







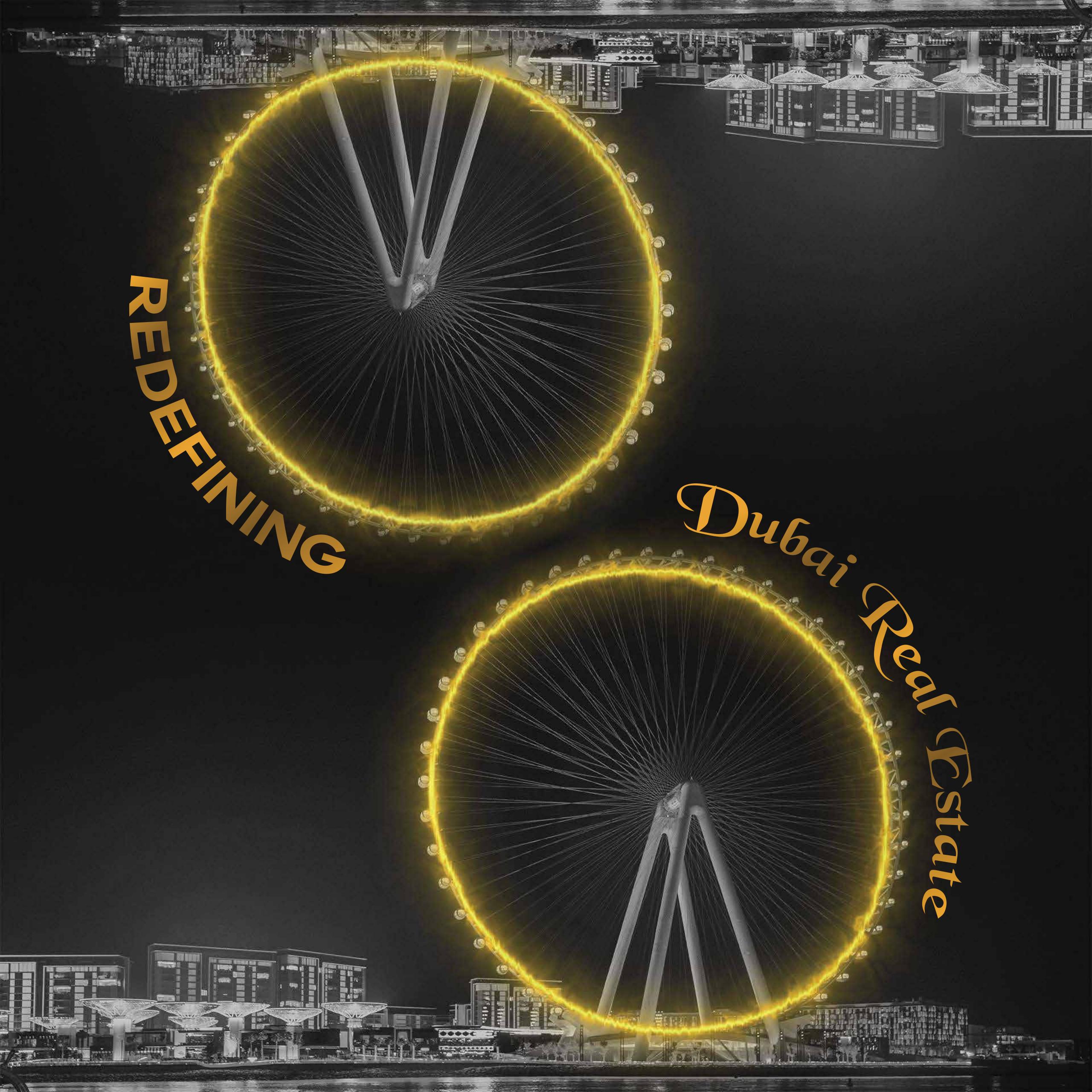


# PERSPECTIVE IS THE KEY A Tiny Shift to a Totally New Tight

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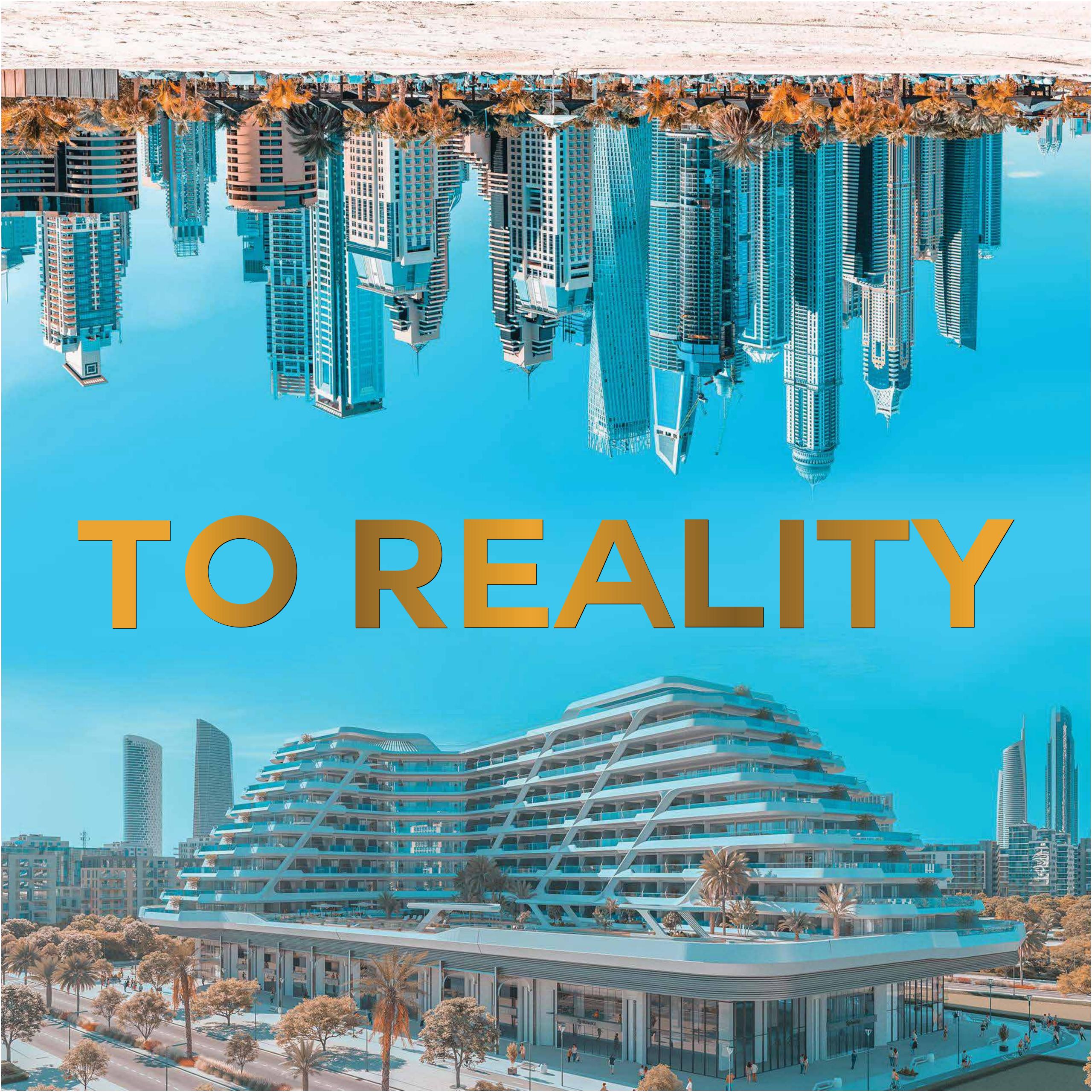


























# Experience Greece Jiving in Dubai - Redefined

Following the phenomenal success of SAMANA Mykonos, we are thrilled to announce the arrival of SAMANA Mykonos Signature the epitome of luxury living in Dubai. Located in Arjan, it is designed to exceed even the loftiest of expectations.

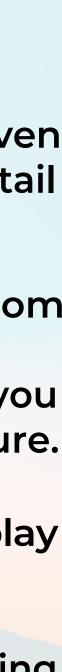
SAMANA Mykonos Signature promises to be the most exclusive and sought-after residential property in the city. Building on the legacy of its predecessor, SAMANA Mykonos Signature takes luxury living to new heights, offering an even more refined and opulent experience. From its striking, minimalist yet stunning architecture to its vibrant hues, every detail has been carefully crafted to transport you to the sun-kissed shores of the Greek island of Mykonos.

With world-class amenities, spacious interiors, and private pools, SAMANA Mykonos Signature is the perfect retreat from the stresses of everyday life. In addition to the high-end design structure reflecting an extravagant lifestyle, SAMANA Mykonos Signature also offers you spacious interiors, airy balconies, and beautifully adorned scenic urban gardens to help you revel in the warmth of nature.

It brings to you cascading water features, a high-end indoor and outdoor gym, sauna, and steam room, a dedicated play area for the kids, and above all, private pools to give you a touch of privacy with luxury.

And located in the prime area of Arjan, it offers easy access to all the major landmarks and prime locations of Dubai, providing the perfect blend of luxury living and urban convenience. It has vistas extending into breathtaking views of the Butterfly and Miracle Garden, one of the biggest tourist attractions of the city. It is also located in proximity to the Sheikh Zayed Road adjacent to Umm Sugeim, providing you with easy access to rest of the city and its major landmarks.

The coveted project is expected to be launched in March 2023 and the hand over is to happen in October 2025.









# **DUBAI AS YOUR INVESTMENT HUB**

Well-known for its skyscrapers, record-breaking statistics, and pervasive opulence, Dubai is one of the most attractive places to invest in a property. It has been attracting people from all corners of the world. Its robust economy, business-friendly environment, and prospective growth have made Dubai the most profitable choice for real estate investors. Dubai is without any doubt the hub of international trade and travel. And with the exclusive SAMANA Mykonos, investors have a golden opportunity to invest and maximize their return on investment (ROI). It can also be a pathway to Golden Visa in the UAE.

