PHASE II

SAMANA

Waves

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”.

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.

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


Khaleej Times
UAE Hope Probe success will
SAMANA DEVELOPERS BREAKS GROUND ON DH100 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 $69mln 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, Dubailand. 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
Khaleej Times
BUSINESS
COIN? NOW, BUY PROPERTY IN DUBAI
WWW.KHALEEJTIMES.COM
Dogecoin for new project
Engr Nur Alam Chaudhary, CEO, Prestige Constructions, 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 be a role model in contributing to the sustainability agenda. Prestige Constructions will put its heart and soul in taking part in this goal and 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 Dubailand, Samana Greens has total built-up area of 13,000m² 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, lauded the construction progress despite the complexities caused by the pandemic.
Commenting on its construction updates, Samana Developers chief executive officer, Imran Farooq, said: "I am thankful to RERA officials 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 international and local buyers."
محمود محمد
2020 ديسمبر 2
2021 مايو 19
2021 مايو 9
20:21 م
21:04 م

AWARDS & RECOGNITIONS

DESIGN MIDDLE EAST AWARD 2019

EMERGING CEO OF THE YEAR AWARD



SUSTAINABLE PROJECT OF THE YEAR AWARD

EXCELLENCE IN AFFORDABLE LUXURY IN REAL ESTATE AWARD 2020

BEST PROJECT OF THE YEAR AWARD 2022



DESIGN MIDDLE EAST AWARD 2022

AWARDS & RECOGNITIONS

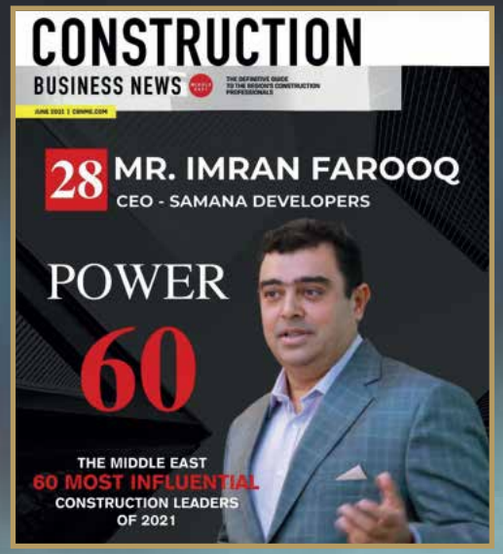












CEO MESSAGE

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"**

Imran Farooq



OUR PROJECTS



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



SAMANA
Golf Avenue

STARTED
MAR, 2021

100% SUPERSTRUCTURE
COMPLETED

HANDOVER
Q1 2023

OUR PROJECTS



Park Views

LAUNCHED
OCT, 2021

HANDOVER
APRIL, 2024

OUR PROJECTS



SAMANA
Waves

LIVE IN STYLE

LAUNCHED
FEB, 2022

HANDOVER
APR, 2025

OUR PROJECTS



MIAMI
BY SAMANA DEVELOPERS

LAUNCHED
SEPT, 2022

HANDOVER
DEC, 2024

OUR PROJECTS



MIAMI
BY SAMANA DEVELOPERS
PHASE II

LAUNCHED
OCT, 2022

HANDOVER
DEC, 2024

OUR PROJECTS



SAMANA
Santorini

LAUNCHED
OCT, 2022

HANDOVER
DEC, 2025

OUR PROJECTS



SAMANA
MYKONOS

LAUNCHED
JAN, 2023

HANDOVER
JUNE, 2025

HIGH-END RESIDENTIAL APARTMENTS

SAMANA Waves Phase II, located in Jumeirah 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

