



LIVE IN STYLE





PHASE II  
SAMANA

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.

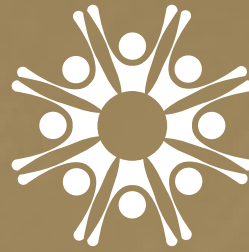


## A SAFE INVESTMENT

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



# AWARDS & RECOGNITIONS

**EMERGING CEO OF  
THE YEAR AWARD**

**DESIGN MIDDLE  
EAST AWARD 2019**



**SUSTAINABLE PROJECT  
OF THE YEAR AWARD**

**BEST PROJECT OF  
THE YEAR AWARD 2022**

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



**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 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



## SAMANA *Hills*

**STARTED**  
MAR, 2018

**100 % STRUCTURE**  
AUG, 2020

**HANDOVER**  
MARCH, 2022



# OUR PROJECTS

★20%★  
CONSTRUCTION  
COMPLETED  
&  
ONGOING



STARTED  
MAR, 2021

100% SUPERSTRUCTURE  
COMPLETED

HANDOVER  
Q1 2023



# OUR PROJECTS

★ ★ ★  
**LAUNCHED**  
**OCT 2021**

*Park Views*

**LAUNCHED**  
OCT, 2021

**HANDOVER**  
APRIL, 2024



# OUR PROJECTS



LIVE IN STYLE

**LAUNCHED**  
FEB, 2022

**HANDOVER**  
APR, 2025



# OUR PROJECTS



**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

LAUNCHED  
JAN 2023

SAMANA  
MYKONIOS

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



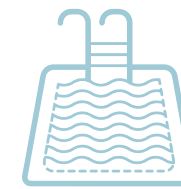
LEISURE  
POOL DECK



GREEN  
AREA



SWIMMING  
POOL



PRIVATE  
