

Hamptons

INTERNATIONAL



Arabian Ranches 3

3  4 

£680,000
(AED 3,300,000)

Property details



Key features

- **Balcony**
- **Barbecue Area**
- **Built in Wardrobes**
- **Central A/C**
- **Children's Play Area**
- **Children's Pool**
- **Covered Parking**
- **Maids Room**
- **Pets Allowed**
- **Private Garden**

Attributes

 **Garden**

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Description

A great opportunity to secure a vacant 3-bedroom townhouse in Ruba, part of Arabian Ranches III, offered for sale with Adil Sheikh and Hamptons International. Being vacant now, the property is ideal for end users looking to move immediately, as well as investors seeking a well-located home with strong rental potential. Positioned in a single-row configuration, the townhouse benefits from enhanced privacy with no direct rear neighbours. It represents a compelling option for buyers looking to enter the Ruba community at a competitive price point while still enjoying the quality and lifestyle associated with Arabian Ranches III. Internally, the home offers a built-up area of 2,083 sqft on a 1,559 sqft plot, with a practical and well-designed layout suited to modern family living. The open-plan living and dining area connects seamlessly to the garden, creating a bright and functional space, while the bedrooms are well-proportioned and comfortable.

Property Features

- 3 Bedrooms
- 2,083 Sqft BUA
- 1,559 Sqft Plot
- Single Row
- Vacant on transfer
- Open to serious offers
- Private garden
- Practical family layout

Community Highlights

Residents of Ruba benefit from:

- Swimming pools and fitness facilities
- Landscaped parks and green spaces
- Children's play areas
- Walking and cycling tracks
- Retail and dining options nearby
- Easy access to major road networks

Vacant homes in Ruba are limited, particularly those priced to attract genuine buyer interest. Serious enquiries are encouraged to arrange a viewing.





