



**SAMANA**

*Golf Avenue*

LUXURY LIVING. *Redefined*



**A PROJECT BY  
AN AWARD WINNING DEVELOPER**



**SAMANA**  
DEVELOPERS





## LUXURY LIVING. *Redefined*

Samana Golf Avenue redefines the standard approach to luxury living. With its beautiful landscaped leisure deck featuring a world class swimming pool and health club accompanied by iconic cascading water features. The residential complex with its resort style architecture and feel also includes a children's pool, indoor and outdoor gymnasium and the property's showstopper, a full size miniature golf course.

## INVESTORS CHOICE

An excellent investment opportunity for discerning clients that value quality whilst seeing generous returns on their investment with Samana Golf Avenue operating to the highest of international standards. Samana Developers track-record of delivering its projects on time, every time guarantees investors that their investments are in safe hands.



## **WELCOME TO THE FUTURE**

**We welcome you to the world of Samana in a city that is home to over 190 nationalities.**

Dubai has rich Arabian heritage and prides itself with its pristine coastline and is recognized for the highest standards of living with exclusive luxurious shopping experiences, fine dining and international entertainment that attracts the best of the best from the world.

In addition to the world's richest horse races, Formula One and numerous international sporting events in one of the safest cities in the world, it really is an ideal reason to invest. Dubai brings investors some of the highest rental yields in the world and good capital appreciation in a tax free environment. Free Zones bring investors 100% foreign business ownership allowing for 100% repatriation of both capital and profit free of corporate tax along with an internationally stable currency which is pegged to the US Dollar.





## WHY SAMANA?

Since 1996, the group has been a pioneer in its hometown of Dubai, offering the largest immigration services portfolio in the Middle East making the group a leader in its profession. A portfolio of serviced offices and a power house in the rental real estate and investment market, Samana Developers is one of the fastest growing private developers in the country.

At Samana, the focus is on delivering the promise to each and every customer of a quality product at an appropriate price point that maximizes the returns for investors. Samana Greens completed the main structure within just 8 months and Samana Hills has seen record breaking construction.

The launch of Samana Golf Avenue brings investors a variety of luxury studio suites, spacious one bedroom apartments and two bedroom pool suites. A key feature of Samana Golf Avenue is its luxurious leisure facilities with its unique swimming deck, iconic water features, indoor and outdoor gymnasium and the flagship golf putting green all of which feature the latest technology throughout the property. This property is one that you will be proud to call home. At Samana, we never compromise on quality, service and delivery. Our motto being "On Time, Every Time."

We are proud to call our customers family. Welcome to the world of Samana.





## WHY INVEST IN DUBAI:

- Ranked as one of the safest and happiest cities in the world
- Average Return on Investments range between 7 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 the Dubai Government



## SAMANA GROUP OF COMPANIES

Samana Group of Companies is a business conglomerate headquartered in Dubai with a 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 it's first project Samana Greens in April of 2018 in the heart of Arjan, Dubai and has successfully been delivered. On the success of Samana Greens, Samana Hills was launched in September 2019 and is on-track for handover with the Samana fast-track construction strategy. 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 Group has marked a remarkable footprint in the industry of Immigration Services with companies under the group including Premiers, Global Migration Services and AAA International which collectively help and assist skilled and none skilled clients with a variety of immigration needs. The immigration companies are proud to work with over 3,000 satisfied clients on an annual basis. AAA International specifically is designed for a niche of elite clients who are searching for strong citizenship by investment opportunities in order to benefit from tax free status and visa free entry to over 120 countries.

The Group consists of a variety of other businesses from Business Centers, Investment and Financial advisory and investments and entrepreneur support.

Samana Group of Companies is built on passion and commitment with a vision to recognize and develop our team and to value our customers.

At Samana you are more than a customer, you are a part of our family.



## DELIVERING RESULTS

The Group has been buying, renting and managing properties for over 20 years and with the excellent results and success of Samana Greens and Samana Hills we now bring you Our Flagship Project; Samana Golf Avenue.



## DUBAI IS HOME

The Dubai Property Market has seen a variety of revolutionary improvements and positive changes for investors in the last few years. The government is continuously improving the incentives for investors to invest in Dubai including residential visas for investors allowing Dubai to be a home for retirement.





