



# ARABIAN RANCHES III

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CAYA II





# 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.



COME  
HOME TO  
LUSCIOUS  
GREENS





# AT ARABIAN RANCHES III, WE'VE MADE SPACE TO FLOURISH

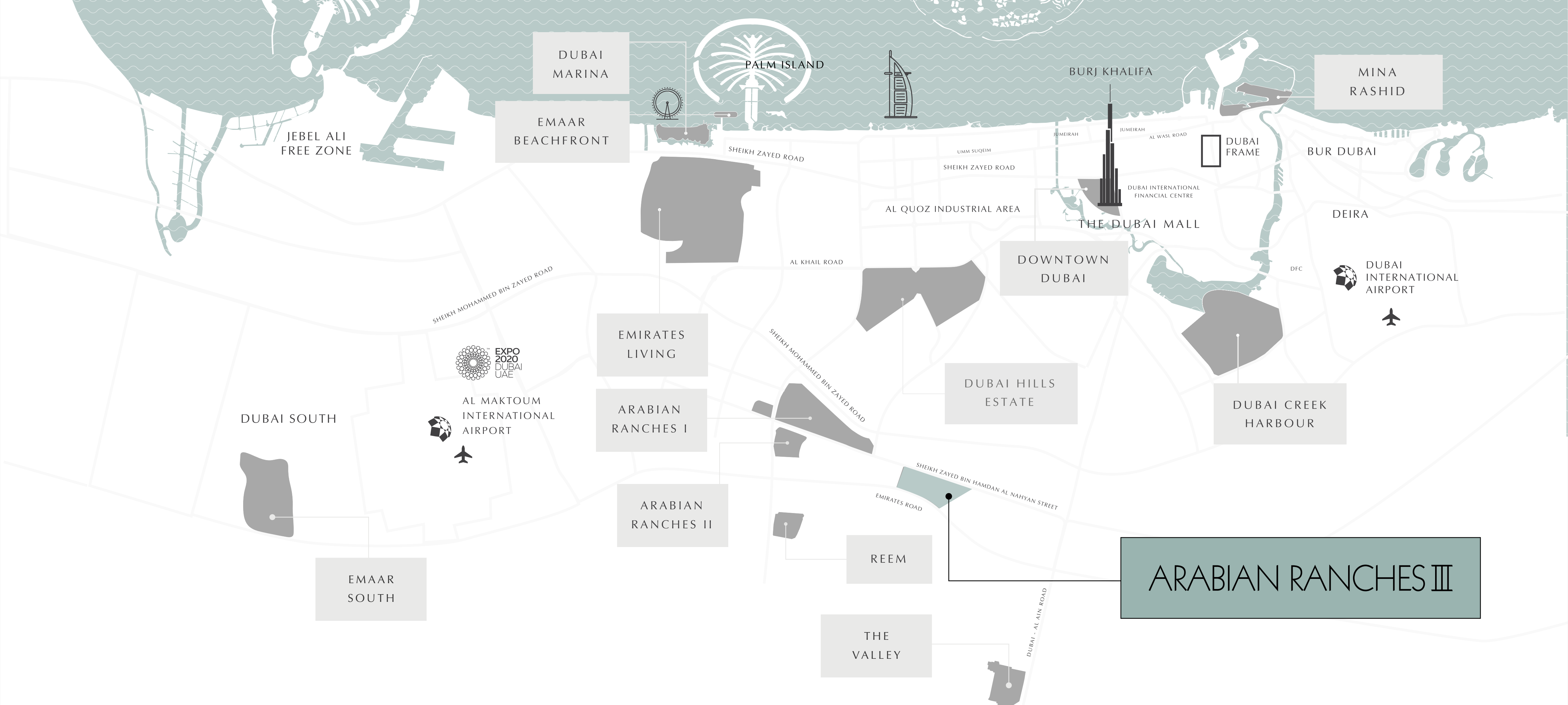




SPACE  
TO  
RELAX







**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 II

After a sold-out Phase 1 comes a new launch of limited vast standalone villas with rooftop & garden terraces from 3,534 sq ft to 5,484 sq ft and luxurious features including a double garage and world-class amenities.





# 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**



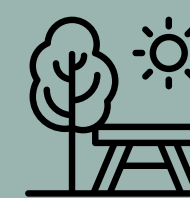
**SIGNATURE  
CLUB HOUSE**



**QUICK &  
EASY ACCESS**



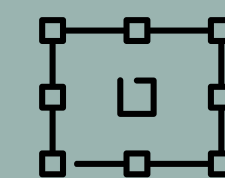
**SPORTS  
FACILITIES**



**LUSH  
COMMUNITY**



**FIRE  
PIT**



**GENEROUS  
PLOT SIZES**



# CAYA II VILLAS

# ARABIAN RANCHES III

## CAYA II



4 BEDROOM VILLA TYPE - A



4 BEDROOM VILLA TYPE - B



5 BEDROOM VILLA



- ① Villas
- ⑤ Sub-Station
- ② Gated entry
- ⑥ Pocket Park
- ③ Clubhouse
- ⑦ Central Park
- ④ Swimming pool
- ⑧ Boulevard





SPACE  
TO  
EMBRACE  
LIFE



EMAAR



## 4 BEDROOM VILLAS (TYPE A)

Type A is a standalone and well-appointed contemporary villa of 4,097 SQ FT nestling in a generous plot served with terraces. A spacious living area leads to the garden and an alternative family area is located on the first floor near the large master bedroom. There is a garage for two cars.







## 4 BEDROOM VILLAS (TYPE B)

Type B offers further space in a modern 4,440 SQ FT layout. Spacious living areas and bedrooms are complemented by a large balcony area, terraces on the ground floor and roof, and a generous garden plot. There is also a double garage.



# 5 BEDROOM VILLAS

The modern 5-bedroom standalone villas face directly onto the central park and offer 5,484 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 firepit and a substantial roof lounge offer views onto the lush parkland.





# ROOFTOP TERRACE LIVING

