

An aerial photograph of a desert landscape. A light-colored, winding road or path cuts through a vast, arid, yellowish-brown terrain. In the lower right corner, a dark, rectangular body of water is visible. The overall scene is captured from a high angle, emphasizing the isolation and scale of the environment.

# ARABIAN RANCHES III

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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.



# AT ARABIAN RANCHES III, WE'VE MADE ROOM FOR EVERYTHING.





A tropical landscape with palm trees and people walking on a path. The scene is bright and sunny, with a clear blue sky. In the foreground, a man in a white shirt and dark pants is walking away from the camera on a paved path. To his right, a woman in a white shirt and dark pants is walking towards the camera. In the background, several palm trees are visible, and a few other people can be seen walking on the path. The overall atmosphere is relaxed and pleasant.

WELCOME TO

# ARABIAN RANCHES III

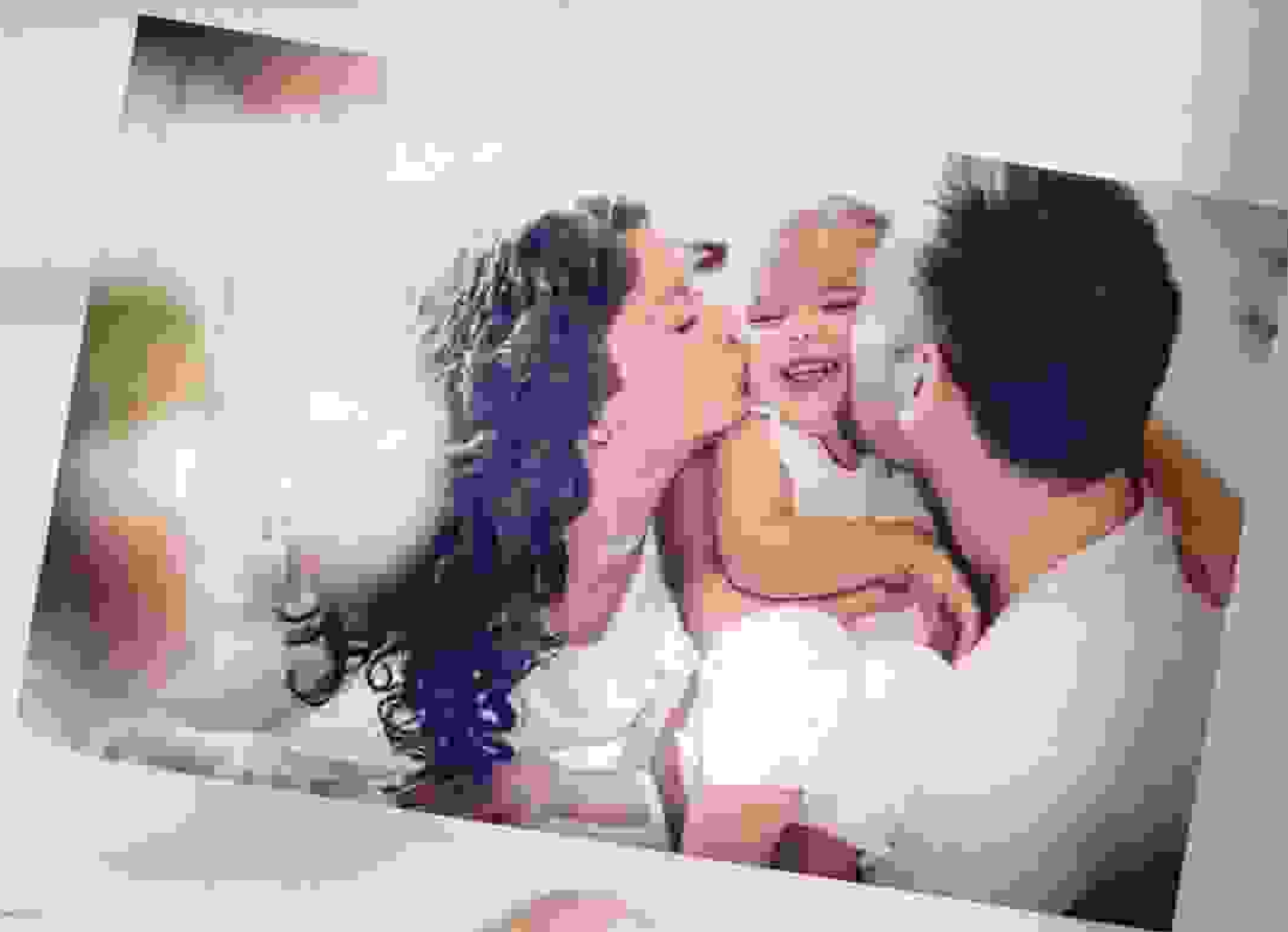
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RUBA

