



PHASE II
SAMANA

Waves

LIVE IN STYLE





PHASE II
SAMANA

LIVE IN STYLE

A PROJECT BY AN AWARD WINNING DEVELOPER

**ONE OF THE FASTEST-GROWING REAL ESTATE
DEVELOPERS IN THE U.A.E.**



**SAMANA
DEVELOPERS**



ABOUT SAMANA WAVES PHASE II

SAMANA Waves Phase II is a complex of ultra-high-end residential apartments, located in the heart of Dubai, the city of dreams. Designed for those who prefer leisure, lavishness, and a bit of extravagance in life, SAMANA Waves Phase II features state-of-the-art apartments with spacious interior inside and breathtaking views outside. It offers private pools in select apartments, and a leisure deck with a gigantic pool and iconic cascading water features. It also has indoor and outdoor gym, sauna and steam room, and dedicated kids play area. SAMANA Waves Phase II offers all amenities that you can wish for a luxurious lifestyle.



A SAFE INVESTMENT

Dubai is rapidly becoming the hub of international trade and travel. It is among the safest cities in the world and boasts one of the fastest-growing economies in the region. The average annual return on investment here ranges from 8 to 10 percent. Dubai's real estate market, in particular, is an ideal place to invest. It's because Dubai gives its investors one of the highest rental yields in the world, besides ensuring capital appreciation in a tax-free regime. As an ultra-high-end luxurious residential complex located in the heart of Dubai, SAMANA Waves phase II presents the perfect opportunity to investors to make the most out of Dubai's investor-friendly environment.

WHY INVEST IN DUBAI

- Ranked as one of the safest and happiest cities in the world
- Average return on investment ranges between 8 and 10 percent annually
- One of the fastest growing economies in the region
- Tax free income
- Regulated property sector ensuring your investment is protected by Dubai Government



SAMANA
DEVELOPERS

AN AWARD WINNING DEVELOPER

We take pride in being one of the fastest-growing real estate companies in the UAE. SAMANA Developers form an integral part of the business conglomerate, - SAMANA Group of Companies, headquartered in Dubai.

At SAMANA Developers, we focus on living up to the expectations of our customers and providing them with an incredible experience. It stands to be our consistent effort to maximize the return of our investors and turn their dreams into reality. We aim to make a substantial difference in the wide world of real estate by incorporating unique design ideas and concepts.

We live by the motto – “On Time, Every Time”.

At SAMANA Developers, we focus on living up to the expectations of our clients and providing them with an incredible experience. It stands to be our consistent effort to maximize the return of our investors and turn their dreams into reality.

Working with ultimate zeal and passion, we had our breakthrough in the real estate world with our very first project, ‘SAMANA Greens’ launched in April 2018 in the heart of Arjan, Dubai. The project had its main structure completed in merely 8 months, and despite the tough pandemic times, it was successfully delivered in the year 2020.

Following the huge success of SAMANA Greens, we then launched another magnificent project, SAMANA Hills in September 2019. The project recorded ground-breaking construction progress and was successfully handed over in June 2022. It even went on to be the first property in Arjan, Dubai to have private pools in a residential apartment.

The radical success gained by our diligent team has encouraged and paved the way for many other holistic real estate projects. And as we speak, the team is working towards launching the next project and continuing the success spree.

AWARDS & RECOGNITIONS

EMERGING CEO OF THE YEAR AWARD

DESIGN MIDDLE EAST AWARD 2019



SUSTAINABLE PROJECT OF THE YEAR AWARD

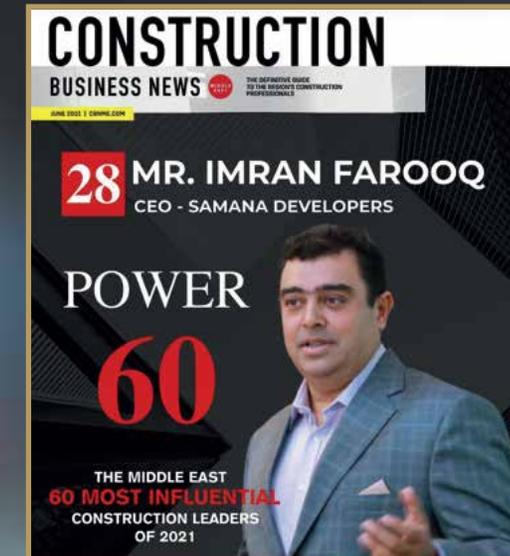
BEST PROJECT OF THE YEAR AWARD 2022

EXCELLENCE IN AFFORDABLE LUXURY IN REAL ESTATE AWARD 2020



DESIGN MIDDLE EAST AWARD 2022

AWARDS & RECOGNITIONS



CEO MESSAGE

As stated in the "SAMANA Way" which is our trade philosophy, the mission of SAMANA Group of Companies is to endeavor for wholehearted satisfaction of our clients and exceptional services. Our mission is to provide innovative ideas and distinguished services to our clients.

SAMANA Developers has strived to build a reputation for delivering premium high quality properties that earn our investors a healthy return. As we continue to craft and deliver iconic developments that redefine luxury living, we are progressively enhancing our offerings using advanced technology combined with strong project execution. We take pride in our ability to work closely with clients and to address and meet individual needs.

We are responsive to our clients needs and understand how important each situation is. Every day we work diligently towards the realization of our goal to provide best of the services to our clients and of becoming a developer with a global presence. A statement that we standby is "On Time, Every Time"

Amran Farooq



OUR PROJECTS

★ 100% ★
PROJECT
COMPLETED
IN
RECORD TIME

*Samana
Greens*

STARTED
SEPT, 2018

100 % STRUCTURE
OCT, 2020

HANDOVER
DEC, 2020



OUR PROJECTS



SAMANA *Hills*

STARTED
MAR, 2018

100 % STRUCTURE
AUG, 2020

HANDOVER
MARCH, 2022



OUR PROJECTS



Park Views

LAUNCHED
OCT, 2021



HANDOVER
APRIL, 2024

Dubai's Samana Developers Sells 80% of Dh130 Million Park Views Project in Four Days
(DUBAI), United Arab Emirates, October 2021: 16. Following the launch of the Dh130 Samana Park Views project last week, Samana Developers today announced that 80 per cent of units have been sold out in just four days. Buyers and brokers noted developer's commitment to building luxury lifestyle residences at affordable prices which attracted them and their investors alike.

The wellness featured design of the G+ Park Views residential project spans over 183,323 sq ft and includes 176 studio, one, two-bedroom apartments with private pools. The project, located in Arjan, is adjacent to a community park and in close proximity to the Dubai Butterfly and Miracle Gardens, two major tourist attractions in Dubai.

Imran Farooq, Chief Executive Officer of Samana Developers, said: "We were built before selling out this project as we have been receiving a high volume of interest from the investors. I believe the incorporation of resort-themed and sustainability aspects in project design will see greater interest in years to come in the wake of environmental and affordability concerns during the pandemic, which is almost over but will continue its ripple effects. Therefore, these trends will remain in demand."

The award-winning Samana Developers created the ESG-inspired luxury lifestyle design of Samana Park Views project which includes: leisure decks, common swimming pools for adults and kids separately, private pools with apartments, plenty of water features in the project, yoga zone, open cinema, bar, green areas, indoor and outdoor gyms, health club with steam and sauna facilities and 24-hour security.

"Three, five and 10 year golden visas for property investors and the UAE citizenship are some of the initiatives under UAE's economic reforms programme that are creating a sense of belonging among expatriates and is a major attraction for real estate investor", added **Imran Farooq**.

