



Park Views

BY SAMANA DEVELOPERS

Where Nature Meets Lifestyle

THE EPITOME OF LUXURY, DEFINING ELEGANCE

"The epitome of luxury, defining elegance"

THERE ARE THOSE WHO CHERISH NATURE'S FINER THINGS. AND THEN THERE ARE THOSE WHO LIVE AMONG THEM. WELCOME TO LIFE AT THE HEART OF NATURE. FOR THOSE WHO DWELL HERE, CLEAN AIR AND COOLER CLIMES ARE A SLICE OF EVERYDAY REALITY. WHERE LUXURY LIFESTYLES AND NATURAL BEAUTY MEET IN PERFECT HARMONY. WHERE THE BEST OF OUTDOOR LIVING SPRINGS TO LIFE IN WAYS YOU NEVER IMAGINED. WHERE NATURE EMBRACES YOU WITH OPEN ARMS AND NEVER LETS GO. WHERE LOVE FOR THE WORLD AROUND YOU IS SECOND NATURE WITH ULTRA MORDEN LIFESTYLE PRESENTING YOU

 *Park Views*
BY SAMANA DEVELOPERS

WHERE NATURE MEETS LIFESTYLE



ABOUT SAMANA PARK VIEWS

Park Views is an upcoming project by Samana Developers, created with a vision of curating a lifestyle that celebrates nature and gives its residents an experience of luxury in heart of the World Class city of Dubai. Park Views celebrate Arjan, with vistas extending into breathtaking views of the Butterfly and Miracle Garden, one of the biggest tourist attractions of the city. Located adjacent to Sheikh Zayed Road, Park Views provides you with easy access to rest of the city and its major landmarks while it also caters you with immediate access for recreation to communal pool deck and private pools within the periphery of your apartment. Park Views is skillfully crafted work of art that meets all the requirements of ultra-luxury lifestyle, embodying spirit of nature from its skin to its core. Making your health, lifestyle and well-being our only priority.



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 Park Views present the perfect opportunity to investors to make the most out of Dubai's investor-friendly environment.

 *Park Views*
BY SAMANA DEVELOPERS

INVESTORS CHOICE

An excellent investment opportunity for discerning clients that value service and hospitality whilst seeing generous returns on their investment with SAMANA PARK VIEWS operating to international standards with guaranteed returns on your investment you are in safe hands with 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.

Regulated property sector ensuring your investment is protected by the Dubai Government

