

A close-up, macro photograph of pink rose petals, filling the entire frame. The petals are layered and slightly out of focus, creating a soft, romantic atmosphere. The color is a muted, dusty rose.

CAMELIA

AT

ARABIAN RANCHES II

EMAAR



## ABOUT EMAAR



We are the UAE's premier real estate developer. We have reshaped Dubai's skyline with our iconic buildings, integrated lifestyle communities and record-breaking retail and entertainment destinations. While many claim epic projects, very few can count true icons in their portfolio, such as Burj Khalifa, The Dubai Mall and The Dubai Fountain.

By focusing on creating long-term value for our consumers since 1997, we have set the standard of UAE real estate, by which others follow. Today, we are one of the most valuable developers in the world and the largest real estate company outside China.





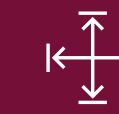
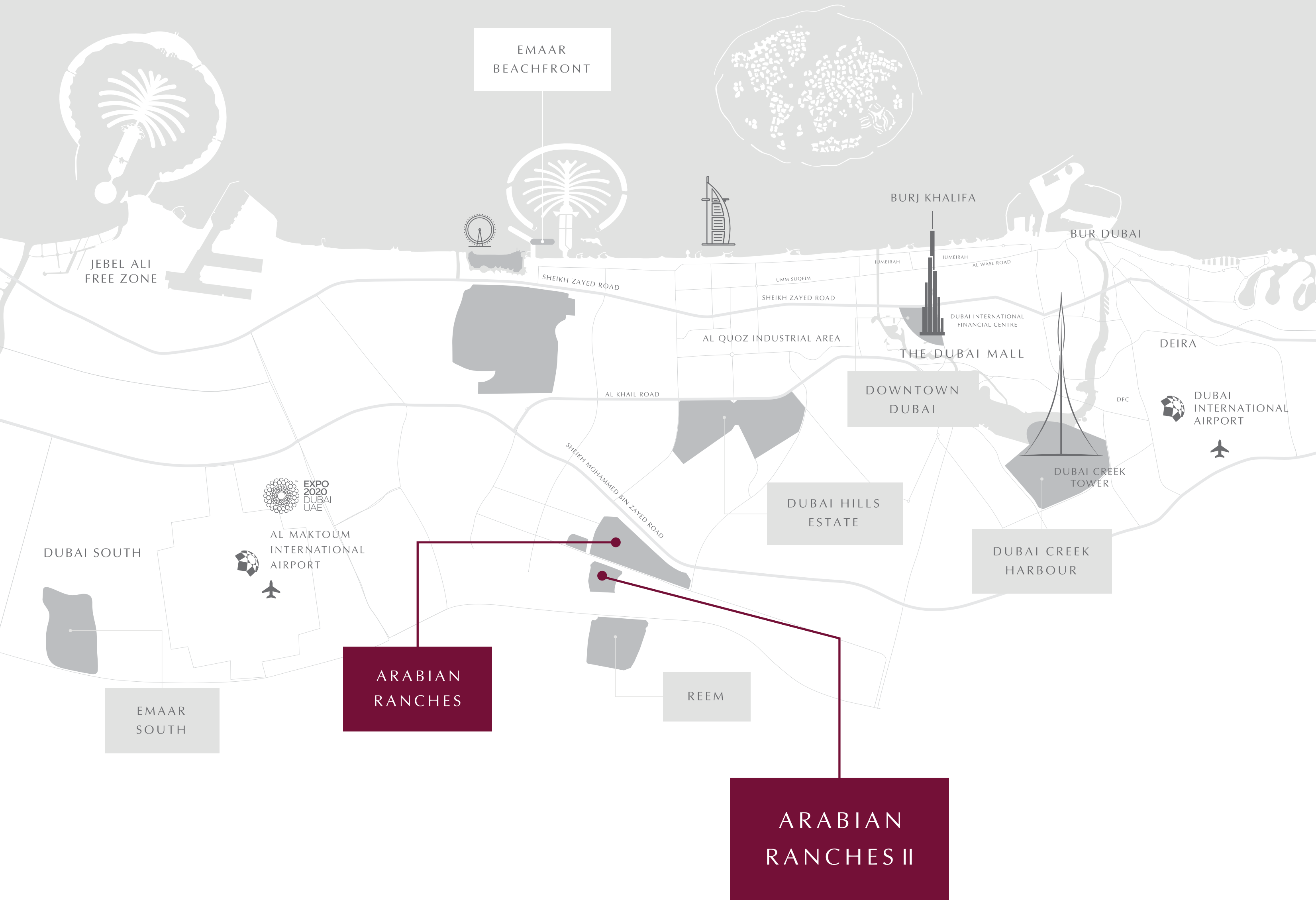
## ARABIAN RANCHES



