

Hamptons

INTERNATIONAL



Arabian Ranches 3

3  4 

£560,000
(AED 2,750,000)

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

-  Swimming pool
-  Gym
-  Private parking
-  Garden

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Description

Adil Sheikh from Hamptons International brings this exceptional 3-bedroom townhouse in Sun, Arabian Ranches 3. Exclusively listed at AED 2.75 million for a cash buyer, this is currently the most competitively priced ready 3-bedroom townhouse available across Arabian Ranches 3. For mortgage buyers, the price remains negotiable depending on the financing and expected timeline.

Key Features: 3-bedroom townhouse Ready to move into Exclusive listing with Hamptons International AED 2.75 million for cash buyer Mortgage buyers considered, with price negotiable depending on timeline Private garden Covered parking for 2 cars Practical family-focused layout

Community Features: Located in Sun, Arabian Ranches 3 Resort-style swimming pool and children's splash pad Clubhouse with gym, lounge and BBQ areas Central park and landscaped green spaces Tennis, basketball and cricket facilities Jogging and cycling tracks Children's play areas Gated community with 24-hour security Excellent connectivity to major Dubai destinations

About Arabian Ranches 3: Developed by Emaar, Arabian Ranches 3 is a highly sought-after family community offering contemporary townhouses and villas, extensive green spaces and a wide range of leisure amenities. Sun was the first community launched within Arabian Ranches 3 and remains one of its most established and popular clusters. A rare opportunity to secure a ready 3-bedroom townhouse at AED 2.75M for a cash buyer — currently the lowest asking price for a ready 3-bedroom townhouse in Arabian Ranches 3. All viewings are strictly via the seller's exclusive agent, Hamptons International. Please contact Adil Sheikh directly to arrange a viewing.













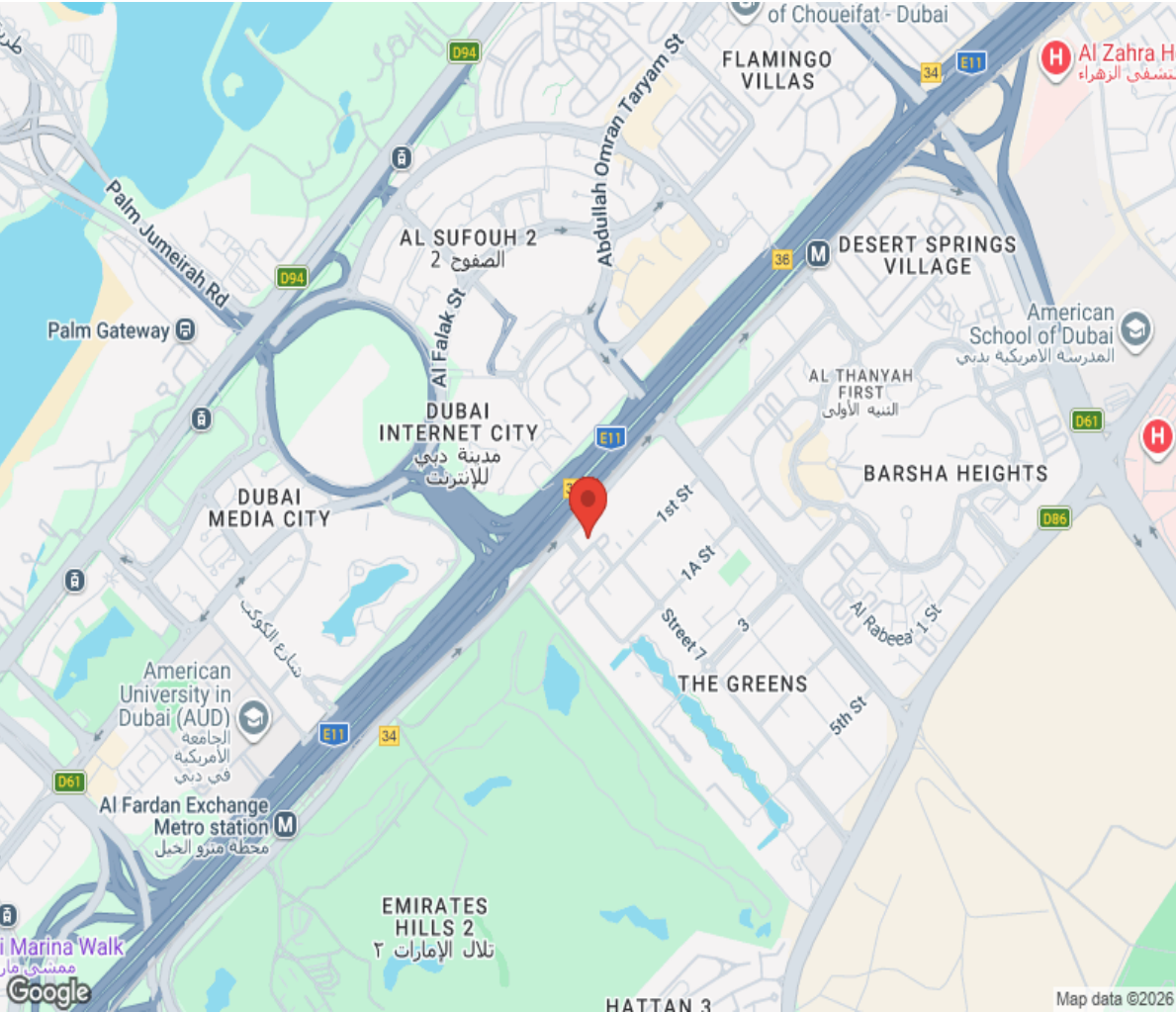








Location



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