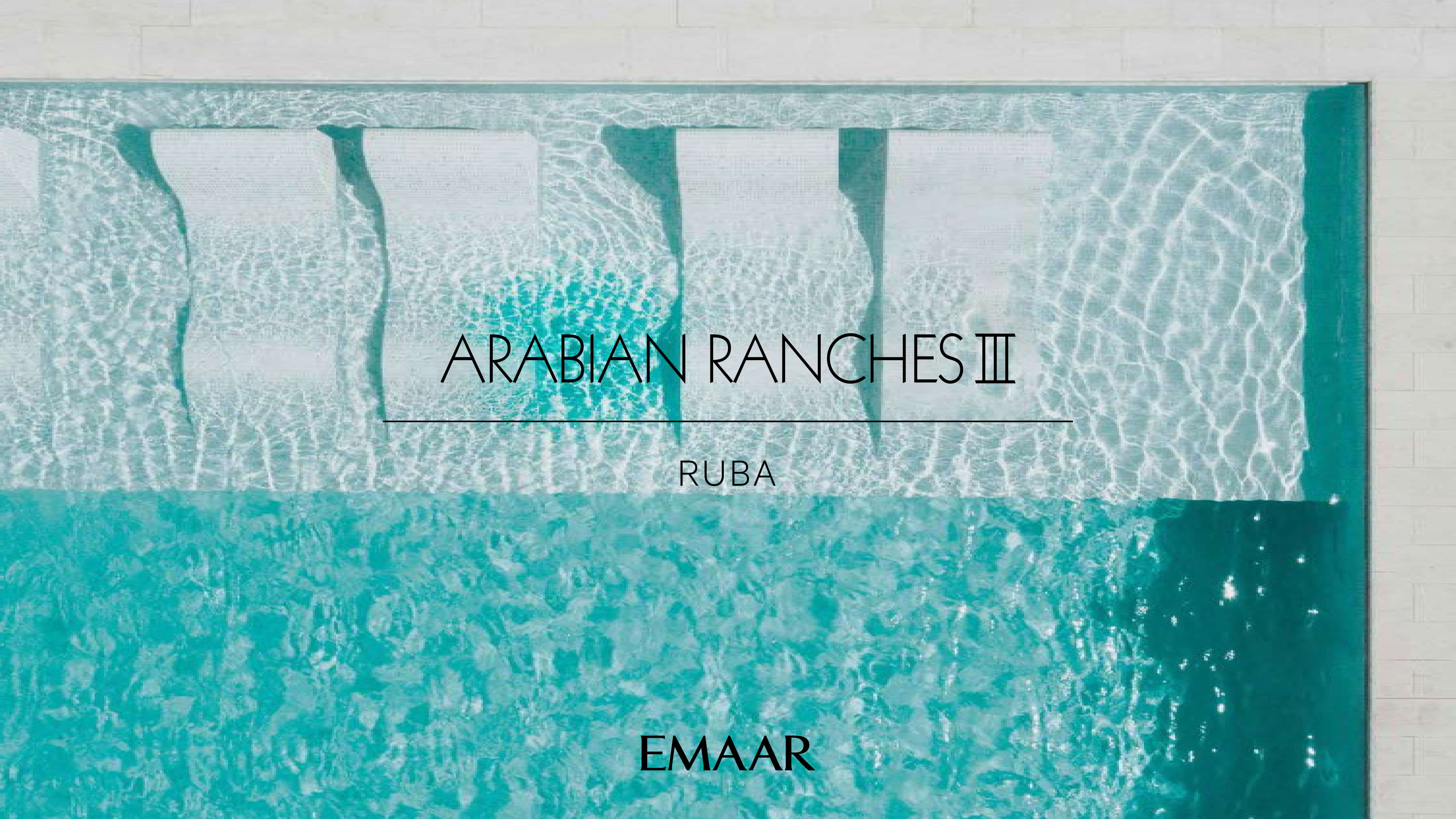


An aerial photograph of a swimming pool. The pool is rectangular, with a light blue tiled deck surrounding it. The pool water is a deep blue color. The text "ARABIAN RANCHES III" is overlaid on the light blue tiled area, and "RUBA" is overlaid on the dark blue pool area. The text "EMAAR" is overlaid on the bottom right corner of the image.

ARABIAN RANCHES III

RUBA

EMAAR

MORE ROOM FOR HAPPINESS





RUBA THE NEW NAME IN DUBAI'S HAPPIEST COMMUNITY

Come home to a space where you and your family can grow. This is where you will live your happiest memories. This is your safe haven. This is home.

