

# ARABIAN RANCHES III

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BLISS

EMAAR



# A WHOLESOME TOWN YOU WILL LOVE







# COME HOME TO BLISS

An idyllic neighbourhood designed for peaceful living — Bliss provides you with a cosy community that is perfect for nurturing family, strengthening friendships and making memories that last a lifetime.



# FIND YOUR BLISS

# AT ARABIAN RANCHES III







# DUBAI'S FIRST URBAN VILLAGE

Whitewashed houses, cobble streets, modern neoclassical homes, winding paths bringing the community together. Bliss is Dubai's first urban village with a sustainable design inspired by the warm and close-knit organic cities and neighbourhoods.



# WHERE YOUR CHILDREN CAN RUN FREE

Bliss is designed to be a pedestrian-friendly community where children can play as freely in their backyards as they can on the streets in front of your villa.

Broad walkways and paved streets are built to further instill a walkable community and town feel, where you can reach every amenity in the neighbourhood on foot within minutes.









# WHERE BEAUTY LIES AT EVERY CORNER

The cosy ambience of Bliss is further accentuated with the green grass, small plants, shade-giving trees and vibrant flowers that make every street and every corner of the neighbourhood a treat for the eyes.





# UNIQUE HOMES FOR YOUR HAPPY FAMILY

The colour palettes, interior space architecture, materials and skylights all complement each other to give you and your family an ideal home.

Villas also come with a large courtyard that is perfect for having barbeques, entertaining guests, as well as giving your children more space to play freely.

















# A QUAIN NEIGHBOURHOOD OF DISTINCT HOMES

3 & 4 bedroom townhouses come with unique designs







# AMBER COLLECTION

**3 & 4 BEDROOM TOWNHOUSES**

Indulge in the luxury of this collection of elegant and modern townhouses, distinguished with a palette of warm hues adding to the cosiness of the place.

Garden View

Large Windows & Terraces

Garage Door

Close Proximity to Swimming Pool





# IVORY COLLECTION

**3 & 4 BEDROOM TOWNHOUSES**

A selection of minimalist, refined and modern townhouses with façades dominated by large windows bringing natural light to the living areas.

Garden View

Large Windows & Terraces

Garage Door

Close Proximity to Swimming Pool







# ARABIAN RANCHES III



## BLISS

- 1 Boulevard
- 2 Gated Entry
- 3 Clubhouse
- 4 Swimming Pool
- 5 Town Centre
- 6 Wadi River
- 7 Fountain Square
- 8 Mosque
- 9 Kids Play Area
- 10 Wet Splash Pad
- 11 Water Fountain
- 12 Bus Stop

- Amber Collection
- Ivory Collection

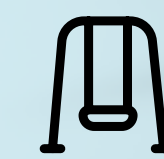




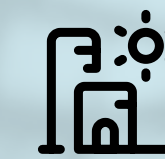


# WHERE YOU'LL MAKE MEMORIES FOR LIFE

Inspired by the happy and tight-knit community atmosphere, Bliss has a range of amenities for the young, as well as the old—be it for play or relaxation.



Play Areas for Kids



Community Plaza



Fully-equipped Gym



BBQ Areas



Mosque



Wadi River



# A PICTURESQUE NEIGHBOURHOOD WITH A VILLAGE FEEL





ARABIAN RANCHES III

# A SHORT HOP FROM THE CENTRAL PARK





# STEPS AWAY FROM THE COMMUNITY CENTRE

Bliss is designed to cater to every need, with a range of leisure amenities, a large town centre, beautiful coffee shops and restaurants, as well as green spaces, supermarkets and retail centres.



