

A stylized graphic of a wave, rendered in a dark teal color with a white outline, positioned behind the text. The wave is curved and has a smaller, similar wave shape nested inside it.

PHASE II
SAMANA
Waves

LIVE IN STYLE





PHASE II
SAMANA

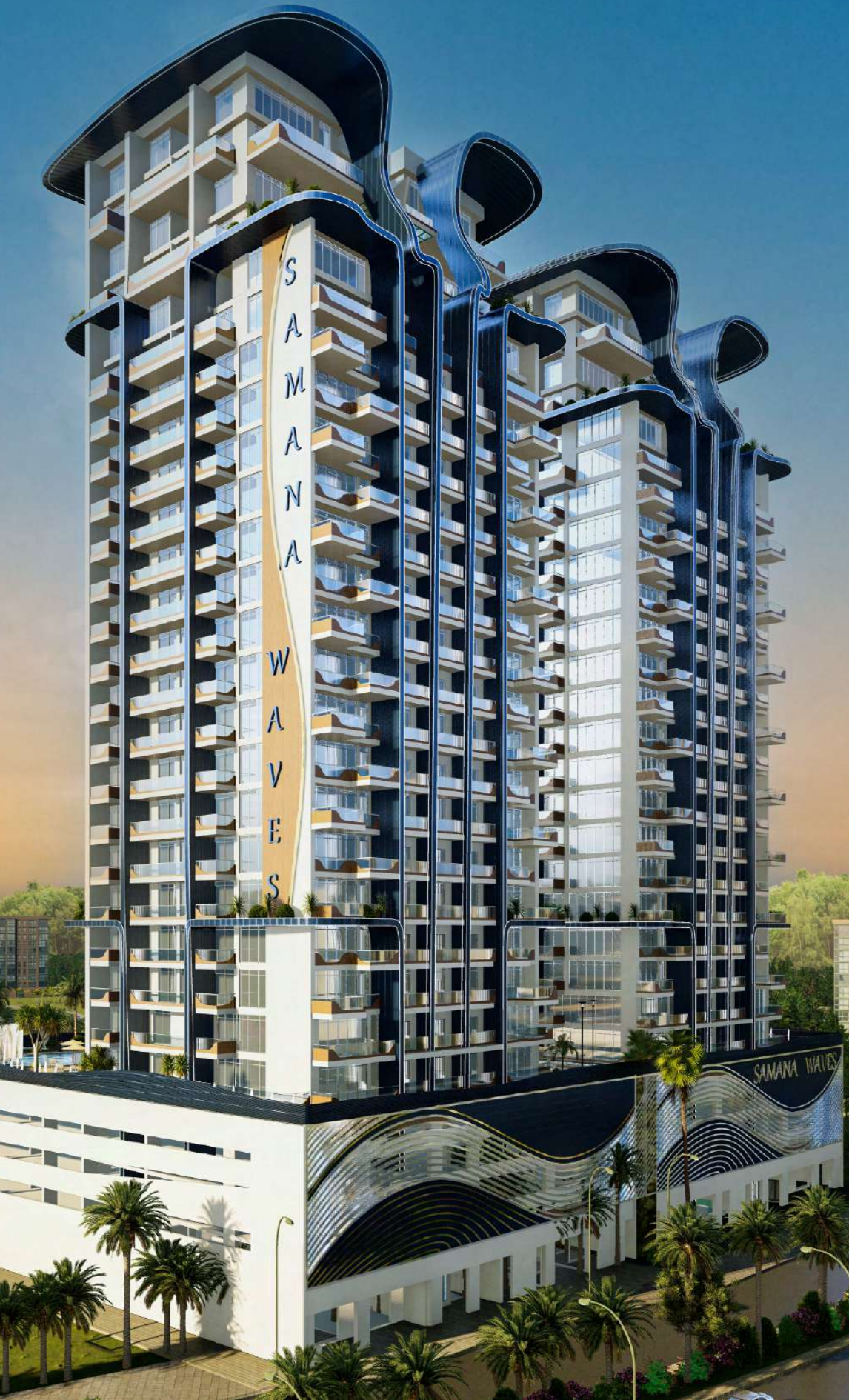
LIVE IN STYLE

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”.

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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.

MEDIA

The collage features several overlapping articles and press releases. At the top, a Khalegi Times article titled "UAE Hope Probe success will... to economic progress" is visible. Below it, a Constructive Week article mentions "SAMANA DEVELOPERS". A central ZAWYA article titled "INTERVIEW: Overseas property buyers will return to Dubai in 2021 - Samana Developers CEO" features a photo of Imran Farooq, CEO of Samana Developers. To the right, another ZAWYA article states "SAMANA DEVELOPERS BREAKS GROUND ON \$400 MILLION WELLNESS-THEMED PROJECT IN DUBAI STUDIO CITY FREE ZONE". Other articles include "SAMANA RANKED #1 SELLER BY PROPERTY MONITOR" and "DUBAI BEGINS CONSTRUCTION OF THE WORLD'S LARGEST NATURAL FLOWERS GARDEN". The collage also includes various headlines in Arabic, such as "تخفيف الإجراءات الاحترازية لمواجهة كورونا بإمارة دبي" and "القطاع العقاري...".

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."

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.

Both projects are in Arjan, Dubai and. 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

www.zawya.com

Next Page →

03 FEBRUARY, 2021

مقابلة مع الرئيس التنفيذي لشركة سامانا العقارية
توقع عودة المشترين الأجانب إلى دبي في 2021
شركة سامانا العقارية ستطلق مشروعين جديدين بقيمة 69 مليون دولار في الربع الثاني من 2021
الرئيس التنفيذي لشركة سامانا العقارية، عمران فاروق، يتحدث عن مستقبل القطاع العقاري في دبي وخطط الشركة المستقبلية.