Tax free income

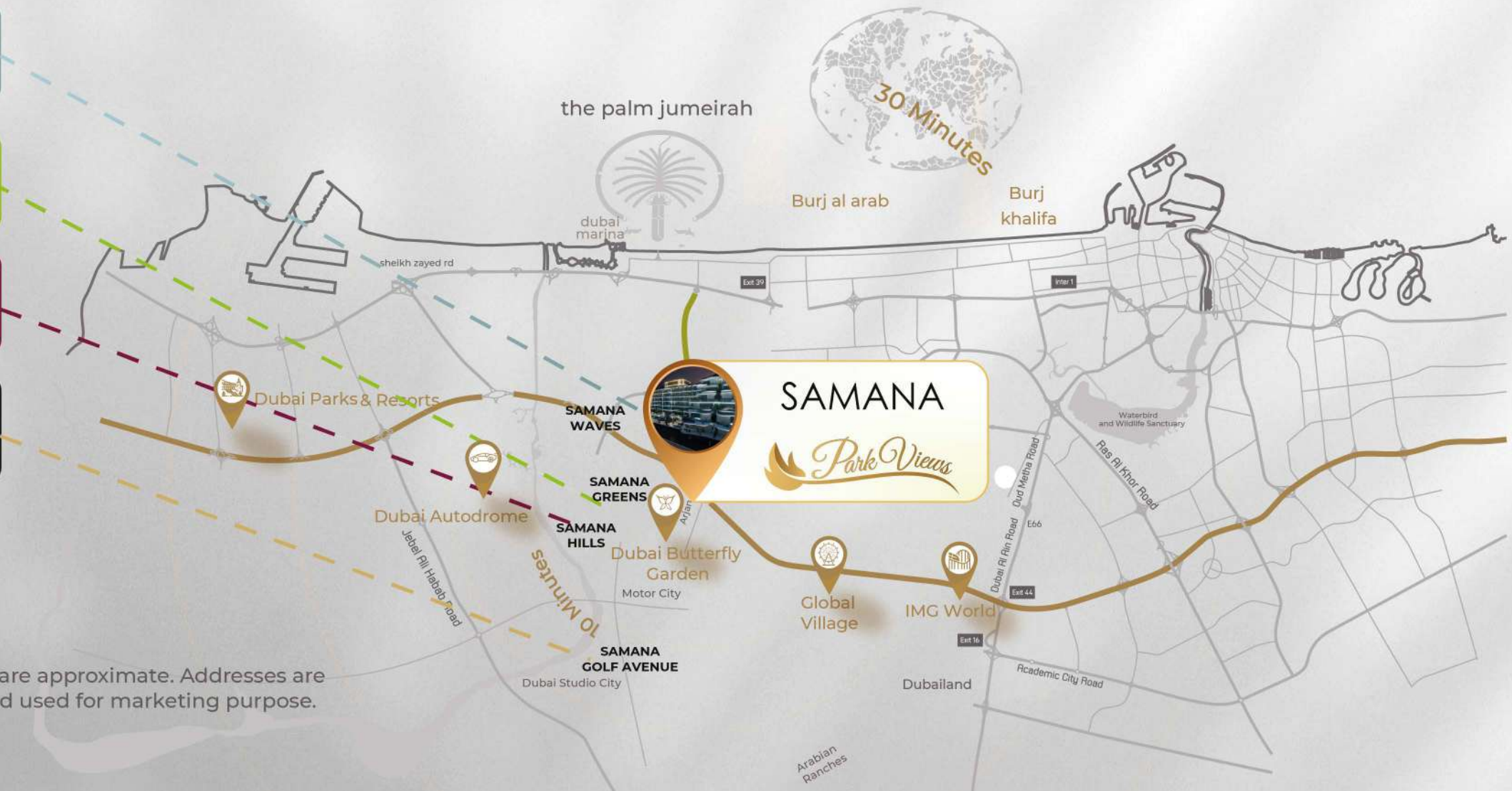




OUR STRATEGIC LOCATION IS EVERYTHING

- | | |
|--------------------------------------|-----------------------------|
| IMG World Adventures, 20 minutes | Dubai Autodrome, 10 minutes |
| Dubai Mall, 20 minutes | Dubai Marina, 15 minutes |
| Burj al Khalifa, 20 minutes | Burj al Arab, 20 minutes |
| Dubai Parks and Resorts, 20 minutes. | Global Village, 10 minutes |

SAMANA



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

Samana
Greens
BY SAMANA DEVELOPERS

HANDED
OVER



Park Views

BY SAMANA DEVELOPERS

SAMANA
Hills

HANDING
OVER
SOON!



Al Barsha South

GEMS International School

City Centre, Al Barsha

Samana Hills

HILLS Mall

Mediclinic Hospital
Kings School of Barsha

Samana Greens

Arjan

Dubai Hills

Nord Anglia International School Dubai

Butterfly Garden

Safa Community School

Miracle Garden

Dubai Autodrome Motor City

Arabian Ranches





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 70 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. 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."

Khaleej Times

UAE Hope Probe success will fuel economic progress

Constructive Week

ZAWYA

BY REEM TV

SAMANA DEVELOPERS BREAKS GROUND ON D100 MILLION WELLNESS-THEMED PROJECT IN DUBAI STUDIO CITY FREE ZONE

القناة

بيت الأخير

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 land. 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.

He continued: "Dubai's lifestyle, community, safety keep getting better and will convert visitors into buyers. People from Europe, America, and Asia want to explore the option of having a second home in Dubai, and this demand will make itself felt once regular flights start."

He said the company will start delivering its 122-unit Samana Greens in the first quarter and the 205-unit Samana Hills in the third.

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

create new record of completing superstructure in 240 days

Developers, said. "Samana Golf project is fully in line with Dubai 2040 Urban Masterplan recently launched by His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of UAE and ruler of Dubai. The mega master development will turn Dubai into a place where nature is preserved with a wealth of beaches, green spaces and many recreation facilities.

Samana Developers is set to create a new record in Dubai by completing the superstructure of the project in just 240 days. The project is fully in line with Dubai 2040 Urban Masterplan. Samana Developers manages to fast-track the construction with two shifts of workers, taking care of workers' health conditions along with the PPE. Covid-19 safety, project timeline and remote monitoring. These measures ensure uninterrupted workflow which helps Samana Developers to complete the construction ahead of time.

Engr Nur Alam Chaudhary, CEO, Prestige Constructors, said "We are honored and glad that Samana Developers chose and trusted us with awarding this unique project. I believe the Golf Avenue project will be a role model in contributing to the sustainability agenda. Prestige Constructors will put its heart and soul in fulfilling part of its goal in building a healthy community."

