Park Views

BY SAMANA DEVELOPERS

Where Nature Meets Lifestyle


"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 in close proximity to the Sheikh Zayed Road adjacent to Umm Suqeim, 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.

Park Views
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



OUR STRATEGIC LOCATION IS EVERYTHING

- IMG World Adventures, 20 minutes
- Dubai Mall, 20 minutes
- Burj al Khalifa, 20 minutes
- Dubai Parks and Resorts, 20 minutes.
- Dubai Autodrome, 10 minutes
- Dubai Marina, 15 minutes
- Burj al Arab, 20 minutes
- Global Village, 10 minutes



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

Park Views

BY SAMANA DEVELOPERS

Samana Greens

HANDED OVER



SAMANA Hills

HANDING OVER SOON!

























Park Views

BY SAMANA DEVELOPERS



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 compromises of over 10 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 it's 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.**"

MEDIA



INTERVIEW: Overseas property buyers will return to Dubai in 2021 - Samana Developers CEO

Company to launch two new projects worth $69mln in Q2

Imran Farooq, CEO of Samana Developers said 60-65 percent of Samana's clients were international buyers in 2019, "but that ratio changed completely in 2020, with residents constituting 85 percent of the buyers."

He is bullish about the economic recovery of the UAE this year. "By the second or third quarter, strong participation from UAE residents combined with normalisation of flights, and the fact that the Expo is starting in October 2021 ... we are very bullish about 2021."

He continued: "Dubai's lifestyle, community, safety keep getting better and will convert visitors into buyers. People from Europe, America, and Asia want to explore the option of having a second home in Dubai, and this demand will make itself felt once regular flights start."

He said the company will start delivering its 122-unit Samana Greens in the first quarter and the 205-unit Samana Hills in the third.

Both projects are in Arjan, Dubailand. The company has plans to launch other new residential projects in the city this year as well.

"Two launches will happen in May 2021. One is a 155-million dirham [$42 million] project in Jumeirah Village Circle, while the second project, valued at 100 million dirhams [$27 million], is in Dubai Studio City.We are in the approval stage with the planning authority and are complying with RERA's [the Real Estate Regulatory Agency] escrow requirements," he said.

Commenting on the rule RERA introduced last year requiring developers to deposit 50 percent of the project's construction cost upfront compared to-

www.zawya.com Next Page → 03 FEBRUARY, 2021

SAMANA DEVELOPERS BREAKS GROUND ON DH100 MILLION WELLNESS-THEMED PROJECT IN DUBAI STUDIO CITY FREE ZONE

create new record of completing superstructure in 240 days

Golf Avenue project is fully in line with Dubai 2040 Urban Masterplan 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 preserved with a swath of beaches, green spaces and many entrainment facilities.

Samana Developers is set to create a new record in Dubai by completing the superstructure of the project in just 240 days. Samana Developers manages to fast-track the construction with two shifts of workers, taking care of workers' health condition along with the PPE, Covid SOPs intact, project timeline and remote monitoring. These measures ensure uninterrupted workflow which helps Samana Developers to complete the construction ahead of time.

Engr Nur Alam Chaudhary, CEO, Prestige Constructions, said: "We are honoured and glad that Samana Developers chose and trusted us with awarding this unique project. I believe the Golf Avenue project will be a role model in contributing to the sustainability agenda. Prestige Constructions will put its heart and soul in taking part in this goal and building a healthy community."

The Innovation Design Award Winning Samana 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.

TUESDAY, APRIL 27, 2021

Khaleej Times

BUSINESS

COIN? NOW, BUY PROPERTY IN DUBAI

n cryptocurrency for residential project in Jumeirah Village Circle Dubai.

"I consider the crypto as an opportunity in general and a new mode of settlement in particular. Looking at the growing acceptance of cryptocurrency and its inclusion into the mainstream financial industry, I can now clearly see that the time has come to start using the cryptocurrency in businesses, especially, in the real estate sector in Dubai. We as a real estate developer must recognise it," said **Imran Farooq, CEO of Samana Developer.**

He was of the opinion that the more the crypto system is transparent, the less it becomes complex. Since the cryptocurrency wallet works closely with the brick-and-mortar banks, fiat currency and is pegged with the US dollar, it becomes transparent and reliable mode of payment, he said.