SWIMMING POOL



HEALTH  
CLUB



KIDS  
PLAY AREA



ICONIC  
WATER FEATURE



JACUZZI



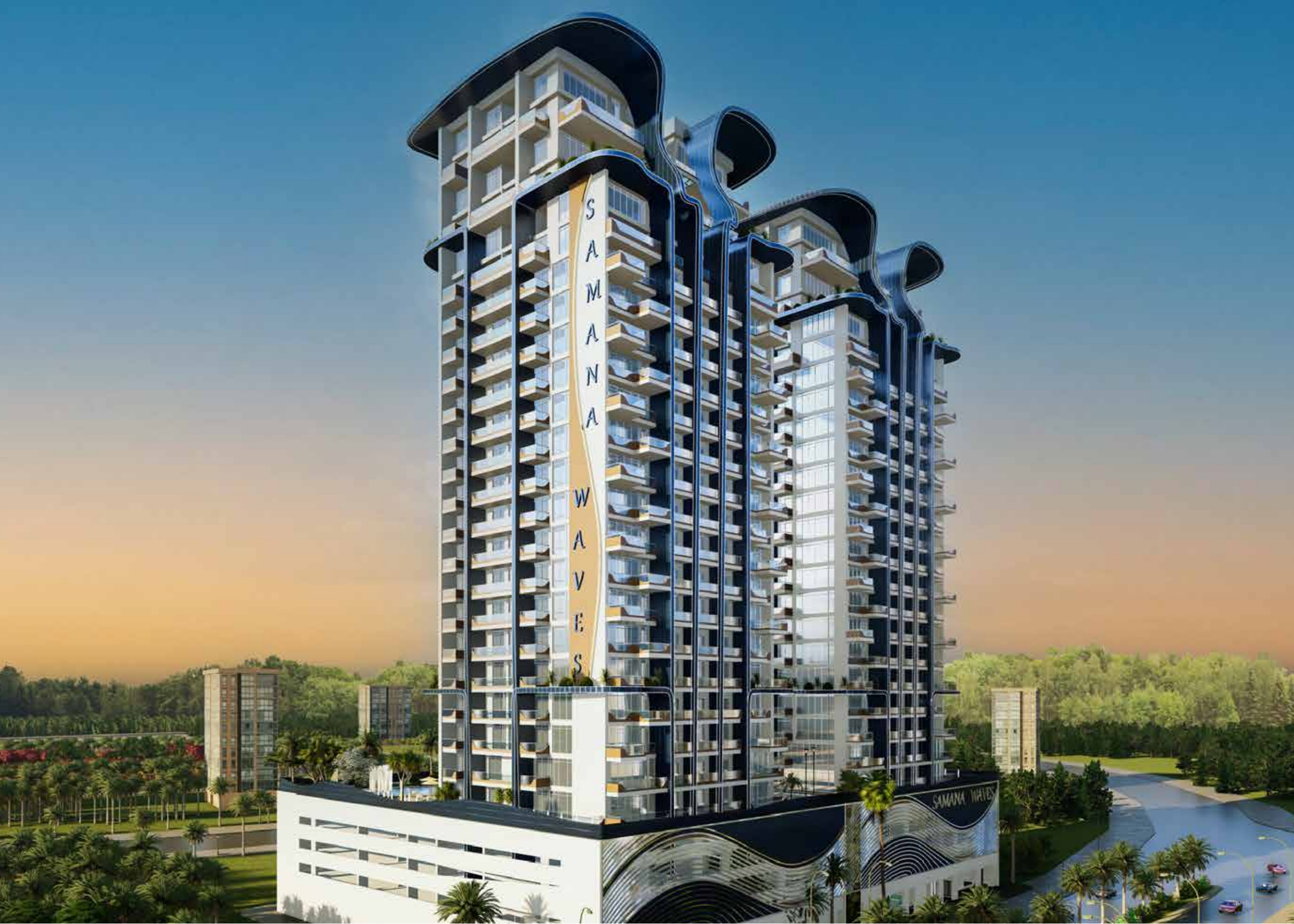
STEAM  
ROOM



VALET  
PARKING





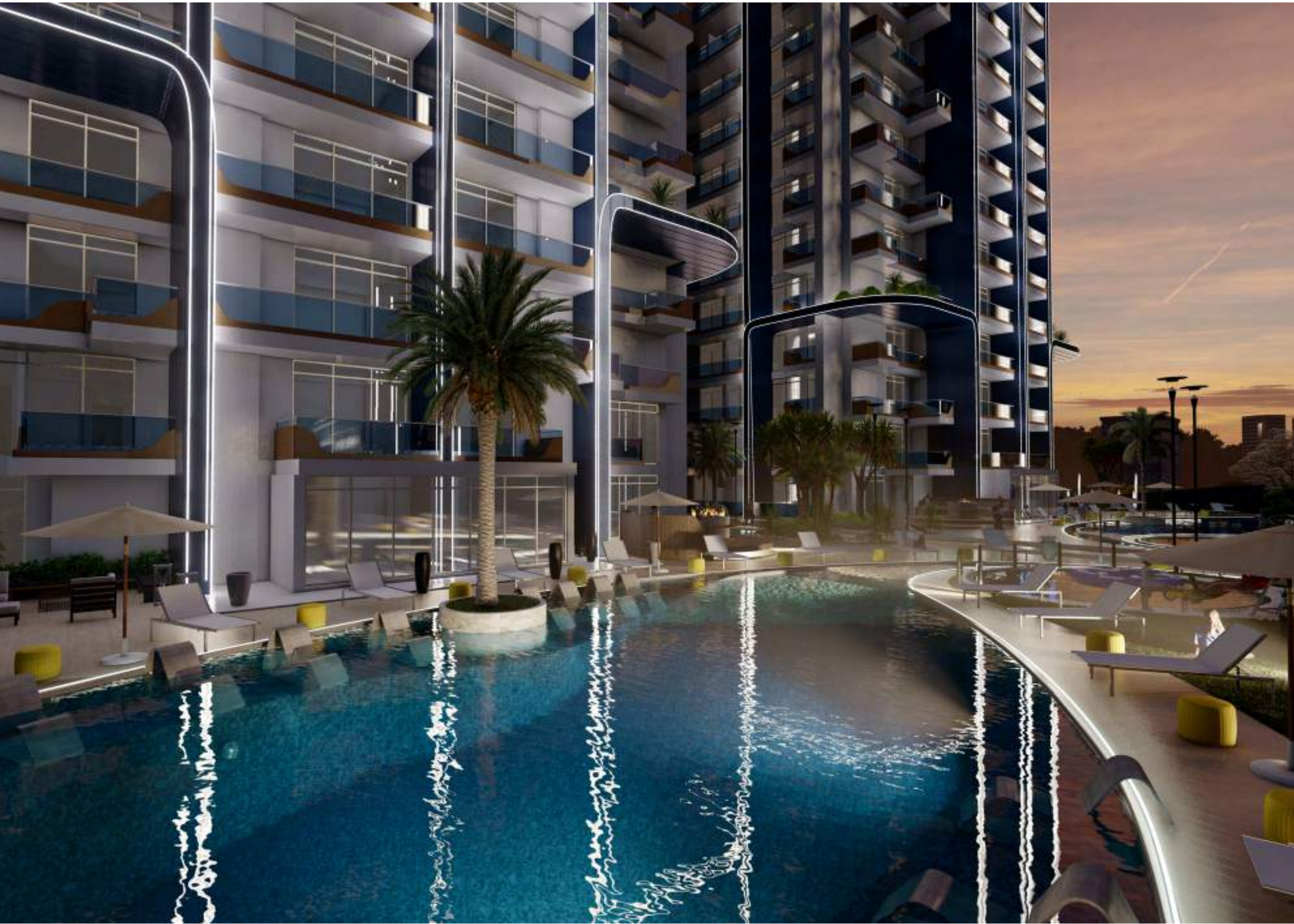




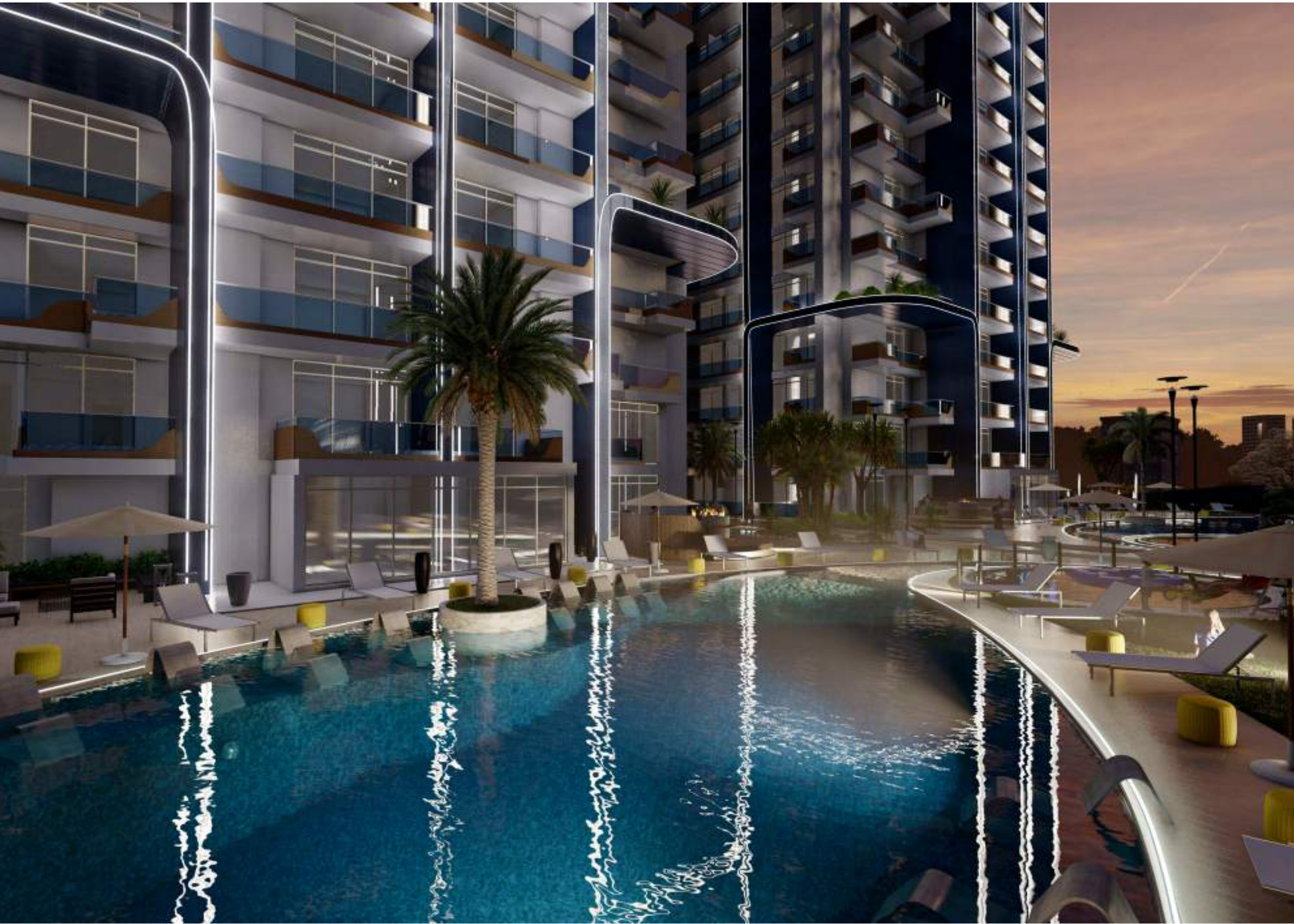




SAMANA WAVES

















# EASY ACCESS TO ALL FACILITIES

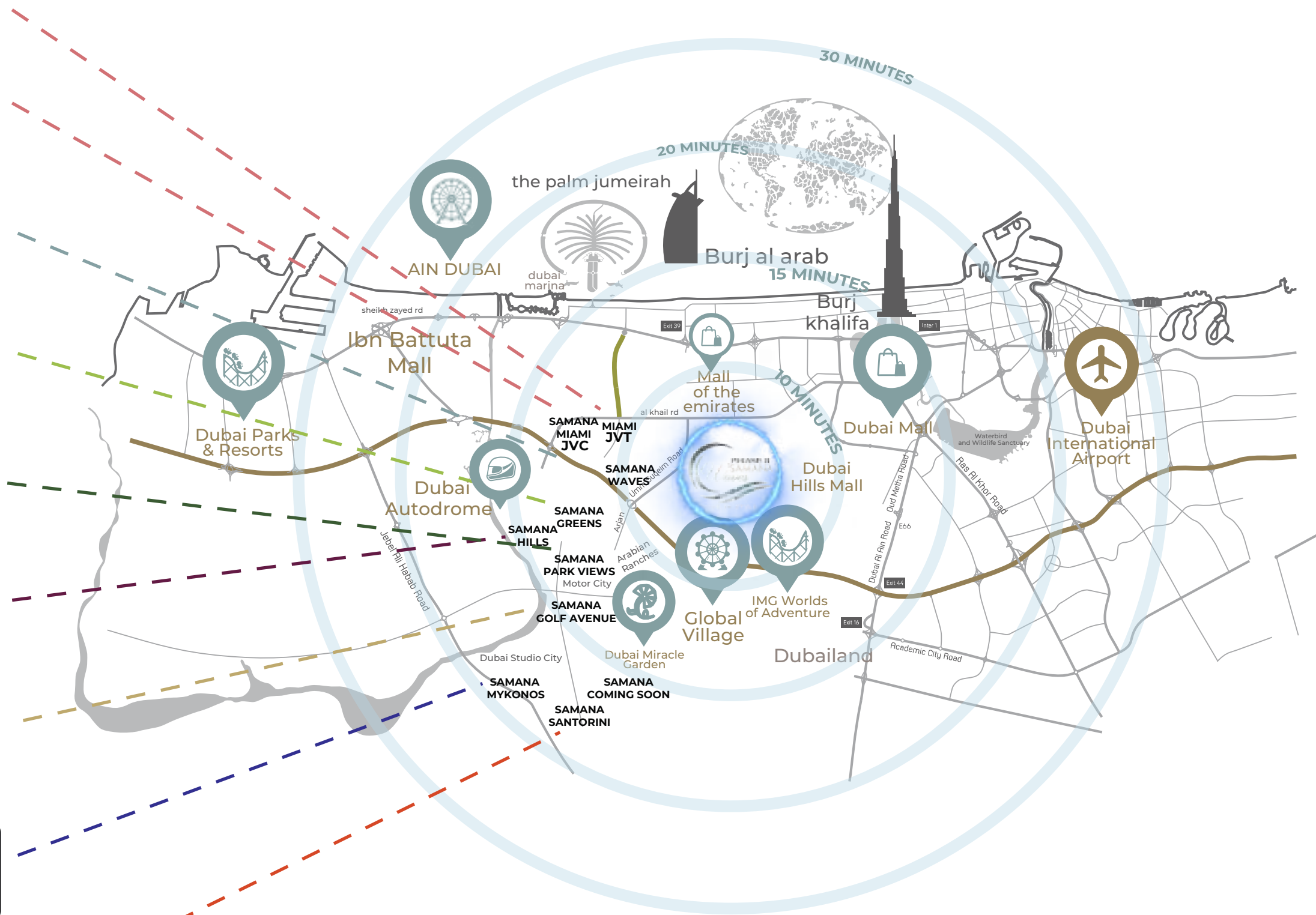
Situated just next to Sheikh Mohammad Bin Zayed road, near Dubai International Stadium, Samana Waves phase II has everything needed for everyday life nearby.

## 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.





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LIVE IN STYLE  
UNIT LAYOUTS