This aerial view illustrates a comprehensive residential development plan. The layout is characterized by a central green space, 'CENTRAL PARK', which is surrounded by a 'CYCLING TRACK / BOULEVARD'. To the left, a 'LAZY RIVER' flows through the site, adjacent to a 'SUN' area and a 'JOY' area. The plan includes a 'SCHOOL' and a 'COMMUNITY RETAIL CENTRE' near the top center. A 'CRICKET FIELD' and 'SPORTS COURTS' are located in the middle section. Two 'MOSQUE' locations are marked, one near the center and another towards the bottom right. The bottom of the plan features a 'TRAMPOLINE PARK' and a 'POOL GROTTO' area, with a 'RUBA' (water feature) nearby. The entire development is bordered by 'SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET' at the top and 'EMIRATES ROAD' at the bottom. Multiple 'ENTRANCE' points are indicated throughout the site, and an 'OUTDOOR CINEMA' is located on the left side. A 'SPRING' area is also marked near the bottom left.

WELCOME TO

ARABIAN RANCHES II

RUBA

WHERE HAPPINESS FINDS YOU



ROOM FOR FAMILY U





HOMES THAT EMBODY YOUR FAMILY'S VISION

Your home is the cornerstone of your family life. Find yourself in a home which gives you the room to nurture family bonds. From your baby's first steps to your shiny new car, there's room to celebrate every family milestone in RUBA at Arabian Ranches III.



A SPACE FOR LAUGHTER

Charlie Chaplin once said that ‘the simplicity of approach is always best’.

That is the philosophy of RUBA’s private gardens’ design — your family’s place to unwind, laugh and create wonderful moments together.



A PARK TO LET YOUR IMAGINATION SOAR



YOUR NEW HOME AWAITS YOU

3-4 BEDROOM TOWNHOUSES
IN 3 ARCHITECTURAL STYLES



SIRAJ COLLECTION

The Siraj Collection showcases the best in contemporary and elegant architecture. Its vast windows allow for a naturally well-lit home.

From the outside, the carefully curated textures create a beautiful harmony with the playful landscape—perfect for family life.



ATHEER COLLECTION

Nestled within the surrounding gardens, the Atheer Collection is defined by distinct contemporary forms.

The exterior boasts contrasting surfaces, accentuated by large windows letting in plenty of light—the perfect setting to come home to.



MANAR COLLECTION

The Manar Collection's exterior is adorned with varying light colours, allowing for a harmonious blend with the landscape.

Step inside and find vast expanses of glass and a natural flow of light that your family desires.

ARABIAN RANCHES III

RUBA

- 1 Park
- 2 Boulevard
- 3 Gated entry
- 4 Swimming pool
- 5 Clubhouse
- 6 Pool grotto
- 7 Kids pool
- 8 Kids play area

-  Siraj Collection
-  Atheer Collection
-  Manar Collection





**ROOM
FOR
YOU**



RESORT LIVING. EVERY DAY

When you're ready to relax, visit the heart and soul of the RUBA community; a beautiful oasis steeped in beauty and luxury where you can have all the time for yourself.

SUN
LOUNGING
TERRACES

HAMMOCKS

POOL
GROTTO

CLUBHOUSE

OUTDOOR
WELLNESS
AREA

BARBECUE
AREA

POOL PAVILION

YOUR TRANQUIL OASIS

WHERE THE RESORT COMES TO YOU

Take a dip in the Bali-inspired pool grotto just minutes away from home. Pamper yourself with a soothing dip in the azure waters or simply lose yourself in your favourite book at the poolside.





ROOM TO REDISCOVER YOURSELF

Steal more moments for yourself at a fitness-driven clubhouse. Enjoy an unparalleled workout using state-of-the-art equipment in a bright and airy setting.

Perfect after a whole a day of relaxation and leisure.



EMBRACE
THE GOOD LIFE

ARABIAN RANCHES III

A SHORT HOP FROM THE CENTRAL PARK



PARK CENTRE

CENTRAL PLAZA

GARDEN ALLEY

PARK PARKING

PARKOUR COURSE

PLAYGROUND

JOGGING TRACK

BOTANICAL GARDEN

SKATE PARK

BARBECUE AREA

CRICKET PITCH

FOOTBALL FIELD

SPORTS COURT

PARK PARKING

PARK CENTRE

STEPS AWAY FROM THE COMMUNITY RETAIL CENTRE

After your day of family bonding, unwinding and exercising, meet neighbours and friends at the nearby community retail centre.

Explore an impressive array of retail stores and restaurants.