OUR PROJECTS



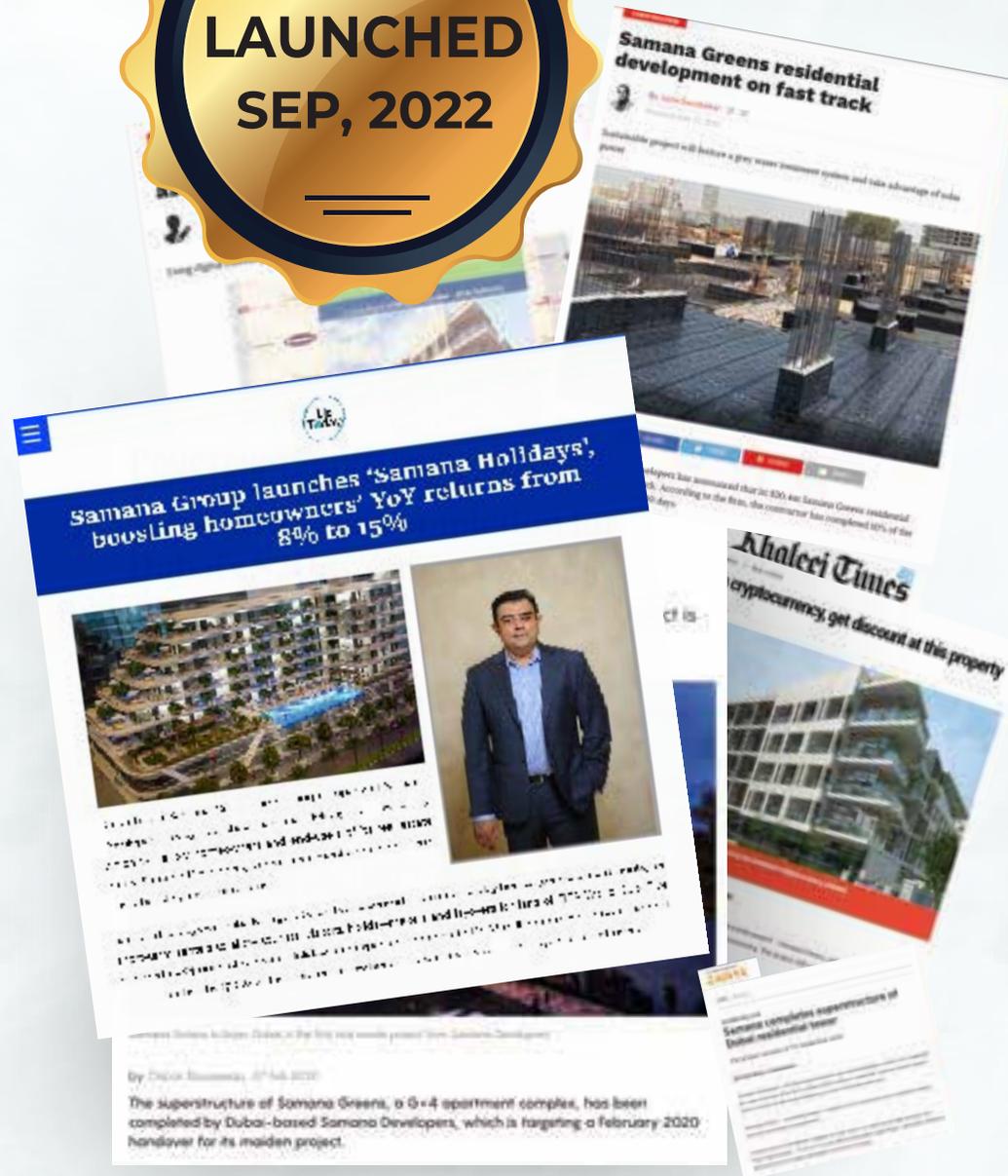
LIVE IN STYLE

LAUNCHED
FEB, 2022

HANDOVER
APR, 2025



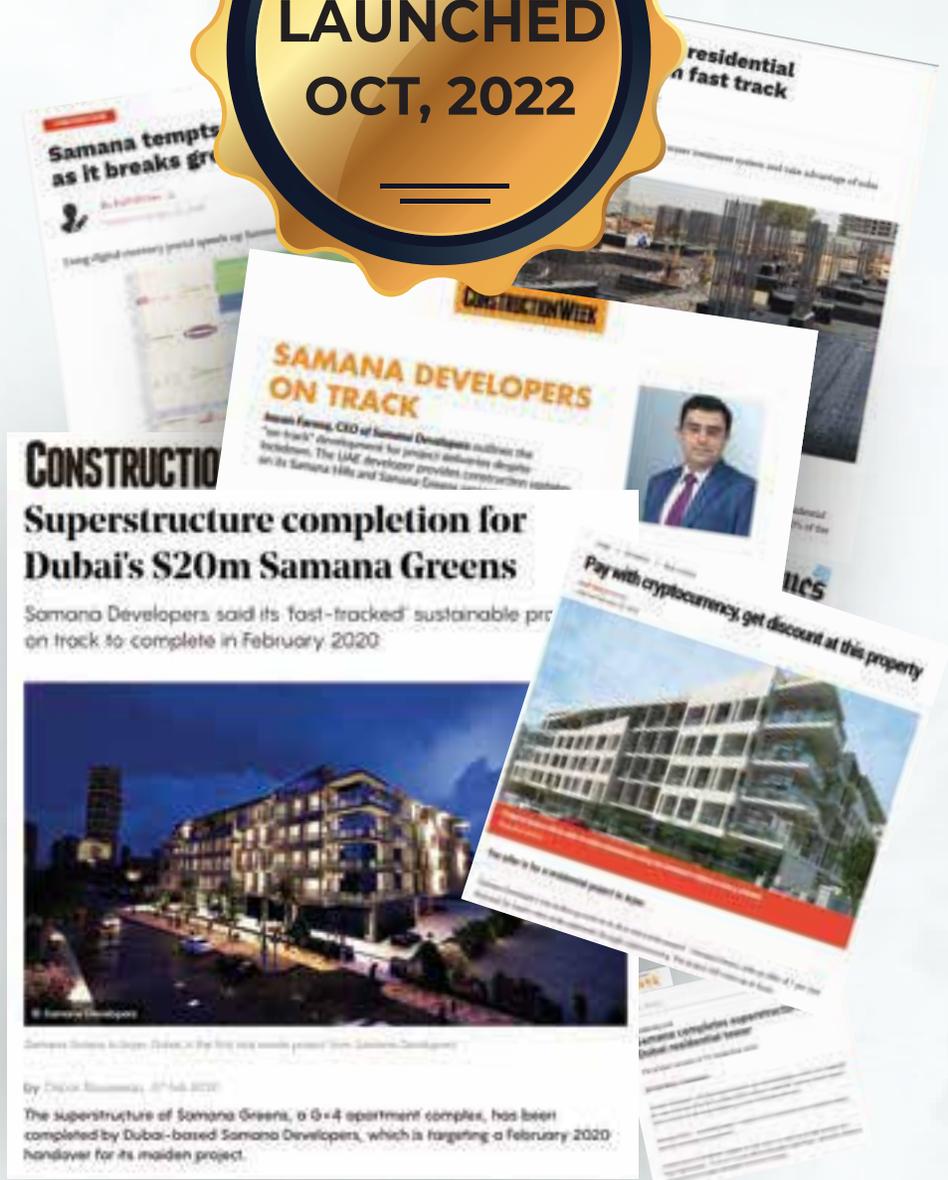
OUR PROJECTS



LAUNCHED
SEPT, 2022

HANDOVER
DEC, 2024

OUR PROJECTS



LAUNCHED
OCT, 2022

HANDOVER
DEC, 2024

OUR PROJECTS



SAMANA *Santorini*

LAUNCHED
OCT, 2022

HANDOVER
DEC, 2025



OUR PROJECTS



SAMAANA MYKONOS

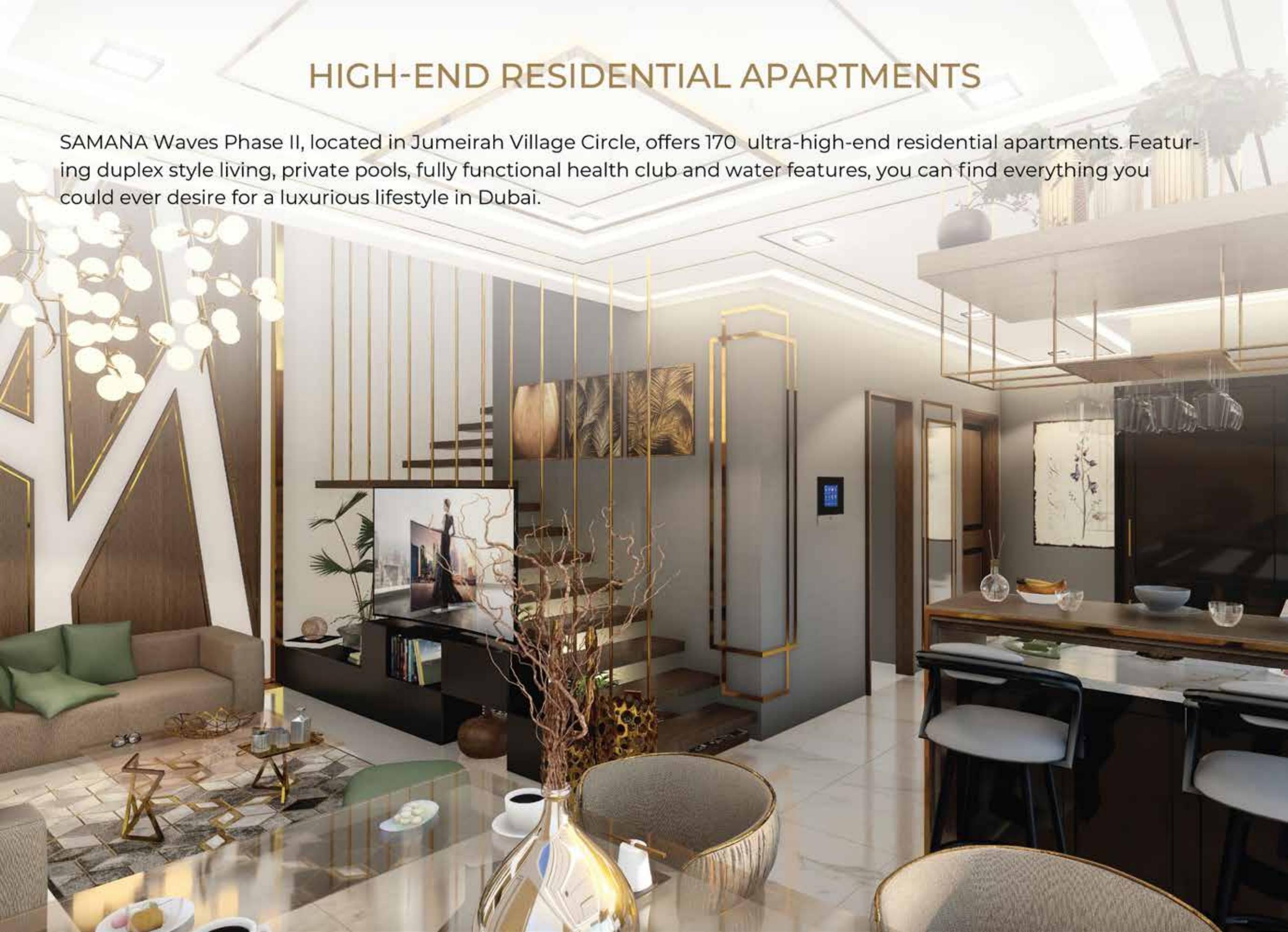
LAUNCHED
JAN, 2023



HANDOVER
JUNE, 2025

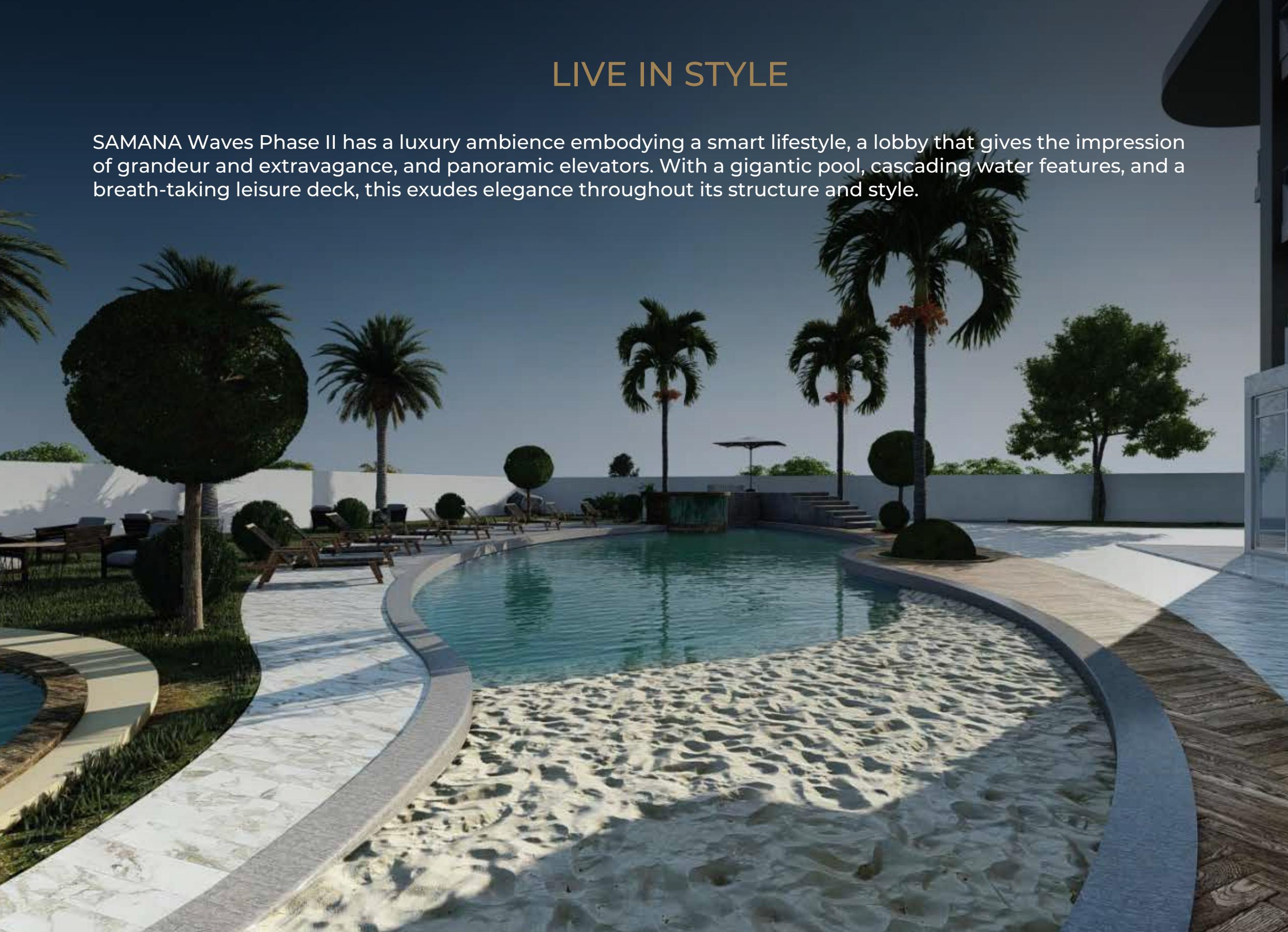
HIGH-END RESIDENTIAL APARTMENTS

SAMANA Waves Phase II, located in Jumeirah Village Circle, offers 170 ultra-high-end residential apartments. Featuring duplex style living, private pools, fully functional health club and water features, you can find everything you could ever desire for a luxurious lifestyle in Dubai.



LIVE IN STYLE

SAMANA Waves Phase II has a luxury ambience embodying a smart lifestyle, a lobby that gives the impression of grandeur and extravagance, and panoramic elevators. With a gigantic pool, cascading water features, and a breath-taking leisure deck, this exudes elegance throughout its structure and style.