## WHY INVEST IN DUBAI?

- ★ Safest and Happiest City in the World
- ✤ World-class Infrastructure
- ★ Fastest Growing Economy
- ★ Tax-free Income
- ★ Transparent Policies Protecting Investor Rights





## SAMANA **DEVELOPERS** AN AWARD WINNING DEVELOPER

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

Comprising over 10 companies with a strong global presence, the SAMANA Group of companies stands synonymous with quality, consistency, and professionalism. With SAMANA Developers, the company aims at making a substantial difference in the wide world of real estate.

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. We live by the motto – "On Time, Every Time".

Working with ultimate passion, we had our breakthrough in the real estate world with our very first project 'SAMANA Greens' launched in September 2018 in the heart of Arjan, Dubai. The project had its main structure completed in merely 8 months.

Following the huge success of SAMANA Greens, we then launched another of our magnificent projects SAMANA Hills in March 2019. SAMANA Hills recorded ground-breaking construction progress and was successfully handed over in June 2022. The radical success gained by our diligent team has encouraged and paved way for many other holistic real estate projects.

And we are sure of continuing our success spree with more phenomenal projects. Our commitment and passion for delivering projects with utmost transparency within set timelines have made us earn international recognition and various prestigious awards. It remains our objective to design residential properties that signify luxury with affordability.

Even during the COVID-19 pandemic, we continued our work with the same amount of diligence. And in the future too, we strive to maintain this perseverance while designing projects that redefine luxury living.







## Khaleej Times



#### - 2 34.5 Dubai July 5, 2022 About Us Disclaimer Terms of Use Submit Post Contact Us

# Construction Week



#### 11 Samana ranked t off-plan develops

CONSTRUCTION

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new investors and end-users, Samana Developers today unveiled a 100% free-of-charge golden visa for its investors who buy Dh2 million (USD 544,514) and above worth of properties from any of its projects in Dubai The golden visa holder's family automatically gets the long-term residency

**Worth of Properties** 

(Dubai)

#### Doubling the Number of Millionaires to Dubai

Samana Developers says its free golden visa offering is the first such offering in Dubai's real estate market Six months ago, this type of visa was an indirect demand but is now been asked openly and directly Samana Developers believes the 5-10 years residency is expected to double the number of new millionaires to Dubai from currently 4000 to 8000 by the end of this year. More millionaires landing up in UAE will increase demand for Dubai real estate backed up by UAE's ranking amongst the safest countries in the world Golden Visa is a golden opportunity and an extra" incentive for real estate buyers, along with tax benefits in Dubai. Investors in the UAE and in Dubai earlier used to buy one bedroom

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According to Covendish Maxwell's real estate intelligence plotform Property Monitor, Semana Developers has been ranked as the top setting off-pion developer in Arjan, competing with all large. size developers.

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رائية ستعاد التدارير الشادي. رائية في الإستشارية في أخذت

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Samana Developers test month announced that the total sevenue increased to 65% since-(3) 2020 that was the hinth canaecutive menth - April to December 2020 - Ind the desaleps: had reported a growth in swantal generated month-on-month despite roadplaties reset by the parcharise. The company than increased its headkount by the and has doubled the same revenue larges as 2001

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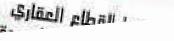
#### Samata Ranked #1 Seller by Property Monitor

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HOME IN THE NEWS EDITOR'S PICKS BUSINESS FINANCE HOSPITALITY V LIFESTYLE V REAL ESTATE SPORT TECH V EXPO

#### Samana Developers Unveils "Free UAE Golden Visa" for Investors of Dh2 million

At the back of increasing enquiries from existing and



#### www.menews247.com

WWWW. به تقديما احسد الجدمان بالحالة المواطرية والمعاران الفرحة «سمايا اللطوية المعادق». أن حن الم تقديما احسد الجدمان بالحالة المواطرية والمفرسين والراميني جماعا من أحتر الدول استقطابا السيام hough shake tailor ada and a feat and

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حافظت شرخة سمانا للتطو الإبرادات من بنابر إلى ديسم، لحقق بفضل نفح العمل الذ السلس لأعمال الإنشاءات في توضح ببانات السوق الحاصف سماناً للنطوير المقاري عن به عملية بيع للعفرات على الخار سيتمير 2021، وحافظت سمار في دني عام 2021

March 1

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nd project, valued at 100 million [\$27 million], is in Dubai Studio ire in the approval stage with ing authority and are comply-RERA's [the Real Estate Regulancy] escrow requirements," he

iting on the rule RERA introst year requiring developers to 20 percent of the project's coni cost upfront compared to-

#### **03 FEBRUARY, 2021**

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# MESSAGE FROM OUR (EO

It gives me immense pleasure to welcome you to the exceptional world of SAMANA Developers.

I am proud to say that we have a long-standing commitment to innovation and setting new trends in the real estate market. Our team of experts continuously strives to push the boundaries of design and technology to create truly unique and exceptional developments.