A breathtaking desert-themed development stretching across 6.67 million square metres, Arabian Ranches features an 18-hole championship golf course nestling in Arabian Ranches I, and luxury homes set in a tranquil landscape across Arabian Ranches I and II, only a short distance from Burj Khalifa and Downtown Dubai.



KEY FACTS ABOUT ARABIAN RANCHES



1,650 Acre  
Desert-themed Community



18-Hole  
Championship Golf Course



2  
Large Lakes



2  
International-sized Polo Fields



15  
Full-size Tennis Courts



19  
Half-size Basketball Courts



20  
Minutes to  
Expo 2020



25  
Minutes to  
Dubai International Airport







YOUR CONTEMPORARY OASIS



INTRODUCING

# CAMELIA

Discover the new gem of Dubai's most sought-after family community. Centrally located in Arabian Ranches II, Camelia presents three and four bedroom modern townhouses with backyard gardens and balconies. Live in an impeccably designed neighbourhood that is centred around your family balance and well-being.





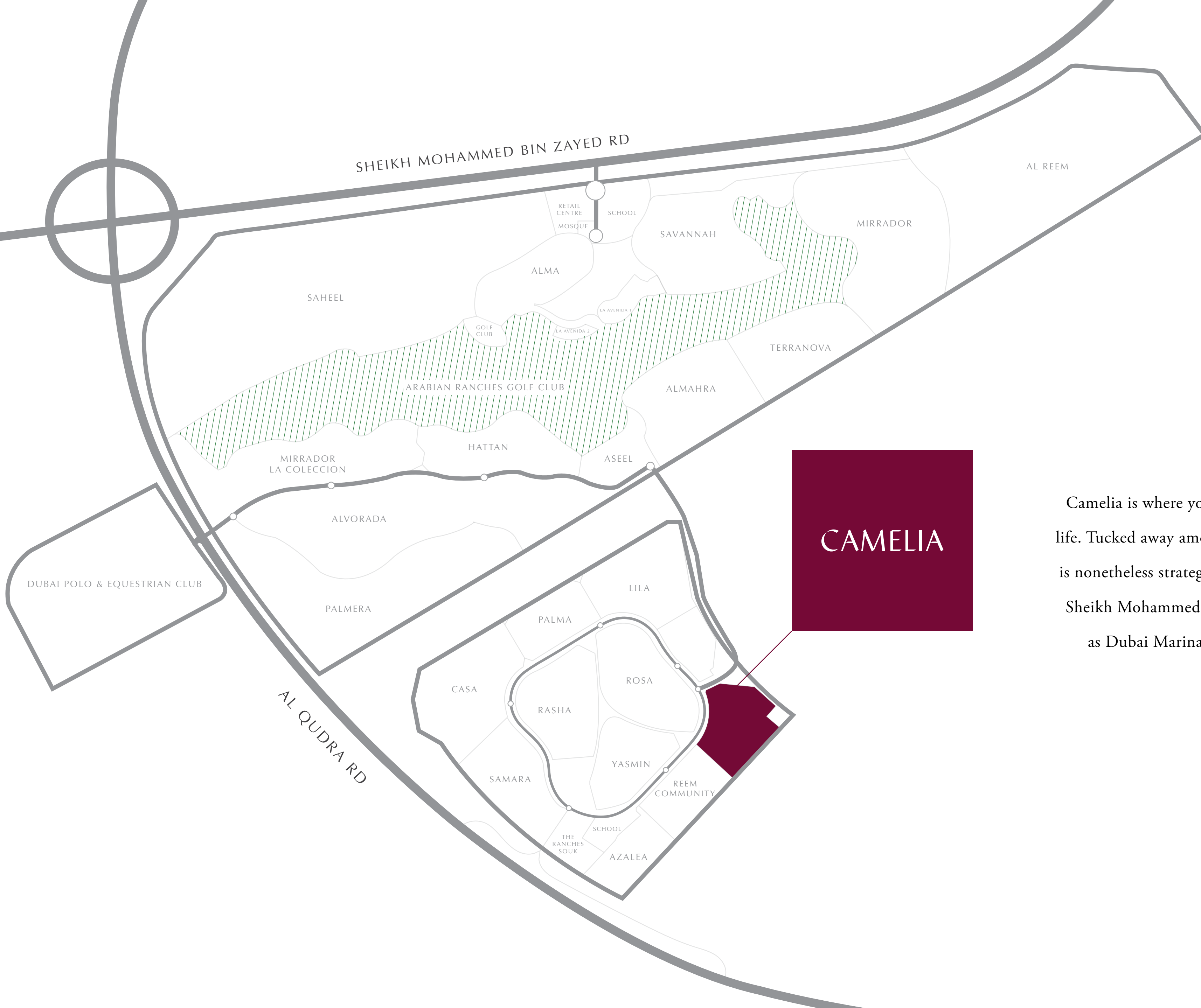


31

33

3