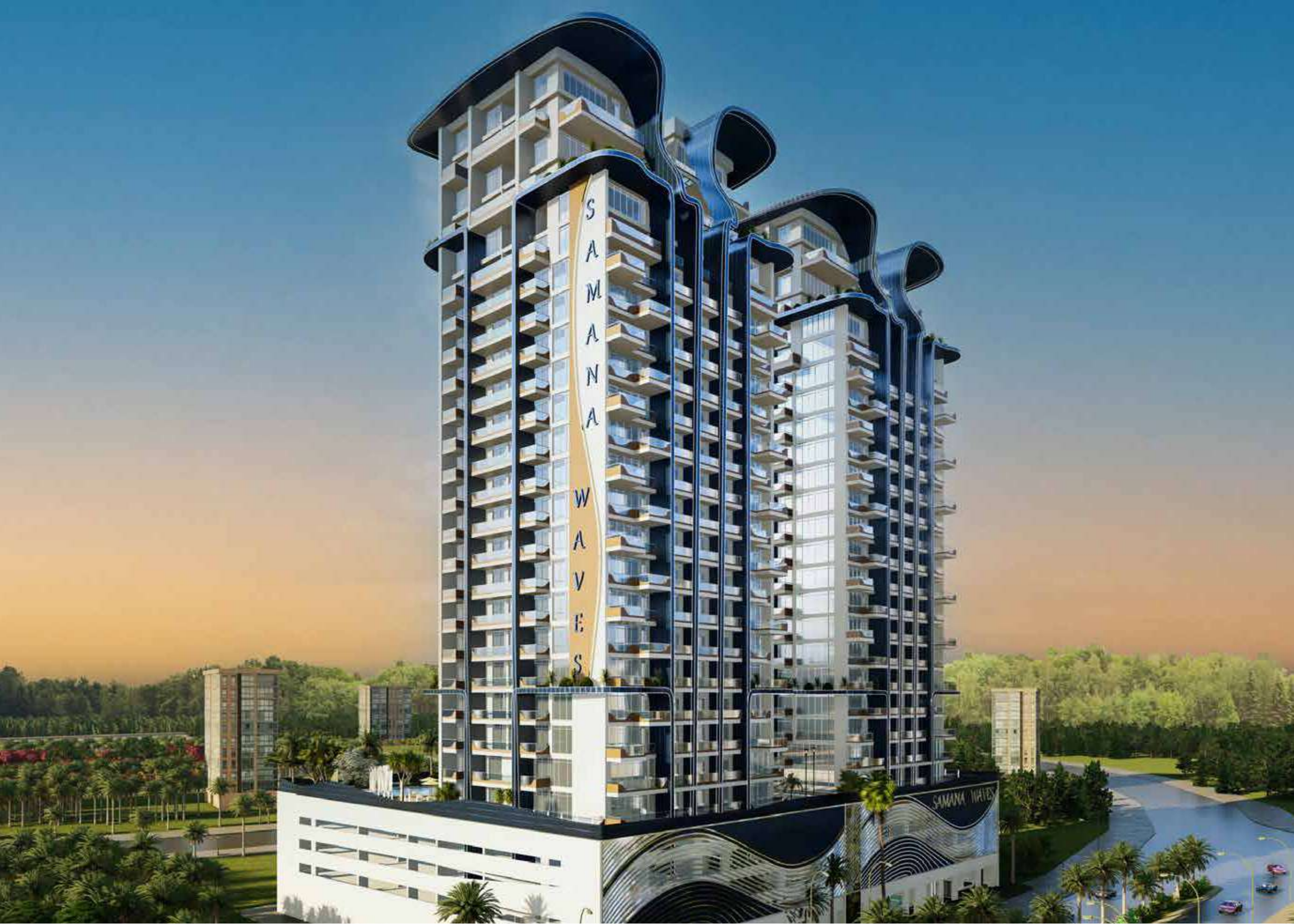
JACUZZI

STEAM ROOM

VALET PARKING




SAMANA WAVES


SAMANA
WAVES
SAMANA WAVES






SAMANA WAVES




SAMANA







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.