The Innovation Design Award Winning Samana Golf Avenue project will create wellness features - private swimming pools, air filters, environment and energy-efficient appliances, solar panels, leisure deck, health club, miniature golf course and green landscaping to create a healthy lifestyle.

located in Arjan, Dubai land. Samana Greens has total built-up area of 13,000sqm and features 122 units comprising studios, one-bedroom, two-bedroom apartments and six retail spaces.

Khaleej Times

BUSINESS

COIN? NOW, BUY PROPERTY IN DUBAI

cryptocurrency for residential project in Jumeirah Village Circle Dubai

"I consider the crypto as an opportunity in general and a new mode of settlement in particular. Looking at the growing acceptance of cryptocurrencies and its inclusion into the mainstream financial industry, I can now clearly see that the time has come to start using the cryptocurrency in business, especially in the real estate sector in Dubai. We as a real estate developer must recognise it," said Imran Farooq, CEO of Samana Developer.

He was of the opinion that the more the crypto system is transparent, the less it becomes complex. Since the cryptocurrency settles works closely with the bank and banks, for currency and is pegged with the US dollar, it becomes transparent and reliable mode of payment, he said.

"I believe the fundamental shift to cryptocurrency transactions should be that all real estate sale processes through cryptocurrency for real estate projects in Dubai must go to the escrow account at the Dubai Land Department. Cryptocurrency must be regulated just like any other currency. Samana is currently working on a full-fledged system to manage crypto wallets and exchanges."

Deoproin for new project

To encourage its buyers, Samana Developers has also offered five per cent discount to investors who will use Deoproin for Samana's upcoming project which will be launched in June or July 2021.

"Digitalisation and Covid-19 accelerated work transformation has changed the world. Samana Developers remain vigilant of the changes and quickly adapt to it. Our innovative initiative in Dubai real estate market helps drive growth and create better value for investors. This approach was the reason we achieved top ranked sales position in Arjan," Farooq said.

دبي

دبي 19 مايو 2021

تخفيف الإجراءات الاحترازية لمواجهة كورونا بإمارة دبي يحمل الذي من المتوقع أن يشهد المزيد من النشاط والصفقات. بت بقوة لاقتحام الفرص العقارية بالقطام بعد أن ازدادت لديهم انطلاق معرض إكسبو 2020 دبي في أكتوبر المقبل.

اجتماعها الأخير رفعم الطامة الاستيعابية لجميع الأنشطة الترفيهية والمرافق الاستيعابية للفرق الفندقية إلى 100% مع الاستثمار في تأخير ضرورة و وضع الكمامة الطبية. مع الالتزام بتواجد 10 أشخاص على الطاولة الواحدة و بتواجد 6 أشخاص على الطاولة الواحدة في المقاهي كحد أقصى. إضافة بيم الوجبات ما بين الإفطار والغدا. وفقا لبيان صحفي.

تسعى المبيعات والمطالعات لشركة «سامانا للتطوير العقاري». أن التحدي الأخير لة الطبيعية. ما يعكس ذلك إيجابيا على جميع القطاعات وخصوصا العقاري. كونه سركا نسبيا للاقتصاد بدبي.

لن يواصلوا استخدام العملات المشفرة كوسيلة دفع. سامانا للتطوير العقاري تخطط لفتح باب البيع في دبي في الربع الثاني من العام المقبل.