"I believe the fundamental shift to cryptocurrency transactions should be: that all real estate sale proceeds through cryptocurrency for real estate projects in Dubai must go to the escrow account at the Dubai Land Department. Cryptocurrency must be regulated just like any other currency. Samana sister concern has a full fledge system to manage crypto wallets and exchanges."

Dogecoin for new project

To encourage its buyers, Samana Developers has also offered five per cent discount to investors who will use Dogecoin for Samana's upcoming project which will be launched in June or July 2021.

"Digitalisation and Covid-19 accelerated work transformation has changed the world. Samana Developers remains vigilant of the changes and quickly adapt to it. Our innovative initiative in Dubai real estate market helps drive growth and create better value for investors. That approach was the reason we achieved top-ranked seller position in Arjan," Farooq said.

Dogecoin recently surged in the global crypto market and gained traction at the back of world's top business tycoon — Elon Musk, chief executive of Tesla and founder of SpaceX space transportation services company.

For payments through Dogecoin, Samana Developers will use Cayman-islands based Binance cryptocurrency

This is a second such move after Kalkabb — the Dubai government-owned licencing solutions — started accepting cryptocurrencies in February as a payment option for trade licences and visa fees. Will this be a beginning of new payment mode in mainstream, giving boost to real estate and offering diversity to investors?

WWW.KHALEEJTIMES.COM MAY 19, 2021

Located in Arjan Dubailand, Samana Greens has total built-up area of 13,000m² and features 122 units comprising studios, one-bedroom, two-bedroom apartments and six retail spaces.

Samana Developers also noted that The Real Estate Regulatory Agency (RERA) site inspection team, which visited this month, lauded the construction progress despite the complexities caused by the pandemic.

Commenting on its construction updates, Samana Developers chief executive officer, Imran Farooq, said: "I am thankful to RERA officials for endorsing our efforts, resilience and steadfast commitment to build and deliver on time. I would assure Samana's commitment to the customer-focused approach. That is the reason our properties are popular among international and local buyers."

WWW.CONSTRUCTIONWEEKONLINE.COM

محمود محمد 2 ديسمبر 2020 20:41م

تخفيف الإجراءات الاحترازية لمواجهة كورونا بإمارة دبي يحمل ي، الذي من المتوقع أن يشهد المزيد من النشاط والصفقات ن بقوة لاقتناص الفرص المغرية بالقطاع بعد أن ازدادت لديهم انطلاق معرض إكسبو 2020 دبي في أكتوبر المقبل.

اجتماعها الأخير رفع الطاقة الاستيعابية لجميع الأنشطة الترفيهية والمرافق الاستيعابية للغرف الفندقية إلى 100% مع الاستمرار في تأكيد ضرورة وضع الكمامة الطبية. مع الالتزام بتواجد 10 أشخاص على الطاولة الواحدة م بتواجد 6 أشخاص على الطاولة الواحدة في المقاهي كحد أقصى. إضافة يم الوجبات ما بين الإفطار والغداء. وفقاً لبيان صحفي.

قسم المبيعات والعمليات لشركة «سمانا للتطوير العقاري». إن التحديثة الأخير ة لطبيعتها. ما يعني انعكاس ذلك إيجابياً على جميع القطاعات. وخصوصاً العقاري. كونه محركاً رئيسياً للاقتصاد بدبي.

دبي 19 مايو 2021 20:21 م

DUBAI BEGI CR

DUBAI velop coin cry resident coin rec ly value world's Tesla a compa

For payments through Dogecoin, Samana Developers will use Cayman-islands based Binance cryptocurrency exchange, the world's leading crypto exchange. Binance trades two (2) billion volume daily on an average and conducts 1.4 million transactions per second.

The innovation and sustainability award-winning Samana Developers' move is in line with its strategy of ease-of-doing-business with Samana and opening up and driving new international investor stream to Dubai properties. Using cryptocurrency for property transactions is the latest initiative by the developer. New payment option is expected to bring massive investment inflow.

Samana Ranked #1 Seller by Property Monitor

With speedy construction, on time delivery and affordable luxury assets, Samana Developers has been ranked top selling off-plan developer in Arjan area, competing with all large, mid and small size developers in Dubai. Due to the quality construction and flexible payment plans, Samana assets remained hot favourite among end-users. The ranking was monitored and organised by Property Monitor, one of UAE's leading real estate data and market intelligence companies.