WORLD CLASS AMENITIES

SAMANA Waves Phase II not only provides everything that you'll need for a luxurious lifestyle, it offers everything in style. All the amenities offered by us are of a class-leading size and have the best features. Our premium amenities include:

- ★ A Luxurious and Large Leisure Pool Deck
- ★ A Spacious Kids Play Area
- ★ A Main Pool Accompanied with Water Features
- ★ Private Pools Inside Apartments
- ★ Full Health Club
- ★ Indoor & Outdoor Gym + Sauna & Steam Room



KIDS SWIMMING POOL



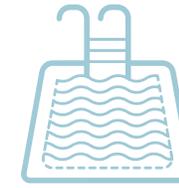
LEISURE POOL DECK



GREEN AREA



SWIMMING POOL



PRIVATE SWIMMING POOL



HEALTH CLUB



KIDS PLAY AREA



ICONIC WATER FEATURE



JACUZZI



STEAM ROOM

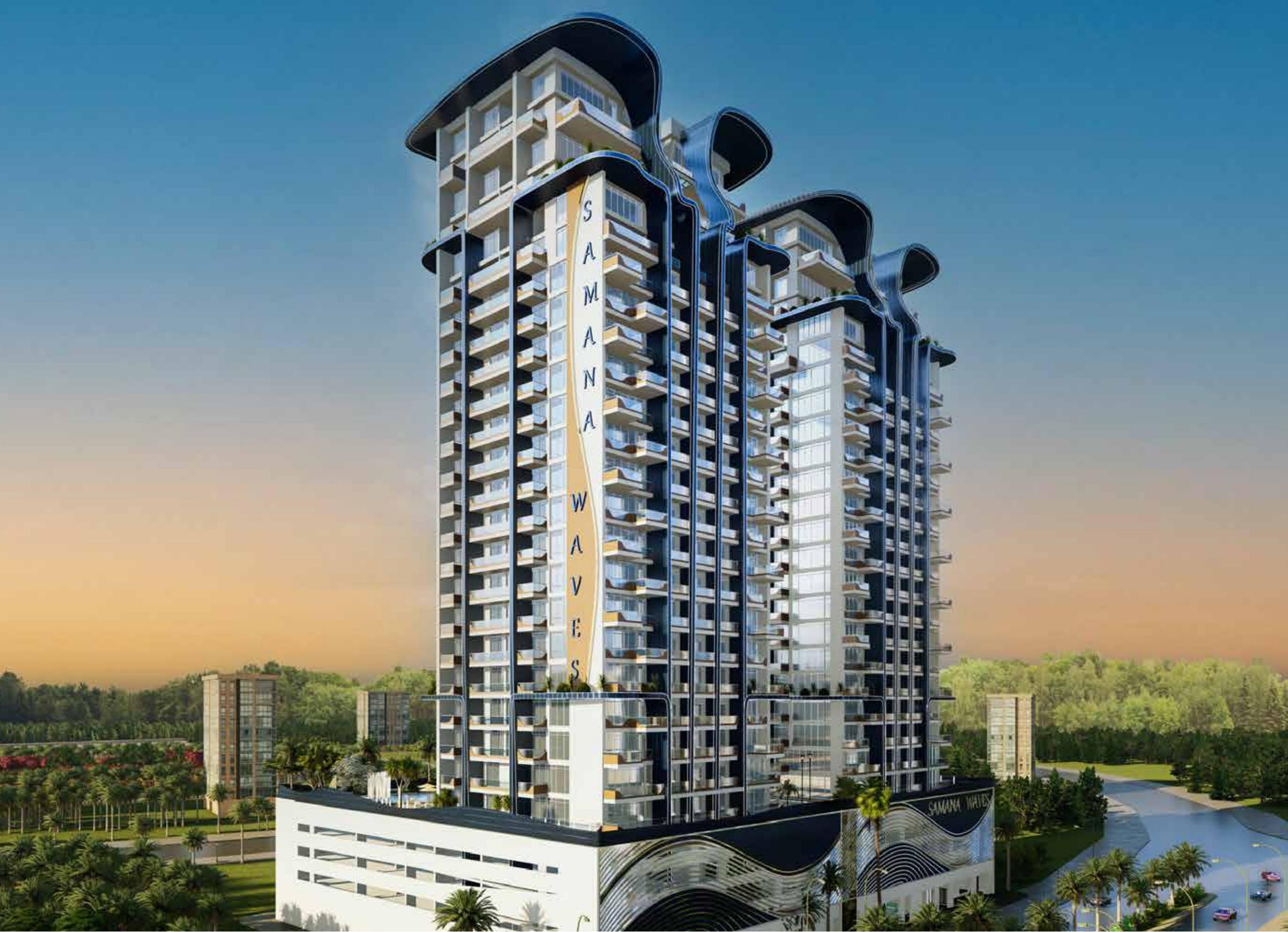


VALET PARKING





SAMANA WAVES



S
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M
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W
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V
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S

