



# RAVA

ARABIAN RANCHES III

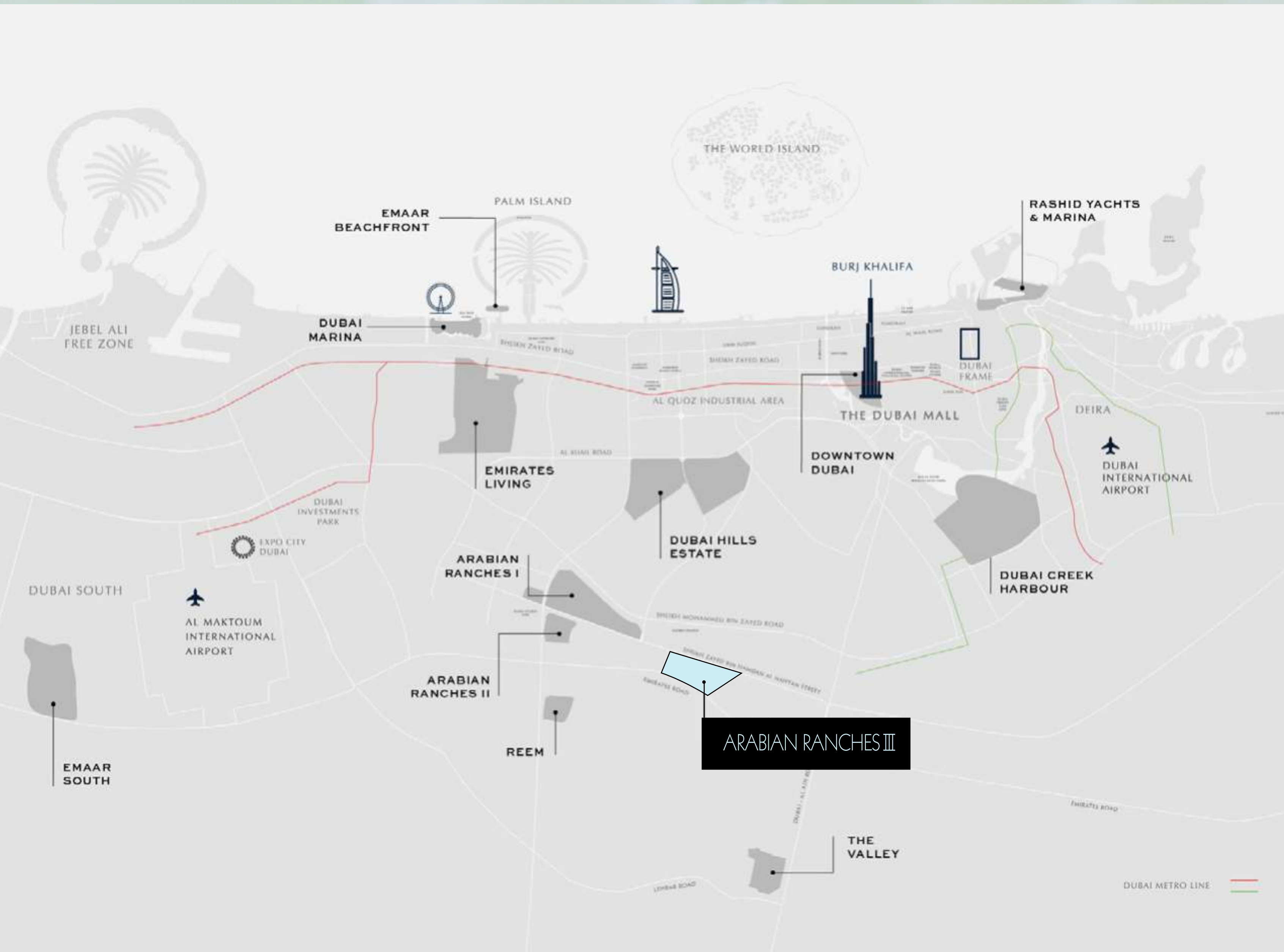
EMAAR





**WELCOME TO  
ARABIAN RANCHES III**





# AN IDEAL LOCATION

With easy access to Academic Road and Emirates Road, as well as close proximity to some of the city's most popular attractions, including Global Village, IMG Worlds of Adventure and Dubai Outlet Mall, Raya at Arabian Ranches III is nestled in suburban tranquility, yet connected to everything Dubai has to offer.

