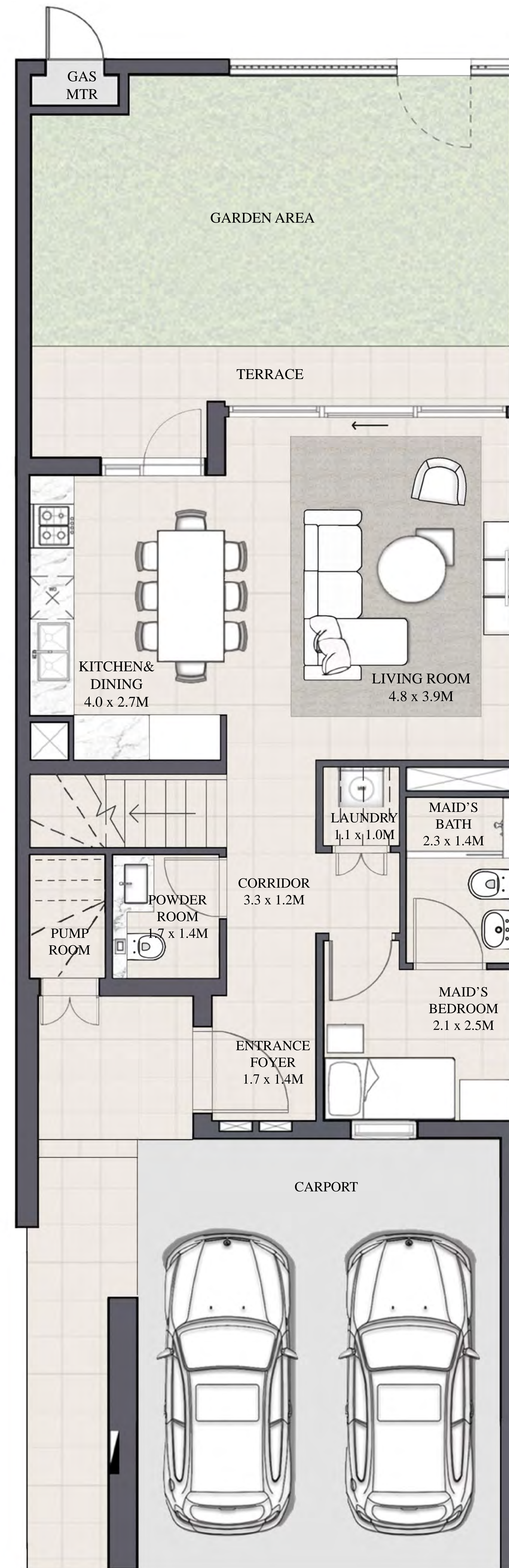
4 PLEX



6 PLEX - TH05



8 PLEX



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

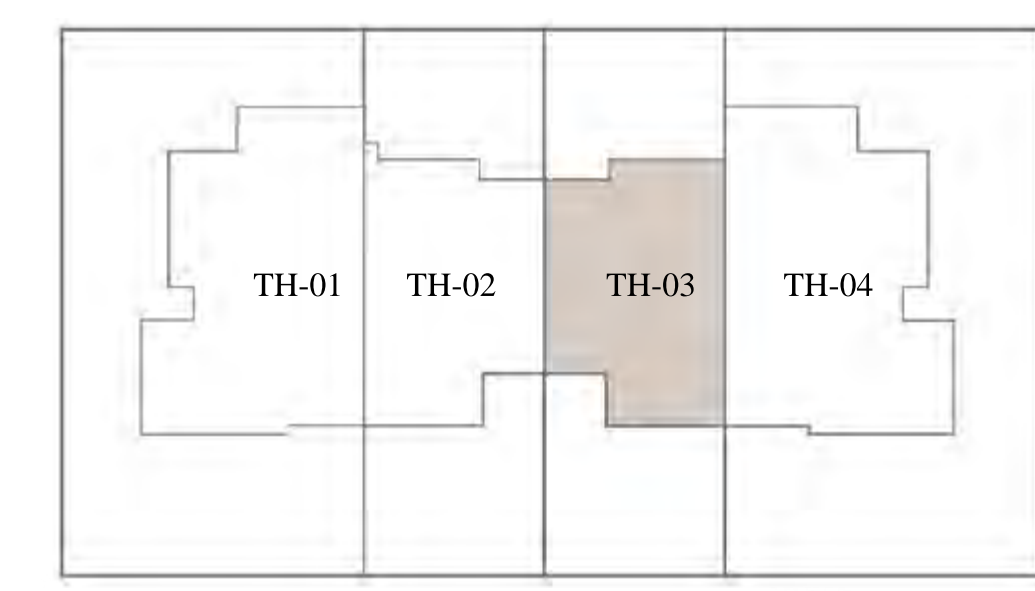
ANYA

ARABIAN RANCHES III

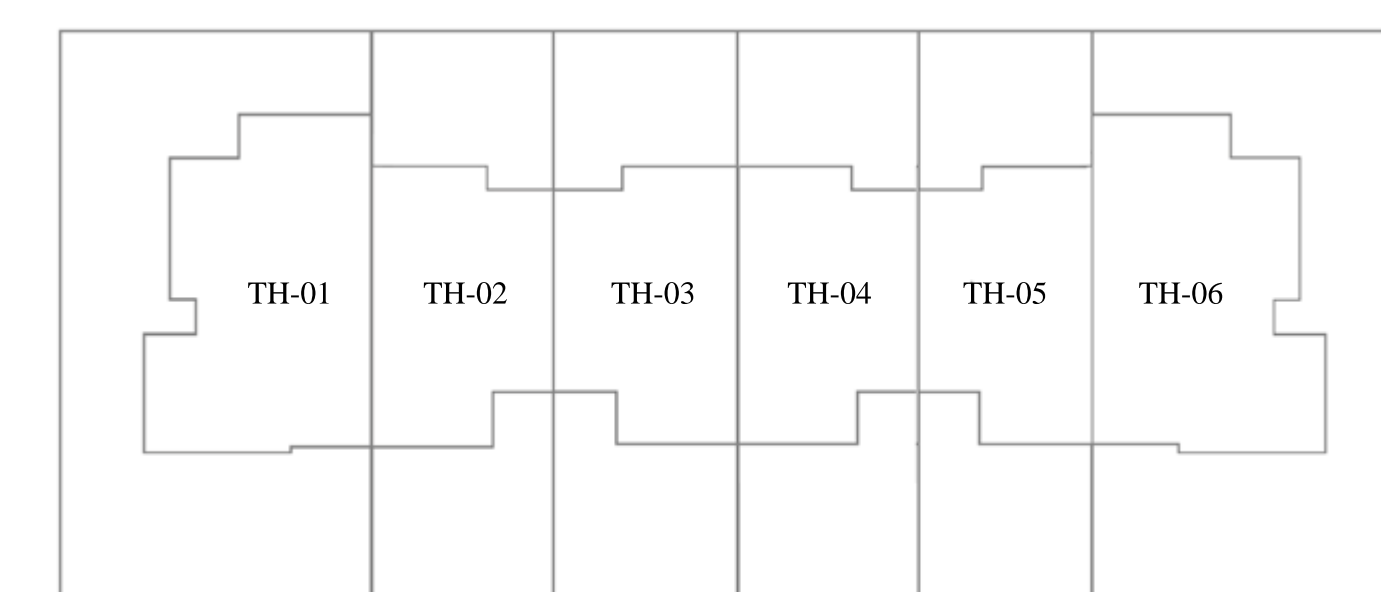
CONTEMPORARY TOWNHOUSE 3 BEDROOM 2

UNIT	TOTAL AREA	
4PLEX - TH03	1937.07 SQFT	179.96 SQM

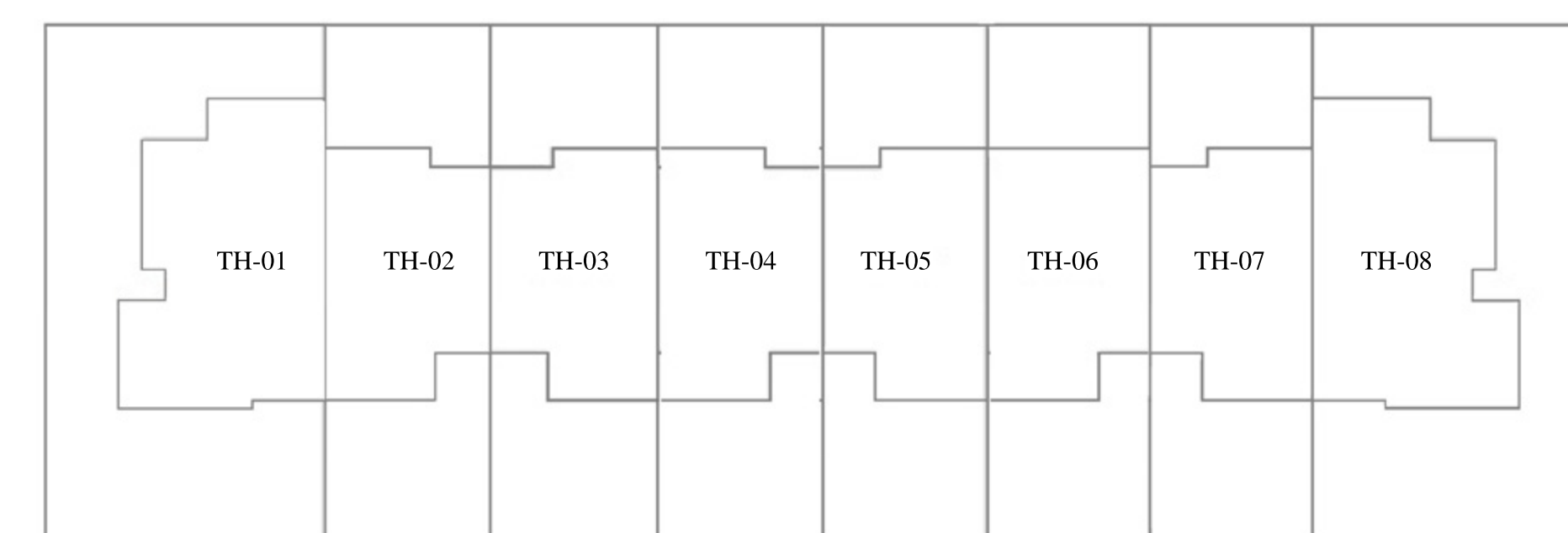
KEY PLAN



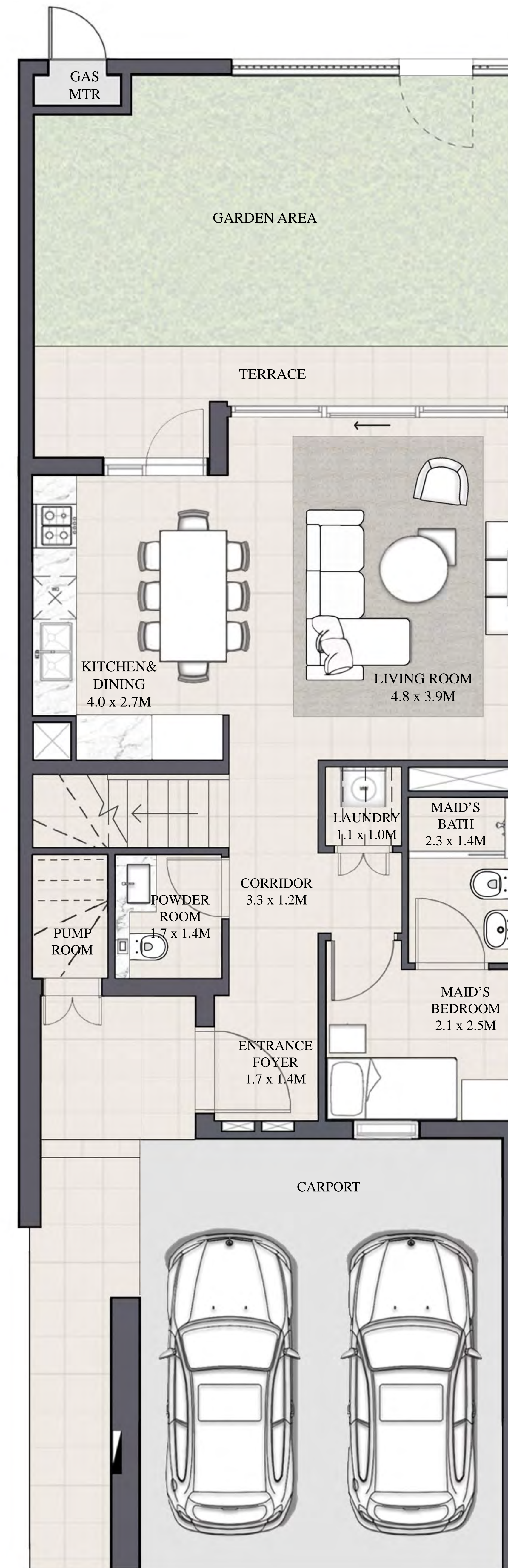
4 PLEX - TH03



6 PLEX



8 PLEX



