



## ANYA 2 TOWNHOUSES

AED 2 260 000 - 2 930 000

### PARAMETERS

City	Dubai
Type	Development
To sea	29000 m
To city center	24000 m
Completion date	IV quarter, 2026



### ANYA 2 TOWNHOUSES IN ARABIAN RANCHES III, DUBAI

Anya 2 Townhouses is a new residential complex being built by Emaar Properties, a reputable construction company. This collection of high-end townhouses is located in the Arabian Ranches III area. The project will be completed in Q4 2026.

The gated community houses 492 three- and four-bedroom townhouses.

One of the main features of the Arabian Ranches III area, where the residential community is located, is Central Park with a cricket field. The park's area is 30,000 m2.

### ABOUT ANYA 2 TOWNHOUSES

The community offers three- and four-bedroom townhouses. The infrastructure facilities of the gated community will be available exclusively to the community's residents. The townhouse complex will offer plenty of amenities, including:

- A fitness studio
- A cinema
- A yoga and Pilates studio
- A tennis court
- A swimming pool
- A shop.

Besides, there will be developed a manicured garden with jogging trails and walking paths, fountains, numerous lounge areas, and a children's playground.

### TOWNHOUSES IN ANYA 2 TOWNHOUSES

The community will offer three- and four-bedroom houses ranging from 178m2 to 221m2.

- In three-bedroom properties, there will be a living room with a kitchen and dining areas on the first floor, there will be an exit to the terrace from the hall. Also on this level, there will be a laundry room, a boiler room, and a maid's bedroom with a bathroom. On the second floor, there will be a bathroom and bedrooms with access to balconies. One of the bedrooms will have an en-suit bathroom.
- The four-bedroom houses will have the same rooms on the first level as the three-bedroom houses, and there will also be a guest bedroom with a bathroom. The second floor layout assumes the presence of three bedrooms, two of which will have bathrooms and entrance to the balconies.

Covered car parking for two vehicles will be available next to all the houses.

### MALLS AND SUPERMARKETS IN ANYA 2 TOWNHOUSES

It takes only three minutes to get to the Carrefour hypermarket by car. Dairy and meat products, as well as semi-finished products, fish, and a variety of canned goods wholesale and retail can be purchased at the Prostor Russian store, which can be reached in just 7 minutes.

Maybury grocery store is 20 minutes away by car.

It takes only 8 minutes to drive to the shopping and entertainment center of Cityland Mall. Dubai Outlet Mall and LuLu Hypermarket are approximately 15–20 minutes' drive away.

The residential community is located in just a 20-minute drive from the world-famous shopping center, Dubai Mall, housing numerous boutiques and chain stores of clothing, shoes, and accessories.

It will take you about 20 minutes to drive to Dubai Festival City Mall.

### PLACES OF INTEREST NEAR ANYA 2 TOWNHOUSES

It takes about 20 minutes to drive to the world-famous Burj Khalifa skyscraper.

Arabian Ranches Golf Club is five minutes away by car.

Dubai Safari Park, where you can not only watch but also feed different species of animals as well as see a bird show, is 15 minutes away by car.

It takes about 30 minutes to drive to Jumeirah Mosque, which is an example of traditional Arabic religious architecture. The entrance to the temple is open to everyone, regardless of religion. Centre staff can show you around the mosque.

### INVESTING IN ANYA 2 TOWNHOUSES

Investing in real estate in Arabian Ranches III will allow townhouse owners to get a recurring rental income.

The average profitability of townhouses in Arabian Ranches III is 5–6% per annum.

When the residential development is ready to move in, the cost of houses in it can rise up to 20%, so investors with rich experience prefer to buy an off-plan residential property and resell it in a few months or years.

You can rent a townhouse or resell a property with the help of real estate experts. The professionals will take care of finding buyers or tenants, drafting documents, and other important stages of the sale and commissioning of a residential property.

### PURCHASING REAL ESTATE IN ANYA 2 TOWNHOUSES

As of March 2023, townhouses have a starting price of AED2,200,000 (\$599,000).

It is better to check the final property cost immediately before purchasing, as the prices for residences rise as construction progresses.

The highly qualified experts will assist you in choosing a residential investment property in Dubai or real estate for your own residence in this metropolis. The realtors will tell you about the area's peculiarities and about the gated community itself and will negotiate with the seller on your behalf. The real estate agency's lawyers will check the documents before concluding a sale-and-purchase transaction. Besides, the experts will provide high-quality after-sales service.

## PROPERTY FEATURES

### LOCATION

- Close to schools
- Prestigious district
- Environmentally pristine area
- Great location
- Beautiful view

## FEATURES

- Terrace
- Finished
- Good quality
- Premium class
- New project
- Low-rise buildings
- Tap water
- Electricity
- Driveway to the land plot

## INDOOR FACILITIES

- Child-friendly
- Cinema
- Mini club
- Recreation area
- Fitness room
- Pilates and yoga room

## OUTDOOR FEATURES

- Children's playground
- Landscaped garden
- Landscaped green area
- Transport accessibility
- Social and commercial facilities
- Car park
- Garden
- Park
- Footpaths
- Garden
- Benches
- Well-developed facilities
- Swimming pool
- Common area with pool
- Running track
- Sports ground
- Tennis court
- Shop



## PHOTO GALLERY