قال عمران فاروق، الرئيس التنفيذي لشركة سامانا العقارية، إن نسبة المشترين الأجانب في مشاريع الشركة انخفضت من 60-65 في المئة في 2019 إلى 85 في المئة في 2020، مع تحول التركيز إلى المشترين المحليين. وأضاف أن الشركة تتوقع عودة المشترين الأجانب إلى دبي في الربع الثاني من 2021، مع بدء مشاريع الشركة الجديدة في مايو 2021. كما ذكر أن الشركة ستطلق مشروعين جديدين في دبي، أحدهما في قرية الجُمَيْرَة والآخر في دبي ستوديو سيتي، بقيمة إجمالية تبلغ 155 مليون درهم إماراتي و100 مليون درهم إماراتي على التوالي.

NEWS247.COM

WWW.KHALEGTIMES.COM

مجموع صفحات | 9 مايو 2021 | 21:04

AWARDS & RECOGNITIONS

EMERGING CEO OF THE YEAR AWARD

DESIGN MIDDLE EAST AWARD 2019



SUSTAINABLE PROJECT OF THE YEAR AWARD

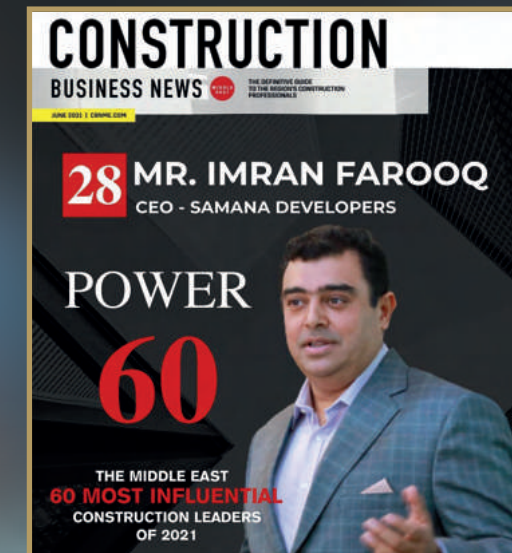
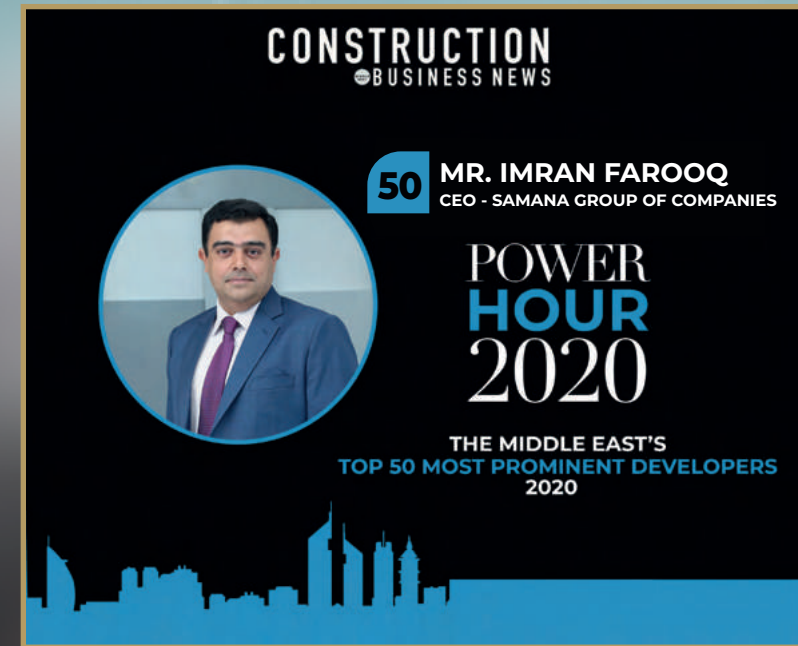
BEST PROJECT OF THE YEAR AWARD 2022

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



STARTED
MAR, 2021

100% SUPERSTRUCTURE
COMPLETED

HANDOVER
Q1 2023

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. 50% financing to buyers makes it attractive and affordable.
3. During COVID-19 pandemic, developer aims to contribute to Dubai 2040 New Urban Development Masterplan.

Samana Developers today broke ground on a Dh100 million, Samana Golf Avenue, wellness-themed residential project at Dubai Studio City, a free zone designed for film and creative productions. Golf Avenue project focuses on health, sustainability and enhanced quality of life.

Contractor Appointed

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

The groundbreaking ceremony was chaired by Imran Farooq, Chairman, Samana Group, Imran Farooq, CEO of Samana Developers, Engr. Nusrat Ali, CEO, AREC Engineering Consultants, Syed Tasqulillah, CEO, along with officials from the developer, the contractor and the architect.

Golf Avenue project is 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 master development 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 real estate project but a commitment to our community for a healthy and affordable lifestyle. The project has been designed keeping in mind the wellbeing and fitness of the residents. The pandemic has taught us to focus on humans rather than material things. 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 and remote work. COVID-19 safety protocols are strictly followed. These measures ensure uninterrupted construction ahead of time.

Engr. Nusrat Ali, CEO, Prestige Construction, said, "We are honoured and glad that Samana Developers chose and trusted us with awarding this unique project. The sustainability agenda, Prestige Construction will put its heart and soul in taking part in this goal and building a healthy community."

Engr. Nusrat Ali, CEO, Prestige Construction, said, "We are honoured and glad that Samana Developers chose and trusted us with awarding this unique project. I believe the Golf Avenue project will create wellness features, private swimming pools, air filters, air purification, smart appliances, solar panels, smart deck, health club, miniature golf course and green landscaping to create a healthy lifestyle."

Trade Arabia
BUSINESS NEWS INFORMATION

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. Its key amenities include mini golf, indoor and outdoor gymnasiums, large swimming pool with swim up refreshment area, jacuzzi, 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 real estate project but a commitment to the society, to our community for a healthy and affordable lifestyle. The project has been designed keeping in mind the wellbeing and fitness of the residents."