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MENUS247.COM MAY 19, 2021

محمود محمد

9 مايو 2021

محمود محمد

21:04

محمود محمد

2 يونيو 2021

محمود محمد

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DESIGN MIDDLE EAST AWARD



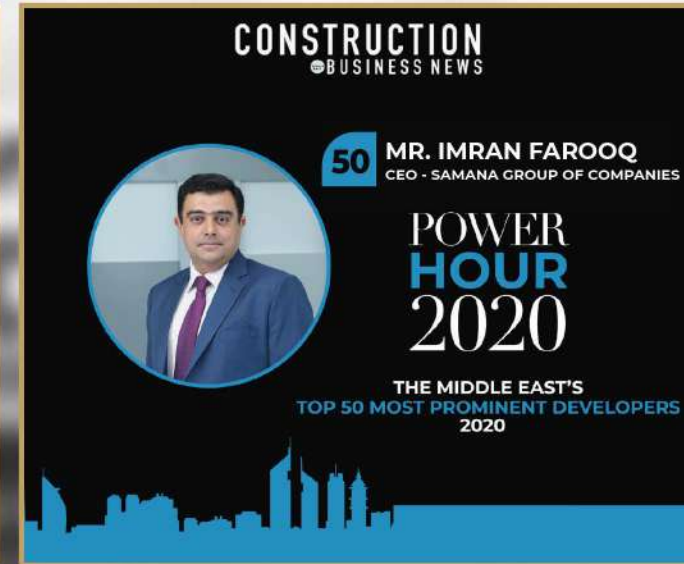
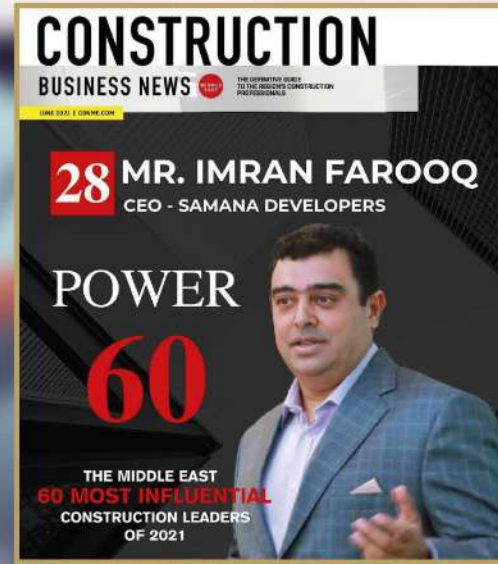
THE YEAR AWARD



THE YEAR AWARD



EXCELLENCE IN AFFORDABLE LUXURY



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 stand by is "**On Time, Every Time**"

Imran Farooq



OUR PROJECTS



Samana Greens

STARTED
SEPT, 2018

100 % STRUCTURE
OCT, 2020

HANDOVER
DEC, 2020

Samana Greens in Arjan, Dubai, is the first real estate project from Samana Developers.

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 *Hills*

STARTED
MAR, 2018

100 % STRUCTURE
AUG, 2020

HANDOVER
DEC, 2021



OUR PROJECTS



STARTED
MAR, 2021

20% CONSTRUCTION
COMPLETED &
ONGOING

HANDOVER
DEC, 2022



PELIKKEN
"Samana Developers breaks ground on Dh100 million wellness-themed project in Dubai"

DUBAI, United Arab Emirates: Samana Developers today broke ground on a Dh100 million wellness-themed residential project in Dubai Studio City, a free zone designed for film and creative productions. The project is a landmark development in the New Urban Masterplan for Dubai 2040, which focuses on health, sustainability and enhanced quality of life.

Samana Developers has announced the appointment of Prestige Construction, a UAE-based contracting company which has started the construction works.

The groundbreaking ceremony was chaired by Muhammad Farooq, Chairman, Samana Group, Imran Farooq, CEO of Samana Developers, Engr. Nur Alam Chaudhary, CEO, Prestige Construction, Syed Faquih, CEO, AREC Engineering Consultants, the architect of the project, along with officials from the developer, the contractor and the architect.

Golf Avenue project is fully in line with Dubai 2040 Urban Masterplan recently launched by His Highness Sheikh Mohammed Bin Rashid Al Maktoum, Vice President and Prime Minister of the United Arab Emirates, and the master development plan which will turn Dubai into a place where nature is preserved with a swath of beaches, green spaces and many entertainment facilities. Imran Farooq, CEO Samana Developers said, "Samana Golf Avenue is not just a residential project but a commitment to the community for a healthy and affordable lifestyle. The project has been designed keeping in mind the wellbeing and fitness of the residents. Our end-user focused approach reflects in our top ranking in sales of our two projects in Arjan."

Samana Developers is set to create a new record in Dubai by completing the superstructure of the project in just 240 days. Samana Developers manages to fast-track the construction with two shifts of workers, taking care of workers' health condition along with PPE, Covid-19 safety and uninterrupted workflow which helps Samana Developers to complete the construction ahead of time.

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Samana breaks ground on \$27.2 million (Dh100 million) wellness-themed project in Dubai Studio City free zone

News Highlights

1. Developer set to create new record in 240 days
2. Main Contractor Appointed.
3. Besides flexible payment plan, the attractive and affordable.
4. During Covid-19 pandemic, developer aims to contribute to Dubai 2040 New Urban Development Masterplan.