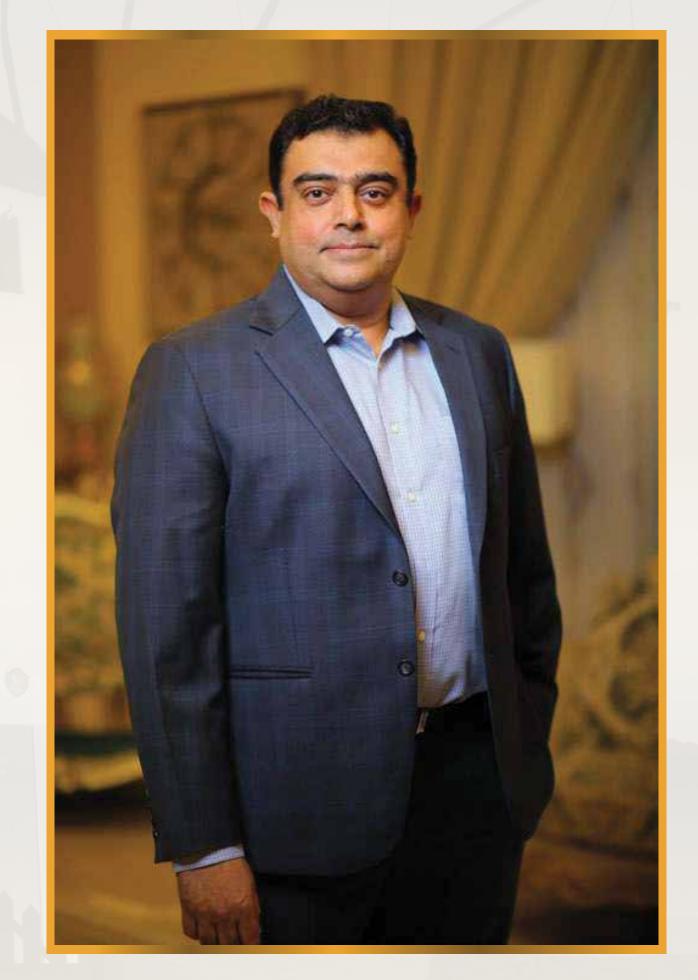
While we are working on redefining luxury living through our state-of-the-art design ideas and concepts, we are also making sure to combine our efforts with the latest technology and trends in the real estate world.

Innovation is at the heart of everything we do, and we are committed to staying ahead of the curve in terms of design, materials, and technology. Our projects are designed to meet the evolving needs of our customers and to exceed their expectations.

We are a team of innovators and enthusiasts who work closely with all our clients to understand their needs and succeed in turning their dreams into reality.

For SAMANA Developers, 'On Time, Every Time' is not just a motto but a principle we abide by thoroughly and in every circumstance. We aim to continue our diligent work and strengthen our global presence with distinguished designs and ideas.

Amran Farooq



# **OUR PROJECTS**



#### **CONSTRUCT** Superstru Dubai's S'

Samana Develo on track to con R. CEO of Samuela Developers outlines the evelopment for project deliveries despite he UAE developer provides construction updates in Hills and Samara Gerens projects.

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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.





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**100 % STRUCTURE** OCT, 2020

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"Samana" completes 100% of the superstructure for the "Samana Hills" project in Dubai

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اعلنــــت « ســمانا للتطويــر العقــاري» عـــن إنجــاز قبــل الموعــد المحــدد للبنيــة القوقيــة لمشــروم «ســمانا هيلـــز». وكانـــت اعمــال البنــا، فــحي مشــروم « ســمانا هيلـــز» البالغــة كلفتــه 100 مليون درهم قد انطلقت فحي سيتمبر/أيلول 2019. وتواملت منـــذ ذلـــل الحيـــت يوتيـــرة متســارعة.

'سمانا سیلز'

مستعبيجا الفوقية لمشروم

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## **STARTED** MAR, 2019

## **100 % STRUCTURE** AUG, 2020



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## Trade Arabia

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## **STARTED** MAR, 2021

## **95% STRUCTURE** COMPLETED

## HANDOVER Q1 2023





# LAUNCHED OCT, 2021

#### **40% STRUCTURE** COMPLETED & ONGOING

#### HANDOVER APRIL, 2024



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 lifestyledesign of Samana Park Views project which include: 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 an \$\mathbf{2}\$4-hour security.

"Three, five and 10 yearsgolden 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,", addedmran Farooq.



