

SAMANA
DOWNTOWN ONE

THE NEW GEN LIVING

RIGHT

PLACE

RIGHT

TIME

BETWEEN WHERE
THE CITY STANDS AND
WHERE IT'S HEADED LIES
THE OPPORTUNITY.

RIGHT

NOVEMBER

RIGHT PLACE

Positioned for What Matters

A strategic address keeps more than destinations close.

With direct access to Sheikh Zayed Road and the Dubai Metro network, SAMANA Downtown One places the wider city comfortably within reach.





RIGHT TIME

Arrive at the Opportune Moment

Places change. New possibilities emerge.

Recognising a location while its story is
still unfolding is what turns good timing
into an advantage.

RIGHT MOVE

Where Potential Becomes Perspective

A considered decision looks
beyond the present.

It recognises the value of connectivity, grow-
ing demand and a location gaining momentum
and understands what their convergence
could mean for the years ahead.





THE ROAD THAT KEEPS DUBAI MOVING

Sheikh Zayed Road puts the city within effortless reach.

From established business districts to lifestyle destinations and major transport hubs, one of Dubai's most iconic highways connects Downtown Jebel Ali directly to the wider rhythm of the city.

YOUR FAST TRACK ACROSS THE CITY

Nearby Metro connectivity gives you greater freedom to move through Dubai, making everyday commutes simpler and the city easier to explore.

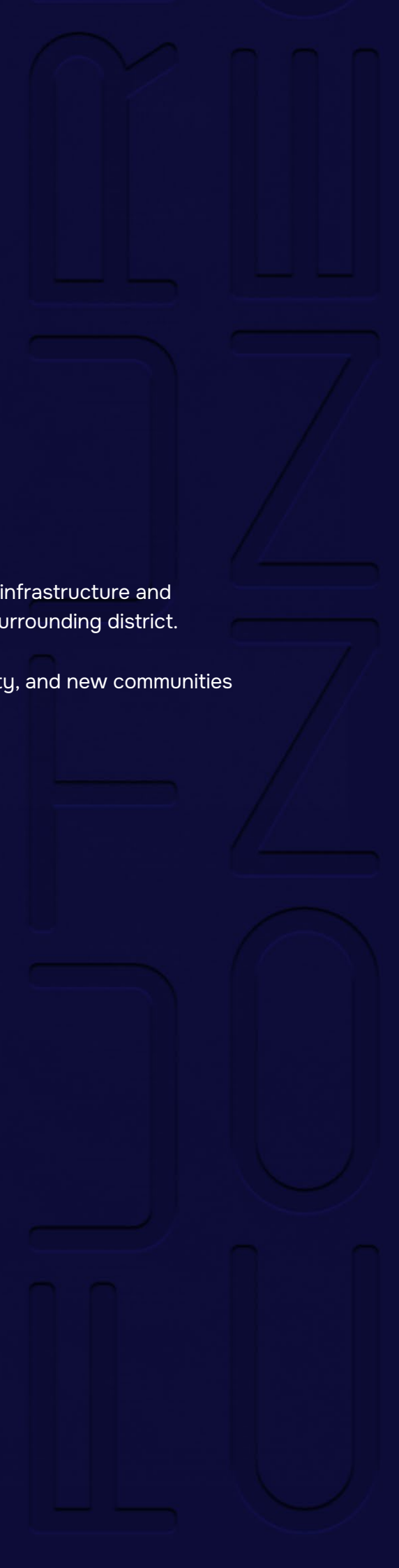




SURROUNDED BY POSSIBILITY

A thriving business ecosystem, established infrastructure and continued development are reshaping the surrounding district.

It is a location where commerce, connectivity, and new communities are increasingly coming together.



DUBAI WITHIN REACH

Positioned near major road and rail links, the address keeps key business, lifestyle and transport destinations conveniently connected.

5 - 10 Min

Dubai Metro
Aster Cedars Hospital

10 - 15 Min

Dubai Marina
JBR
Dubai Parks & Resorts
JAFZA One

15 - 20 Min

Expo City Dubai
Dubai Investment Park
Mall of the Emirates

— Red Metro Line

Life Pharmacy
Metro Station

Stanley Black & Decker

SAMANA
DOWNTOWN ONE



Introducing

SAMANA
DOWNTOWN ONE

IT ALL COMES DOWN TO ONE

SAMANA Downtown One is an expression of modern living, where refined residences and an exceptional collection of lifestyle amenities come together with effortless ease.

Every space has been shaped to enrich the everyday – from interiors that offer comfort and calmness to experiences that invite you to move, unwind, connect, and simply enjoy your time.

Here, home becomes much more than where you live.





BUILT WITH PURPOSE IN EVERY DETAIL

A striking silhouette gives the building its presence, while carefully articulated details bring sophistication to its form.

WHERE STRUCTURE BECOMES STATEMENT

Strong architectural lines and carefully balanced proportions give the building a confident identity. Layered detailing adds depth to the façade, creating an expression that feels contemporary in character and distinctive from every perspective.





SAMANA

AN ARRIVAL THAT SETS THE TONE

The arrival experience creates a natural transition from the city's energy to the comfort of home. Thoughtfully composed surroundings bring a sense of ease to that familiar moment of returning.



MADE FOR THE WAY LIFE UNFOLDS

A restrained palette, thoughtful proportions, and carefully resolved details bring an effortless sense of harmony to the interiors. Each space balances visual refinement with everyday comfort, creating a home that feels composed without ever feeling formal.

THE CENTERPIECE OF HOME

The living spaces are shaped around the changing rhythms of the day. Generous proportions and an intuitive flow create room to gather, retreat, entertain, or simply settle in — allowing the space to feel naturally at home with you.











MADE FOR MORE MOMENTS

The experience extends beyond the residence through a collection of amenities shaped around different moments of the day. Spaces for movement, relaxation, recreation, and connection bring greater variety to everyday life, all within the comfort of home.