"The pandemic has taught us to focus on humans rather than material things. 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, Imran Farooq, Chairman of Samana group, Imran Farooq, CEO of Samana Developers, and Imran Farooq, Director of Samana Developers.

— Supplied photo

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Khaleej Times
BUSINESS

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

New record in 240 days

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PELIKKEN.COM

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27-04-2021

KHALEEJ TIMES April 27, 2021 **WWW.KHALEEJTIMES.COM**

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. Sales 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 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 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 Jumeriah 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



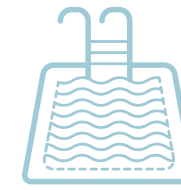
LEISURE POOL DECK



GREEN AREA



SWIMMING POOL



PRIVATE SWIMMING POOL



HEALTH CLUB



KIDS PLAY AREA



ICONIC WATER FEATURE



JACUZZI



STEAM ROOM



VALET PARKING





SAMANA WAVES



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SAMANA WAVES







SAMANA WAVES





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EASY ACCESS TO ALL FACILITIES

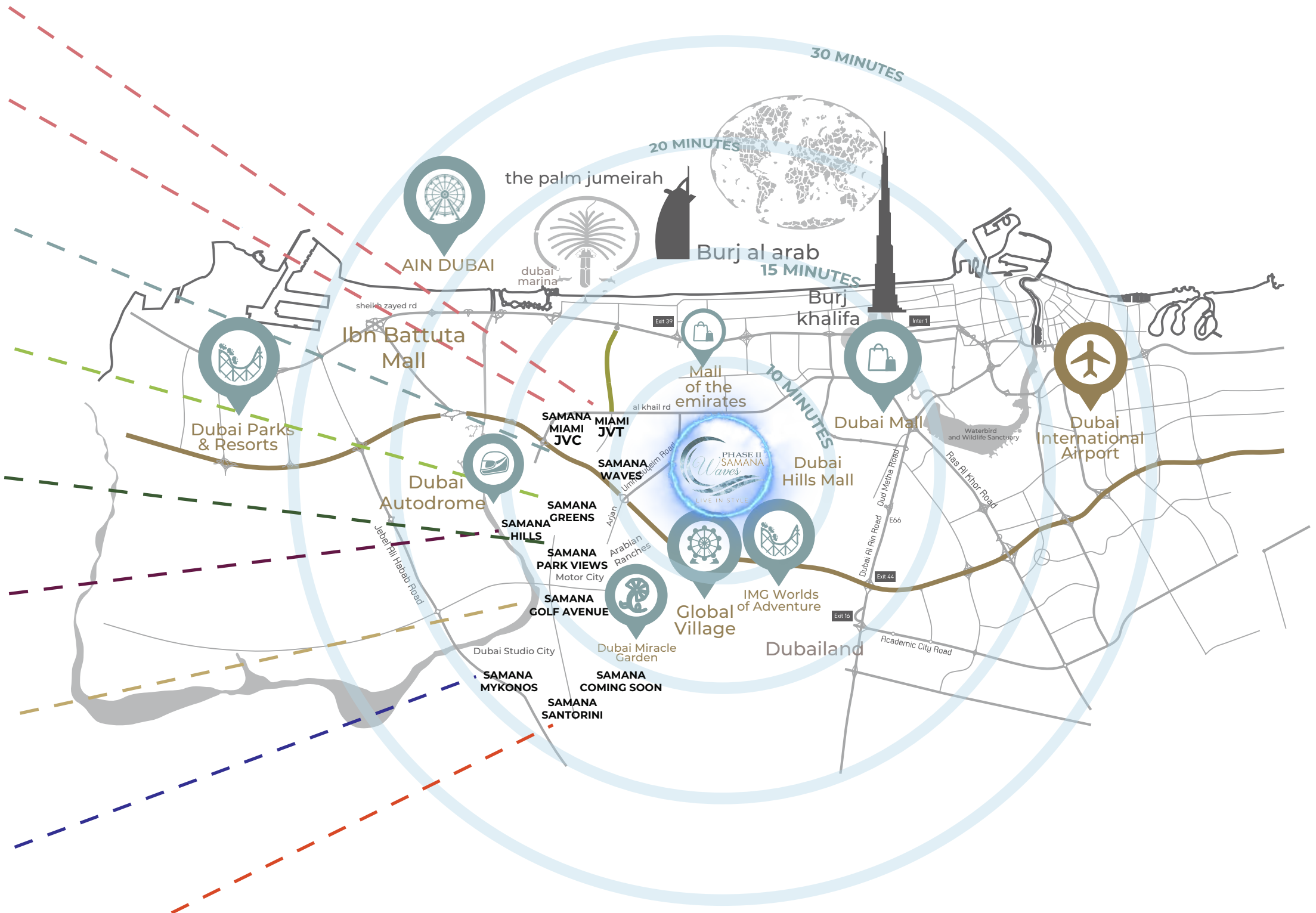
Situated just next to Sheikh Mohammad Bin Zayed road, near Dubai International Stadium, Samana Waves phase II has everything needed for everyday life nearby.