MIAMI BY SAMANA DEVELOPERS PHASE II

MIAMI BY SAMANA DEVELOPERS

SAMANA Waves

Samana Greens

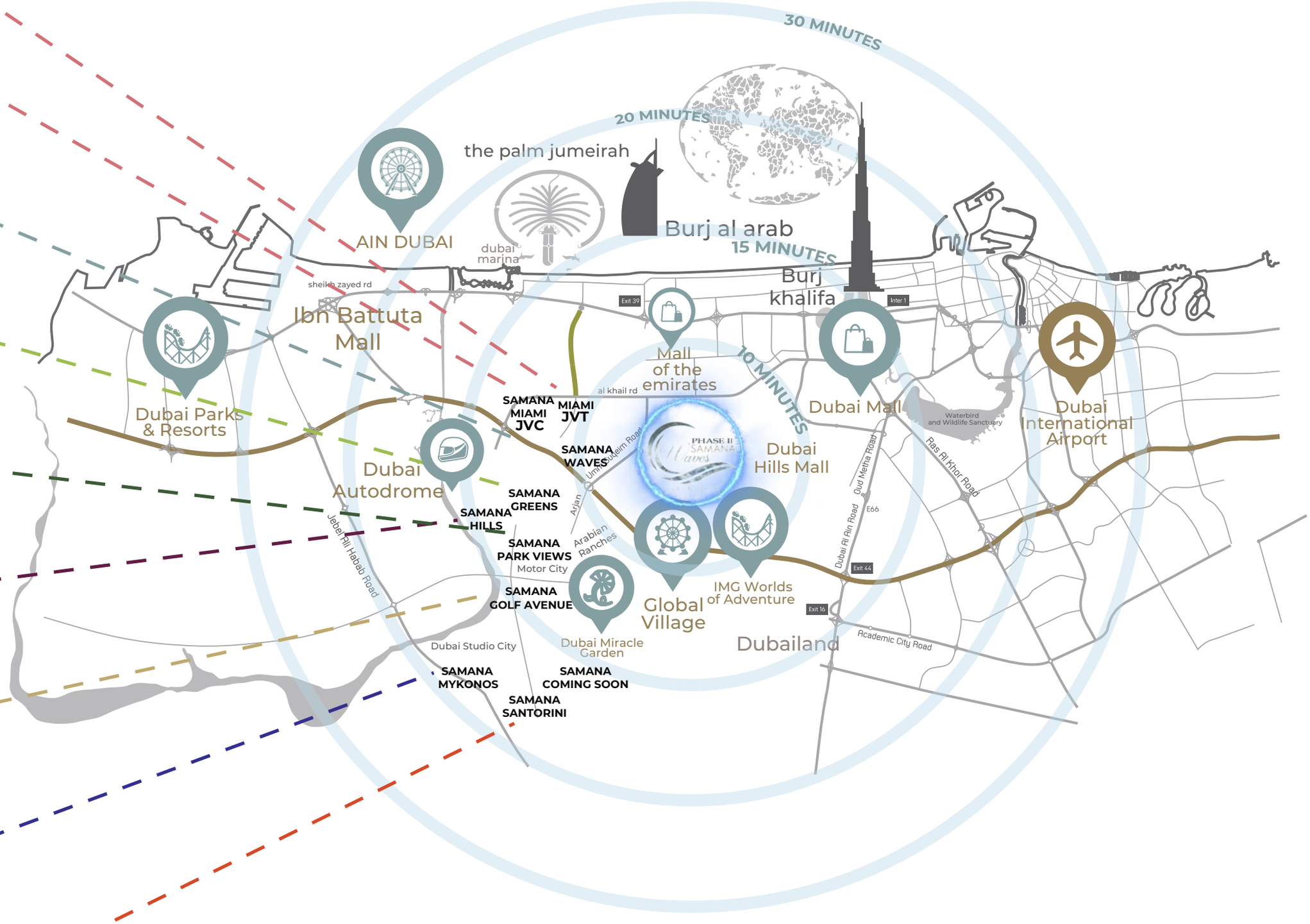
Park Views

SAMANA Hills

SAMANA Golf Avenue

SAMANA MYKONOS

SAMANA Santorini



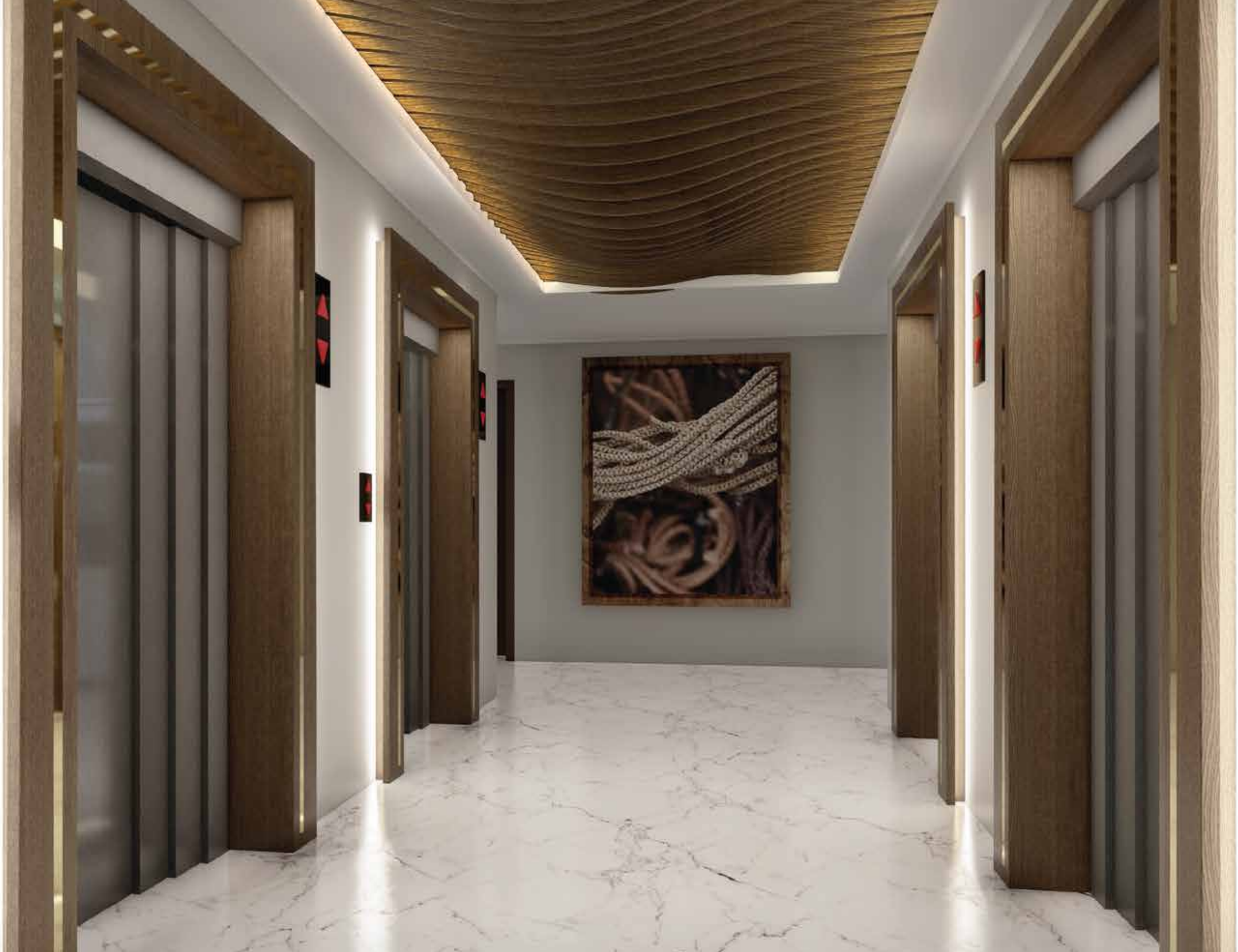
*All distances are approximate. Addresses are indicative and used for marketing purpose.








SAMANA WAVES
CHANEL





















PHASE II

SAMANA

Waves

LIVE IN STYLE

UNIT LAYOUTS