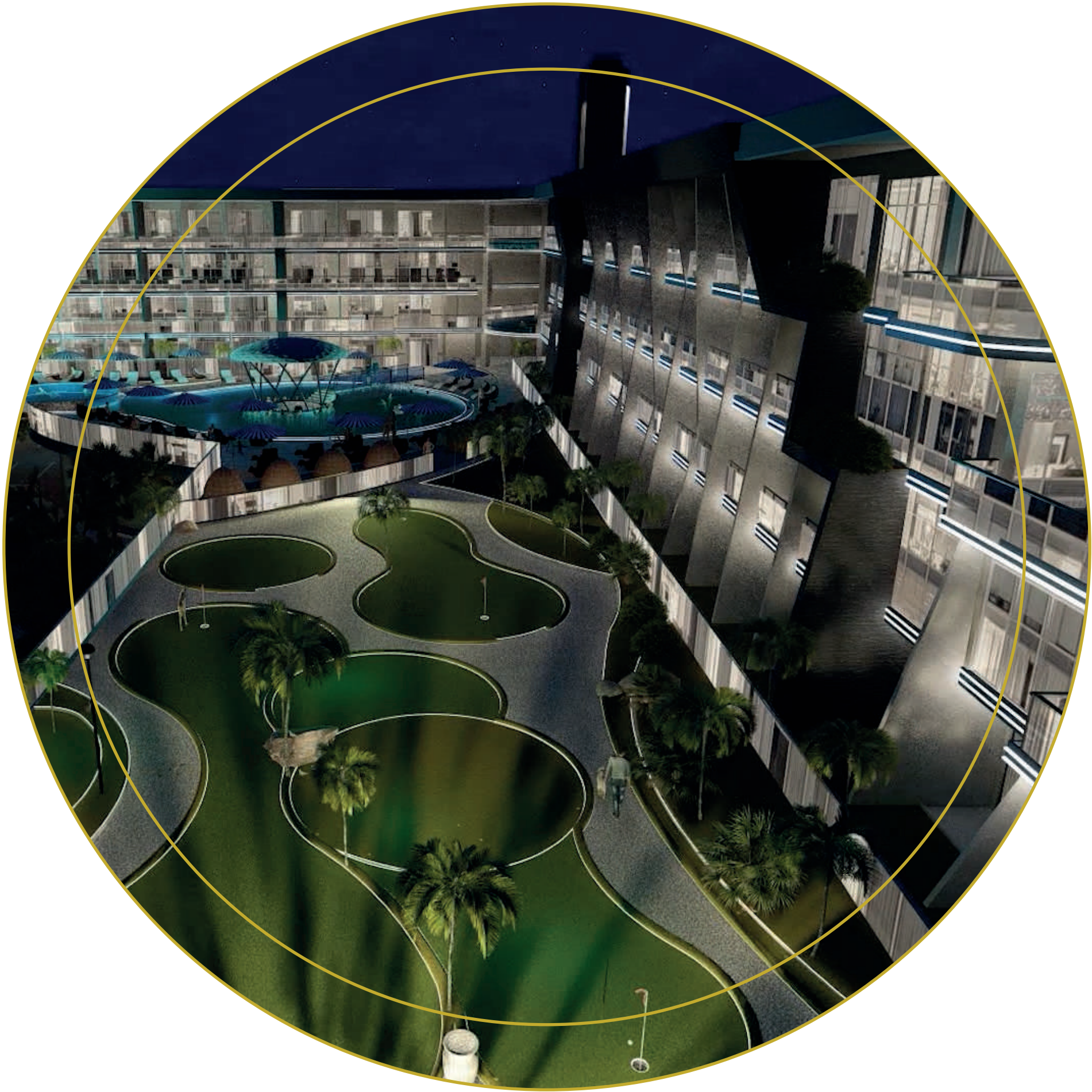
## THE SAMANA FAMILY

When customers buy from Samana, you become a part of the Samana family. It is not just a one-off transaction and that has already been seen with our customers investing in our second project Samana Hills and now our customers are excited about our third project Samana Golf Avenue featured in this brochure.



- **230+** LUXURY APARTMENTS WITH PARKING
- **10** WORLD CLASS AMENITIES
- MINI GOLF COURSE
- PRIVATE POOL WITHIN SELECTED APARTMENTS
- LUXURIOUS LEISURE POOL DECK
- FULL SIZE SWIMMING POOL
- KIDS PLAY AREA
- INDOOR & OUTDOOR GYM









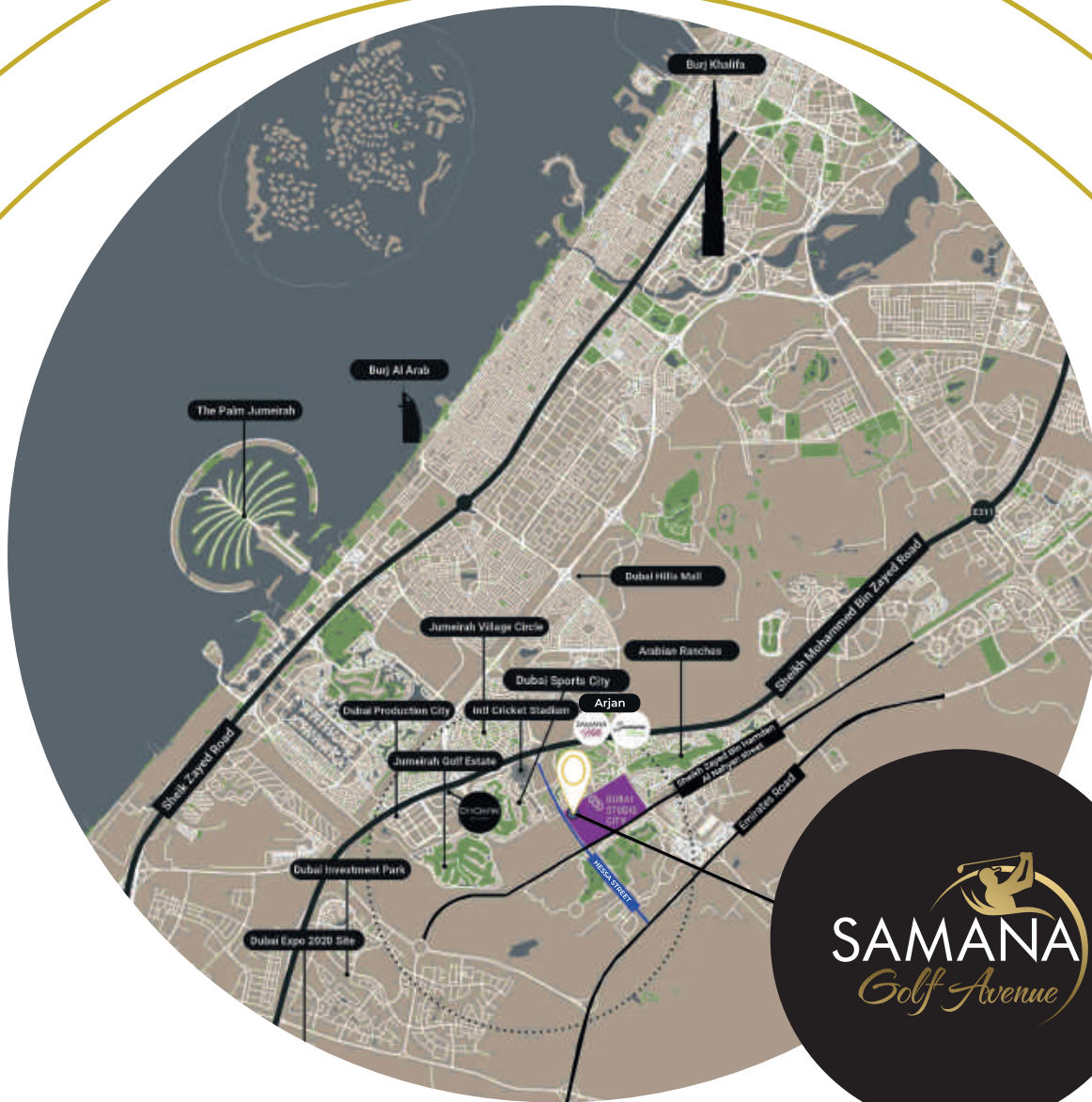
**00 - 05 MINS**  
 GEMS EDUCATION  
 DUBAI MIRACLE GARDEN  
 DUBAI BUTTERFLY GARDEN