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









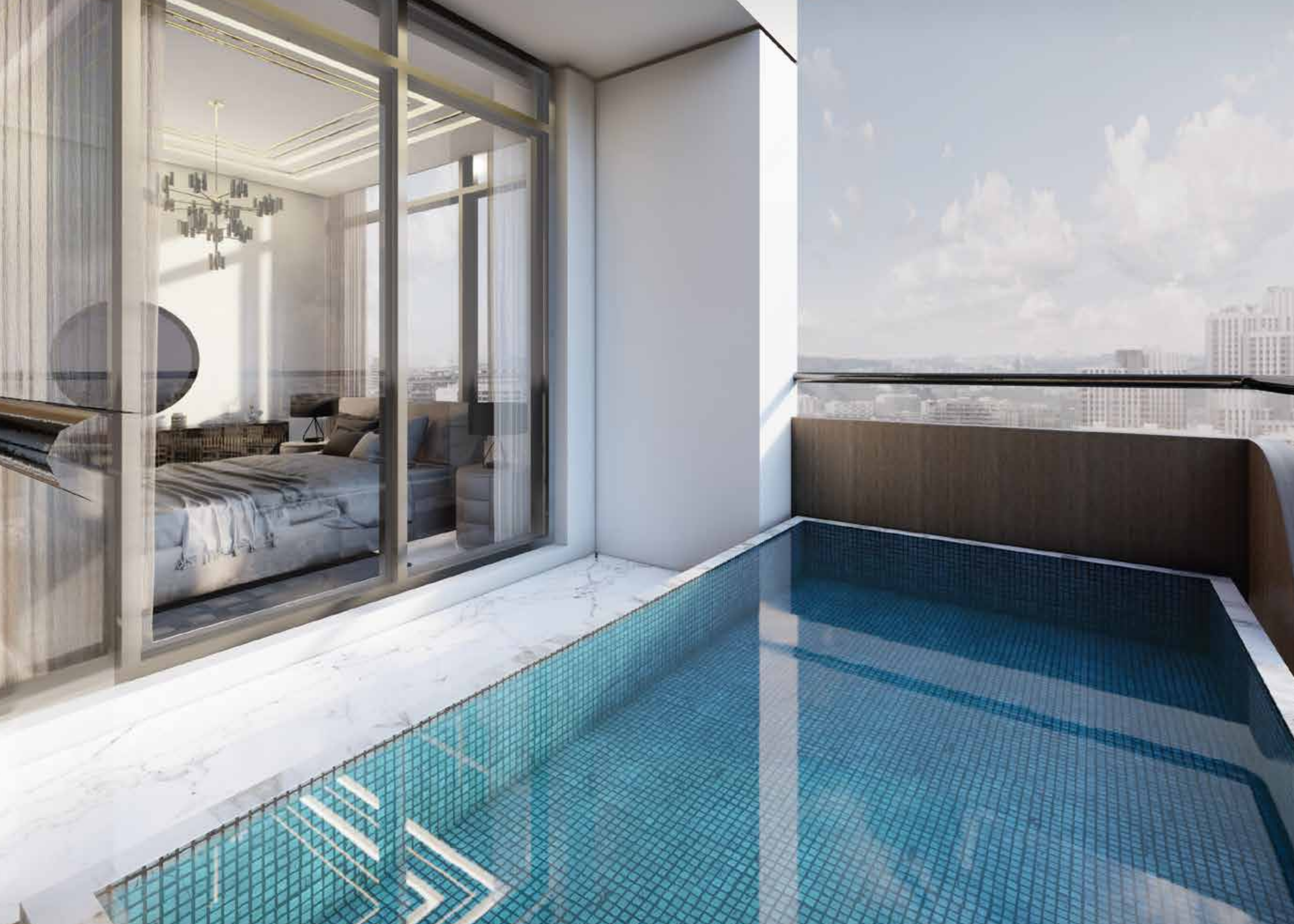














LIVE IN STYLE
UNIT LAYOUTS

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

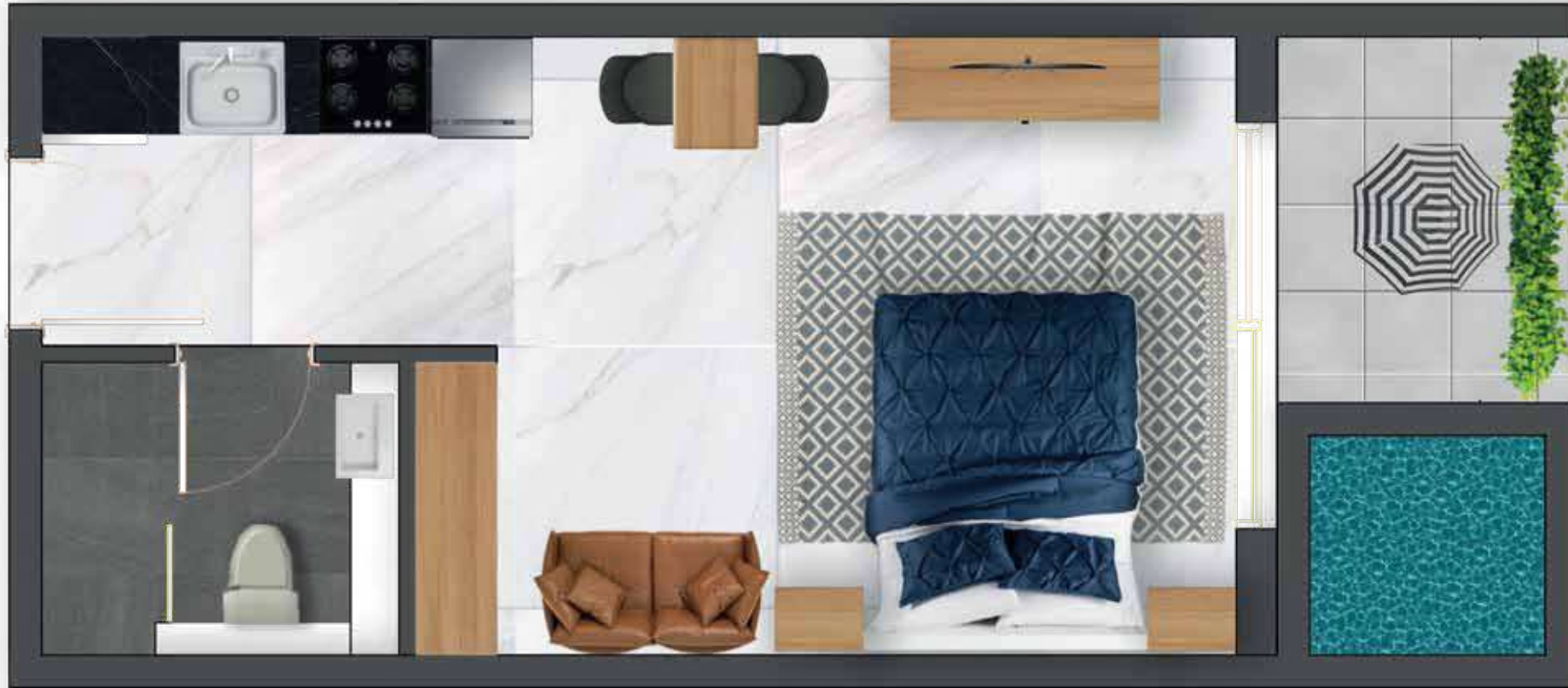


BEDROOM



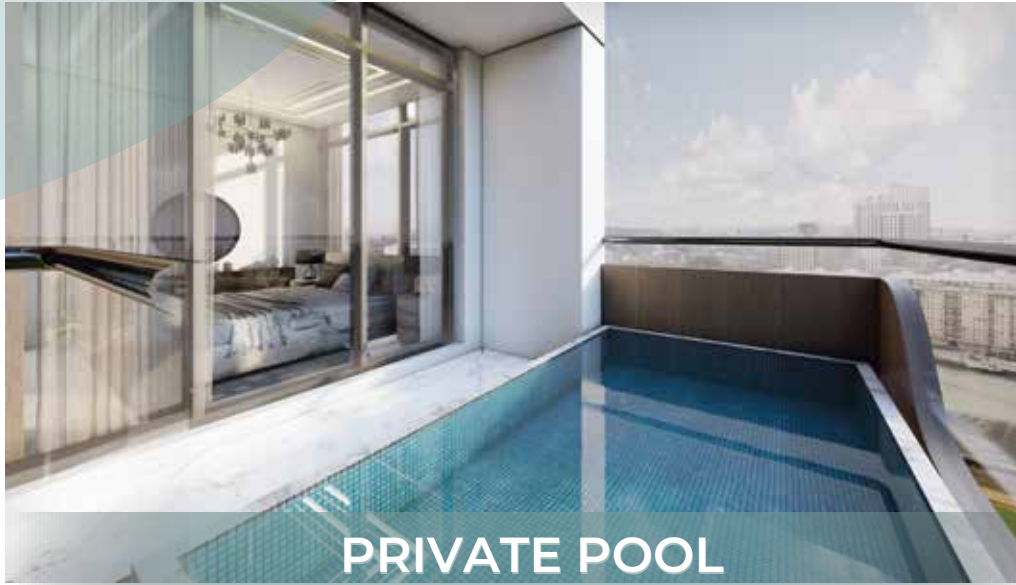