## STUDIO - TYPE 01



LIVE IN STYLE

FLOOR PLANS  
AND TYPICAL APARTMENTS

## STUDIO - TYPE 02

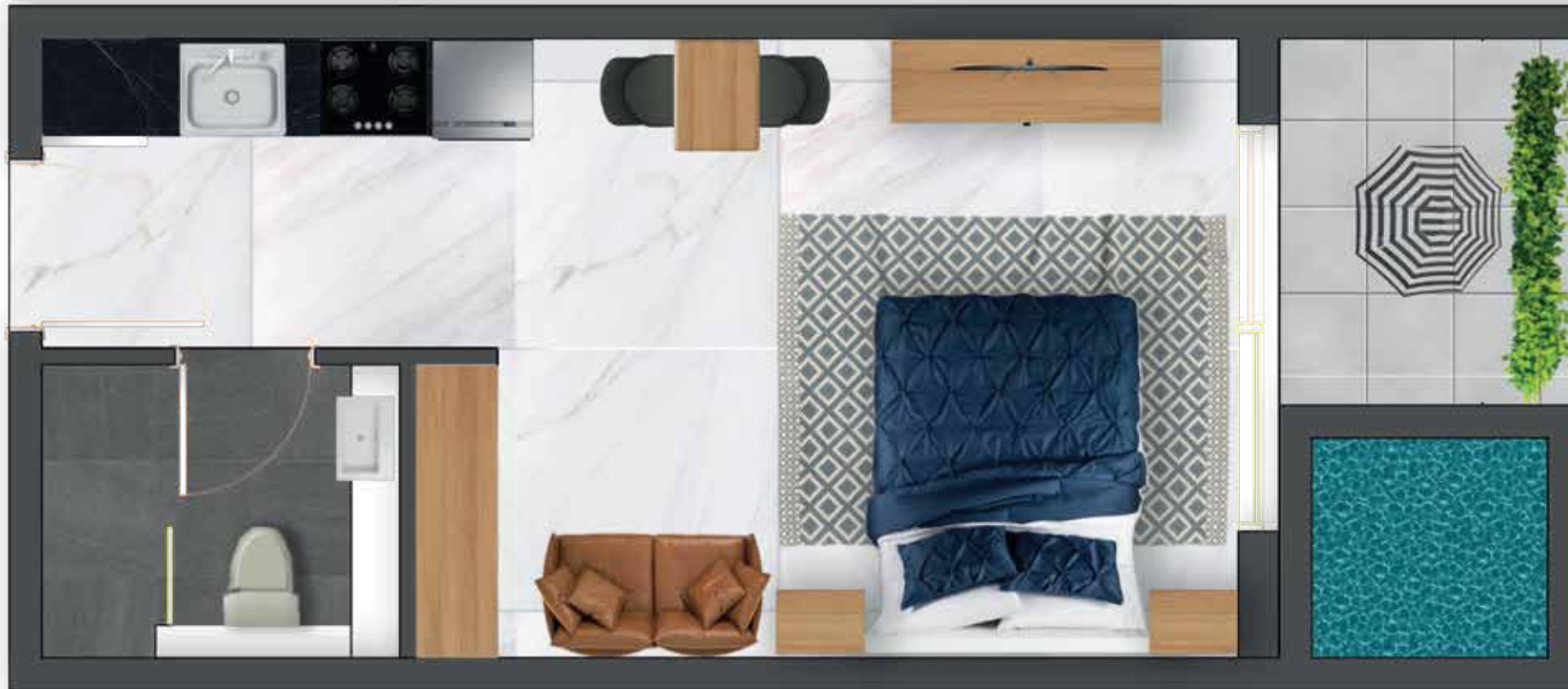


LIVE IN STYLE  
FLOOR PLANS  
AND TYPICAL APARTMENTS

# STUDIO



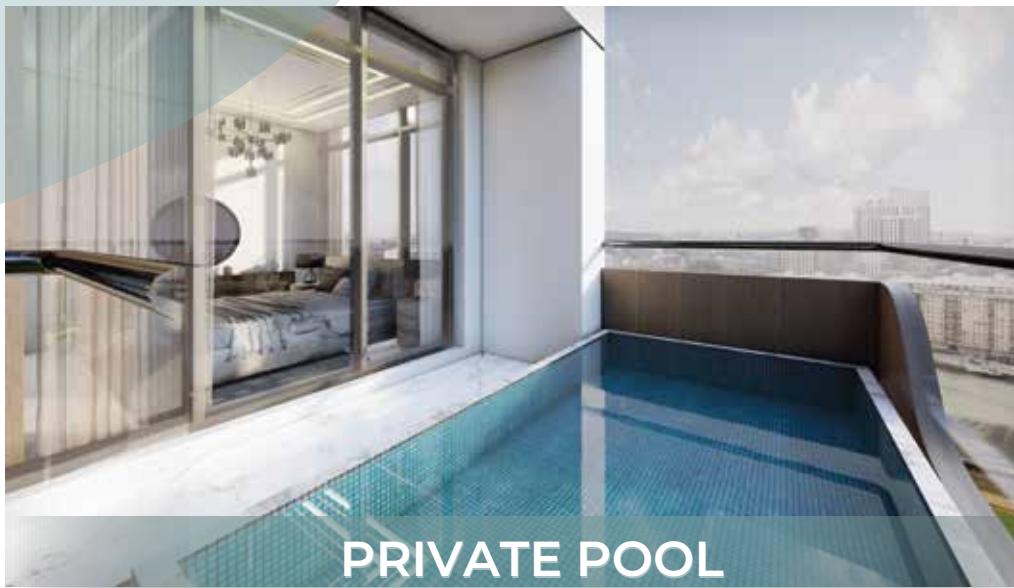
