



Park Views

BY SAMANA DEVELOPERS

Where Nature Meets Lifestyle

THE EPITOME OF LUXURY IS 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.

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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

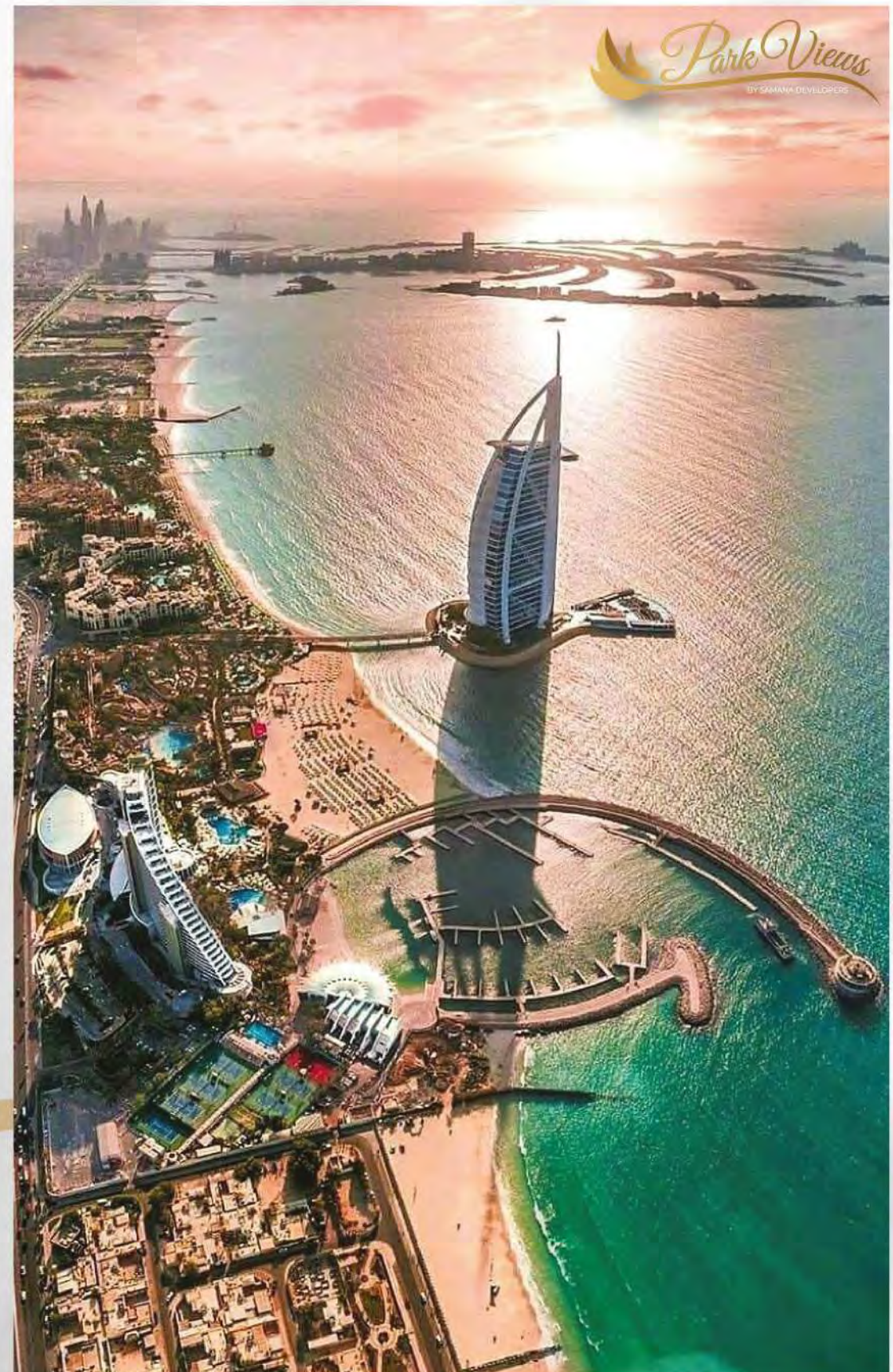
Ranked as one of the safest and happiest cities in the world.

