SAMANA



The Greece living in Dubai









PERSPECTIVE IS THE KEY A Tiny Shift to a Totally

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SAMANA Greece Living in Dubai

Experience the vibrant city of Mykonos in your very own city, Dubai, with the magnificently designed Samana Mykonos by Samana Developers. An exquisite residential property located at Dubai Studio City, Samana Mykonos is where your hunt for the perfect home with a holiday vibe ends.

Inspired by the city of Mykonos, famous for its minimal Cycladic architecture, Samana Mykonos brings luxury living with a hint of a holiday vibe like never before. It's a design that resonates with your dream home—a thought that we've brought to reality.

Samana Mykonos boasts a striking design reflecting the urban lifestyle, complemented by amenities that will redefine your idea of luxury living.

Decked in the vibrant hues of blue and white, it fully resembles the stunning Greek island. It exudes the ideal holiday home vibe, with designs and colors that leave behind an everlasting sensory experience. The place sets the perfect ambience to de-stress from your everyday life and indulge in some leisure time.

In addition to the high-end design structure reflecting an extravagant lifestyle, Samana Mykonos also offers you spacious interiors, airy balconies, and beautifully adorned scenic urban gardens to help you revel in the warmth of nature. Furthermore, it also has a leisure deck with a "Lagoon" that gives you a beach like feel.

Samana Mykonos also 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 in all apartments to give you a touch of privacy with luxury.

Apart from stunning contemporary designs and world-class amenities, Samana Mykonos also boasts a great location. Dubai Studio City is your hub for popular malls, international food chains, local restaurants, and recreational spots nearby. And Samana Mykonos brings to you a lifestyle that's desirable to all. Gearing up for a November 2022 launch, Samana Mykonos is expected to be handed over successfully by June 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 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 DUBA!?

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

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



Construction Week



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2021 Jul 27 4

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According to Covendish Maxwell's real estate intelligence platform Property Monitor, Samana Developers has been ranked as the top setting off-plan developer in Arjon, competing with all large, size developers.

Real-time market data from Property Monitor has shown Samana Developers at the top of the Arjan erarket achieving 147 off-plan sales, with Ogood registrations, valuing at \$22m (AED85.6m) since September 2020.

Samena Developers last month announced that its total revenue increased to 65% since (22 2020) that was the ninth consecutive month - April to December 2020 - that the developer had reported a growth in sevenue generated month-on-month despite roadblocks raised by the pandemic. The company has increased its headcount by SSN and has doubled the sales revenue target for 2021.

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Samana Ranked #1 Seller by Property Monitor

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The findings are as per Cal real estate intelligence pil Monitor

> Chief Executive Officers Innore Farong said. "We releasing the update through the media, she

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topers has been ranked top self-Ing off plan developer in Argan area, competing with all target, mid and small size developers in Dubai. Due to the souldy construction and freshle poyment plans, Samana status remained has backweak and organized by Property Mashae, the organized members and organized by Property Mashae, the of WA's loading real estate data and market intelligence. CONTRACTOR .

245 Dubai July 5, 2022 About Us Disclaimer Terms of Use Submit Post Contact Us 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 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

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

Tue 5 Jul, 2022

واعاده ان الإطراق خدواء تستحف تك التستيدات بما حققته من تجار تحد الإغادة به مولياً علم، ظهرة م معهورا وتوفير المحومان والمعادية من معادية من معاد عن معاد بعد معمد ما مومرا عامر معهورا من معهورا وتوفير المحومان والمعادية المامع به متوفية أن يتزان عن السياد وبدل الأعماد بالماران توامع مع المعاديات

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LIFESTYLE - REAL ESTATE SPORT TECH -FINANCE



www.menews247.com

www. يو تشجه احسن الجديان بالعالة للمواظرية والمعليان الفرضة «معاما النظوير المقارق»، إن هو الما يجهد احسن الجديان بالعالة للمواظرية والمغيمية والرائرية جماعا عن اختر الدول استقطابا المياد مريعات بعديد مستعدلية مثلية لعد. واغنت قدر أن عن ذلك المواطر ليما تعاول والعاري والعظامة بالعاد المحجب وبأسطر مناهسة مقاونة بمناجف الشرف الأوسط

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حافظت شرخة سمانا للتطو الإبرادات من بنابر إلى ديسما لدفق بفضل نهج العمل الذر السلس لأعمال الإنشاءات في نوضح ببانات السوق اتخاصة ب سماناً للتطوير العفاري من بيا عملية بيع للعفارات على الذار سبتمبر 2021، ودافظت سمار في ذبي عام 2021

أفاد السيد/ عمران فاروق، الردّ مرتبة أعلى واستمرار تمونا وا المحدد كل مرة وحسب حاجة ا أعمال البناء في مُشاريعنا حتى إمداداتنا لمشاريع الإنشاءات م واختتم السيد/ فاروق حديثه قا النجاح الباهر من حبت الحمول : العفاري أفوى مطور عفاري وتد الإمارات العربية المتحدة وحول المشاريع الجديدة، وذلك عند مة عمليات عرض الوحدات

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"Optigilization and Covid-15 accelerated work transfermation tios changed the result. Samara Devotation remains register of the changes and quickly adapt to it. Our reconstruct instance in Dates real master marker helps after growth and conste theirs when for investory. That approach was the reason are achieved top solitest writer position in Argan, Garcon with



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Encared in Arjan Dubaland, Senarta Greans Nas total balt-up area of \$3,000er' and hear bares \$22 units comprising studies, one-badroom, Basc-bedroom aportments and The rest of the local sectors.