**05** Mins from Global Village

**20** Mins from Downtown Dubai

**10** Mins from Dubai Polo & Equestrian Club

**20** Mins from Dxb Int' Airport



# 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.







WELCOME TO  
**RAYA**

Raya is a serene suburban oasis nestled in a vibrant gated community, surrounded by stunning greenery and exceptional amenities. The epitome of family-oriented living, this elegant neighbourhood of townhouses takes pride of place in a thriving community, connected to nature and meticulously designed for those who value the importance of an active and balanced lifestyle.




**A HAPPY HOME  
IN YOUR HAPPY PLACE**







# FIND YOUR HAPPY PLACE

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

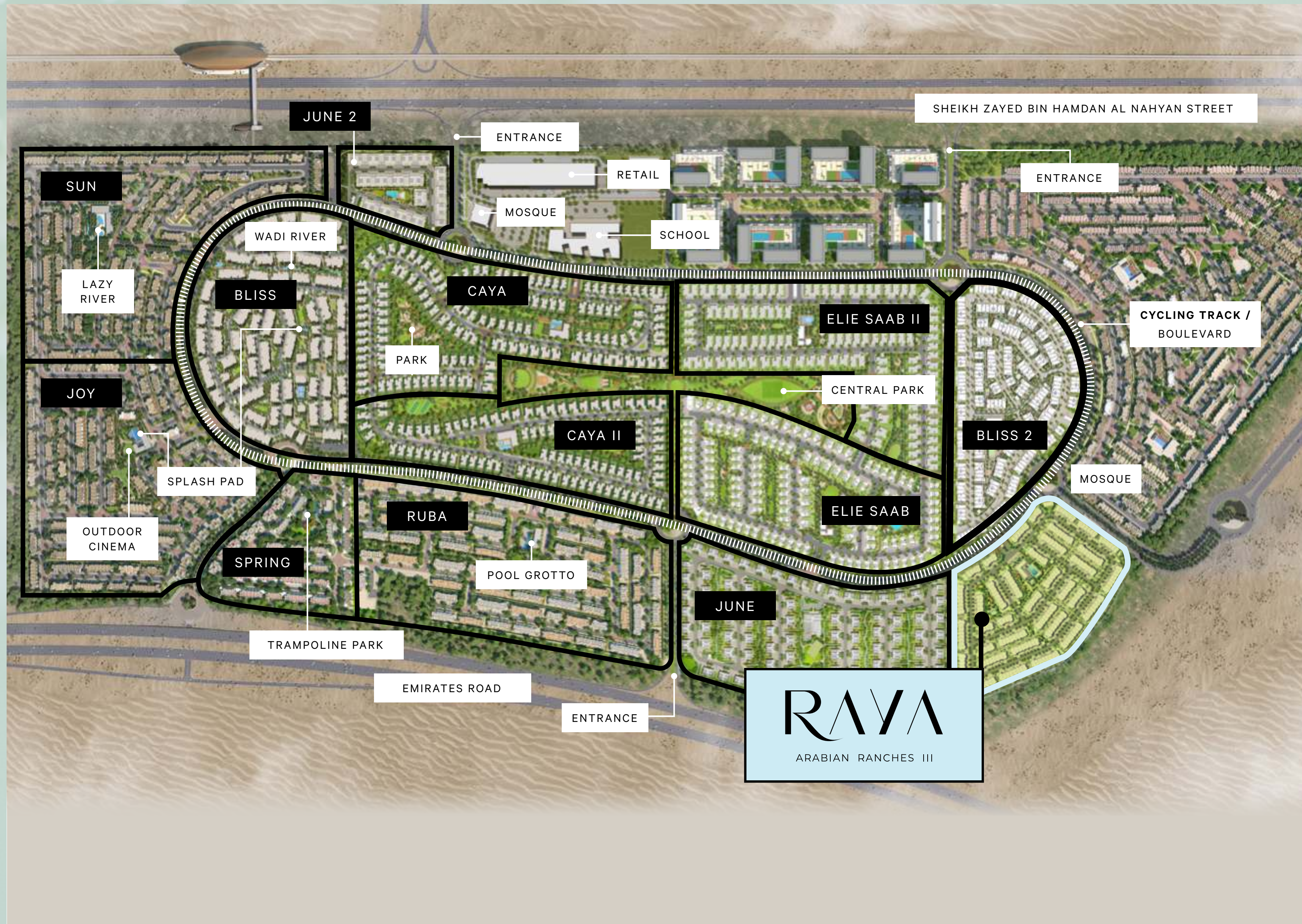
 Gated Community with 5 entry points

 Minutes away from Arabian Ranches I & II

 15 Tennis Courts

 Cricket Field within Central Park

 World-Class Sports & Leisure Amenities







# WHERE YOUR FAMILY CAN FLOURISH

Conveniently situated alongside a wide array of leisure and recreation options for families of all sizes to enjoy, your home in Raya is the perfect place to capture life's magical moments – from the little adventures with your kids, to the extra-special family milestones, and everything else along the way.



# A SERENE SUBURBAN OASIS

A stylish collection of contemporary townhouses, Raya blends luxury, comfort and convenience in a setting immersed in natural beauty, just a stone's throw from Arabian Ranches III's vast array of world-class amenities.