SAMANA WAVES







SAMANA WAVES





S
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A







EASY ACCESS TO ALL FACILITIES

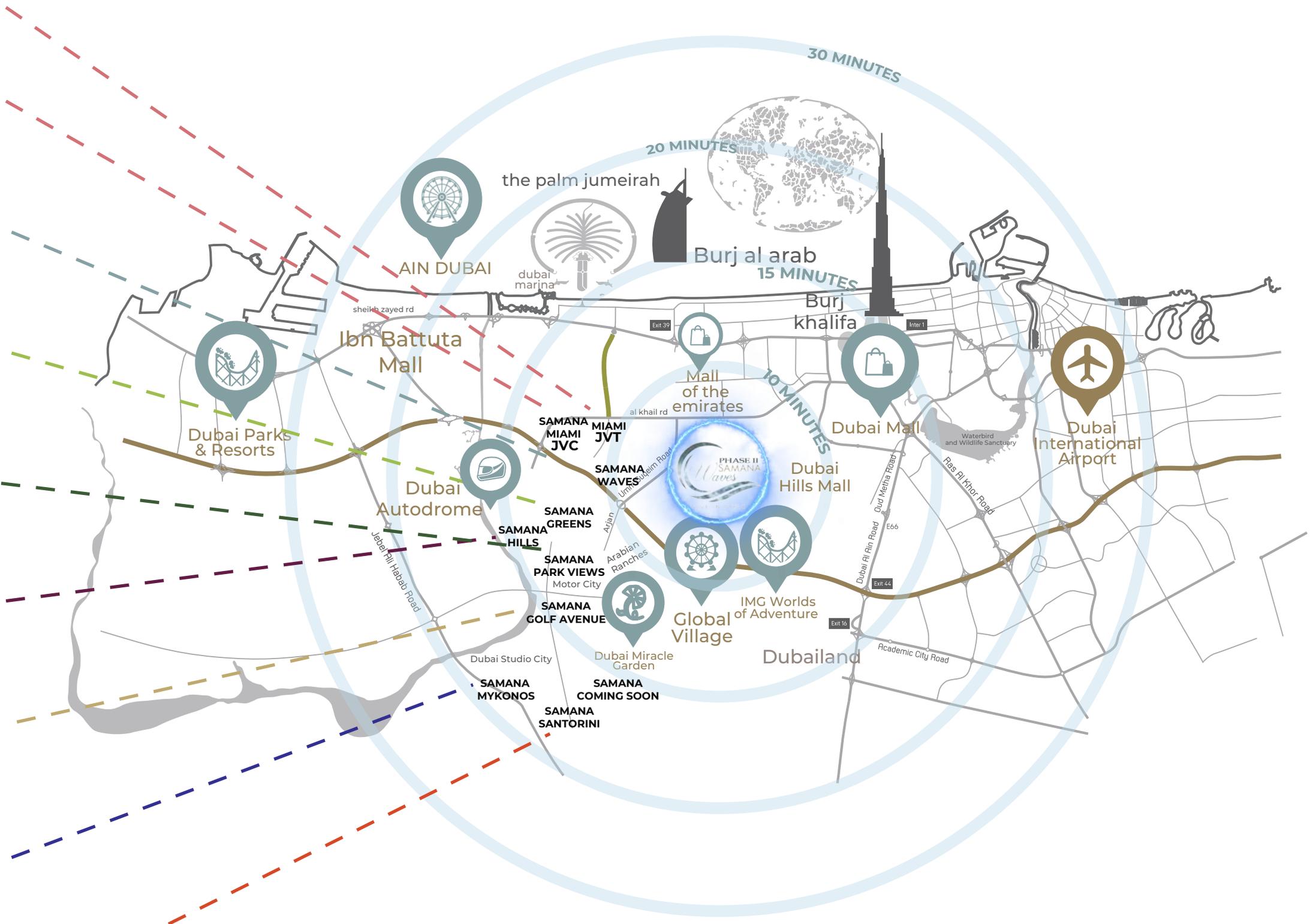
Situated just next to Sheikh Mohammad Bin Zayed road, near Dubai International Stadium, Samana Waves phase II has everything needed for everyday life nearby.

WHAT'S IN YOUR NEIGHBOURHOOD?

-  SCHOOL
-  MEDICAL FACILITY
-  CONVENIENCE STORE
-  DIRECT ACCESS TO MAIN HIGHWAY
-  SHOPPING CENTRE
-  GOLF COURSE



*All distances are approximate. Addresses are indicative and used for marketing purpose.