Sensors Developers also noted that The Real Estate Regulatory Agency (RENA) size Instruction loads, which visited this month. lauted the construction programs denote the complexities caused to the pandemic. Commencing on its construction updates. Somora Developers chief executive afform mean Randon, said, "I aim thankful to RERA offclub for endorsing our efforts, resilience and

relevant and exception of the build and deliver on them. I would arrange Somersal's received to the custome focused approach. That is the motion our properties are popular actions interinstead and local buyers."

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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.

Jmran Farooq



OUR PROJECTS



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Samana Develo on track to con

SAMANA DEVELOPERS



by Oscar Rousseau 07 Nib 2019

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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STARTED MAR, 2019



Despite the pandomic Developers has set a new benchmark of early project completion and handover preparement, it is unprecedented in Dubars real estate when there are project delays and developers facing losses. The five storey Samana Hills residential project is scheduled for handover

resort-themed Semana Hills will be spread at Alfan over 100,000 sq R and house 206 spartments, including studios, one and **BOOTING**

100 % STRUCTURE AUG, 2020



+100% + SUPERSTUCTURE COMPLETED IN RECORD TIME

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KHALEET TIMES April 21,2021

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STARTED MAR, 2021

100% SUPERSTRUCTURE COMPLETED

HANDOVER DEC, 2022

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AUNCHED OCT, 2021

20% STRUCTURE COMPLETED & ON GOING

ANDOVER APRIL, 2024



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The wellness-featured design of the G-6 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 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 and 24-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," added Imran Farooq.



LAUNCHED MARCH, 2022

10% STRUCTURE COMPLETED & ON GOING



(THEN) Samana Group launches 'Samana Holidays', boosting homeowners' YoY returns from 8% to 15%

LAUNCHED

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

by Oscar Rousseau 07 Feb 2019

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 SEPT, 2022

LAUNCHED **OCT, 2022**

Samana tempts as it breaks gro

SAMANA DEVELOPERS ON TRACK

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Inran Farooq, CEO of Samana Developers outlines the "on-track" development for project deliveries despite lockdown. The UAE development for project deliveries desp lockdown. The UAE developer provides construc-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



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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.

















LAUNCHED OCT, 2022

LAUNCHED **OCT, 2022**

Dubai's Samana Group Launches 'Samana Holidaws' Roosting Homenwhers' Samana Wow Refue

Dubai's Samana Group Launches 'Samana Holidays', Boosting Homeowners' Samana From Ast To 1555, Yoy Helums

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Located in Arjan Dubailand, Samana Greens has total built-up area of 13,000m⁺ and features 122 units comprising studios, subedroom, two-bedroom apartments and

Find the seal of t which visited this month, ruction progress despite the ised by the pandemic. on its construction updates, opers chief executive officer, said: "I am thankful to RERA offi-

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Samana Mykonos is a 198-unit residential apartment located in Dubai Studio City. The apartment has 143 studios with pools, 35 one-bedroom apartments with private pools, 16 two-bedroom apartments with private pools, and 4 three-bedroom apartments with private pools.

Samana Mykonos - Indulge in a Surreal Experience



Samana Mykonos stands tall to the unparalleled legacy of Samana Developers. It features a host of amenities; right from valet parking to leisure decks, swimming pools to the jacuzzi, solar panel, roof-top theatre, and private pools in all the apartments; the property has everything that you can desire for in a luxurious property.

SAMANA



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



A luxurious and large Leisure Pool Deck



Main Pool reflecting Lagoon Style



Private pools inside apartments



Full Health Club Indoor & Outdoor Gym



Outdoor Cinema



















DESIGN MIDDLE EAST AWARD 2019

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



AWARDS & RECOGNITIONS

EMERGING CEO OF THE YEAR AWARD

SUSTAINABLE PROJECT **OF THE YEAR AWARD**

Best Project of the Year 2022



CREATING AN Éverlasting Experience FOR YOU



REDEFINING YOUR Idea of Tiving



EXPERIENCE Royalty





STRATEGICALLY LOCATED WITHIN DUBAI STUDIO CITY

KNOW YOUR NEIGHBOURHOOD



PRODUCTION COMPANIES



MEDICAL FACILITY



CONVENIENCE STORE



CLOSE PROXIMITY TO SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET



RETAIL SPACES







*All distances are approximate. Addresses are indicative and used for marketing purpose.
SITUATED AT DUBAI STUDIO CITY, SAMANA MYKONOS OFFERS THE PERFECT LOCATION AND HAS EVERYTHING NEEDED FOR EVERYDAY LIFE NEARBY, ALONG WITH EASY ACCESS TO MAJOR LOCATIONS.



EASY ACCESS TO ALL FACILITIES

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



MAKING EXTRAVAGANT LIVING A Possibility



THE EPICENTRE OF Magnificence





REVEL IN AN Extravagant Tifestyle







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FLOOR PLANS AND TYPICAL APARTMENTS STUDIO WITH POOL





FLOOR PLANS AND TYPICAL APARTMENTS **1 BEDROOM WITH POOL**





FLOOR PLANS AND TYPICAL APARTMENTS 2 BEDROOM WITH POOL





FLOOR PLANS AND TYPICAL APARTMENTS 3 BEDROOM WITH POOL







1 BEDROOM WITH POOL













2 BEDROOM WITH POOL









A PROJECT BY AN AWARD WINNING DEVELOPER



+971 4 563 9510 info@samanadevelopers.com

4th Floor, Building 7, Bay Square, Business Bay, Dubai, United Arab Emirates

DEVELOPER REGISTRATION NUMBER: PROJECT REGISTRATION NUMBER: ESCROW ACCOUNT NUMBER:



www.samanadevelopers.com

SAMANA MONOS



SAMANA DEVELOPERS