



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.





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 ☺





# 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

PARKOUR COURSE

PLAYGROUND

PARK PARKING

BOTANICAL GARDEN

SKATE PARK

JOGGING TRACK

FOOTBALL FIELD

BARBECUE AREA

CRICKET PITCH

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



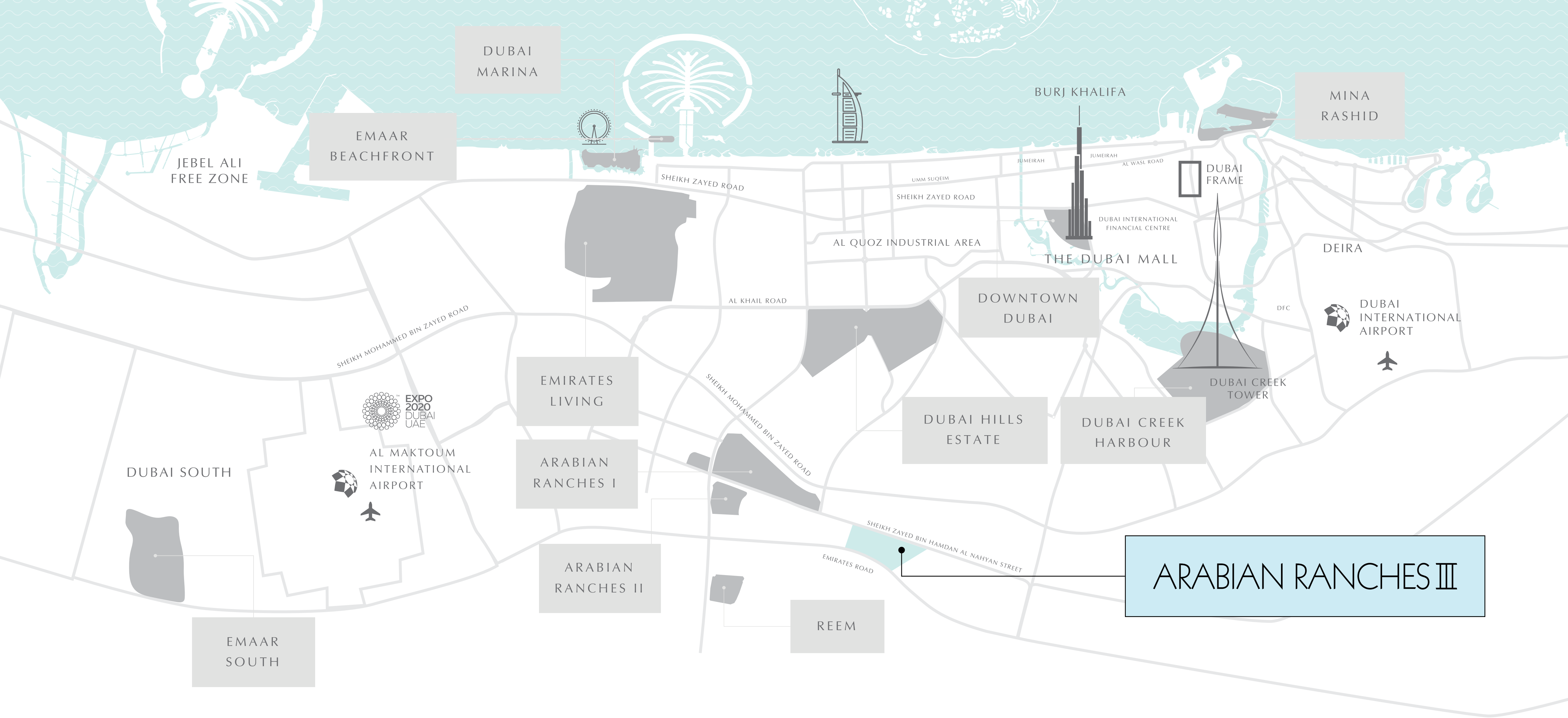




# ARABIAN RANCHES I & II STEPS AWAY

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



# 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.\*

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

\*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**