STUDIO - TYPE 01



PHASE II
SAMANA
Waves
LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

STUDIO - TYPE 02



PHASE II
SAMANA
Waves
LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

PHASE II
SAMANA
Waves
LIVE IN STYLE

STUDIO



LIVING ROOM



KITCHEN



BEDROOM



BATHROOM

STUDIO WITH PRIVATE POOL



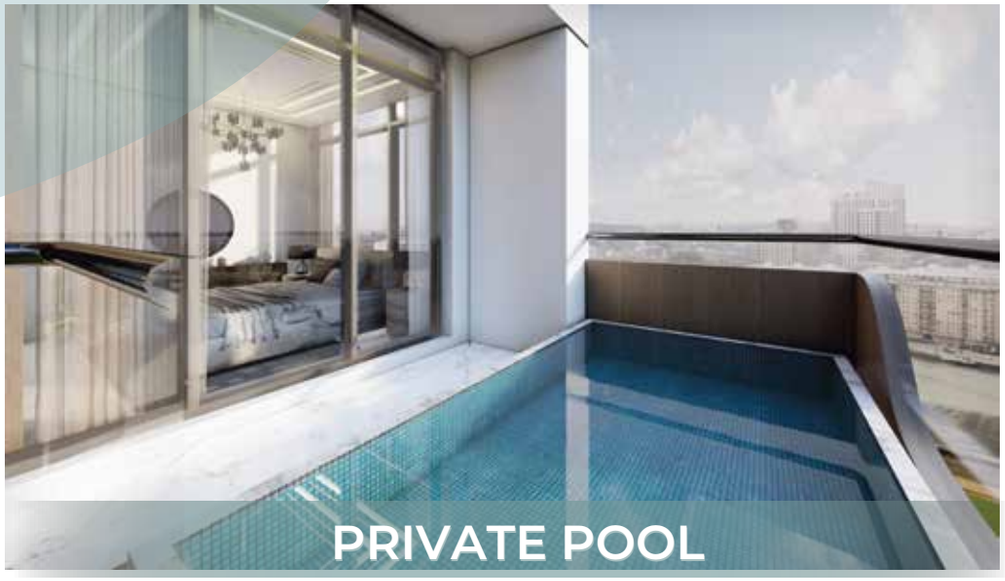
PHASE II
SAMANA
Waves
LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