## STUDIO WITH PRIVATE POOL



LIVE IN STYLE

FLOOR PLANS  
AND TYPICAL APARTMENTS

STUDIO  
WITH PRIVATE POOL



PRIVATE POOL



LIVING ROOM



KITCHEN



DINING AREA



BEDROOM



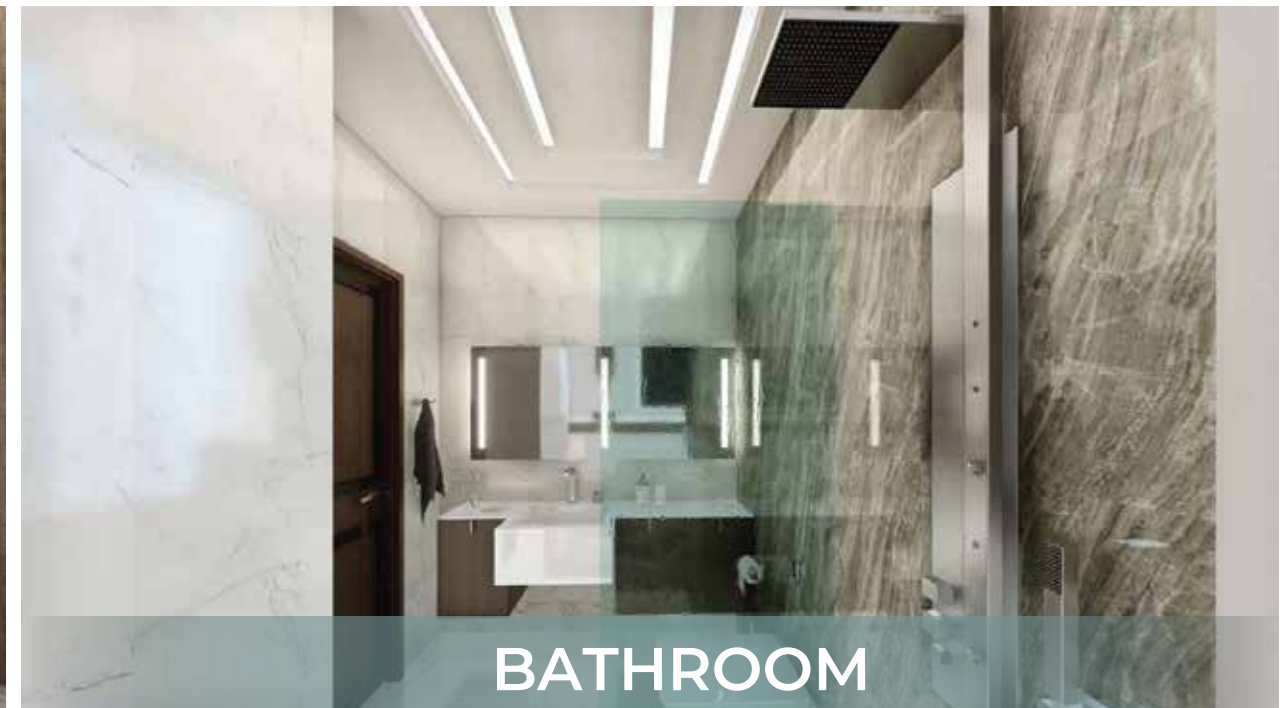
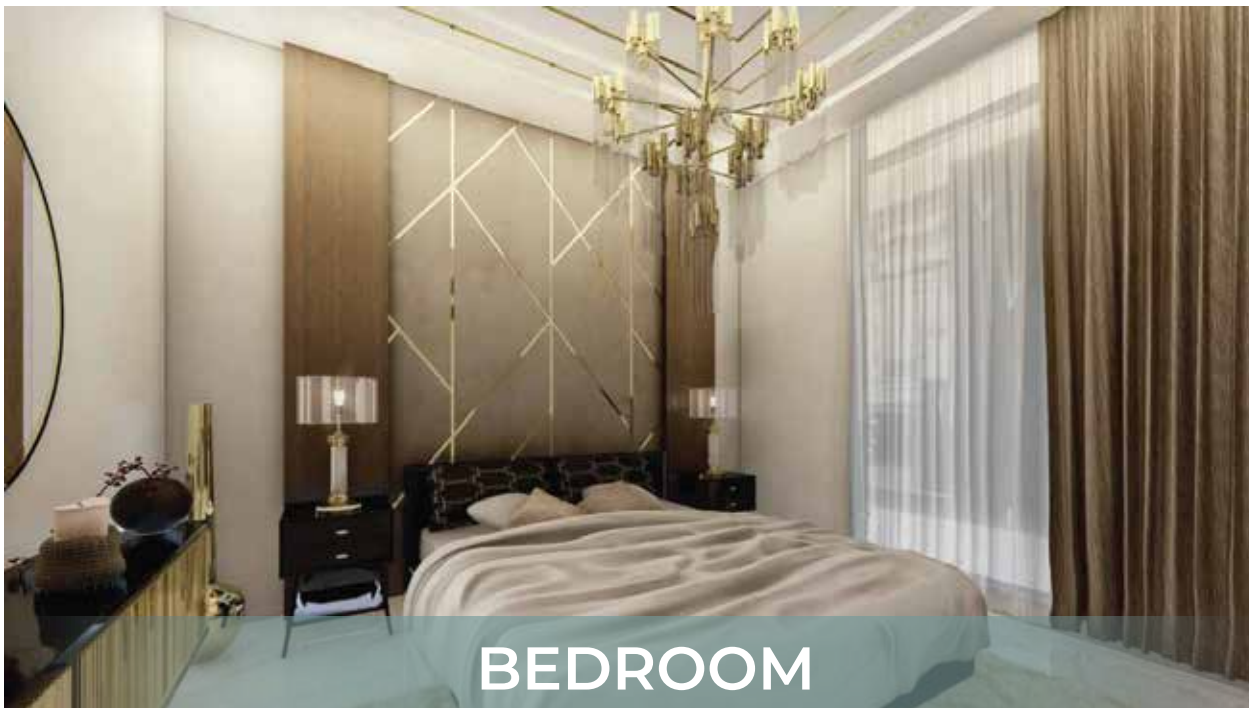
BATHROOM

