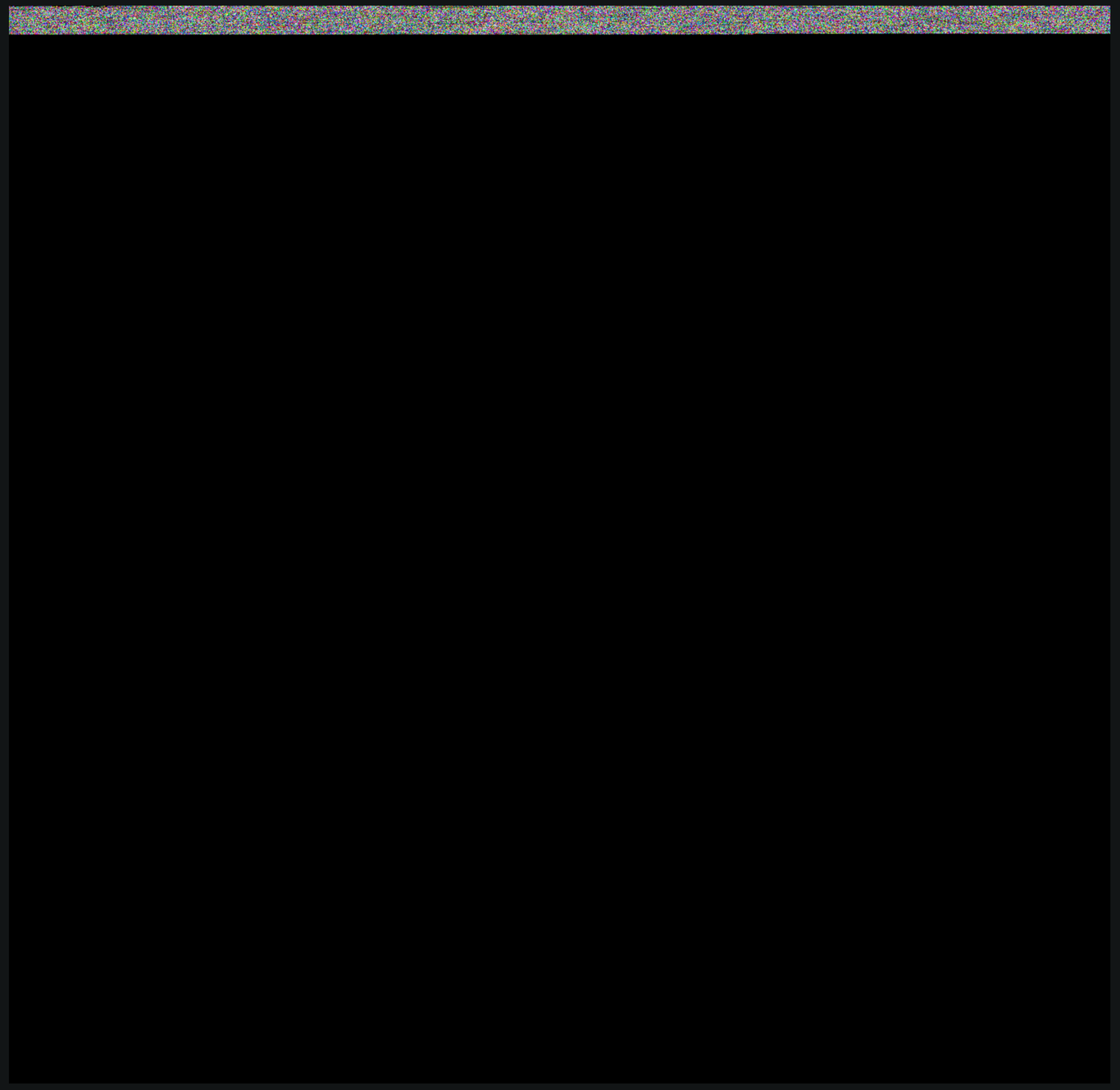
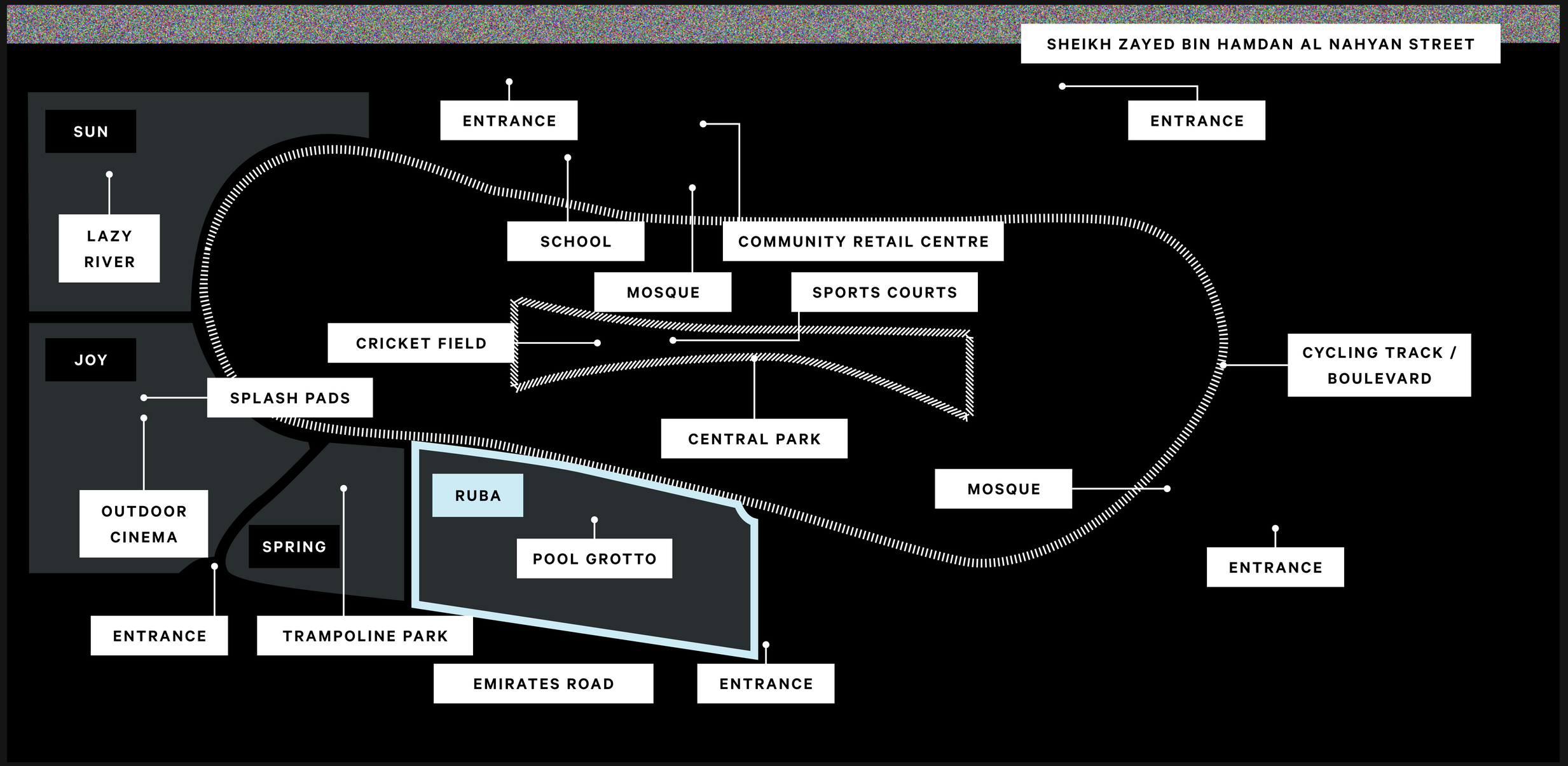


RUBA
THE NEW NAME IN DUBAI'S HAPPIEST COMMUNITY

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.



