



LIVE IN STYLE





LIVE IN STYLE



A PROJECT BY AN AWARD WINNING DEVELOPER



LIVE IN STYLE





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



**SAMANA**  
DEVELOPERS







## ABOUT SAMANA WAVES

Samana Waves 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 features state-of-the-art apartments with spacious interior inside and breathtaking views outside. From private pools in select apartments to a leisure deck with a gigantic pool and iconic cascading water features, to indoor and outdoor gym, to sauna and steam room, to dedicated kids play area, Samana Waves offer all amenities that you can wish for a luxurious lifestyle.





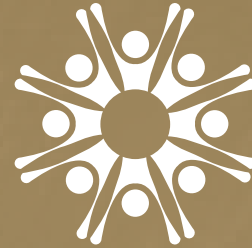
## A SAFE INVESTMENT

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 present 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 Investments range 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

Samana Developers is a part of the business conglomerate Samana Group of Companies which is headquartered in Dubai and has a truly global presence. The group comprises of over 10 internationally recognized companies all of which strive to deliver the highest quality of service accompanied with sincere professionalism.

Samana Developers broke ground in the property development industry with its first project Samana Greens in September of 2018 in the heart of Arjan, Dubai and has successfully been delivered. On the success of Samana Greens, Samana Hills was launched in March 2018 and is on-track for handover with the Samana fast-track construction strategy. Samana Greens completed the main structure within just 8 months and Samana Hills has seen record breaking construction progress. Samana Golf Avenue launched on March 2021, with its fast progress Samana developers completed 20% of construction by Sep 2021, Golf Avenue is on fast track & scheduled to hand over by Dec 2022. Samana park views is a newly launched project featuring luxury experience with stunning private pool apartments. The project is expected to be completed by 2024. The track-record of Samana Developers which has proven to show that the developments are on time, every time has been recognized internationally and the commitment to delivery and a transparent approach has been acknowledged with numerous awards.

Samana Developers is one of the fastest growing private developers in the country with their focus being on delivering the promise to each and every customer of a quality product at an appropriate price point that maximizes the returns for investors. At Samana, we never compromise on quality, service and delivery. Our motto "On Time, Every Time."

# MEDIA

**Khalegi Times**  
UAE Hope Probe success will... to economic progress

**Constructive Week**

**ZAWYA**  
SAMANA DEVELOPERS BREAKS GROUND ON \$400 MILLION WELLNESS-THEMED PROJECT IN DUBAI STUDIO CITY FREE ZONE

**INTERVIEW: Overseas property buyers will return to Dubai in 2021 - Samana Developers CEO**  
Company to launch two new projects worth \$69m in Q2

**Imran Farooq, CEO of Samana Developers** said 60-65 percent of Samana's clients were international buyers in 2019, "but that ratio changed completely in 2020, with residents constituting 85 percent of the buyers."

**He is bullish about the economic recovery of the UAE this year.** "By the second or third quarter, strong participation from UAE residents combined with normalisation of flights, and the fact that the Expo is starting in October 2021... we are very bullish about 2021."

**Both projects are in Arjan, Dubai.** The company has plans to launch other new residential projects in the city this year as well.

"Two launches will happen in May 2021. One is a 155-million dirham [\$42 million] project in Jumeirah Village Circle, while the second project, valued at 100 million dirhams [\$27 million], is in Dubai Studio City. We are in the approval stage with the planning authority and are complying with RERA's [the Real Estate Regulatory Agency] escrow requirements," he said.

**Commenting on the rule RERA introduced last year requiring developers to deposit 50 percent of the project's construction cost upfront compared to**

**Samana Ranked #1 Seller by Property Monitor**  
With speedy construction, a time delivery and affordable luxury assets, Samana Developers has been ranked top selling off-plan developer in Arjan area, competing with all major and small size developers in Dubai. Due to the large, mid and small size payment plans, Samana quality construction and flexible payment plans, Samana quality construction and flexible payment plans, the ranking was monitored and organized by Property Monitor, one of UAE's leading real estate data and market intelligence companies.

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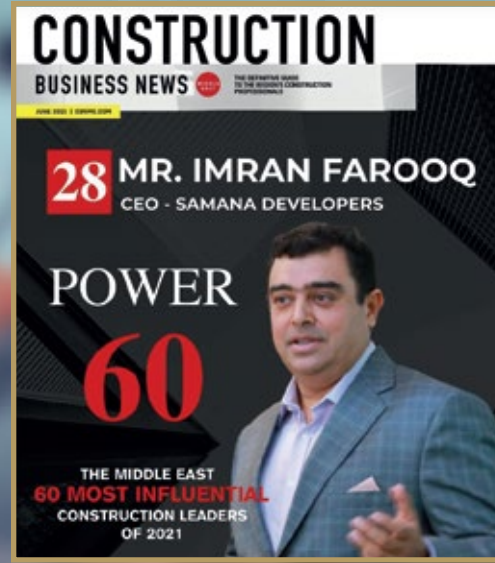


# AWARDS & RECOGNITIONS





# 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"

Imran Farooq





# OUR PROJECTS

★ 100% ★  
PROJECT  
COMPLETED  
IN  
RECORD TIME

*Samana  
Greens*

STARTED  
SEPT, 2018

100 % STRUCTURE  
OCT, 2020

HANDOVER  
DEC, 2020

**CONSTRUCTIONWEEK**  
**SAMANA DEVELOPERS ON TRACK**  
Ivan Farooq, CEO of Samana Developers outlines the "on-track" development for project deliveries despite the lockdown. The UAE developer provides construction updates on its Samana Hills and Samana Greens projects.

Dubai-based real estate firm Samana Developers has pledged that its Samana Greens projects are on-track to delivered amid the COVID-19 challenges. Elaborating on its construction progress at the two projects, Samana Developers revealed that its \$27.2m (AED 100m) Samana Hills development has reached 50% structural completion and will be scheduled ahead of time to 2020 Dubai date on 1 October 2021. The ground-breaking of the Samana Hills project took place in September 2019, which will comprise 205 apartments including a range of studios and one-bedroom apartments. Samana Greens has reached 93% construction completion and is scheduled for delivery in October 2020.