BATHROOM

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

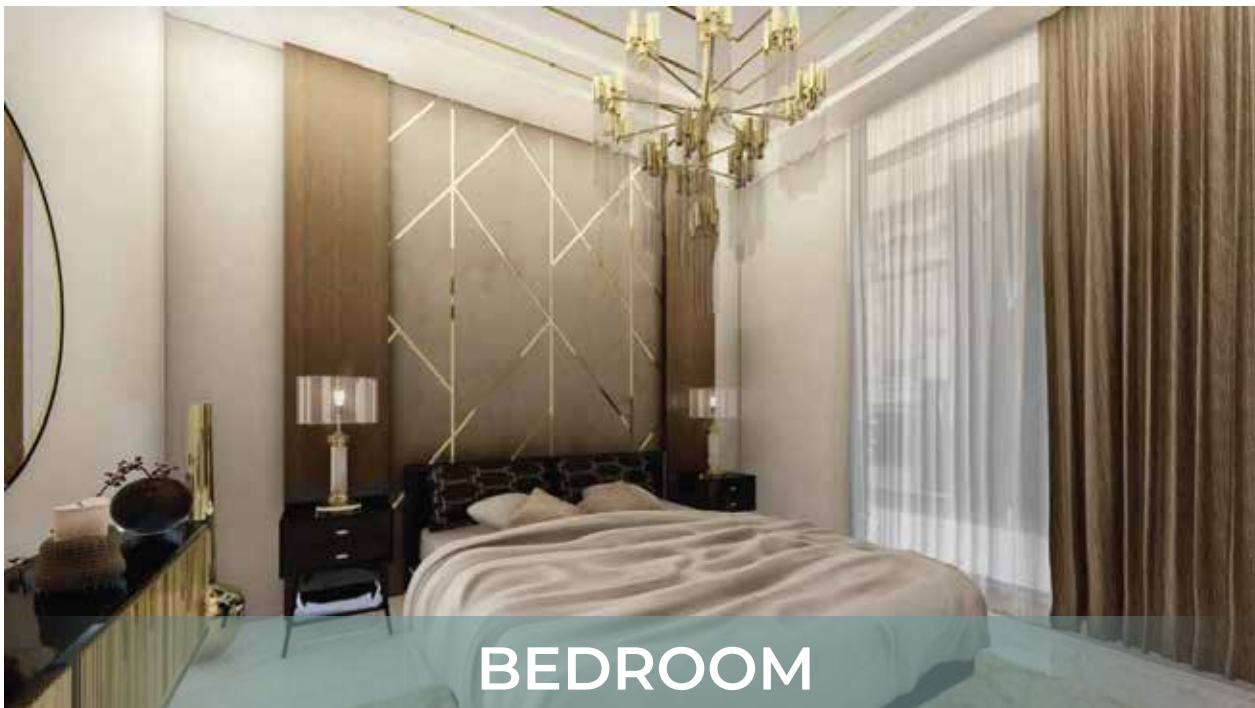
1 BEDROOM



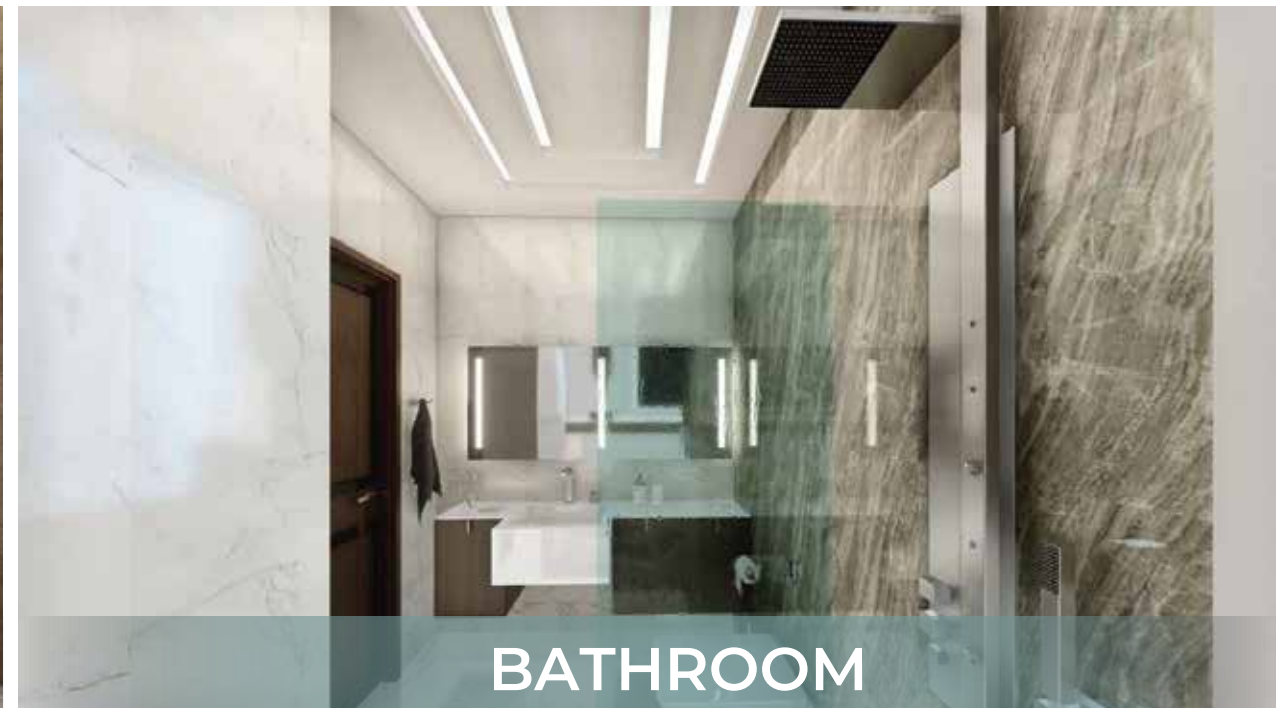
LIVING ROOM



KITCHEN



BEDROOM



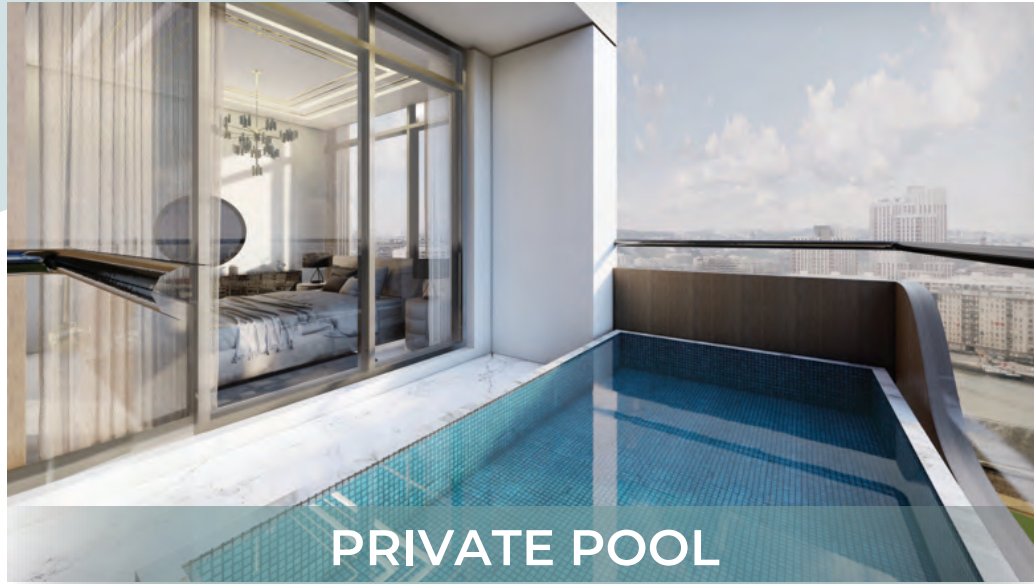
BATHROOM

1 BEDROOM WITH PRIVATE POOL



FLOOR PLANS
