



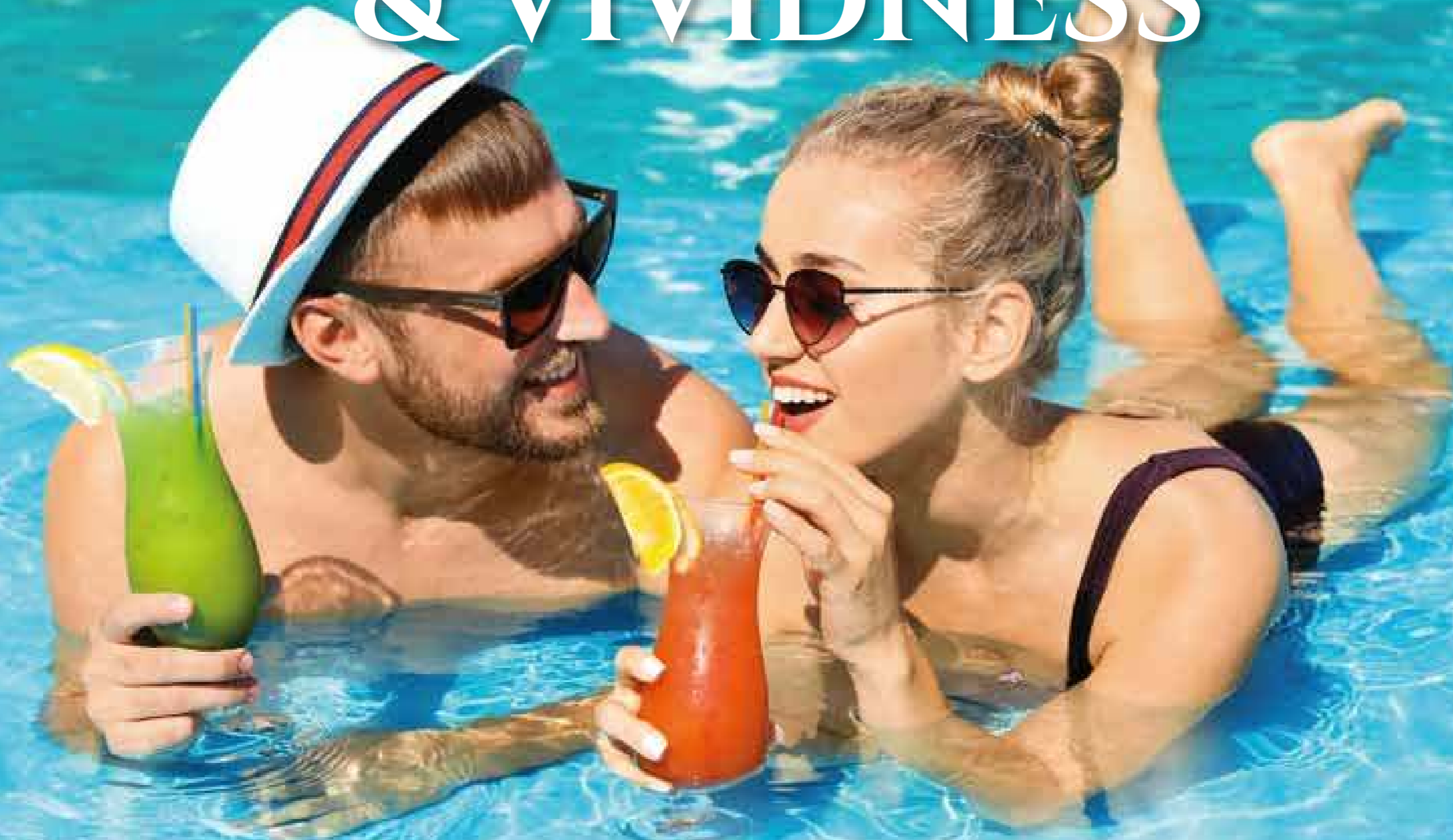
MIAMI

BY SAMANA DEVELOPERS

PHASE II

Embrace the Vividness of Life

Indulge in Colours
& VIVIDNESS



The Perfect Place for You
AND YOUR LOVED ONE



A TRUE MARK OF

Magnificence





TAKE A BREAK...& *Unwind*



MIAMI
BY SAMANA DEVELOPERS





A PROJECT BY AN AWARD WINNING DEVELOPER



SAMANA
DEVELOPERS



MIAMI BY SAMANA DEVELOPERS PHASE II

Making luxury living a part of your lifestyle, Samana Developers is all set to launch Miami Phase 2 – a new addition to the very exquisite Miami flagship. Miami by Samana Developers Phase 2, located at the Jumeriah Village Triangle (JVT), is your ideal place for ultimate comfort blended with extraordinary amenities. The place perfectly complements the Miami theme and has an extensive Miami vibe. With its beautifully designed white exterior, coconut trees planted around, and the lovely flamingo décor – Miami by Samana Developers Phase 2 offers a stunning view and creates for everlasting sensory experience. The property not just reflects a high-end design structure but also gives you comfort and proximity to nature with its spacious balconies that are stunningly complemented by urban gardens. You can also enjoy private pools in select apartments, splendid cascading water features, an indoor and outdoor gym, sauna and steam room, and a dedicated play area for the kids. Miami by Samana Developers Phase 2 is indeed a perfect retreat and a cozy abode to get over the stressful day at work; it's the ideal place that vouches for work-life balance. From ultimate comfort to extraordinary luxury, Miami by Samana Developers Phase 2 has everything that you have always wanted in your dream home.

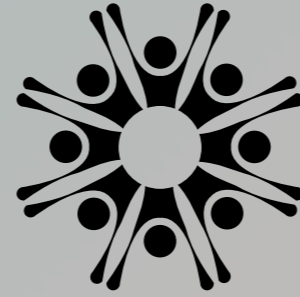


DUBAI AS YOUR INVESTMENT HUB

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 Miami by Samana Developers Phase 2, 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 form 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.

Media



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

Dubai
At the back of increasing enquiries from existing and new investors and 400+ units Samana Developers has recently introduced a new initiative to attract investors by offering a free UAE Golden Visa to those who invest at least Dh2 million in its projects in Dubai. The golden visa holders' family is automatically given the long-term residency.