MOVE AT YOUR OWN PACE



Indoor Gym



Yoga Lawn



TIME WELL SPENT



BBQ



Outdoor Cinema

EASE INTO THE MOMENT



Adult Pool



Pool Deck



MADE FOR YOUNGER DAYS



Kids' Play Area



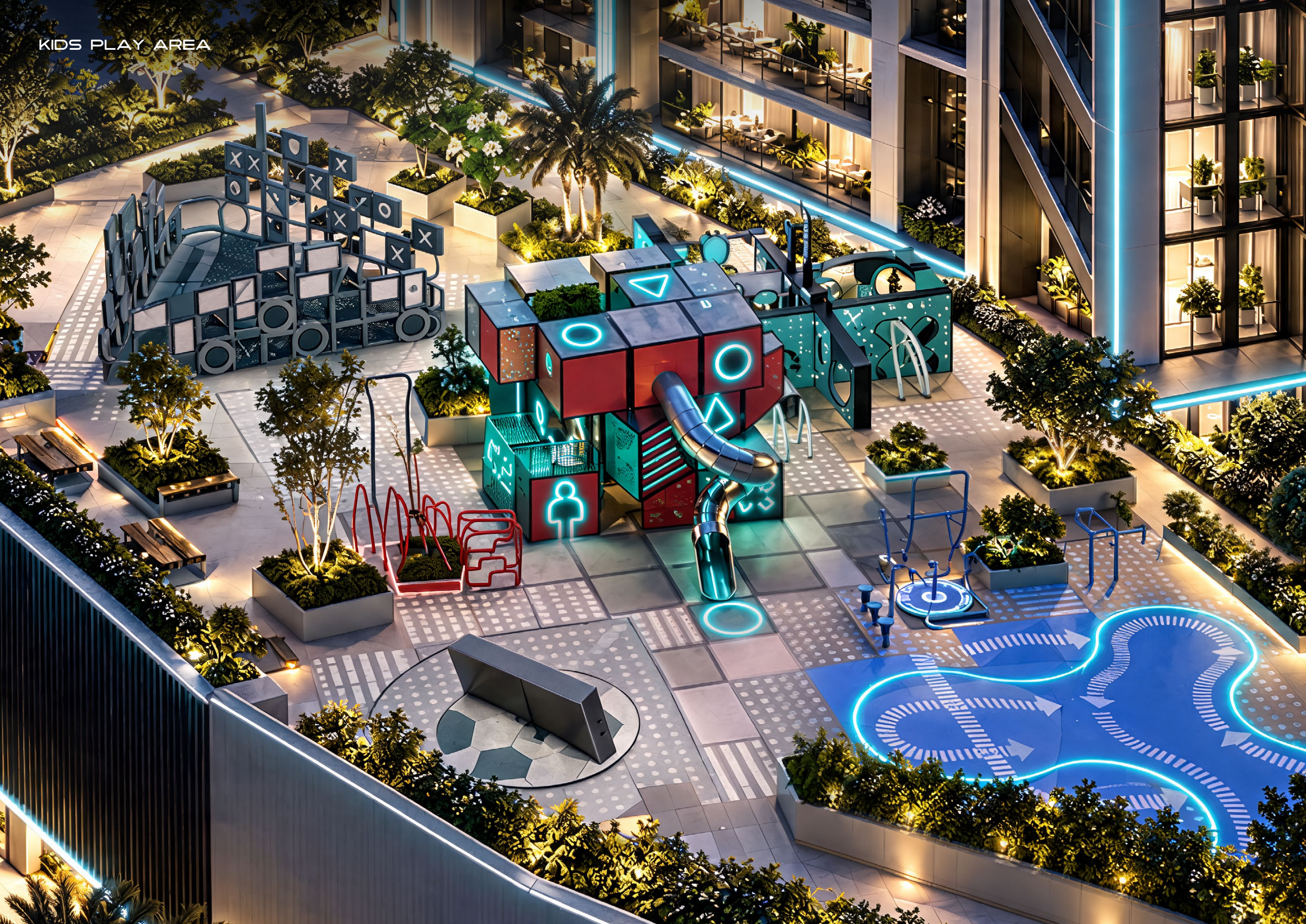
Kids' Pool



POOL



KIDS PLAY AREA





GOLF
SIMULATOR



TRACKMAN

o TOTAL DISTANCE

173

yd

o CLUB SPEED

84

mph

o BALL SPEED

116

mph

o SPIN RATE

4,520

rpm

o LAUNCH ANGLE

19°

°

o SIDE ANGLE

1.2° R

Driver

3W

3W

5W

4i

5i

6i

7i

8i

9i

PW

AW

SW

Putter

Emirates Golf Club
Majlis Course

Hole 7 Par 4 398 yd

Wind 4 mph



Fairway
173 yd to pin

IMMERSIVE
FITNESS STUDIO



IMMERSIVE
FITNESS STUDIO



PLANNED AROUND REAL LIFE

Every residence is shaped by an understanding of how space is used. Balanced proportions, intuitive circulation, and purposeful planning create homes that feel effortless to move through, comfortable to live in, and easy to make your own.