Located in Arjan Dubailand, Samana Greens has total built-up area of 13,000m<sup>2</sup> and features 122 units comprising studios, one-bedroom, two-bedroom apartments and six retail spaces. Samana Developers also noted that The Real Estate Regulatory Agency (RERA) site visited the construction progress despite the complexities caused by the pandemic. Commenting on its construction updates, Samana Developers chief executive officer, Ivan Farooq, said: "I am thankful to RERA officials for endorsing our efforts, resilience and time. I would assure Samana's commitment to the customer-focused approach. That is the reason our properties are popular among international and local buyers."

**Samana Greens residential development on fast track**  
By Oscar Rousseau 07 Feb 2019  
The superstructure of Samana Greens, a G+4 apartment complex, has been completed by Dubai-based Samana Developers, which is targeting a February 2020 handover for its maiden project.

**Samana completes superstructure of Dubai residential tower**  
The project consists of 10 residential units.



# OUR PROJECTS



## SAMANA *Hills*

**STARTED**  
MAR, 2018

**100 % STRUCTURE**  
AUG, 2020

**HANDOVER**  
MARCH, 2022



# OUR PROJECTS



STARTED  
MAR, 2021

100% SUPERSTRUCTURE  
COMPLETED

HANDOVER  
DEC, 2022





# OUR PROJECTS

★ ★ ★  
**LAUNCHED  
OCT 2021**

*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: 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+6 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 bullish before rolling 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 investors," added **Imran Farooq**.



# HIGH-END RESIDENTIAL APARTMENTS

Samana Waves offers 213 ultra-high-end residential apartments in Jumeirah Village Circle. 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 luxury ambiance embodies a smart lifestyle, a lobby that gives the impression of grandeur and extravagance, and panoramic elevators that bring you up to any of the 26 floors. 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 does not just provides everything that you'll need for a luxurious lifestyle, it provides all of them in style. All the amenities offered by us are of a class-leading size and have the best features. For instance, 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**



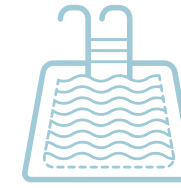
**LEISURE POOL DECK**



**GREEN AREA**



**SWIMMING POOL**



**PRIVATE SWIMMING POOL**



**HEALTH CLUB**



**KIDS PLAY AREA**



**ICONIC WATER FEATURE**



**JACUZZI**



**STEAM ROOM**



**VALET PARKING**



























# EASY ACCESS TO ALL FACILITIES

Situated just next to Sheikh Mohammad Bin Zayed road, near Dubai International Stadium, Samana Waves 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

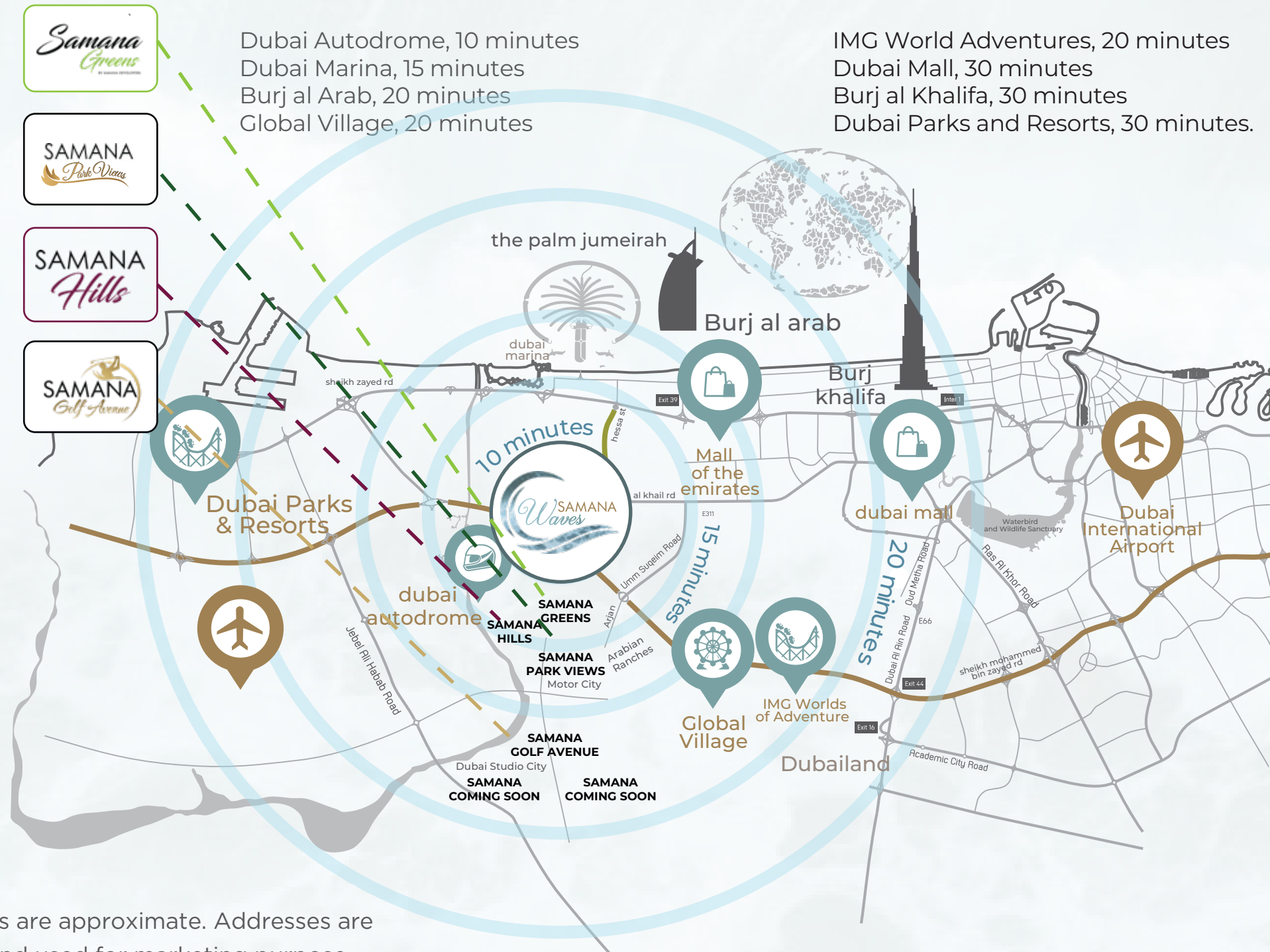


\*All distances are approximate. Addresses are indicative and used for marketing purpose.