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SAMANA WAVES

CHANEL









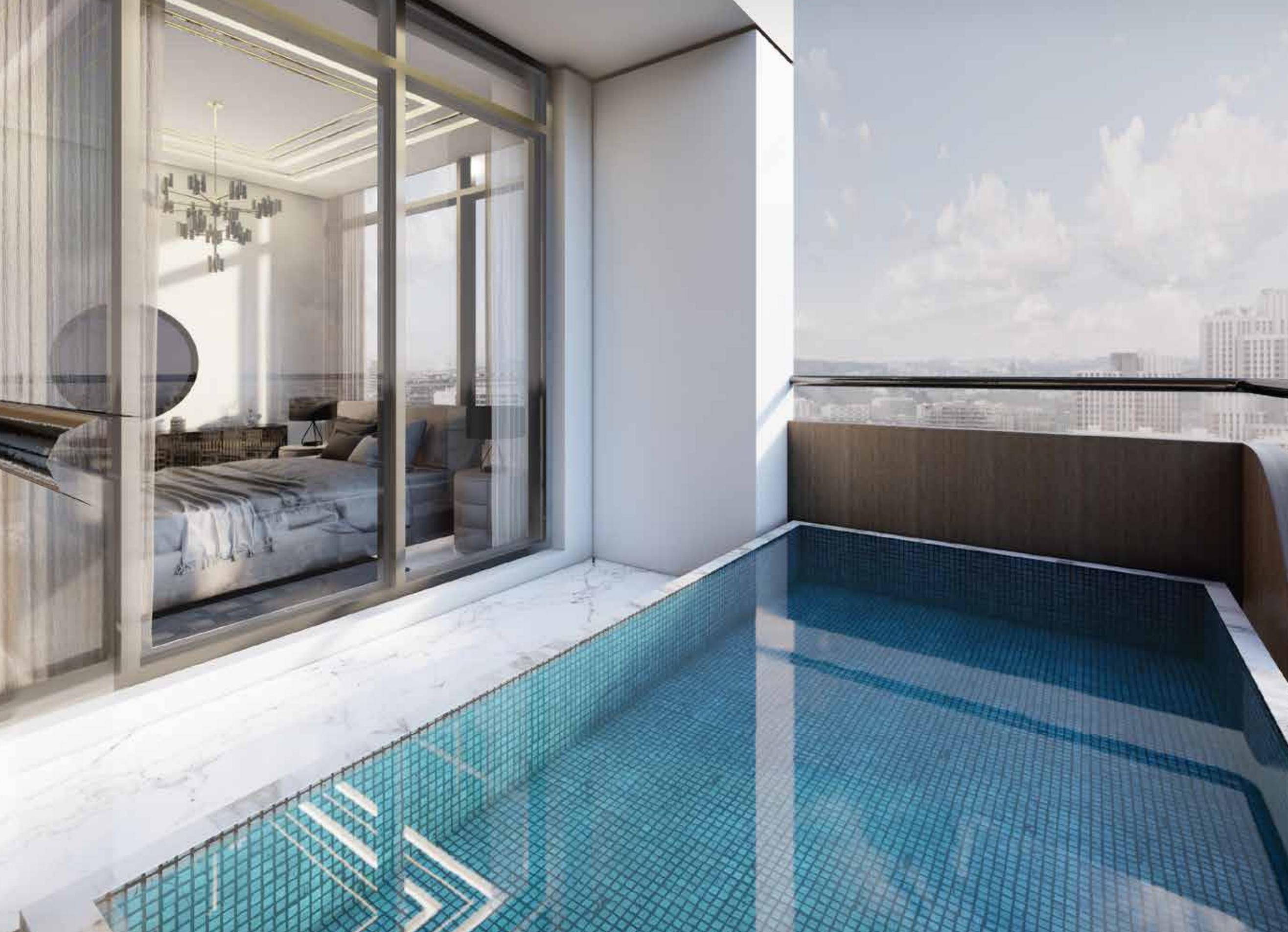










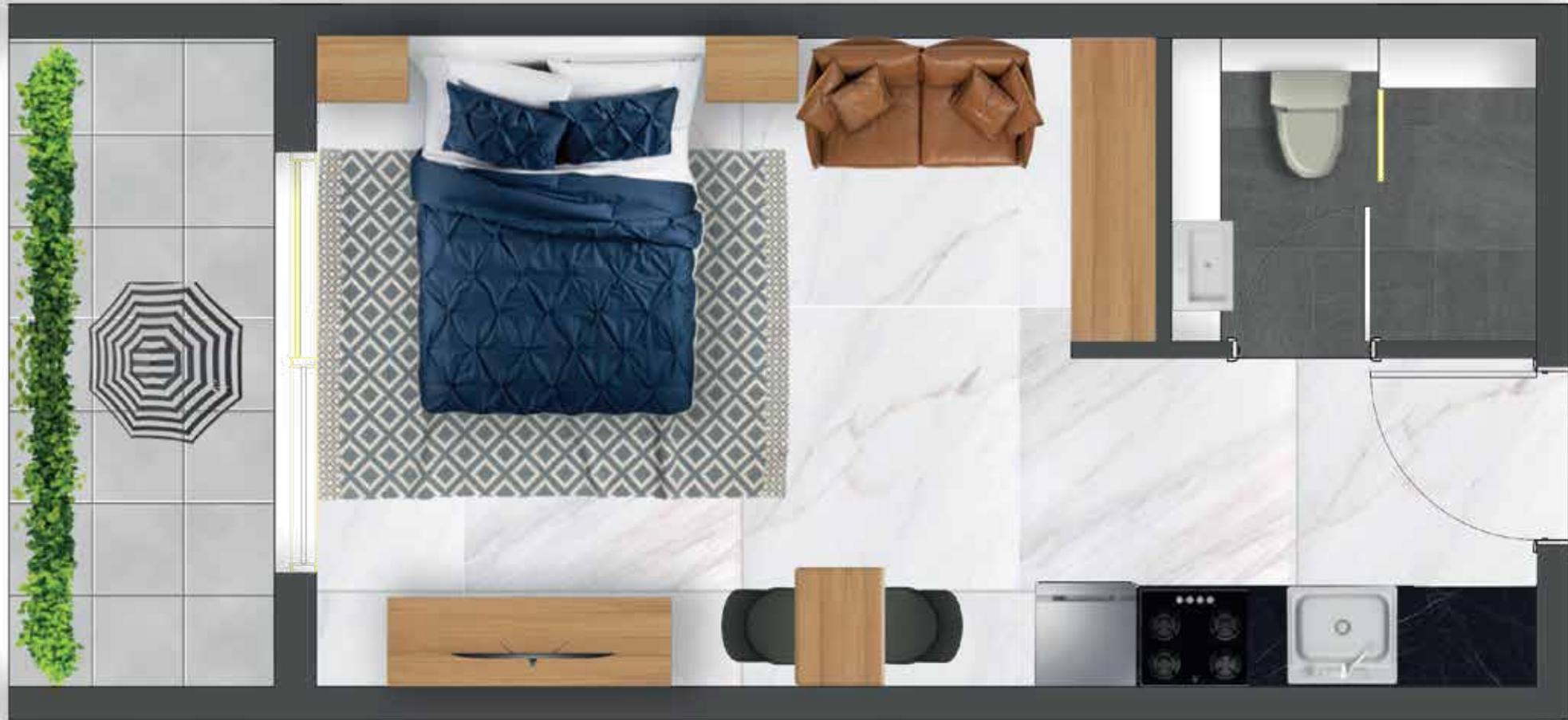




PHASE II
SAMANA

LIVE IN STYLE
UNIT LAYOUTS

STUDIO - TYPE 01



LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

STUDIO - TYPE 02



LIVE IN STYLE
FLOOR PLANS
AND TYPICAL APARTMENTS

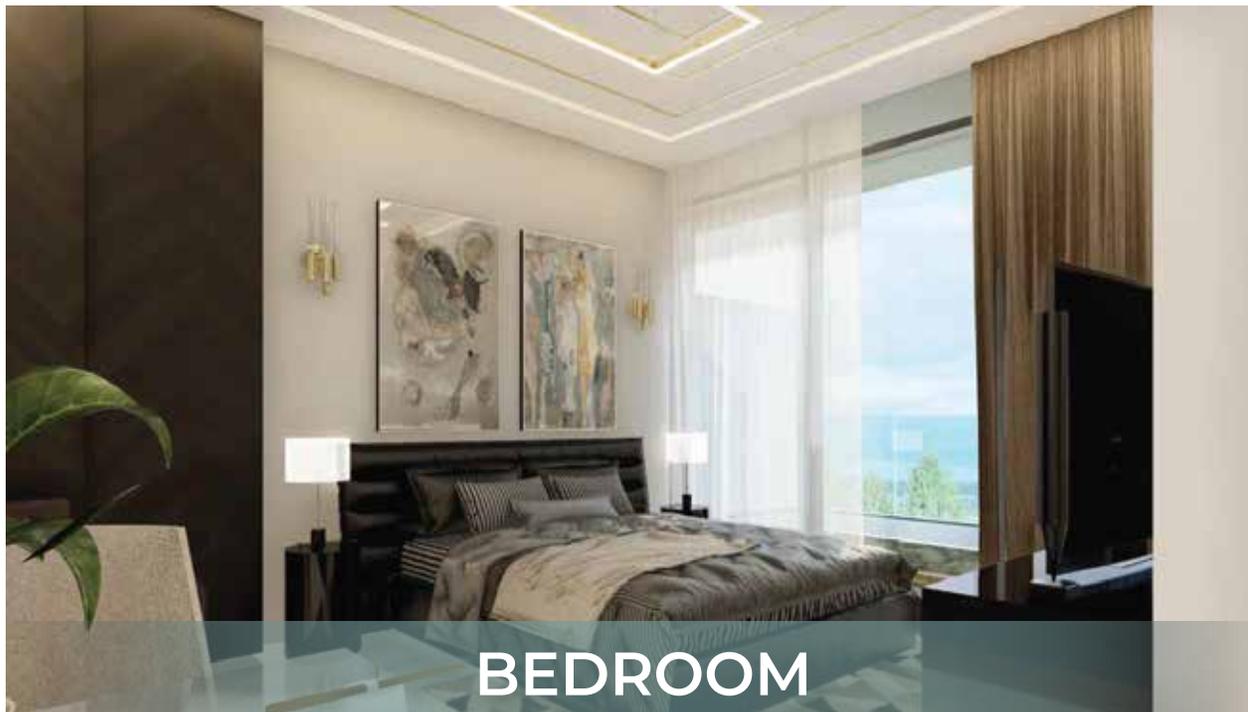
STUDIO



LIVING ROOM



KITCHEN

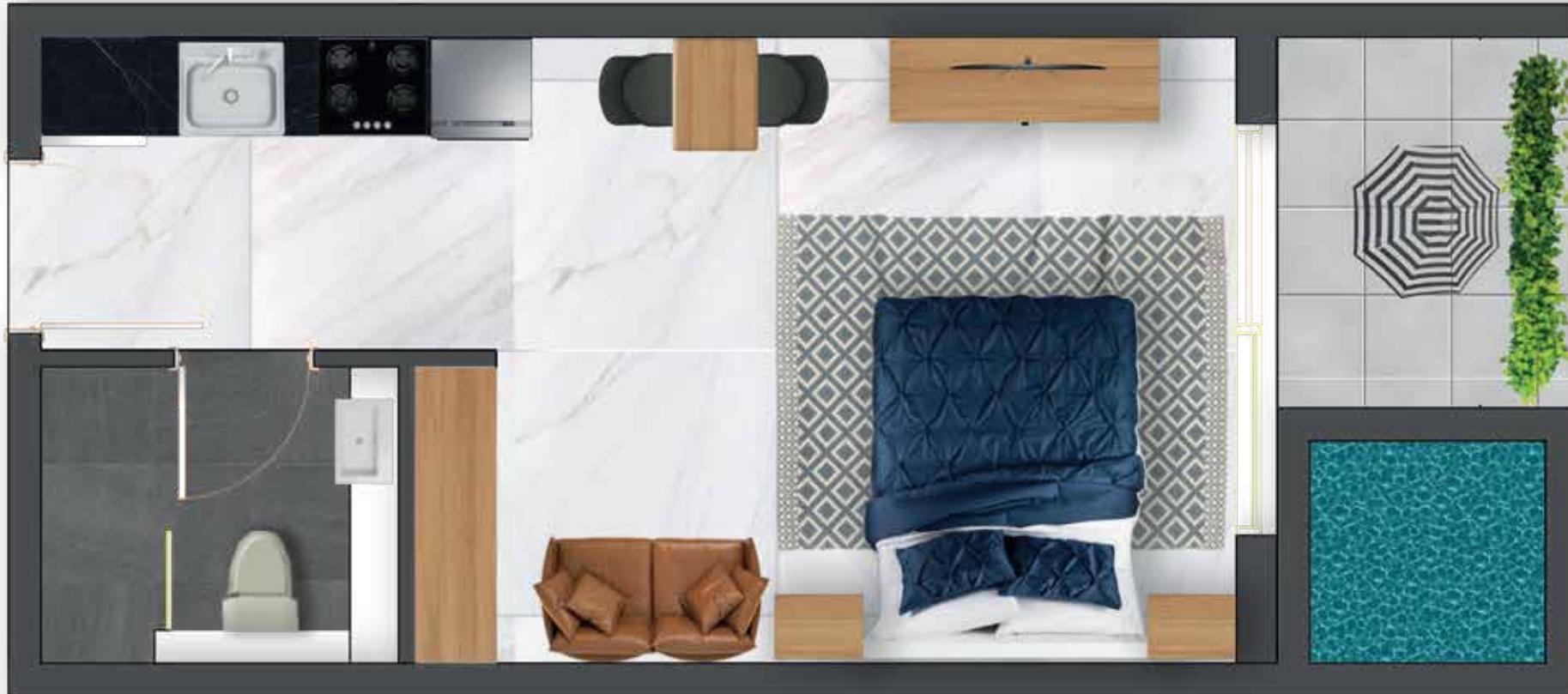


BEDROOM

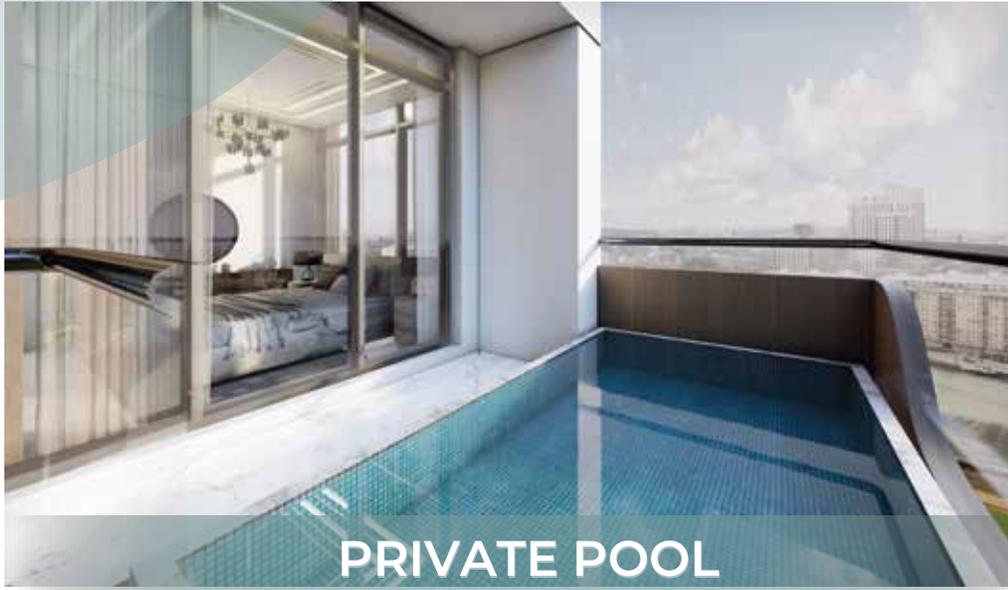


BATHROOM

STUDIO WITH PRIVATE POOL



LIVE IN STYLE
FLOOR PLANS
AND TYPICAL APARTMENTS



