

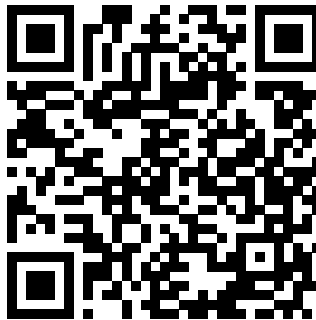


ANYA TOWNHOUSES

AED 2 010 000 - 2 580 888

PARAMETERS

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



ANYA IN ARABIAN RANCHES 3, DUBAI

Anya, a new development in Dubai real estate attracts investors because of its stylish and high-quality residential properties. It is a collection of high-end townhouses located within the popular Arabian Ranches 3, Dubai, a family-oriented community.

Constructed under the guidance of a well-established Developer, Emaar Properties, Anya in Arabian Ranches 3 will be ready for occupancy by the end of 2026. A significant number of properties have already been sold as Emaar Properties has a long track record and is widely known as one of the most reliable Developers in the Middle East real estate market.

ABOUT ANYA

Anya in Arabian Ranches 3 is a perfect retreat from the hustle and bustle of the modern city. Future residents will be able to enjoy the beauty of the surrounding nature, fresh air and exceptional amenities. Between the elegant townhouses, designed in a minimalist style, there will be various public areas, including:

- a landscaped garden and lush green spaces;
- a recreational area with comfortable benches;
- long paths for walking and jogging;
- personal and public parking;
- a mini-club;
- a gym with the latest equipment;
- a swimming pool;
- outdoor sports grounds; and
- a children's playground.

TOWNHOUSES IN ANYA

The area of residential real estate units in the premium townhouse community varies from 145 to 217 square metres. The

townhouses' prices start from:

- AED 2,000,000 (\$544,500) for 3-bedroom properties; and
- AED 2,580,000 (\$702,500) for 4-bedroom properties.

The development company, Emaar Properties, reserves the right to adjust prices, so the latest information on the cost should be clarified immediately before the transaction is concluded.

MALLS AND SUPERMARKETS IN ANYA

The Arabian Ranches 3 residential community is currently under construction so there are no supermarkets or malls on site as yet. Many such establishments will be developed here in the near future, but until then, locals can purchase the necessary goods at Greens and West Zone supermarkets, located approximately 15 mins away.

Two malls, Cityland and Dubai Outlet Mall, can be found in neighbouring communities. They are among the top 10 shopping centres in the city. In addition to shops and catering facilities, an amphitheatre, theme parks, cinema halls and other leisure and recreational options can be found nearby.

PLACES OF INTEREST NEAR ANYA

Anya's future townhouse residents can drive to one of Dubai's most popular attractions, Global Village, approximately 20 minutes away. The park, developed more than two decades ago, attracts tourists with 90 themed pavilions dedicated to different countries, as well as numerous attractions, cinemas and other leisure and recreation facilities. It continues working during the cold season, from late December to early April.

Approximately a 10-minute walk away is the Arabian Ranches Golf Club where residents can enjoy the 18-hole course, chat with other players in a dedicated club and taste various dishes and drinks in local restaurants.

INVESTMENT IN ANYA

Buying property in Anya is one of the best decisions an investor can make. Since the complex is in the initial stages of construction and the infrastructure of the community in which it is located is still being actively developed, it is possible to get a guaranteed capital gain both immediately after the townhouses' commissioning and into the future.

Moreover, investment in Arabian Ranches 3 properties is a good option for those who want to make a profit from short-term and long-term rentals. Local residential properties attract families, young couples, singles and retirees seeking a relaxed lifestyle among beautiful nature with modern conveniences. It will also appeal to tourists who want to stay close to popular attractions during their vacation.

PURCHASING PROPERTY IN ANYA

Interested in buying your dream home or investing in a highly sought-after and profitable property located in the most popular city in the UAE? Please feel free to contact our English-speaking experts right now. Their expertise will analyse each customer's situation and assist with choosing a property that is fully consistent with the customer's goals, preferences and financial capabilities. The experts' services include comprehensive consultations, support at all stages of the transaction and the highest level of after-sales service.

PROPERTY FEATURES

LOCATION

- Prestigious district
- Great location
- Beautiful view

FEATURES

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

INDOOR FACILITIES

- Child-friendly
- Mini club
- Recreation area
- Fitness room

OUTDOOR FEATURES

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

PHOTO GALLERY