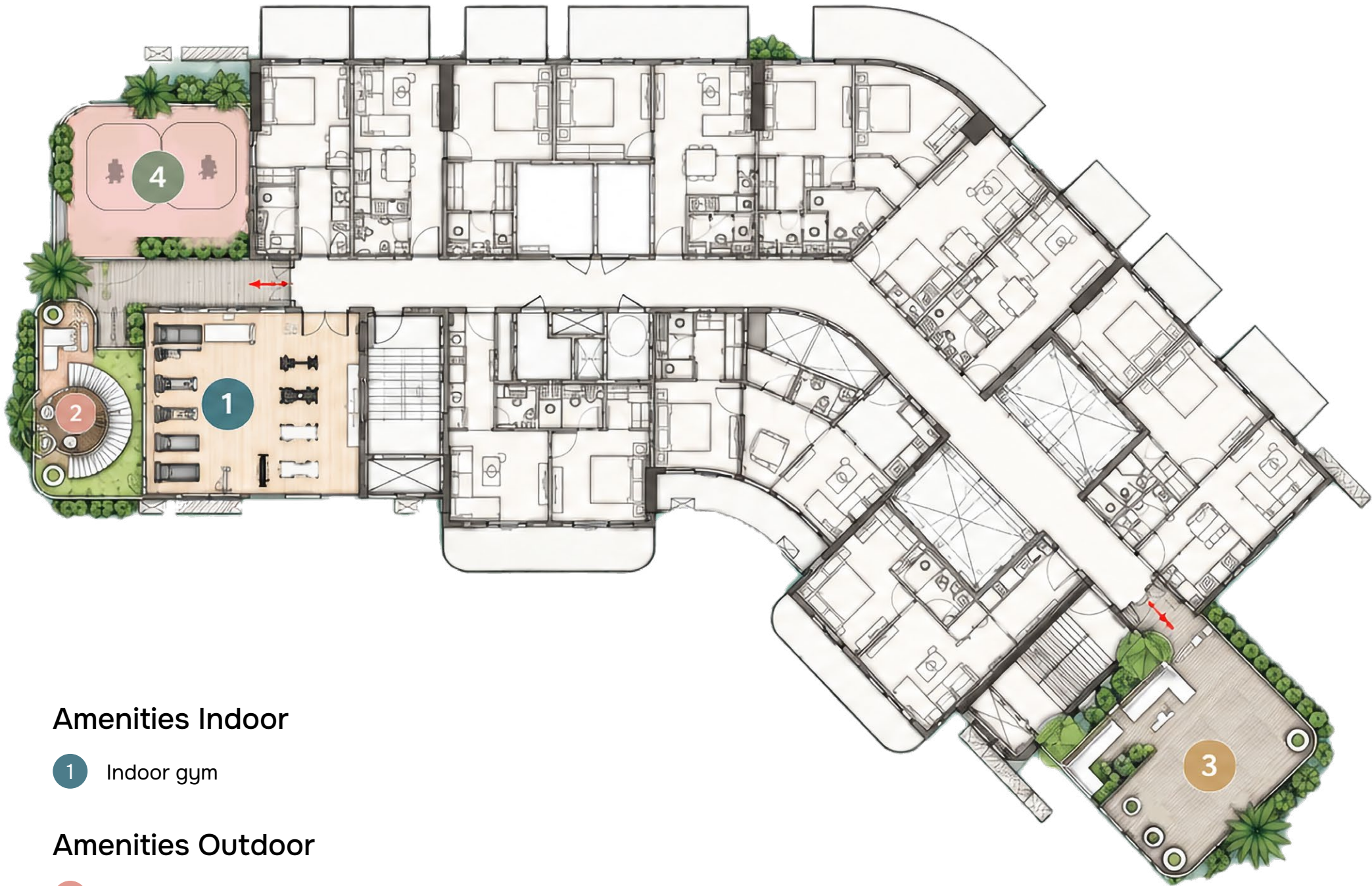
First Floor



Amenities

- | | | | |
|----|------------------|----|----------------------|
| 1 | Adult Pool | 11 | Yoga Lawn |
| 2 | Lazy Lounge | 12 | Mini Golf |
| 3 | Jacuzzi | 13 | Kids Play Area |
| 4 | Kids Pool | 14 | Leisure Water Lounge |
| 5 | Kids Splash Pool | 15 | Shallow Pool |
| 6 | Pool Deck | 16 | Outdoor Shower |
| 7 | Outdoor Cinema | 17 | Seating Area |
| 8 | Game Zone | 18 | Walkway |
| 9 | BBQ | 19 | Male Washroom |
| 10 | Swing Seating | 20 | Female Washroom |

20th Floor



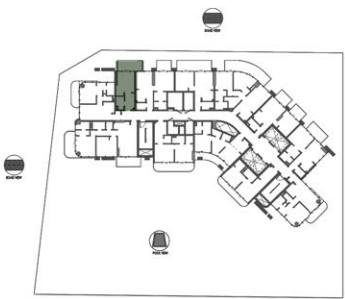
Amenities Indoor

- 1 Indoor gym

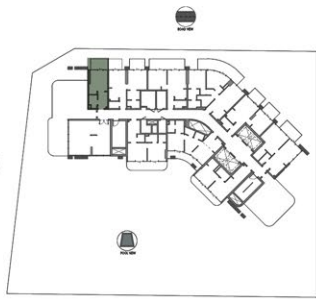
Amenities Outdoor

- 2 Rooftop Lounge
- 3 Cigar Lounge
- 4 Outdoor Gym

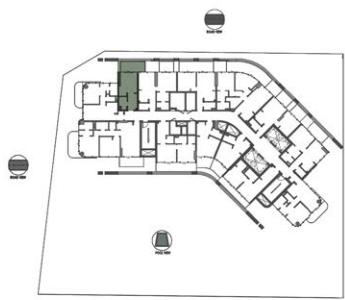
Studio - Type 1



15TH TO 19TH TYPICAL FLOOR KEYPLAN
UNITS - 1508 TO 1908



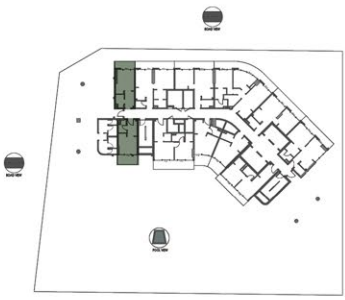
20TH TYPICAL FLOOR KEYPLAN
UNITS - 2007



3RD, TO 13TH TYPICAL FLOOR KEYPLAN
UNITS 308 TO 1308



14TH FLOOR KEYPLAN
UNITS - 1407



1ST FLOOR KEYPLAN
UNITS - 107, 108

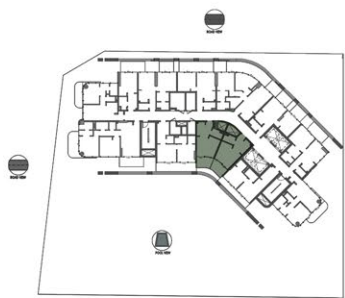


2ND FLOOR KEYPLAN
UNITS - 207



Disclaimer:
All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
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For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.
North direction as per the KeyPlan