# OUR STRATEGIC LOCATION IS EVERYTHING

Samana Waves is located in Jumeirah Village Circle – just in the heart of Dubai. Here’s how long it will take you to get to some of the most famous landmarks in Dubai from Samana Waves:



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

















SAMANA WAVES

CHANEL













































## UNIT LAYOUTS



# STUDIO - TYPE 01



**NET AREA**

---

400 ft<sup>2</sup>



FLOOR PLANS  
AND TYPICAL APARTMENTS



# STUDIO - TYPE 02



NET AREA

435 ft<sup>2</sup>



FLOOR PLANS  
AND TYPICAL APARTMENTS



# STUDIO



LIVING ROOM



KITCHEN



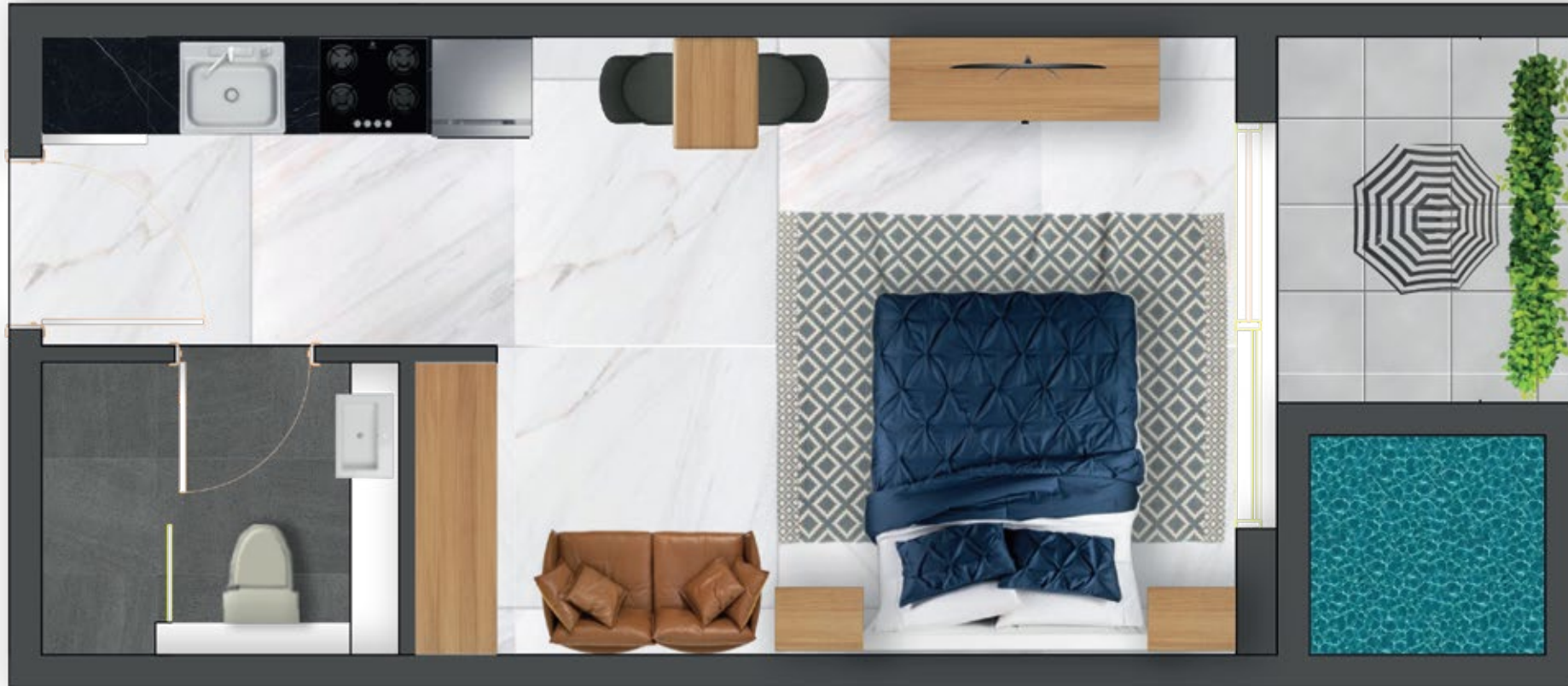
BEDROOM



BATHROOM



# STUDIO WITH PRIVATE POOL



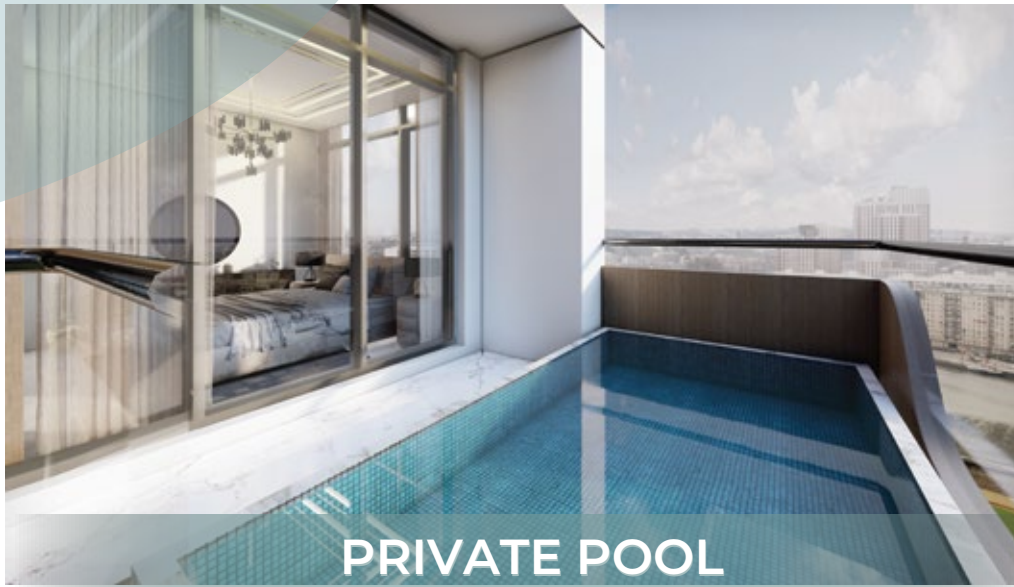
NET AREA

420 ft<sup>2</sup>



FLOOR PLANS  
AND TYPICAL APARTMENTS





PRIVATE POOL



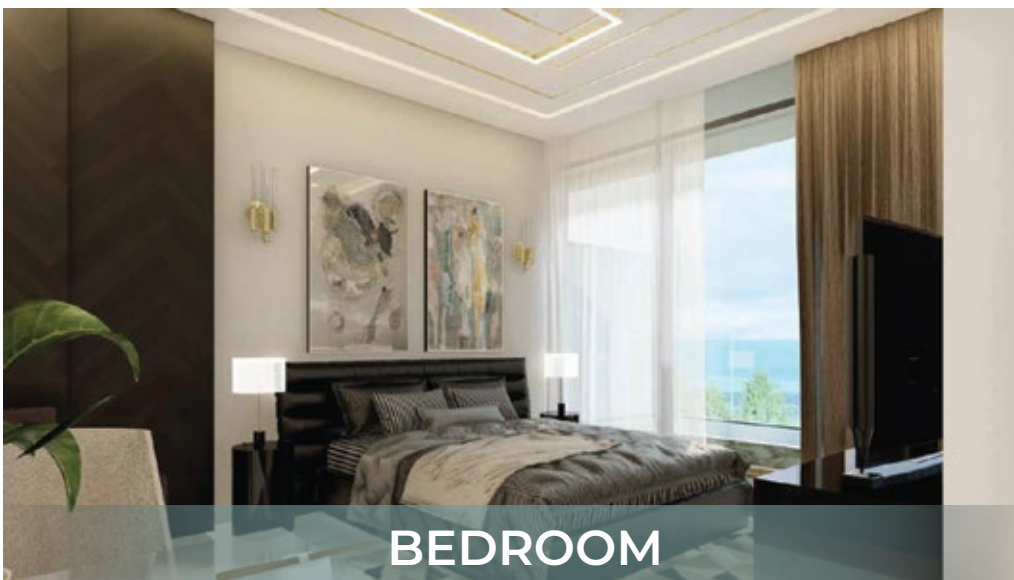
LIVING ROOM



KITCHEN



DINING AREA



BEDROOM



BATHROOM

STUDIO  
WITH PRIVATE POOL



