

OFF PLAN

Anya 2

Location: Arabian Ranches 3, Dubai**Starting From:** AED 2,260,000**Permit No:** 69490991956

Anya 2

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	Townhouses	Q4 2026	10/10	Off Plan

ABOUT THE PROJECT

Anya 2 is a premium gated townhouse community by **Emaar Properties**, located within the master-planned **Arabian Ranches III** community. Designed to embrace modern suburban living, the development offers an exceptional collection of contemporary **3 and 4-bedroom townhouses** surrounded by landscaped parks, green open spaces, and world-class recreational facilities. Combining elegant architecture with nature-inspired surroundings, Anya 2 provides families with a peaceful lifestyle while remaining well connected to Dubai's major business and entertainment destinations.

The community comprises **362 spacious townhouses** built across **Ground plus One floor**, with built-up areas ranging from **1,899 sq. ft. to 2,462 sq. ft.** Every home features modern façades, open-plan living and dining spaces, floor-to-ceiling windows, contemporary kitchens, private gardens, spacious terraces, maid's rooms, and covered parking. The residences are designed with high-quality finishes and practical family layouts that maximise natural light while creating comfortable indoor and outdoor living spaces.

Residents enjoy access to an outstanding selection of lifestyle amenities throughout Arabian Ranches III, including Central Park, a clubhouse, swimming pools, fully equipped fitness centre, sports courts, children's play areas, cycling and jogging tracks, multipurpose hall, landscaped gardens, barbecue areas, retail outlets, cafes, and schools nearby. The gated community promotes an active, family-oriented lifestyle with abundant green spaces and recreational facilities suitable for all age groups.

Strategically positioned with direct access to **Academic Road** and **Emirates Road**, Anya 2 offers convenient connectivity to Downtown Dubai, Dubai International Airport, Global Village, IMG Worlds of

Adventure, Dubai Outlet Mall, Dubai Polo & Equestrian Club, and other key destinations. As one of Emaar's flagship suburban communities, Arabian Ranches III continues to experience strong buyer demand thanks to its premium master plan, excellent infrastructure, and long-term investment potential. The combination of spacious family homes, extensive community amenities, and Emaar's trusted reputation makes Anya 2 an outstanding choice for both end-users and investors seeking sustainable capital appreciation.

Why Buy Anya 2 Through A1 Properties?

Purchasing **Anya 2** through **A1 Properties** gives you access to experienced real estate professionals with extensive expertise in Dubai's villa and townhouse communities. Our consultants provide personalized guidance to help you choose the ideal home or investment based on your goals while offering access to the latest availability, competitive pricing, and market insights. From selecting the right townhouse and explaining payment plans to assisting with mortgage solutions, legal documentation, and ownership transfer, A1 Properties offers end-to-end support throughout your buying journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our deep understanding of Arabian Ranches III and Emaar developments, we ensure a smooth, transparent, and rewarding property purchase experience.

PAYMENT PLAN

10% Down Payment	80% During Construction	10% On Handover
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