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

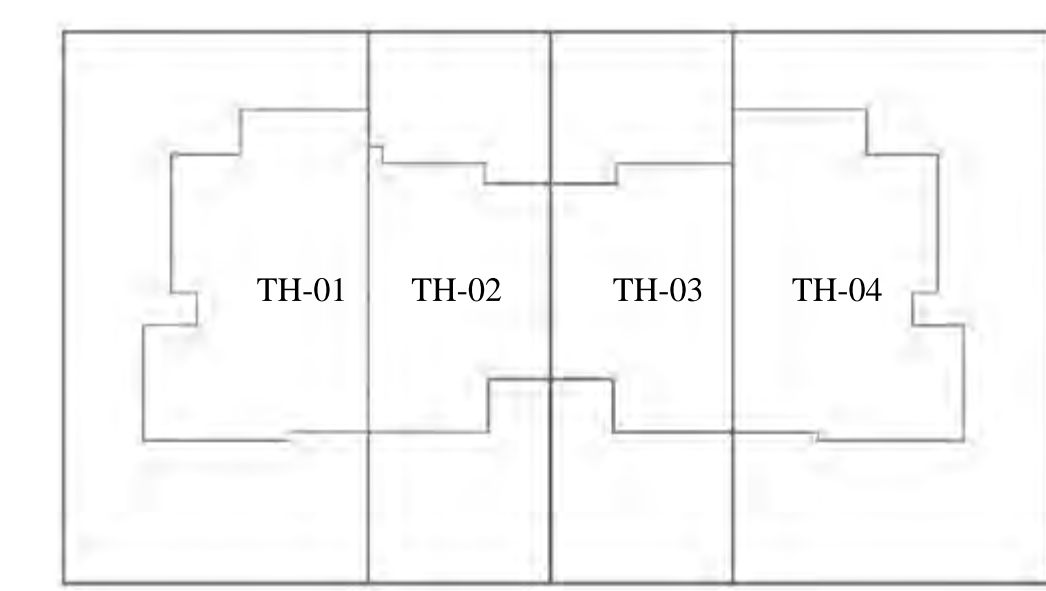
ANYA

ARABIAN RANCHES III

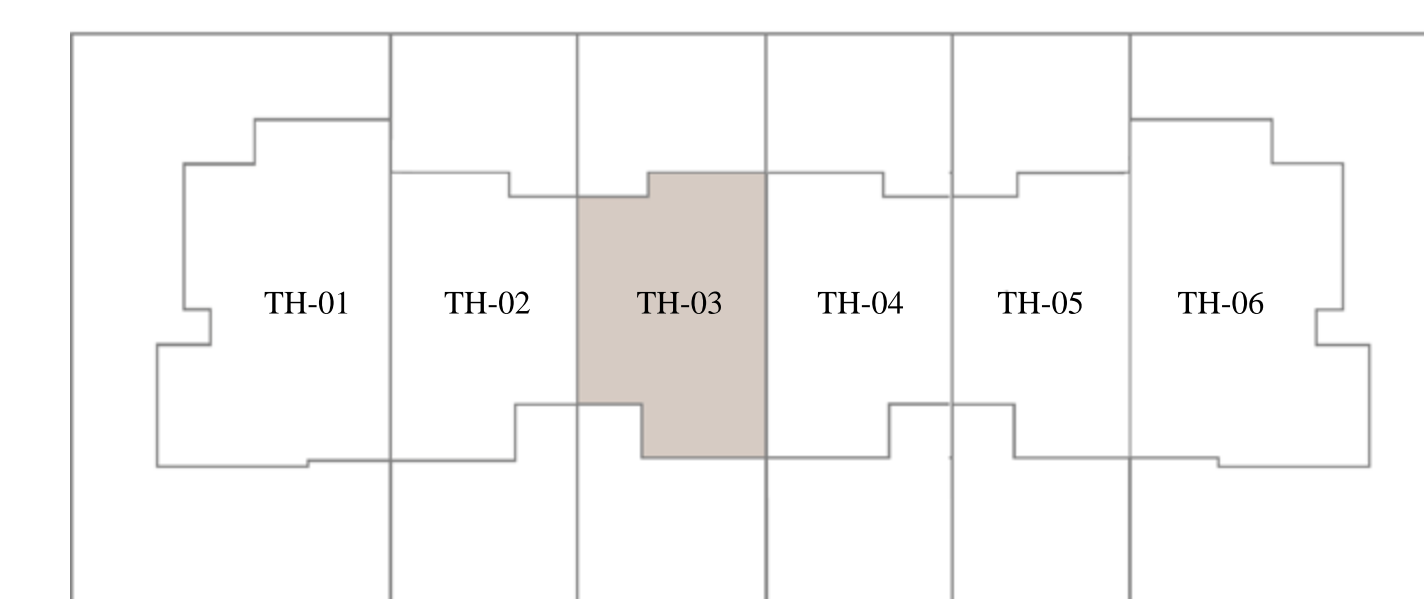
CONTEMPORARY TOWNHOUSE 3 BEDROOM 3

UNIT	TOTAL AREA	
6PLEX - TH03	1931.04 SQFT	179.40 SQM

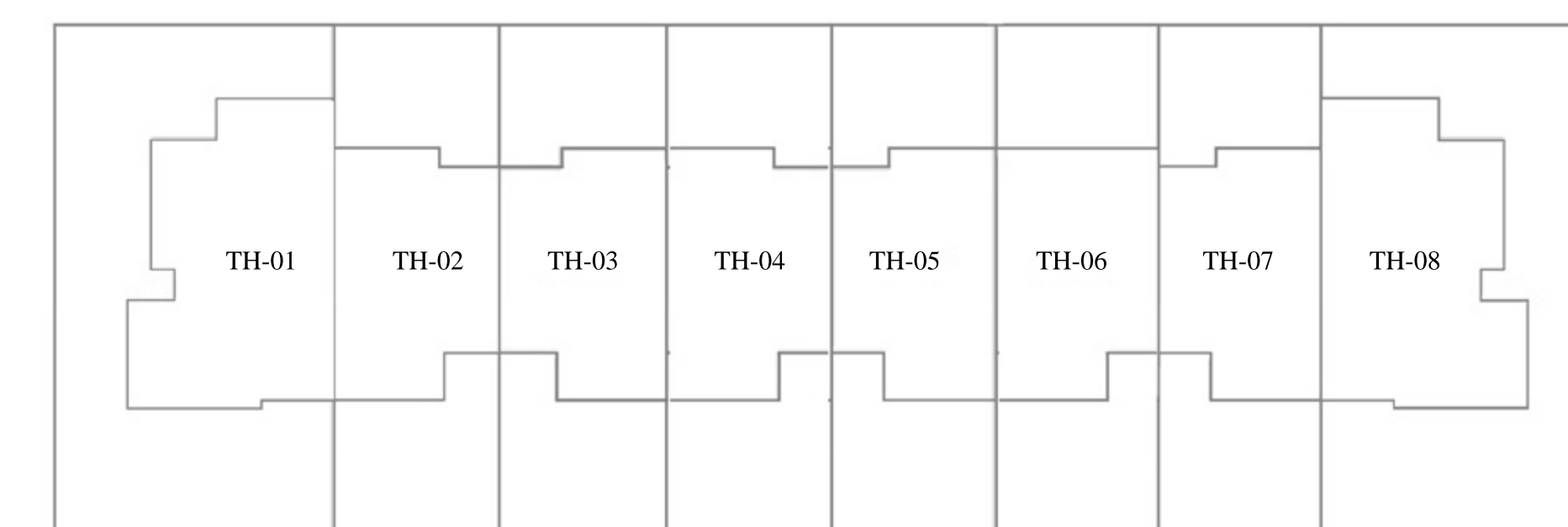
KEY PLAN



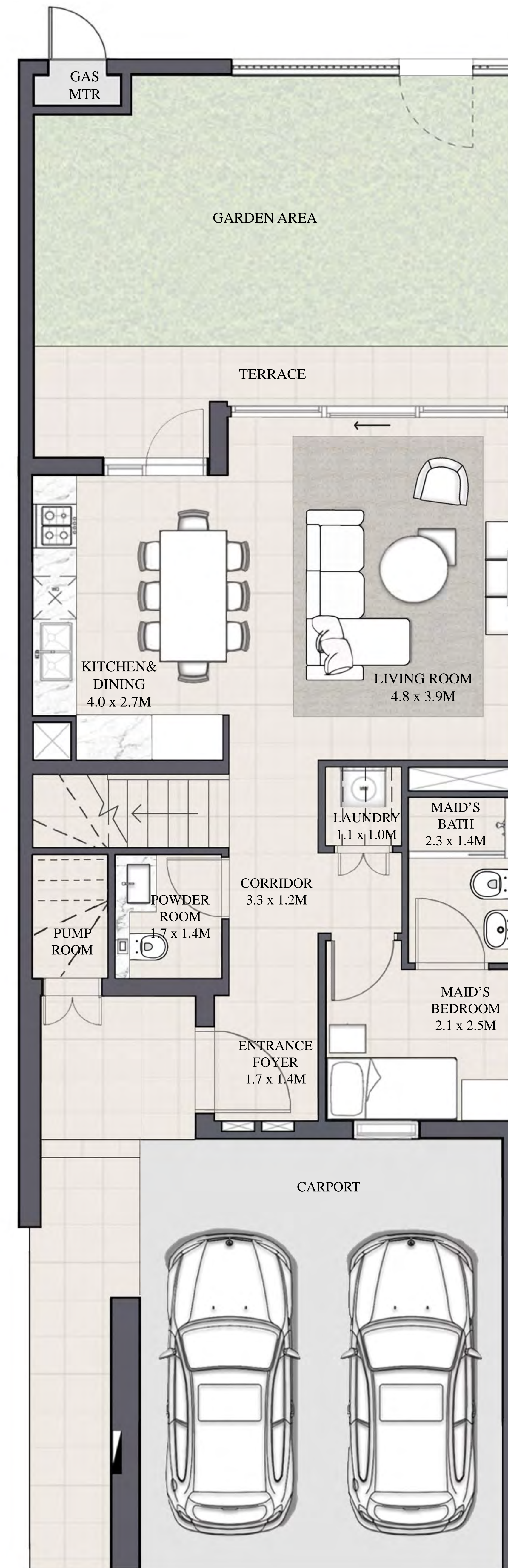
4 PLEX



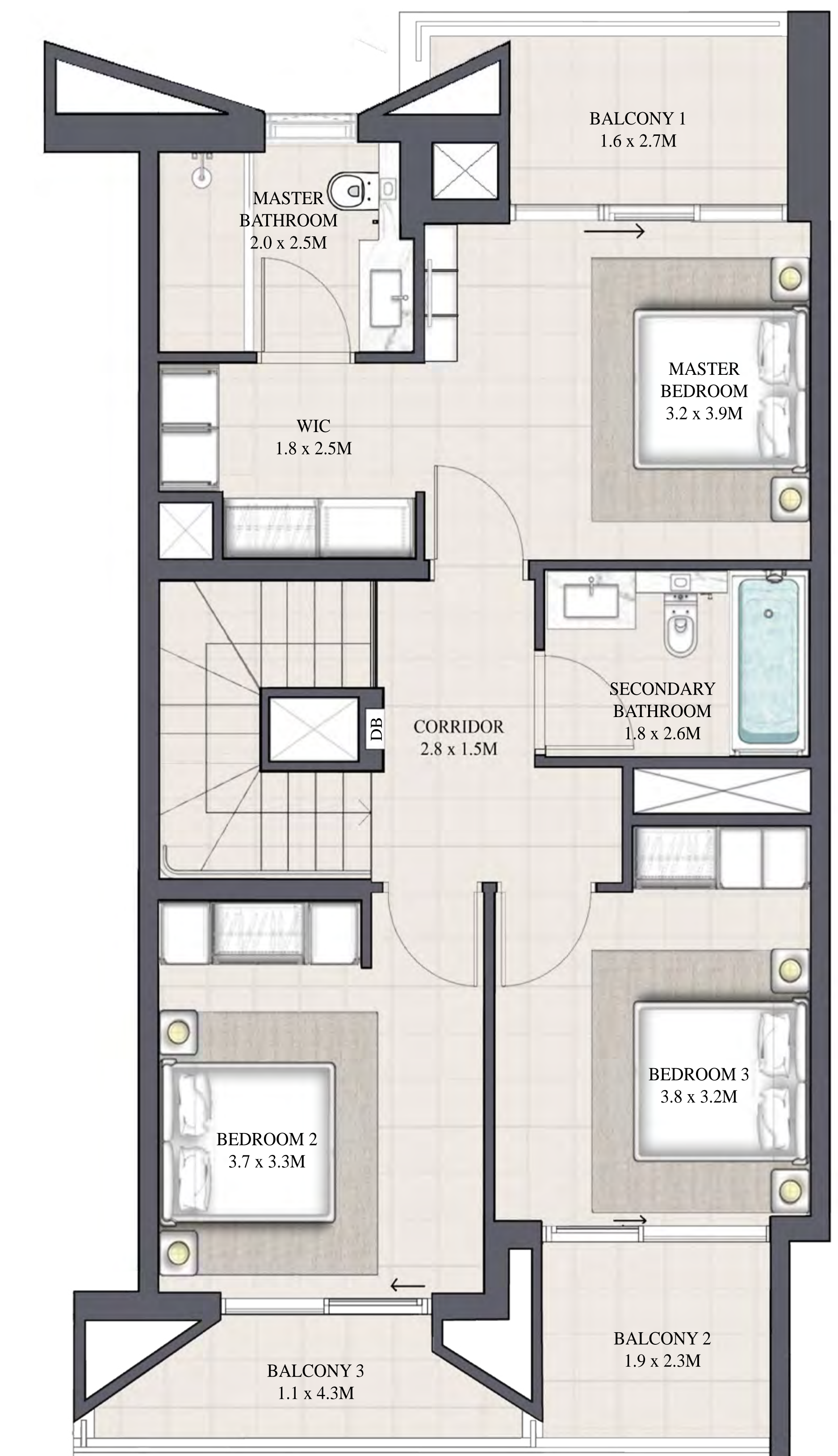
6 PLEX - TH03



8 PLEX



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