**05 - 10 MINS**  
 GLOBAL VILLAGE  
 IMG WORLDS OF ADVENTURE

**10 - 15 MINS**  
 BURJ AL ARAB  
 MALL OF EMIRATES  
 DUBAI HILLS MALL

**15 - 20 MINS**  
 BURJ KHALIFA  
 DWC AIRPORT  
 DXB AIRPORT





## STRATEGICALLY LOCATED WITHIN DUBAI BETWEEN BOTH SPORTS AND MOTOR CITY

Samana Golf Avenue is perfectly located, putting you at the heart of everything Dubai has to offer. Situated just minutes from some of the best International schools, the largest private hospital in the city and within 30 minutes of the cities international airports. The cities business districts are just 20 minutes. Dubai's pristine beaches and many exciting leisure attractions, such as Motiongate, Legoland Dubai Bollywood theme parks are in easy reach and of course 5 of the world's best golf courses are on your door step.

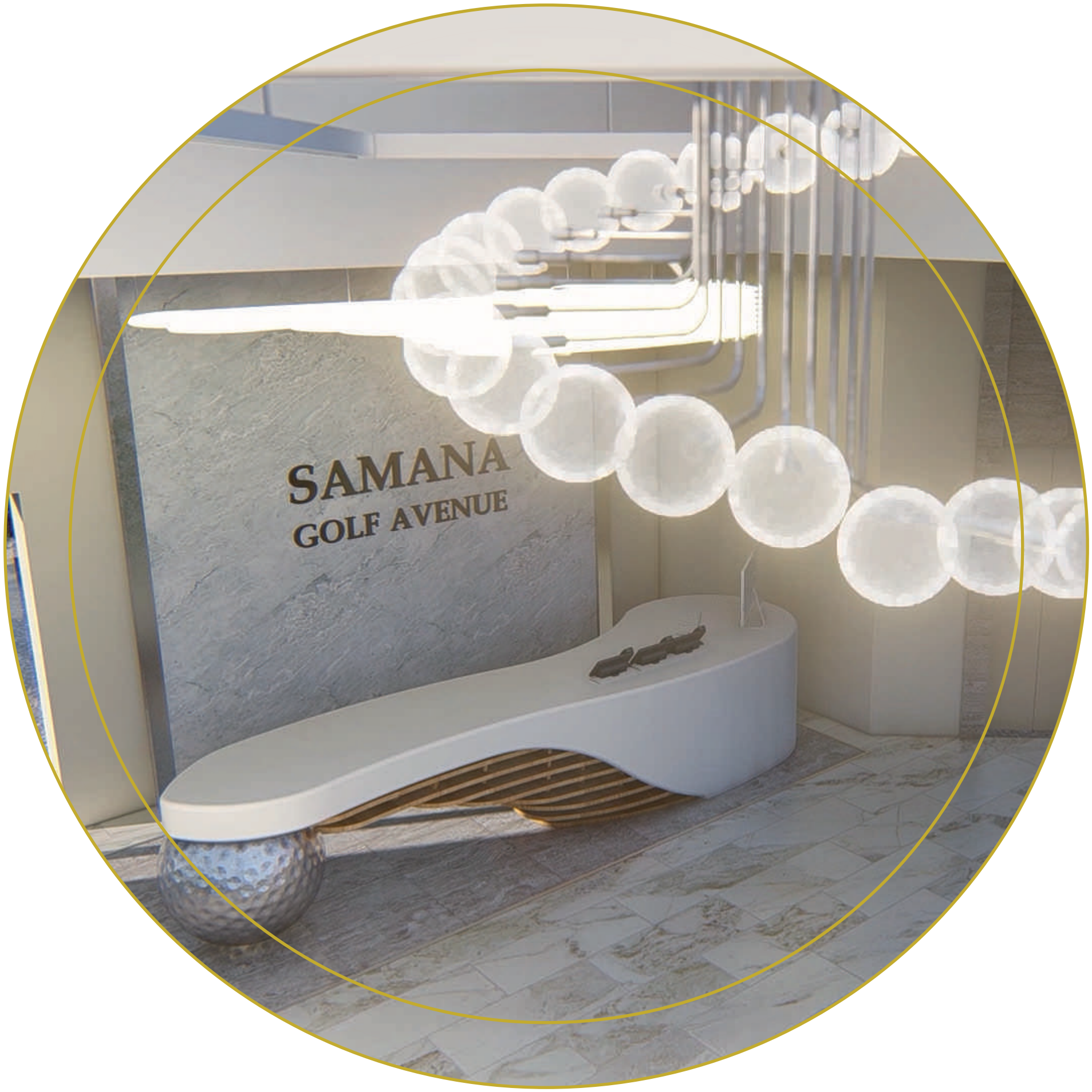


## REDEFINED LIVING

Nothing says refined comfort and luxury like open, light-filled spaces. The generous proportions of Samana Golf Avenue make a striking first impression, with the interior design adding contemporary flair to create a feeling of a chic yet relaxed lifestyle



**SAMANA**  
**GOLF AVENUE**



















## **EXPERIENCE THE RESORT LIFESTYLE**

Our luxurious pool deck offers spacious seating and lounging areas with a carefully manicured garden in the background making it a perfect place to relax and wind down. Spend the evening relaxing on your own private infinity pool or work out in the indoor or outdoor gym. Spend the weekend practicing your putting technique on your private putting green. At Samana Golf Avenue, we allow you to live with lifestyle you dream of.