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



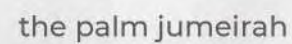


Global Village, 10 minutes

SAMANA



SAMANA
Hills



Burj al arab

Burj
khalifa

SAMANA



Dubai Parks & Resorts

SAMANA WAVES

**SAMANA
GREENS**

**SAMANA
HILLS**

Dubai Butterfly
Garden

Motor City

SAMANA
GOLF AVENUE

Dubai Studio City

Dubai Autodrome

Jebel Rill Habab Road

Global
Village

IMG World

Dubailand

Academic City Road

Arabian
Ranches

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

*Samana
Greens*
BY SAMANA DEVELOPERS

**HANDED
OVER**

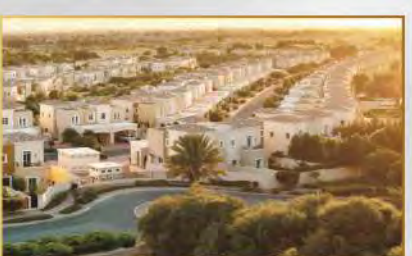


Park Views

BY SAMANA DEVELOPERS

**SAMANA
Hills**

**HANDING
OVER
SOON!**





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."



AWARDS



DESIGN MIDDLE EAST AWARD



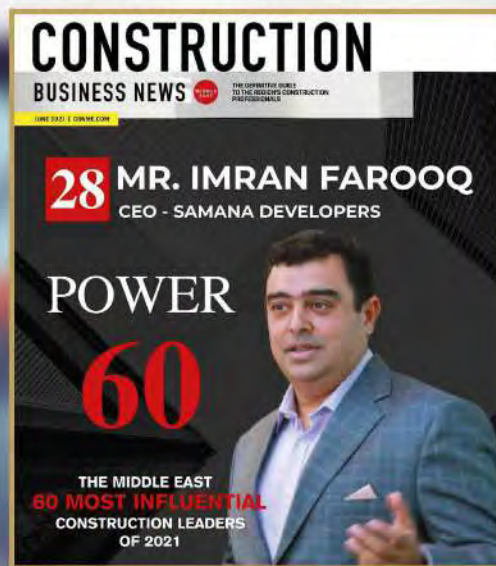
THE YEAR AWARD



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

★ 100% ★
PROJECT
COMPLETED
IN
RECORD TIME



*Samana
Greens*

STARTED
SEPT, 2018

100 % STRUCTURE
OCT, 2020

HANDOVER
DEC, 2020

OUR PROJECTS

★ 100% ★
STRUCTURE
COMPLETED
IN
RECORD TIME

SAMANA Hills

STARTED
MAR, 2018

100 % STRUCTURE
AUG, 2020

HANDOVER
DEC, 2021

Samana
marks 100%
construction
on Samana

Dubai-based Samana Developers has achieved 100% construction completion on the superstructure of Samana Hills, a five-storey residential project. The milestone has been reached "ahead of time," the developer stated in a release. Samana Hills is scheduled for handover in Q3 2021. The initial handover timeline was for Q4 2021. In January 2020, Samana Developers named Alcon Construction the main contractor for the project. Ground was broken on the \$27.2m (AED100m) Samana Hills project in September 2019. Samana Developers attributes the successful and fast-tracked construction milestone to its efficient project management, which has resulted in the eventual preponement of the project handover.

CONSTRUCTION
BUSINESS NEWS

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

The 100 per cent superstructure completion ahead of the schedule comes at a time when the Covid-19 pandemic related lockdown adversely affected Dubai's real market. Samana Developers remained resilient and committed to continue the construction work. The efficient project management has accelerated the construction speed and the developer is now able to complete the project ahead of schedule and eventually the handover.

Despite the pandemic hardships, Samana Developers has set a new benchmark of early project completion and handover preponement. It is unprecedented in Dubai's real estate when there are project delays and developers facing losses. The five-storey Samana Hills residential project is scheduled for handover in Q3 2021.

Located at Arjan Dubailand, the resort-themed Samana Hills will be spread over 100,000 sq ft and house 205 apartments, including studios, one and two bedroom apartments.

SAMANA
DEVELOPERS

«سمانا هيلز»
مشروع

أعلنت «سمانا للتطوير العقاري» عن إنجاز قبل الموعد المحدد للبنية التحتية لمشروع «سمانا هيلز». وكانت أعمال البناء في مشروع «سمانا هيلز» البالغة كلفتها 100 مليون درهم قد انطلقت في سبتمبر/أيلول 2019. وتواظمت منذ ذلك الحين بوتيرة متسارعة.