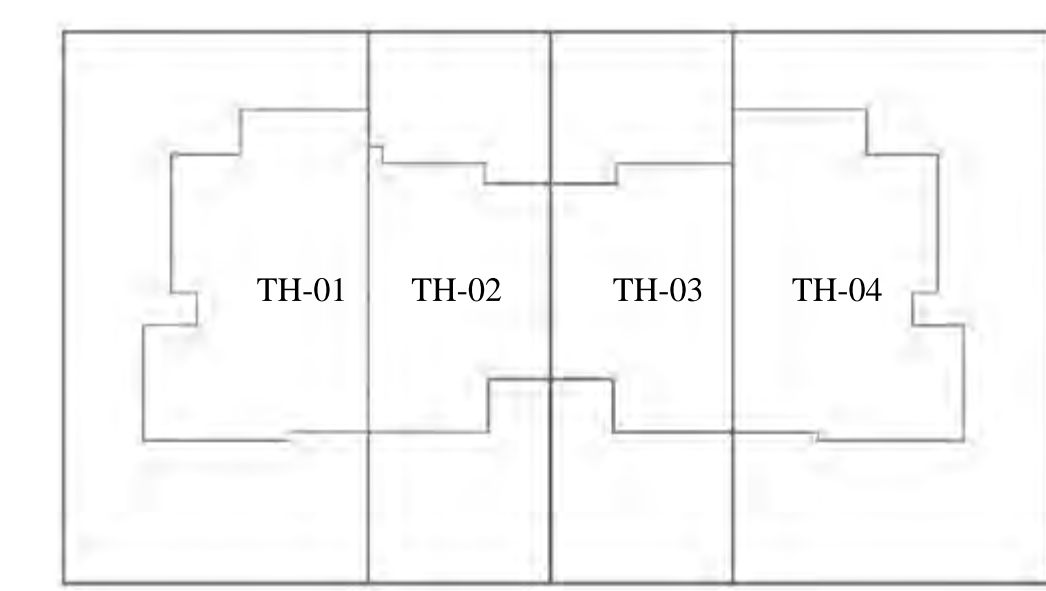
ANYA

ARABIAN RANCHES III

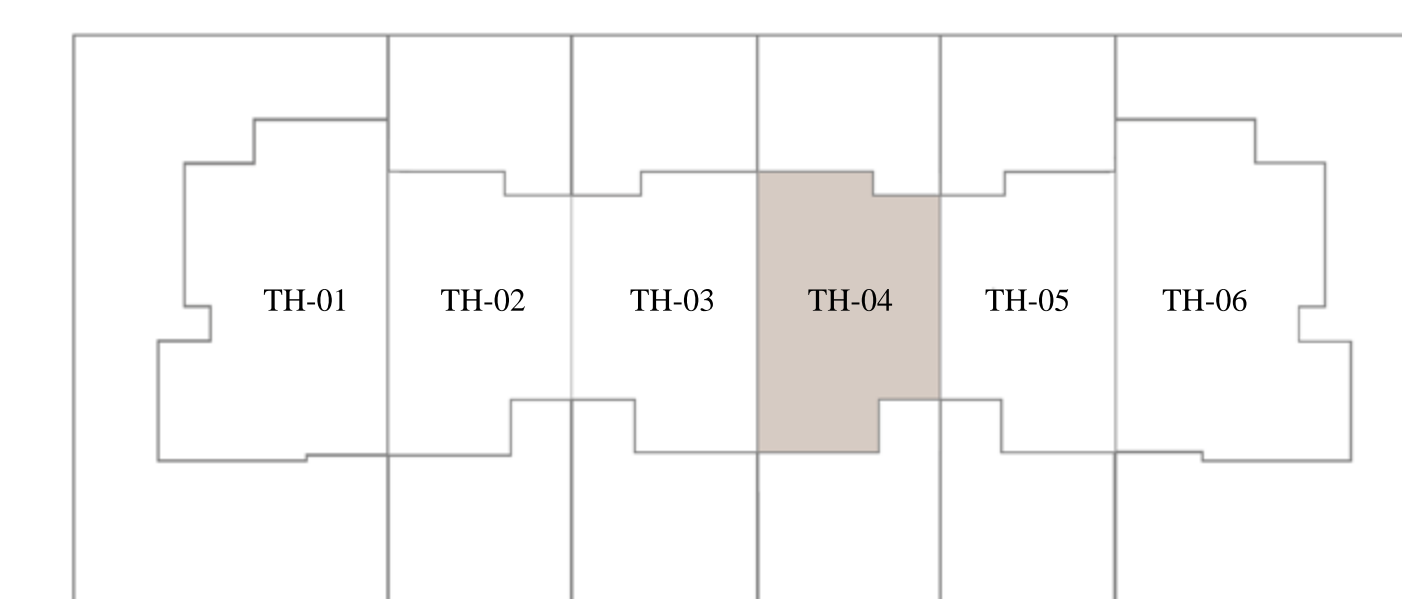
CONTEMPORARY TOWNHOUSE 3 BEDROOM 3 M MIRRORED

UNIT	TOTAL AREA	
6 PLEX - TH04	1930.61 SQFT	179.36 SQM

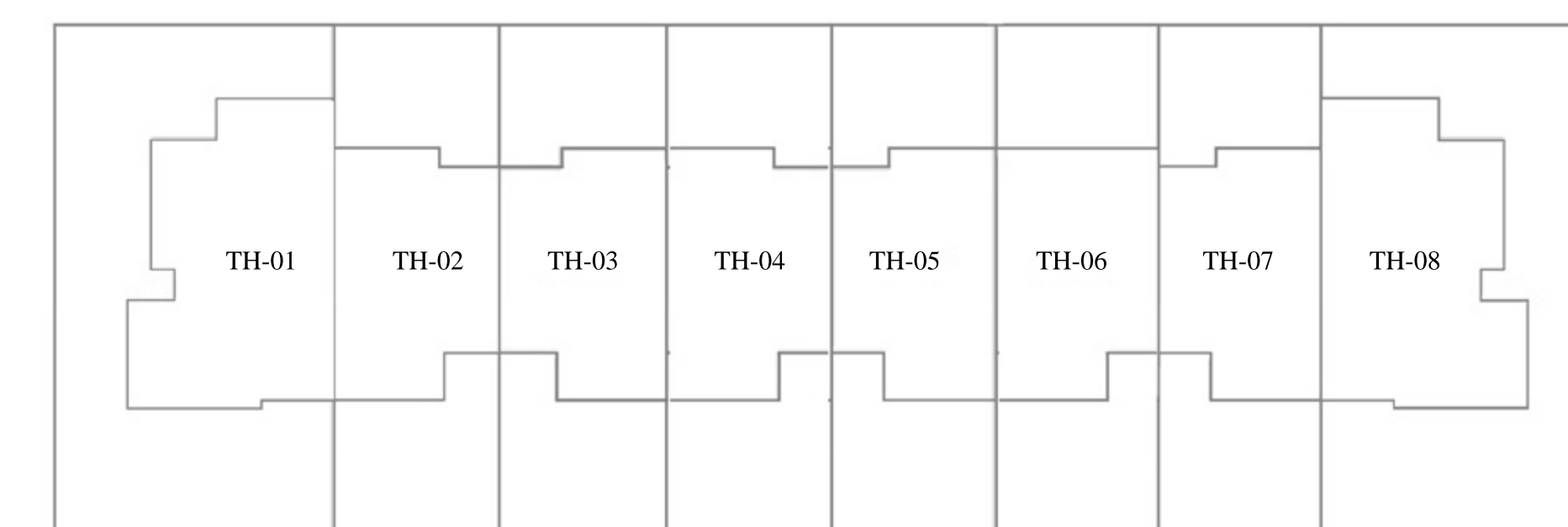
KEY PLAN



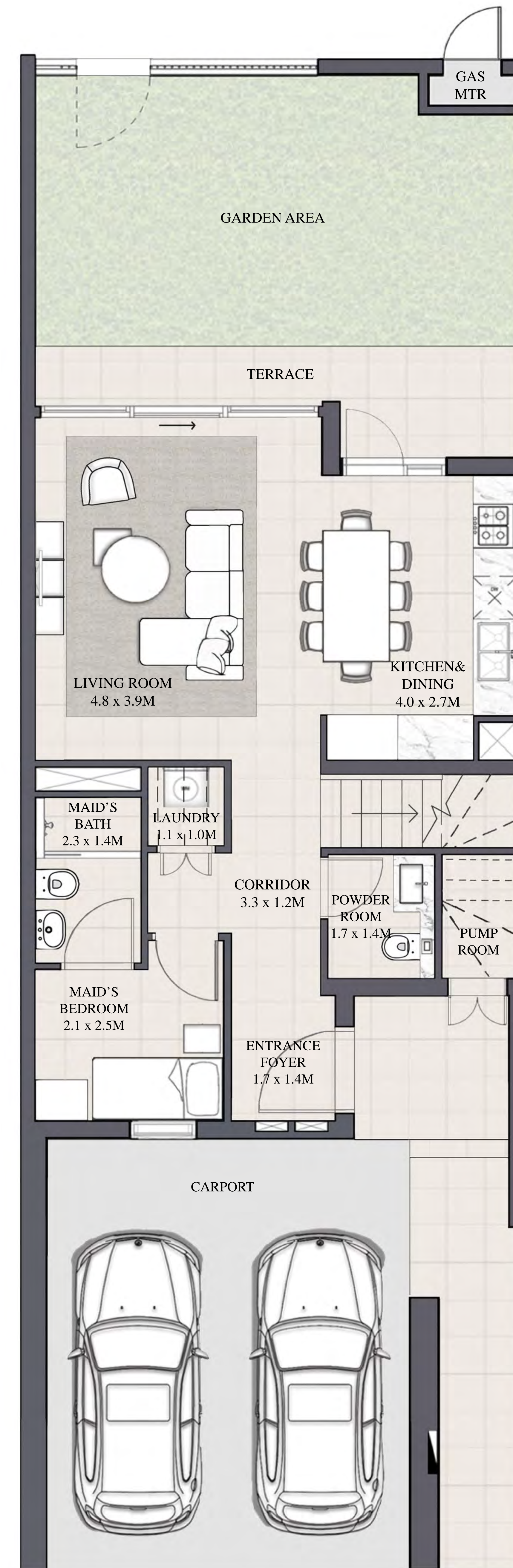
4 PLEX



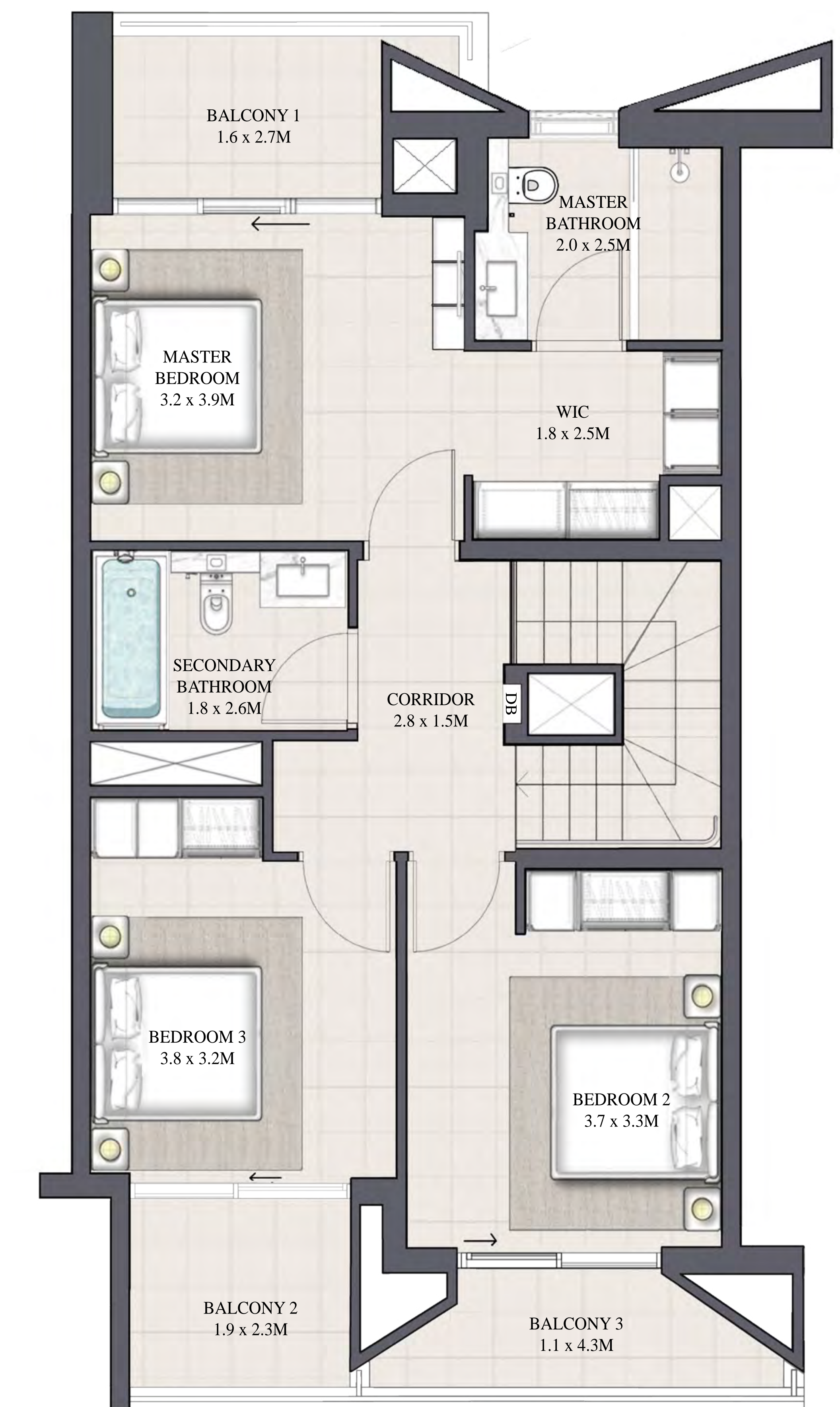
6 PLEX - TH04



8 PLEX



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

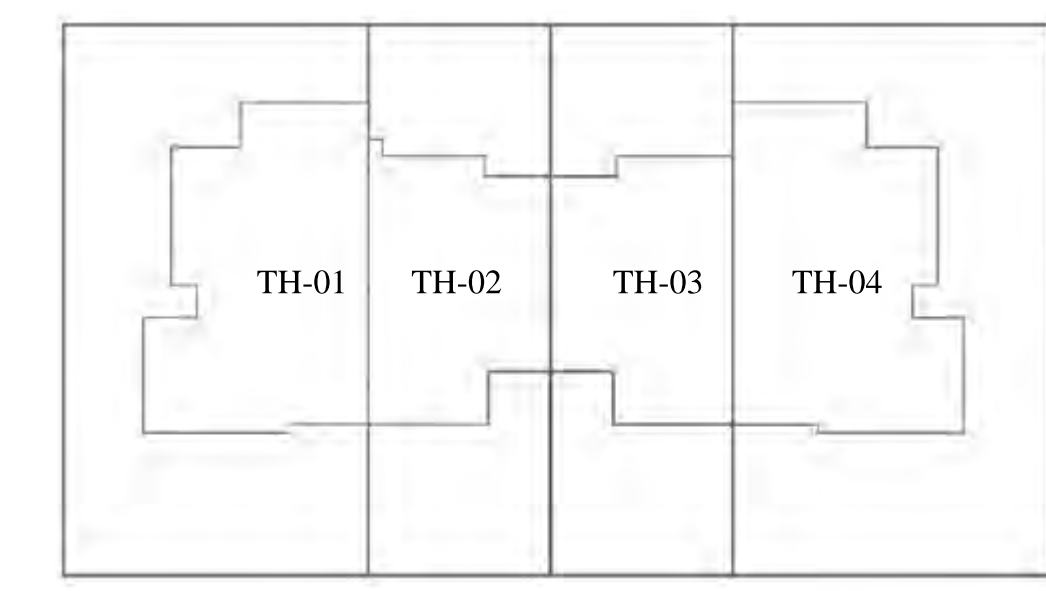
ANYA