AND TYPICAL APARTMENTS

1 BEDROOM
WITH PRIVATE POOL



PRIVATE POOL



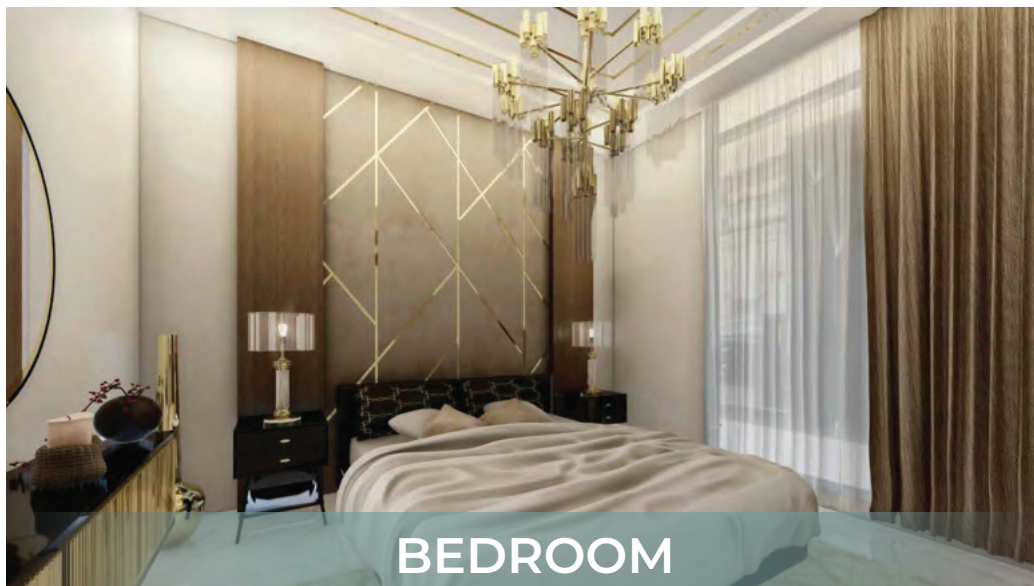
LIVING ROOM



KITCHEN



DINING AREA



BEDROOM



BATHROOM

1 BEDROOM DUPLEX WITH PRIVATE POOL

LEVEL 1

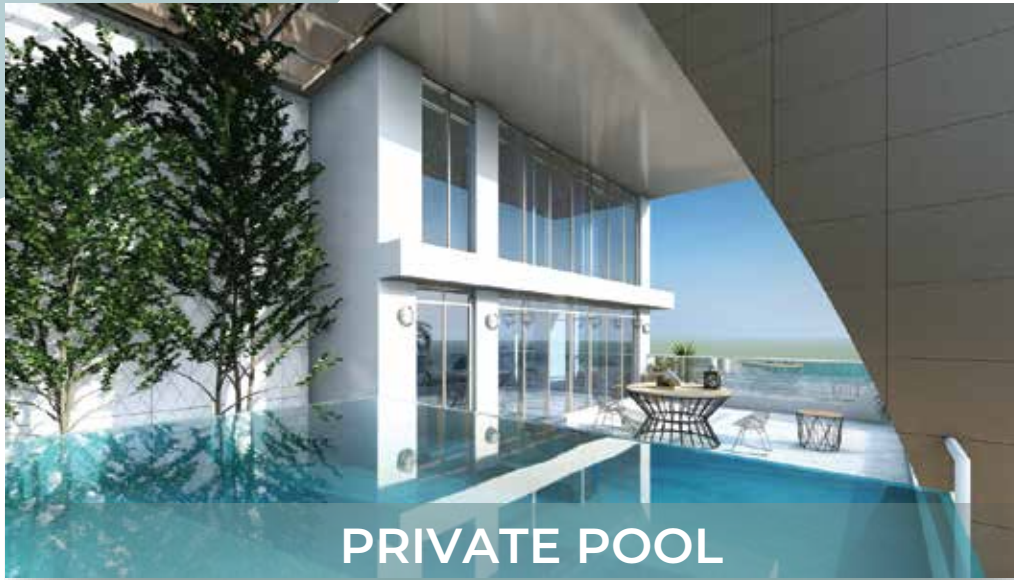


LEVEL 2



FLOOR PLANS