PHASE II SAMANA Waves

LIVE IN STYLE

STUDIO
WITH PRIVATE POOL



PRIVATE POOL



LIVING ROOM



KITCHEN



DINING AREA



BEDROOM



BATHROOM

1 BEDROOM



PHASE II
SAMANA
Waves
LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

PHASE II SAMANA Waves

LIVE IN STYLE

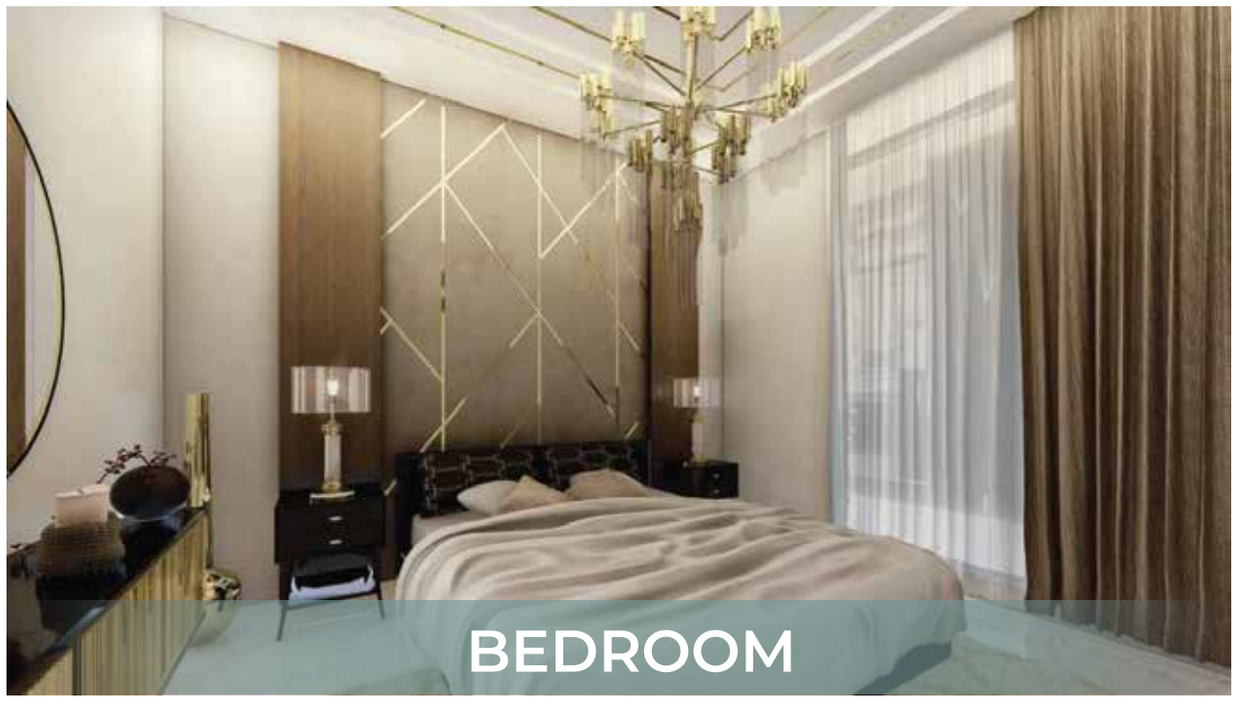
1 BEDROOM



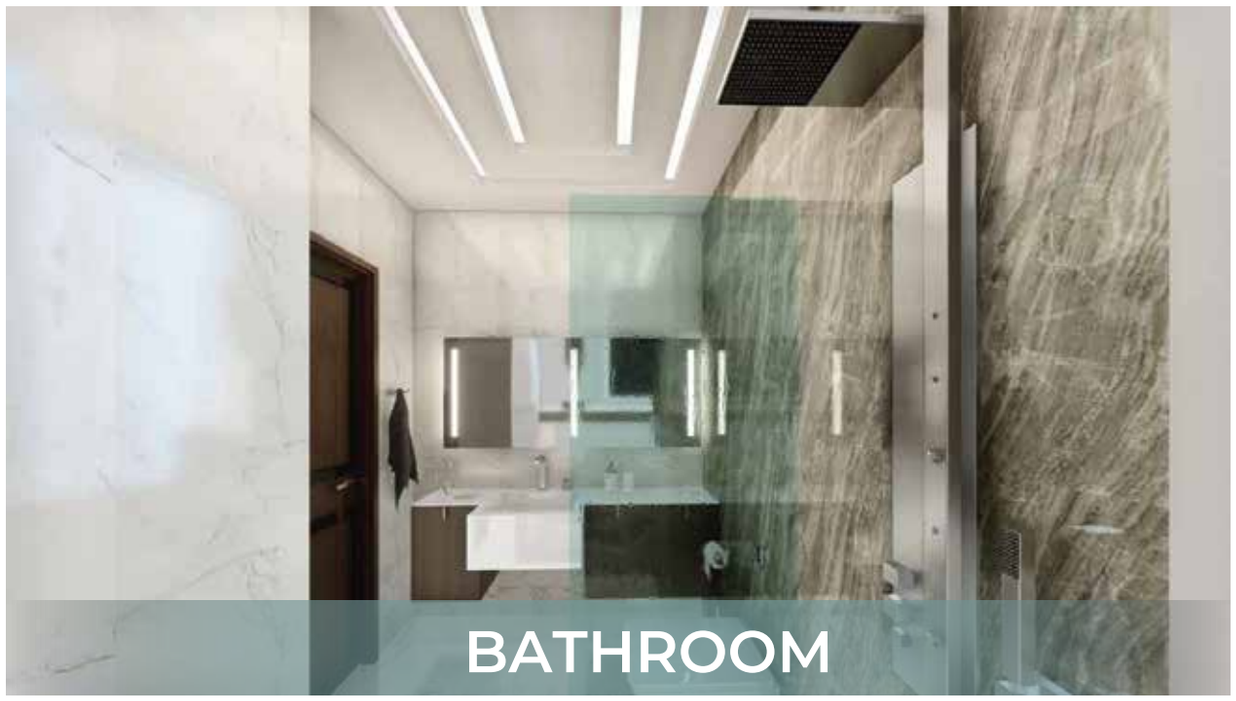
LIVING ROOM



KITCHEN



BEDROOM



BATHROOM

1 BEDROOM WITH PRIVATE POOL

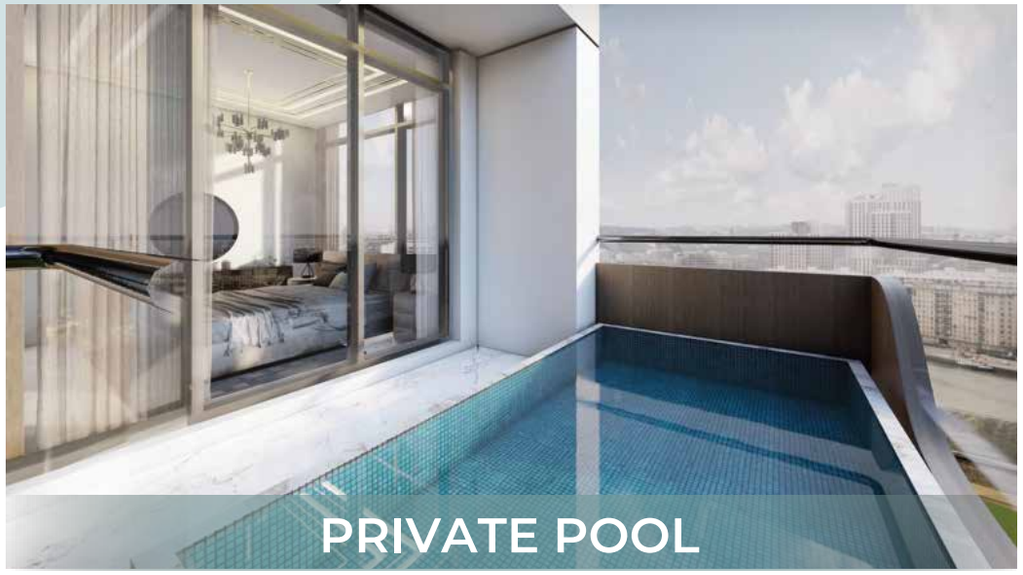


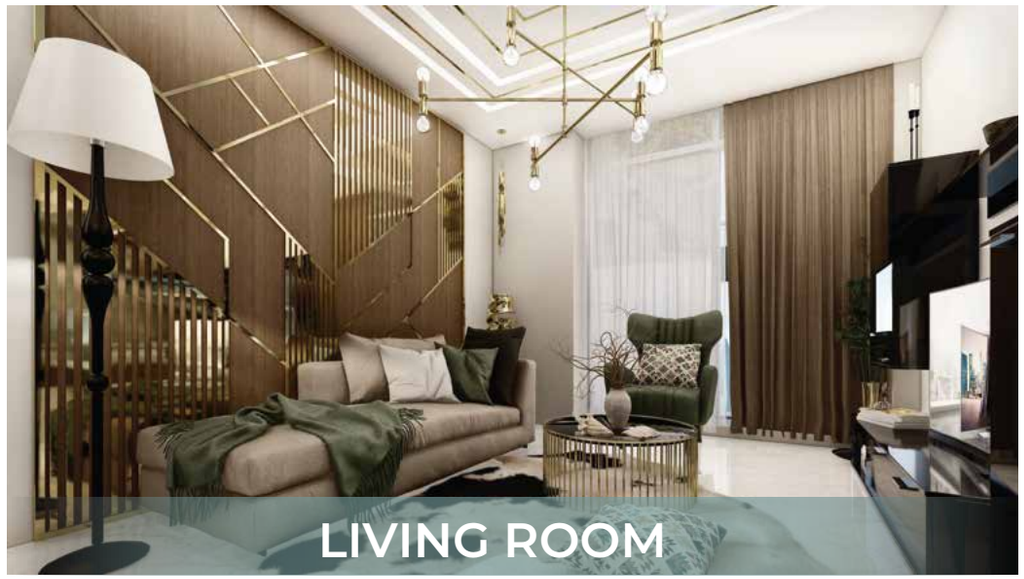
PHASE II
SAMANA
Waves
LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

