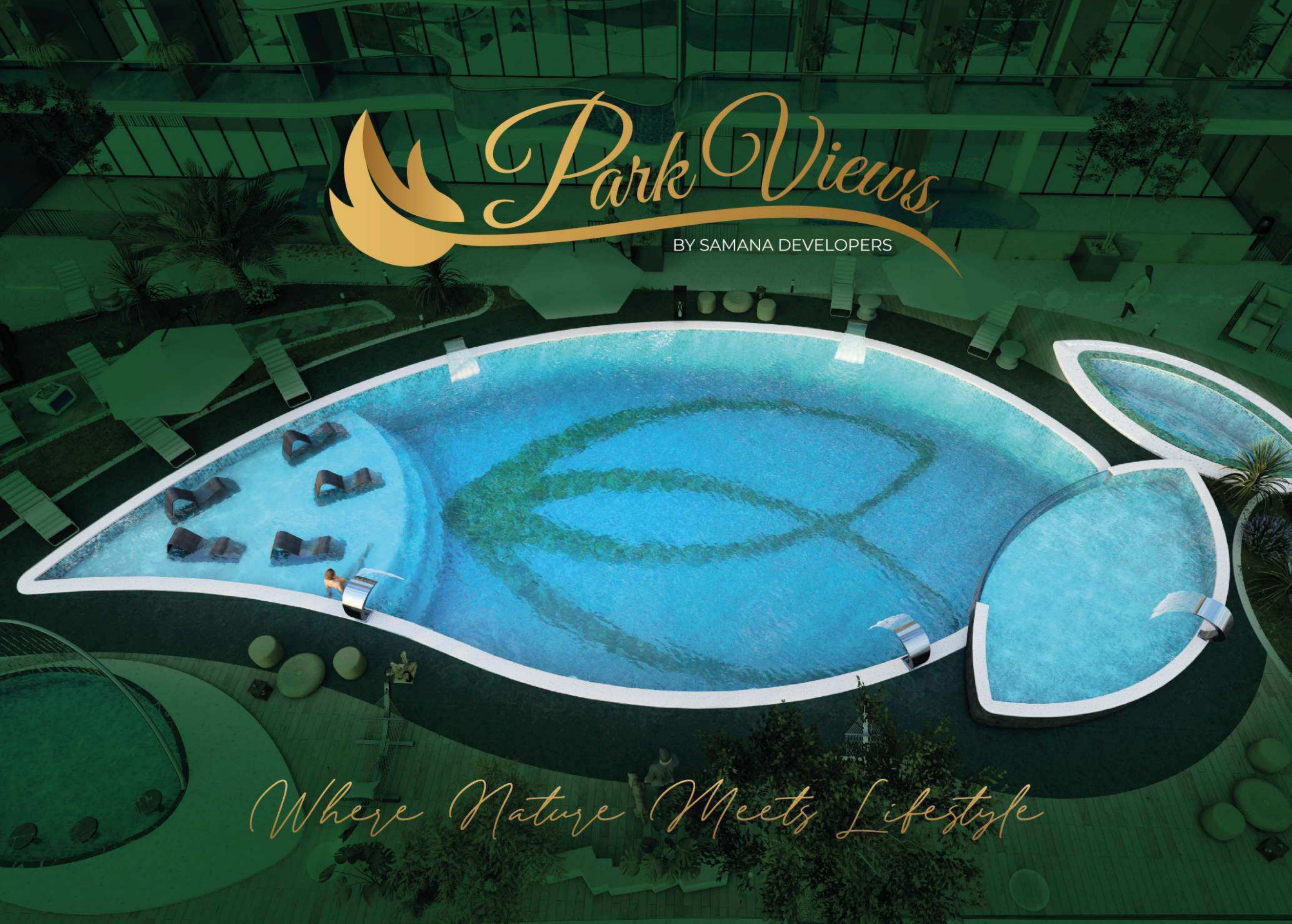




# *Park Views*

BY SAMANA DEVELOPERS

*Where Nature Meets Lifestyle*

THE EPITOME OF LUXURY, DEFINING ELEGANCE

*"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  
MODERN 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 adjacent to Sheikh Zayed Road, 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 Autodrome, 10 minutes |
| Dubai Mall, 20 minutes               | Dubai Marina, 15 minutes    |
| Burj al Khalifa, 20 minutes          | Burj al Arab, 20 minutes    |
| Dubai Parks and Resorts, 20 minutes. | Global Village, 10 minutes  |

**SAMANA**



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



**HANDED  
OVER**





BY SAMANA DEVELOPERS

**SAMANA  
Hills**

**HANDING  
OVER  
SOON!**







# 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 comprises of over 70 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 its 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."