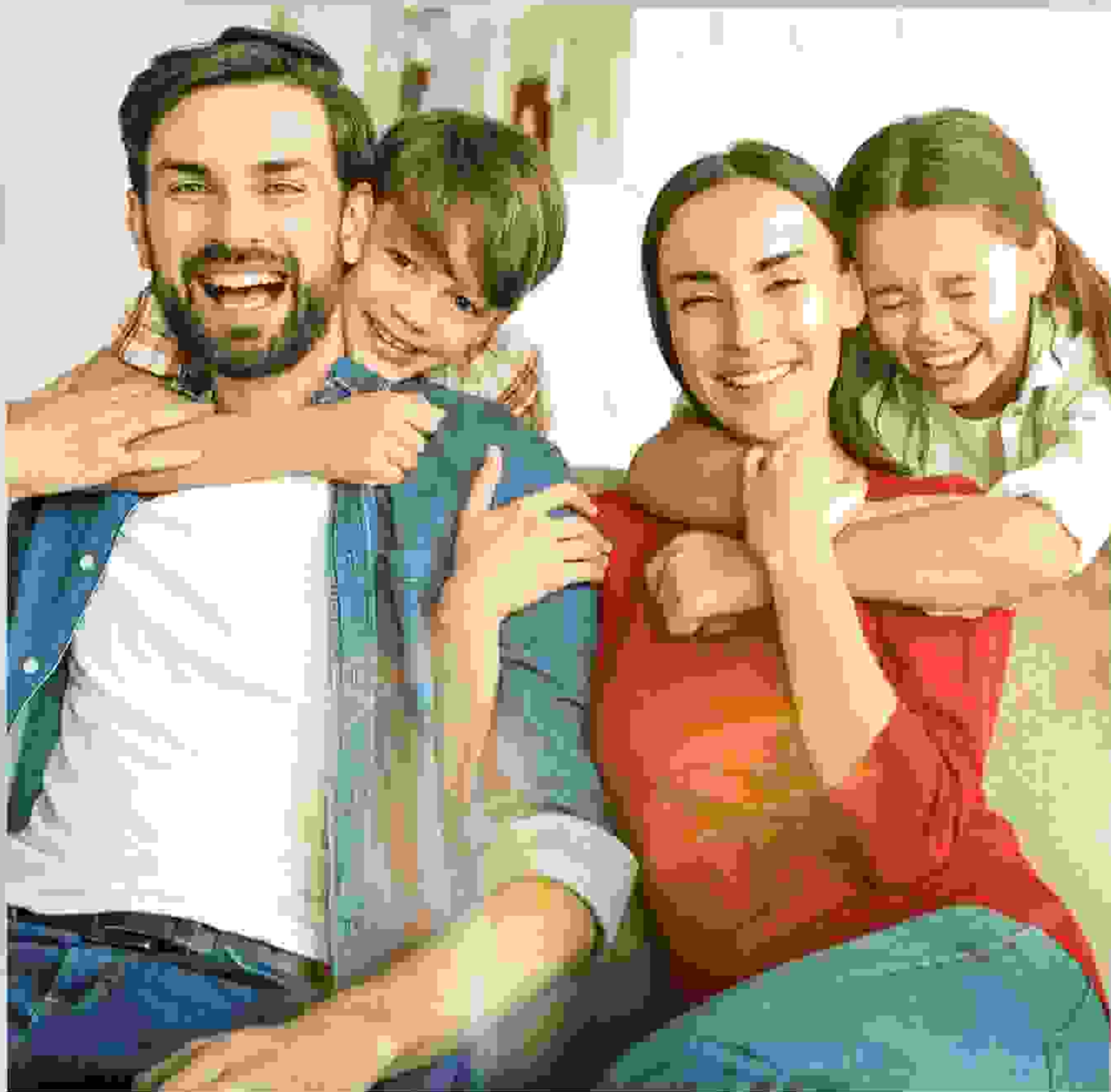
WHERE HAPPINESS FINDS YOU



# ROOM FOR FAMILY







# 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.

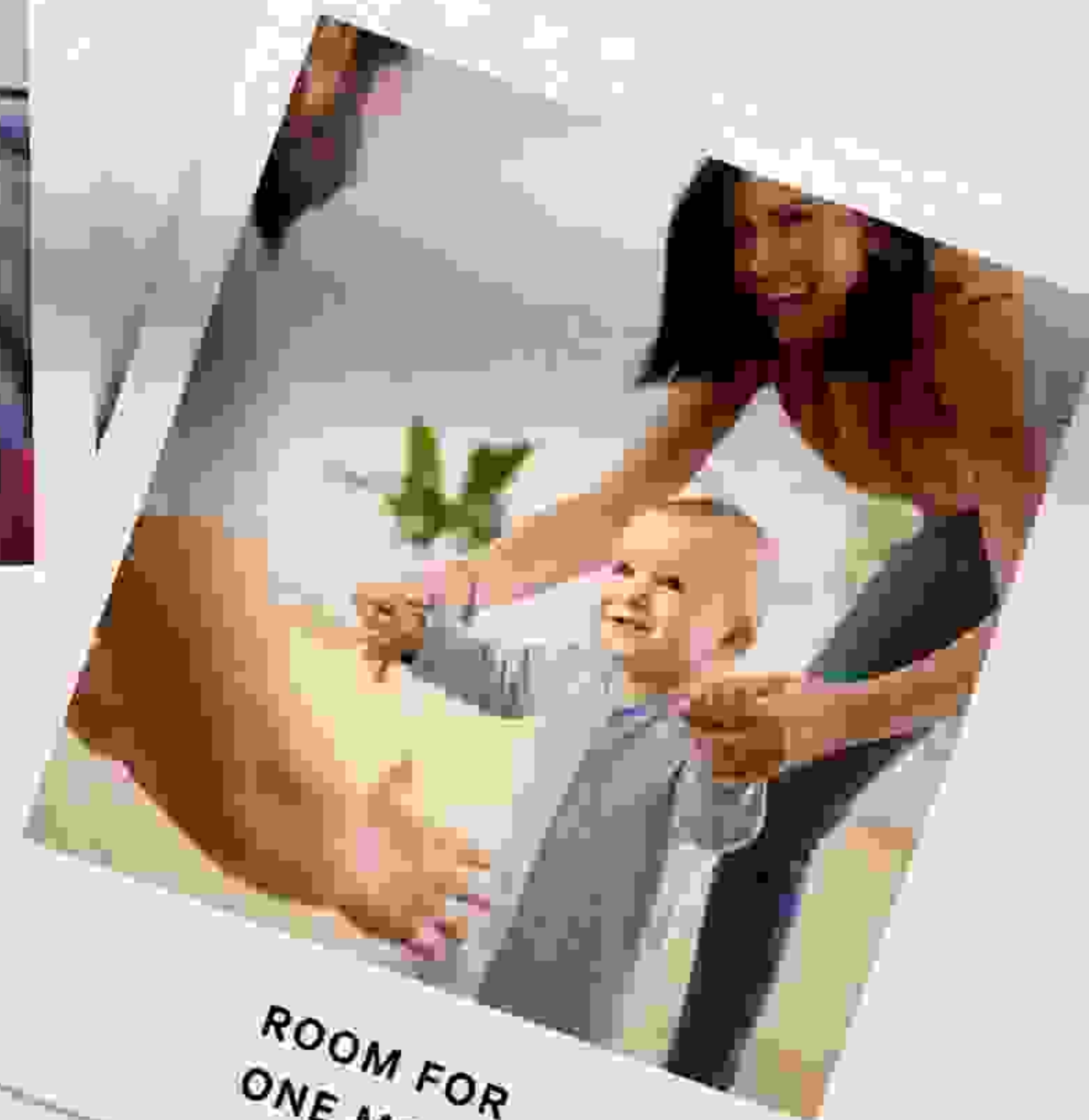




ROOM FOR  
IMPROVEMENT



MORE ROOM  
FOR GROWTH



ROOM FOR  
ONE MORE



# 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.



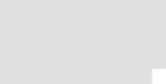
Step inside and find vast expanses of glass and a natural flow of light that your family desires.