Financing Option & Flexible Payment Plan

Samana Developers' studio apartments starting Dh399,000, one-bedroom and two-bedroom u various payment options – from Dh599,000 – projects more attractive to both end-users and investors.

The 50% financing makes Samana Golf Avenue project an attractive proposition for end-users and investors alike, and is the developers' rent-to-own approach. With a payment option of paying 10% on booking, followed by 80 months at just one (1%) per cent; makes it an excellent option for those who are looking to move from rented accommodations to owning a home.

Samana Developers has three ongoing projects – Samana Golf Avenue, Samana Hills and Samana Greens, with plans to launch three new projects in 2021.

MENEWS247.COM MAY 19, 2021

محمود محمد 9 مايو 2021 21:04م

AWARDS



DESIGN MIDDLE EAST AWARD



THE YEAR AWARD



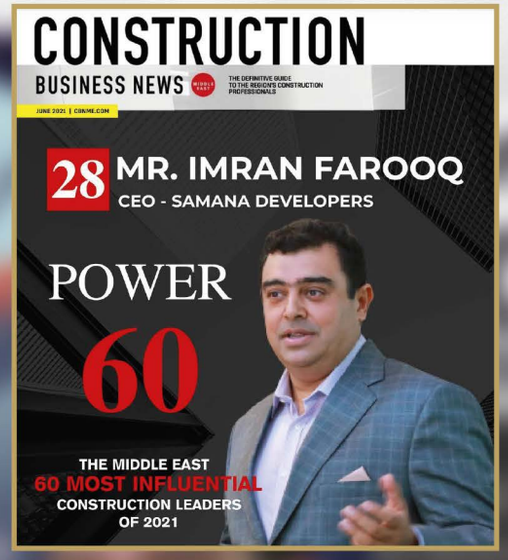
THE YEAR AWARD



EXCELLENCE IN AFFORDABLE LUXURY

MEDIA


ITP MEDIA/ BUSINESS
SEPTEMBER 2021 - ISSUE 779
Construction Week
48 MR. IMRAN FAROOQ
CEO, SAMANA DEVELOPERS
TOP 50
GCC DEVELOPERS
ONSTRUCTION WEEK REVEALS THE TOP 50 ICONS
RESHAPING THE GCC REAL ESTATE SECTOR


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60 MOST INFLUENTIAL
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CEO - SAMANA GROUP OF COMPANIES
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CONSTRUCTION WEEK
SAMANA DEVELOPERS
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CEO - SAMANA GROUP OF COMPANIES
POWER 100 2020
THE MIDDLE EAST'S
100 MOST INFLUENTIAL
CONSTRUCTION LEADERS
OF 2020


Khaleej Times
DUBAI, UNITED ARAB EMIRATES
EMERGING LEADERS AWARD 2018
Imran Farooq, Group CEO receiving the award

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 standby is **"On Time, Every Time"**