**WITH SAMANA, QUALITY IS ASSURED**



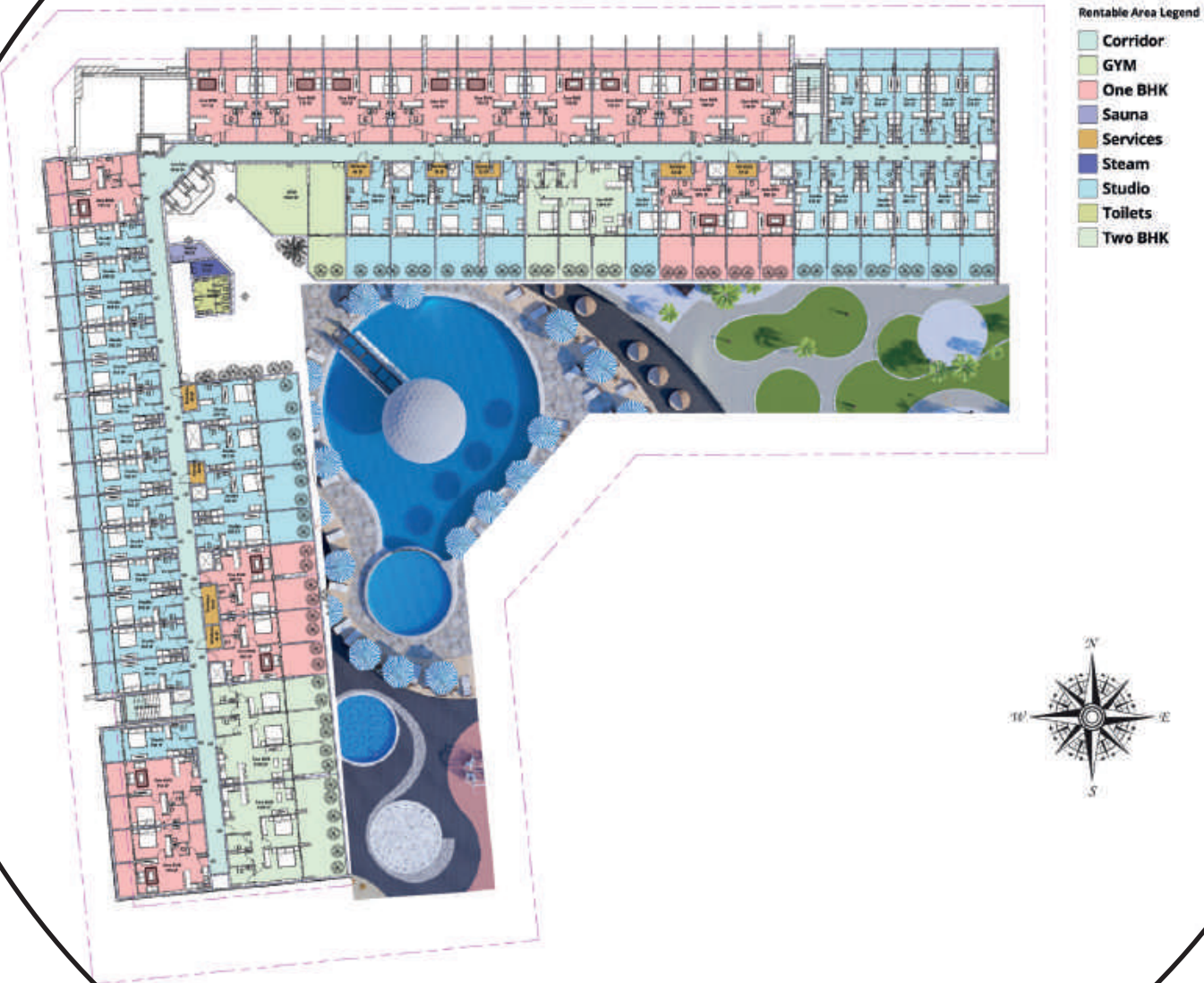




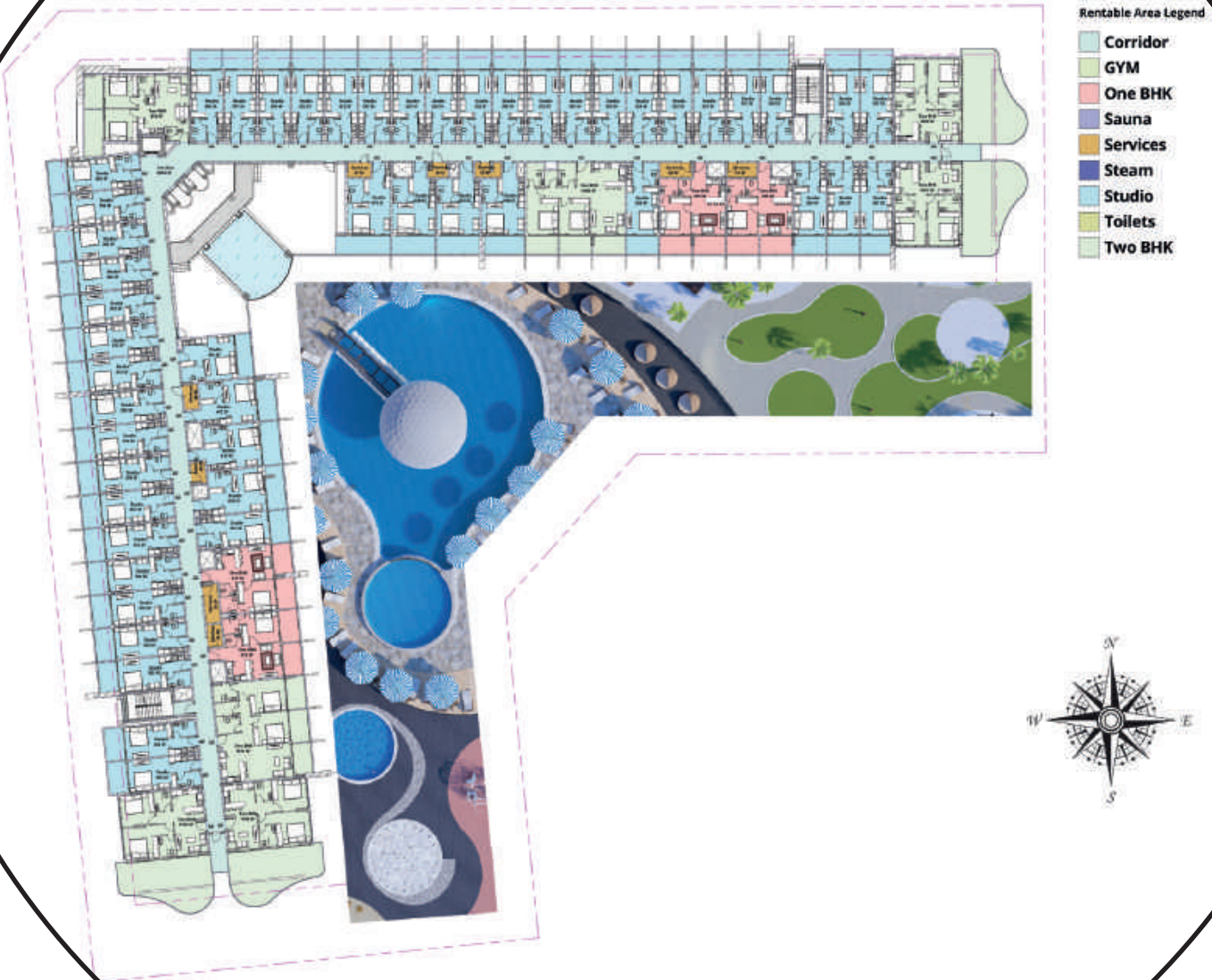