## 1 BEDROOM



FLOOR PLANS  
AND TYPICAL APARTMENTS

## 1 BEDROOM

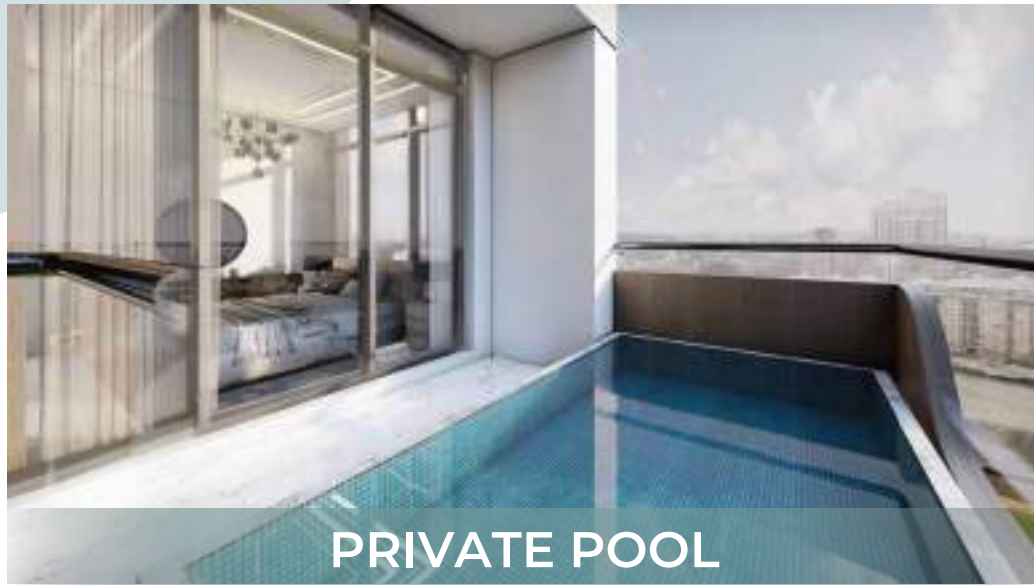


## 1 BEDROOM WITH PRIVATE POOL



FLOOR PLANS  
AND TYPICAL APARTMENTS

1 BEDROOM  
WITH PRIVATE POOL



PRIVATE POOL



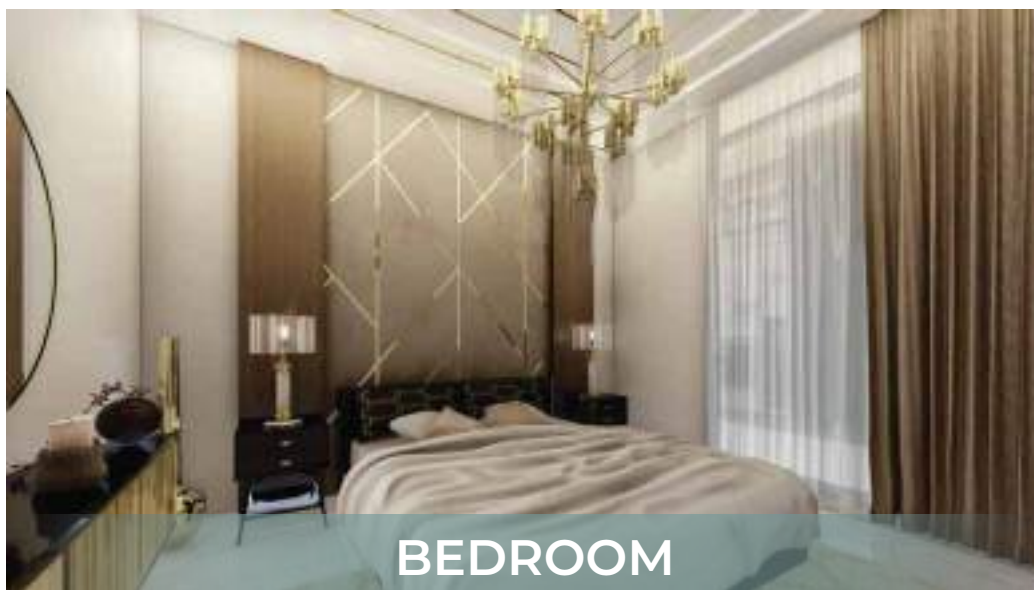
LIVING ROOM



KITCHEN



DINING AREA



BEDROOM



BATHROOM

# 1 BEDROOM DUPLEX WITH PRIVATE POOL

LEVEL 1

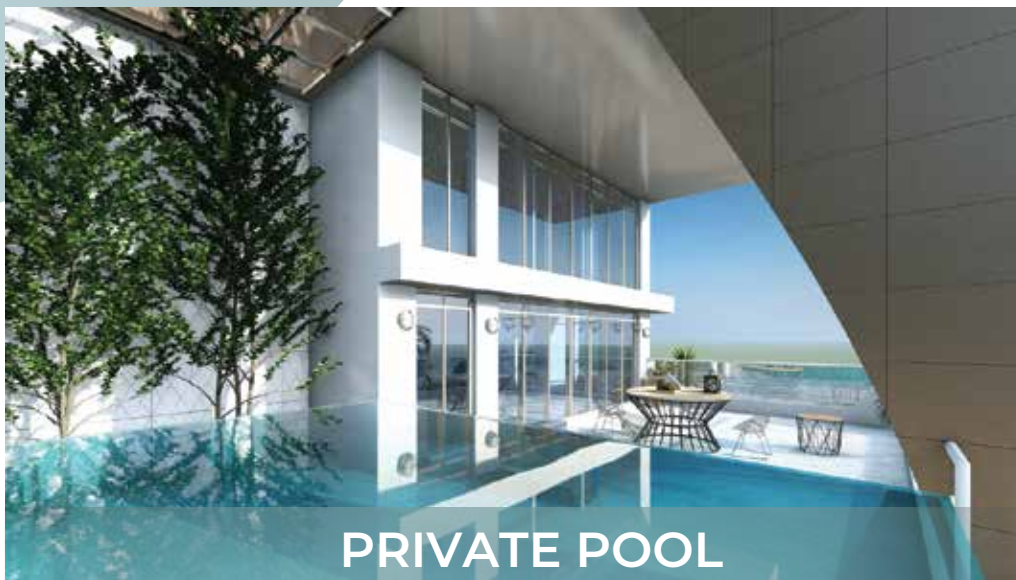


LEVEL 2



FLOOR PLANS  
AND TYPICAL APARTMENTS

1 BEDROOM DUPLEX  
WITH PRIVATE POOL



PRIVATE POOL