## LOCATION

## DESIRABLY POSITIONED

Camelia is where you will clear your mind and wind down from the bustling city life. Tucked away among the well-established communities of Arabian Ranches II, it is nonetheless strategically situated. With two major roads, the Al Qudra Road and Sheikh Mohammed Bin Zayed Road, reach Dubai's most desirable locations such as Dubai Marina, Downtown Dubai and the beach in just twenty minutes.

CAMELIA









INTERIOR DESIGN



## BRIGHT AND HOMELY SPACES

Clean lines, large windows and light tones are at the heart of Camelia's design. Every space provides a contemporary twist on a traditional family abode, further enhanced by superior quality of build, superb finishes and lush green vistas. The master and secondary bedrooms grant you a balcony where you can marvel at the pristine nature outside and soak up the Arabian sun.











CLEAN LINES, LARGE WINDOWS AND  
LIGHT TONES ARE AT THE HEART OF  
CAMELIA'S DESIGN.









AMENITIES

## EXCLUSIVE COMMUNITY AMENITIES

Enjoy an intricate network of parks, winding walkways and cycle trails designed to connect you with the wider neighbourhood. Take in the fresh air and views of the green open spaces right from your bedroom balcony. Saunter through the landscaped pathways and arrive at the centrally located community centre that meets the full spectrum of lifestyle aspirations.