ARABIAN RANCHES III

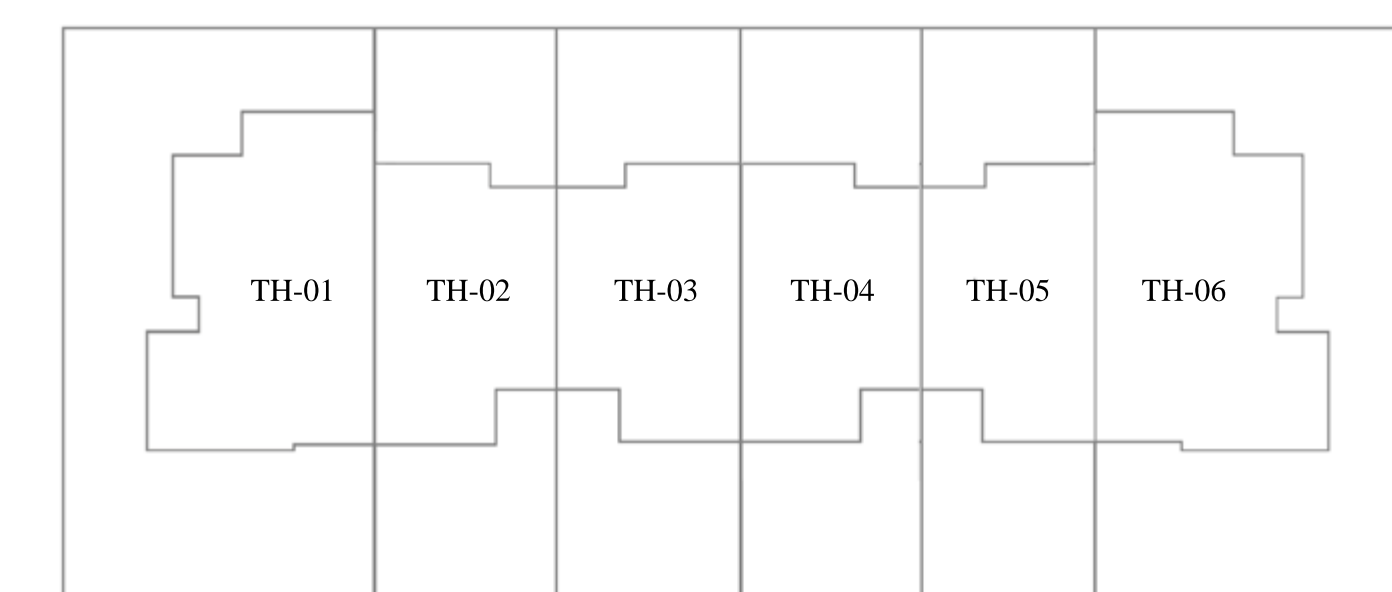
CONTEMPORARY TOWNHOUSE 3 BEDROOM 4

UNIT	TOTAL AREA
8 PLEX - TH02	1927.49 SQFT 179.07 SQM

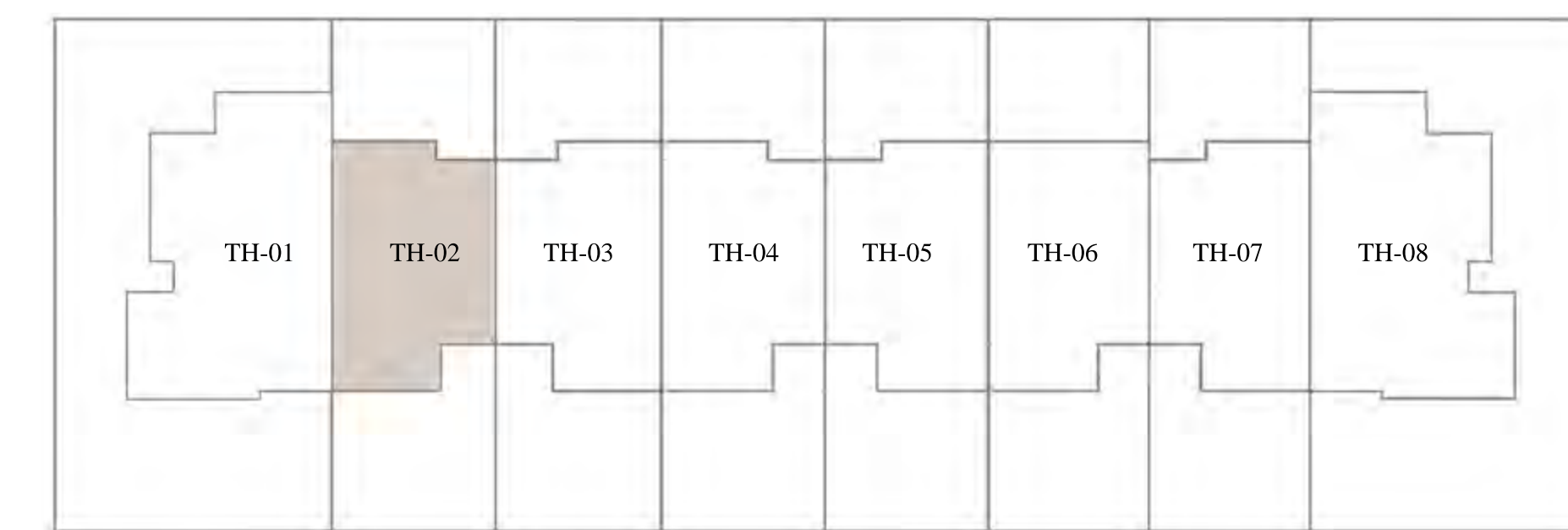
KEY PLAN



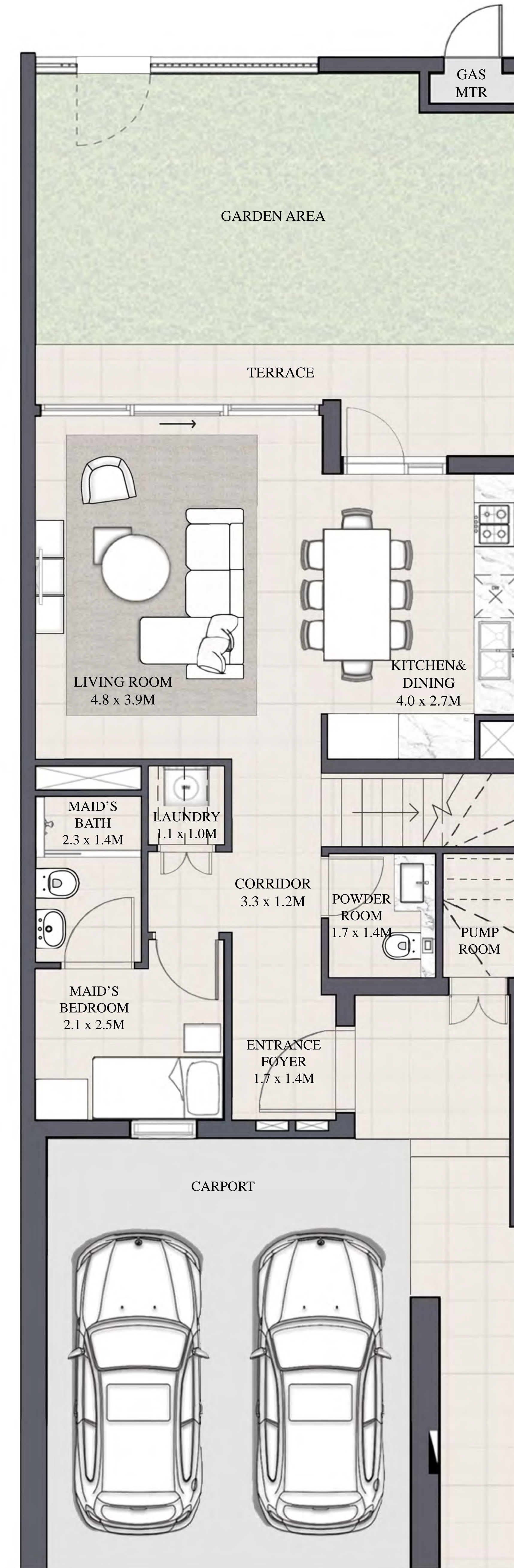
4 PLEX



6 PLEX



8 PLEX - TH02



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

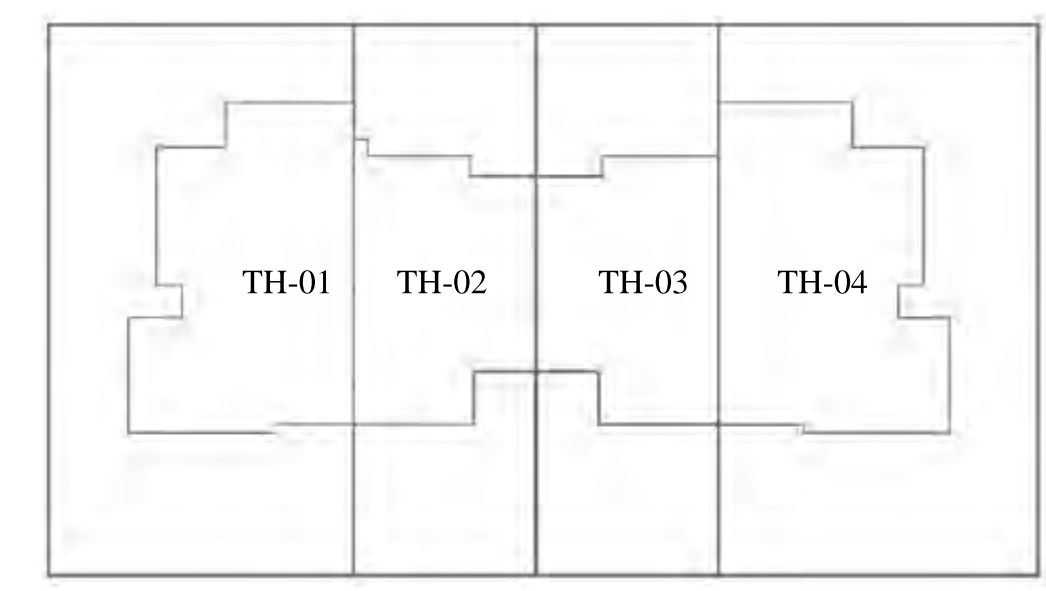
ANYA

ARABIAN RANCHES III

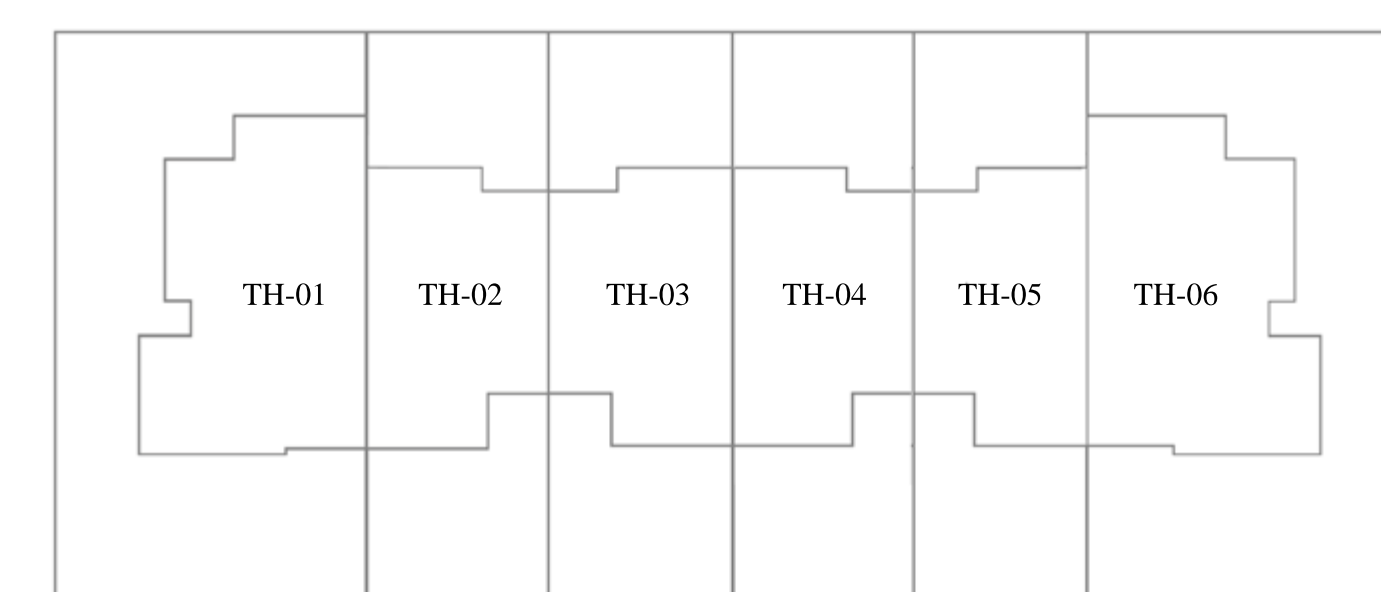
CONTEMPORARY TOWNHOUSE 3 BEDROOM 4 M MIRRORED