Studio - Type 2



3RD, TO 13TH TYPICAL FLOOR KEYPLAN
UNITS 312 TO 1312, 313 TO 1313



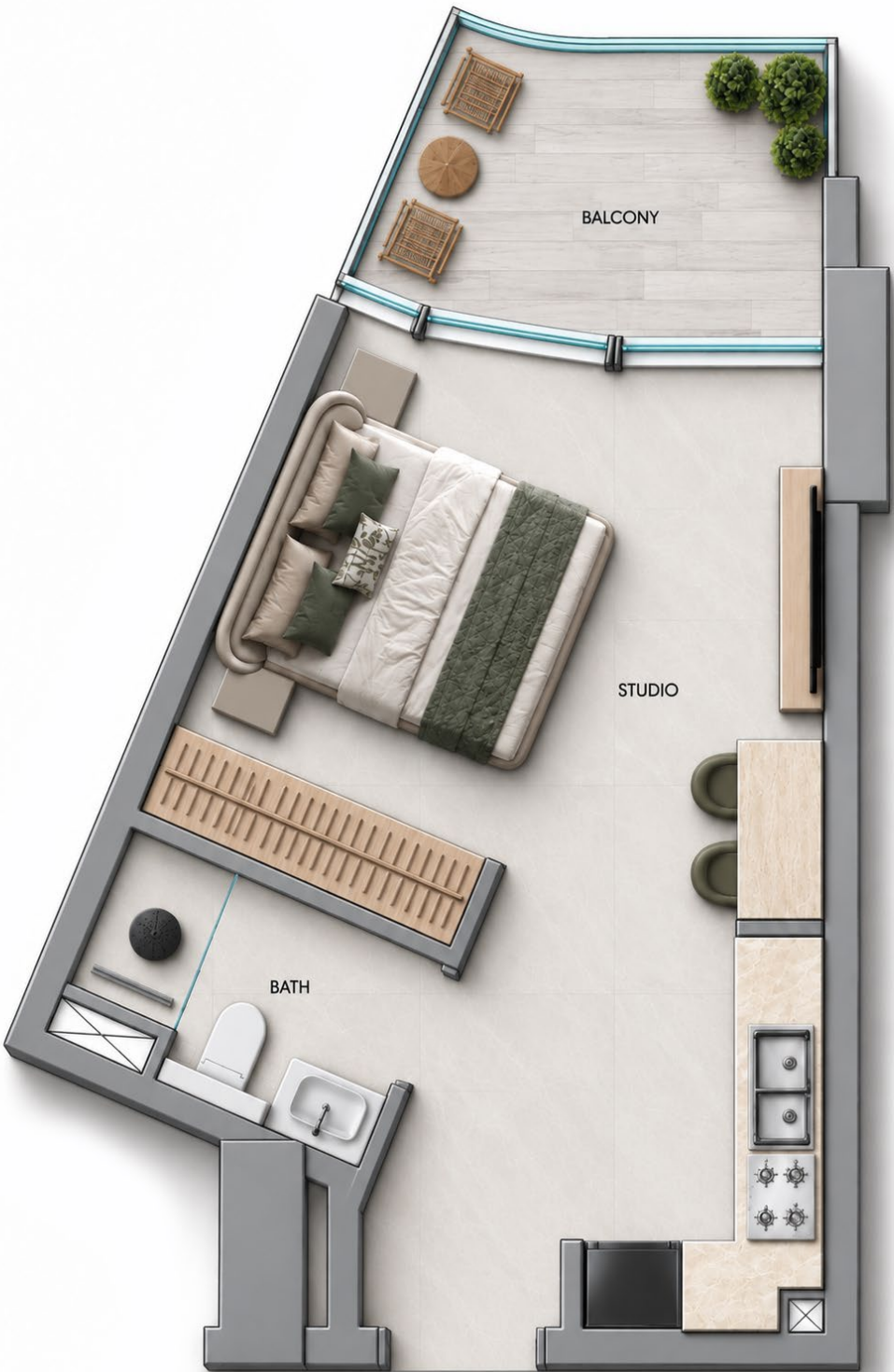
14TH FLOOR KEYPLAN
UNITS - 1410, 1411



1ST FLOOR KEYPLAN
UNITS - 110, 111