Imran Farooq



OUR PROJECTS



Samana Greens

STARTED
SEPT, 2018

100 % STRUCTURE
OCT, 2020

HANDOVER
DEC, 2020

OUR PROJECTS

Park Views
BY SAMANA DEVELOPERS



SAMANA *Hills*

STARTED
MAR, 2018

100 % STRUCTURE
AUG, 2020

HANDOVER
DEC, 2021

OUR PROJECTS

Park Views
BY SAMANA DEVELOPERS



SAMANA
Golf Avenue

STARTED
MAR, 2021

20% CONSTRUCTION
COMPLETED &
ONGOING

HANDOVER
DEC, 2022

Park Views
BY SAMANA DEVELOPERS

IMAGINE PERFECT BALANCE OF
LIFESTYLE & NATURE

Park Views
BY SAMANA DEVELOPERS

LUXURIOUS PRIVATE DECK AT YOUR LEISURE

Park Views
BY SAMANA DEVELOPERS

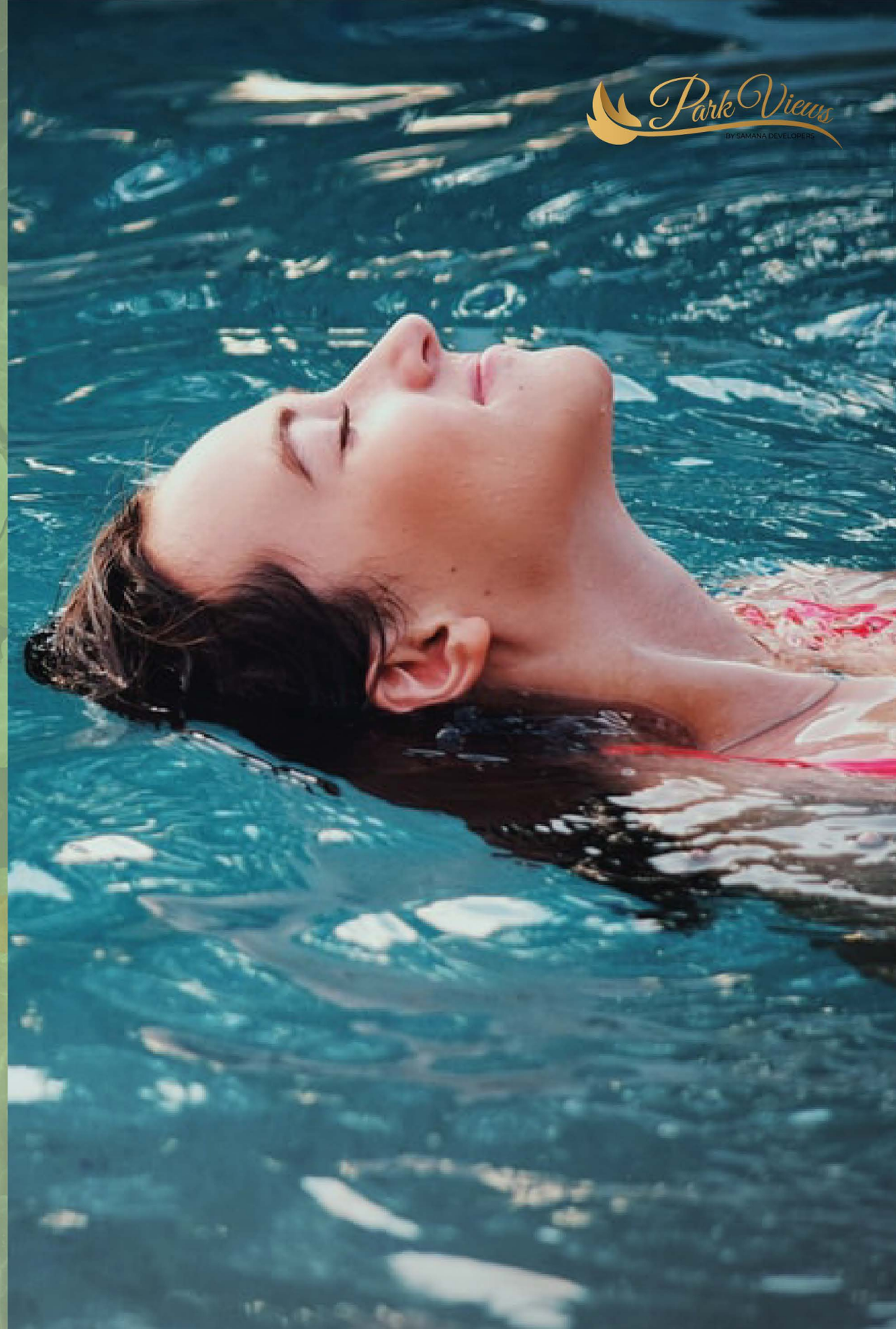
PEACEFUL SERENITY WITH ULTRA
MODERN LIFESTYLE

Park Views
BY SAMANA DEVELOPERS

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 skilifully 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



Parks Views
BY SAMANA DEVELOPERS

SPECTACULAR VIEWS IN EVERY DIRECTION

Park Views
BY SAMANA DEVELOPERS

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



Park Views
BY SAMANA DEVELOPERS

EVERYTHING YOU DESIRED, LIKE
NEVER BEFORE

Park Views
BY SAMANA DEVELOPERS

LUXURY CITY LIVING REACHES
NEW HEIGHTS

Park Views
BY SAMANA DEVELOPERS

AN EVERGREEN SHRUB WITH SMALL FLOWERS SURROUNDED BY BRIGHT RED BRACTS; OFTEN HERALDED AS THE “EVERYDAY-FLOWERED CHERRY BLOSSOM”