UNIT	TOTAL AREA
8 PLEX - TH07	1927.49 SQFT 179.07 SQM

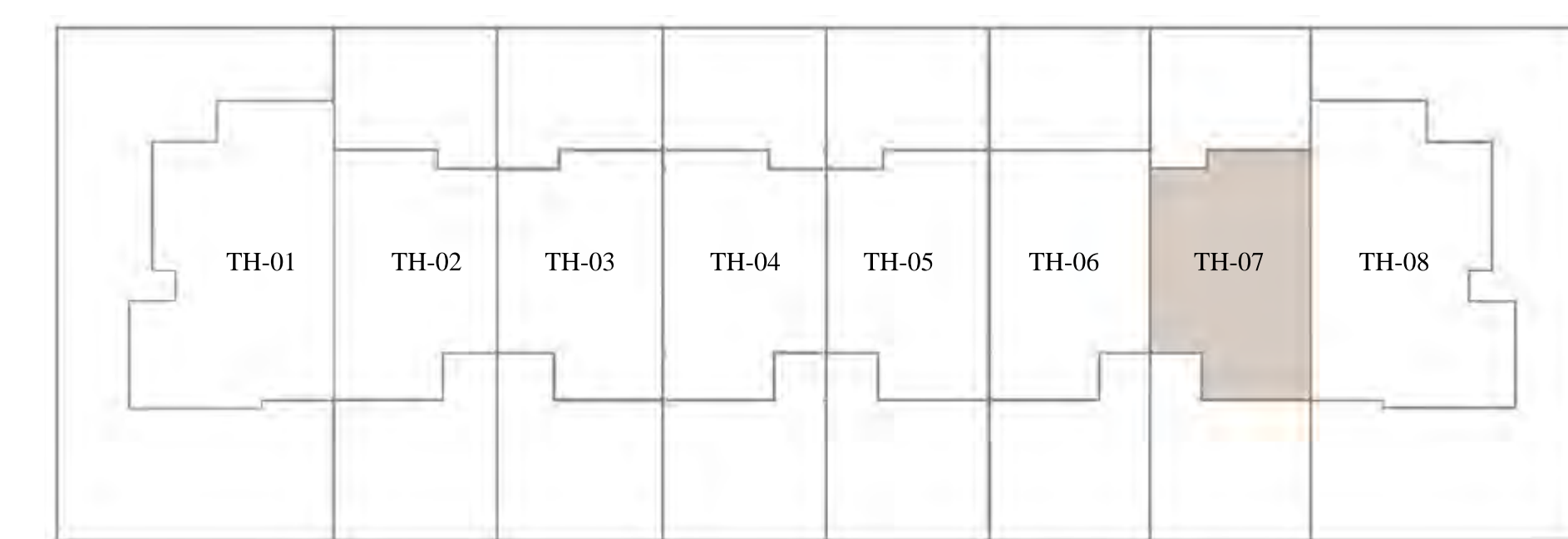
KEY PLAN



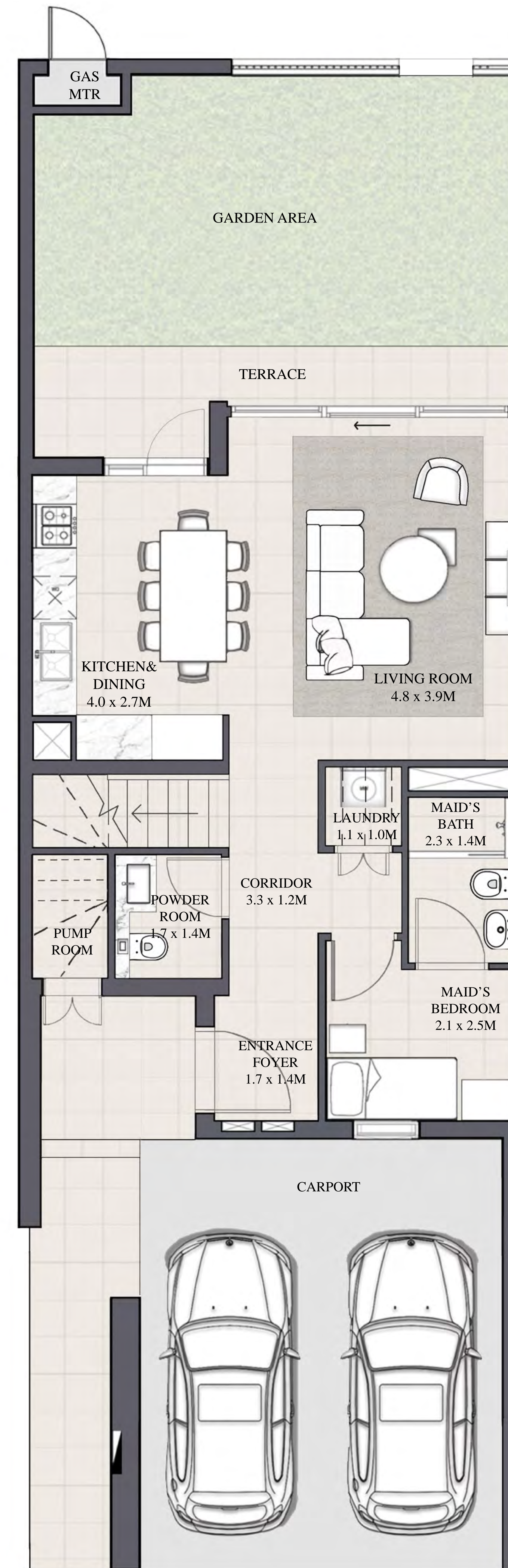
4 PLEX - TH03



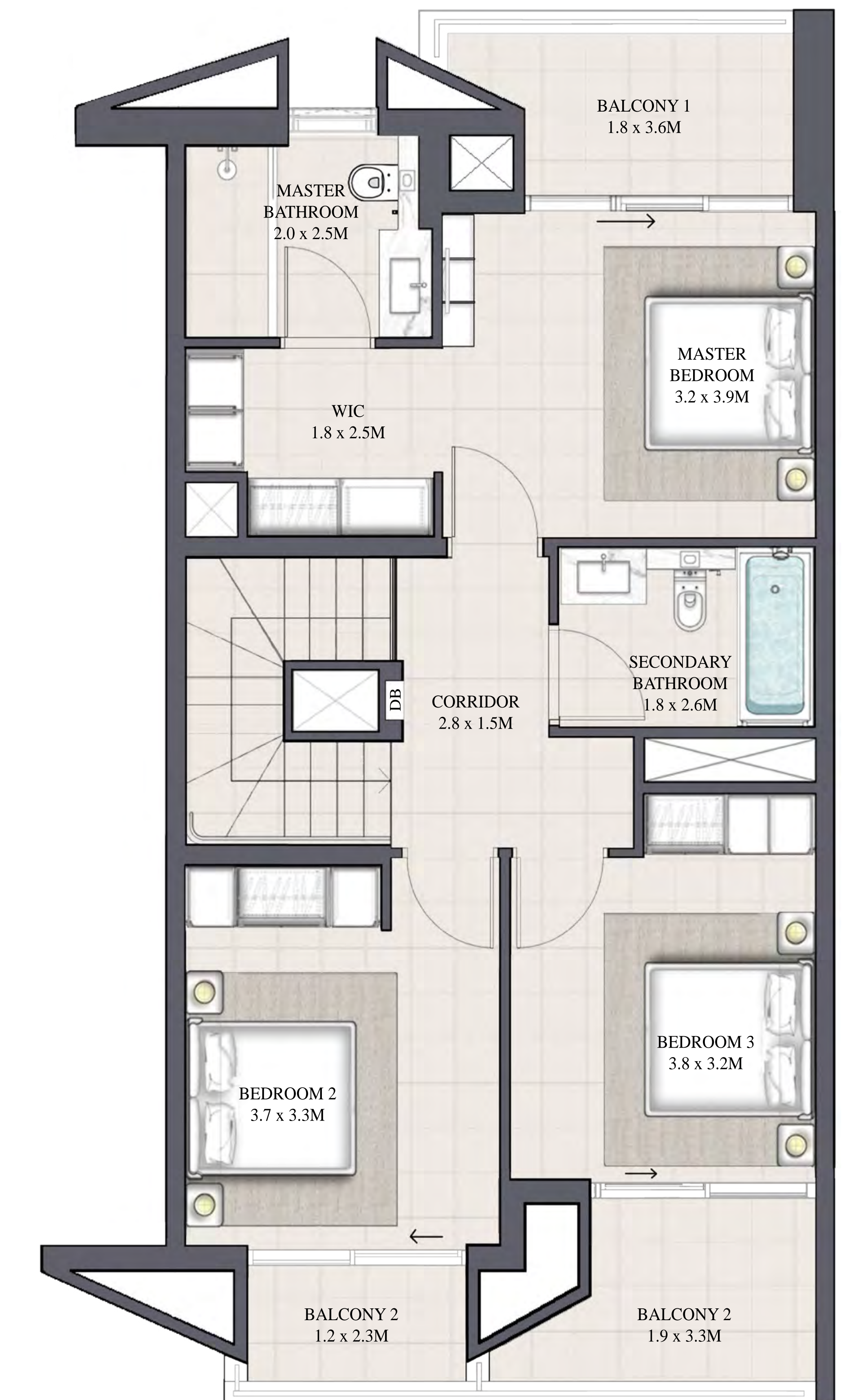
6 PLEX



8 PLEX - TH07



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

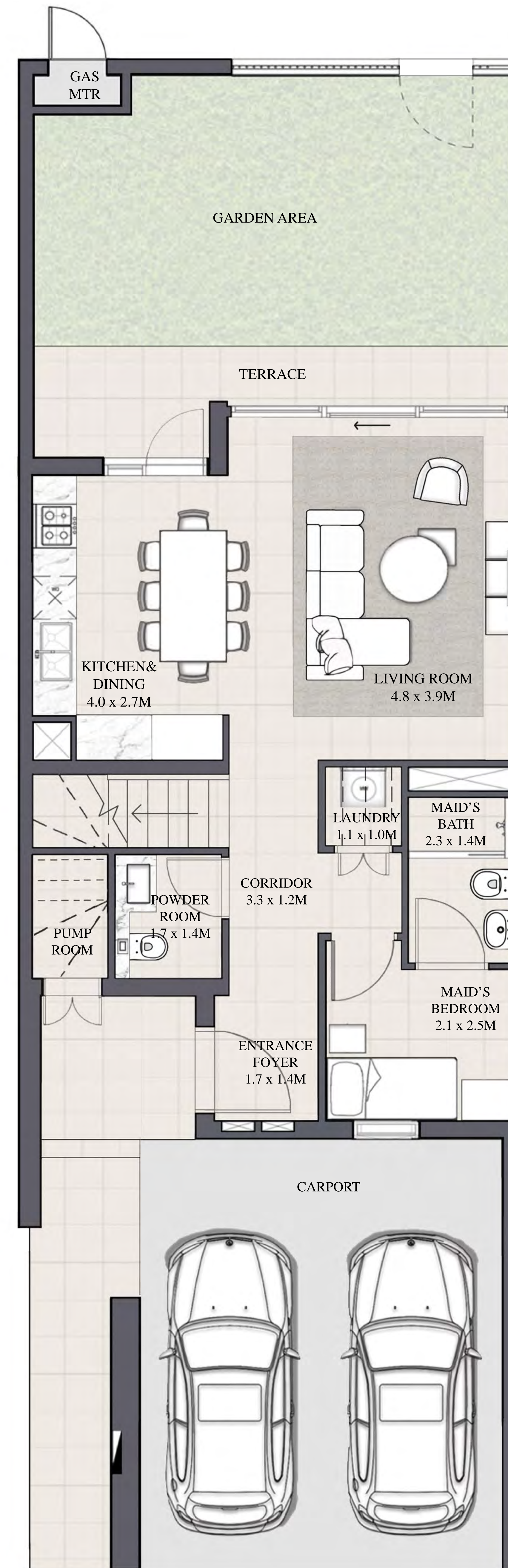
ANYA

ARABIAN RANCHES III

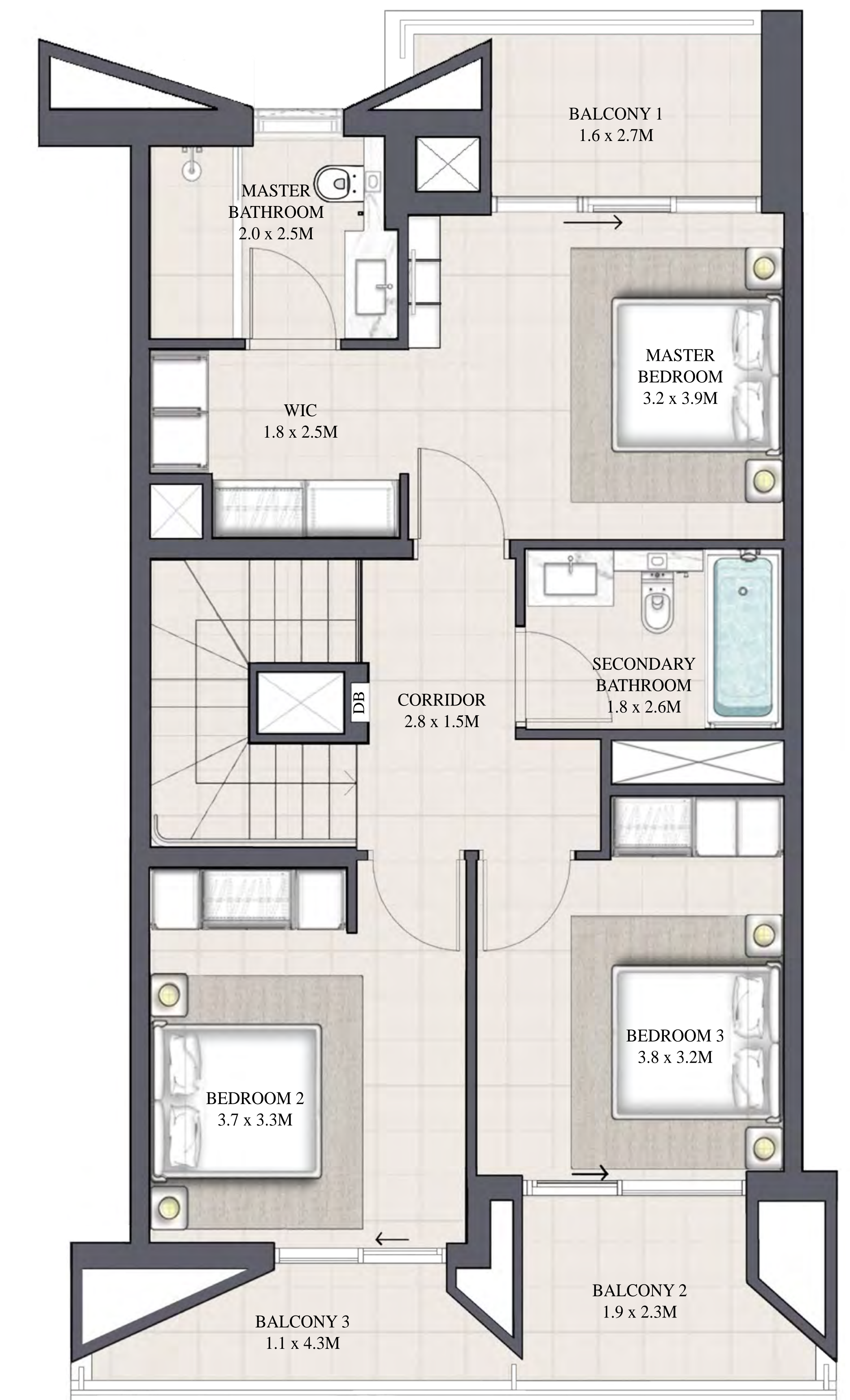
CONTEMPORARY TOWNHOUSE 3 BEDROOM 5

UNIT	TOTAL AREA	