Trade Arabia
BUSINESS NEWS INNOVATION

Samana breaks ground on \$27.2m Dubai wellness-themed project

Samana Developers today (April 27) broke ground on a AED100-million (\$27.2 million) wellness-themed residential project at Dubai Studio City, a free zone designed for film and creative productions. A four-storey project spanning over 210,000 sq ft, Samana Golf Avenue has been meticulously designed with resort and wellness features, and will house 252 apartments.

Its key amenities include mini golf, indoor and outdoor gyms, large swimming pool with refreshment area, children's play area and pool with plenty of green spaces and water features to create a healthy lifestyle.

Speaking at the ground-breaking ceremony, CEO Imran Farooq said, "Samana Golf Avenue is not just a residential project but a commitment to the community for a healthy and affordable lifestyle. The project has been designed keeping in mind the wellbeing and fitness of the residents."

Our end-user focused approach reflects in our top ranking in sales of our two projects in Arjan, he remarked.

Golf Avenue project aims to contribute to Dubai 2040 New Urban Masterplan which focuses on health, sustainability and enhanced quality of life.

Prestige Construction, a UAE-based contracting company, has been signed up for the project, while AREC Engineering Consultants are the main project architects.

Ground-breaking ceremony was attended by Group Chairman, Muhammad Farooq, CEO of Samana Developers, Engr. Nur Alam Chaudhary and AREC Engineering Consultants CEO, Syed Faquih.

Khalegi Times
BUSINESS

Samana breaks ground on \$27.2m wellness-themed project in Dubai Studio City free zone

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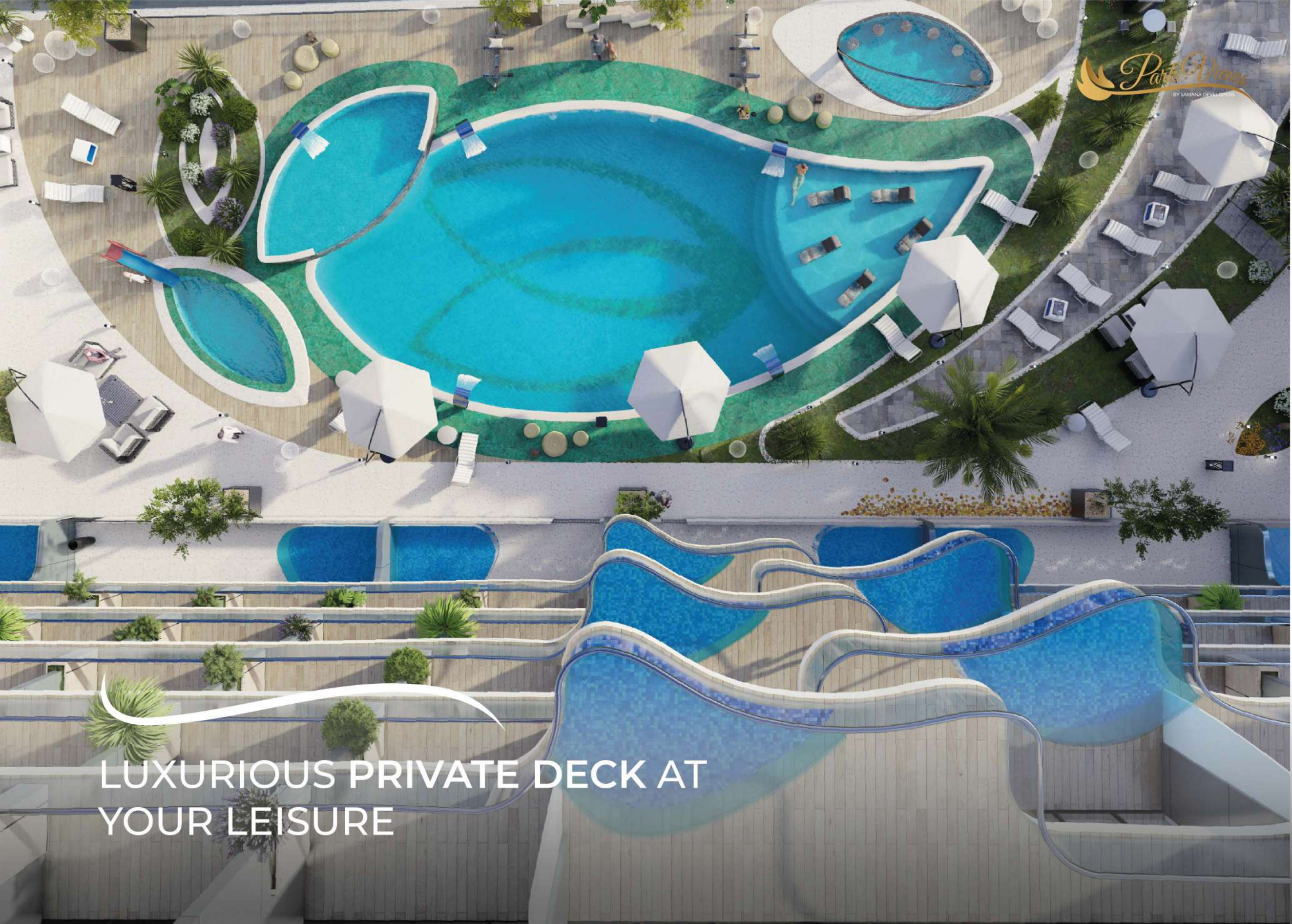
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IMAGINE PERFECT BALANCE OF
LIFESTYLE & NATURE