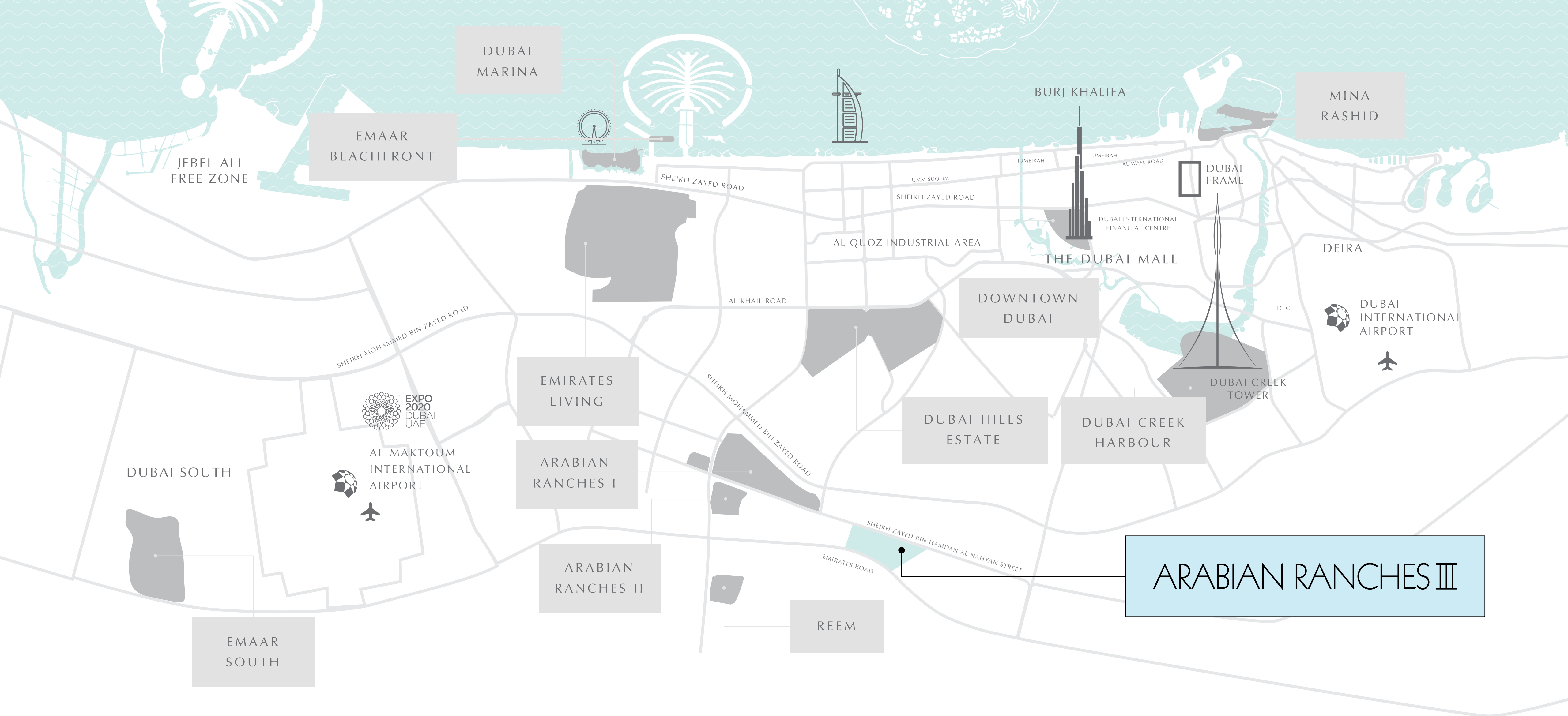
GROCERY SUPERMARKET	3 RESTAURANTS	CLINIC
2 CAFÉS	KINDERGARTEN	





ARABIAN RANCHES I & II STEPS AWAY

Home to Arabian Ranches Golf Club and 15 full-size tennis courts, Arabian Ranches offers you the gold standard in integrated community living. What's more, it offers your children the highest standards of education to empower them for the future.



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

ARABIAN RANCHES III

WE CARE ABOUT YOU

You and your neighbours of Arabian Ranches III will be in good hands. Emaar Community Management is an award-winning international team of experts, who brings their experience and qualifications from all over the world to make your life an exceptional one.

83

EVENTS ACROSS ALL
COMMUNITIES IN 2018

4.15/5

CUSTOMER
HAPPINESS SCORE

410

TREES PLANTED
IN 2018 ALONE

AED 17.35M

IN UTILITY
SAVINGS IN 2018





THE STRENGTH OF EMAAR

An undisputed leader in the local real estate market, Emaar has grown over the years to become the largest global developer outside China. You will be investing with one of the most prestigious brands in the world.*

BRAND VALUE USD 2.7BN+ FY 2018	REVENUE USD 6.99BN FY 2018	NET PROFIT USD 1.96BN FY 2018
YOY BRAND VALUE ↑ 39%	YOY REVENUE ↑ 37%	YOY NET PROFIT** ↑ 30%

*Source: Brand Finance 2018 Report
**Prior to considering the effect of the IPO Emaar Development and Forex movement



For more information or to book a viewing tour get in touch with our Off Plan & Investment team today:

+971 4 302 5800

info@hausandhaus.com

www.hausandhaus.com

'Agency of the Year 2020 Dubai' – Voted by @bayut and dubizzle