## FLOOR PLANS





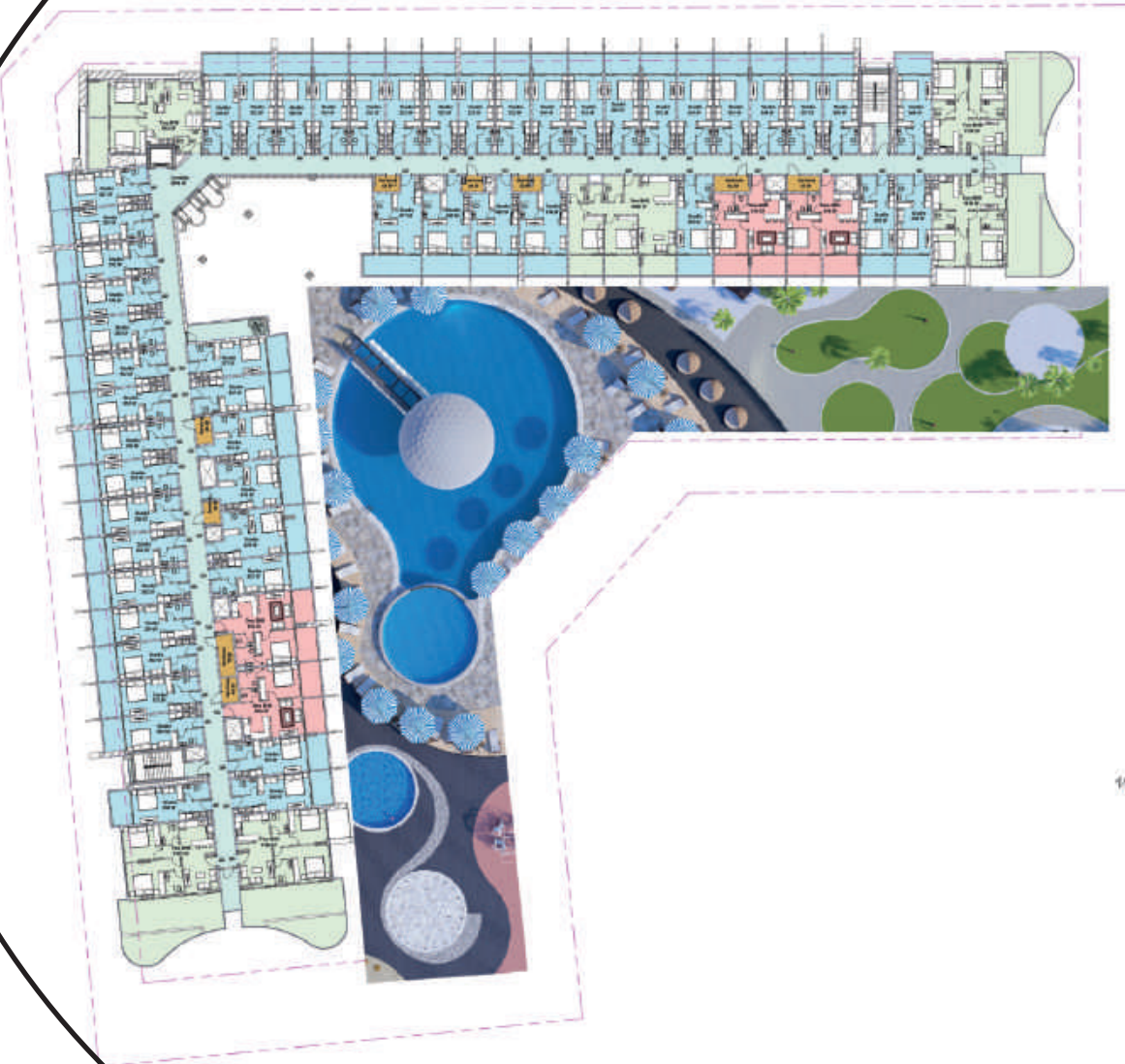


**TYPICAL FLOOR PLAN**  
**1ST FLOOR PLAN**



**TYPICAL FLOOR PLAN  
2ND FLOOR PLAN**