# **LAUNCHED** MARCH, 2022

## **10% STRUCTURE** COMPLETED &

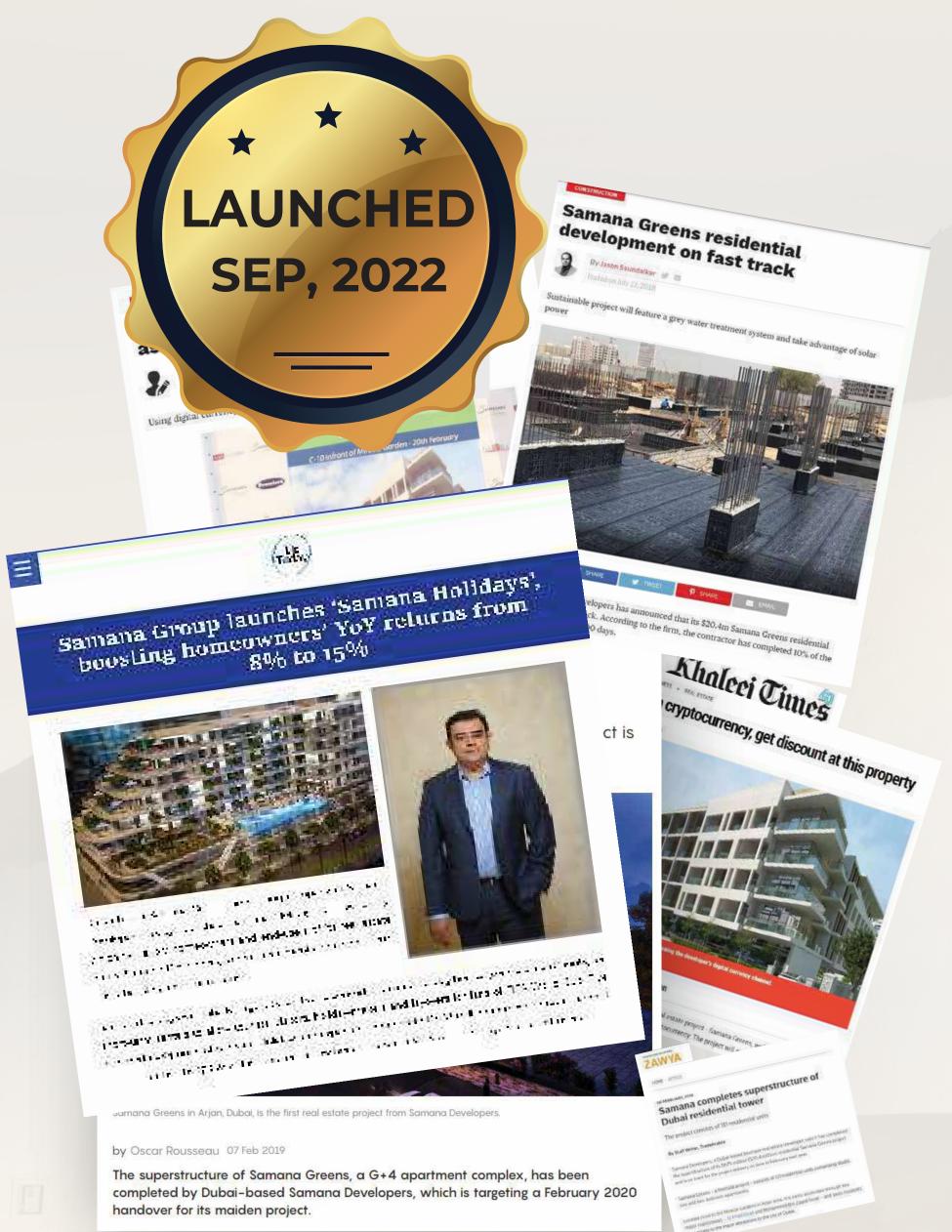
ONGOING



VILLOFAL GROUP

Samana





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.



## LAUNCHED SEPT, 2022

# LAUNCHED **OCT, 2022** Samana tempts as it breaks gr

SAMANA DEVELOPERS

**CUNSTRUCTION WE** 

ON TRACK Imran Farooq, CEO of Samana Developers outlines the "on-track" development for project deliveries despite lockdown. The UAE developer provides construction updates on its Samana Hills and Samana Greens project CONSTRUCTIO

#### **Superstructure completion for** Dubai's \$20m Samana Greens

Samana Developers said its 'fast-tracked' sustainable pro on track to complete in February 2020

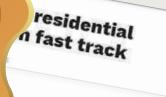


Samana Greens in Arjan, Dubai, is the first real estate project from Samana Developers.

by Oscar Rousseau 07 Feb 2019

Using digital

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.

















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# LAUNCHED **OCT, 2022**

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Dubars Samana Group Launches 'Samana Holidays', Boosting Homeowners' Samana From as, To 15%, Yoy Returns

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**CONSTRUCTION WEEK** 

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Located in Arjan Dubailand, Samana Greens has total built-up area of 13,000m<sup>2</sup> and features 122 units comprising studios, sectoroom, two-bedroom apartments and

ers also noted that The Real Agency (RERA) site Which visited this month, austion progress despite thy ruction progress despite the sed by the pandemic. on its construction updates, opers chief executive officer, said: "I am thankful to RERA offi-

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LAUNCHED OCT, 2022

# LAUNCHED **JAN, 2022**

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Dubai's Samana Group Launches 'Samana Holidays', Boosting Homeowners' Samana From 8% To 15% Yoy Refums

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**CONSTRUCTION WEEK** 

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🕈 SHARE 🖤 TWEET 🦻 SHARE 💽 EMAIL Dubai-based Samana Developers has announced that its \$20.4m Samana Greens residential development is on fast track. According to the firm, the contractor has completed 10% of the by Oscar by



## LAUNCHED JAN, 2022

## HANDOVER JUNE, 2025



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(b) All states by based with the second with

# LAUNCHED **MARCH 2023**

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#### SAMANA DEVELOPERS ON TRACK

Imran Farooq, CEO of Samana Developers outlines the "On-track" development for project deliveries despite "On-track" development for project deliveries despite lockdown. The UAE developer provides construction updates on its Samana Hills and Samana Graens projects on its Samana Hills and Samana Greens projects.