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

Company to launch two new projects worth \$69m 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, Dubai land. 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

## 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

Gulf Avenue project is fully in line with Dubai 2040 Urban Masterplan recently launched by H.E. Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of UAE and ruler of Dubai. The master development will turn Dubai into a place where nature is preserved with a wealth of beaches, green spaces and many entertainment 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 find such the route when with two shifts of workers, taking care of workers' health conditions along with the PPE. Covid 19's impact, project timeline and remote monitoring. These measures ensure uninterrupted workflow which helps Samana Developers to complete the construction ahead of time.

Eng. Nur Alam Chaudhary, CEO, Prestige Constructors, said: "We are fortunate and glad that Samana Developers chose and trusted us with awarding the unique project. I believe the Gulf Avenue project will be a role model in contributing to the sustainability agenda. Prestige Constructors 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, mini-golf course and green landscaping to create a healthy lifestyle.

FLUORIDE, APRIL 25, 2021

Samana Developers has announced the appointment of a UAE-based contracting company to manage the construction works of the project, the world's largest natural flowers garden including Completion Certificate (BCC) last

## Khaleej Times BUSINESS

### COIN? NOW, BUY PROPERTY IN DUBAI

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 business, 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 market works closely with the bank and money banks, the currency 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 system requires from a full Blockchain system to manage crypto wallets and exchanges."

### Disposals for new project

To encourage its buyers, Samana Developers has also offered two per cent discount to investors who will use Dispo 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 sales position in Arjan," Farooq said.