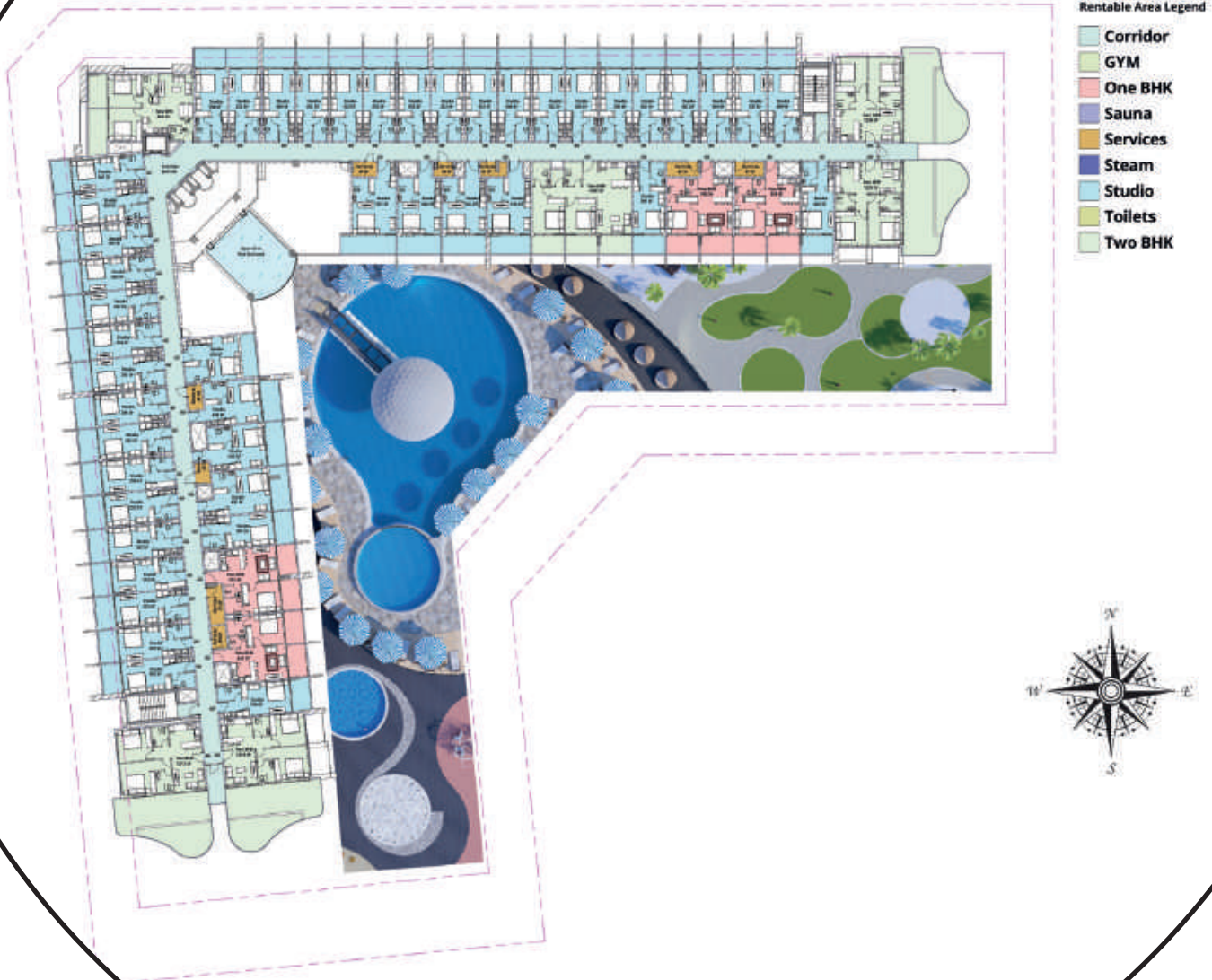


Rentable Area Legend

- Corridor
- GYM
- One BHK
- Sauna
- Services
- Steam
- Studio
- Toilets
- Two BHK