AND TYPICAL APARTMENTS

1 BEDROOM DUPLEX
WITH PRIVATE POOL



PRIVATE POOL



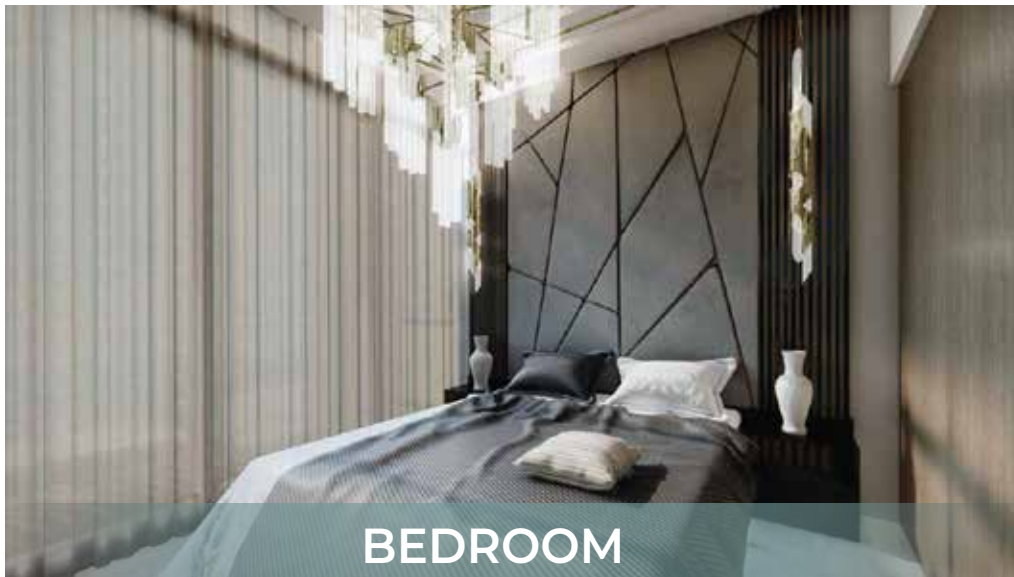
LIVING ROOM



KITCHEN



DINING AREA



BEDROOM



BATHROOM

2 BEDROOM WITH PRIVATE POOL

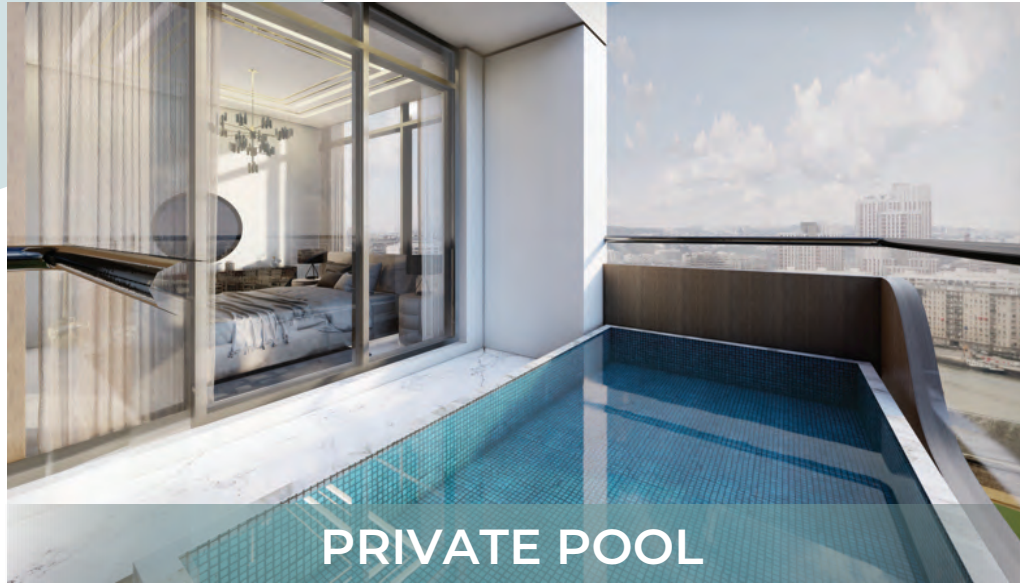


NET AREA

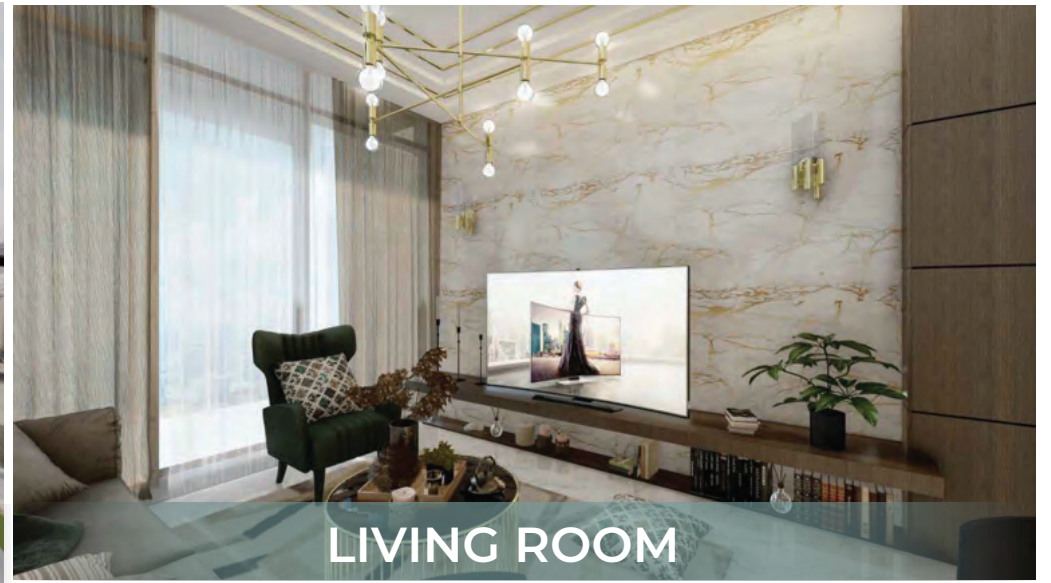