PHASE II
SAMANA
Waves
LIVE IN STYLE

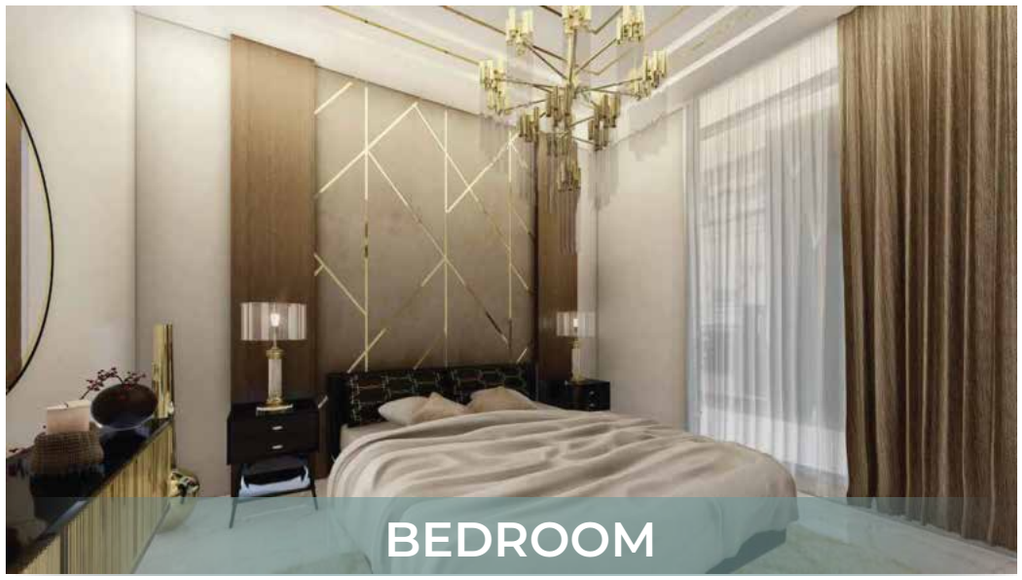
1 BEDROOM
WITH PRIVATE POOL


PRIVATE POOL


LIVING ROOM


KITCHEN


DINING AREA


BEDROOM


BATHROOM

1 BEDROOM DUPLEX WITH PRIVATE POOL

LEVEL 1



LEVEL 2

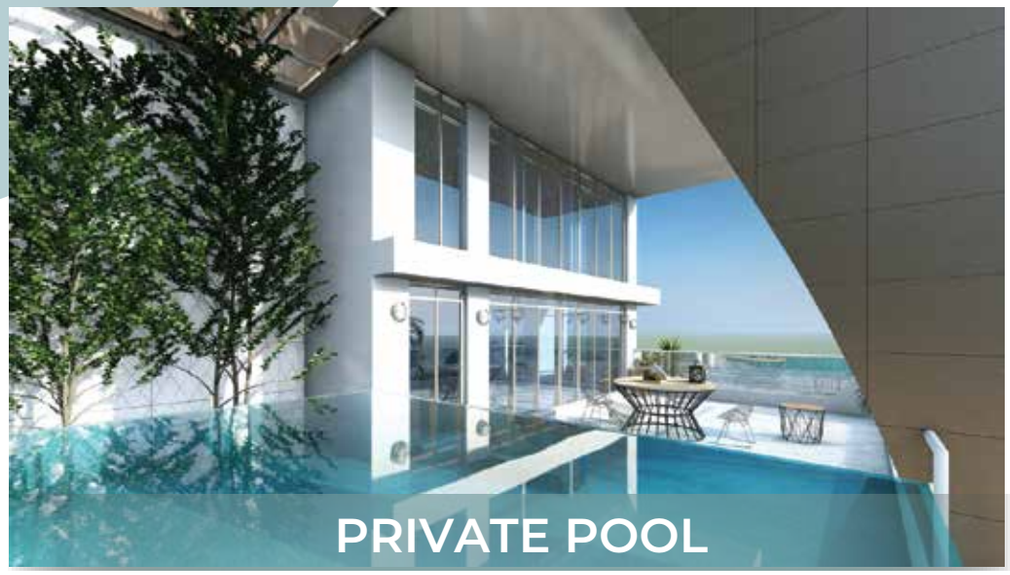


PHASE II
SAMANA
Waves
LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

PHASE II
SAMANA
Waves
LIVE IN STYLE

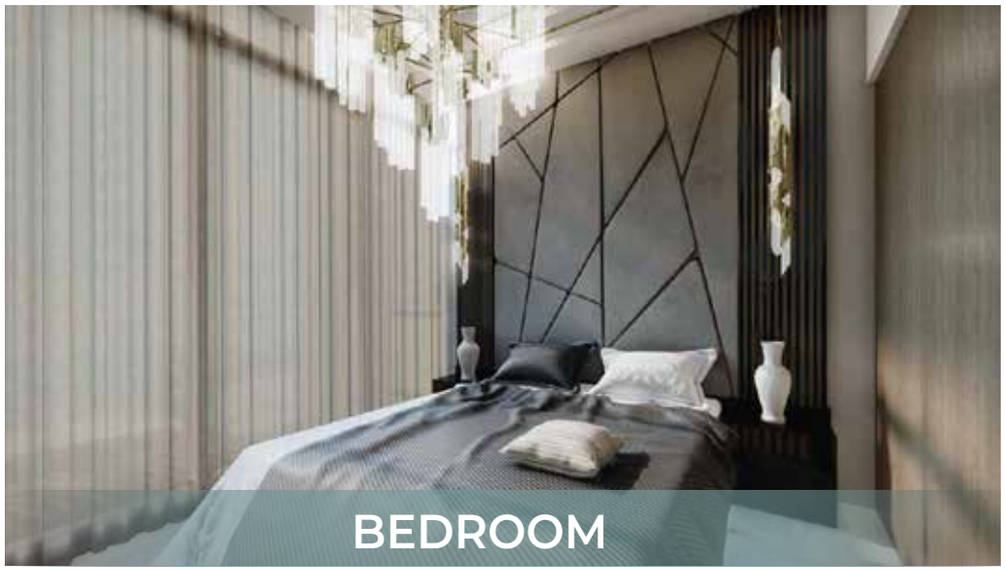
1 BEDROOM DUPLEX
WITH PRIVATE POOL

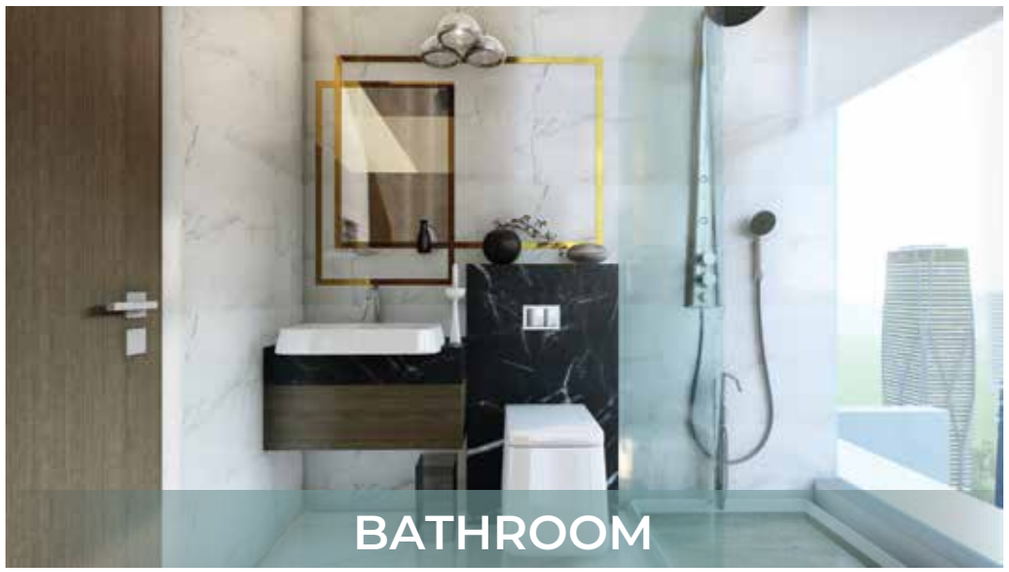

PRIVATE POOL


LIVING ROOM