**TYPICAL FLOOR PLAN  
3RD FLOOR PLAN**

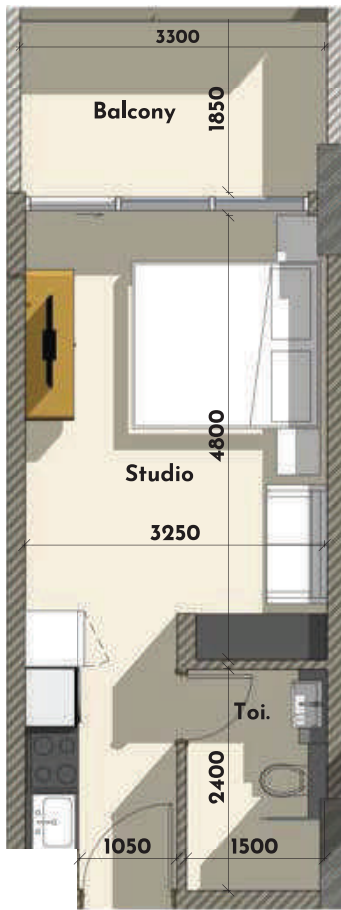


**TYPICAL FLOOR PLAN  
4TH FLOOR PLAN**

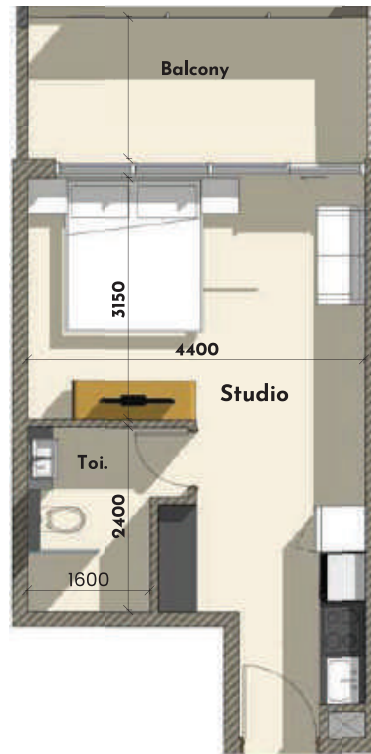




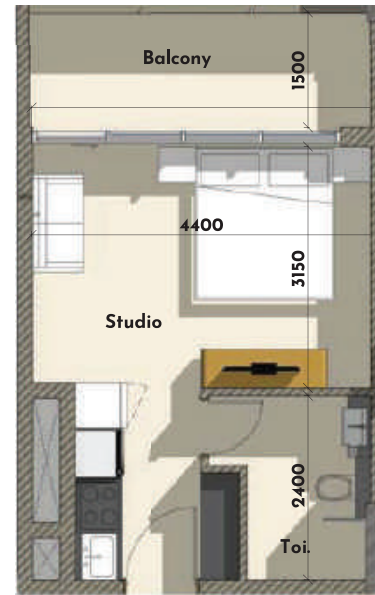
**STUDIO A**  
Net area: 355 sq. ft.



**STUDIO B**  
Net area: 551 sq. ft.



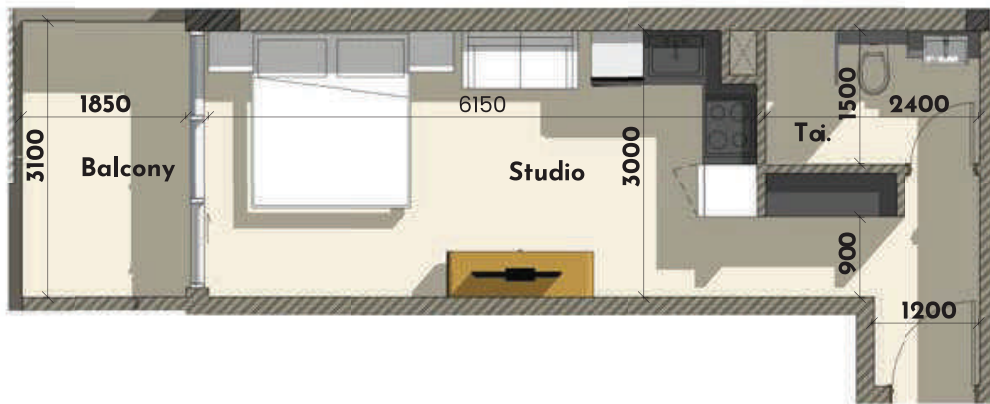
**STUDIO C**  
Net area: 368 sq. ft.



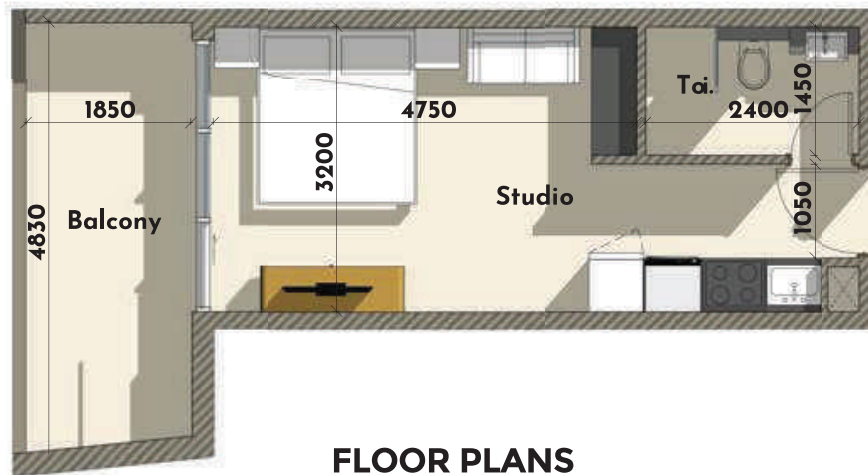
**FLOOR PLANS  
AND TYPICAL APARTMENTS**



