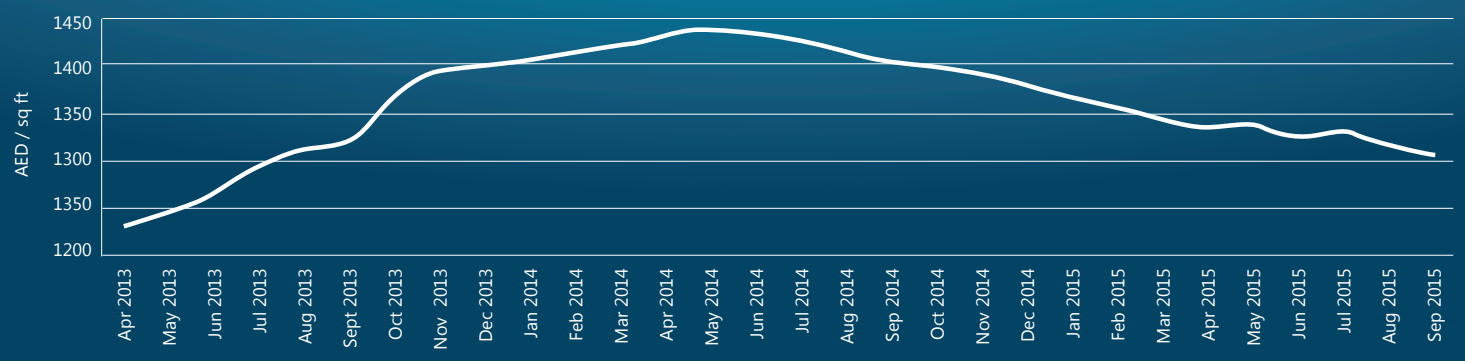
PROPERTYMONITOR

ARABIAN RANCHES AREA REPORT

ARABIAN RANCHES 1 - DETAILS

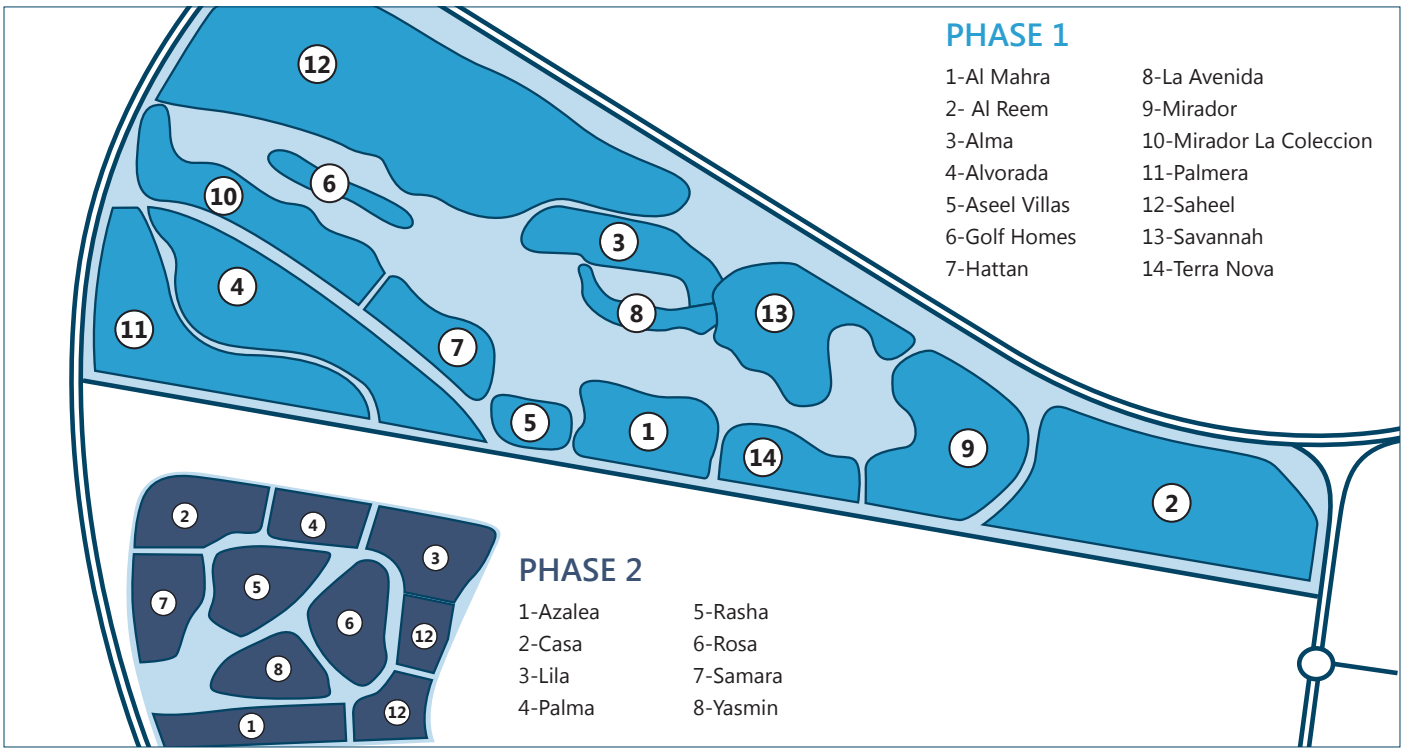
Developer	Emaar Properties PJSC	**Type**	Villas and townhouses
Major Roads	Sheikh Mohammed Bin Zayed Road	**Unit Types**	Two to seven bedrooms
	Al Qudra Road	**Total Sub-Communities**	14
	Al Khail Road	**Community Facilities &**	Dubai Equestrian & Polo Club
Launch Date	2003	**Amenities**	Arabian Ranches Community Centre
Completion Date	2005		Mediclinic – Arabian Ranches
Master Plan coverage	1,650 acres		Jumeirah English Speaking School