# 1 BEDROOM



NET AREA

700 ft<sup>2</sup>



FLOOR PLANS  
AND TYPICAL APARTMENTS



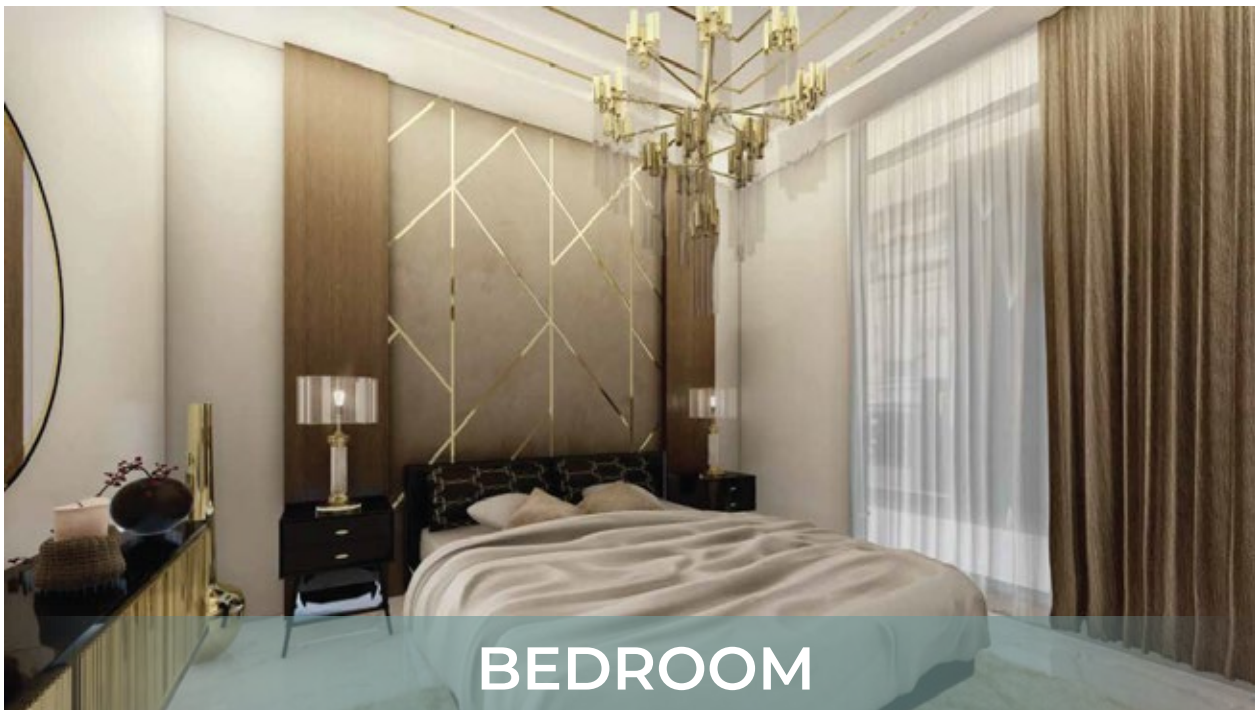
# 1 BEDROOM



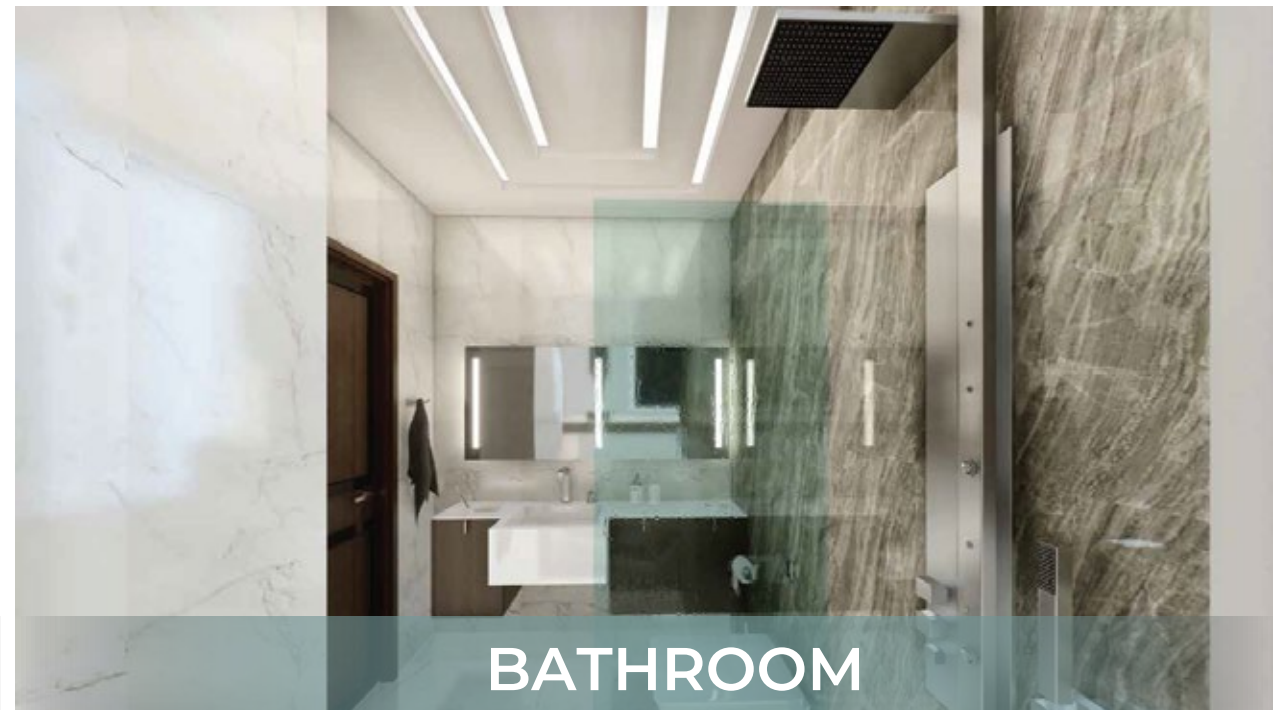
LIVING ROOM



KITCHEN



BEDROOM



BATHROOM



# 1 BEDROOM WITH PRIVATE POOL



NET AREA

698 ft<sup>2</sup>

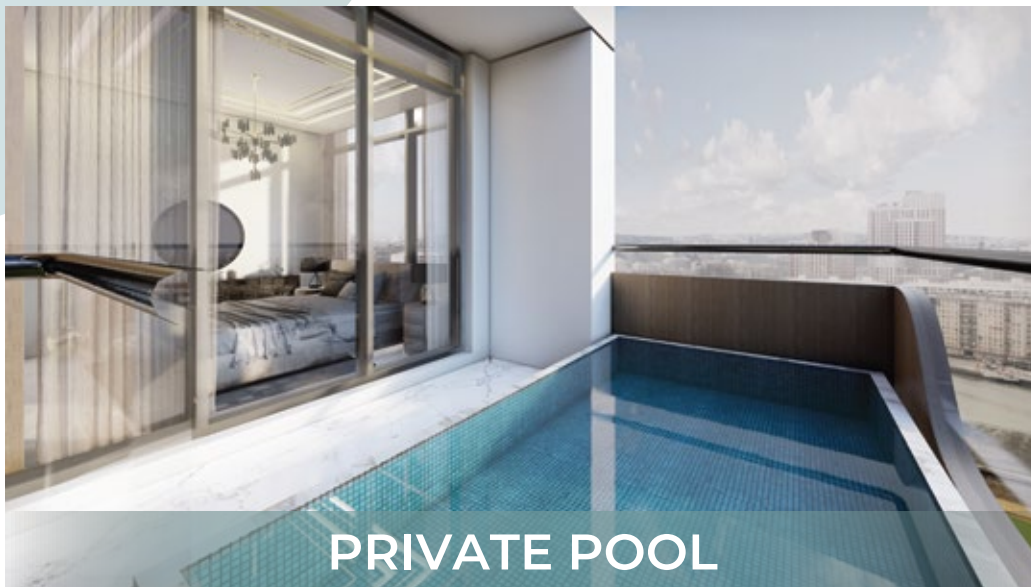


FLOOR PLANS  
AND TYPICAL APARTMENTS





1 BEDROOM  
WITH PRIVATE POOL



PRIVATE POOL



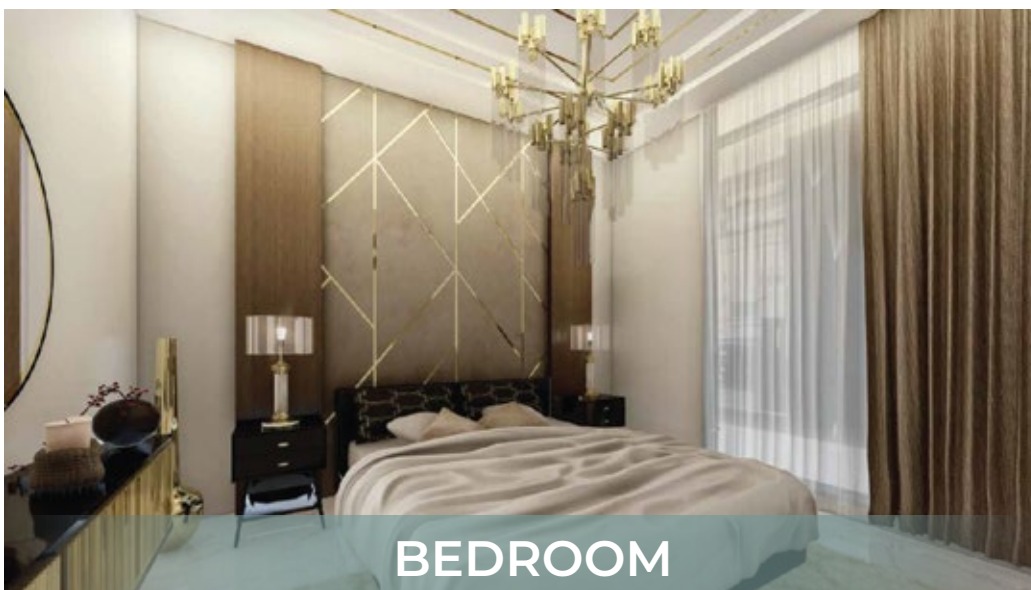
LIVING ROOM