PRIVATE POOL



LIVING ROOM



KITCHEN



DINING AREA



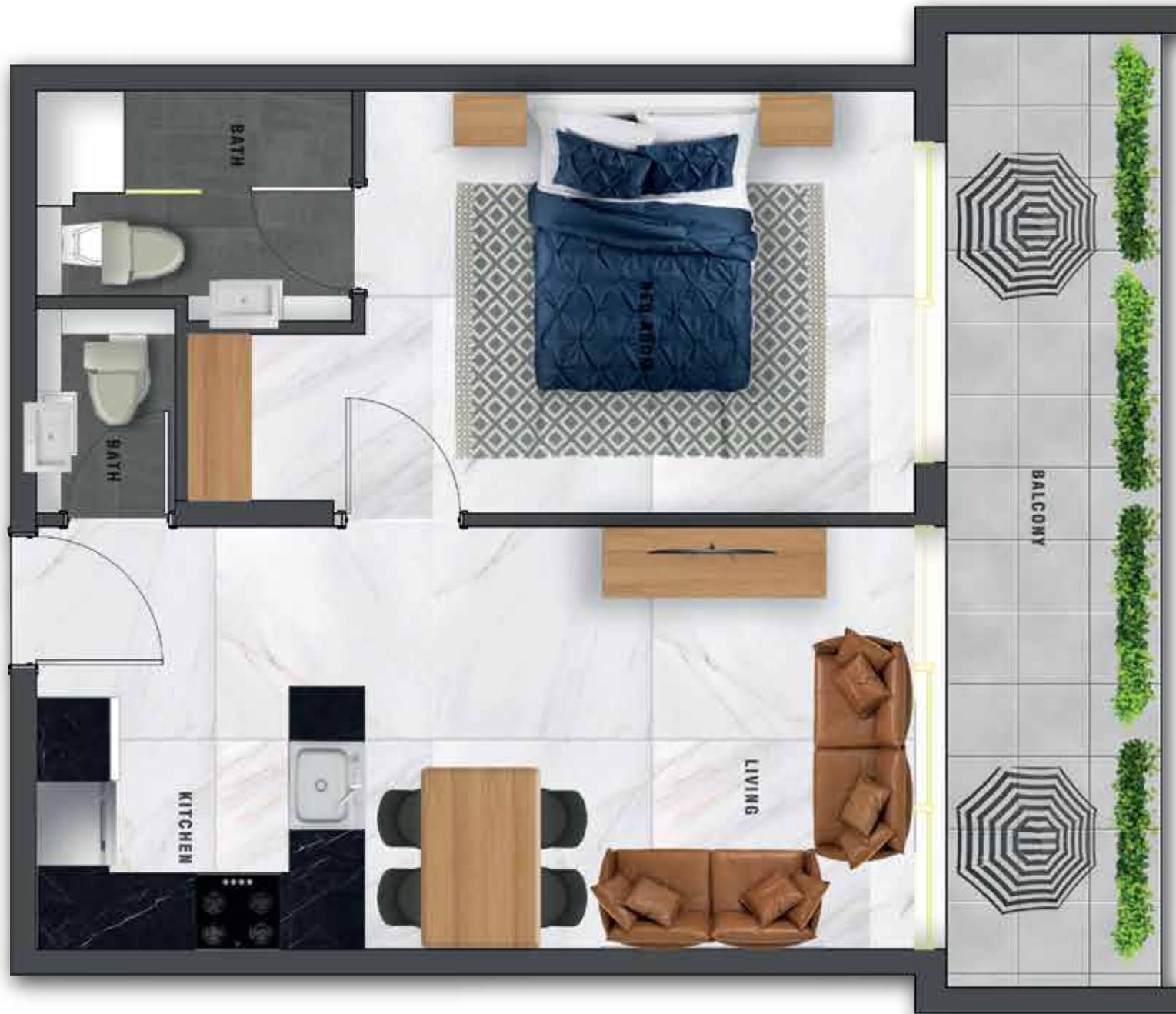
BEDROOM



BATHROOM

STUDIO
WITH PRIVATE POOL

1 BEDROOM



FLOOR PLANS
AND TYPICAL APARTMENTS

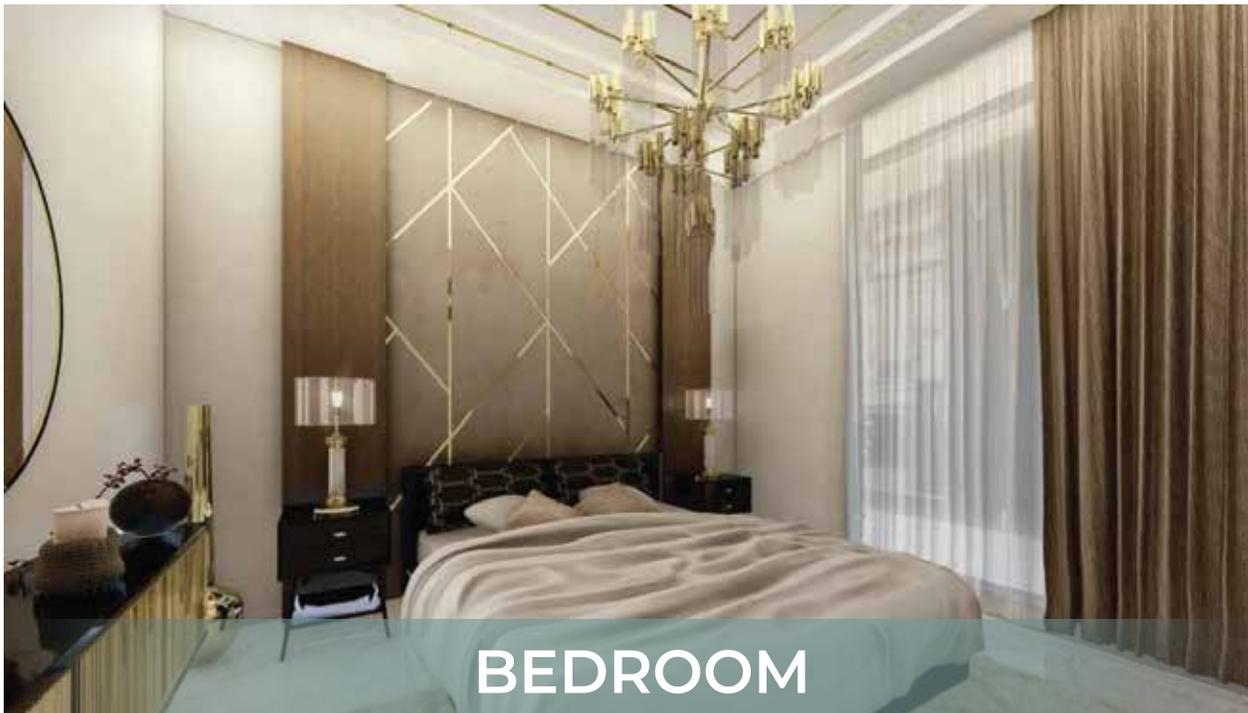
1 BEDROOM



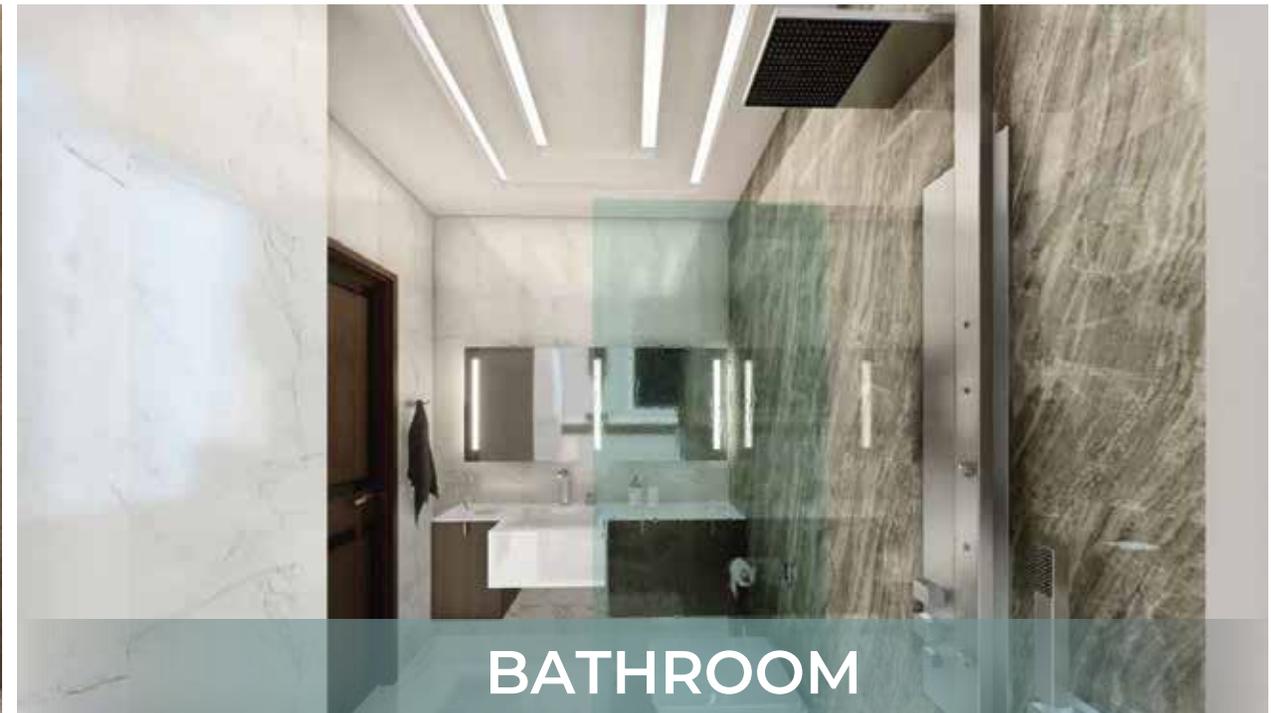
LIVING ROOM



KITCHEN



BEDROOM



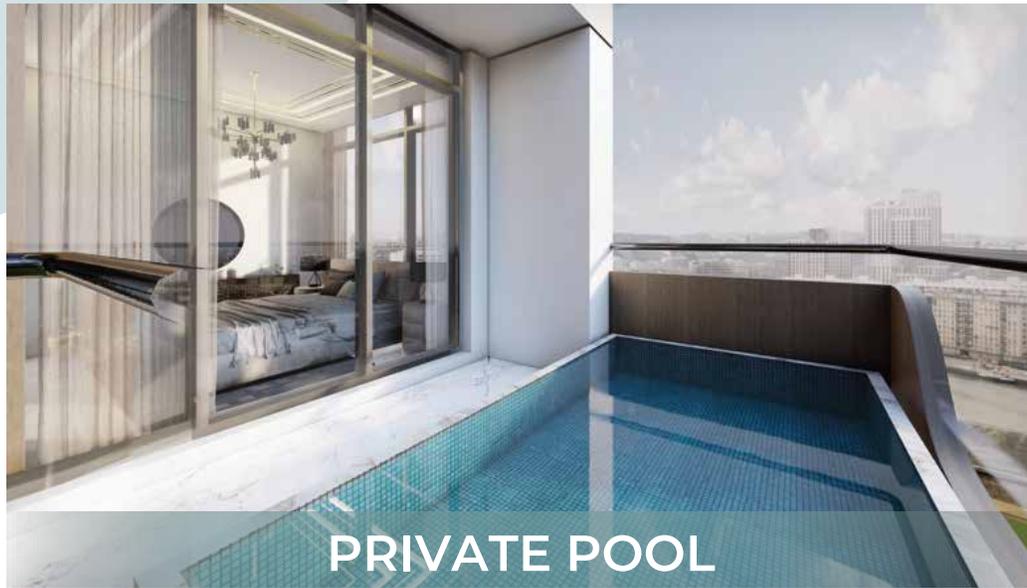
BATHROOM

1 BEDROOM WITH PRIVATE POOL



FLOOR PLANS
AND TYPICAL APARTMENTS

1 BEDROOM
WITH PRIVATE POOL



PRIVATE POOL



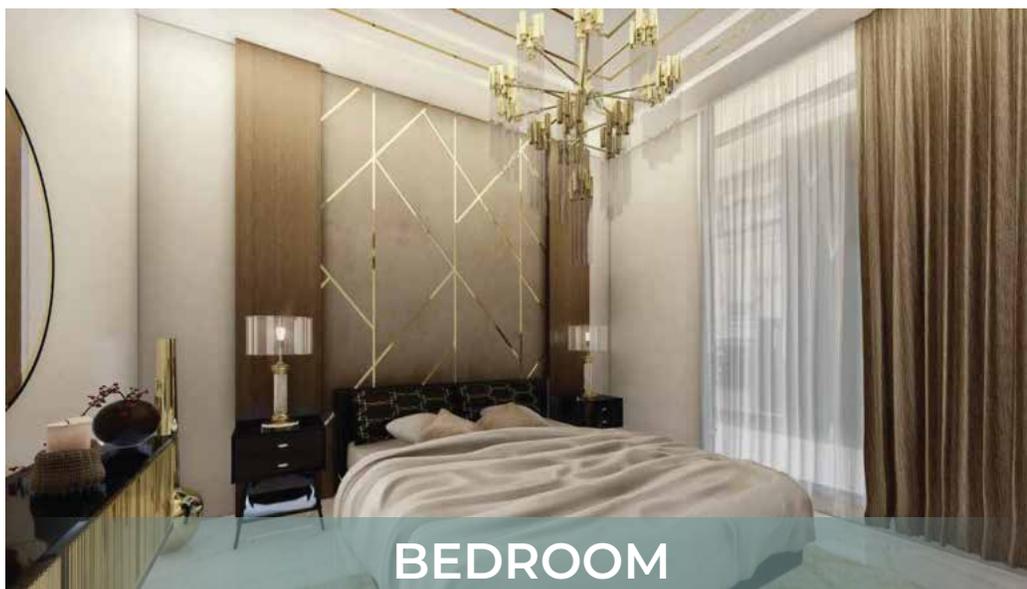
LIVING ROOM



KITCHEN



DINING AREA



BEDROOM



BATHROOM

1 BEDROOM DUPLEX WITH PRIVATE POOL