Park Views

BY SAMANA DEVELOPERS

Park Views
BY SAMANA DEVELOPERS

POOL WITH CURVES & JACUZZI
WITH STORIES



Park Views
BY SAMANA DEVELOPERS


Park Views





PARK VIEWS QUALITY REFLECT
PERFECTIONTT











Park Views

BY SAMANA DEVELOPERS

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.

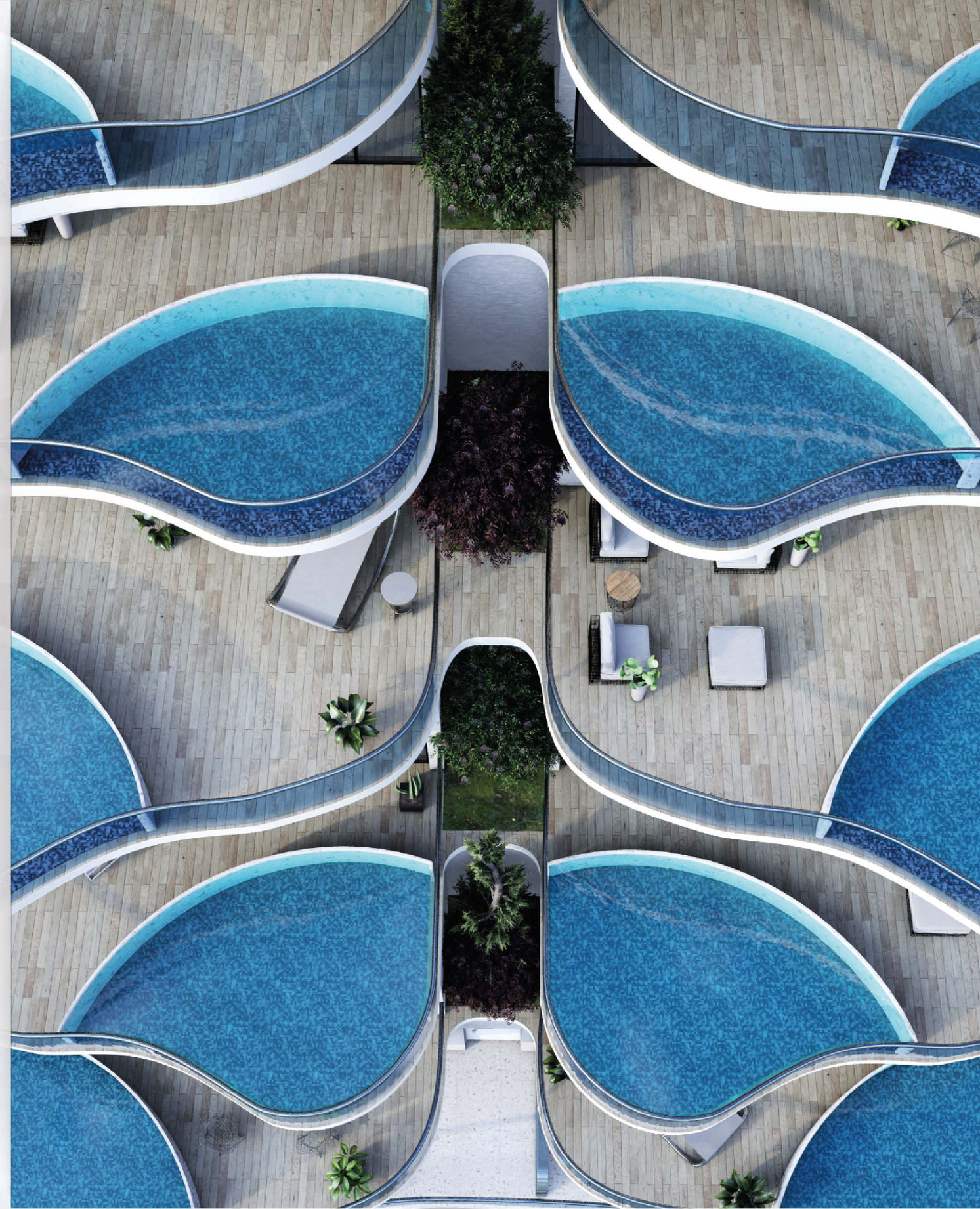




PARK VIEWS QUALITY REFLECT
PERFECTION

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

Park Views
BY SAMANA DEVELOPERS



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.