KITCHEN



DINNING AREA



BEDROOM



BATHROOM



# 1 BEDROOM DUPLEX WITH PRIVATE POOL

LEVEL 1



LEVEL 2



NET AREA

1,041 ft<sup>2</sup>

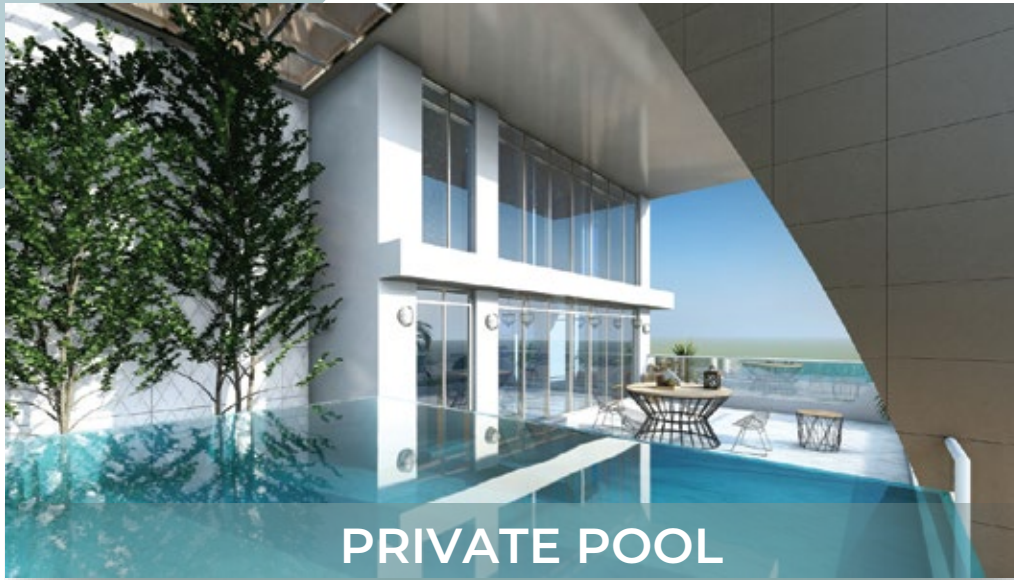


FLOOR PLANS  
AND TYPICAL APARTMENTS





**1 BEDROOM DUPLEX  
WITH PRIVATE POOL**



**PRIVATE POOL**



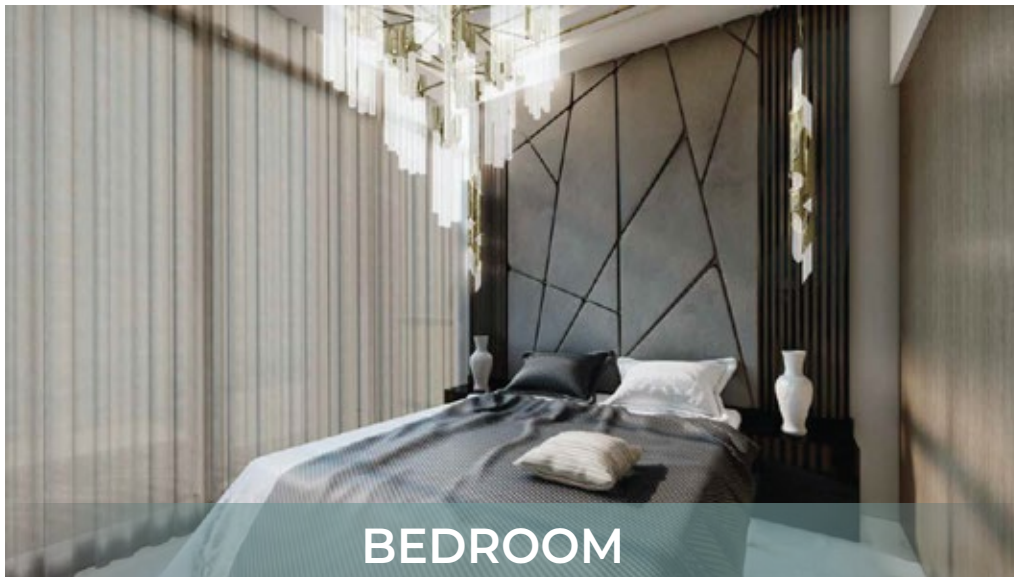
**LIVING ROOM**



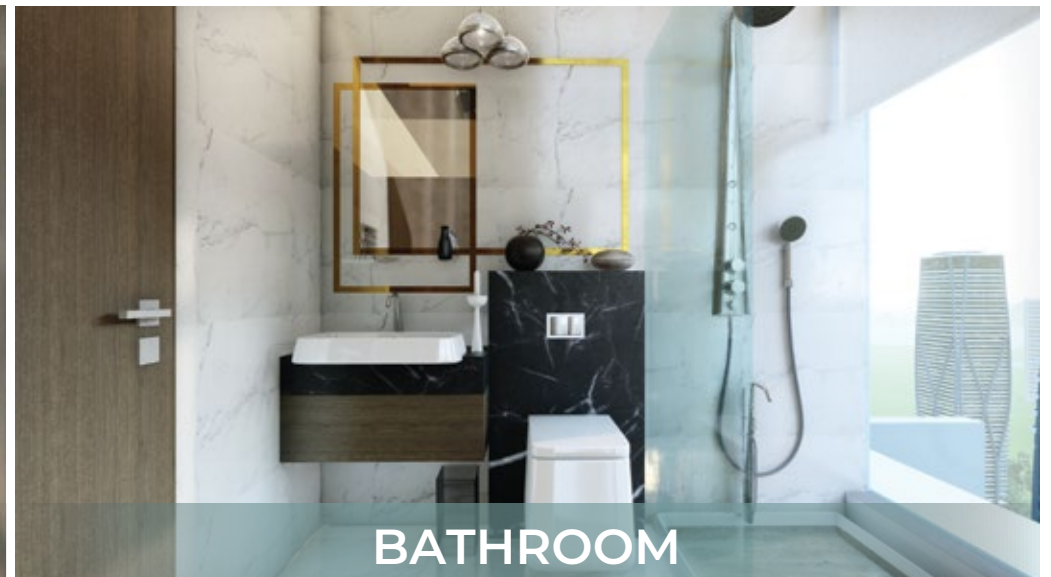
**KITCHEN**



**DINING AREA**



**BEDROOM**



**BATHROOM**



# 2 BEDROOM WITH PRIVATE POOL



NET AREA