SAMANA
DEVELOPERS

★ 20% ★
CONSTRUCTION
COMPLETED
&
ONGOING



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 Dh600 million Samana Golf Avenue wellness-themed residential project at Dubai Studio City, a free zone designed for film and creative productions. Golf Avenue project aims to contribute to Dubai 2040's new Urban Masterplan which focuses on health, sustainability and enhanced quality of life.

The groundbreaking ceremony was chaired by Muhammad Farooq, Chairman, Samana Group; Imran Farooq, CEO of Samana Developments; Eng. Nur Alam Chaudhary, 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 Master plan 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

27-04-2021

[illegible][illegible]

The ceremony was chaired by Nuri Alwan, chairman, Serina Group, an Alwan Fajoko, CEO of Serina Developers, Eng. Nur Afan Chaudhary, CEO, Prestige Constructions, Syed Taqiaullah, CLO, AREC Engineering Consultants, the architect of the project, along with officials from the developer, the contractor and the architect.

Innan Fardog, CEO, Samana Developers, said, "Samana Golf Avenue is not just real estate project but is 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 human values rather than material things. Our end-user-focused approach reflects in our top ranking in sales of our two projects in Arjan."

KHALEEJ TIMES April 27, 2021

WWW.KHALEFTIMES.COM

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

Ground on \$27.2m Dubai wellness-themed project

Sansara 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 the film and creative professions.

A four-storey project spanning over 230,000 sq ft, Sansara Golf Avenue has been distinctly designed with resort-style amenities including mini golf, indoor and outdoor swimming pools, a spa, a gym, a cinema, a lounge, a bar, a cafe, a pet park, children's play area and more.

The project is expected to be completed in 2025.

Swimming at the ground-breaking ceremony. CEO Bruce Farver said, "Tenneco Golf Avenue is not just real estate; it's a commitment to the community, to creating a place for a healthy and enjoyable lifestyle. The project has been designed to enhance the well-being and fitness of the residents."

Justice Constructors, a UAE-based contracting company, is contributing to Dubai 2040 New Urban Masterplan which focuses on health, enhanced quality of life.

Consultants are the main project architects.

Khaleej Times
BUSINESS

breaks
h100m
emed
ubal
e zone
new record

Daive Lebbin, Head of Sales & Operations; Muhammad Farooq, Chairman of Samana Group; Imran Farooq, CEO of Samana Developers; and Kamran Farooq, Director of Samana Developers — Supplied photo

only was chaired by Samir Singh, CEO of Prestige Construction Developers, E&P of the project, along with the contractor

The Innovation Design Award Winning Sarana 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.

taught us to focus on internal things. Our strength reflects in our top projects in Arjan."



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

An aerial view of a modern, multi-story residential building with a central courtyard and swimming pool. The building features a white facade and large glass windows. The courtyard is landscaped with greenery, palm trees, and lounge furniture. A large, irregularly shaped swimming pool is the centerpiece of the courtyard. The building has multiple balconies with glass railings and small pools on each floor. The overall design is contemporary and luxurious.

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



A family is moving into a new home. In the foreground, a young girl in a white dress and a young boy in a white shirt and yellow pants are running happily towards the camera. In the background, a man and a woman are standing near a doorway, holding cardboard boxes. The room has a modern design with a large potted plant on the left, a dark wooden door, and a light-colored wall. The floor is made of light-colored wood planks.

EVERYTHING YOU DESIRED, LIKE
NEVER BEFORE



LUXURY CITY LIVING REACHES
NEW HEIGHTS



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









PARK VIEWS QUALITY REFLECT
PERFECTIONTT







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.