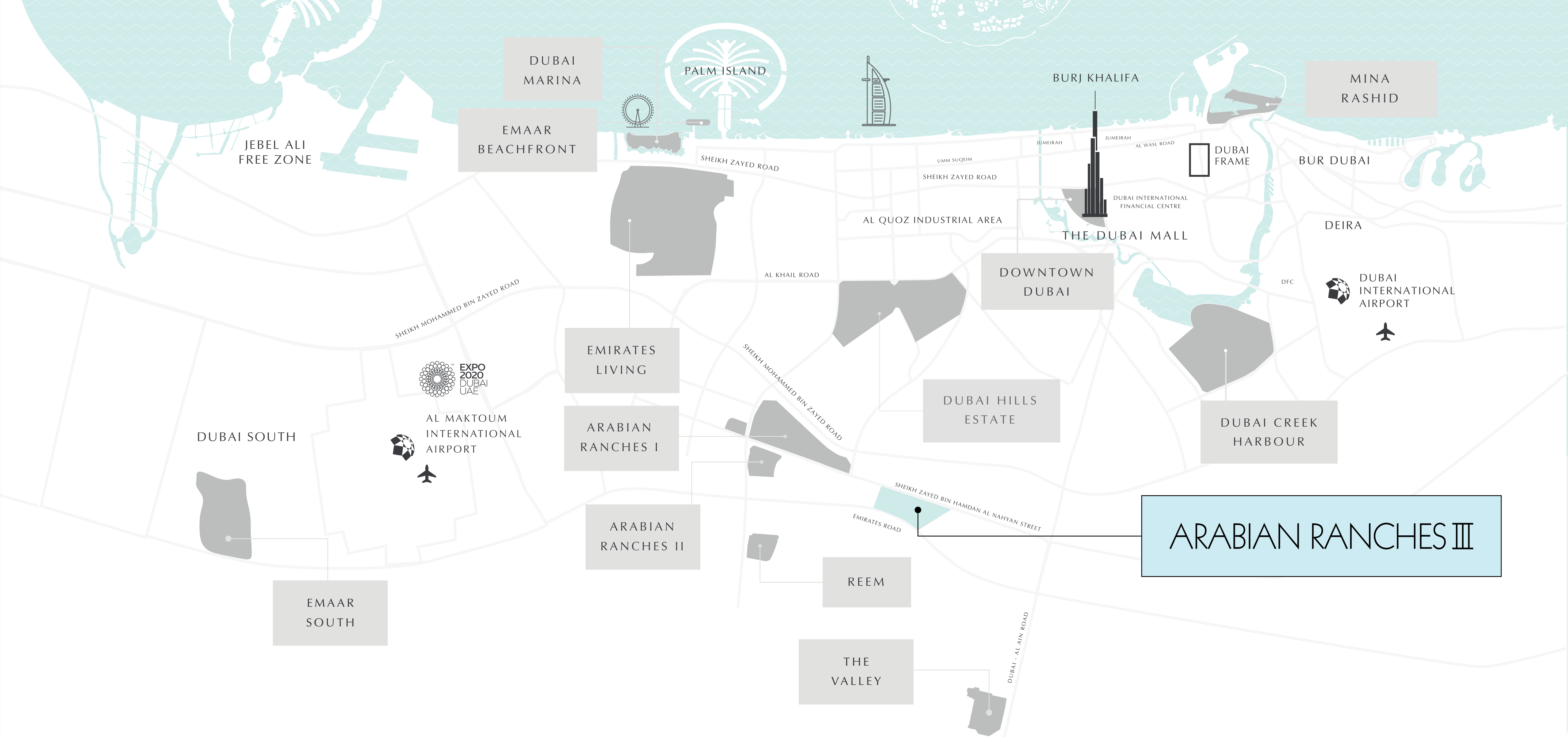




# CLOSE TO ARABIAN RANCHES I & II

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

**ARABIAN RANCHES III**



# 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 bring their experience and qualifications from all over the world to make your life an exceptional one.

**4.5/5**

CUSTOMER  
HAPPINESS SCORE

**2500**

TREES PLANTED  
IN 2020 ALONE

**21**

VIRTUAL EVENTS  
ACROSS COMMUNITIES  
IN 2020

**AED 28M**

IN UTILITY  
SAVINGS IN 2020







# 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.\*

MARKET CAP

AED

**27BN**

FY 2020

REVENUE

AED

**19.7BN**

FY 2020

NET PROFIT

AED

**2.6BN**

FY 2020

RESIDENTIAL UNITS DELIVERED

**72,000+**

UNITS UNDER CONSTRUCTION

**38,000+**

\*Source: Brand Finance 2018 Report



For more information on **BLISS 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 9 AM to 7 PM (GST), 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

9:30 AM to 10 PM, Saturday - Friday

Dubai Hills Estate Sales Pavilion | Umm Suqeim Road

Dubai Creek Harbour Sales Pavilion | Ras Al Khor

From 9:30 AM to 7 PM, Saturday to Thursday

From 2 PM to 7 PM, Friday

#### **ABU DHABI**

Emaar Sales Centre | Al Nahda Tower, Ground Floor, 4th Street, Corniche, Al Muroor Road

From 9:30 AM to 7 PM, Saturday to Thursday

# **EMAAR**