8 PLEX - TH03	1935.24 SQFT	179.79 SQM

KEY PLAN



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

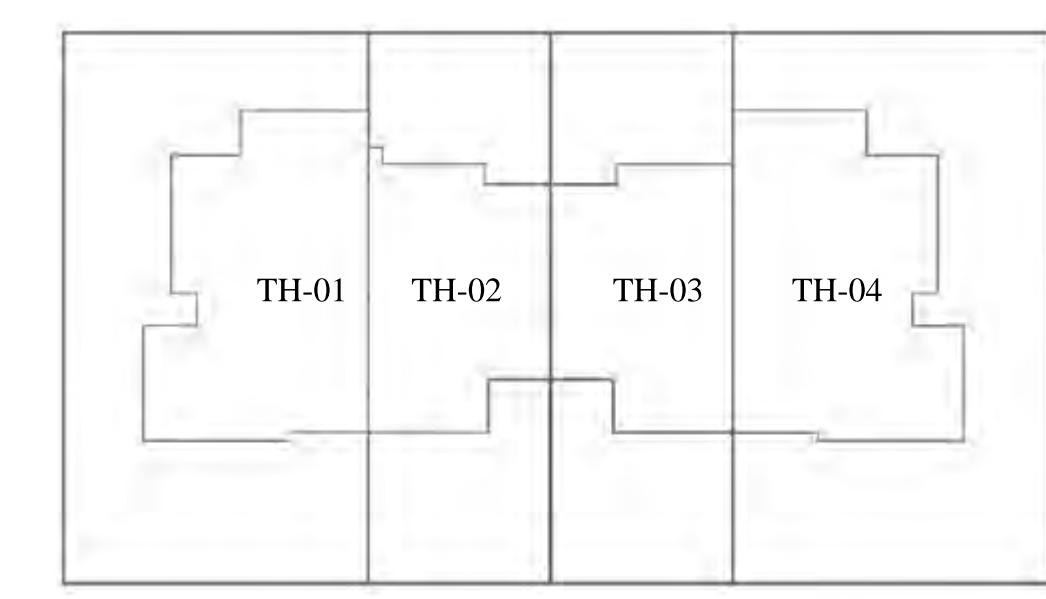
ANYA

ARABIAN RANCHES III

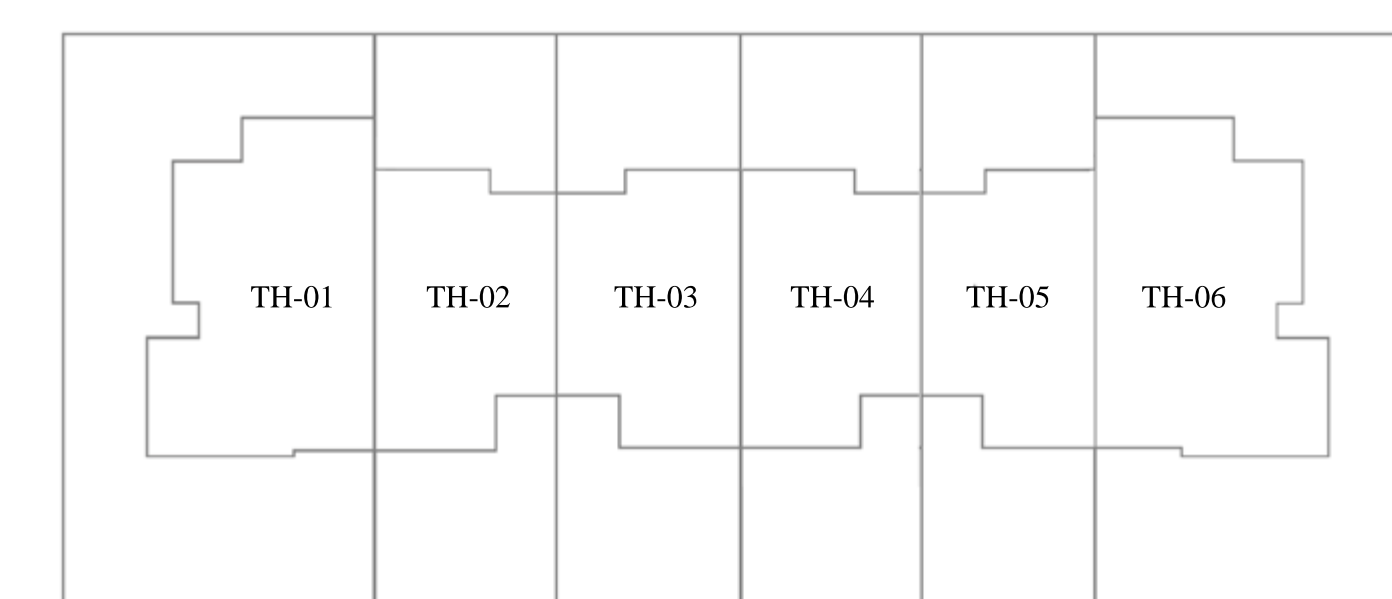
CONTEMPORARY TOWNHOUSE 3 BEDROOM 5 M MIRRORED

UNIT	TOTAL AREA	
8PLEX - TH06	1935.24 SQFT	179.79 SQM

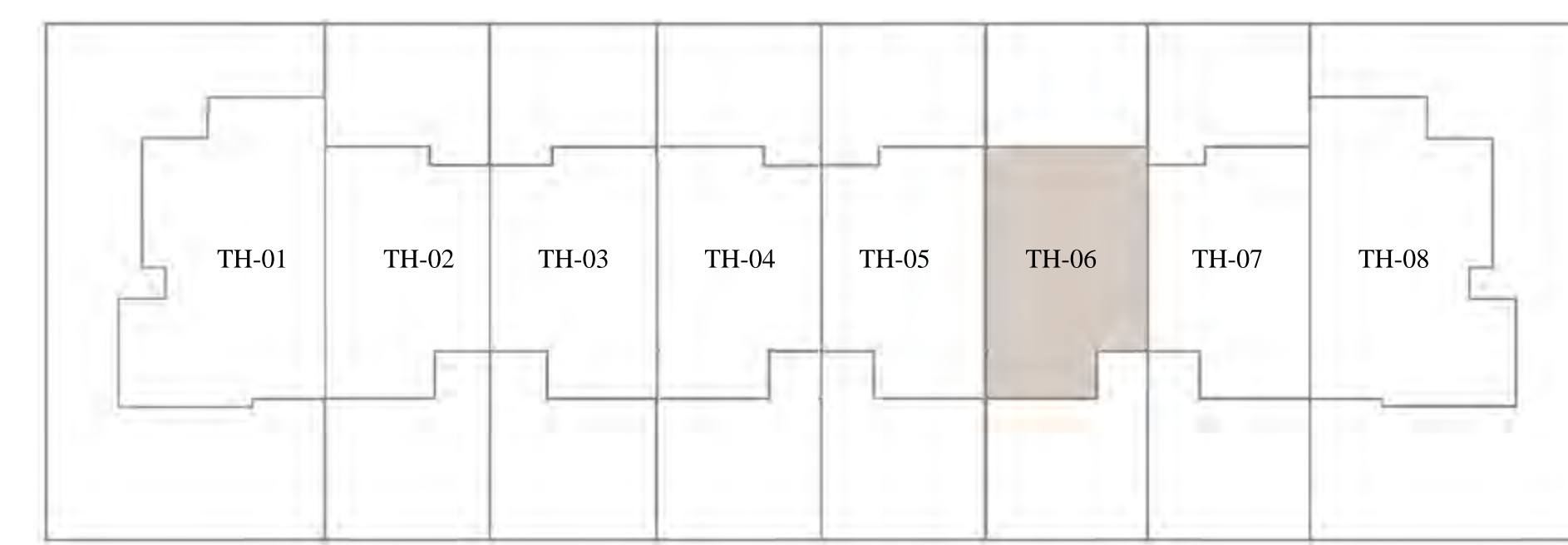
KEY PLAN



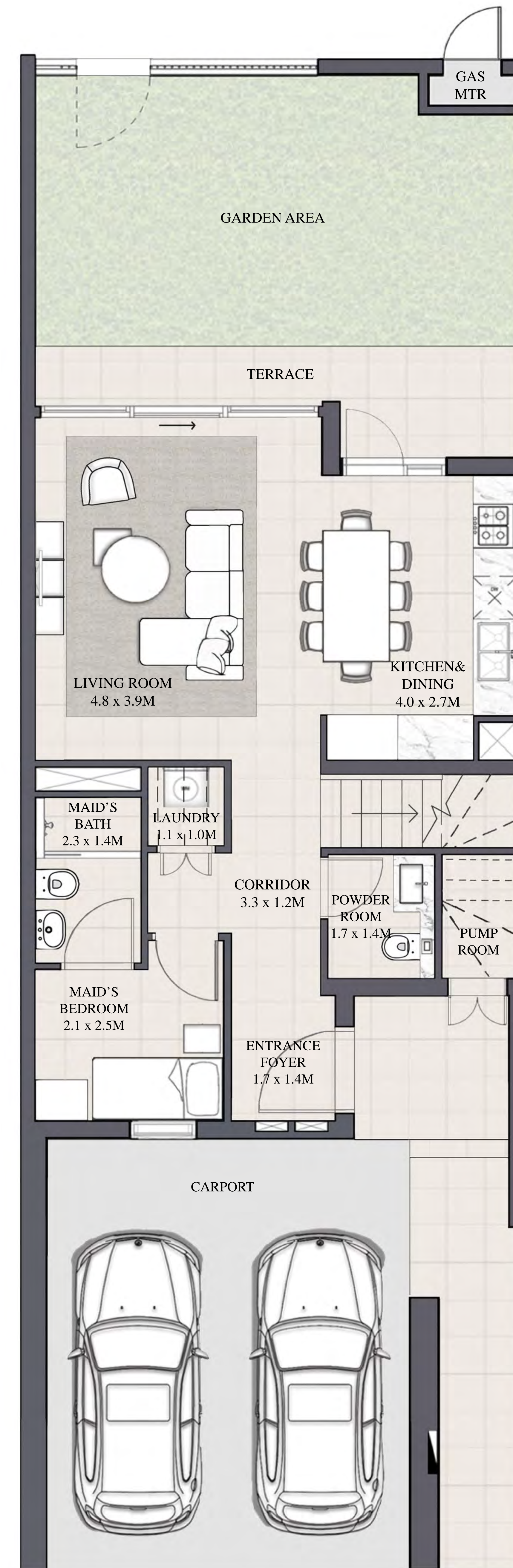
4 PLEX



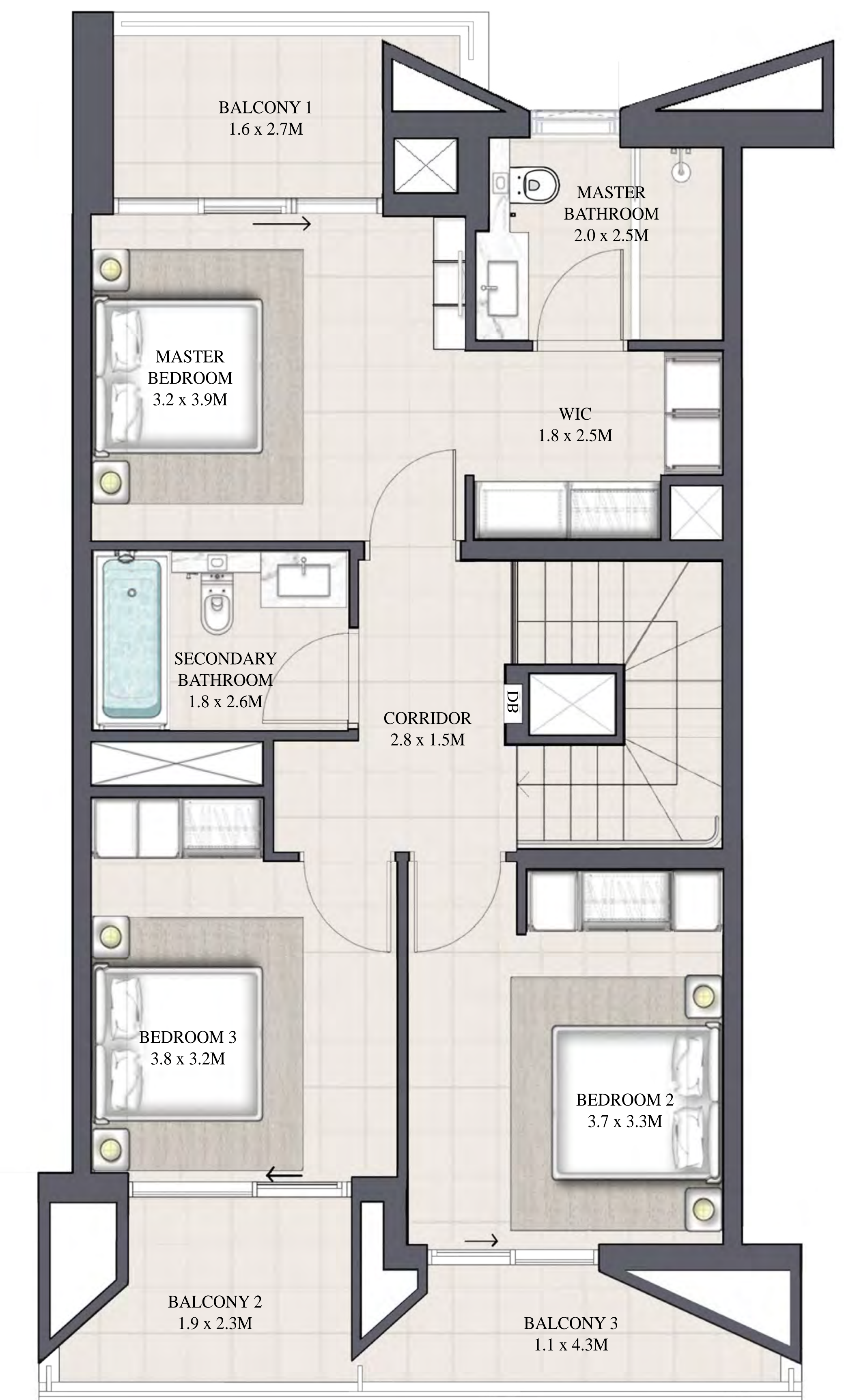
6 PLEX



8 PLEX - TH06