CONSTR ubai-based real estate firm Samana De-Ubai-based real estate nm Samana Ue-velopers has pledged that its Samana Greens projects are on-track to delivered amid the COVID-19 challenges.

Dubai's Samana Group Holidays' Boosting Home 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 comple-tion and will be scheduled ahead of time to co-incide with the launch of the new Expo 2020 Dubai date on 1 October 2021 2020 Dubai date on 1 October 2021.

Auzu 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 etudios and one-bedroom apartments of studios and one-bedroom apartments. Samana Greens has reached 93% construc-Samana Greens has reached 93% construc-tion completion and is scheduled for delivery in October 2020. Antanic in the interior of th An interior of the state of the And and a second product of the second produ

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F SHARE TWEET P SHARE SHARE Dubai-based Samana Developers has announced that its \$20.4m Samana Greens residential development is on fact track. According to the firm, the contractor has completed 10% of the by Oscar by





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 inspection team, which visited this month, builded the coestruction progress despite the lauded the construction progress despite the complexities caused by the pandemic. Competences caused by the pandemic. Commenting on its construction updates, Samana Developers chief executive officer. Imran Farooq, said: "I am thankful to RERA offi-rials for endorsing our offects, trailing and cials for endorsing our efforts, resilience and steadfast commitment to build and deliver on time. I would assure Samana's commitment to the customer-focused approach. That is the reason our properties are popular among inter-national and local buyers."

operty





## LAUNCHED MARCH, 2023

## HANDOVER JUNE, 2025

SAMANA Mykonos Signature - Indulge in a Surreal Experience

SAMANA MYKONOS SIGNATURE IS A 276-UNIT RESIDENTIAL APARTMENT LOCATED IN ARJAN. IT HAS 16 STUDIO APARTMENTS, 112 STUDIO APARTMENTS WITH POOLS, 112 ONE-BEDROOM APARTMENTS WITH PRIVATE POOLS, 36 TWO-BEDROOM APARTMENTS WITH PRIVATE POOLS, AND RETAIL UNITS.



PRIVATE POOLS; THE PROPERTY HAS EVERYTHING THAT YOU CAN DESIRE FOR IN A LUXURIOUS PROPERTY.



## LET'S HAVE A LOOK AT SOME OF THE AMAZING FEATURES OF SAMANA MYKONOS SIGNATURE





Adult & Kids Pool



Private pools inside apartments



Full Health Club Indoor & Outdoor Gym









Barbeque Area

.....

