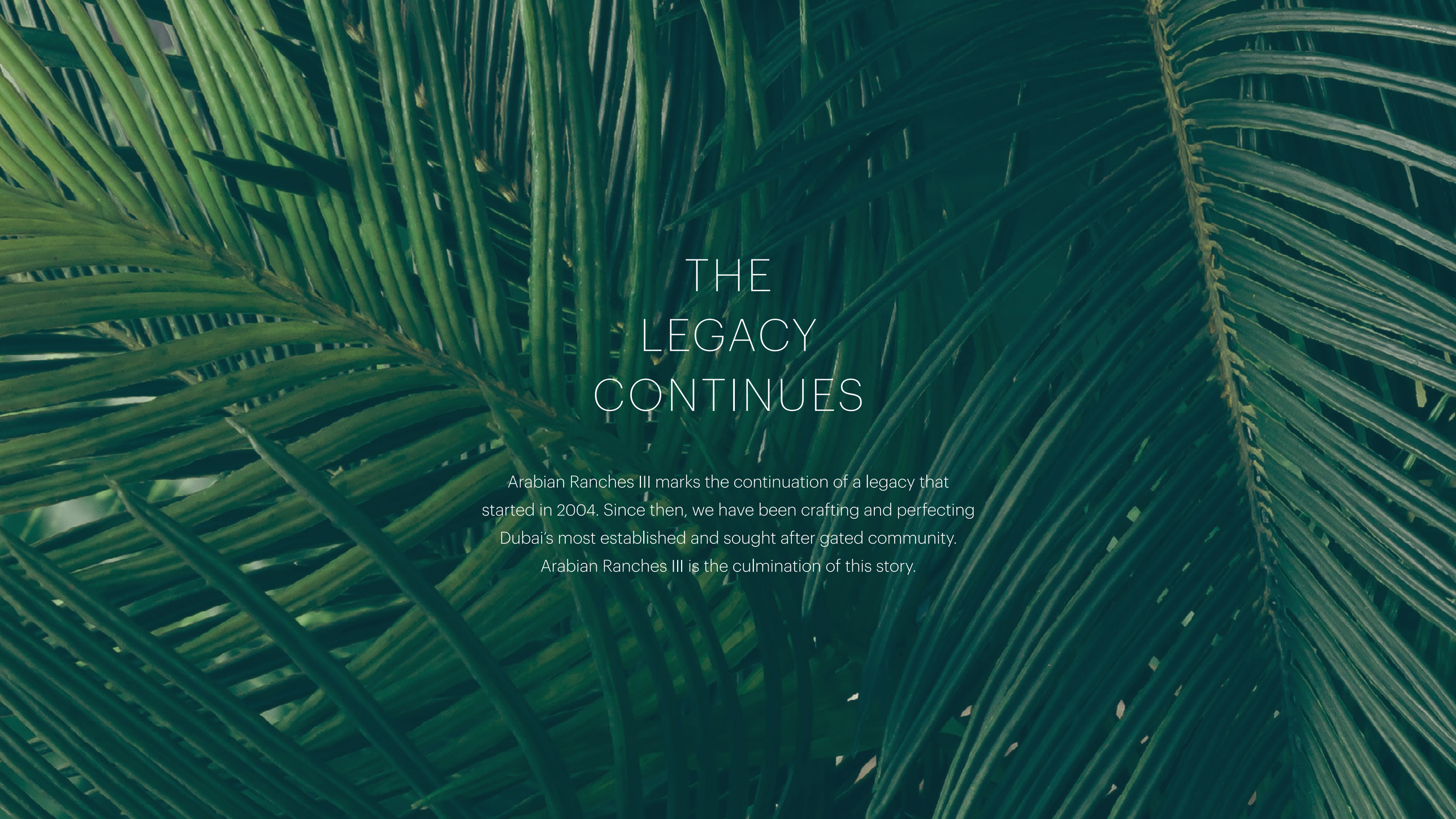

ARABIAN RANCHES III
CAYA II



THE LEGACY CONTINUES

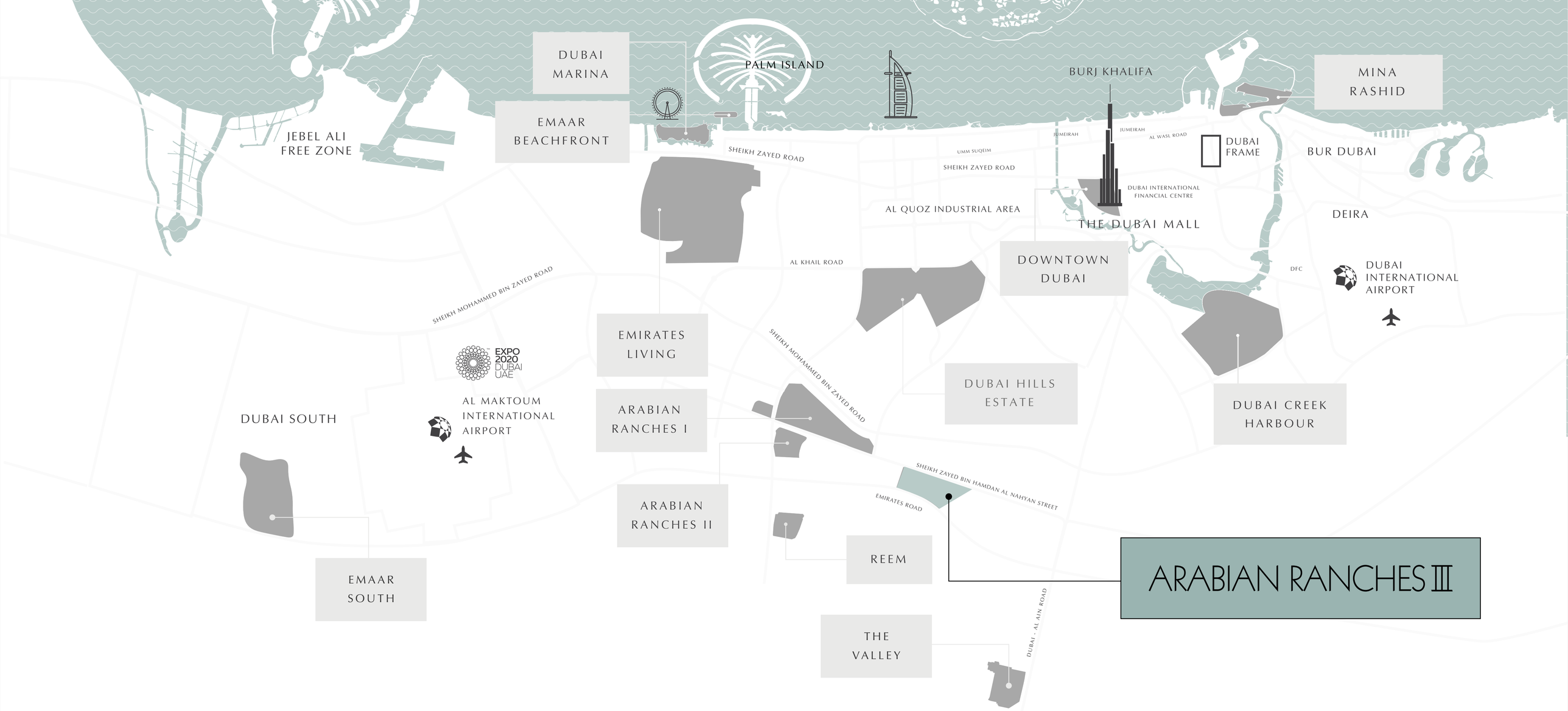
Arabian Ranches III marks the continuation of a legacy that started in 2004. Since then, we have been crafting and perfecting Dubai's most established and sought after gated community. Arabian Ranches III is the culmination of this story.


COME
HOME TO
LUSCIOUS
GREENS

AT ARABIAN RANCHES III, WE'VE MADE SPACE TO FLOURISH




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 tranquillity where your spaciously appointed home lies in the heart of a gated community just steps away from ARIII Central Park and a host of amenities. Arabian Ranches is a success story that is hallmarked 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.

RESIDENTS OF ARABIAN RANCHES III WILL LIVE IN THE VICINITY 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 II

After a sold-out Phase 1 comes a new launch of limited vast standalone villas with rooftop & garden terraces from 3,534 sq ft to 5,484 sq ft and luxurious features including a double garage and world-class amenities.



EXQUISITELY APPOINTED HOMES