1286 ft<sup>2</sup>

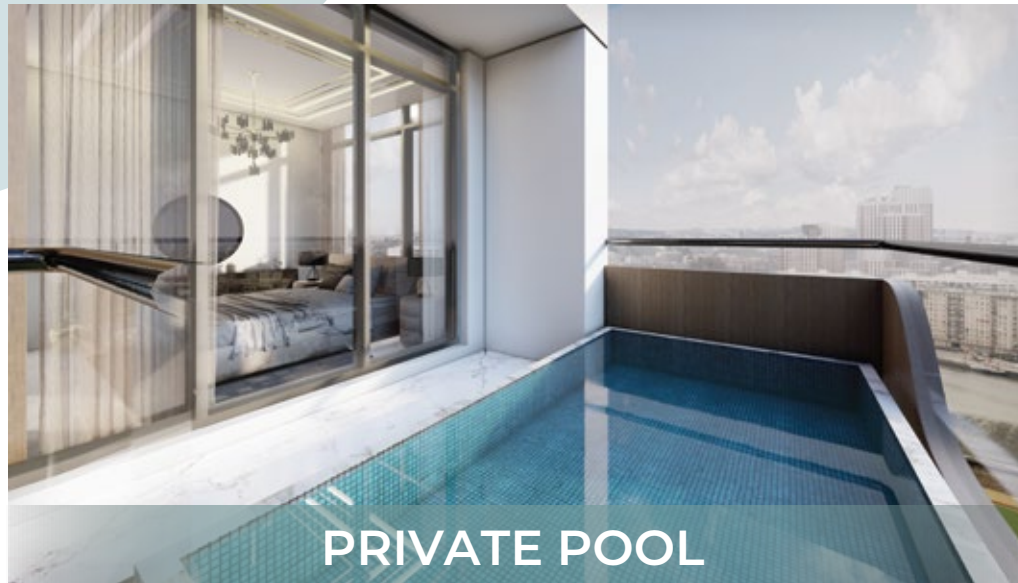


FLOOR PLANS  
AND TYPICAL APARTMENTS

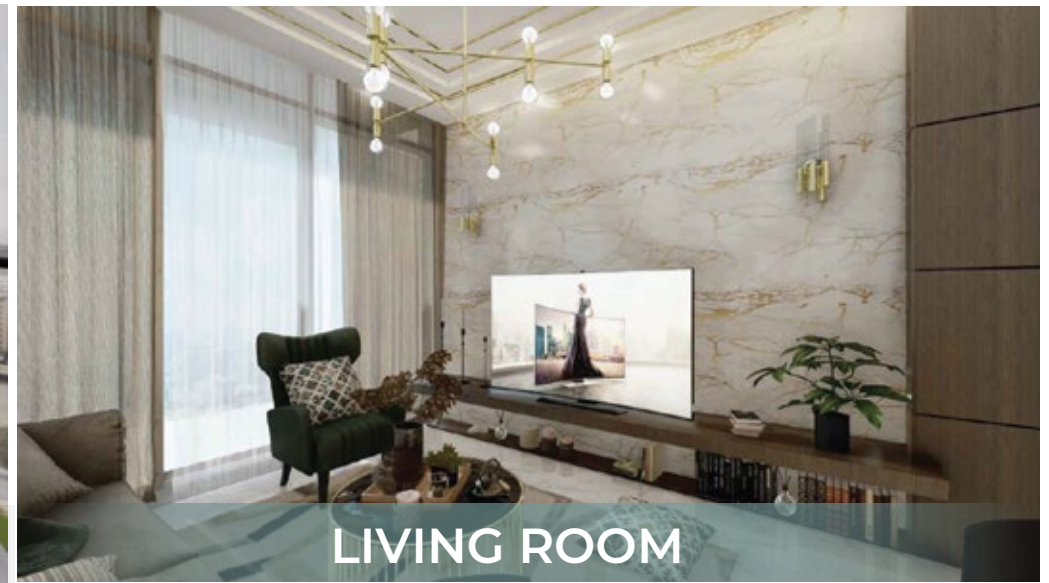




2 BEDROOM  
WITH PRIVATE POOL



PRIVATE POOL



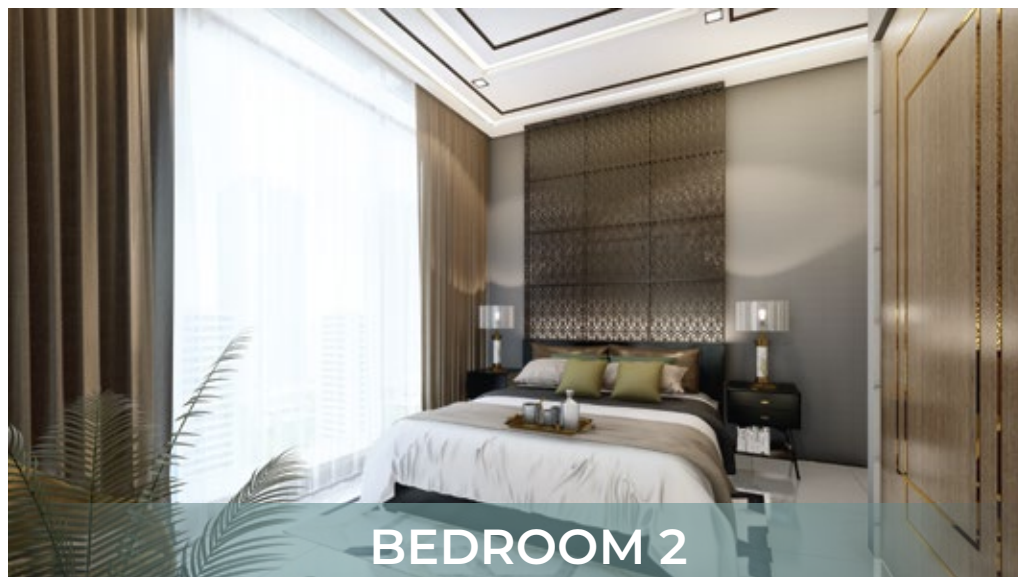
LIVING ROOM



KITCHEN



BEDROOM 1



BEDROOM 2



BATHROOM



# 2 BEDROOM DUPLEX WITH PRIVATE POOL



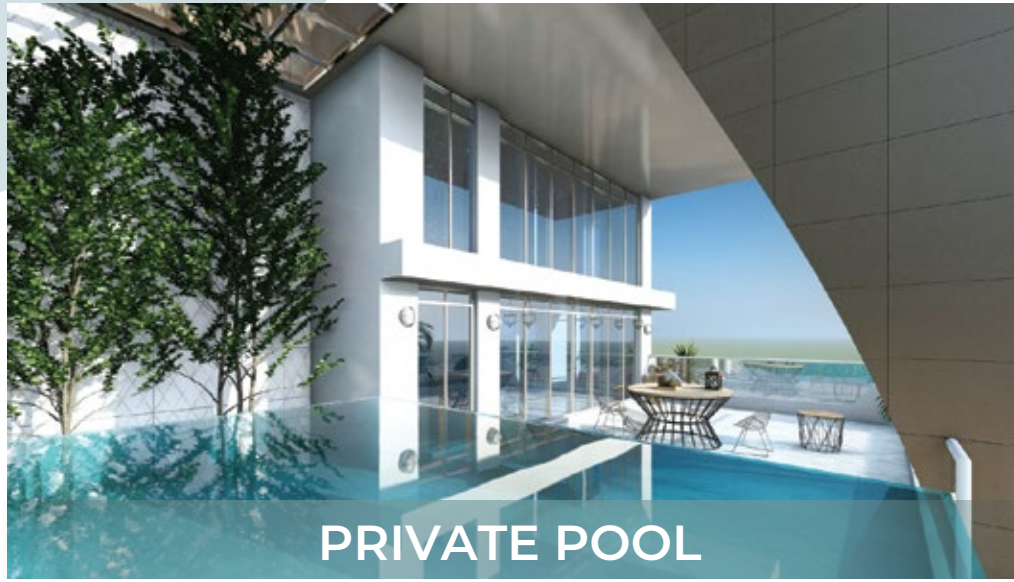
NET AREA  
1676 ft<sup>2</sup>



FLOOR PLANS  
AND TYPICAL APARTMENTS



2 BEDROOM DUPLEX  