Enabling the Realisation of Millionaires in Dubai
Samana Developers has recently introduced a new initiative to attract investors by offering a free UAE Golden Visa to those who invest at least Dh2 million in its projects in Dubai. The golden visa holders' family is automatically given the long-term residency. It is expected to double the number of new millionaires in Dubai from currently 400 to 800 by the end of this year. Moreover, by offering a free UAE Golden Visa to investors, Samana Developers is looking to increase demand for its real estate projects in Dubai. The company has already received several inquiries and is looking for more investors. The initiative is a golden opportunity and an added benefit for real estate buyers, along with the benefits in Dubai. Investors in the UAE and in Dubai will be able to enjoy the long-term residency.

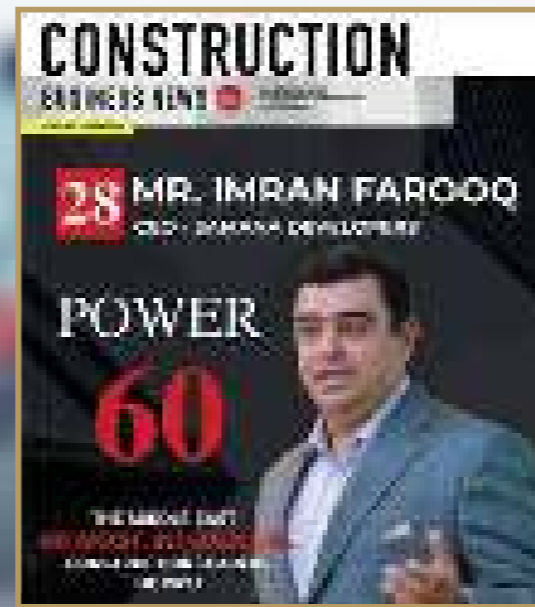


Tue 5 Jul, 2022 www.menews247.com

Awards & Recognitions



Awards & Recognitions



Message from Our CEO

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

Ever since its commencement, Samana Developers has worked diligently to build a strong reputation in delivering premium high-quality properties and helping our investors gain a profitable return.

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.

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

I m r a n F a r o o q



Our Projects



Samana Greens

STARTED
SEPT, 2018

100 % STRUCTURE
OCT, 2020

HANDOVER
DEC, 2020

Our Projects



SAMANA *Hills*

STARTED
MAR, 2019

100 % STRUCTURE
AUG, 2020

HANDOVER
JUNE, 2022

Our Projects



STARTED
MAR, 2021

100% SUPERSTRUCTURE
COMPLETED

HANDOVER
DEC, 2022

Our Projects



Park View

LAUNCHED
OCT, 2021

10% STRUCTURE
COMPLETED &
ON GOING

HANDOVER
APRIL, 2024



Dubai's Samana Developers Sell 26% of Dh130 Million 'Park View' Project in Four Days
[DUBAI], United Arab Emirates, October 2021 | Following the launch of the Dh130 million Samana Park View project last week, Samana Developers today announced that 80 per cent of units have been sold out in just four days. Buyers and brokers noted developers' commitment to building luxury lifestyle residences at affordable prices which attracted them and their investors alike.