LEVEL 1

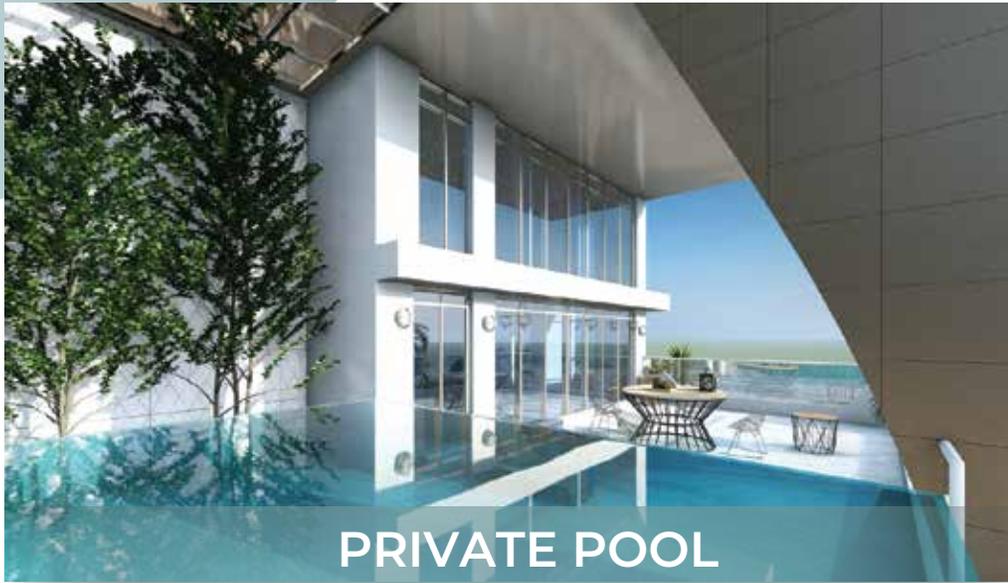


LEVEL 2



FLOOR PLANS
AND TYPICAL APARTMENTS

1 BEDROOM DUPLEX
WITH PRIVATE POOL



PRIVATE POOL



LIVING ROOM



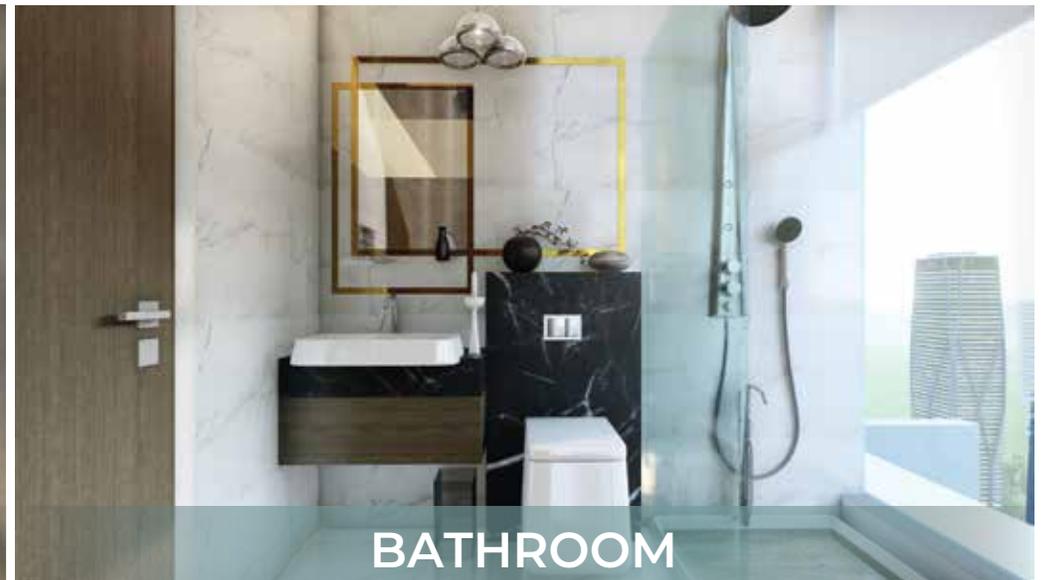
KITCHEN



DINING AREA



BEDROOM



BATHROOM

2 BEDROOM WITH PRIVATE POOL

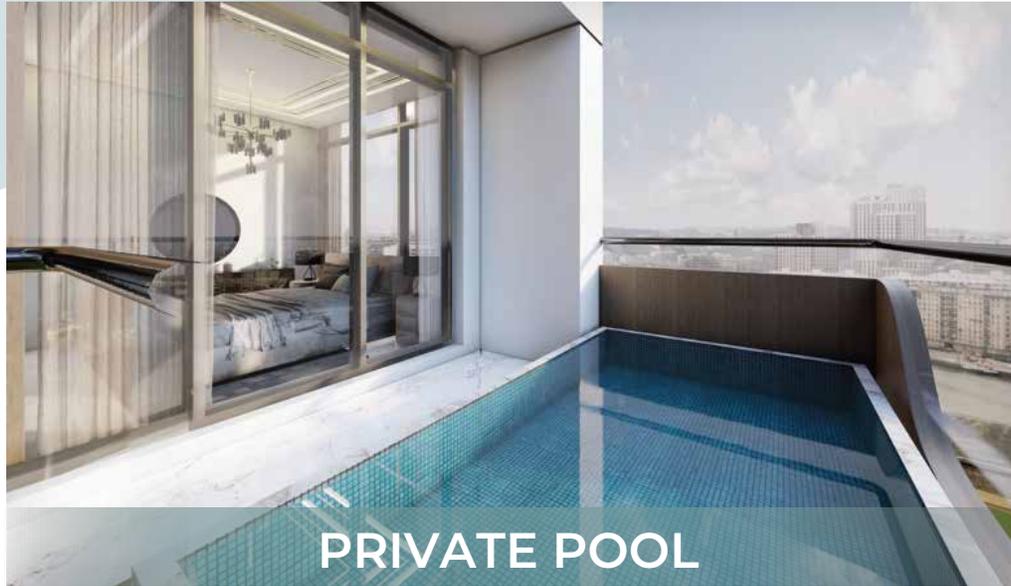


NET AREA

1286 ft²



FLOOR PLANS
AND TYPICAL APARTMENTS



PRIVATE POOL



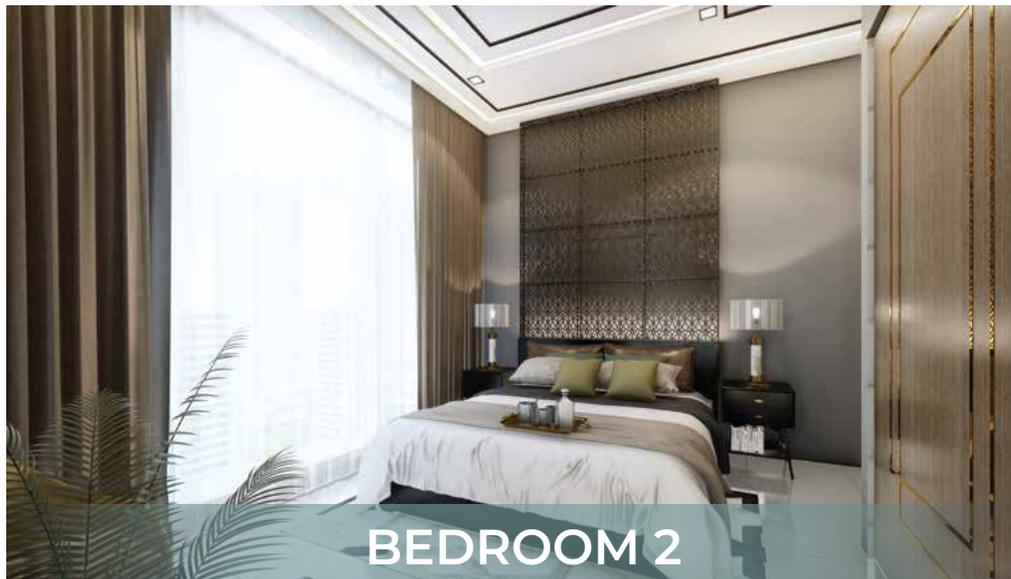
LIVING ROOM



KITCHEN



BEDROOM 1



BEDROOM 2



BATHROOM

2 BEDROOM
WITH PRIVATE POOL

2 BEDROOM DUPLEX WITH PRIVATE POOL



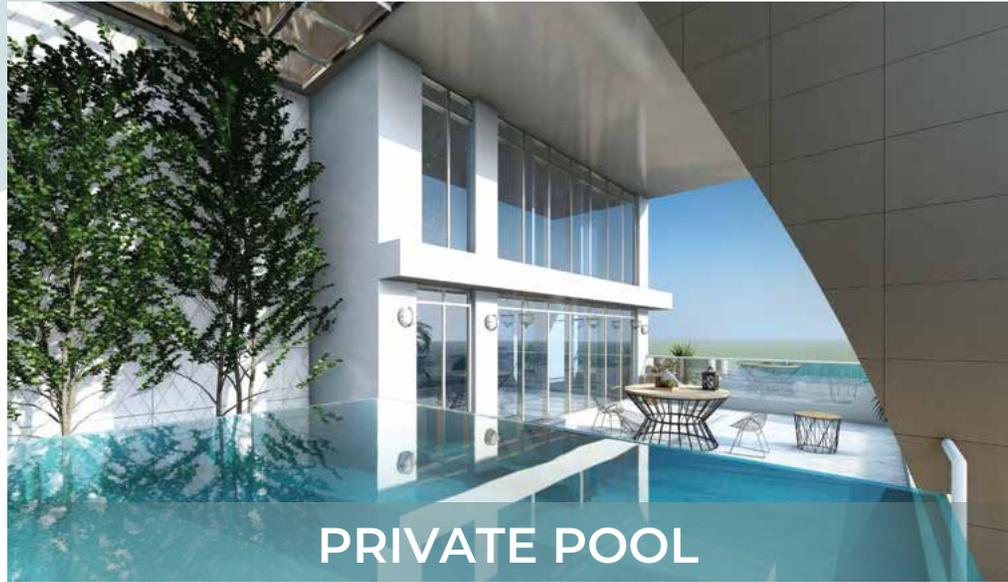
NET AREA