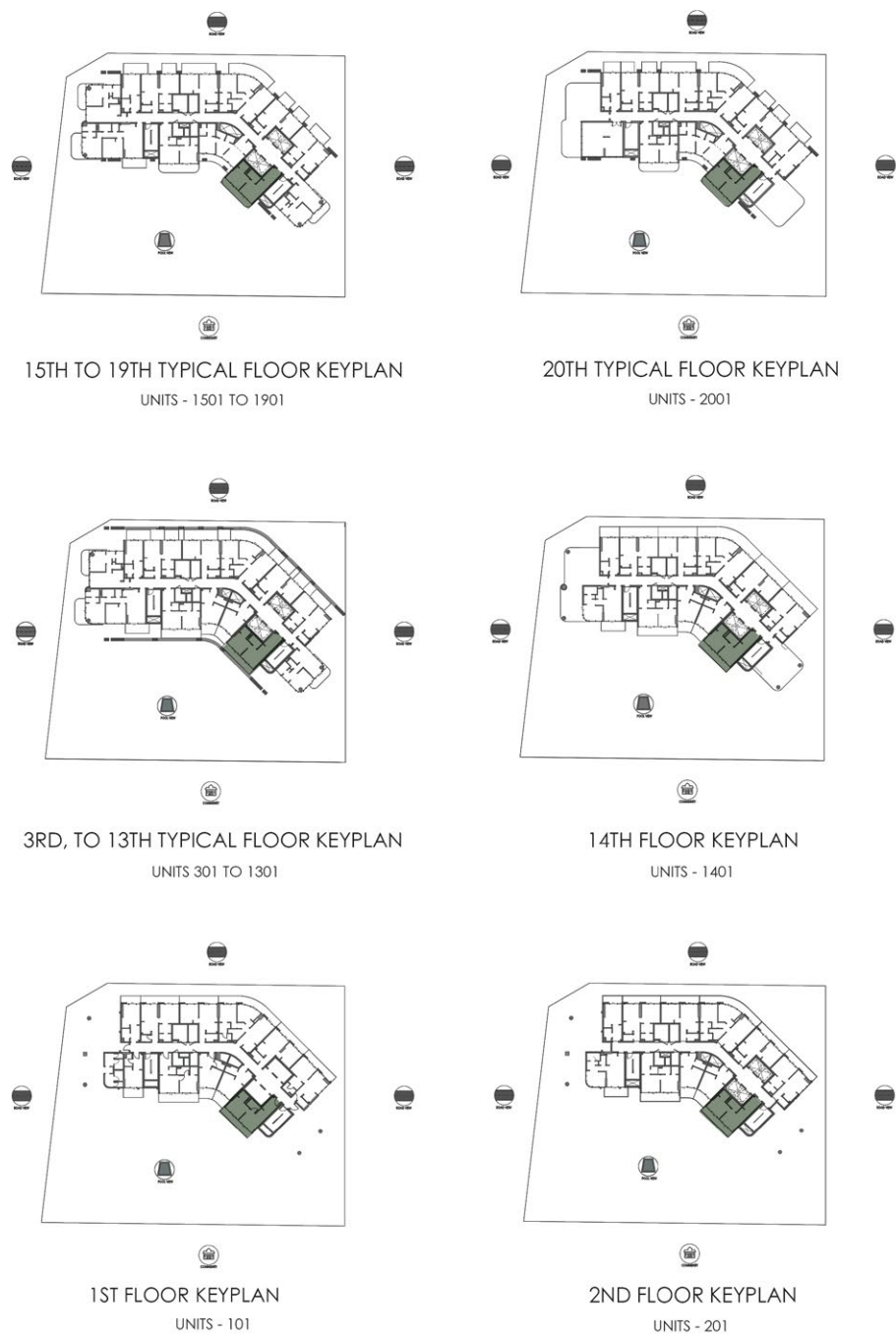


2ND FLOOR KEYPLAN
UNITS - 210, 211



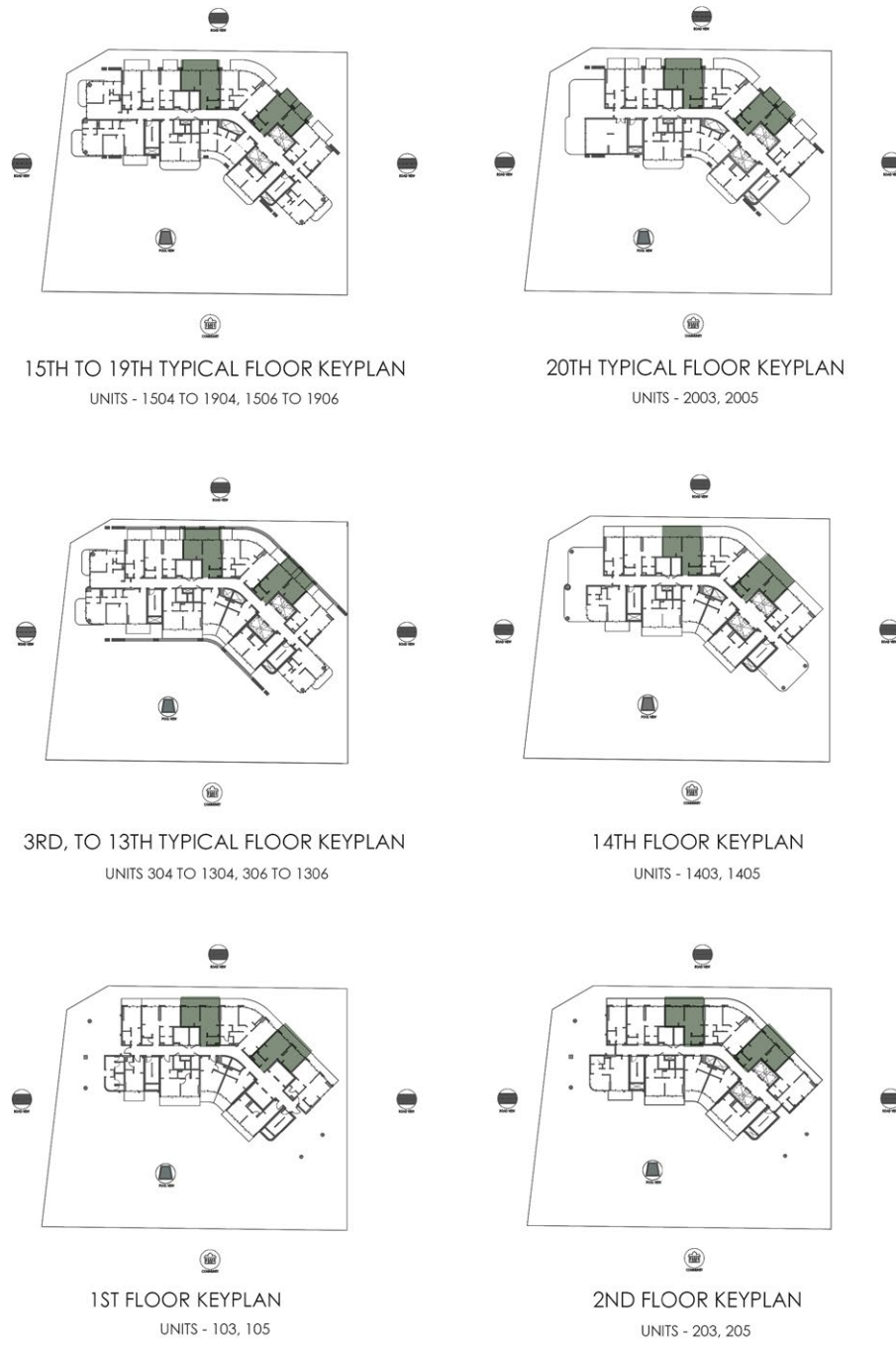
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North direction as per the KeyPlan