These contemporary, standalone villas are nestled in generous plots and are just a stone's throw from ARIII Central Park. Enjoy entertaining in your garden and terrace areas or access a host of amenities nearby. Sports facilities, bicycle 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

CAYA II VILLAS

ARABIAN RANCHES III

CAYA II



4 BEDROOM VILLA TYPE - A



4 BEDROOM VILLA TYPE - B



5 BEDROOM VILLA



1. Villas
2. Gated entry
3. Clubhouse
4. Swimming pool
5. Sub-Station
6. Pocket Park
7. Central Park
8. Boulevard

FIREPLACE WITHIN VILLA PLOT




SPACE
TO
EMBRACE
LIFE

4 BEDROOM VILLAS (TYPE A)

Type A is a standalone and well-appointed contemporary villa of 4,097 SQ FT nestling in a generous plot served with terraces. A spacious living area leads to the garden and an alternative family area is located on the first floor near the large master bedroom. There is a garage for two cars.





4 BEDROOM VILLAS (TYPE B)

Type B offers further space in a modern 4,440 SQ FT layout. Spacious living areas and bedrooms are 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 5,484 SQ FT of living space. There are garages for 3 vehicles and the contemporary rooms are large and airy. Spacious balconies and terraces with ground-floor firepit and a substantial roof lounge offer views onto the lush parkland.




ROOFTOP
TERRACE
LIVING