LUXURIOUS PRIVATE DECK AT
YOUR LEISURE





PEACEFUL SERENITY WITH ULTRA
MODERN LIFESTYLE

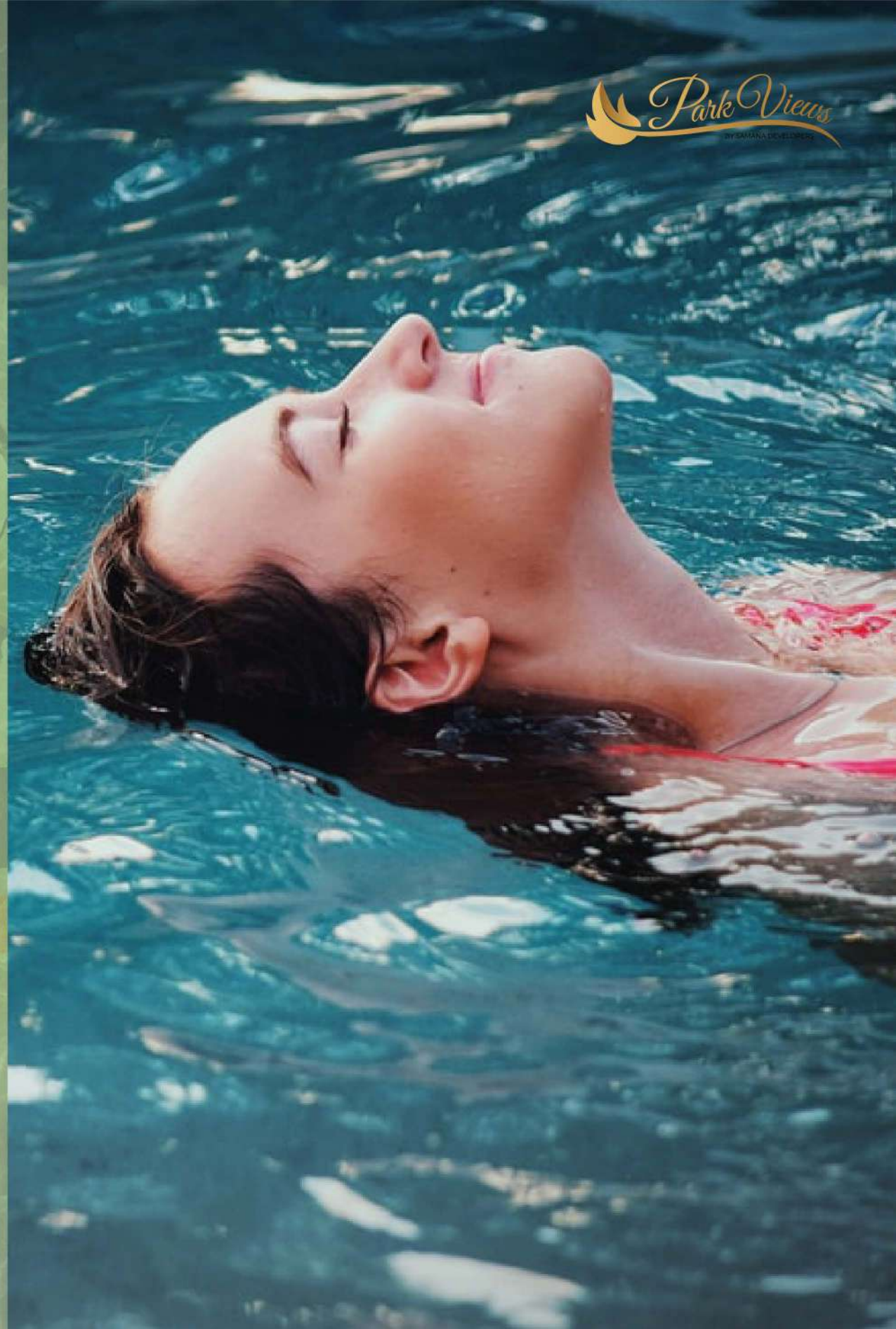
YOUR PERSONAL PIECE OF
LUXURY



SAMANA PARK VIEWS are unique apartments designed to make you meet your needs in the heart of Dubai. In the city of hustle bustle, Park Views is skilfully crafted architectural masterpiece that encapsulates sustainability, celebrates nature and bridges the gap between nature and it's residents. An amalgamation seldom witnessed and experienced.

ITS TIME TO UPGRADE
YOUR LIFESTYLE

Park Views
BY SAMANA DEVELOPERS





SPECTACULAR VIEWS IN EVERY
DIRECTION



WORLD CLASS AMENITIES

LOCATED IN THE HEART OF DUBAI - ARJAN

CENTRALLY LOCATED & WITH FEW MINS DRIVE TO
MALLS, SCHOOLS, HOSPITALS, DOWNTOWN,
BUSINESS HUB

EXQUISITE PRIVATE POOLS, EXCLUSIVELY DESIGNED
WITH ATTENTION TO INTRICATE DETAILS AND
FEATURES OF THE CONTEXT.

STATE OF THE ART LUXURIOUS GYM,
STEAM & SAUNA

KIDS PLAY AREA

YOGA ZONE





EVERYTHING YOU DESIRED, LIKE
NEVER BEFORE

LUXURY CITY LIVING REACHES
NEW HEIGHTS

A white, curved decorative line is positioned above the text block, starting from the left edge and curving upwards and then downwards towards the right.

AN EVERGREEN SHRUB WITH SMALL FLOWERS SURROUNDED BY BRIGHT RED BRACTS; OFTEN HERALDED AS THE “EVERYDAY-FLOWERED CHERRY BLOSSOM”

Park Views

BY SAMANA DEVELOPERS



POOL WITH CURVES & JACUZZI
WITH STORIES







A-08

Park Views



PARK VIEWS QUALITY REFLECT
PERFECTIONTT







Park Views
BY SAMANA DEVELOPERS

SAMANA PARK VIEWS LUXURY RESIDENTIAL APARTMENTS FEATURES 176 ULTRA-HIGH-END APARTMENTS IN ARJAN FROM 1BR, 2BR PRIVATE POOLS TO A FULLY FUNCTIONAL HEALTH CLUB AND WATER FEATURE, WE OFFER EVERYTHING THAT YOU CAN DESIRE FOR A LUXURY LIFE IN DUBAI.