1 Bedroom - Type 1



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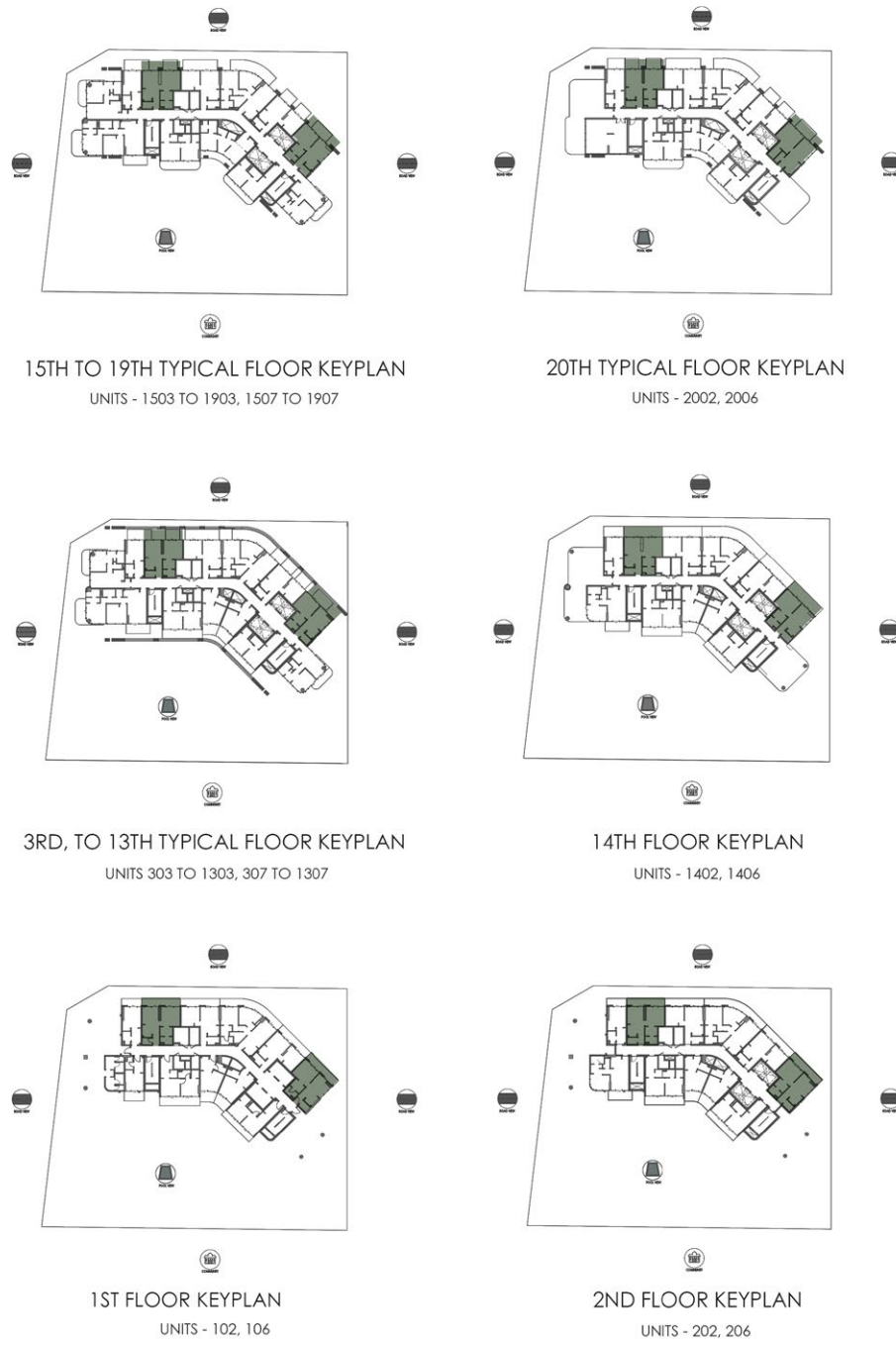
1 Bedroom - Type 2