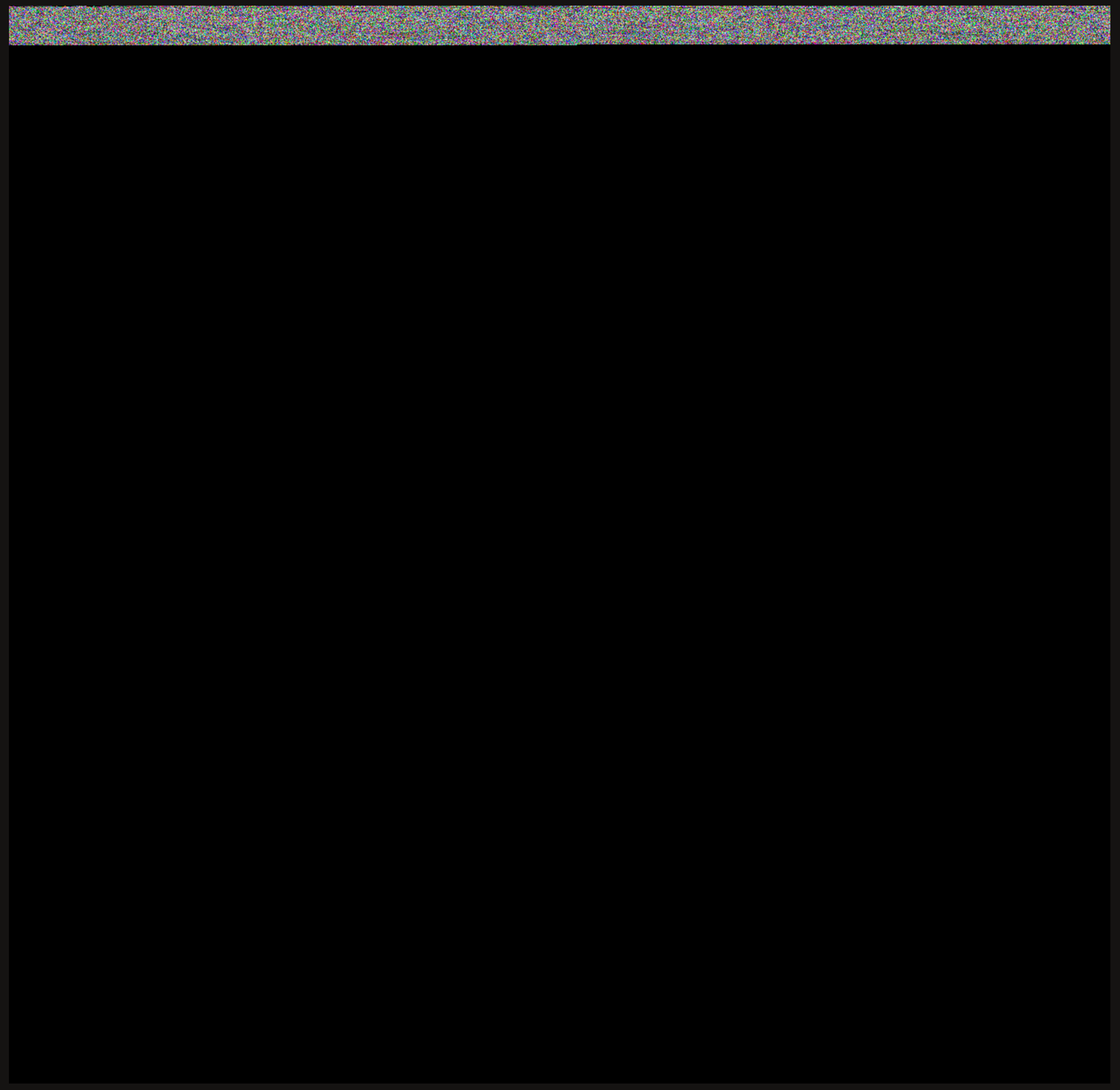
WELCOME TO

ARABIAN RANCHES III

RUBA

WHERE HAPPINESS FINDS YOU

ROOM FOR FAMILY



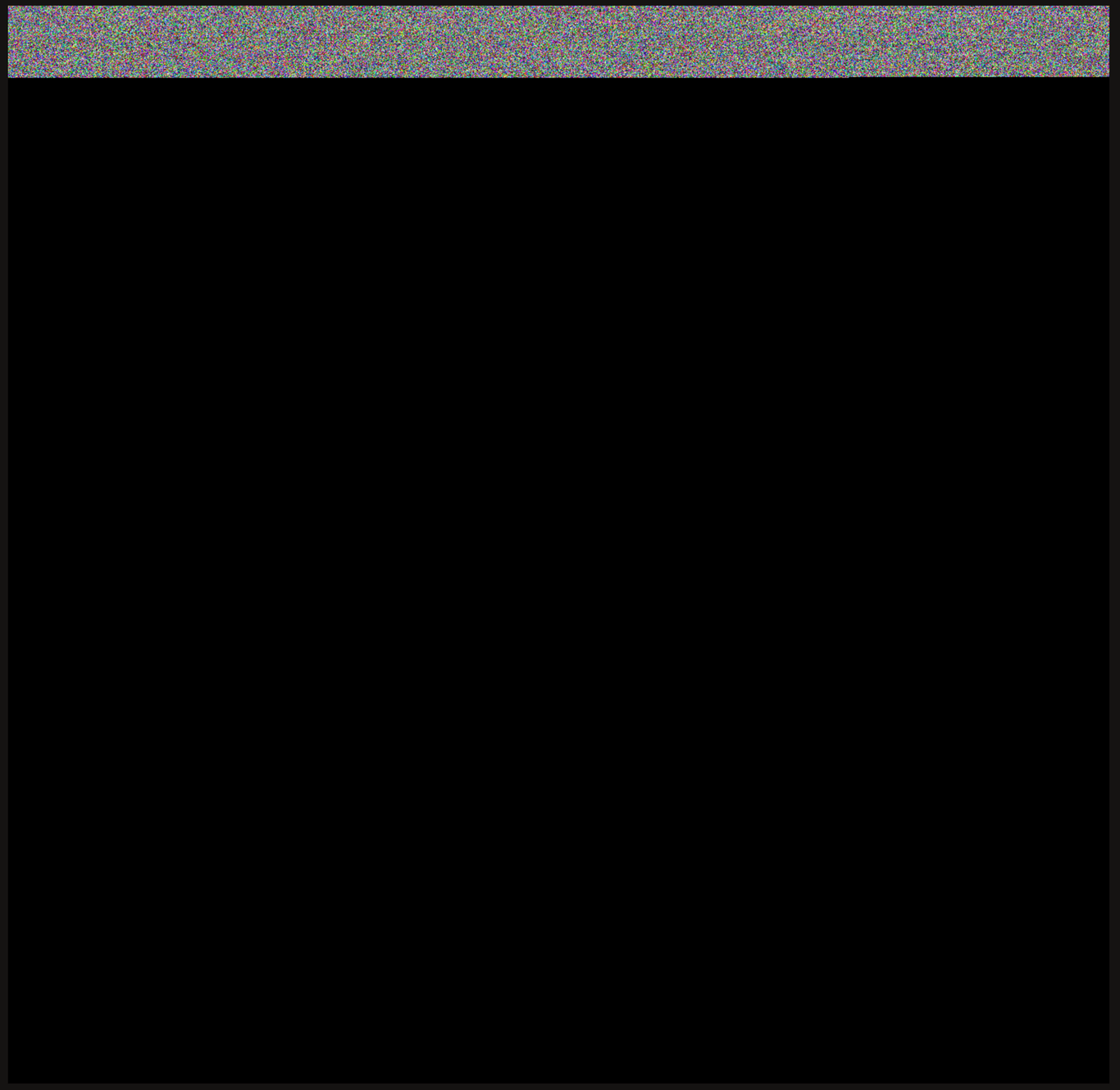
HOMES THAT EMBODY YOUR FAMILY'S VISION

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.

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.

