A1 PROPERTIES
Adding value to living

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OFF PLAN

Bliss 2

Location: Arabian Ranches 3, Dubai

Starting From: AED 3,100,000

Permit No: 0229850050

Bliss 2

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Emaar	**Townhouses**	**—**	**75/25**	**Off Plan**

ABOUT THE PROJECT

Bliss 2 is the second phase of Emaar Properties' highly successful **Bliss** community within **Arabian Ranches III**, inspired by the charm and elegance of Mediterranean villages. Designed with pedestrian-friendly streets, interconnected **sikkas**, landscaped walkways, and a picturesque **Wadi River**, the development creates a tranquil environment where neighbours connect and families enjoy a relaxed outdoor lifestyle. The community embraces a harmonious blend of modern architecture and natural surroundings, delivering a distinctive residential experience focused on wellness, privacy, and community living.

The development comprises **269 premium townhouses**, offering **3-bedroom duplex**, **4-bedroom duplex**, and **4-bedroom triplex** layouts ranging from approximately **2,175 sq. ft. to 3,420 sq. ft.** Every residence features open-plan living and dining areas, contemporary kitchens, spacious bedrooms, elegant bathrooms, floor-to-ceiling windows, private gardens, generous terraces, and premium finishes throughout. Inspired by Mediterranean architecture, the homes incorporate bright façades, earthy tones, and abundant natural light, creating stylish family residences with seamless indoor-outdoor living.

Residents enjoy a wide range of family-oriented amenities designed to encourage recreation, wellness, and community interaction. Facilities include a **community clubhouse**, swimming pool, fully equipped fitness centre, children's play areas, landscaped parks, Wadi River, community plaza, interconnected pedestrian pathways, cycling and jogging tracks, sports courts, retail outlets, cafés, barbecue areas, and 24-hour gated security. As part of the wider **Arabian Ranches III** master community, residents also benefit from access

to Central Park, cricket fields, tennis courts, basketball courts, splash parks, schools, and leisure facilities.

Strategically located in **Arabian Ranches III**, Bliss 2 offers excellent connectivity to **Downtown Dubai**, **Dubai Hills Estate**, **Global Village**, **IMG Worlds of Adventure**, **Dubai Silicon Oasis**, **Dubai International Airport**, and major highways including **Emirates Road (E611)** and **Sheikh Mohammed Bin Zayed Road (E311)**. The community provides a peaceful suburban lifestyle while remaining within easy reach of Dubai's leading business, retail, and entertainment destinations. Developed by **Emaar Properties**, Bliss 2 represents an exceptional opportunity for homeowners seeking premium family living and investors looking for strong rental demand and long-term capital appreciation within one of Dubai's most established villa communities.

Why Buy Bliss 2 Through A1 Properties?
Purchasing **Bliss 2** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Emaar's master-planned communities and family-oriented developments. Our consultants provide personalised guidance to help you identify the ideal townhouse based on your family's lifestyle or investment objectives while ensuring access to the best available inventory and competitive market opportunities. From mortgage assistance and payment plan advice to legal documentation, ownership transfer, leasing support, and after-sales services, A1 Properties delivers comprehensive end-to-end assistance throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our deep understanding of Arabian Ranches III and Emaar's proven track record, we help you secure a premium family home offering exceptional lifestyle quality and long-term investment value.

PAYMENT PLAN

10%	**65%**	**25%**
Down Payment	During Construction	On Handover

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