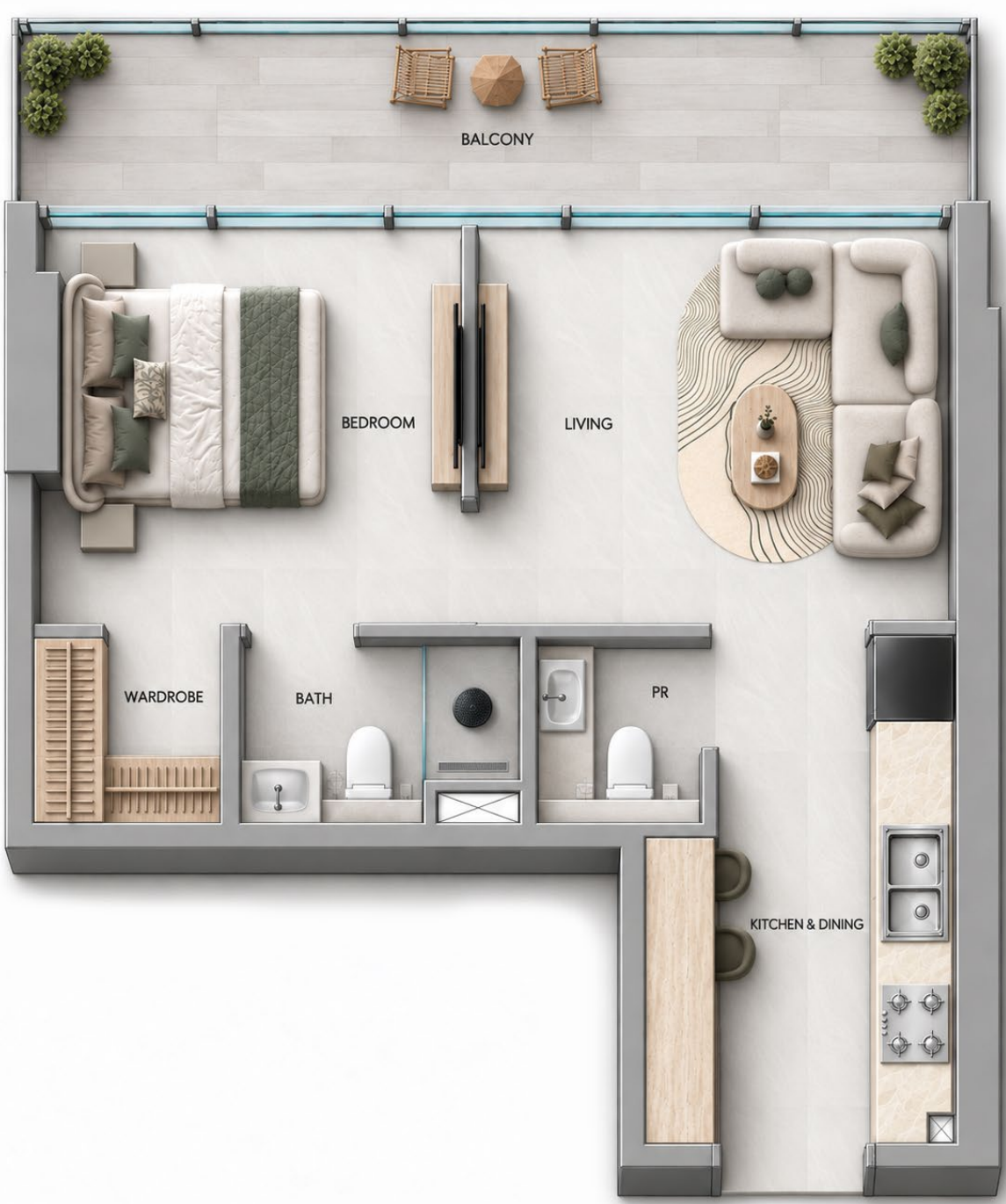
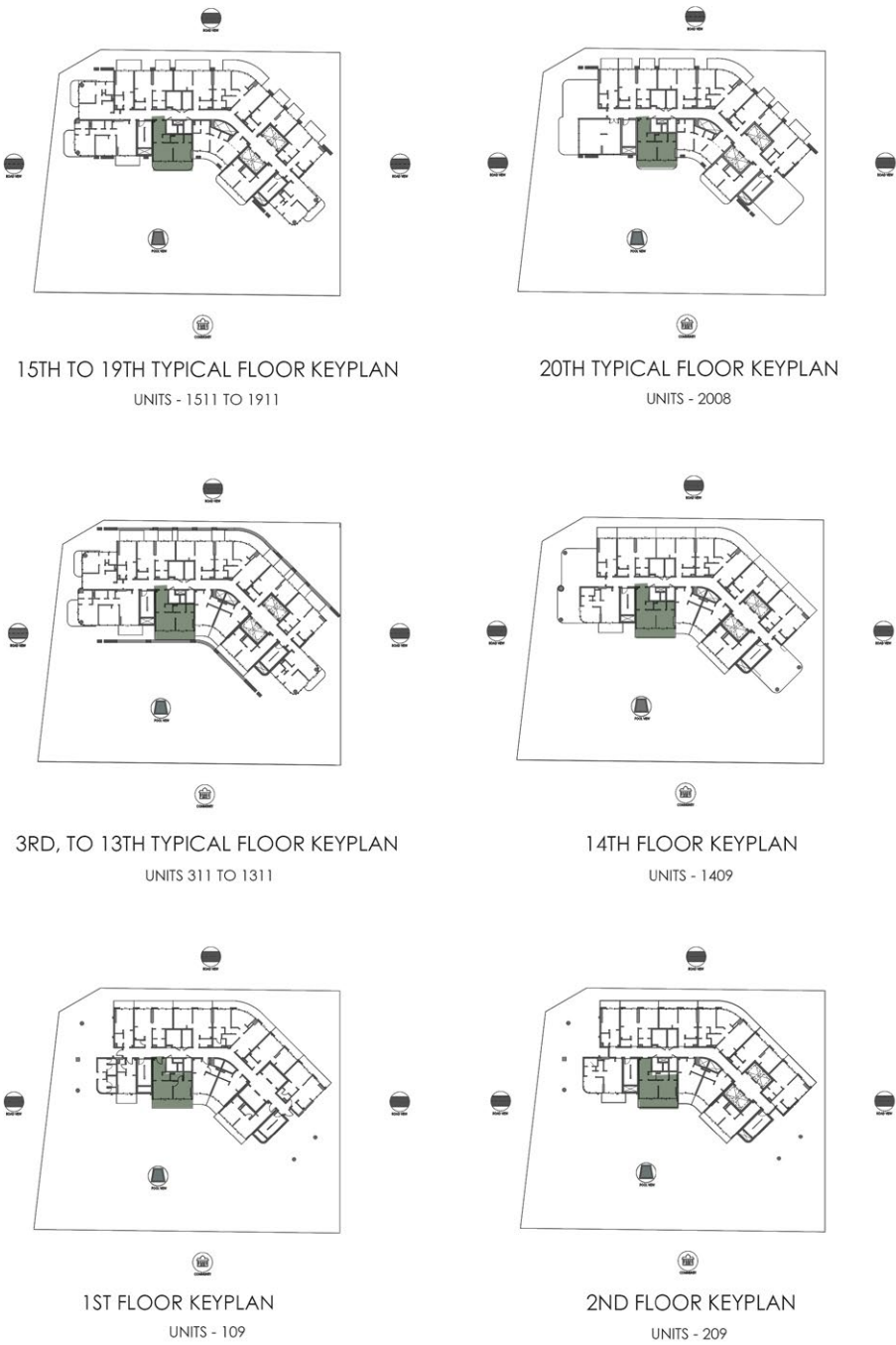
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North direction as per the KeyPlan

1 Bedroom - Type 3



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North direction as per the KeyPlan

1 Bedroom - Type 4



 N

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North direction as per the KeyPlan

1 Bedroom - Type 5

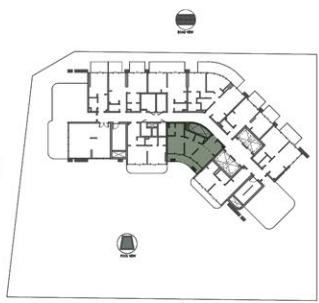


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North direction as per the KeyPlan

1 Bedroom + Store - Type 6



15TH TO 19TH TYPICAL FLOOR KEYPLAN
UNITS - 1512 TO 1912

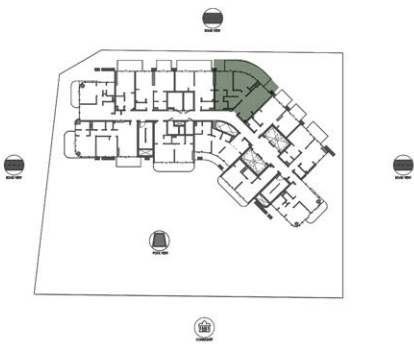


20TH TYPICAL FLOOR KEYPLAN
UNITS - 2009



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North direction as per the Keyplan

