

ARABIAN RANCHES III

# may

EMAAR





# ARABIAN RANCHES III

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.




# 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.

Welcome to Arabian Ranches III.

 A Community  
of 4,000+ Villas

 Gated Community  
with 3 entry points

 Tennis Courts

 Cricket Field within  
Central Park

 World-Class Sports  
& Leisure Amenities











# PERFECT LOCATION

Located on the periphery of the masterplan along Sheikh Zayed Bin Hamdan Road, with easy access to Academic Road and Emirates Road, May enjoys close proximity to some of the city's most popular attractions, including Global Village, IMG Worlds of Adventure and Dubai Outlet Mall.

05 Mins from Global Village

10 Mins from Dubai Polo & Equestrian Club

20 Mins from Downtown Dubai

20 Mins from DXB Int' Airport





*Welcome to*  
**MAY**

May at Arabian Ranches III is the ideal place for families to settle down in the suburbs, with its lush landscaping and open areas, and its abundance of high-quality recreational opportunities. Elegant townhomes in this serene gated community are offered in two different architectural styles and boast beautiful views of the surrounding landscape.



A photograph of a window with a light-colored handle on the left. In the foreground, a plant with dark, rounded leaves is visible, partially obscuring the view. The background shows a bright, sunlit outdoor scene with trees and foliage, creating a bokeh effect. The text is overlaid on the right side of the image.

UNIQUE SENSE  
OF BELONGING  
IN A *Serene* HAVEN



# SUBURBAN *Harmony*

May exemplifies community-focused, nature-connected living, steps away from the mosque, with a school directly across the street and a curated selection of F&B and retail outlets. Residents will also benefit from the community's proximity to parks, playgrounds, open-air sports and entertainment facilities, and various retail and dining options in the neighbouring Arabian Ranches III.

Located in an idyllic suburban setting, this gated community of modern townhomes offers residents the best of both worlds: suburban harmony and the urban modern feel of the city.







# ELEVATED *Lifestyle*

The last community in the highly sought-after Arabian Ranches III, May offers stylish 3 and 4-bedroom townhouse. Incorporating stunning features and thoughtful interior design, residents will enjoy a welcoming atmosphere and a unique sense of belonging in a serene haven. This is your opportunity to enjoy a unique balance of modern living and convenience in the beautiful setting of Arabian Ranches III.





*Ideal*  
HOMES FOR  
THRIVING  
FAMILIES



# SPACE, COMFORT & CONVENIENCE

There are 3 and 4-bedroom townhouses in May, with two architectural styles. Each home has an open kitchen and dining area perfect for family and friends' gatherings. The bedrooms, which are spread across the second floor, are each tastefully decorated and feature large windows, and balconies.