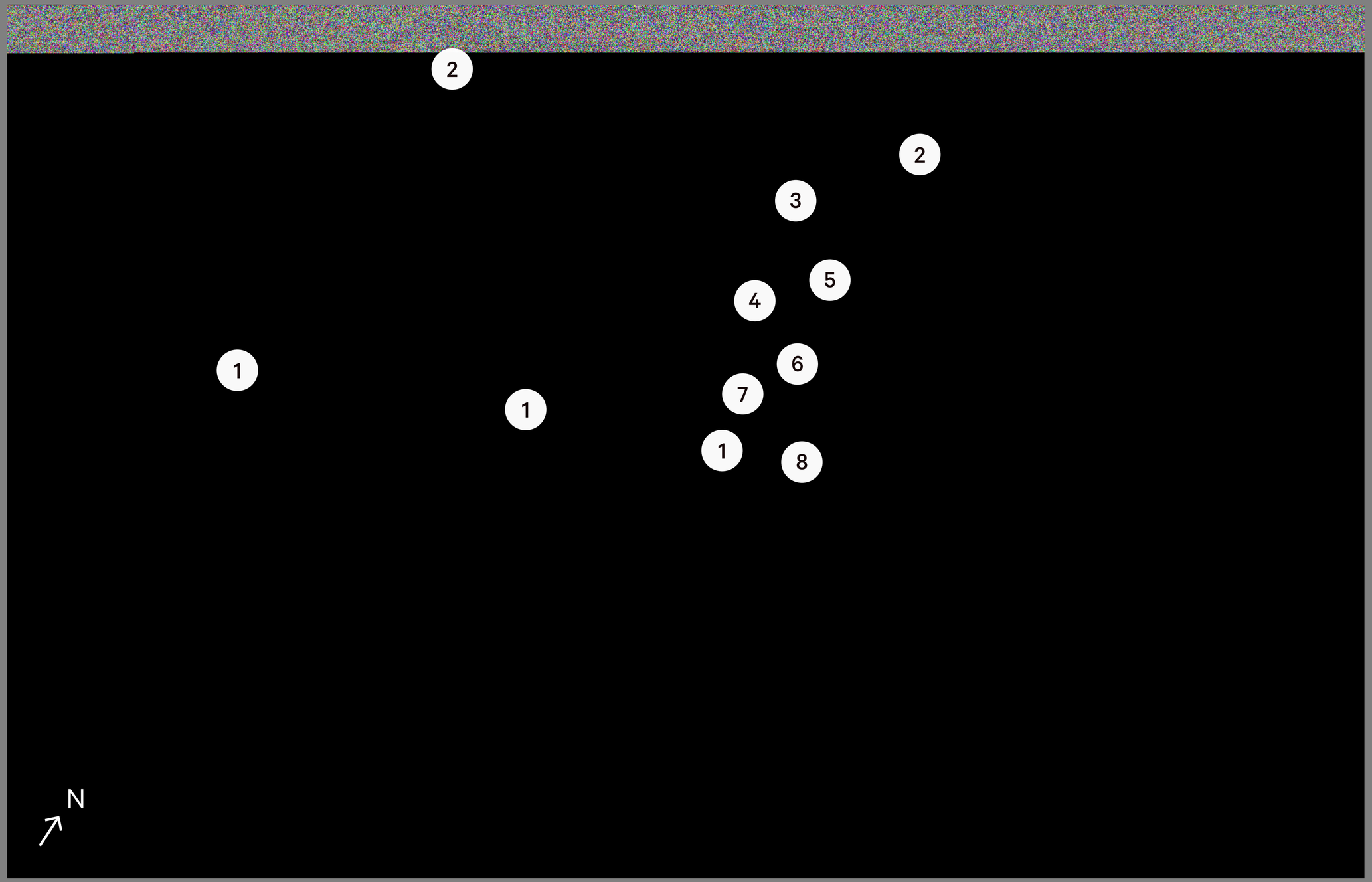
MANAR COLLECTION

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

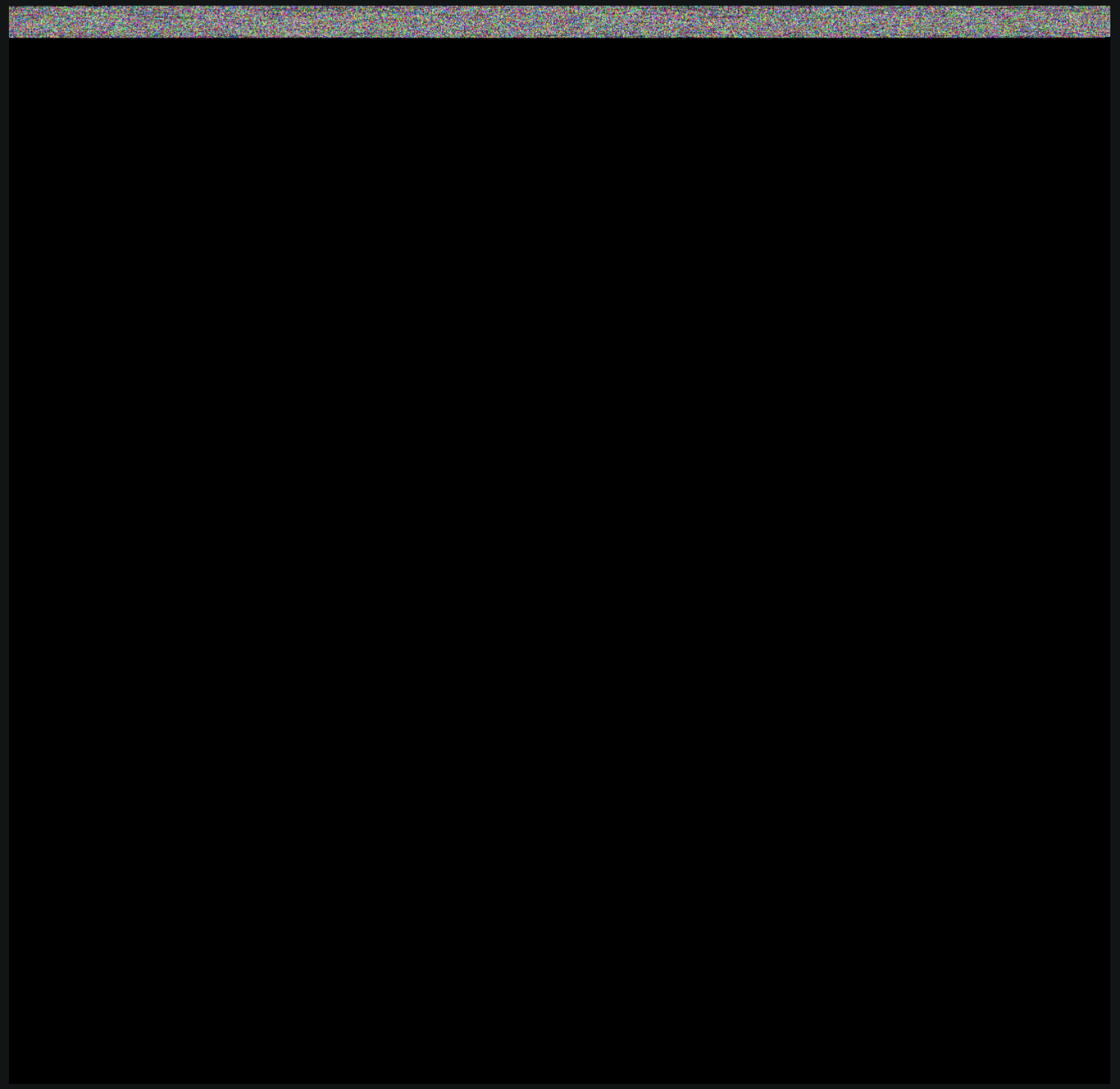


1. Park
2. Boulevard
3. Gated entry
4. Swimming pool
5. Clubhouse