Park Views
BY SAMANA DEVELOPERS

FUN IS JUST
AROUND THE CORNER

Park Views
BY SAMANA DEVELOPERS

BREATHTAKING VISTAS IN SUBLIME COMFORT, THE GRANDEUR OF STUNNING LIVING SPACES AND TRANQUILITY

HEALTHY MIND & BODY
STARTS WITH **YOGA**



Park Views
BY SAMANA DEVELOPERS

TYPICAL STUDIO APARTMENT

NET AREA - 361 FT²

STUDIO



LIVING ROOM



BEDROOM



BATHROOM



KITCHEN

NET AREA - 937 FT²

Park Views
BY SAMANA DEVELOPERS

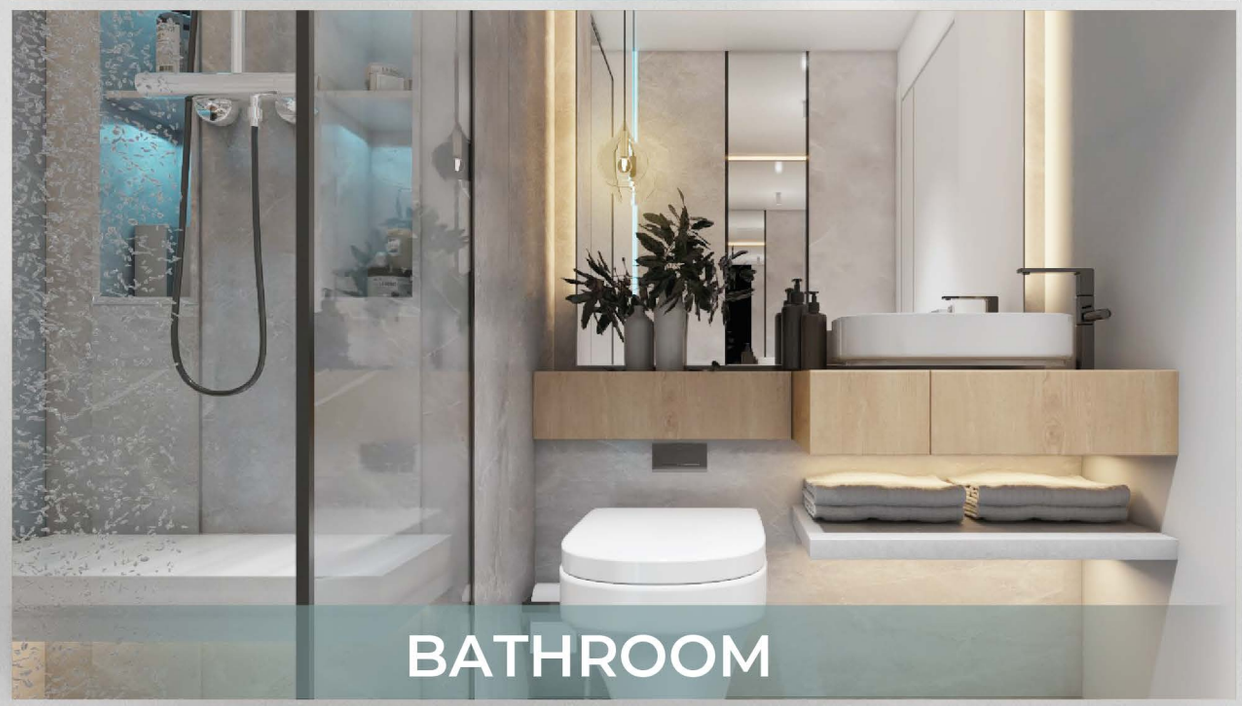
TYPICAL 1 BED ROOM
APARTMENT



1 BED ROOM TYPE 01


LIVING ROOM


BEDROOM


BATHROOM


KITCHEN

NET AREA - 1303 FT²

Park Views
BY SAMANA DEVELOPERS

TYPICAL 2 BED ROOM
APARTMENT



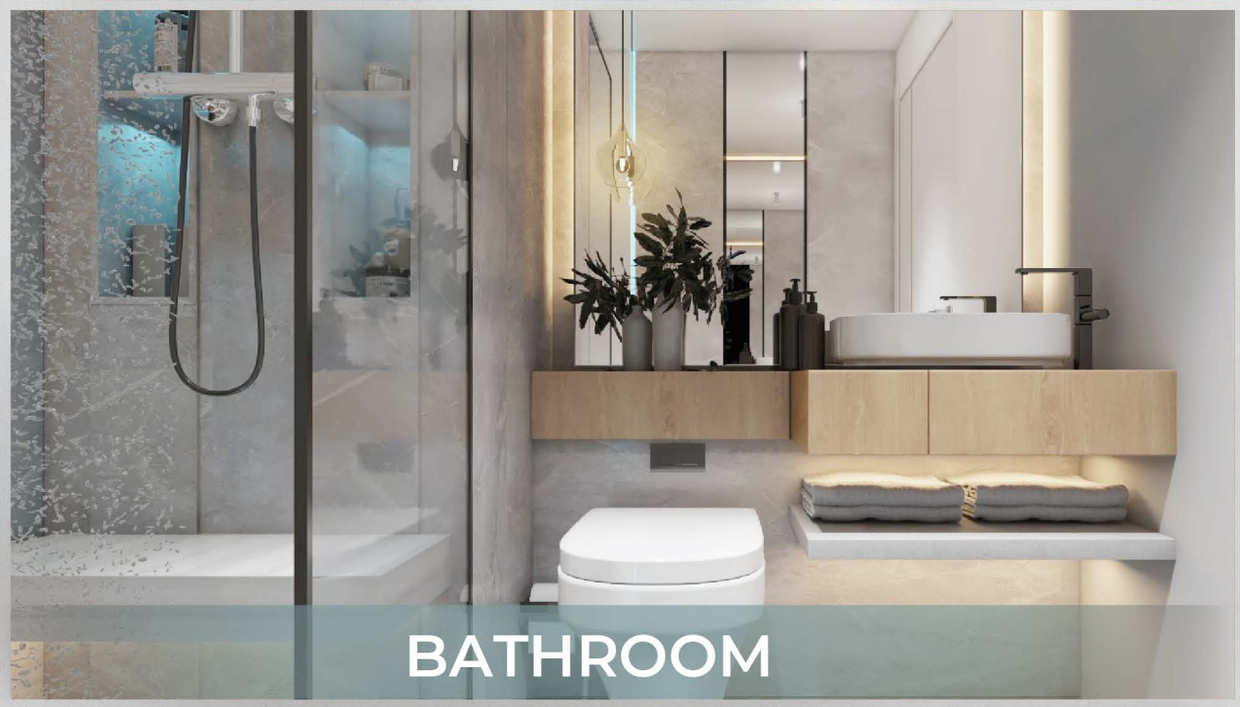
2 BED ROOM TYPE 01



LIVING ROOM



BEDROOM



BATHROOM



KITCHEN

OUR STRATEGIC LOCATION IS EVERYTHING

0-5 Minutes

- Mall of Emirates
- Dubai Sports City, Al Barsha
- Motor City / Autodrome
- Miracle / Butterfly Gardens
- Jumeirah Village Cirlcle , Arabian Ranches
- Tilal Al Ghaf Dubai

5-10 Minutes

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

15-20 Minutes

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

IMG World

Global Village

International Airport

Dubai Butterfly Garden

Dubai Parks & resorts

Burj Khalifa , Jumeirah Lakes Towers

Dubai Auto Drome


Global Village
SAMANA
Park Views
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

Park Views

BY SAMANA DEVELOPERS

A PROJECT BY AN AWARD WINNING DEVELOPER

SAMANA
DEVELOPERS

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

DEVELOPER REGISTRATION NUMBER: 1229 PROJECT REGISTRATION NUMBER: 2280

ESCROW ACCOUNT NO : 019500000255

www.samanadevelopers.com

www.samanadevelopers.com/ParkViews

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