1676 ft²



FLOOR PLANS
AND TYPICAL APARTMENTS

2 BEDROOM DUPLEX
WITH PRIVATE POOL



PRIVATE POOL



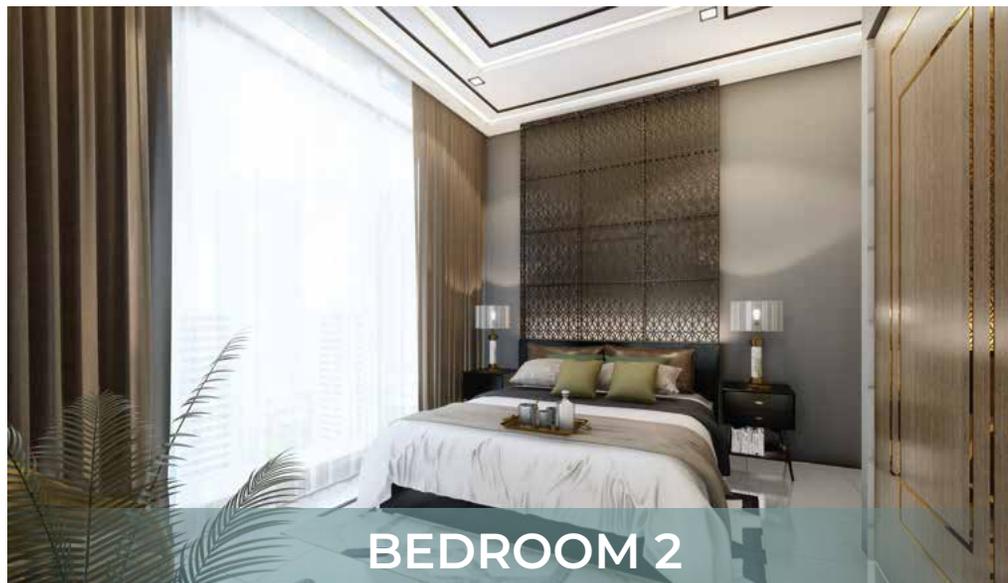
LIVING ROOM



KITCHEN



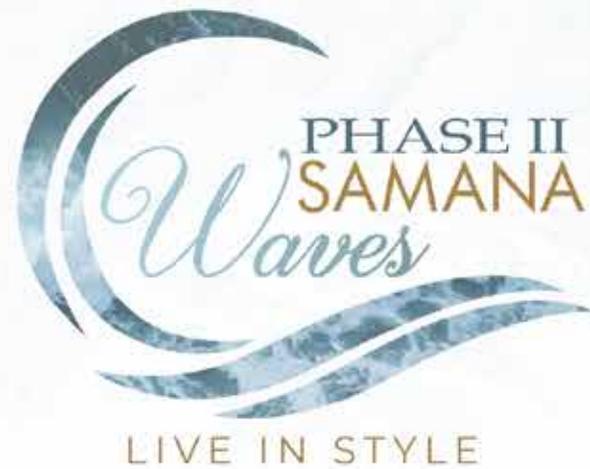
BEDROOM 1



BEDROOM 2



BATHROOM



A PROJECT BY AN AWARD WINNING DEVELOPER



SAMANA
DEVELOPERS

+971 4 563 9510 | info@samanadevelopers.com

4th Floor, Building 7, Bay Square, Business Bay, Dubai, United Arab Emirates

DEVELOPER REGISTRATION NUMBER:

PROJECT REGISTRATION NUMBER:

ESCROW ACCOUNT: AE050260000205801492307



[@samanadevelopers](https://www.instagram.com/samanadevelopers)

www.samanadevelopers.com