The award-winning Samana Developers created the ESG-inspired luxury lifestyle design 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 and 24-hour security.

"There, 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," adds **Imran Farooq**.

Our Projects



LAUNCHED
MARCH, 2022

10% STRUCTURE
COMPLETED &
ON GOING

HANDOVER
MARCH, 2025

The National
Dubai Today...
Samana launches Dhs400m project in Dubai

The Edge Arabia
Samana launches Dhs400m project in Dubai

Dubai's Samana Developers Sell 20% of Dhs130 Million 'Park Views' Project in Four Days

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."

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Miami by Samana Developers Phase 2 – Where Luxury Meets Comfort

Miami by Samana Developers Phase 2 is a 115-unit residential complex located in Jumeriah Village Triangle (JVT). Of the 115 units, it has 17 studio apartments with a private pool, 75 one-bedroom apartments with private pools, and 11 two-bedroom apartments with private pools.

The property also has 8 studio apartments (without a private pool), 4 retail outlets, and unique water elements that perfectly encapsulate the spirit of Miami.





And as Samana Developers always strives to incorporate the best – Miami by Samana Developers Phase 2 also has all the desired amenities. From valet parking to a health club, swimming pools to the jacuzzi, and a private pool; the property brings every luxury that you desire.

World Class Amenities

Let's have a look at some of the amazing features of Miami by Samana Developers Phase 2

- ★ Luxurious Infinity Pool & Large Leisure Pool Deck
- ★ A Spacious Kids Play Area
- ★ Main Pool Accompanied by Water Features
- ★ Full Health Club Indoor & Outdoor Gym
+ Sauna & Steam Room
- ★ Private Pools Inside Apartments
- ★ Outdoor Cinema
- ★ Valet Parking
- ★ Barbeque Area





SWIMMING POOL



PRIVATE SWIMMING POOL



LEISURE POOL DECK



GREEN AREA



KIDS SWIMMING POOL



HEALTH CLUB



INFINITY POOL



BARBEQUE AREA



KIDS PLAY AREA



ICONIC WATER FEATURE



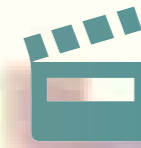
JACUZZI



STEAM ROOM



VALET PARKING



OUTDOOR CINEMA



Embrace the Vividness of Life



A TRUE MARK OF

Magnificence



A Luxury **SO ENDEARING & SERENE**



A modern rooftop pool area with lounge chairs, a palm tree, and a city skyline in the background. The scene is bright and sunny, with a clear blue sky. The pool is surrounded by a paved deck with several lounge chairs. A tall palm tree stands prominently in the center. In the background, a city skyline with various skyscrapers is visible. The text "YOUR IDEAL RETREAT FROM" is in a bold, black, sans-serif font, and "Everyday Hustle" is in a red and green cursive font.

YOUR IDEAL RETREAT FROM
Everyday Hustle

A modern, multi-story building with a courtyard. The building has multiple levels with glass railings and balconies. The courtyard is paved with light-colored tiles and features several large, circular planters with lush greenery. In the foreground, there are several lounge chairs with white cushions and a wooden side table. A swimming pool is visible in the background on the right. The overall atmosphere is clean, modern, and luxurious.