KITCHEN


DINING AREA


BEDROOM


BATHROOM

2 BEDROOM WITH PRIVATE POOL



NET AREA
1286 ft²

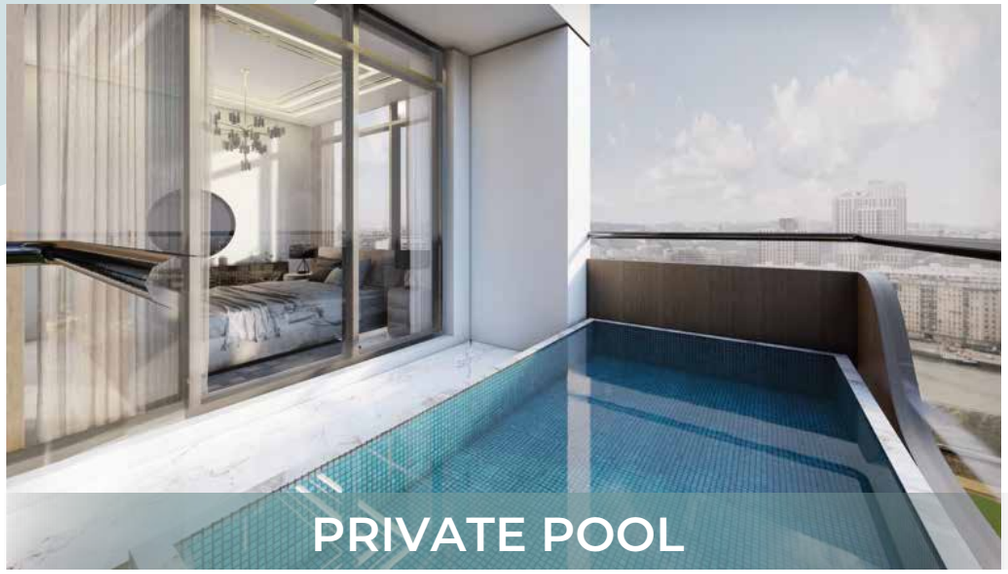
PHASE II SAMANA Waves

LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

PHASE II
SAMANA
Waves
LIVE IN STYLE

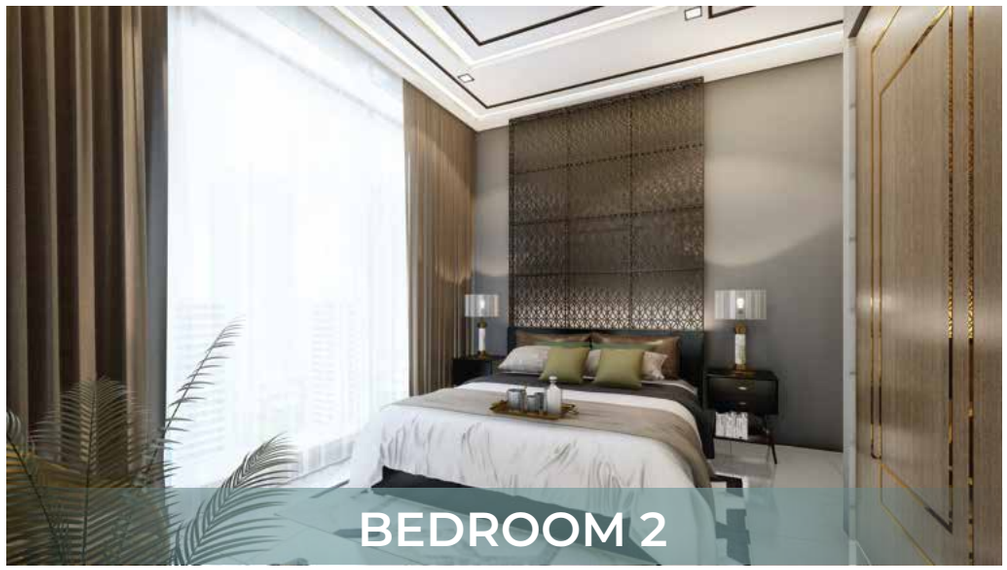
2 BEDROOM
WITH PRIVATE POOL


PRIVATE POOL


LIVING ROOM


KITCHEN


BEDROOM 1


BEDROOM 2


BATHROOM

2 BEDROOM DUPLEX WITH PRIVATE POOL





NET AREA
1676 ft²

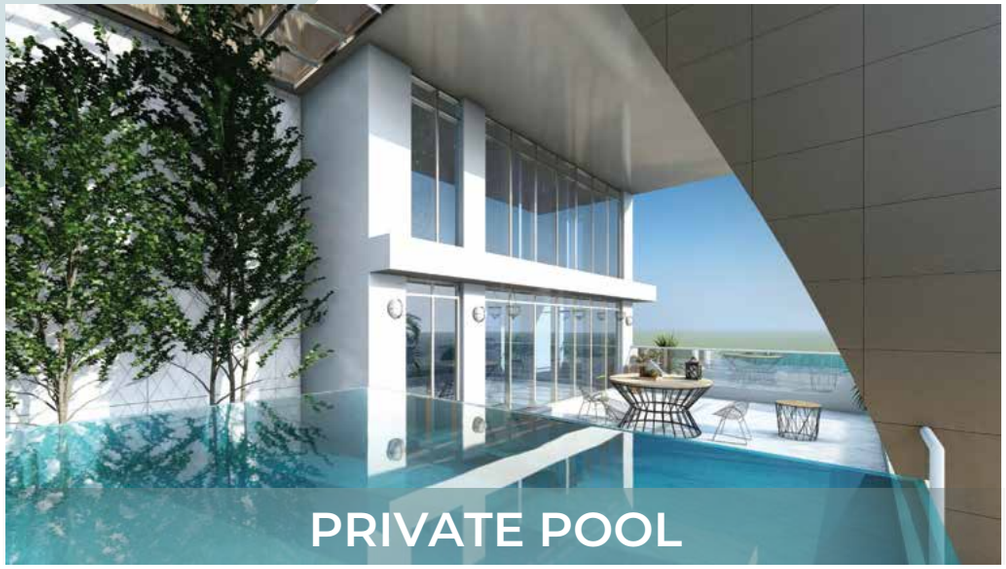
PHASE II SAMANA Waves

LIVE IN STYLE

FLOOR PLANS