From verdant parks and kids' playgrounds, to retail destinations and outdoor exercise facilities, Raya is where you will find a wonderful sense of community at the beating heart of a comprehensive suburban neighbourhood.







# WORLD-CLASS AMENITIES

Embrace an active and fulfilling lifestyle at Raya, with everything you need for elevated, family-focused living, including a lush Central Park, clubhouses, bicycle paths, and walking trails, along with a variety of indoor and outdoor sports and exercise facilities.



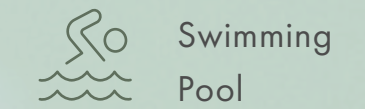
Central park



Club House



Fully Equipped Gym



Swimming Pool



Multi - Purpose Hall



Indoor & Outdoor Sports Facilities



# UNBRIDLED COMFORT AND INTUITIVE DESIGN





# A TRUE SENSE OF BELONGING

Come home to style, space and aesthetic finesse in your three or four-bedroom luxury townhouse. Unbridled comfort and intuitive design are elegantly complemented by sophisticated architectural touches in living spaces that evoke a true sense of belonging.

With gorgeous greenery and welcoming open spaces right outside your door, Raya gracefully marries the luxurious indoor charm of your home with the stunning natural beauty outside.







# LUXURIOUS LIVING SPACES

Boasting stylish finishes, elegant design nuances and exquisite interiors, these luxurious living spaces combine to create a home you can feel truly proud of.

Floor-to-ceiling windows flood your home with natural light and provide beautiful views of the lush green community outside.