WWW.KHALEEJTIMES.COM

محمود محمد | 9 مايو 2021 | 21:04

# AWARDS



DESIGN MIDDLE EAST AWARD



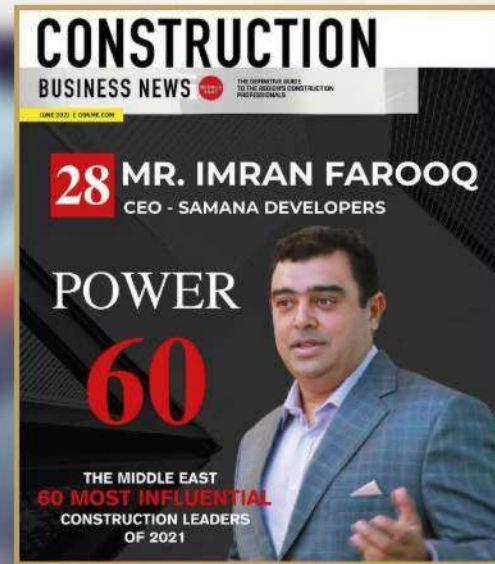
THE YEAR AWARD



THE YEAR AWARD



EXCELLENCE IN AFFORDABLE LUXURY



# 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**  
DEC, 2021



# OUR PROJECTS



STARTED  
MAR, 2021

20% CONSTRUCTION  
COMPLETED &  
ONGOING

HANDOVER  
DEC, 2022





IMAGINE PERFECT BALANCE OF  
**LIFESTYLE & NATURE**

LUXURIOUS PRIVATE DECK AT  
YOUR LEISURE



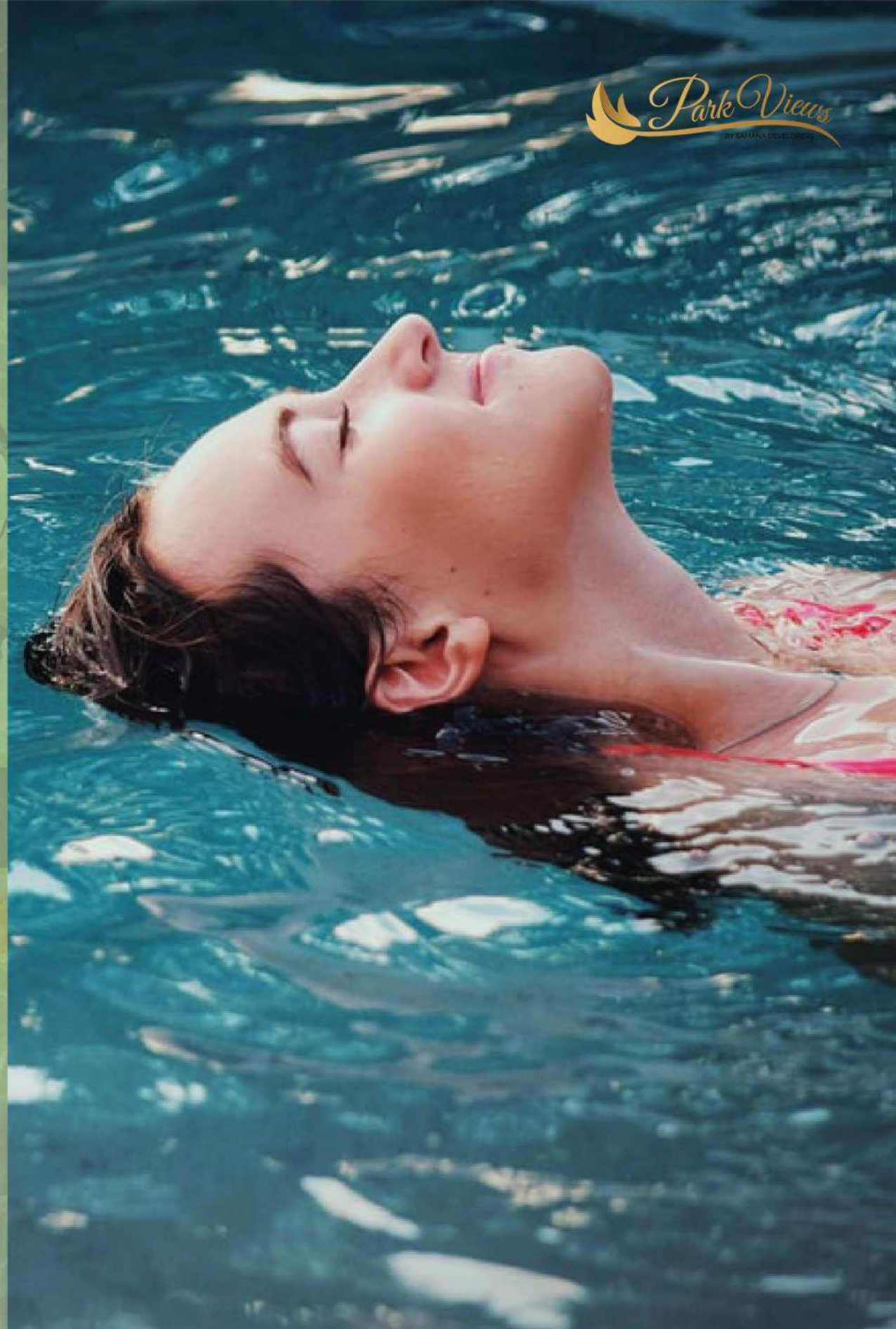
PEACEFUL SERENITY WITH ULTRA  
MODERN LIFESTYLE

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 skilfully 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**



SPECTACULAR VIEWS IN EVERY  
DIRECTION



## 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





EVERYTHING YOU DESIRED, LIKE  
NEVER BEFORE

LUXURY CITY LIVING REACHES  
NEW HEIGHTS

A decorative white swoosh line is positioned above the text block.

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

# Park Views

BY SAMANA DEVELOPERS



POOL WITH CURVES & JACUZZI  
WITH STORIES









PARK VIEWS QUALITY REFLECT  
PERFECTIONTT







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.