# ARCHITECTURAL STYLES

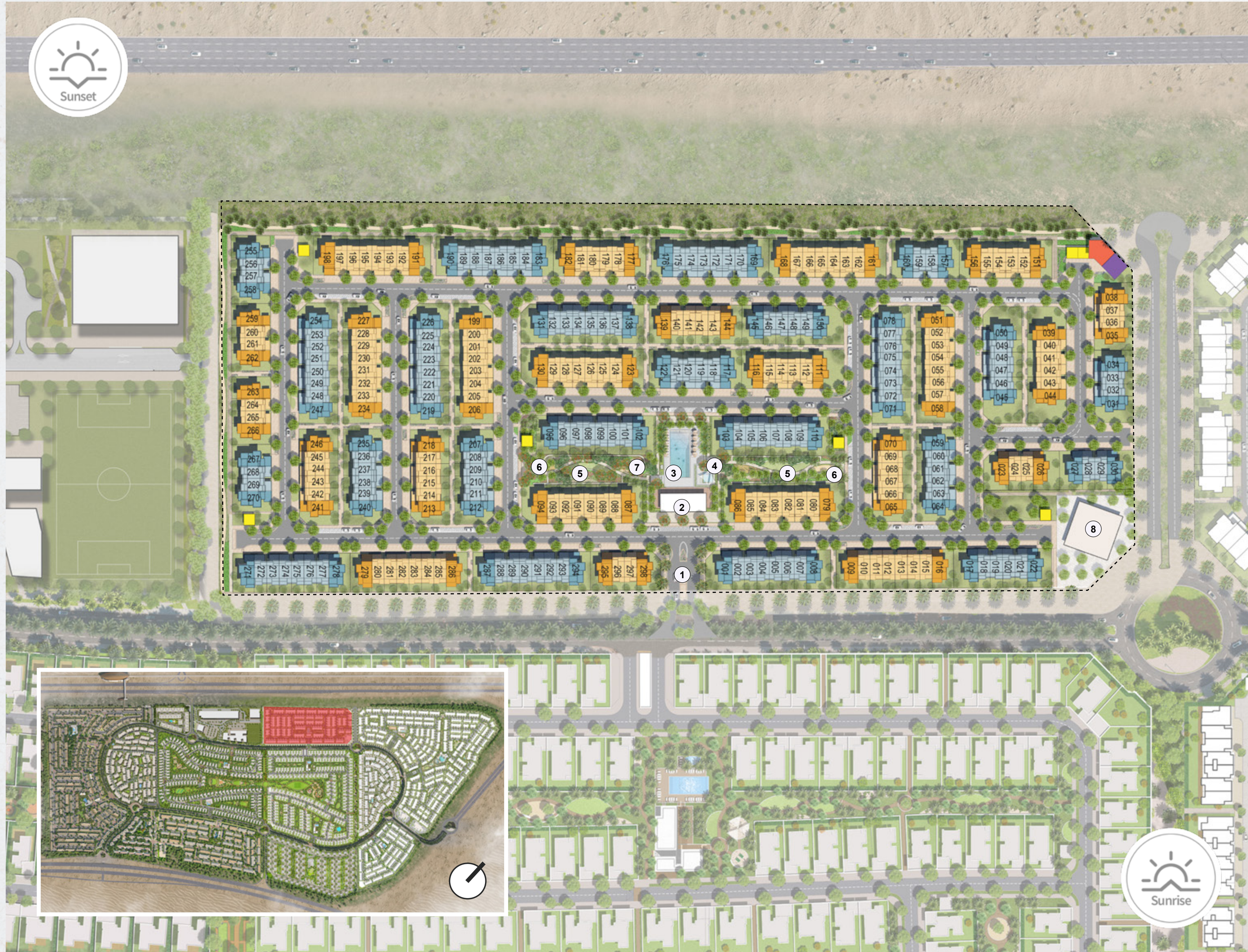
*Aria*



*Iris*







- 1 Main Entrance
- 2 Clubhouse / Gym
- 3 Swimming Pool
- 4 Kids' Pool
- 5 Recreational Lawn Shaded
- 6 Seating Area
- 7 Play Area
- 8 Mosque

- Iris - 4 Bedroom
- Iris - 3 Bedroom
- Aria - 4 Bedroom
- Aria - 3 Bedroom
- Utility Building
- GSM Tower
- MMR





A woman with long brown hair is sleeping peacefully on a bed. She is lying on her side with her arms crossed in front of her. She is wearing a light purple short-sleeved shirt and blue shorts. Her eyes are closed, and she has a slight smile on her face. The background is a bright, slightly blurred indoor setting, possibly a bedroom with a window. The overall mood is calm and serene.

QUIET LUXURY &  
EASY SOPHISTICATION



# A Sense OF DETAIL

May encapsulates contemporary living; modern yet relaxed, luxurious yet homely. Perfect for the whole family. Featuring thoughtful interiors, quality fixtures and fittings, every detail has been considered. The stylishly designed homes offer a peaceful and spacious environment with natural finishes forming the perfect canvas to create your oasis amongst the green landscape.

























# EXCEPTIONAL *Amenities*

May offers residents easy access to a variety of amenities that promote a healthy and fulfilling lifestyle, all within a walking distance, such as a Central Park, a clubhouse, bicycle and walking trails, and much more.

 Fully Equipped Gym  
& Changing Rooms

 Swimming Pool  
& Kids' Pool

 Recreational Lawn &  
Shaded Seating Areas

 Lush Green Parks











# CENTRAL *Park*



Enjoy fun, games and activities at Central Park, a lush green community hub at the heart of Arabian Ranches III, featuring a wide array of sports facilities, children's playgrounds, fitness amenities, and much more.



Sports Court



Cricket Field



Playgrounds



Splash Pads





# DUBAI POLO & EQUESTRIAN CLUB



A destination for equestrian pursuits, Dubai Polo and Equestrian Club, is one of Dubai's most prestigious sports and leisure destinations. Home to more than 300 world-class stables, a vast array of paddocks, two polo fields, and show jumping arenas, the club also enjoys a variety of restaurants, an open-air pool and leisure facilities, making it a perfect venue for corporate and leisure.



# GLOBAL *Village*



This unique destination showcases various cultures of the world, enabling visitors to explore the traditional products, handicrafts and arts of numerous countries. The Global Village also features restaurants and entertaining venues in a festival-like environment.





EMAAR

# GLOBAL LIFESTYLE *Developer*



As one of the most valuable and reputable real estate developers in the world, Emaar aims to provide world-class design and unrivalled products in the most desirable locations. The Group's portfolio consists of large-scale integrated residential developments, shopping malls, hotels, entertainment, and leisure destinations. Some of Emaar's most iconic landmarks include Burj Khalifa, the world's tallest building.

Market Cap AED

51.8 BN

FY 2022

Revenue AED

24.9 BN

FY 2022

Presence in

12+

Global Markets

Net Profit AED

6.8 BN

FY 2022

Delivered

85,000+

Residential Units

Under Development

27,000+

Residential Units

\*As in 31 December 2022



# may

ARABIAN RANCHES III

## FOR MORE INFORMATION

Please call 800 36227 (UAE) / +971 4 366 1688 (International)  
or talk to our Property Advisor directly at +971 4888 8844 from 9 AM to 7 PM (GST), Monday to Friday.

Visit our online sales centre at [emaar.com](http://emaar.com) or any of our Sales Centres across the UAE.

### DUBAI

Emaar Sales Centre | Next to Souq Al Bahar, Downtown Dubai

9:30 AM to 10 PM, Sunday - Friday

9:30 AM to 7 PM, Saturday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

From 9:30 AM to 7 PM, Sunday - Saturday

### ABU DHABI

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road

From 9:30 AM to 7 PM, Sunday - Friday

# EMAAR