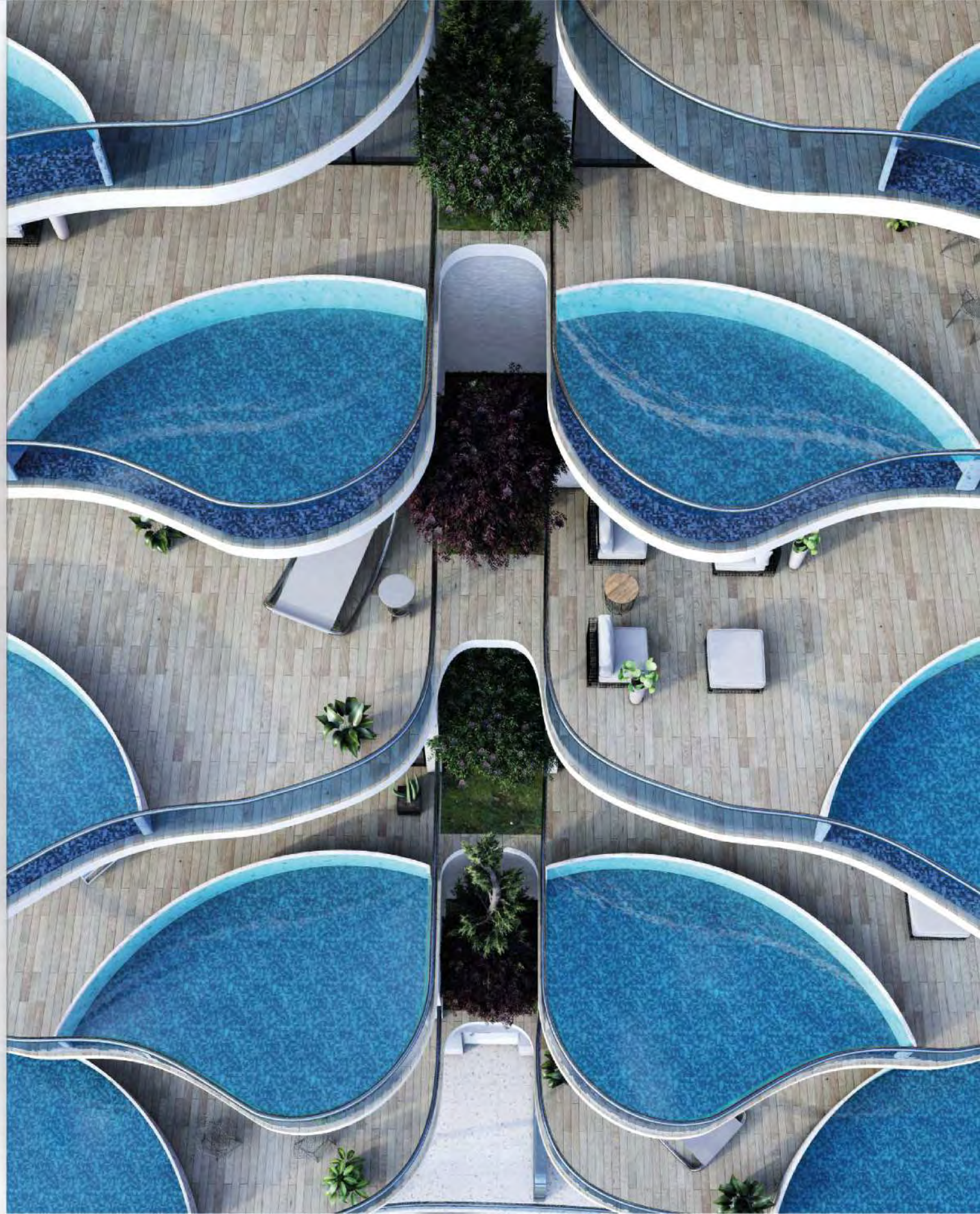







PARK VIEWS QUALITY REFLECT
PERFECTION

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