REDEFINE YOUR WAY OF
Luxury Living

STRATEGICALLY LOCATED


WITHIN JUMEIRAH VILLAGE TRIANGLE DUBAI

KNOW YOUR NEIGHBOURHOOD

 AL KHAIL AVENUE MALL

 MEDICAL FACILITY

 CONVENIENCE STORE

 DIRECT ACCESS TO AL KHAIL ROAD
CLOSE PROXIMITY TO SHEIKH MOHAMMAD
BIN ZAYED ROAD

 RETAIL OUTLET WITHIN
THE PREMISE

 INTERNATIONAL SCHOOL

 HOTEL



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

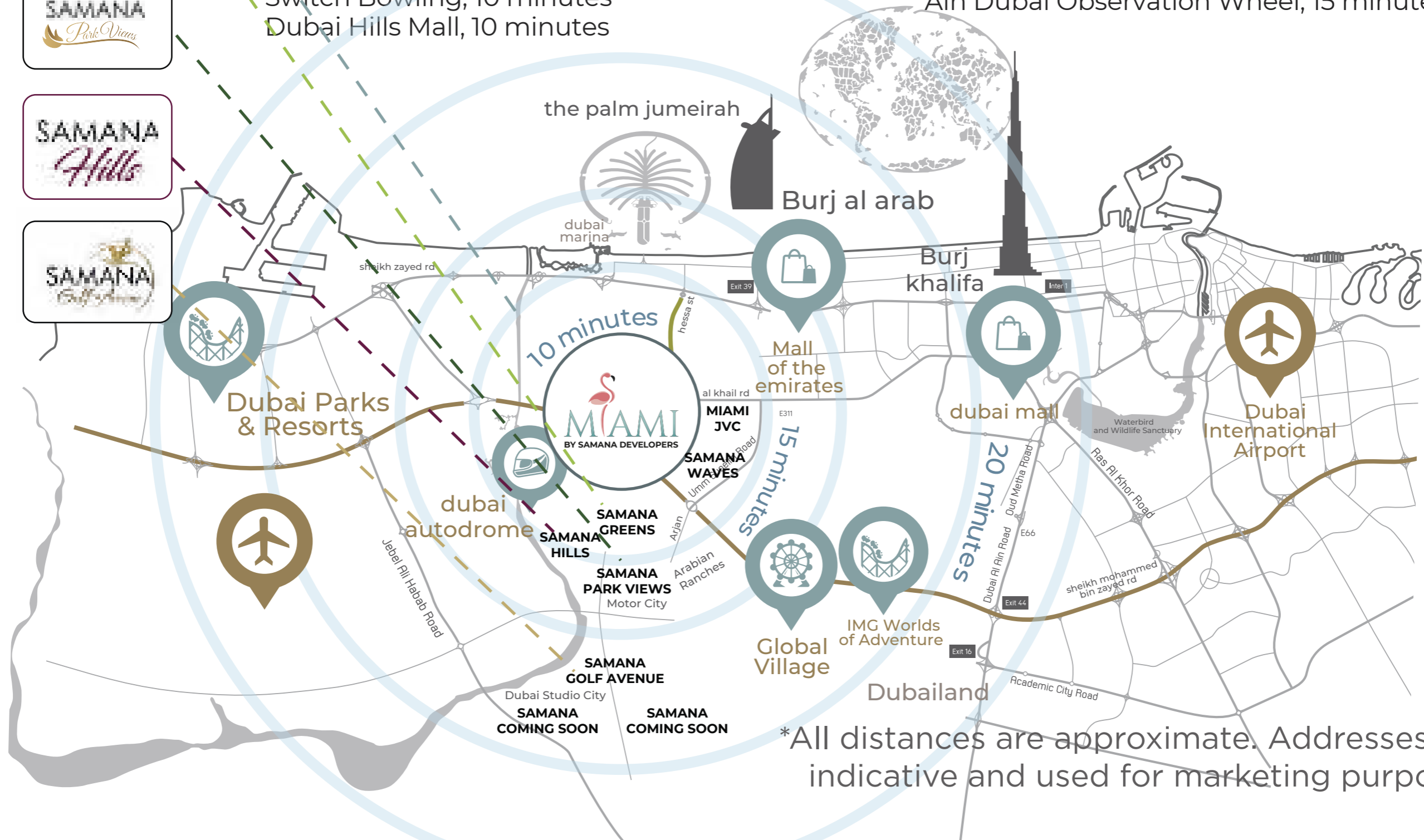
EASY ACCESS TO ALL FACILITIES

SITUATED AT JUMERIAH VILLAGE TRIANGLE (JVT), MIAMI BY SAMANA DEVELOPERS PHASE 2 HAS EVERYTHING NEEDED FOR EVERYDAY LIFE NEARBY PLUS EASY ACCESS TO MAJOR LOCATIONS.



Marina Walk, 15 minutes
 The Walk JBR, 15 minutes
 Burj al Arab, 15 minutes
 Global Village, 15 minutes
 Switch Bowling, 10 minutes
 Dubai Hills Mall, 10 minutes

Dubai Mall, 17 minutes
 Burj Al Khalifa, 15 minutes
 Madame Tussauds, 10 minutes
 Dubai Miracle Garden, 8 minutes
 Ain Dubai Observation Wheel, 15 minutes



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

Embrace
COLORS & VIVIDNESS





Live... Play... **REPEAT**



VALET
Service



Retail
OUTLETS



COFFEE
Shop



A Design

SO INTIMATE & COMFY



A Perfect Blend of
EXTRAVAGANCE & COMFORT

Sprawling

**LIVING AREA FOR THE
WHOLE FAMILY**





Relax
**IN YOUR PRIVATE SPACE
& POOL**

















PHASE II

UNIT LAYOUTS



FLOOR PLANS
AND TYPICAL APARTMENTS

1 BEDROOM WITH POOL



1 BEDROOM WITH POOL



LIVING ROOM



BEDROOM



BATHROOM



KITCHEN



FLOOR PLANS
AND TYPICAL APARTMENTS

2 BEDROOM WITH POOL



2 BEDROOM WITH POOL





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PROJECT REGISTRATION NUMBER: 2433

ESCROW ACCOUNT NUMBER:



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