AND TYPICAL APARTMENTS

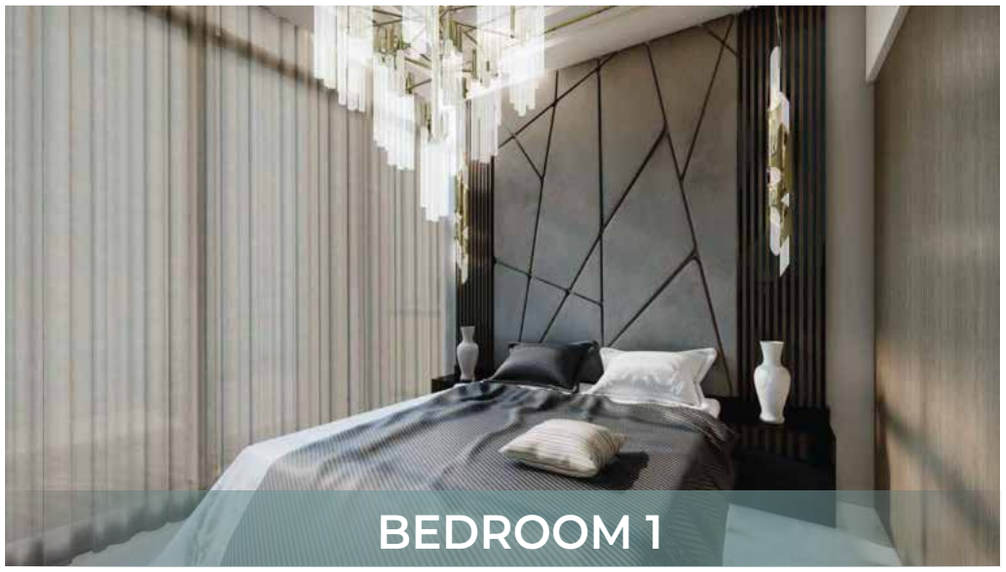
PHASE II
SAMANA
Waves
LIVE IN STYLE

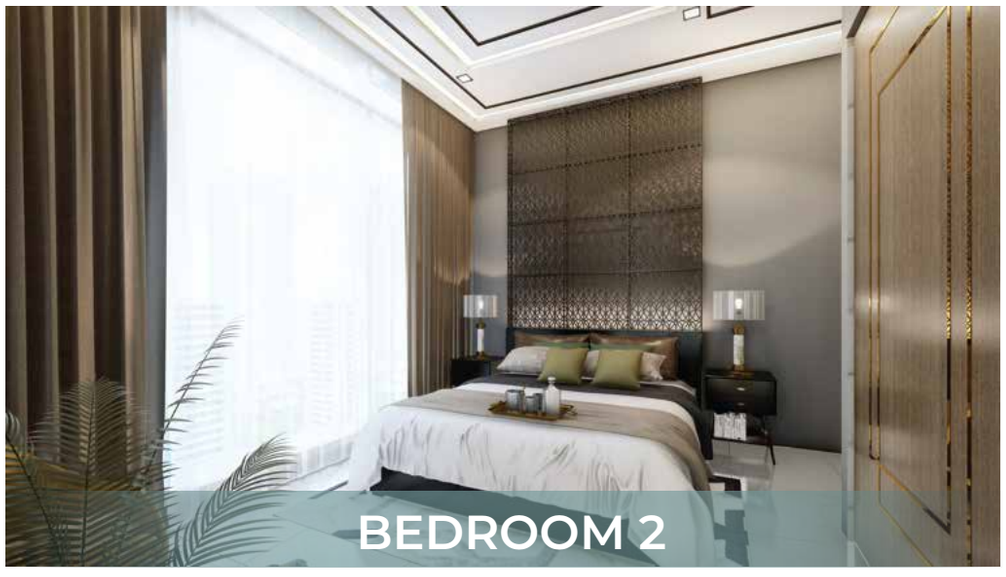
2 BEDROOM DUPLEX
WITH PRIVATE POOL

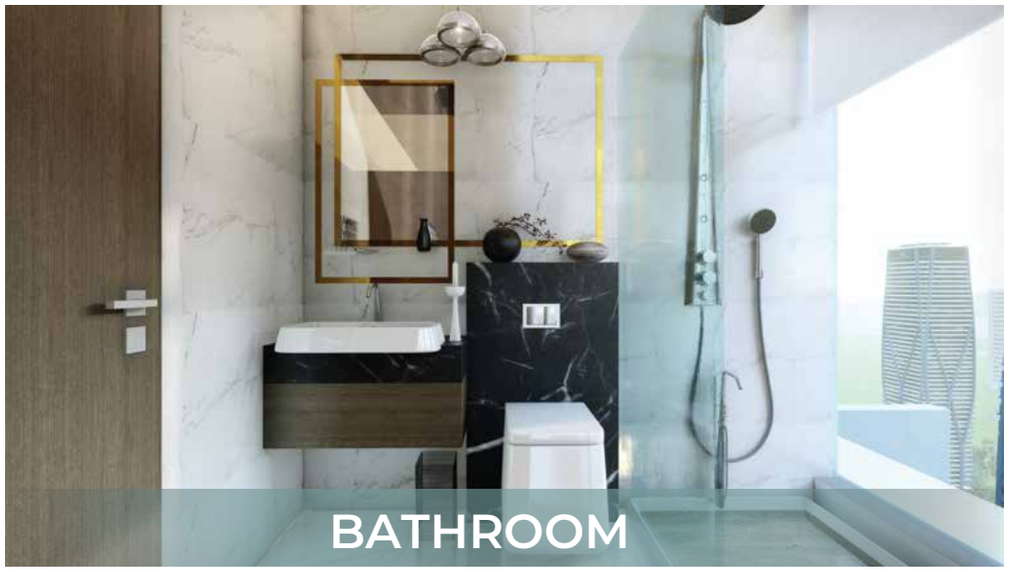

PRIVATE POOL


LIVING ROOM


KITCHEN


BEDROOM 1


BEDROOM 2


BATHROOM

PHASE II
SAMANA
Waves

LIVE IN STYLE

A PROJECT BY AN AWARD WINNING DEVELOPER

SAMANA
DEVELOPERS

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ESCROW ACCOUNT: AE050260000205801492307

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