(((



Steam Room







# CHANGING PERSPECTIVE FOR A NEW ()ision



# CONVERTING YOUR IDEAS TO Reality









**DESIGN MIDDLE** EAST AWARD 2019

**EXCELLENCE IN AFFORDABLE** LUXURY IN **REAL ESTATE AWARD 2020** 

# **AWARDS & RECOGNITIONS**

#### **EMERGING CEO OF** THE YEAR AWARD

#### **Best Project** of the Year 2022







## EXPERIENCE Royalty





#### **STRATEGICALLY LOCATED** WITHIN ARJAN

Heights

Jumeira

Park

#### **KNOW YOUR NEIGHBOURHOOD**



LIFESTYLE RESIDENTIAL COMMUNITY



MEDICAL FACILITY



CONVENIENCE STORE

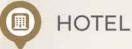


CLOSE PROXIMITY TO SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

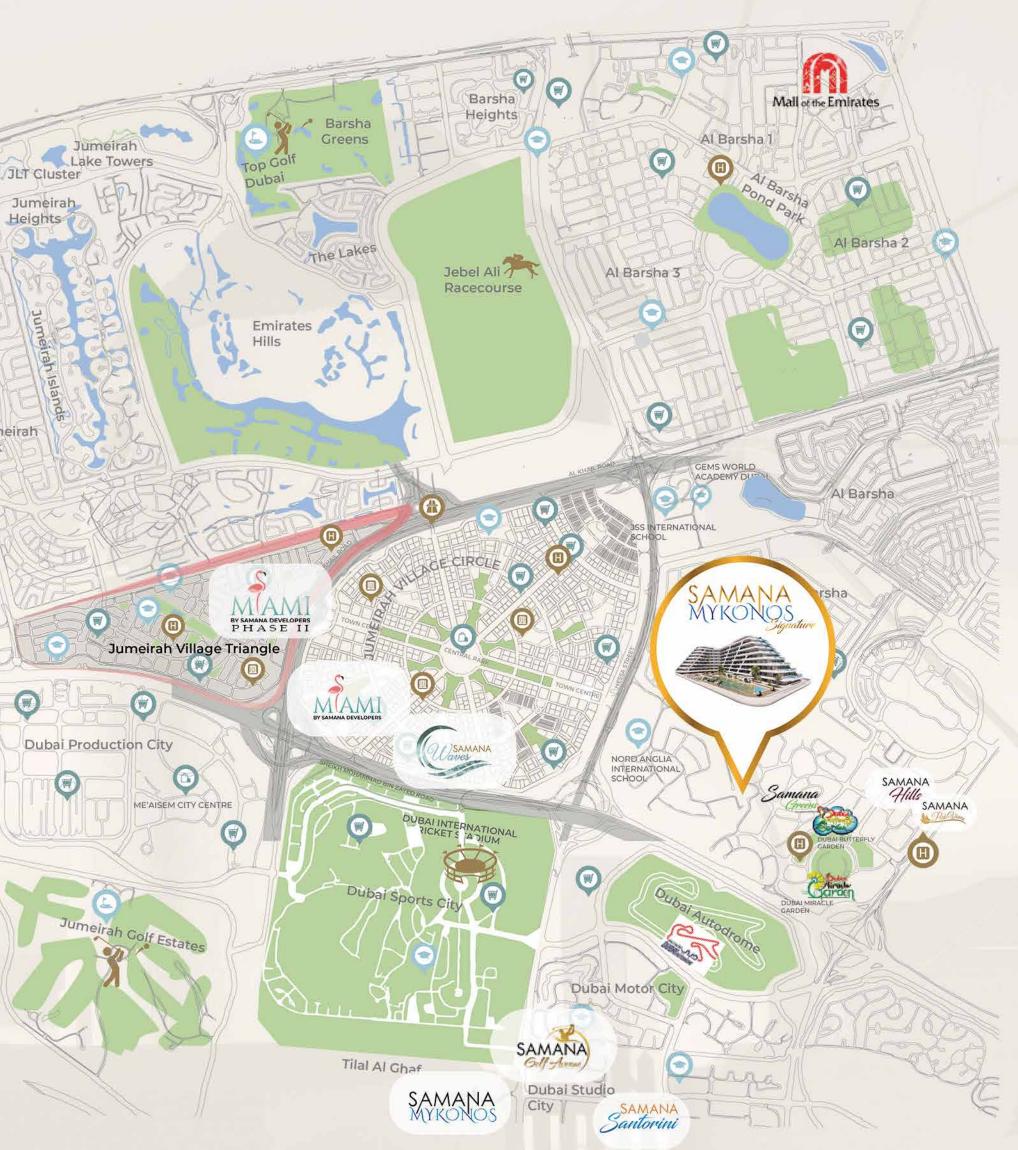


MALLS AND SUPERMARKETS





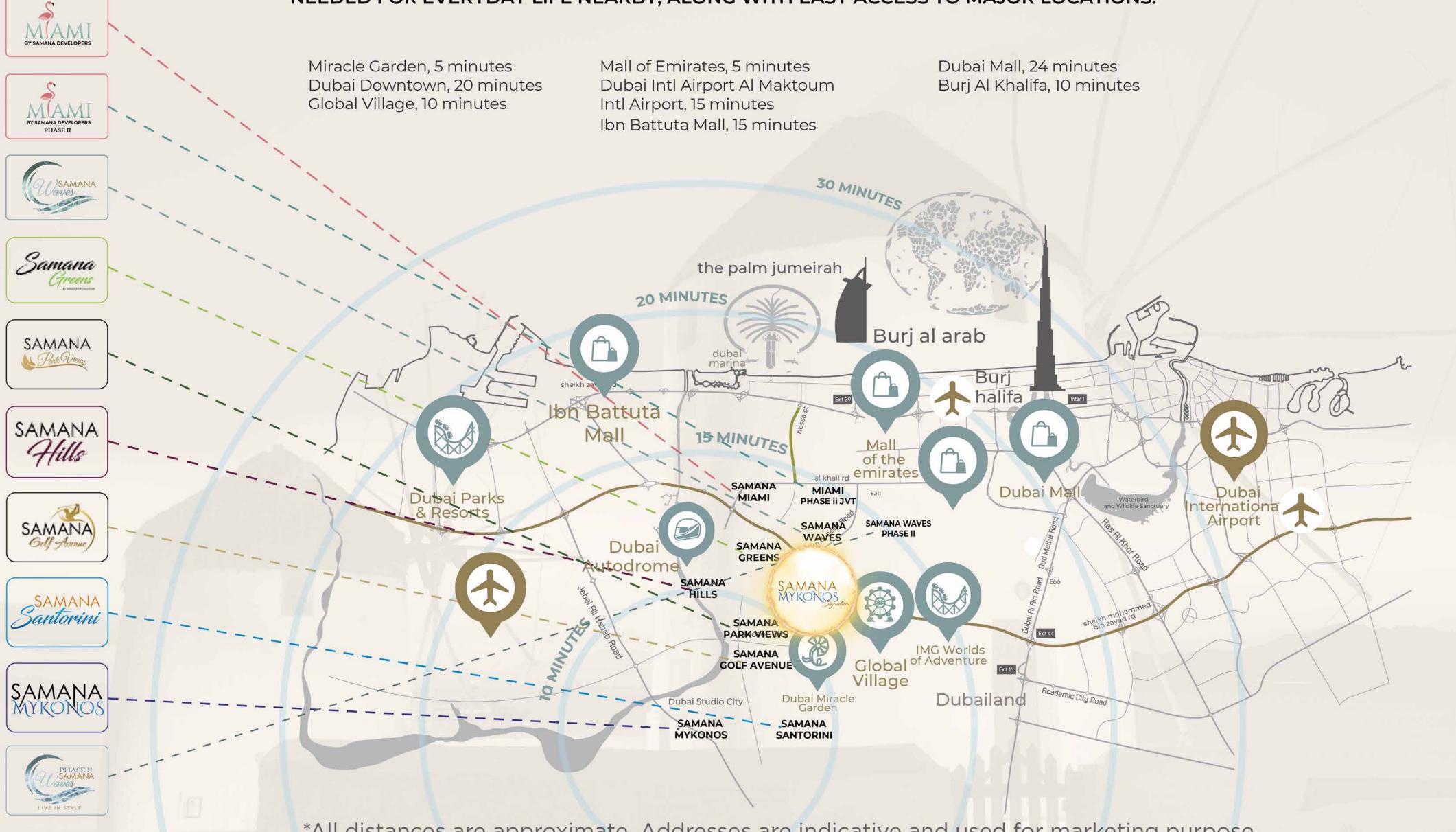
\*All distances are approximate. Addresses are indicative and used for marketing purpose.





