



**MUDON**  
AL RANIM

**DUBAI**  
PROPERTIES





EDGE

REALTY



WHAT'S YOUR STORY?



EDGE

REALTY

CONTEMPORARY FACADES  
WITH AMPLE GREENERY





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# MUDON

## LIFE IS BETTER TOGETHER

Mudon is one of the most sought-after communities in Dubailand. Established in 2008, the community truly pioneered suburban living in the city. It was conceptualised keeping the family lifestyle at its core. It is where the streets have been planned for casual outdoor strolls. Where playgrounds evoke fun and invoke activity. Where all the amenities are right at your doorstep. At Mudon, community life takes on a whole new meaning.





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SAFE AND RELAXED  
NEIGHBOURHOOD, IDEAL  
TO RAISE A FAMILY



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## MUDON AL RANIM PARK

### A PLACE TO RUN FREE AND APPRECIATE LIFE

Located in the centre of the community, Mudon Al Ranim Park is a fantastically lush setting that all residents can enjoy. Abundant greenery, landscaped gardens and meandering shaded trails are ideal for family picnics, quiet evening strolls and countless activities for all ages to partake in. Residents will have access to the social zone, nature play area, activity zone and health hub, inclusive of many unique amenities.



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# MUDON AL RANIM

## WHAT'S YOUR STORY?

Very often we come across people who end up becoming lifelong friends. But before friendship plants its roots, we share moments and stories of how we got to where we are. Sometimes it's typical and sometimes it's simply something unbelievable. Whether it was a two-year plan that's going on ten, or whether it's a whirlwind of travel where you just happened to settle in Dubai, these tales are what build bonds between us. At Mudon Al Ranim, always ask your neighbour... "What's your story?"





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## INSPIRED BY THE SWEET SINGING OF BIRDS

Providing a sense of calm and serenity, Mudon Al Ranim is ideal for those seeking a safe and relaxed haven to raise a family. The homes are set around the perimeter of the park so residents will have unobstructed views of the vibrant greenery. Choose between beautifully appointed 3 and 4-bedroom townhouses, as well as 3 and 4-bedroom plus family townhouses and begin writing the next chapter in your lives.



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## DAZZLING INTERIORS WITH THE FINEST FINISHES

The fresh and classy exteriors are matched by modern and contemporary interiors. Utilising the finest materials, the finishing is meant to provide character and charm to the homes. Careful attention has also been put on maximising space to ensure that all areas are open and flowing.





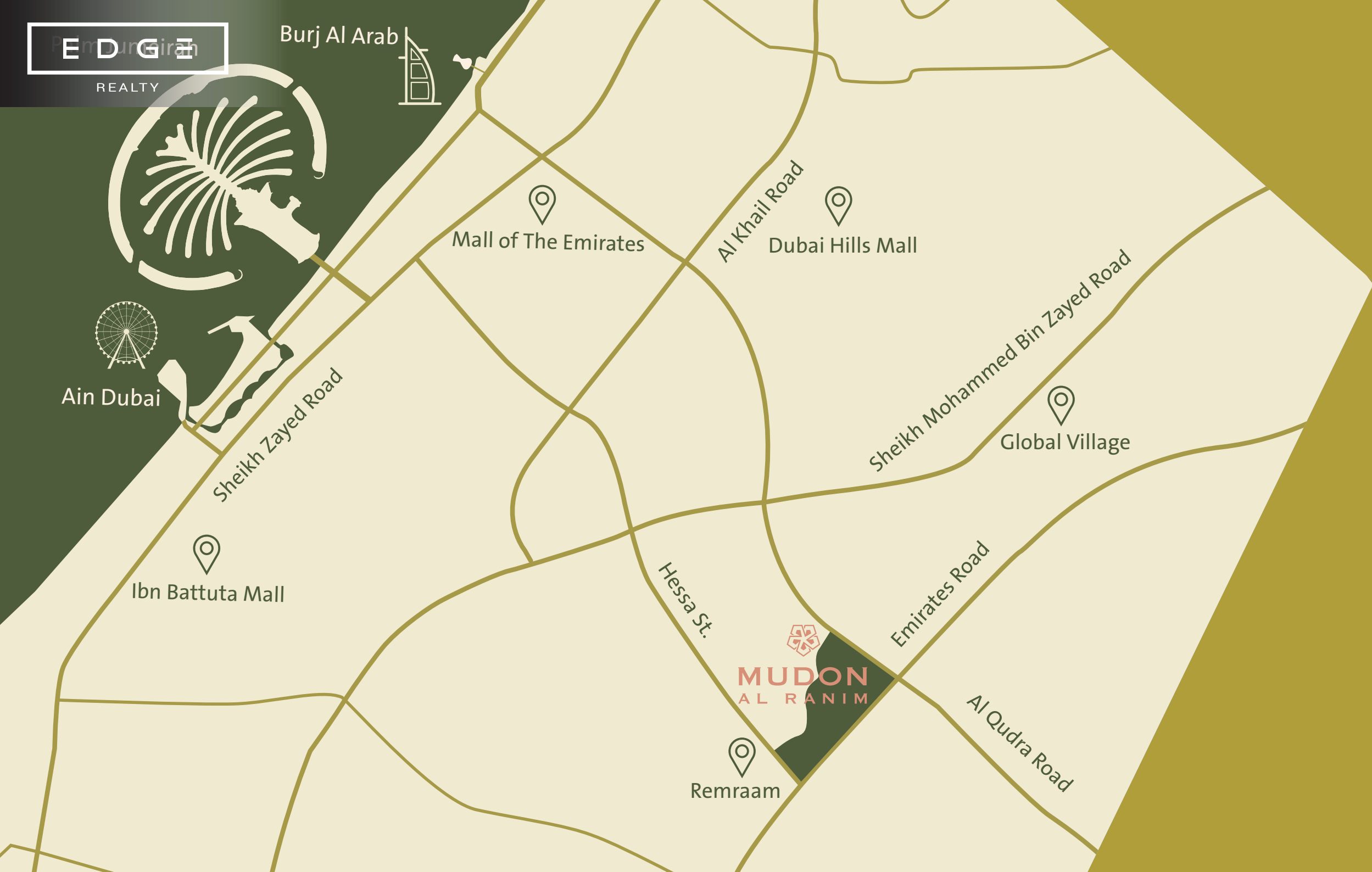
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COMFORTABLE LIVING  
SPACES ILLUMINATED WITH  
NATURAL LIGHT







