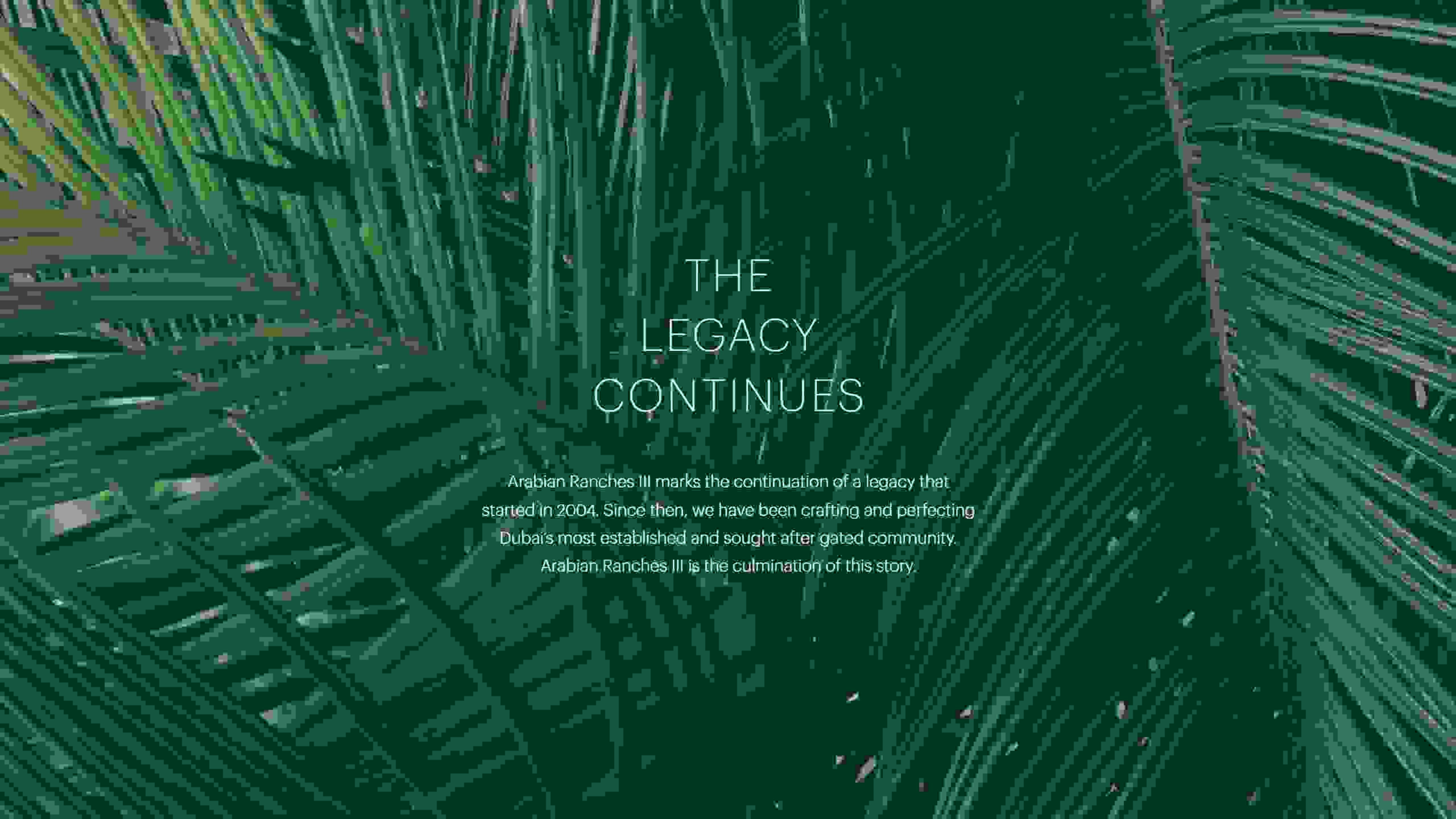




ARABIAN RANCHES II

CAYA



THE LEGACY CONTINUES

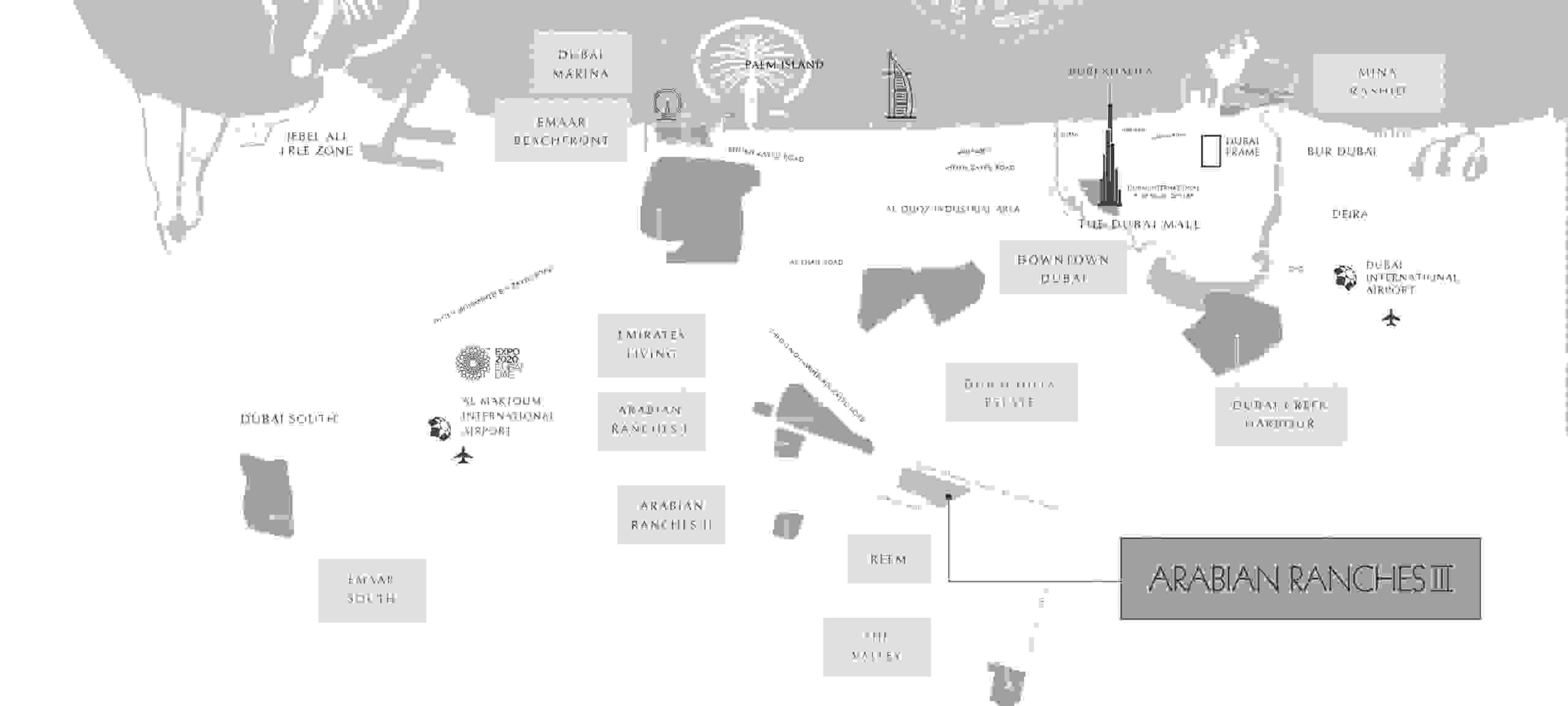
Arabian Ranches III marks the continuation of a legacy that started in 2004. Since then, we have been crafting and perfecting Dubai's most established and sought after gated community. Arabian Ranches III is the culmination of this story.



COME
HOME TO
LUSCIOUS
GREENS

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 luxury where your job will be appointed home life in the heart of a gated community just steps away from Al Hill Central Park and 2 best amenities. Al Barari Park bears a success story that is hallmark 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.

RESIDENCES OF AL BARARI PARK HILLS II WILL LIVE IN THE HEART OF CITY 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

Caya at Arabian Ranches III goes the extra mile to provide the finest in premium living. Your contemporary and generously appointed villa offers space, privacy and a host of lifestyle amenities and activities nearby.



EXQUISITELY APPOINTED HOMES

These modern luxury standalone villas are nestled in generous plots and just metres from APR Central Park. Enjoy entertaining in your garden and terrace, or use a host of amenities nearby. Sport facilities, bike 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



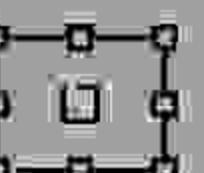
SPORTS
FACILITIES



LUSH
COMMUNITY



FIRE
PIT



GENEROUS
PLOT SIZES



SPACE
TO
EMBRACE
LIFE

3 BEDROOM VILLAS

Come home to the privacy of your 3-bedroom brand-new villa. Modern and contemporary in design, your villa offers 2,500 SQ FT of living areas, accented by a spacious terrace, double garage and generous roof-top terrace.



4 BEDROOM VILLAS (TYPE A)