**STUDIO D**  
Total area: 408 sq. ft.



**STUDIO E**  
Total area: 379 sq. ft.

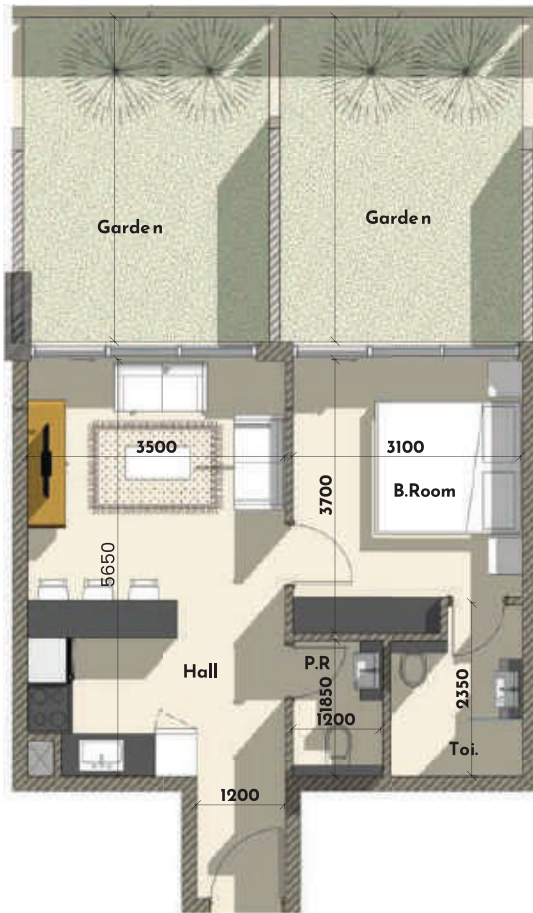


**FLOOR PLANS  
AND TYPICAL APARTMENTS**

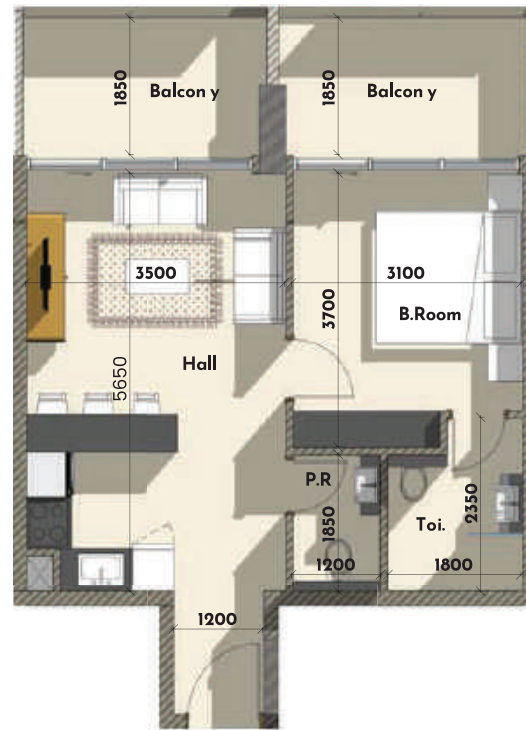




**ONE BHK - A**  
Total area: 805 sq. ft.



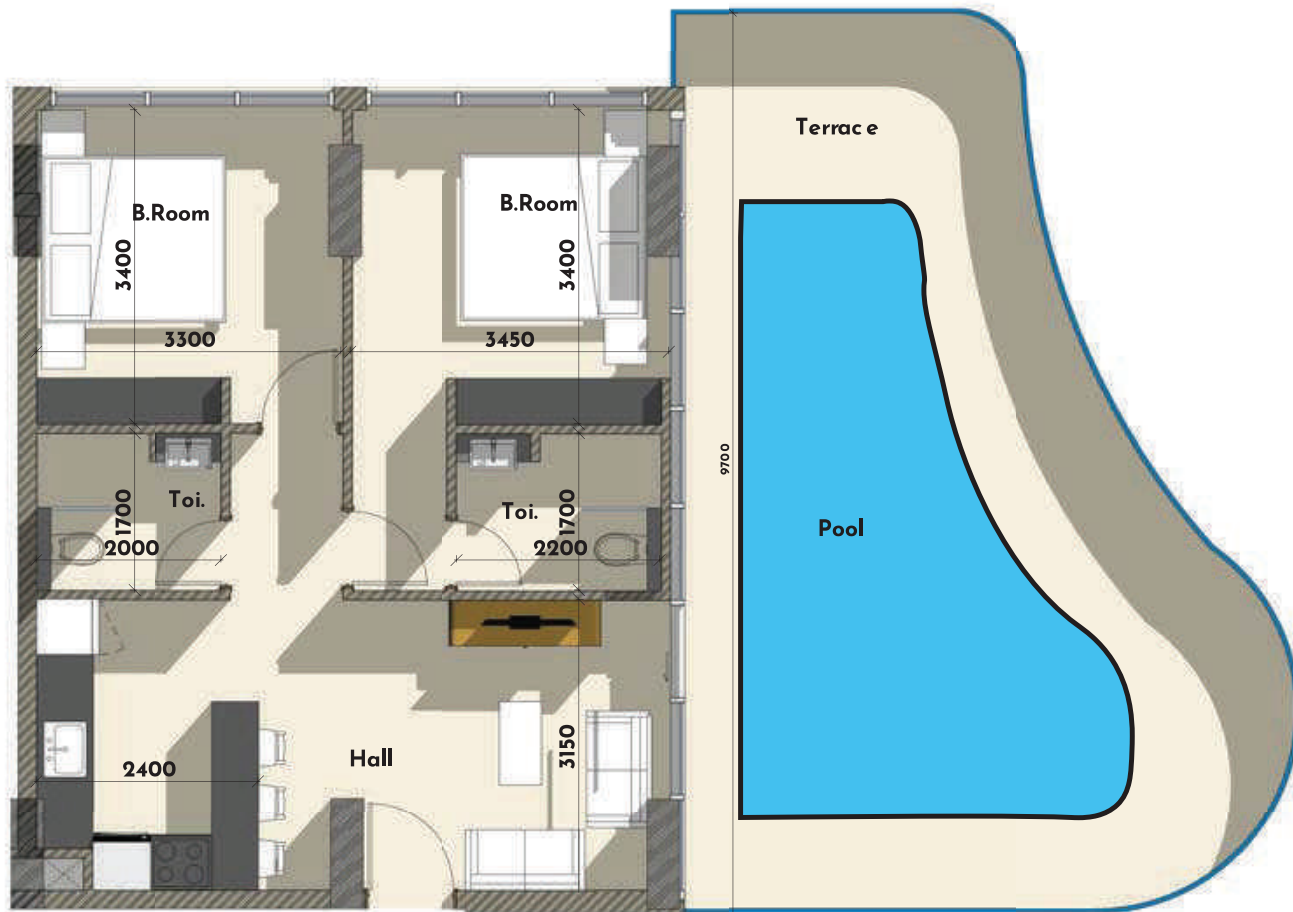
**ONE BHK - B**  
Total area: 615 sq. ft.



**FLOOR PLANS  
AND TYPICAL APARTMENTS**



**TWO BHK - A**  
Total area: 1206 sq. ft.



**FLOOR PLANS  
AND TYPICAL APARTMENTS**