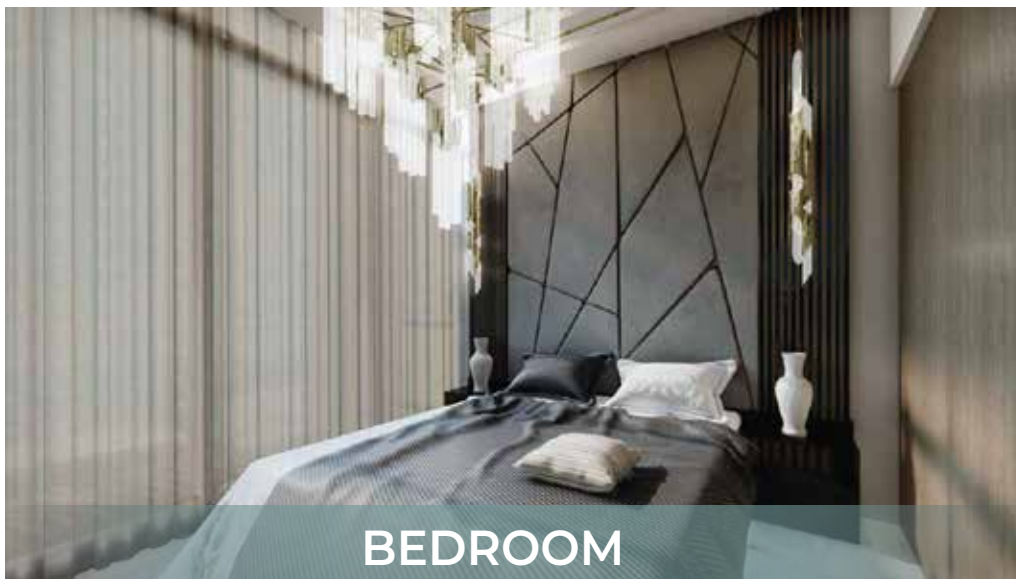
LIVING ROOM



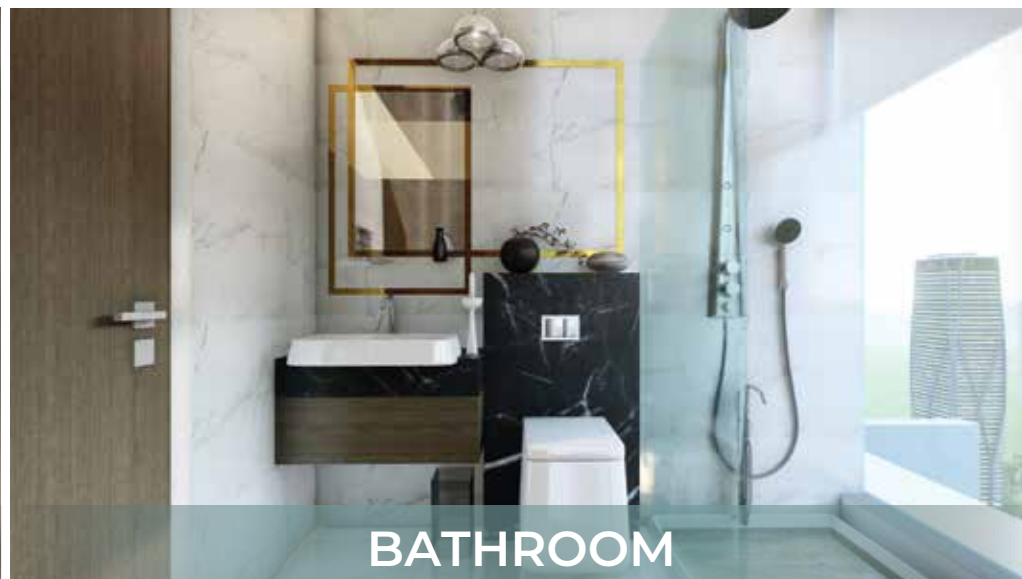
KITCHEN



DINING AREA



BEDROOM



BATHROOM

## 2 BEDROOM WITH PRIVATE POOL



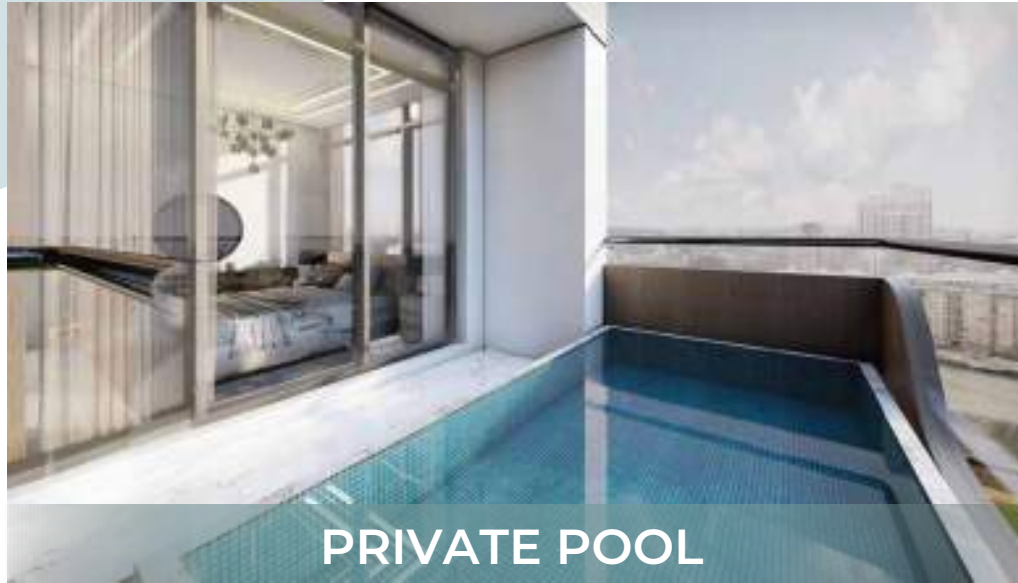
NET AREA

1286 ft<sup>2</sup>



FLOOR PLANS  
AND TYPICAL APARTMENTS

2 BEDROOM  
WITH PRIVATE POOL



PRIVATE POOL



LIVING ROOM



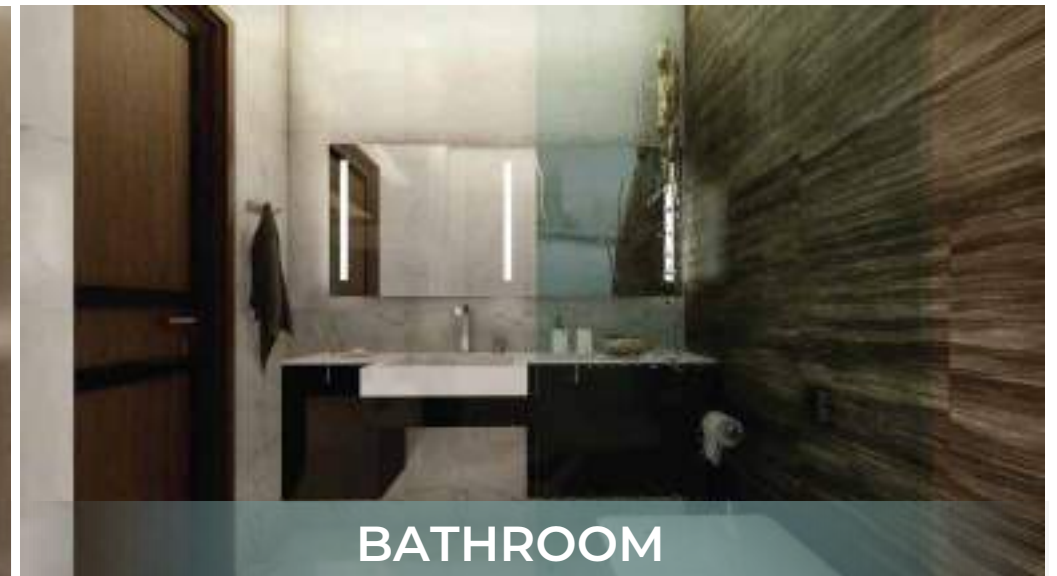
KITCHEN



BEDROOM 1



BEDROOM 2



BATHROOM

## 2 BEDROOM DUPLEX WITH PRIVATE POOL



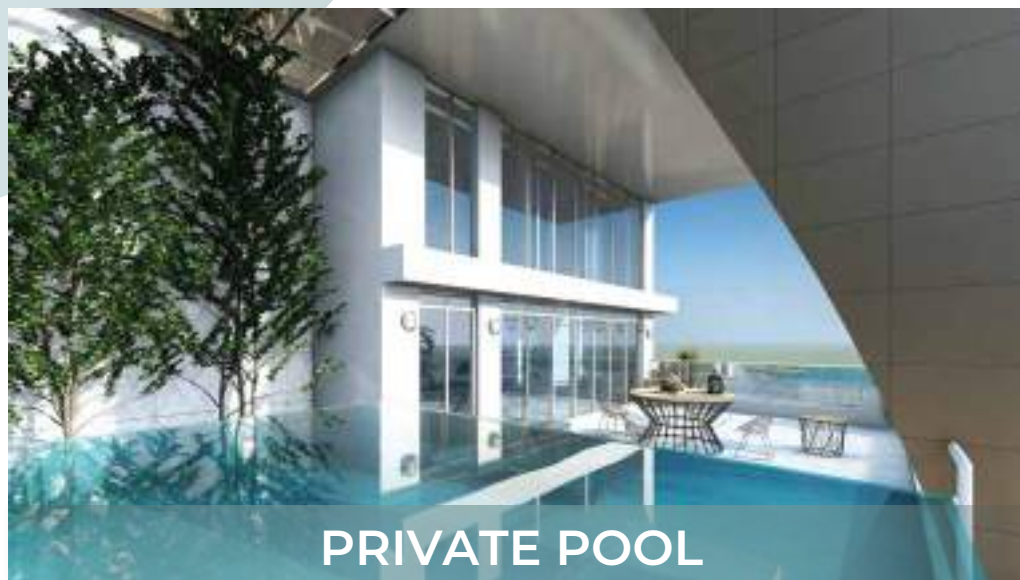