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

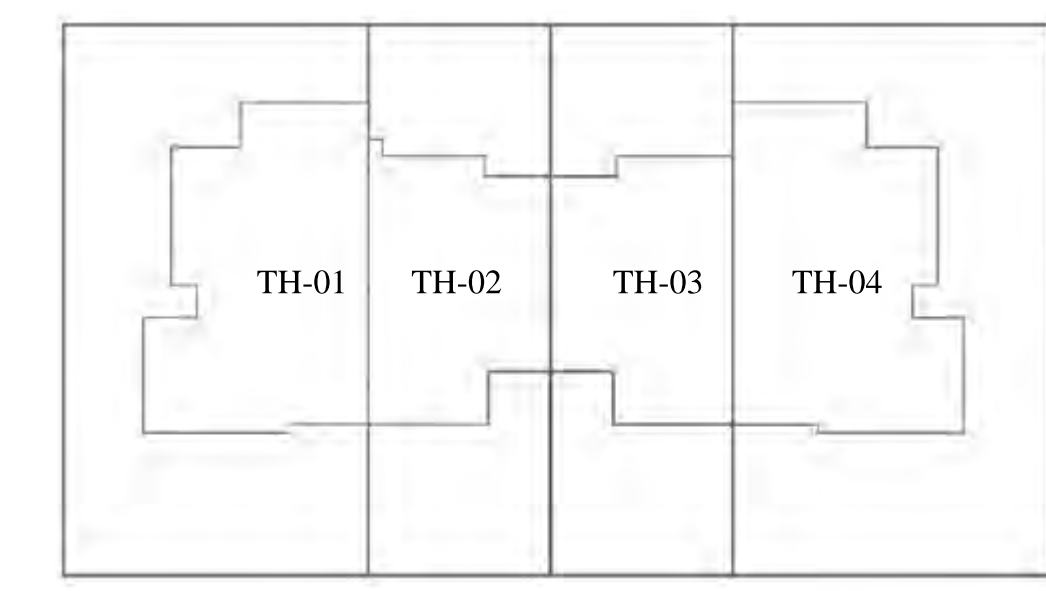
ANYA

ARABIAN RANCHES III

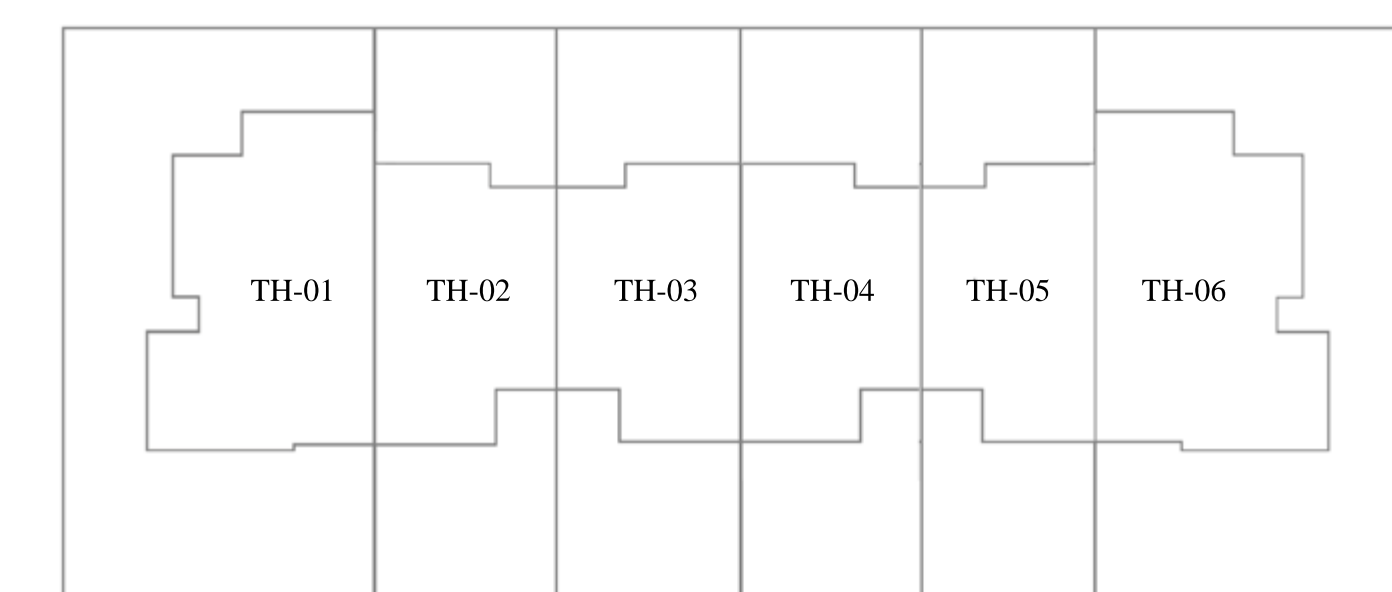
CONTEMPORARY TOWNHOUSE 3 BEDROOM 6

UNIT	TOTAL AREA
8PLEX - TH04	1915.65 SQFT 177.97 SQM

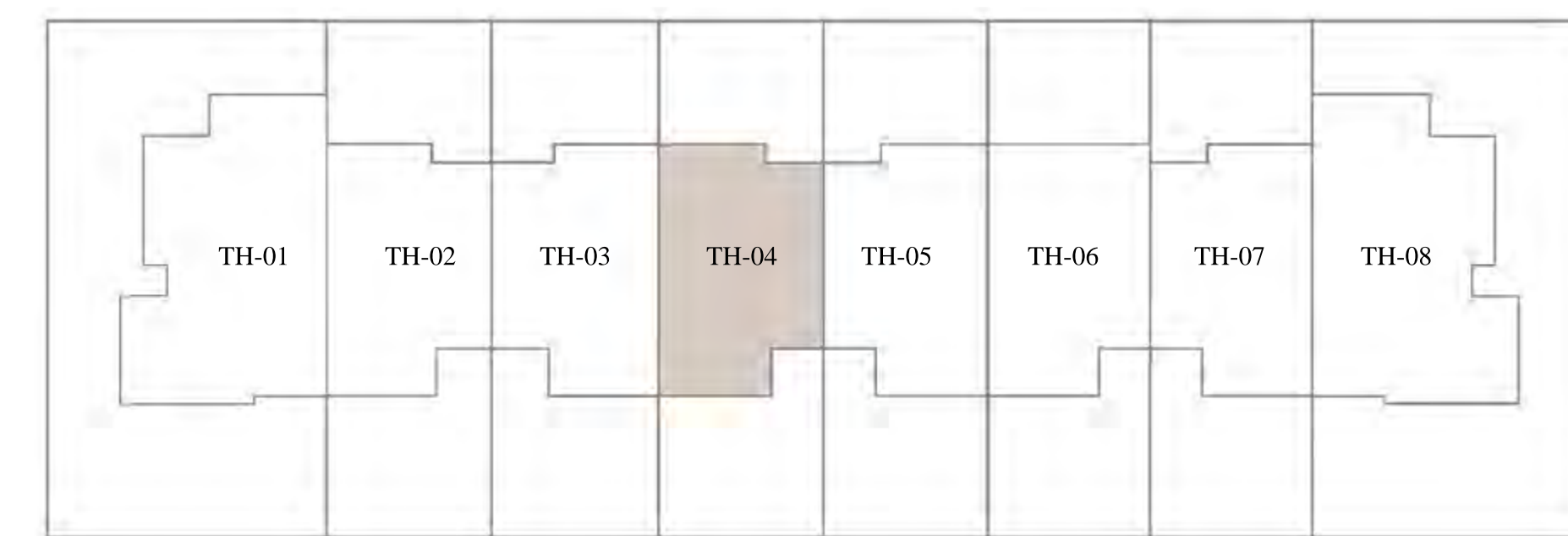
KEY PLAN



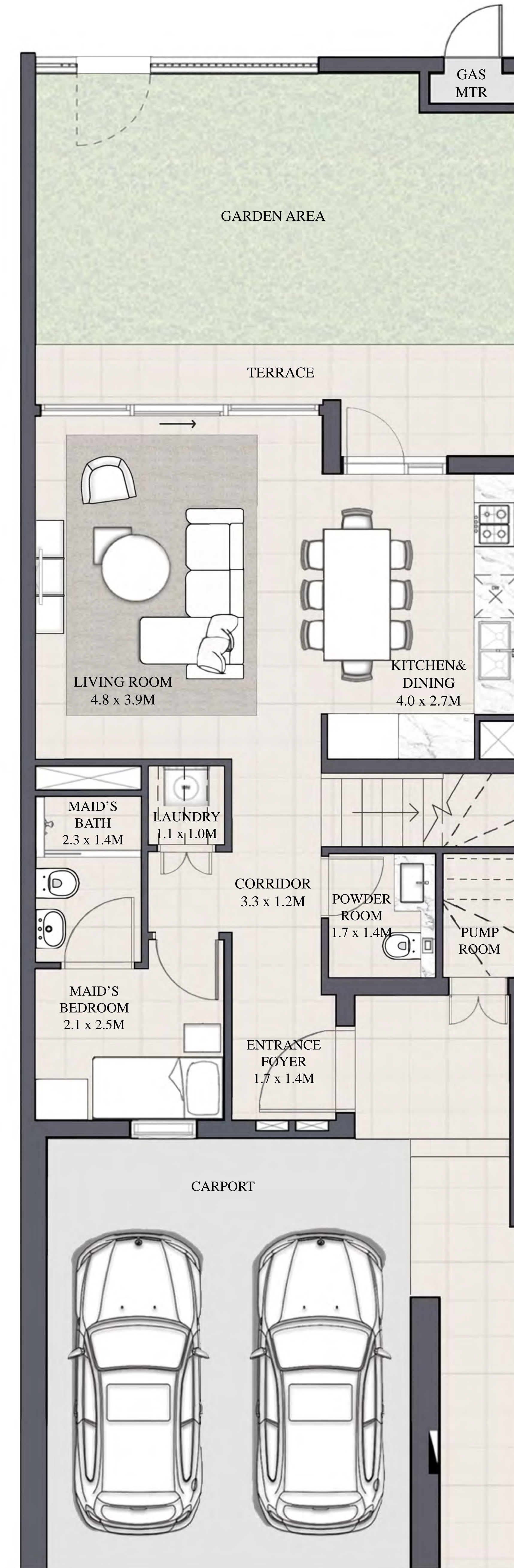
4 PLEX



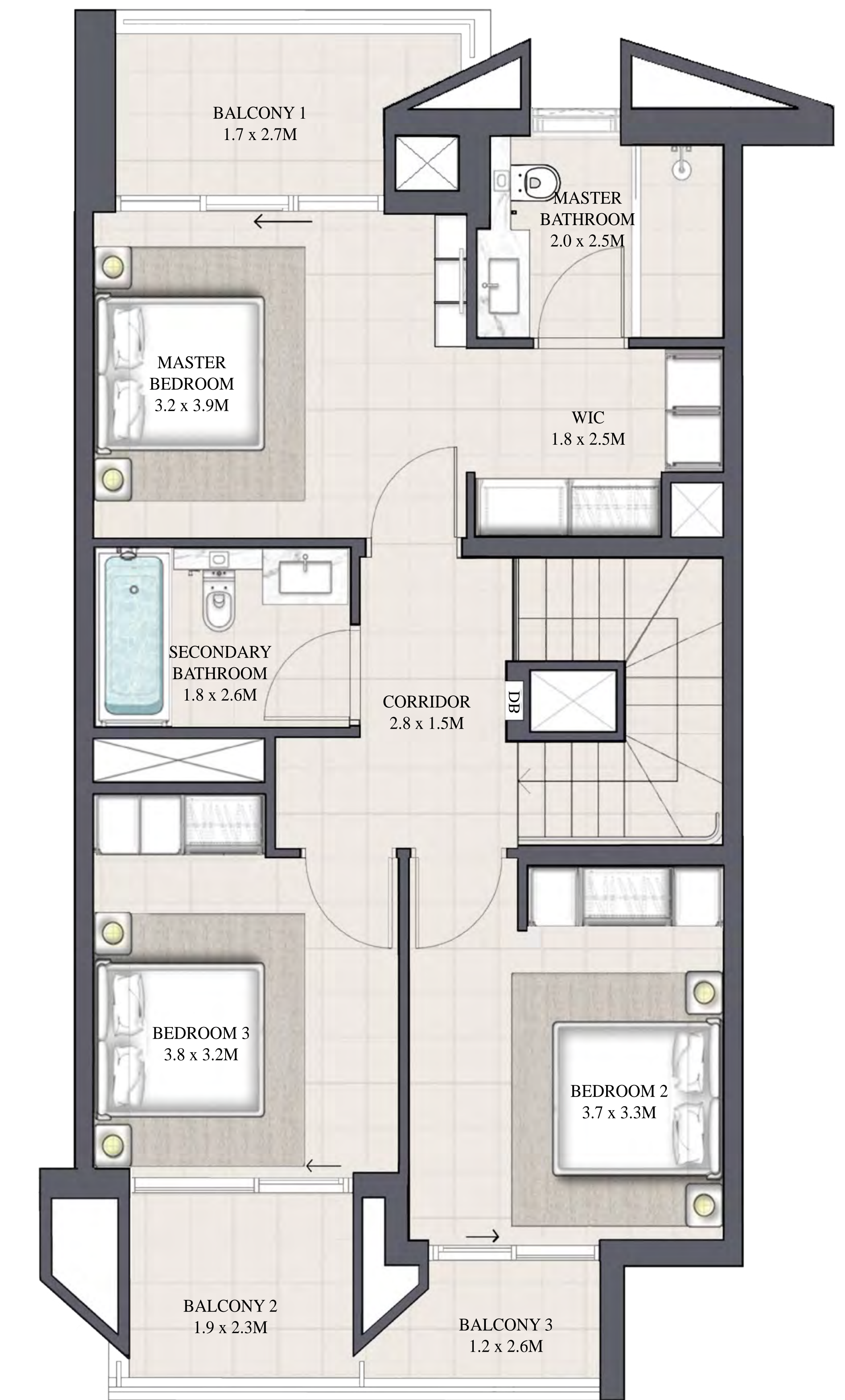
6 PLEX



8PLEX - TH04



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