6. Pool grotto
7. Kids pool
8. Kids play area

- 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.

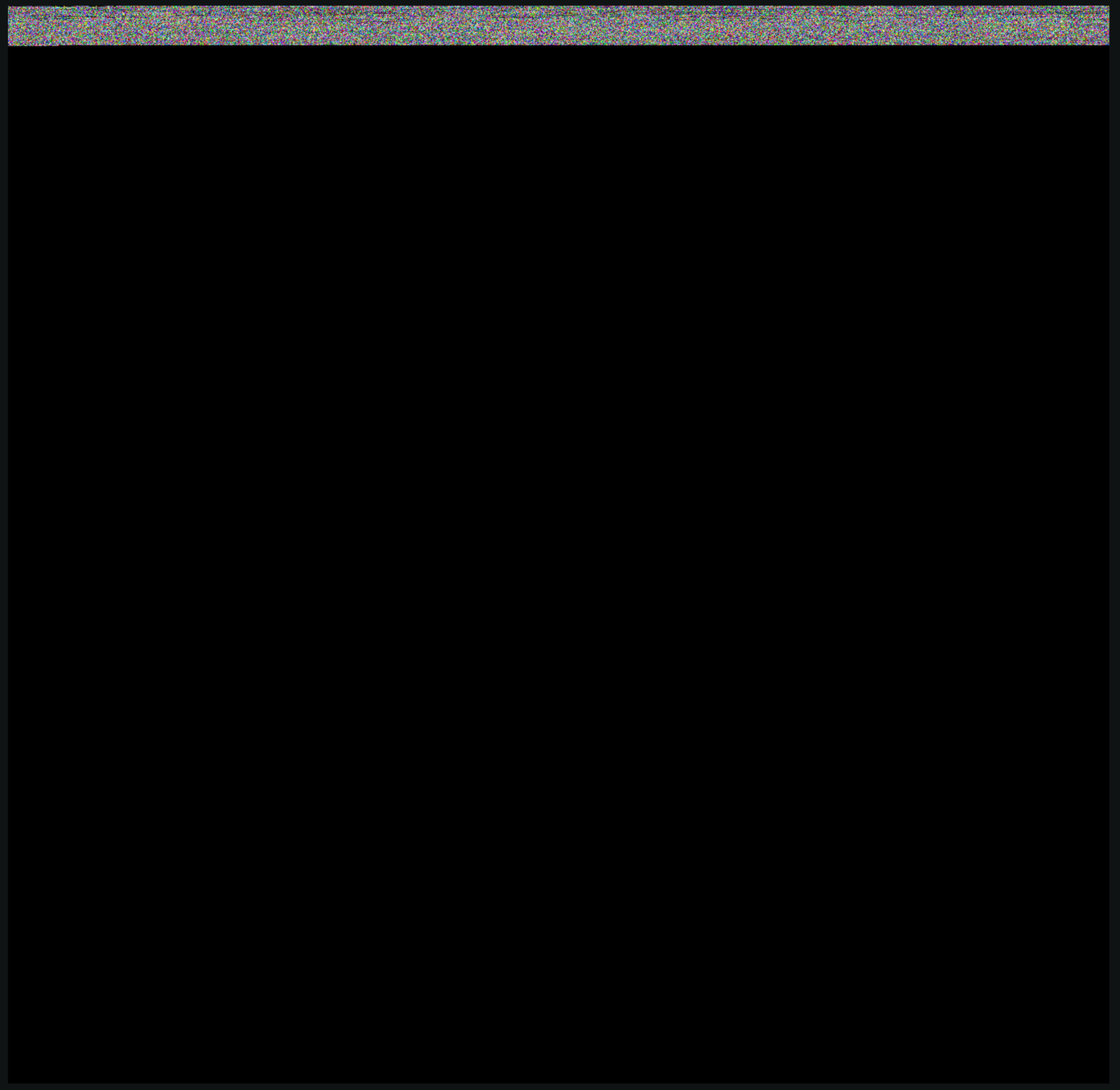
SUN LOUNGING TERRACES	HAMMOCKS	POOL GROTTO
CLUBHOUSE	OUTDOOR WELLNESS AREA	BARBECUE AREA

