

# Your guide to living in

## Al Barsha 3

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## Residential options in Al Barsha 3

Homes in Al Barsha 3 primarily consist of villas. The villas in Al Barsha 3 come in three to six-bedroom units and range from the average size of 4,000 sq. ft. to 18,000 sq. ft. These villas typically feature:

- En-suite bedrooms
- Spacious living and dining areas
- Built-in wardrobes
- Fully equipped kitchen
- Laundry rooms
- Maid's rooms

## Rental Prices for Villas in Al Barsha 3

The rental price in Al Barsha 3 varies depending on the size, condition and configuration of the property. The typical average rental prices range as follows: The annual rental prices range from AED 160,000 to 410,000 for a three-bedroom villa. A four-bedroom villa can be rented for AED 280,000 to 470,000 per annum, while annual rent for a five-bedroom villa may cost between AED 300,000 to 700,000. A six-bedroom villa can be rented for AED 350,000 to 1,500,000 per annum if you want a arger property.

Size	Average Price Range (AED/year)
3 Bedroom	160,000 - 410,000
4 Bedroom	280,000 - 470,000
5 Bedroom	300,000 - 700,000
6 Bedroom	350,000 - 1,500,000

## Sale Prices for Villas in Al Barsha 3

The sales price for a villa in Al Barsha 3 will vary depending on the size, condition and configuration of the property. But the typical prices that you can expect are as follows:

Size	Typical Price Range (AED)
4 Bedroom	5,500,000 - 8,000,000
5 Bedroom	6,300,000 - 20,000,000
6 Bedroom	7,200,000 - 23,000,000
Residential Plot	5,000,000 - 5,500,000

## Transportation options in Al Barsha 3

The central location of Al Barsha 3 makes transportation easily accessible for residents. Travelling via a private car is a popular choice due to the availability of parking spaces outside the villas. For those who rely on public transportation, many options are available, such as:

### Buses

Al Barsha 3 is well-connected by bus services. The area has two bus stops: Al Barsha E1 and Emirates ID Centre 2. They serve routes such as F33, 84, and F35.

### Metro

Several metro stations are located within a 10- 15 minute drive from Al Barsha 3. They are:

- Dubai Internet City Metro Station 2
- Equiti Metro Station
- Mall of Emirates
- Sharaf DG

## Amenities and Lifestyle in Al Barsha 3

Living in Al Barsha 3 offers residents access to various amenities and services.

### Mosques and Churches

Al Barsha 3 has several mosques catering to its residents' religious needs. Mosques such as Ben Mesehar Mosque, Salaf Sani Bn Ateeq Mosque, Ibaadu Al Rahmaan Mosque, and Khamis Al Maheer are located within a short distance from the residential area. The neighbourhood also offers easy access to churches, including Haley's Church, The Gatekeepers Weekday Warehouse, and Emirates Baptist Church.

### Schools

Families with school-going children have access to various educational institutions in Al Barsha 3. Kings School Al Barsha, Next Generation School, and Nord Anglia International School are just a few notable schools in the area.

### Hospitals

Residents of Al Barsha 3 can visit the Saudi German Hospital and Al Zahra Hospital located within the development. Other nearby healthcare facilities include American Hospital in Dubai Media City, Burjeel Hospital for Advanced Surgery at Sheikh Zayed Road, and Medclinic Meadows in The Meadows. These hospitals provide comprehensive medical care and are known for their high-quality services.

### Malls

Residents of Al Barsha 3 have easy access to different malls. Al Barsha Mall is within walking distance from Al Barsha 3, where you can explore retail stores, restaurants, and entertainment options. Mall of Emirates, one of Dubai's premier shopping destinations, is just a 12-minute drive away. Circle Mall, Times Square Centre, and Souk Extra are the nearby malls where visitors can go shopping and enjoy food at various food outlets.

### Restaurants

Some of the popular restaurants in Al Barsha 3 are:

**Allo Beirut:** It is a Lebanese restaurant that offers traditional dishes like fatayer, kaak, manakeesh, pizza and shawarmas.

**Clucker's Wood Roasted Chicken:** The restaurant is famous for its mouthwatering roasted chicken and also serves soups, wings and salads.

**Qalat Baalbak Restaurant:** It is another Lebanese restaurant that offers lamb chops, falafel, roast beef sandwiches, and spicy potatoes.

### Supermarkets

Al Barsha 3 has numerous supermarkets to ensure residents can easily access their daily essentials. Popular options include Viva Supermarket, Blue Mart Supermarket and Al Wasl Grocery. Nearby supermarkets like Carrefour Market and Union Co-Op provide residents with even more choices

## Nearby Residential Communities

Several well-developed residential communities surround Al Barsha 3. To the west lies The Greens, a popular residential community known for its greenery and peaceful environment. Across Sheikh Zayed Road, you will find Al Sufouh, another residential community that offers stunning views of the Arabian Gulf. Al Quoz Industrial Area is located towards the east.

## Distance to Major Landmarks

Here are the distances from Al Barsha 3 to some popular landmarks:

- Burj Al Arab 18 minutes
- Dubai Mall 25 minutes
- The Walk JBR 20 minutes
- Palm Jumeirah 15 minutes

## Living in Al Barsha 3

Al Barsha 3 is a residential development in Dubai that offers an ideal living environment for families and individuals seeking a comfortable and convenient lifestyle. The neighbourhood has become popular with its prime location, diverse real estate options, excellent transportation facilities and amenities. If you are looking for a great place to live in Dubai, you should consider Al Barsha 3.

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### Al Barsha 3

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