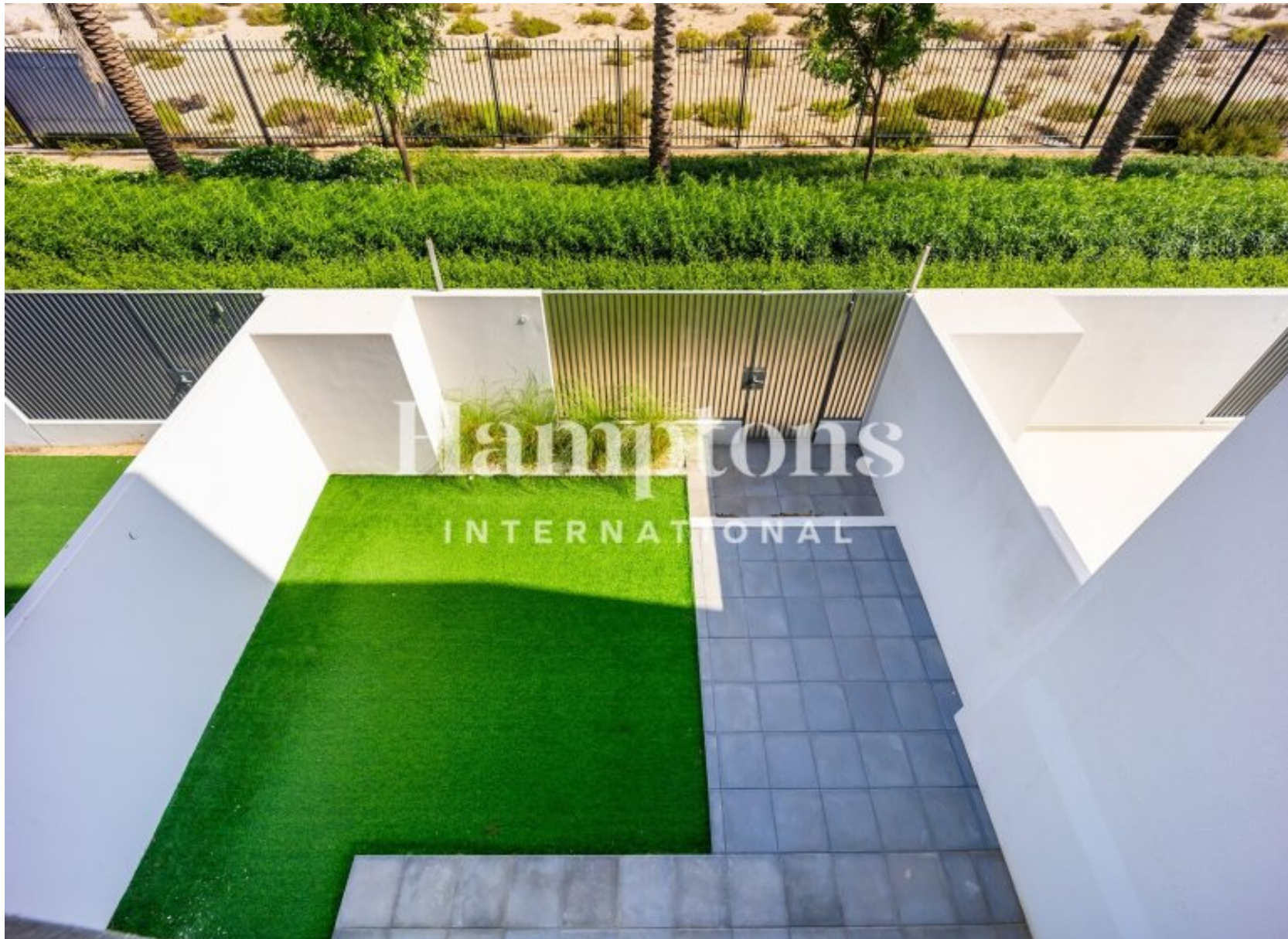












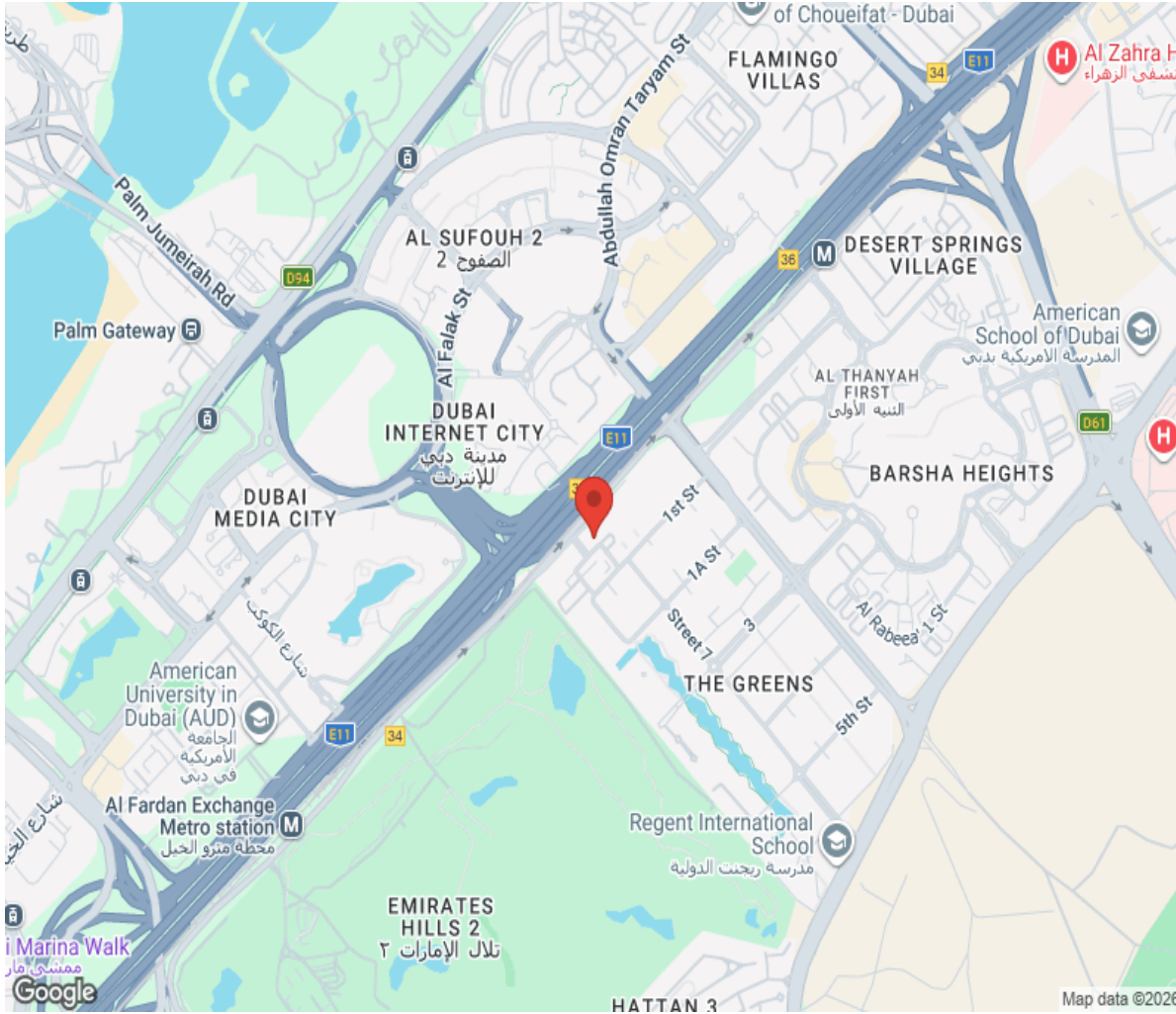








Location



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