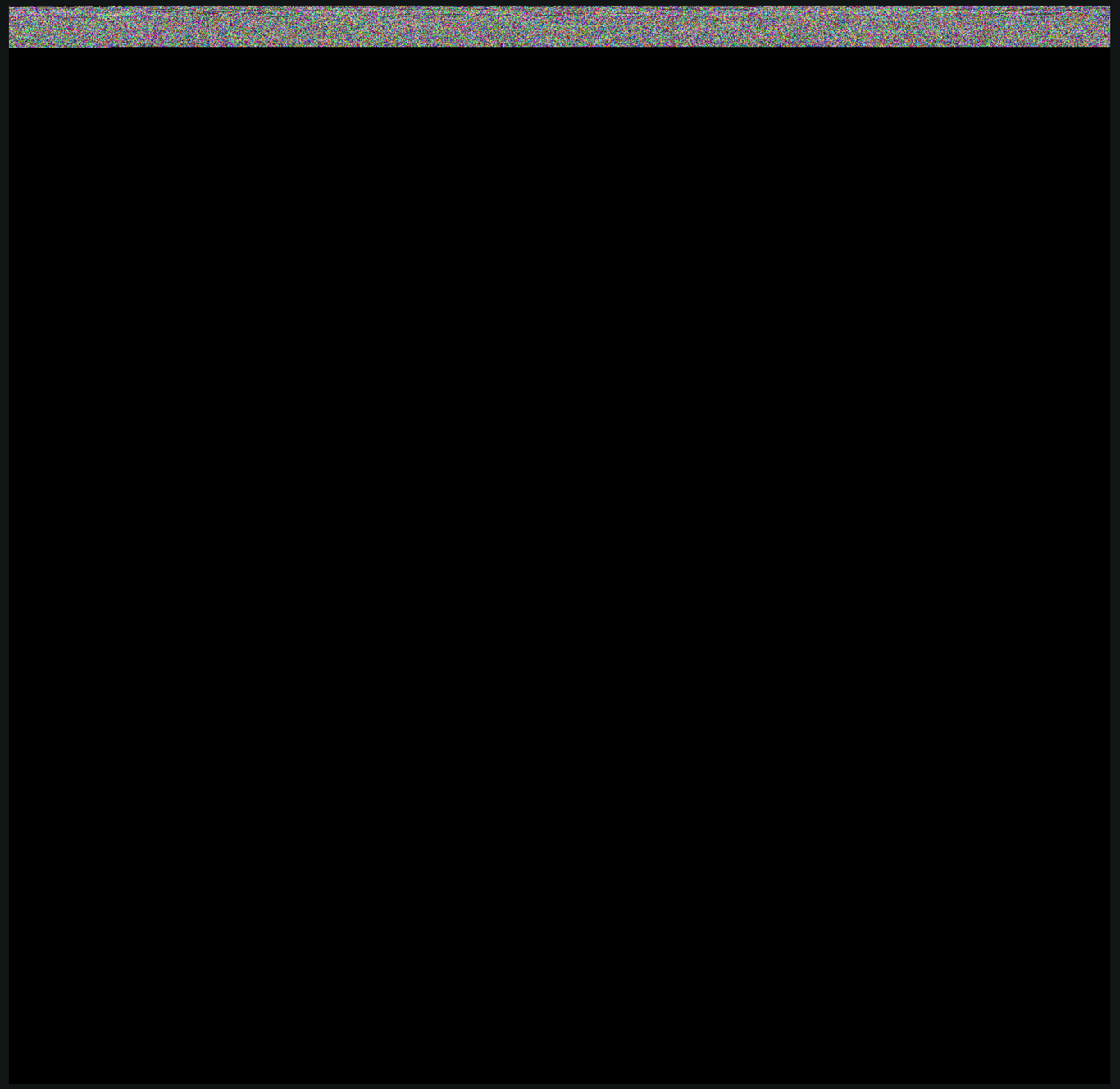
POOL PAVILION

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

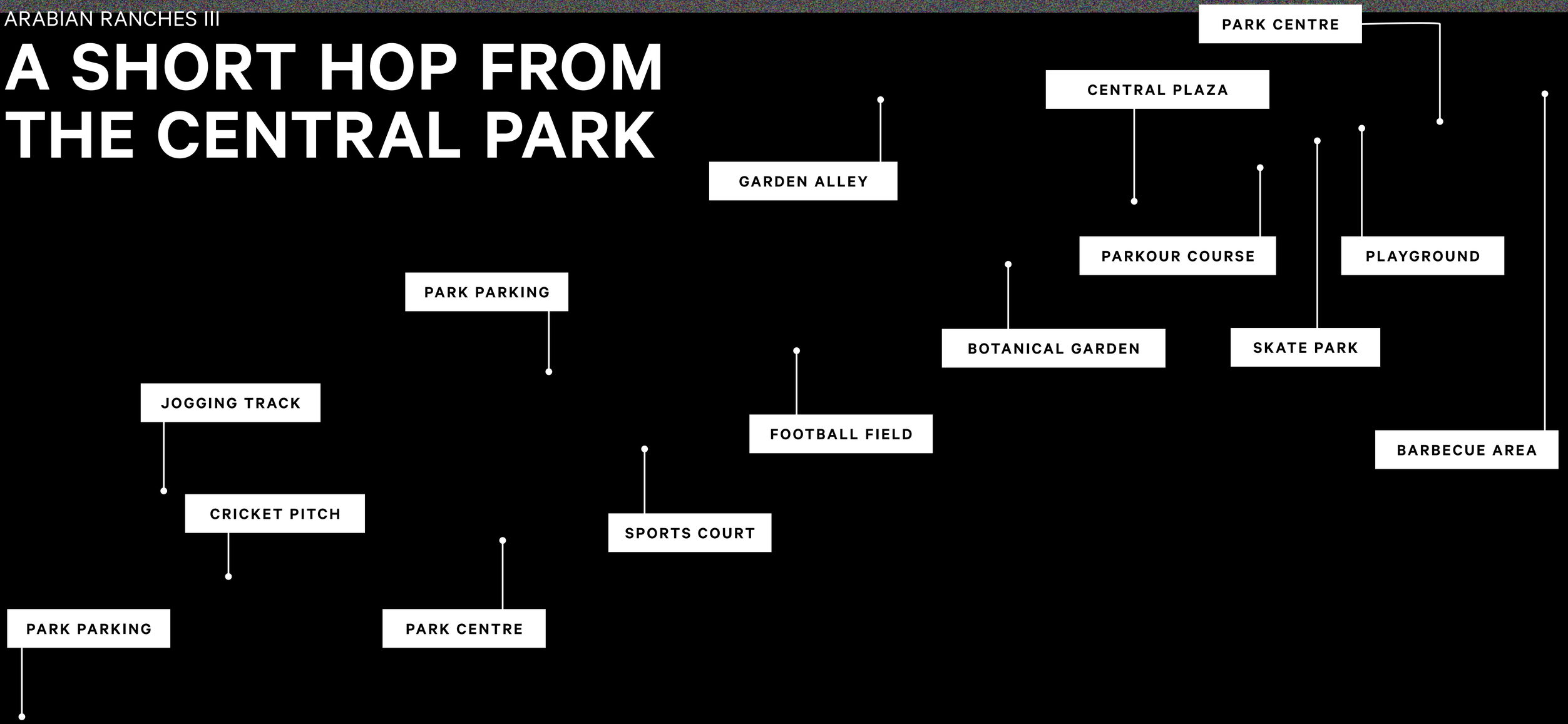
Steal more moments for yourself at a fitness-driven clubhouse. Enjoy an unparalleled workout using state-of-the-art equipment in a bright and airy setting.