WITH PRIVATE POOL



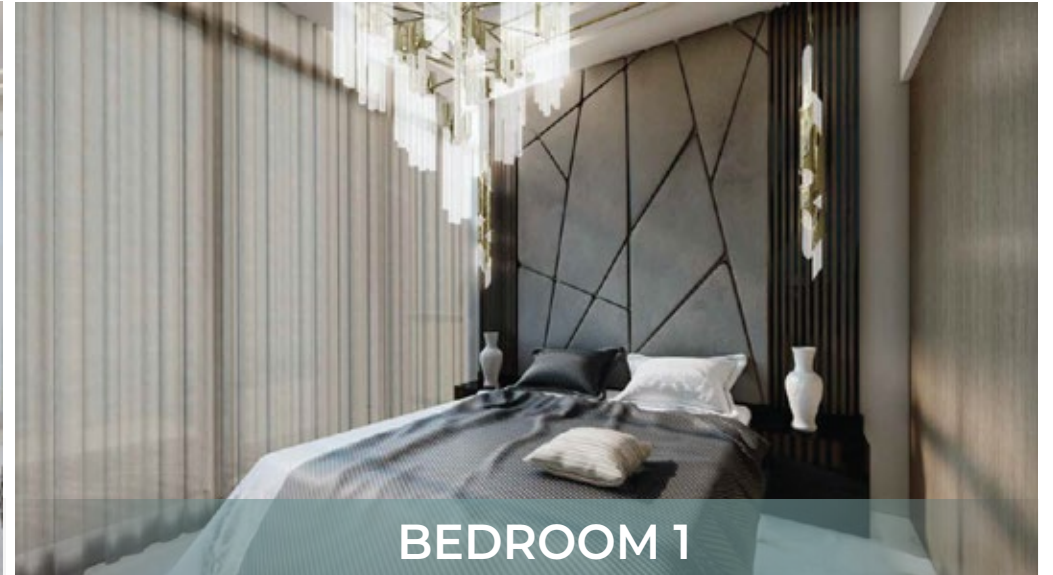
PRIVATE POOL



LIVING ROOM



KITCHEN



BEDROOM 1



BEDROOM 2



BATHROOM





**A PROJECT BY AN AWARD WINNING DEVELOPER**



**SAMANA**  
DEVELOPERS

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

DEVELOPER REGISTRATION NUMBER: 1344    PROJECT REGISTRATION NUMBER: 2202



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

[www.samanadevelopers.com](http://www.samanadevelopers.com)



SCAN QR CODE