1286 ft²



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



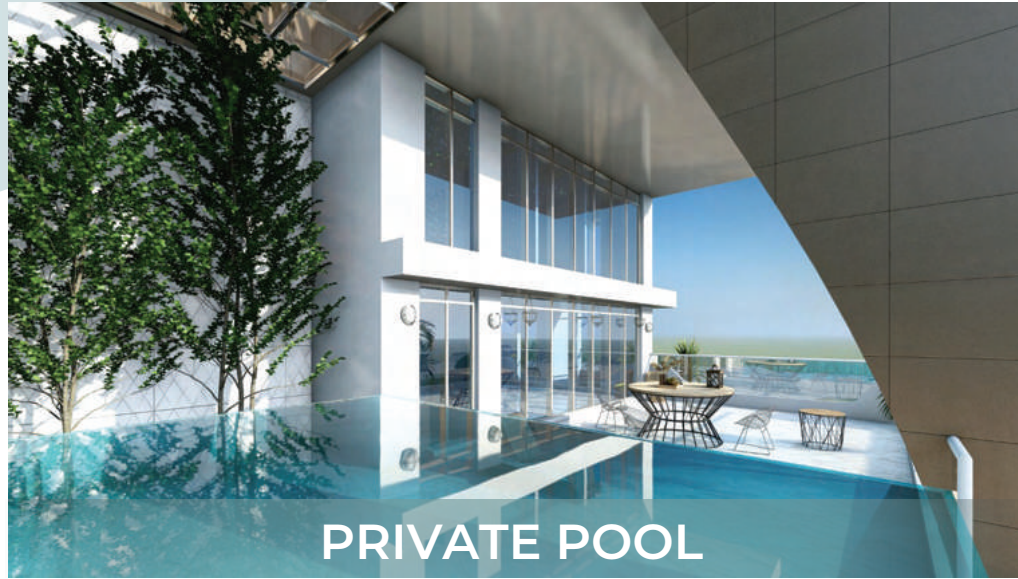
NET AREA

1676 ft²



FLOOR PLANS
AND TYPICAL APARTMENTS

2 BEDROOM DUPLEX
WITH PRIVATE POOL



PRIVATE POOL



LIVING ROOM



KITCHEN



BEDROOM 1



BEDROOM 2



BATHROOM