## EASY ACCESS TO ALL FACILITIES

#### SITUATED AT ARJAN, SAMANA MYKONOS SIGNATURE OFFERS THE PERFECT LOCATION AND HAS EVERYTHING NEEDED FOR EVERYDAY LIFE NEARBY, ALONG WITH EASY ACCESS TO MAJOR LOCATIONS.



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





## SAMANA

## MAKING EXTRAVAGANT LIVING A Possibility



# THE EPICENTRE OF Magnificence



Inter



# REVEL IN AN Extravagant Tifestyle

10-11





## DECKED WITH Colors AND Brilliance





### **UNIT LAYOUTS**

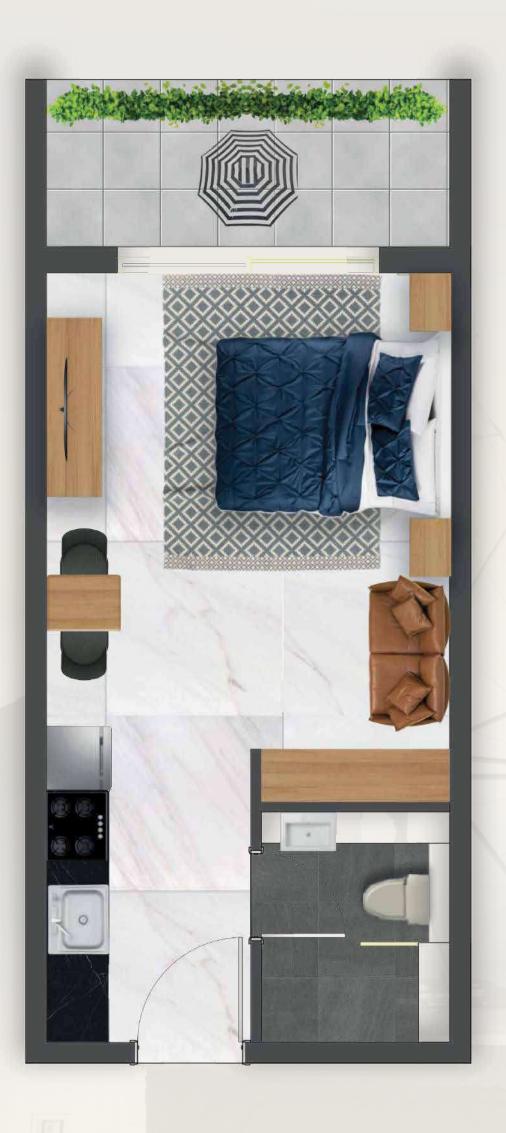














#### FLOOR PLANS AND TYPICAL APARTMENTS

### STUDIO



#### SAMANA MKONOS Signature

#### FLOOR PLANS AND TYPICAL APARTMENTS STUDIO WITH POOL



## **AND TYPICAL APARTMENTS 1 BEDROOM WITH POOL**

## **FLOOR PLANS**





# 2 BEDROOM WITH POOL

#### FLOOR PLANS AND TYPICAL APARTMENTS



Barry

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