Perfect after a whole a day of relaxation and leisure.

EMBRACE
THE GOOD LIFE

ARABIAN RANCHES III

A SHORT HOP FROM THE CENTRAL PARK

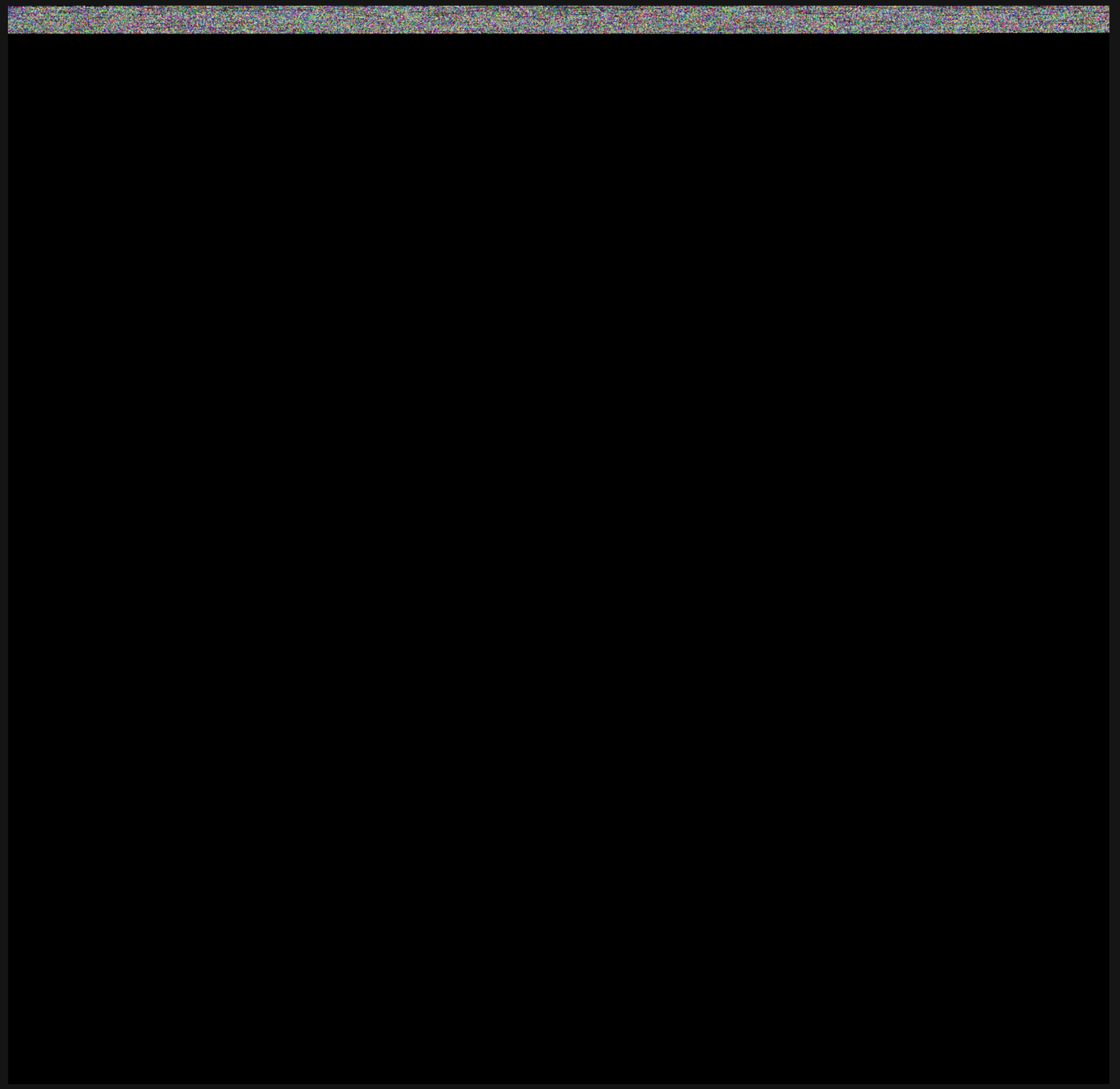


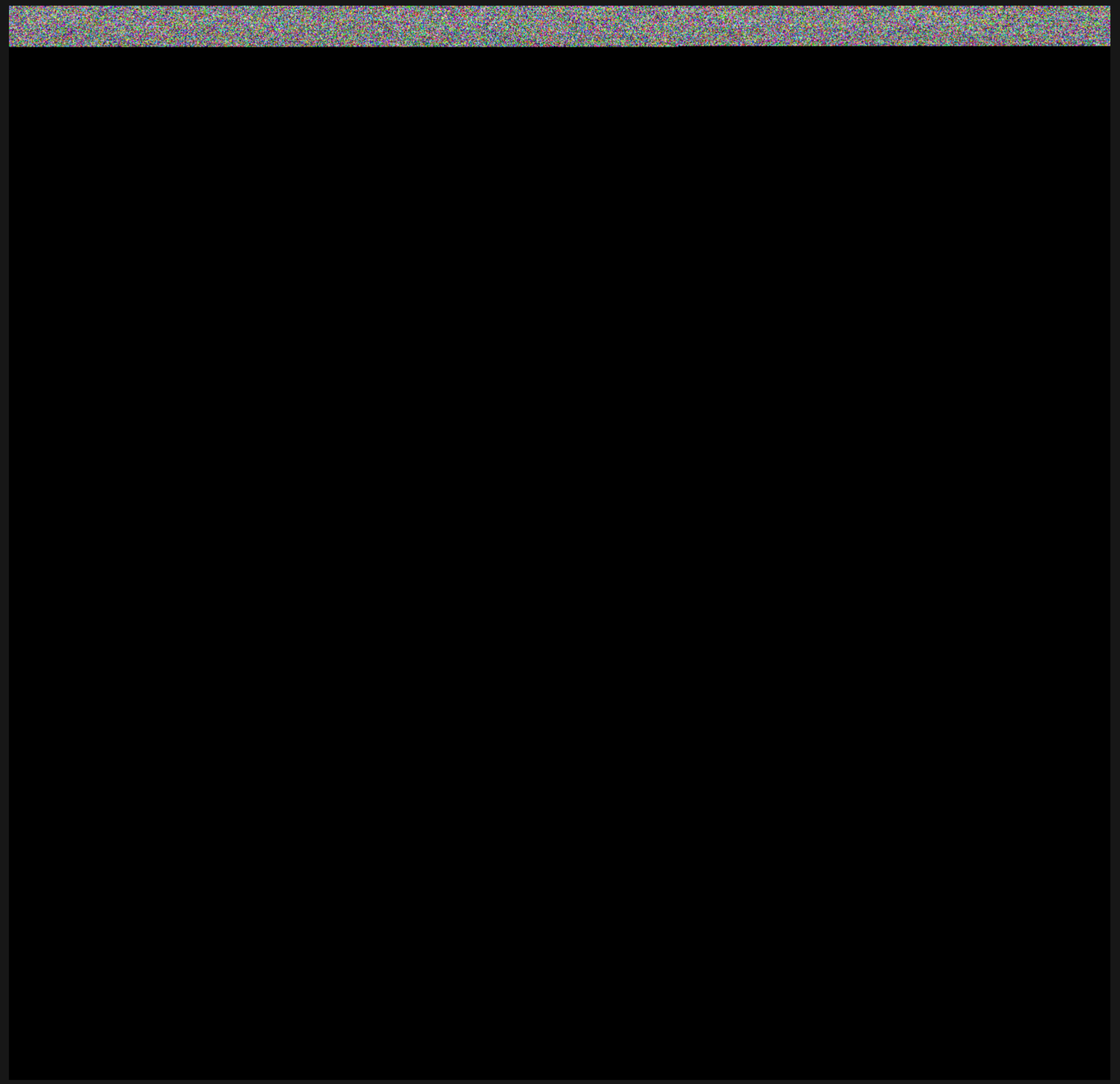
STEPS AWAY FROM THE COMMUNITY RETAIL CENTRE

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.