2 Bedroom - Type 1



15TH TO 19TH TYPICAL FLOOR KEYPLAN
UNITS - 1505 TO 1905



20TH TYPICAL FLOOR KEYPLAN
UNITS - 2004



3RD, TO 13TH TYPICAL FLOOR KEYPLAN
UNITS 305 TO 1305



14TH FLOOR KEYPLAN
UNITS - 1404



1ST FLOOR KEYPLAN
UNITS - 104

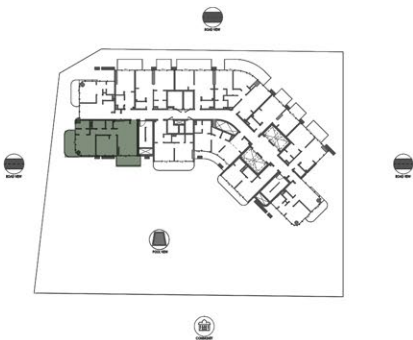


2ND FLOOR KEYPLAN
UNITS - 204



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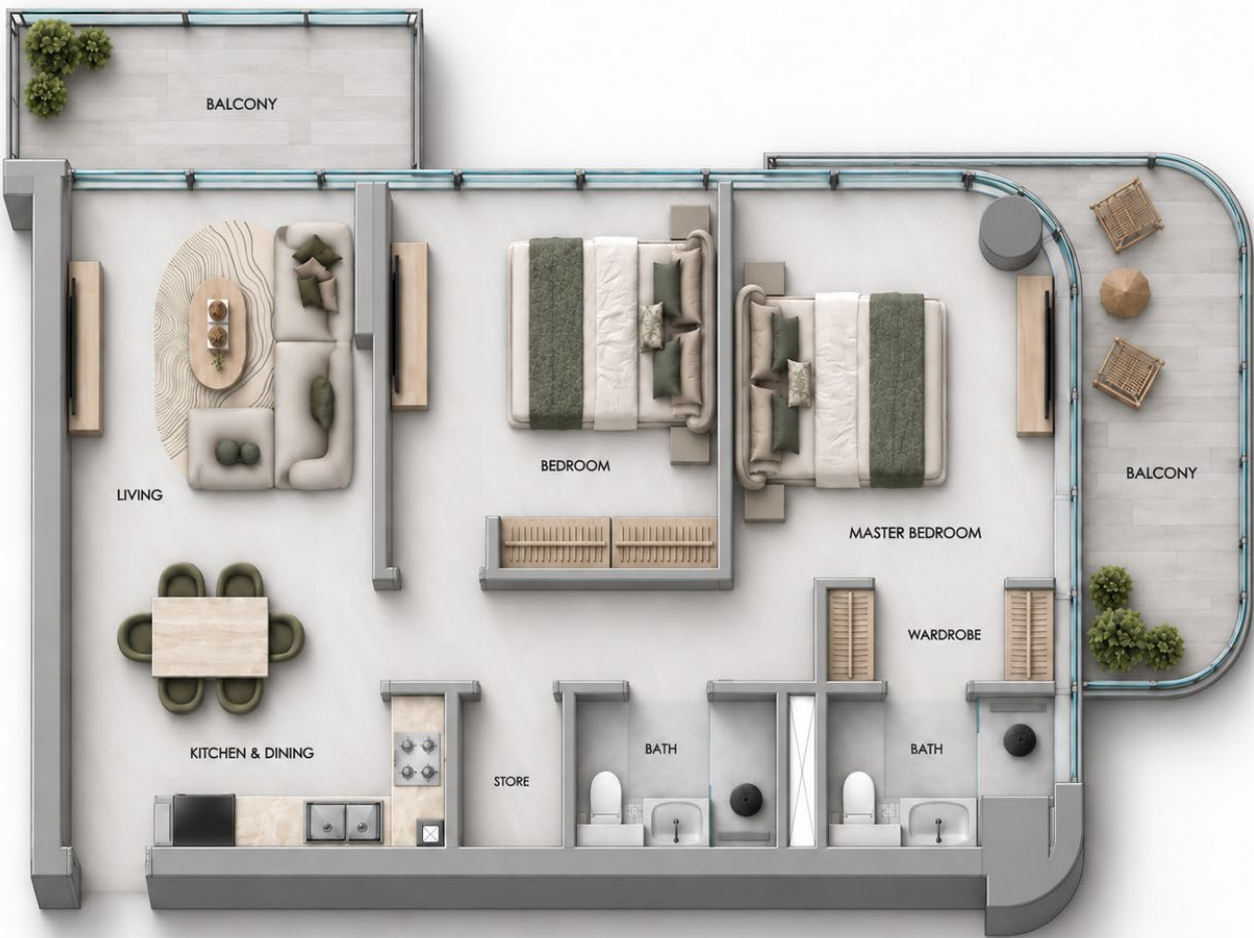
2 Bedroom + Store - Type 2



15TH TO 19TH TYPICAL FLOOR KEYPLAN
UNITS - 1510 TO 1910



3RD, TO 13TH TYPICAL FLOOR KEYPLAN
UNITS 310 TO 1310



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North direction as per the KeyPlan

SAMANA



WHERE PURPOSE SHAPES EVERY SPACE

SAMANA's legacy is rooted in a singular vision—to craft environments that elevate everyday life. Over three decades, we've transformed that vision into a portfolio of communities that stand as benchmarks of design, purpose, and aspiration.

From idea to execution, we pursue progress with intention and purpose, fusing innovation, aesthetic clarity, and community thinking into every development. The result is more than architecture. It's a curation of refined lifestyles that inspire, endure, and lead the way forward.

WHERE COMPLETE CONTROL MEETS TIMELESS QUALITY

SAMANA's end-to-end integration means no detail is outsourced, ensuring absolute control over timelines, costs, and uncompromised luxury.

DESIGN & PLANNING

visionary concepts
engineered for reality.

QUALITY CONTROL

precision-led systems
that track, review,
and deliver quality.

ENGINEERING & CONSTRUCTION

structural artistry meets
technical brilliance.

CUSTOMER EXPERIENCE

end-to-end service with
precision and care.

PROCUREMENT

utilizing cutting-edge
platforms to streamline
sourcing and ensure
unmatched consistency.

SAMANA

[SAMANADEVELOPERS.COM](https://samanadevelopers.com)