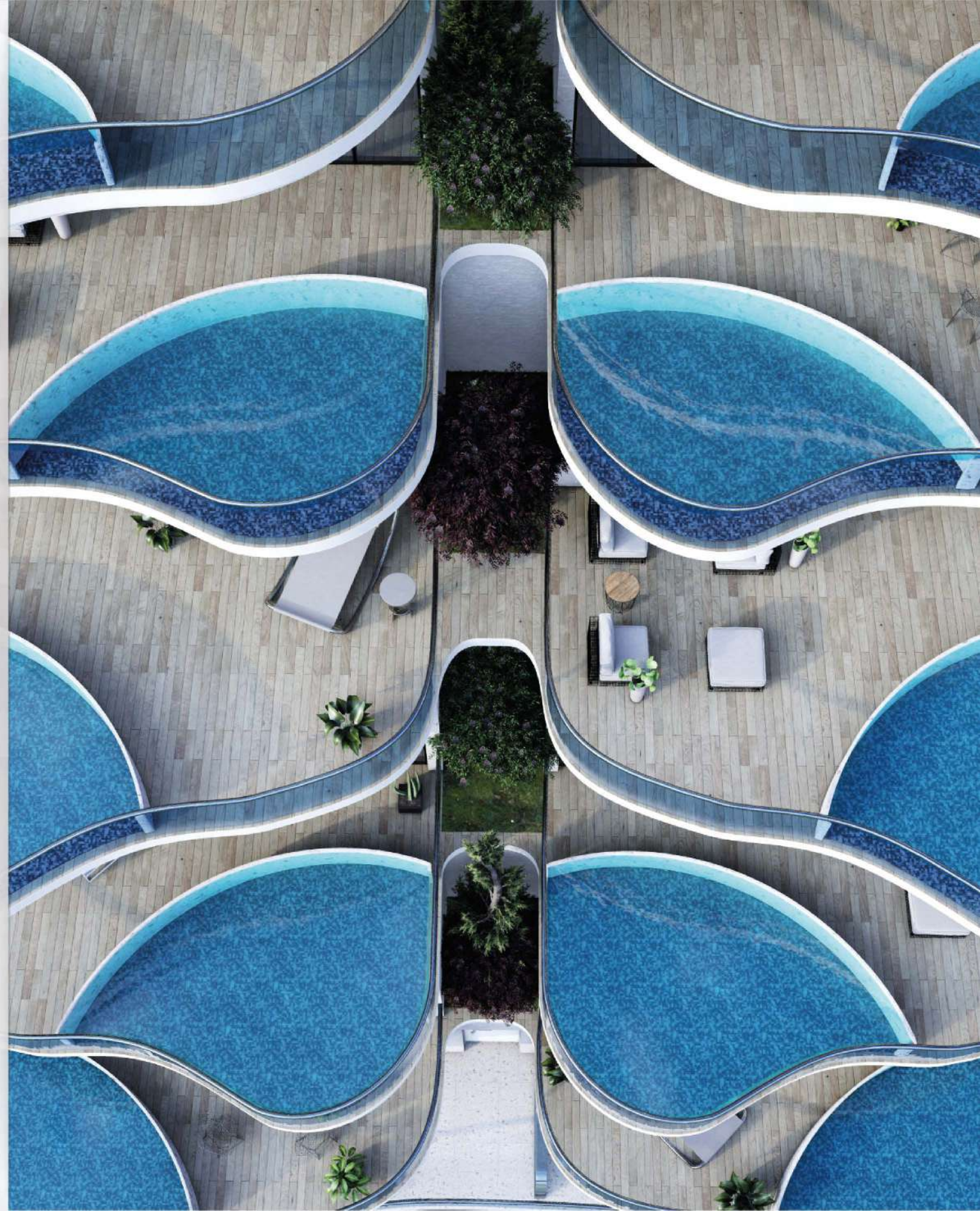




PARK VIEWS QUALITY REFLECT
PERFECTION

PARK VIEWS LUXURY HOMES EXTENDS INTO THE
BREATHTAKING VIEWS OF ARJAN WITH PRIVATE
POOLS, OVERLOOKING THE PICTURESQUE SUR-
ROUNDINGS, ACCESSORIZED BY TRANQUIL ENVIRONS

Park Views
BY SAMANA DEVELOPERS





PRIVATE POOL AT YOUR COMFORT FEEL THE LUXURY OF PRIVATE POOL & LUSH GREEN SERENITY TOGETHER, SPENDING EVENING WITH YOUR LOVED ONCE IS NO MORE A DREAM ITS REALITY.

FUN IS JUST
AROUND THE CORNER



BREATHTAKING VISTAS IN SUBLIME COMFORT, THE GRANDEUR OF STUNNING LIVING SPACES AND TRANQUILITY



HEALTHY MIND & BODY
STARTS WITH **YOGA**



TYPICAL STUDIO
APARTMENT

NET AREA - 361 FT²

STUDIO



NET AREA - 819 FT²



TYPICAL 1 BED ROOM
APARTMENT



1 BED ROOM TYPE 01



NET AREA - 1118 FT²



TYPICAL 2 BED ROOM
APARTMENT



2 BED ROOM TYPE 01



OUR STRATEGIC LOCATION IS EVERYTHING

0-5 Minutes

Mall of Emirates
Dubai Sports City, Al Barsha
Motor City / Autodrome
Miracle / Butterfly Gardens
Jumeirah Village Circle , Arabian Ranches
Tilal Al Ghaf Dubai

5-10 Minutes

Burj Al Arab , Jumeirah Lake Towers
Global Village , Palm Jumeirah
Dubai Marina
Media City

15-20 Minutes

Business Bay
Downtown Dubai / Burj Khalifa
Dubai Intl Airport , Al Maktoum Intl Airport
Expo 2020



IMG World



Global Village



International Airport



Dubai Butterfly Garden



Dubai Parks & resorts



Dubai Auto Drome



Burj Khalifa ,
Jumeirah Lakes Towers



Global Village

SAMANA
Park Views

Dubai Autodrome

Dubai Miracle Garden

Tlal Al Chaf Dubai

Jumeirah Village Circle

Al Maktoum Int Airport

Burj Khalifa

Mall of Emirates

Burj Al Arab

Jumeirah Lake Towers

Palm Jumeirah