# LOCATION BENEFITS



05 MINS  
SHEIKH MOHAMMED BIN  
ZAYED ROAD



15 MINS  
DUBAI HILLS MALL



15 MINS  
AL MAKTOUM  
INTERNATIONAL AIRPORT



25 MINS  
DUBAI INTERNATIONAL  
AIRPORT



25 MINS  
DOWNTOWN DUBAI



30 MINS  
LA MER



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# MUDON MASTER PLAN







# MUDON AL RANIM MASTER PLAN AMENITIES



DOG PARKS



NATURE PLAY  
AREAS



MEDITATION  
AREAS



MULTIPURPOSE  
LAWNS



PICNIC LAWNS



KICKABOUT  
LAWNS



COMMUNITY  
POOLS



FITNESS  
ZONES



BASKETBALL  
COURT



VOLLEYBALL  
COURT



KID'S OBSTACLE  
COURSE



ORNAMENTAL  
GARDENS





FLOOR PLANS



3-BEDROOM TOWNHOUSE-TYPE 3B1



GROUND LEVEL

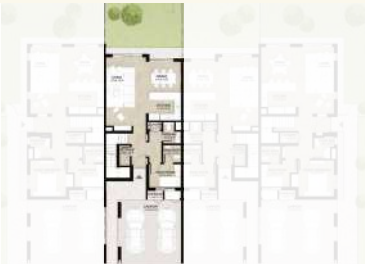


FIRST LEVEL

3-BEDROOM+MAID - MID UNIT

TOTAL AREA: 206 SQM / 2,217 SQFT

03 BEDROOMS 02 BATHROOMS



3-BEDROOM TOWNHOUSE-TYPE 3B1(M)



GROUND LEVEL



FIRST LEVEL

3-BEDROOM+MAID - MID UNIT (MIRRORED)

TOTAL AREA: 206 SQM / 2,217 SQFT

03 BEDROOMS 02 BATHROOMS



Note: Plan and details included are indicative only and are subject to change by the Master Developer/Seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings and scale are illustrative only. Final areas, dimensions, layout and materials may differ from those stated, and the layout may be mirrored. The plot area shown is illustrative only and the actual plot area may vary depending on the plot location in the Master Community as selected by the purchaser.

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3-BEDROOM + FAMILY TOWNHOUSE-TYPE 3B2



3-BEDROOM+FAMILY & MAID - MID UNIT

TOTAL AREA: 238.55 SQM / 2,568 SQFT

03 BEDROOMS  
02 BATHROOMS



3-BEDROOM + FAMILY TOWNHOUSE-TYPE 3B2(M)



3-BEDROOM+FAMILY & MAID - MID UNIT (MIRRORED)

TOTAL AREA: 238.55 SQM / 2,568 SQFT

03 BEDROOMS  
02 BATHROOMS



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4-BEDROOM TOWNHOUSE-TYPE 4B1

4-BEDROOM TOWNHOUSE-TYPE 4B1(M)



GROUND LEVEL



FIRST LEVEL

4-BEDROOM+MAID - END UNIT

TOTAL AREA: 236.78 SQM / 2,549 SQFT

04  
BEDROOMS

03  
BATHROOMS



GROUND LEVEL



FIRST LEVEL

4-BEDROOM+MAID - END UNIT (MIRRORED)

TOTAL AREA: 236.78 SQM / 2,549 SQFT

04  
BEDROOMS

03  
BATHROOMS





4-BEDROOM + FAMILY TOWNHOUSE-TYPE 4B2



4-BEDROOM+FAMILY & MAID - END UNIT

TOTAL AREA: 276.70 SQM / 2,978 SQFT

04 BEDROOMS  
03 BATHROOMS



4-BEDROOM + FAMILY TOWNHOUSE-TYPE 4B2(M)



4-BEDROOM+FAMILY & MAID - END UNIT (MIRRORED)

TOTAL AREA: 276.70 SQM / 2,978 SQFT

04 BEDROOMS  
03 BATHROOMS



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