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



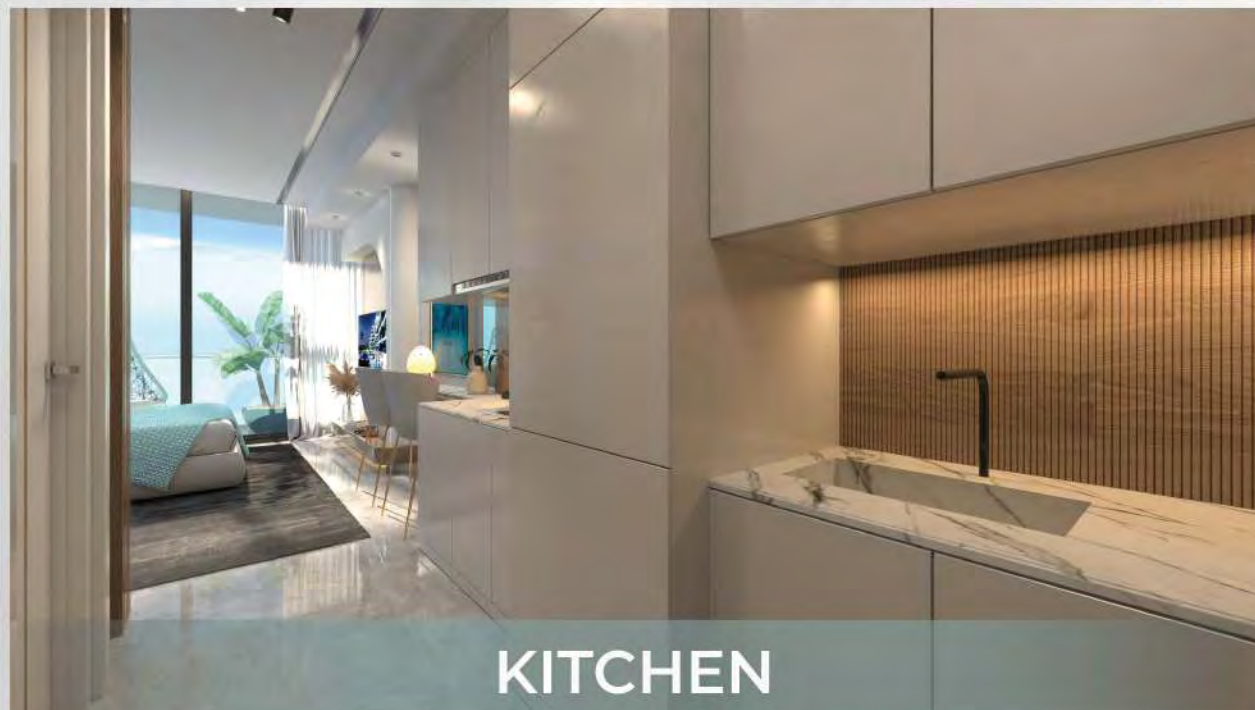
HEALTHY MIND & BODY
STARTS WITH **YOGA**



