

**SELLING @ AED2.1M**

**Amazing Location | Ready Soon | Brand New**



*\*This property is subject to availability and the price is subject to change. Size may be approximate and images may be generic.*

### RESIDENTIAL FOR SALE

Type	Townhouse	Built-up Area	180.33 sqm
Location	Arabian Ranches 3	Bedrooms	3 Bed
Property	Sun	Bathrooms	4 Bath
RERA Permit	-	Parking	2 Car Park
Agency Fee	AED42K	Transfer Fee	AED84K
Entered Date	Sep 30, 2022 01:01 pm	Updated Date	Dec 22, 2022 05:19 pm

Ref#:GMR-13560



**CECILE CORBRIC**  
Client Manager  
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**Gold Mark Real Estate** is proud to offer this amazing three-bedroom townhouse located in Arabian Ranches III-SUN Community.

SUN in Arabian Ranches are located close to Dubai's desirable locations. The residences are surrounded by lush green spaces and offer a stress-free environment for your family.

- BUA: 1,941.05 sq ft
- Handover soon
- 5 Year Service Charge Waiver
- Close to Pool - Great Location
- 3 Year Post Completion Payment Plan
- Private Yard and Balcony
- Outdoor cinema
- Splash park
- Clubhouse
- Boulevard
- Badminton courts
- Basketball court
- Community park

- 20 min to Downtown Dubai
- 20 min to DXB Airport
- 30 min to Mall of Emirates
- 35 min to Dubai Marina

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.

Call us today and arrange a viewing with our area specialist Cecile at +971 585 450 177 or email [cj@goldmark.ae](mailto:cj@goldmark.ae)

With over 6 years of experience, Gold Mark is a leading real estate company that assists thousands of clients in searching and securing properties in all areas of Dubai.



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