Type A is a standalone and well appointed contemporary villa on a 100 sq ft plot, nestled on a generous plot, serviced with tennis courts. A spacious living area leads to the garden and an alternative family areas located on the first floor mezzanine. The mezzanine is designed for two additional bedrooms.



4 BEDROOM VILLAS (TYPE B)

Type B offers more space in a modern 4,440 SQ.FT layout. Spacious living areas and bedrooms, two 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 5,464 SQ.FT of living space. These one acre plots allow for 3 vehicles and the contemporary rooms are large and spacious bathrooms and terraces with ground floor firepit and substantial roof lounge area, views into the lush parks and



A vibrant rooftop terrace scene featuring a swimming pool, lounge chairs, and lush greenery. The terrace is surrounded by colorful flowers and plants, creating a lush oasis. In the foreground, there's a white sofa and a small table. A blue lounge chair sits near the edge of the terrace. The background shows a city skyline with palm trees and buildings under a clear blue sky.

ROOFTOP TERRACE LIVING

DUBAI MALL & THE ALCHEMY OF FAMOUS PLACES

“The world’s largest shopping mall is also a city – it has its own airport, metro system, theme park, aquarium, hotel, theater, and more. It’s a destination in itself, and a must-see when you’re in the UAE.”

DUBAI

“Dubai is a city of contrasts. It’s a modern metropolis with skyscrapers, luxury malls, and international brands like Apple and Nike. But it’s also a traditional city with rich history, including the Al Fahidi Historical District and the Burj Khalifa, the tallest building in the world.”

ABU DHABI

“Abu Dhabi is known for its rich history and culture, including the Louvre Abu Dhabi and the Yas Viceroy Hotel. It’s also a major oil-producing city and a hub for Formula 1 racing.”

EMAAR