TYPICAL STUDIO
APARTMENT

NET AREA - 361 FT²

STUDIO



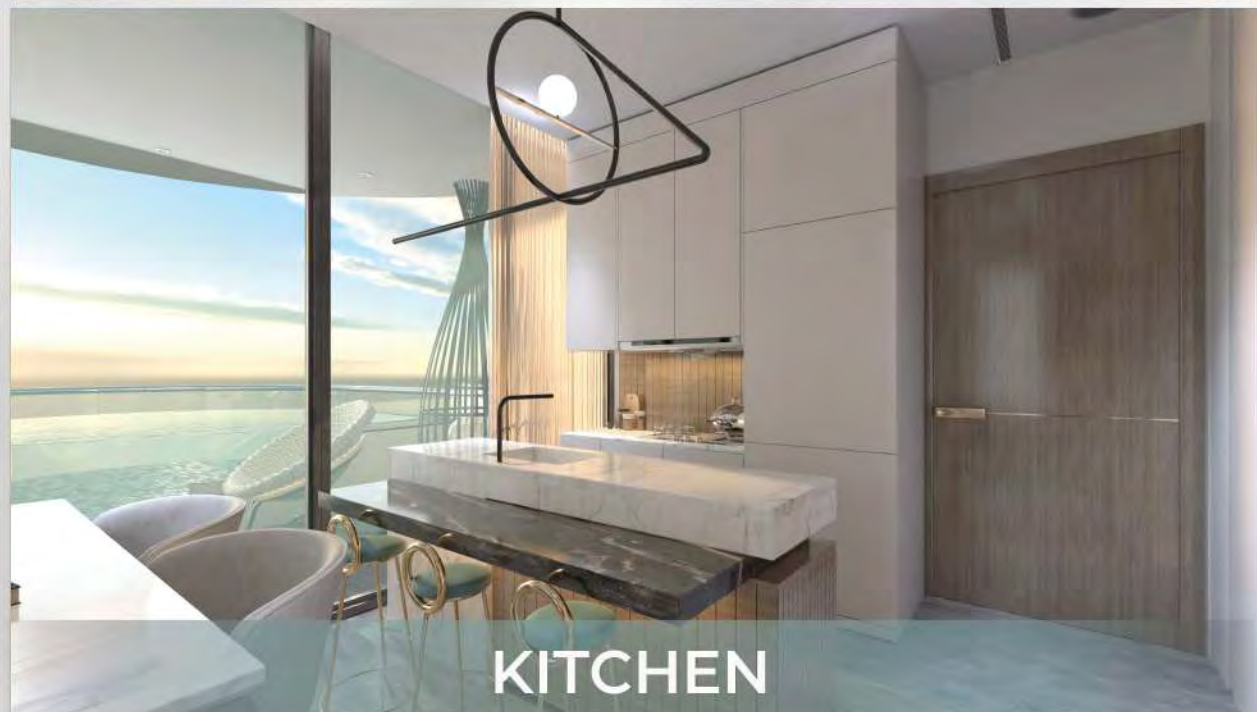
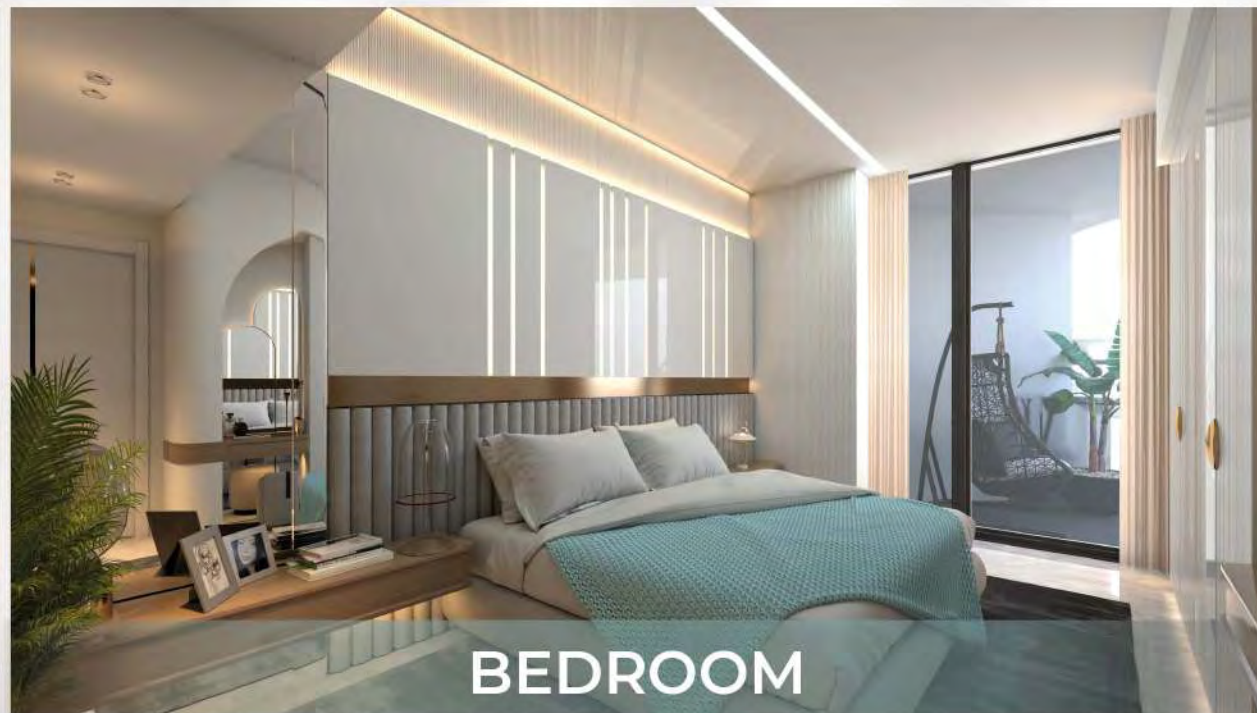
NET AREA - 819 FT²



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



IMG
World



Global Village



International
Airport

5-10 Minutes

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



Dubai Butterfly
Garden



Dubai
Parks & resorts



Dubai
Auto Drome

15-20 Minutes

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



Burj Khalifa,
Jumeirah Lakes
Towers



Global Village

SAMANA
Park Vistas

Dubai Autodrome

Dubai Miracle Garden

Tilal Al Ghaf Dubai

Jumeirah Village Circle

Al Maktoum Int Airport

Burj Khalifa

Mall of Emirates

Burj Al Arab

Jumeirah Lake Towers

Palm Jumeirah



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