# CLASSIC TOWNHOUSE





# MODERN TOWNHOUSE

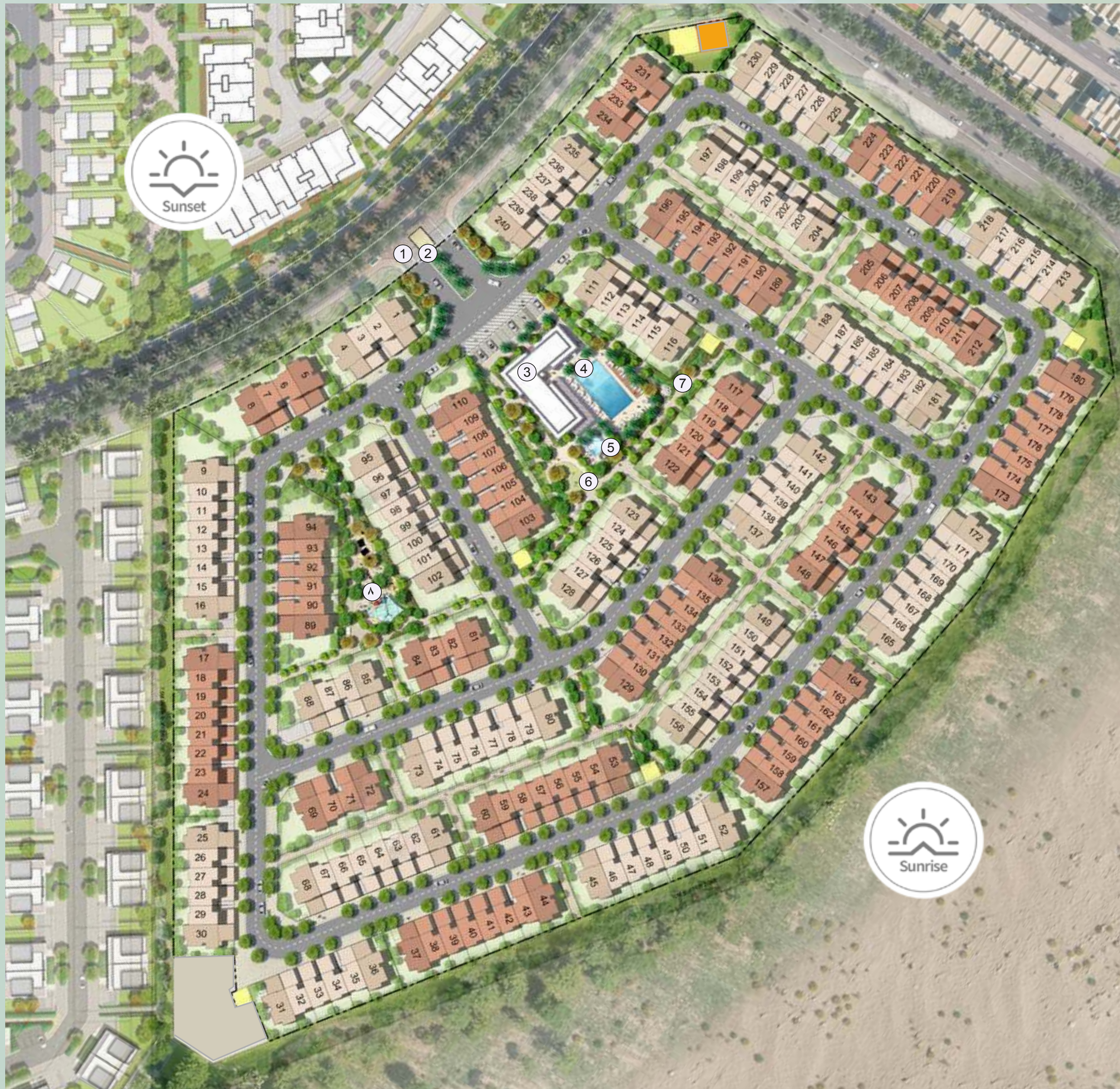




**SERENITY, MODERNITY,  
COMMUNITY**







- 1 Main Entrance
- 2 Guardhouse
- 3 Clubhouse / Gym
- 4 Adult Pool
- 5 Kids Pool
- 6 Recreational Lawn
- 7 Shaded Seating Area

- Classic 4BR
- Modern 4BR
- Classic 3BR
- Modern 3BR

- Utility Plot
- GSM Tower
- Underground Irrigation Tank And Pump Room





# 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