LIFESTYLE

## LIVE THE HIGH LIFE

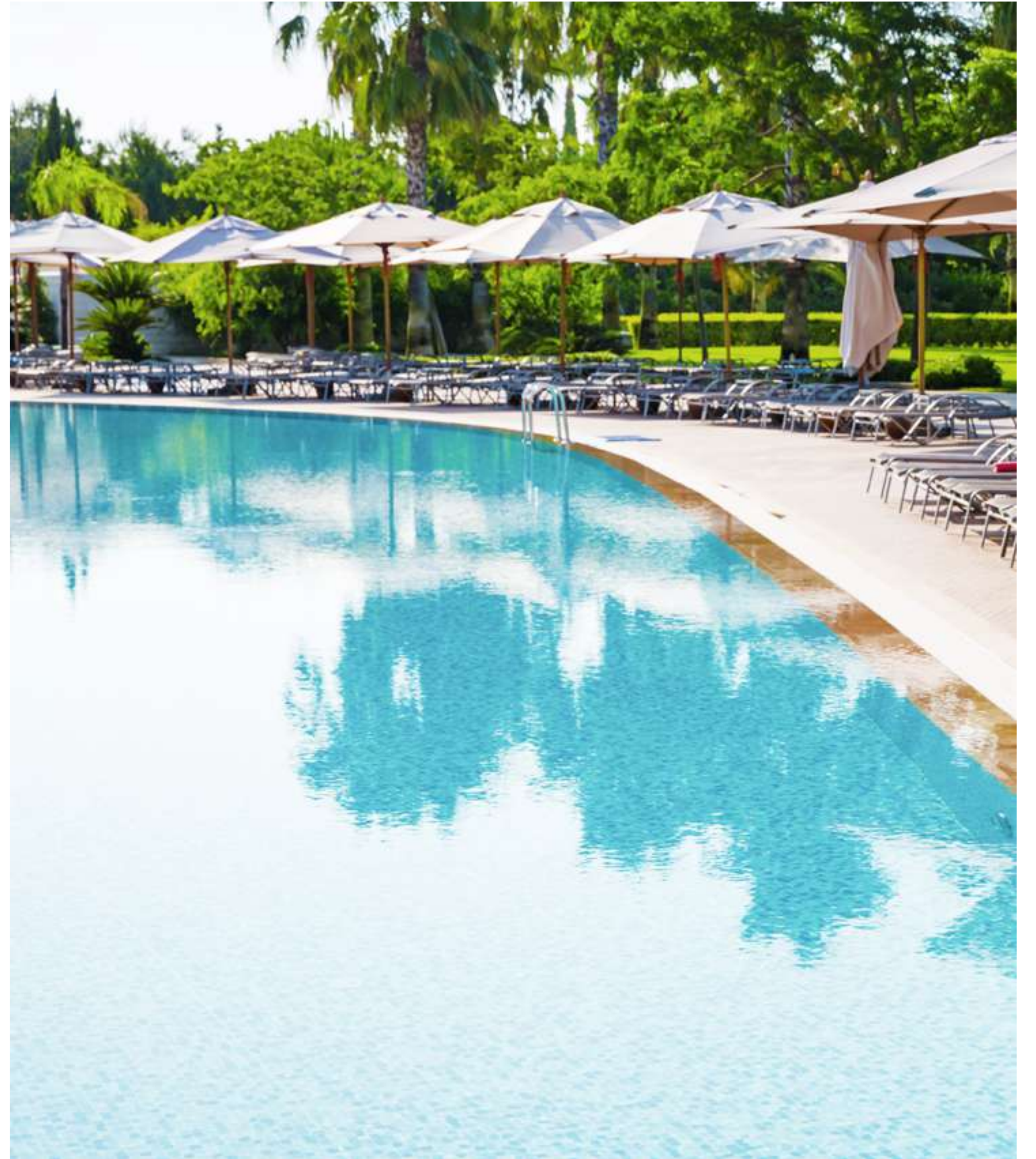
Promoting an active outdoor lifestyle, Camelia has everything your family needs for health and well-being. Watch your little ones cycle to school every morning. Enjoy 18 rounds at the Arabian Ranches Golf Club, or go horse riding at the Dubai Polo and Equestrian Club.







A GYM WORKOUT, A  
FEW LAPS IN THE POOL  
OR A GAME OF TENNIS.











## PURSUE EXCELLENCE

Arabian Ranches is home to the Dubai Polo & Equestrian Club - Dubai's premier centre for equine aficionados. Whether the prestigious sporting discipline is in your blood or you are only an amateur, here is your chance to ride high in the saddle. Polo, show-jumping and horse riding across the desert are just some of the activities within reach.







Arabian Ranches Café

Madeleine





RETAIL

## SHOP AND DINE

Anticipating your every need, Emaar has designed a community retail centre where residents can enjoy an impressive array of outlets and facilities. Here you will find a selection of shops, restaurants and cafés only moments away from your front door. Those of you who seek an unparalleled lifestyle of refinement and indulgence can enjoy everything you've hoped for, and more.











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