



## Family Home | Beautifully Remodelled | Vacant | #OM



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 834,065

### Posizione

Nazione: United Arab Emirates  
Stato / Regione / Provincia: Dubai  
Pubblicato: 24/01/2025  
Descrizione:

**Fully Upgraded | Furniture Optional | Vacant | #OM**

Capri Realty Real Estate proudly presents this fully renovated and remodelled 2-bedroom + 1 Flexy room (a 3rd bedroom, an office or a maid room) townhouse in the highly sought-after community Arabian Ranches 1.

### Property details:

- 2 Bedrooms + 1 Smaller Bedroom or an Office or a Maid Room
- 3 Full Bathrooms
- BUA 1,647 SqF
- Plot 1,856 SqF
- Fully Upgraded
- Furniture Optional
- High-Quality Renovation
- Equipped with SIMENS appliances
- Drinking water filtration system
- Next to the Park, Pool and Playground
- Quite location
- Smart home system, including access to video surveillance, sound, air conditioning, and lighting.
- Built-in and upholstered furniture - custom design
- Engineered plumbing fixtures made in Italy



- Landscaped garden
- 2 parking spaces
- Elevated plot, flood-free area
- No water leaks
- Additional waterproofing of windows has been carried out

**VIDEO:**

<https://m.youtube.com/watch?v=z9-ZV1ru6BU>

The villa offers 2 en-suite bedrooms on the top floor, a large walk-in wardrobe in the master suite, and beautifully designed bathrooms with European fittings throughout. The Ground floor offers a spacious, open-plan living-dining area, a modern kitchen with large sliding doors opening into the landscaped, lush garden with large trees that provide full shade and privacy.

The location of Arabian Ranches 1 makes it a unique lifestyle destination and family-friendly community. The community is well-served to major highways, golf courses, top-tier schools, and shops, and it has easy access to major landmarks in a matter of minutes.

- 17 minutes to Dubai Hills Mall
- 27 minutes to Downtown Dubai
- 30 minutes to Palm Jumeirah
- 25 minutes to Dubai International Airport

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**Olga Mitra**

**PROPERTY FEATURES:**

- Balcony
- BBQ area
- Broadband ready
- Broadband ready
- Built in wardrobes
- Central air conditioning
- Central heating
- Community View
- Covered parking
- Fully fitted kitchen
- Fully furnished
- Gazebo and outdoor entertaining area
- Kitchen white goods
- Landscaped Garden
- Pets allowed



- Private garage
- Private garden
- Satellite/Cable TV
- Shared swimming pool
- Upgraded interior
- View of gardens
- Children's nursery
- Children's play area
- Communal gardens
- Golf club and clubhouse
- Laundry Service
- Public park
- Public parking
- Public transport
- Recreational Facilities
- Restaurants
- School
- Shops
- Tennis courts
- Walking Trails

## Comune

Bagni:	2
Finito piedi quadrati:	172.428 mq
Dimensione del lotto:	172.428 mq

## Room details

Total rooms:	2
Indoor Features:	Fitted kitchen

## Building details

Parking:	Si
Number of Garages:	1
Outdoor Amenities:	Pool

## Rental details

Furnished:	Si
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## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/BRIN-T13685/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BRIN-T13685/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

cr-s-26740