NET AREA

1676 ft<sup>2</sup>



FLOOR PLANS  
AND TYPICAL APARTMENTS

2 BEDROOM DUPLEX  
WITH PRIVATE POOL



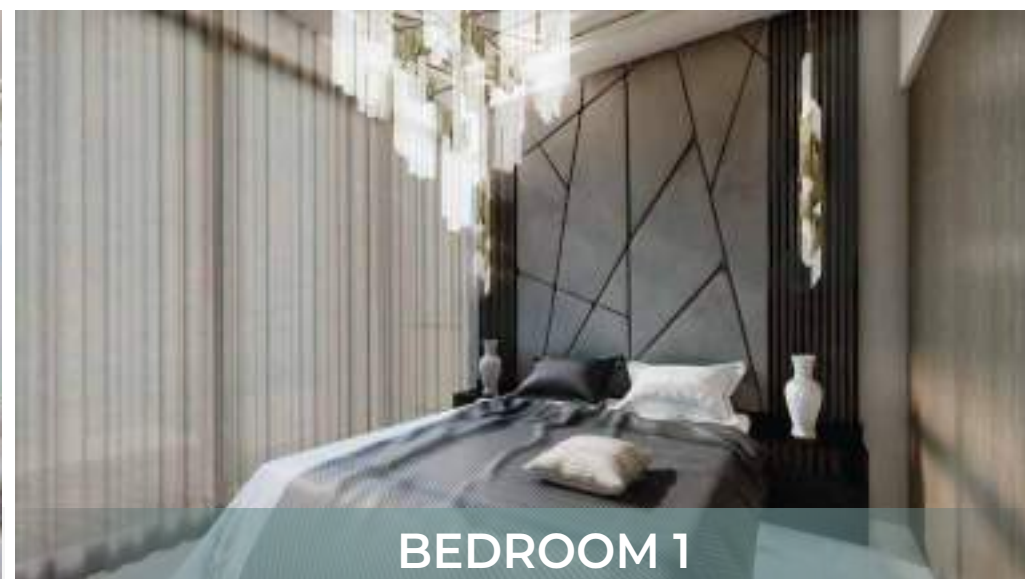
PRIVATE POOL



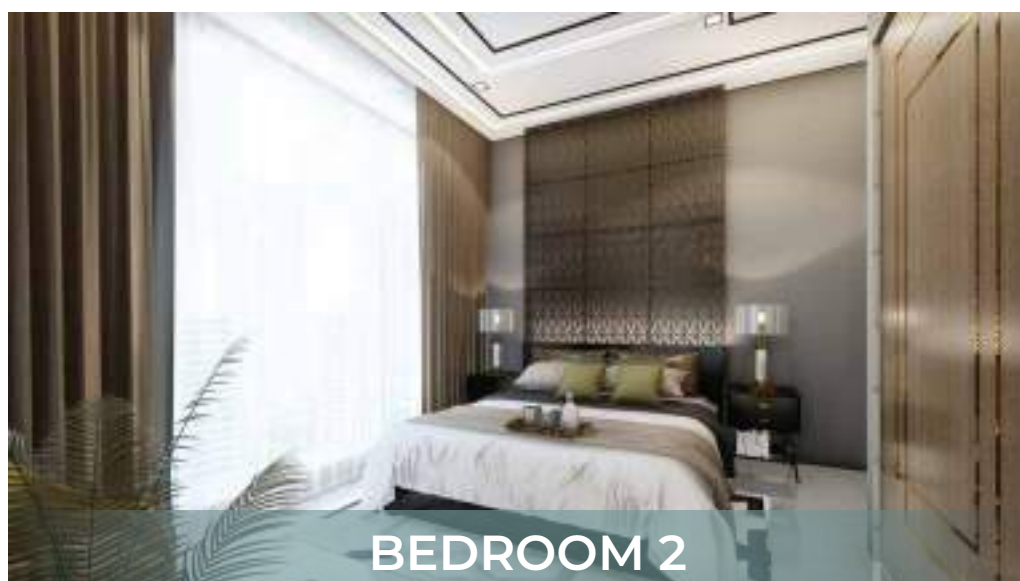
LIVING ROOM



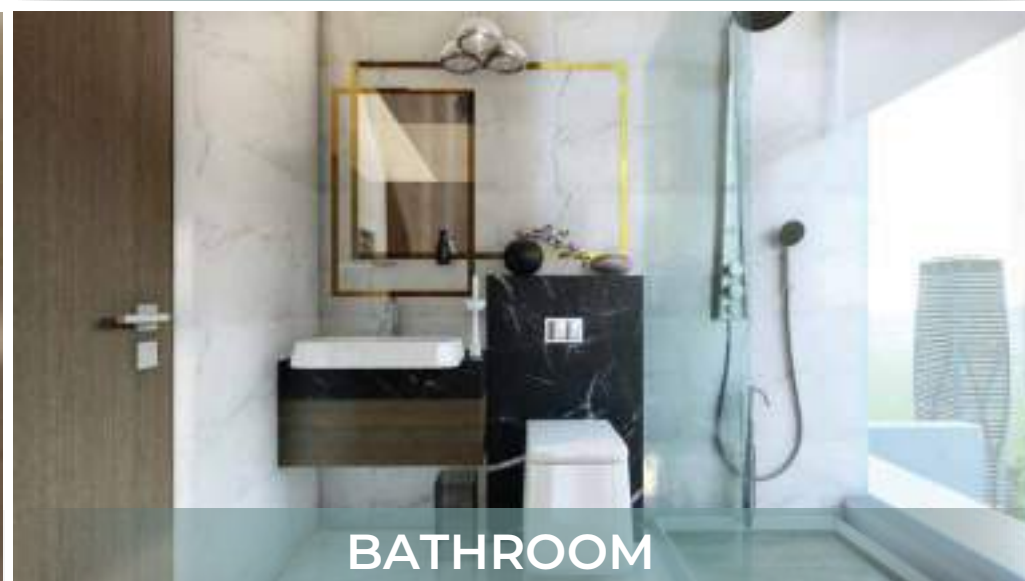
KITCHEN



BEDROOM 1



BEDROOM 2



BATHROOM



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**SAMANA**  
DEVELOPERS

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PROJECT REGISTRATION NUMBER:

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