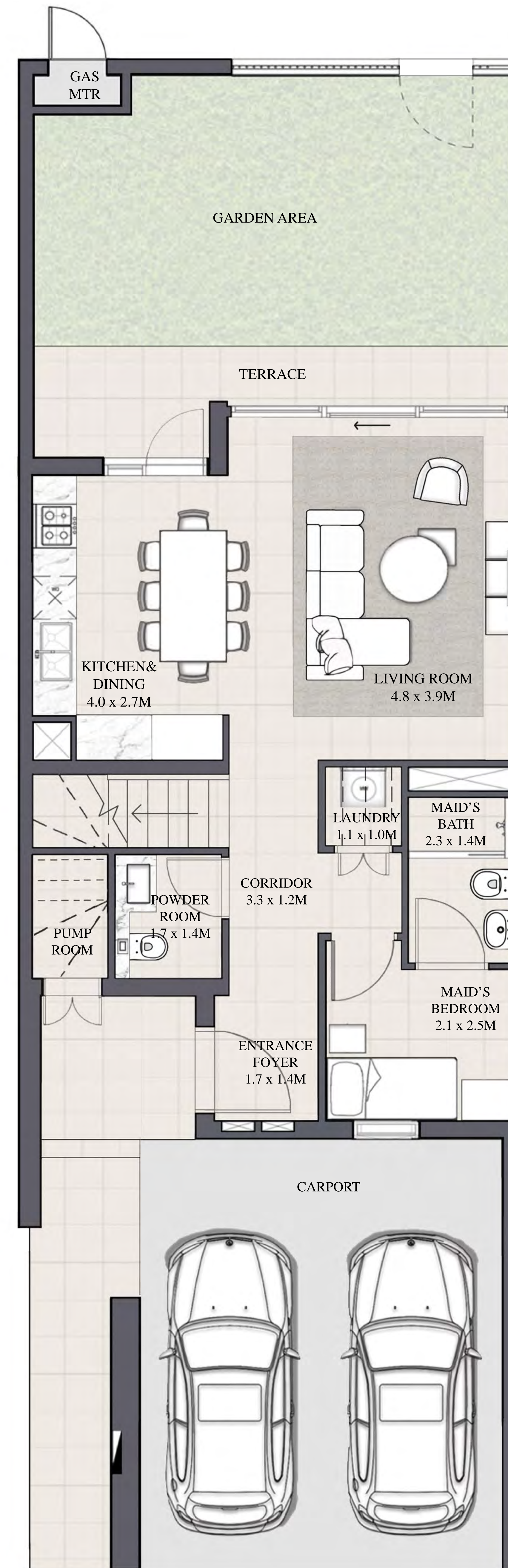
ANYA

ARABIAN RANCHES III

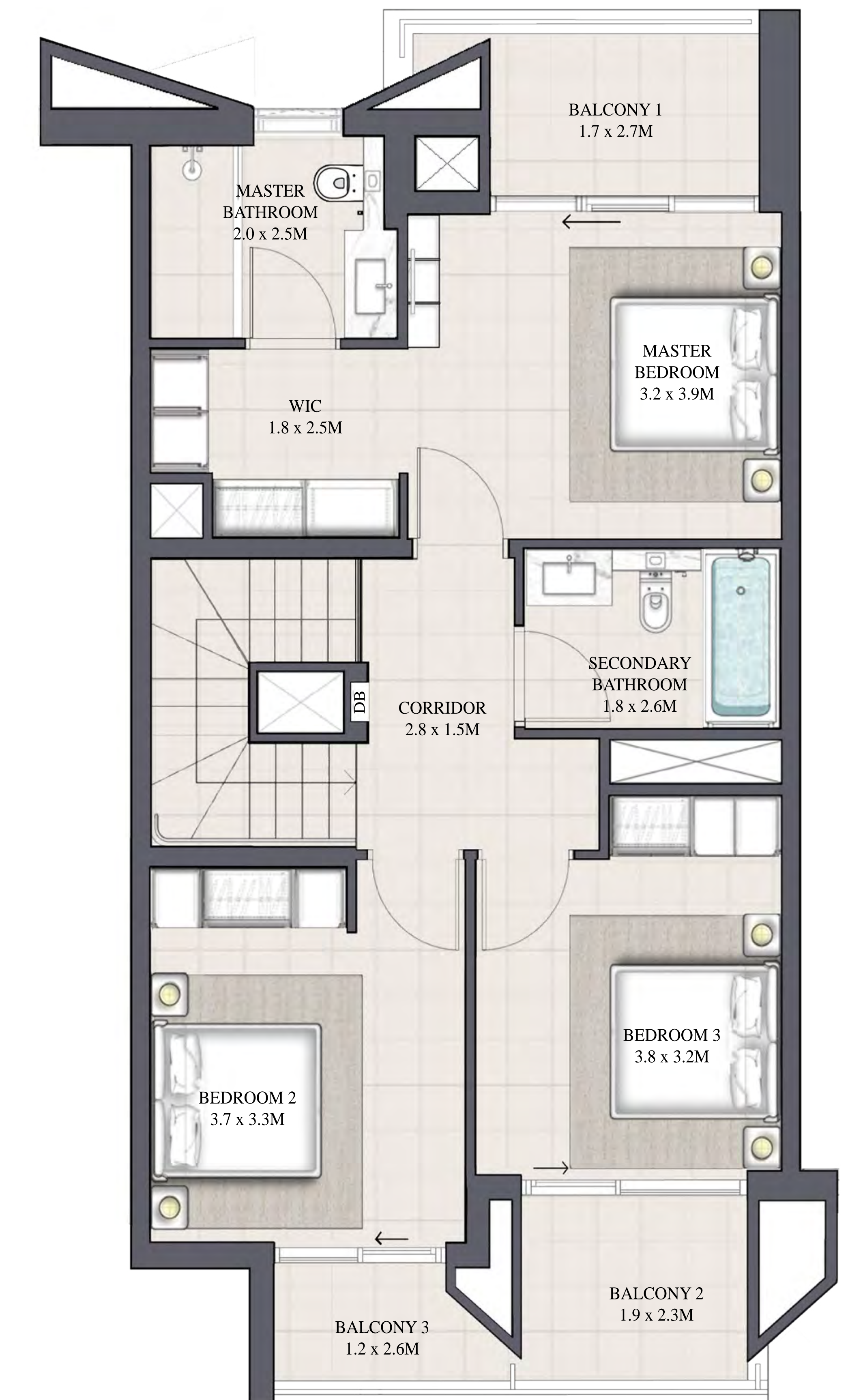
CONTEMPORARY TOWNHOUSE 3 BEDROOM 7

UNIT	TOTAL AREA	
8 PLEX - TH05	1912.21 SQFT	177.65 SQM

KEY PLAN



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



Amin Jaffer
Operation Manager



+971 55 101 2705
+971 4 585 0572

P. O. Box: 126896
Grosvenor Business Tower. Office # 1301
Al Barsha Height Dubai UAE.

amin@sredubai.ae

www.sredubai.ae
www.sreoffplan.com

EMAAR