ARABIAN RANCHES 1 - AVERAGE PRICE MOVEMENT



ARABIAN RANCHES 1 - RECENT DEALS

Master Development	Sub-Community	Beds	Views	Unit Size(sqft)	Total Sales Price	Evidence Date
Arabian Ranches	Al Reem	3	Park view	3,060	2,875,000	Nov-15
Arabian Ranches	Al Reem	4	Lake view	2,998	3,160,000	Nov-15
Arabian Ranches	Palmera	2	Vacant lot	2,219	2,350,000	Oct-15
Arabian Ranches	Saheel	3	Community/Pool	3,324	4,100,000	Oct-15
Arabian Ranches	Saheel	3	Community/Park	3,216	4,100,000	Oct-15



SAHEEL - DETAILS

Type	Villas
Unit Types	Three and five bedrooms
Total No. of Units	829
Community Facilities & Amenities	Gated Community and 24hr security
	Swimming pools
	Children's play areas
	Parks and landscaped gardens
	Jogging and cycle tracks
	Tennis courts and Basketball courts
	Restaurants

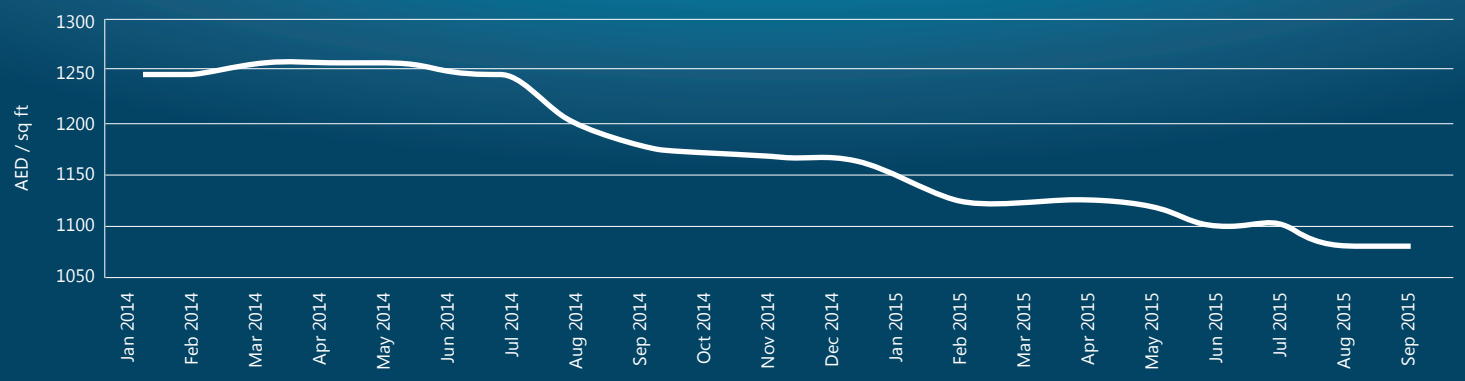
SAHEEL - UNIT MIX AND SIZES

Unit Type	Developer Reference	Villa Size Range (sqft)
3 Bed	Type 1	3,542
3 Bed + Study	Type 2	3,772
5 Bed	Type 3	4,849
5 Bed	Type 4	4,909
5 Bed + Study	Type 5	5,309
3 Bed	Type 6	3,687
3 Bed	Type 7	3,324
3 Bed	Type 8	3,166
3 Bed	Type 9	3,216

SAHEEL - PRICES

Unit Type	Price Range (AED – Oct '15)
3 Bed	2.5 - 4.1 million
5 Bed	4.5 - 6.7 million

SAHEEL - AVERAGE PRICE MOVEMENT



SAHEEL - RECENT DEALS

Master Development	Sub-Community	Beds	Views	Unit Size(sqft)	Total Sales Price	Evidence Date
Arabian Ranches	Saheel	5	Community/Golf course	4,909	6,325,000	Oct-15
Arabian Ranches	Saheel	5	Park	4,800	4,500,000	Oct-15
Arabian Ranches	Saheel	5	Golf course	4,009	6,650,000	Oct-15
Arabian Ranches	Saheel	5	Back to back	4,909	5,200,000	Oct-15
Arabian Ranches	Saheel	5	Road	3,216	3,650,000	Oct-15
Arabian Ranches	Saheel	5	Golf course	4,909	6,700,000	Oct-15

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PROPERTYMONITOR

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