# ARABIAN RANCHES III

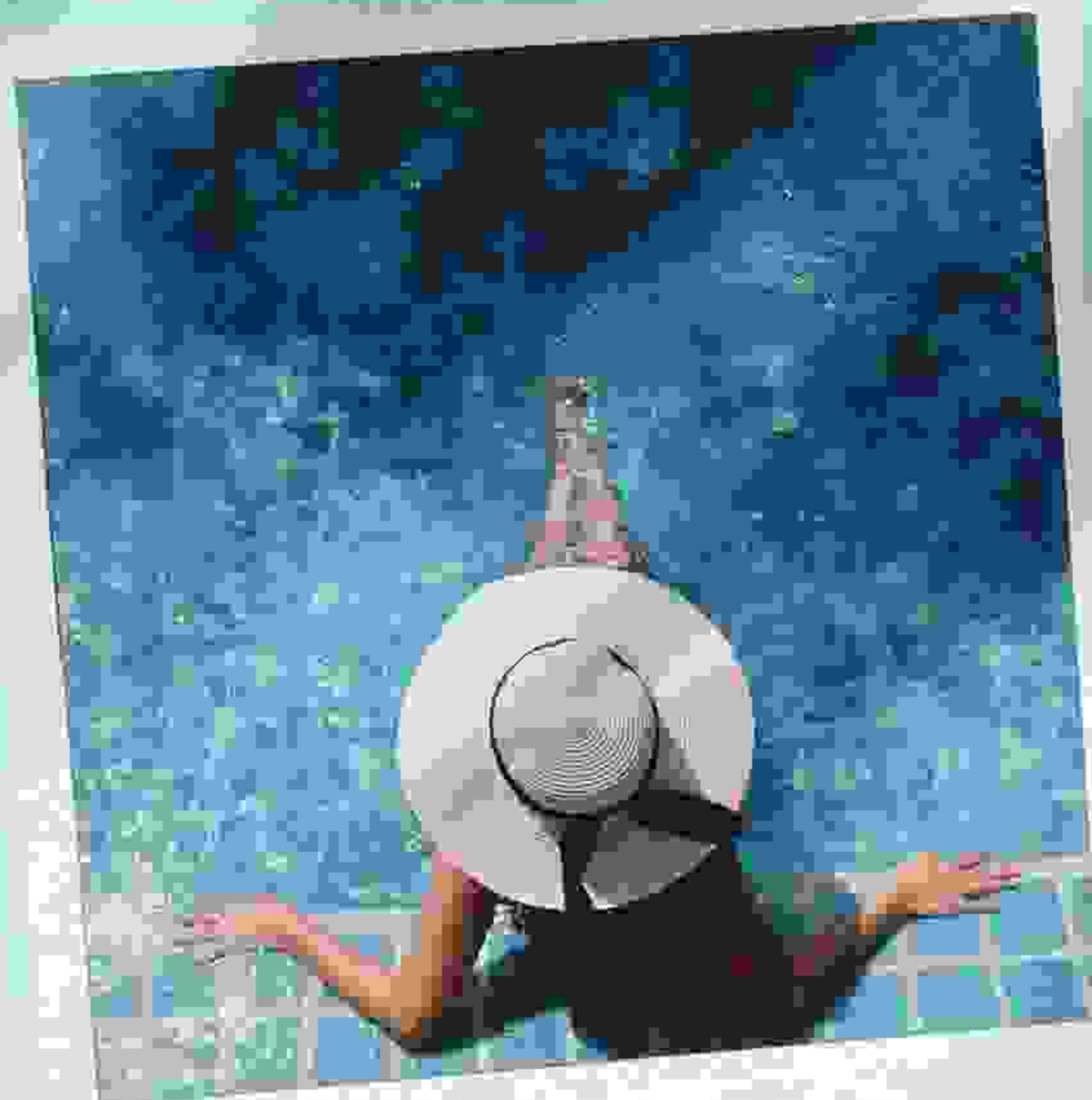
RUBA

- 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

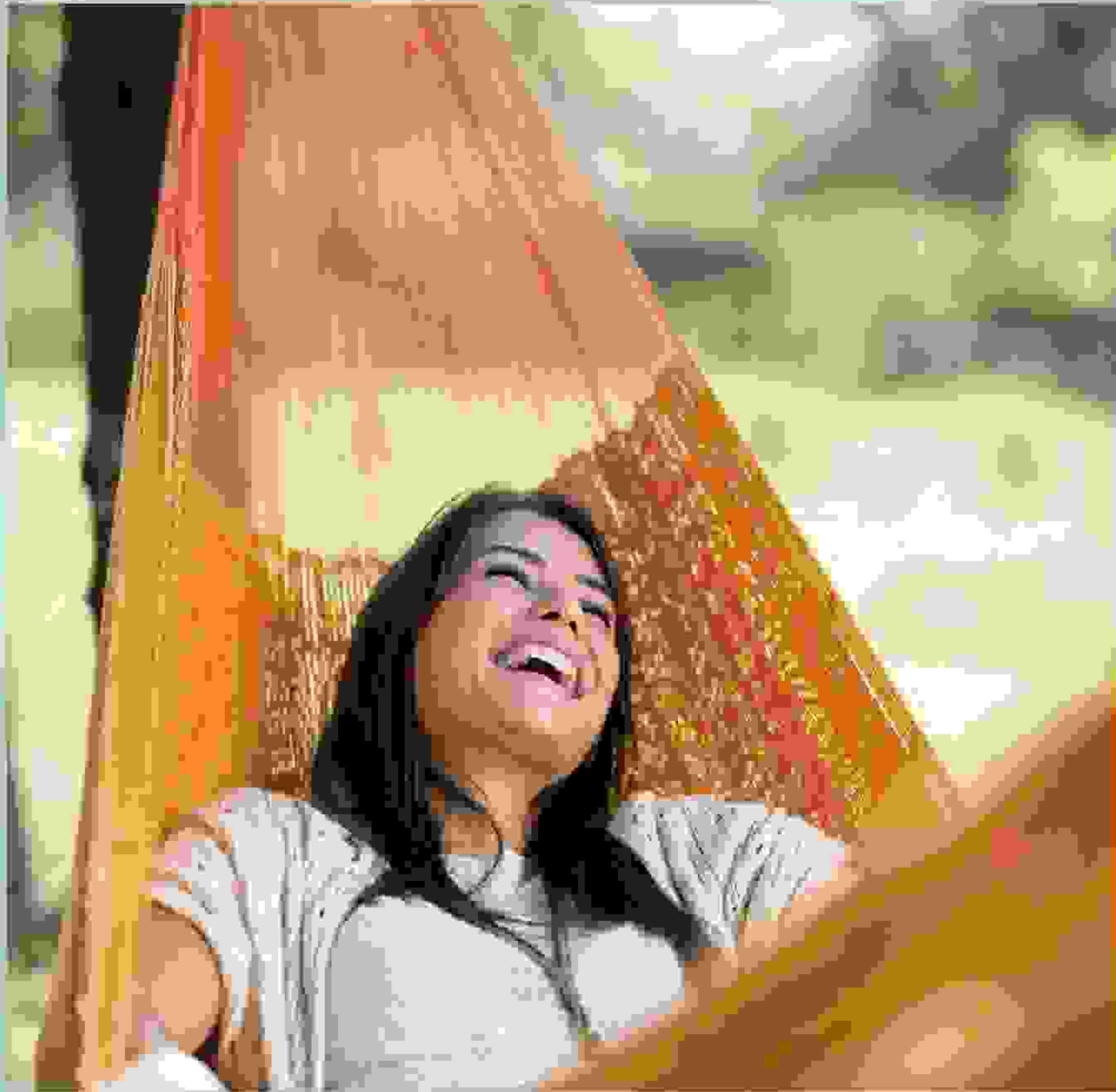






**ROOM  
FOR  
YOU**  
☺





ARABIAN RANCHES III

RUBA

# 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



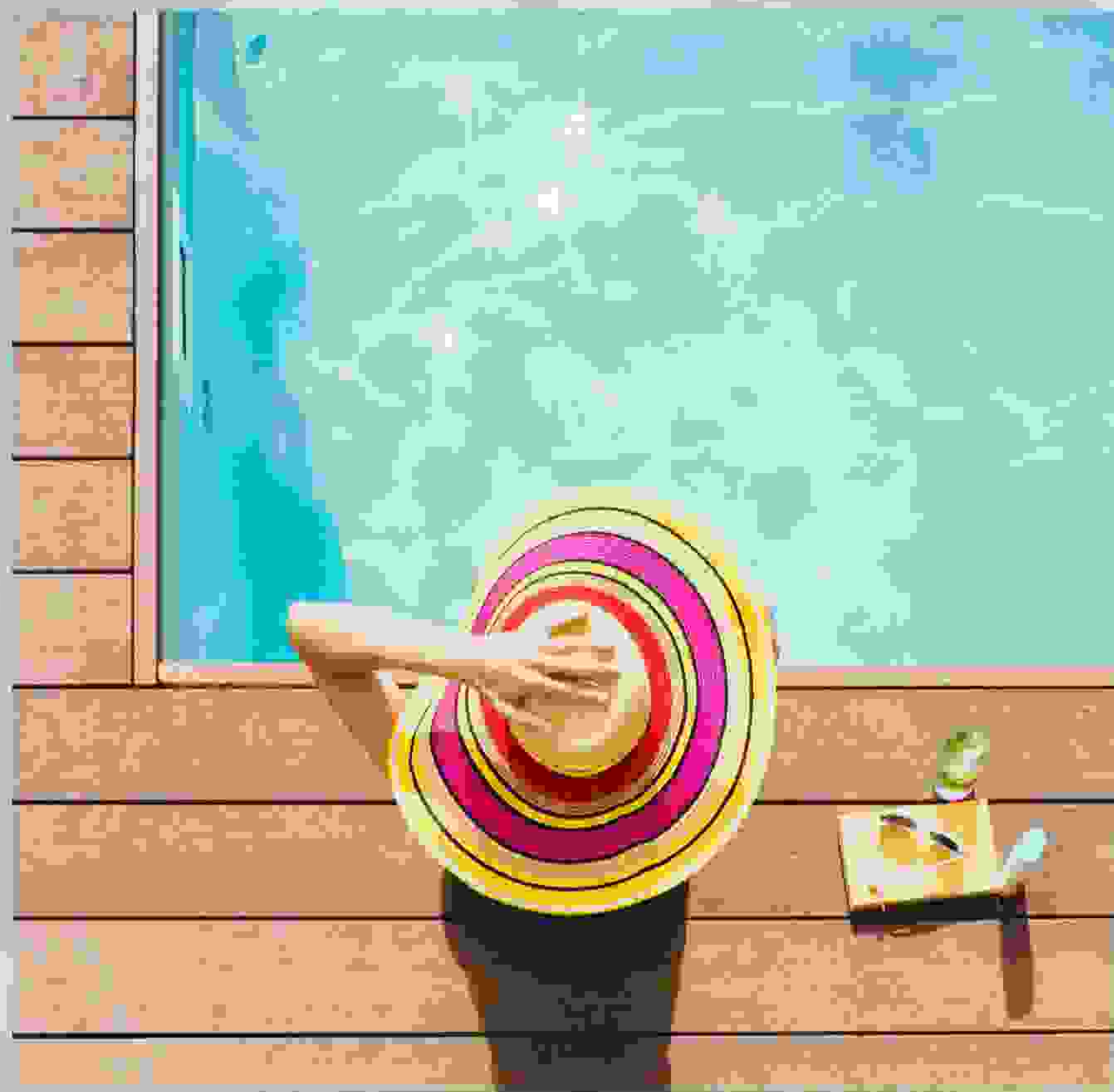
POOL PAVILION

# 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

CRICKET PITCH

FOOTBALL FIELD

BARBECUE AREA

PARK PARKING

SPORTS COURT

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.





MINUTES FROM  
GLOBAL VILLAGE

MINUTES FROM DUBAI POLO  
AND EQUESTRIAN CLUB

MINUTES FROM  
DOWNTOWN DUBAI

MINUTES FROM  
THE DUBAI MALL

MINUTES FROM  
DUBAI MARINA

MINUTES FROM  
DUBAI INT'L AIRPORT

MINUTES FROM  
AL MAKTOUM INT'L AIRPORT



# 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







EMAAR

A BENCHMARK  
FOR QUALITY

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

\*Source: Brand Finance 2018 Report

\*\*Prior to considering the effect of the IPO, Emaar Development and Forex movement



For more information on **RUBA AT ARABIAN RANCHES III**

please call 800 36227 (UAE) / +971 4 366 1688 (International)

or talk to our Property Advisor directly at +971 4888 8844 from 9AM to 7PM (GSP), Sunday to Thursday.

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

#### DUBAI

Emaar Sales Centre | Downtown Dubai

9:30AM to 10PM, Saturday - Friday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

Emaar South Sales Centre | DWC Peripheral Road

From 9:30AM to 7PM, Saturday to Thursday

From 2PM to 7PM, Friday

#### ABU DHABI

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

From 9:30AM to 7PM, Saturday to Thursday

# EMAAR