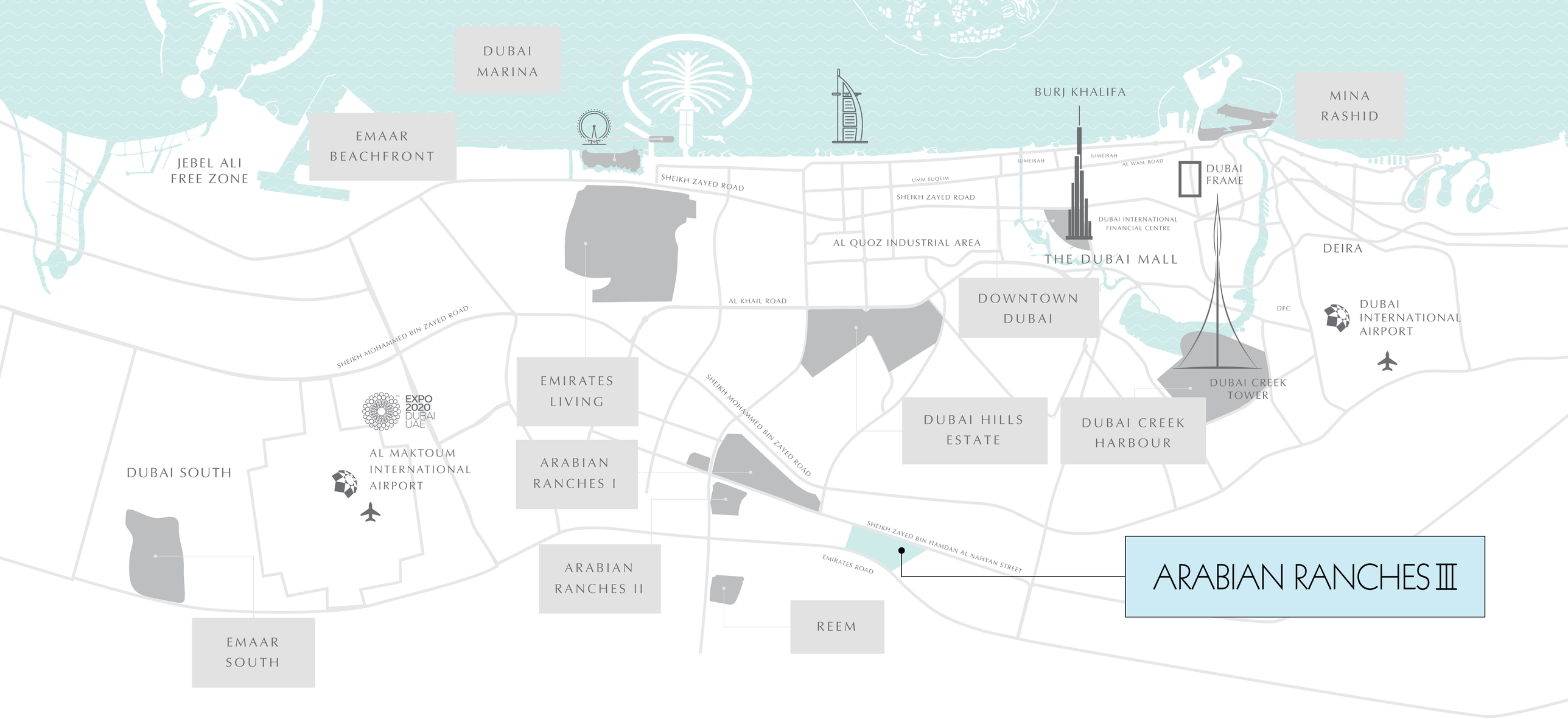
GROCERY SUPERMARKET	3 RESTAURANTS	CLINIC
2 CAFÉS	KINDERGARTEN	





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

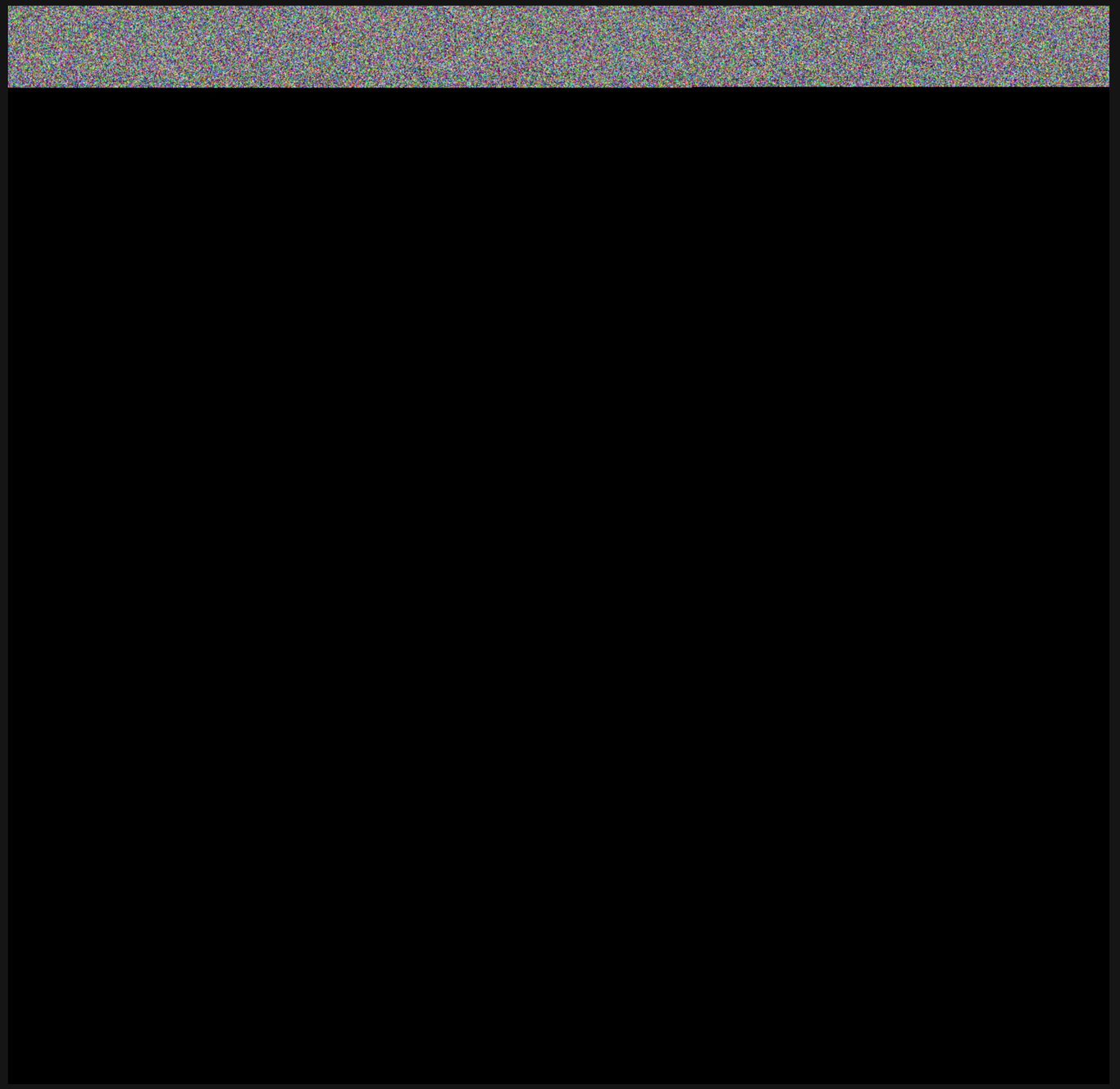
CUSTOMER HAPPINESS SCORE

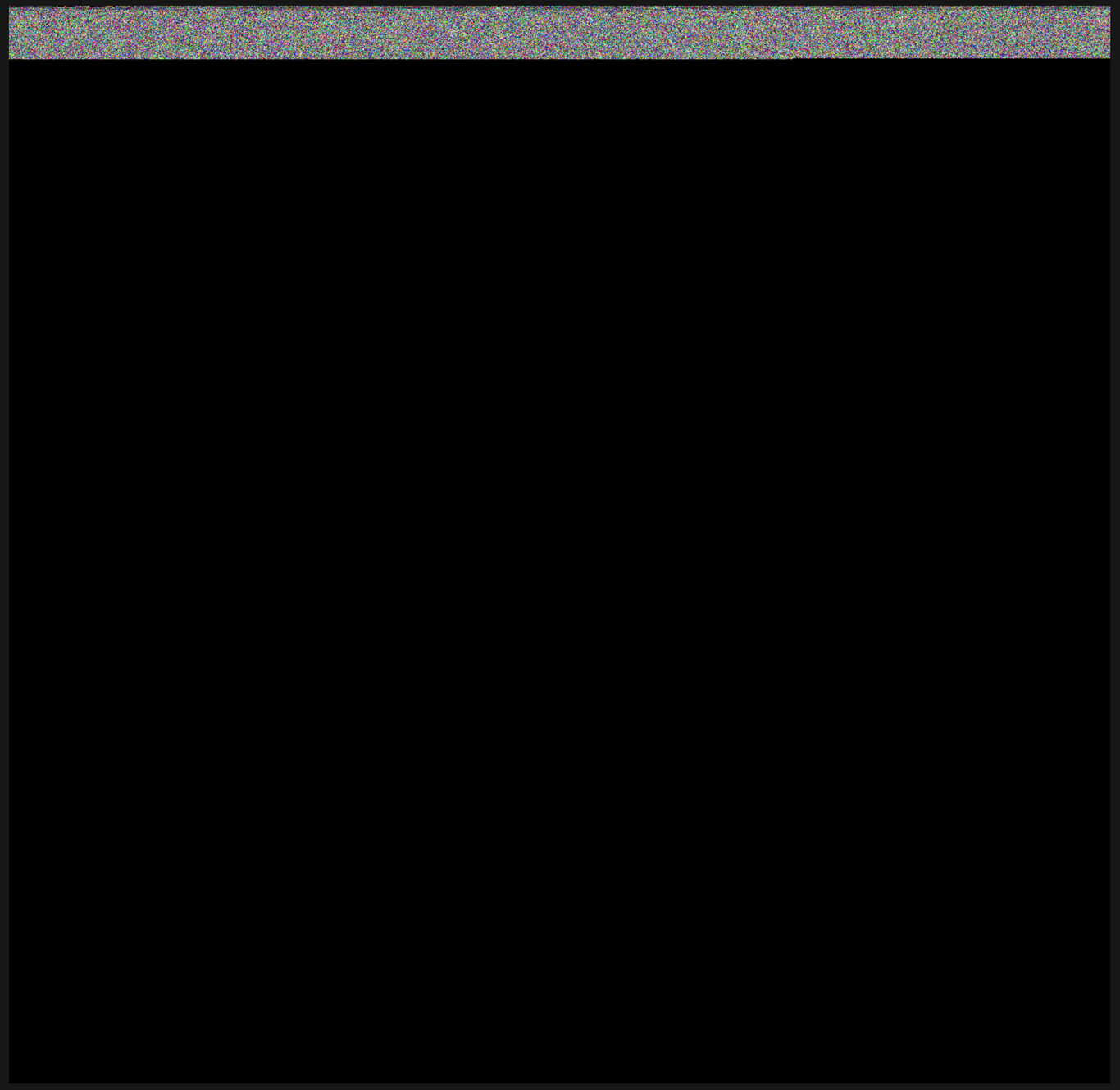
410

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.*

BRAND VALUE	REVENUE	NET PROFIT
USD	USD	USD
2.7BN+	6.99BN	1.96BN
FY 2018	FY 2018	FY 2018

YOY BRAND VALUE	YOY REVENUE	YOY NET PROFIT**
↑ 39%	↑ 37%	↑ 30%

*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 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