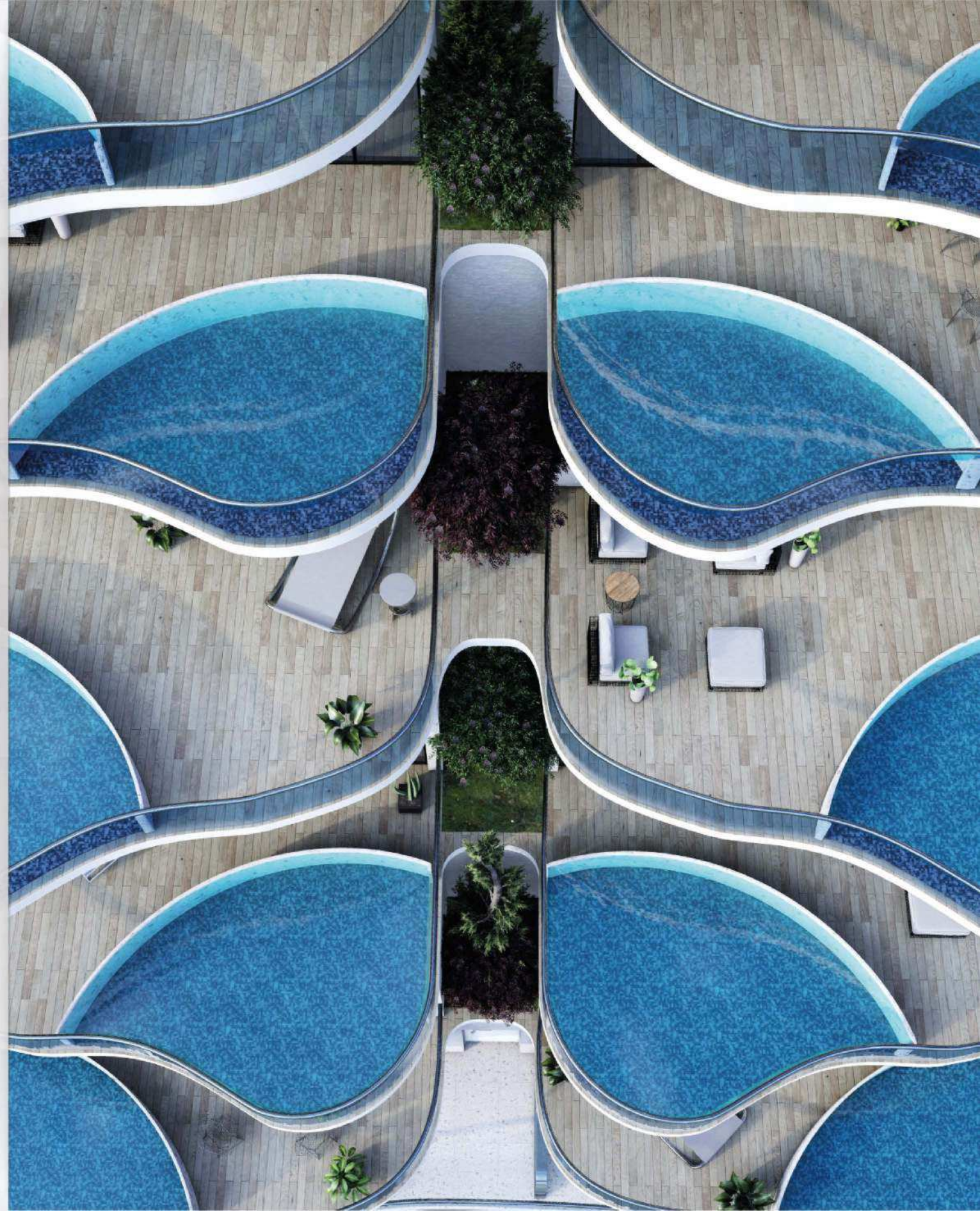






PARK VIEWS QUALITY REFLECT  
PERFECTION

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





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.

FUN IS JUST  
AROUND THE CORNER

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



HEALTHY MIND & BODY  
STARTS WITH **YOGA**



TYPICAL STUDIO  
APARTMENT

NET AREA - 361 FT<sup>2</sup>

# STUDIO



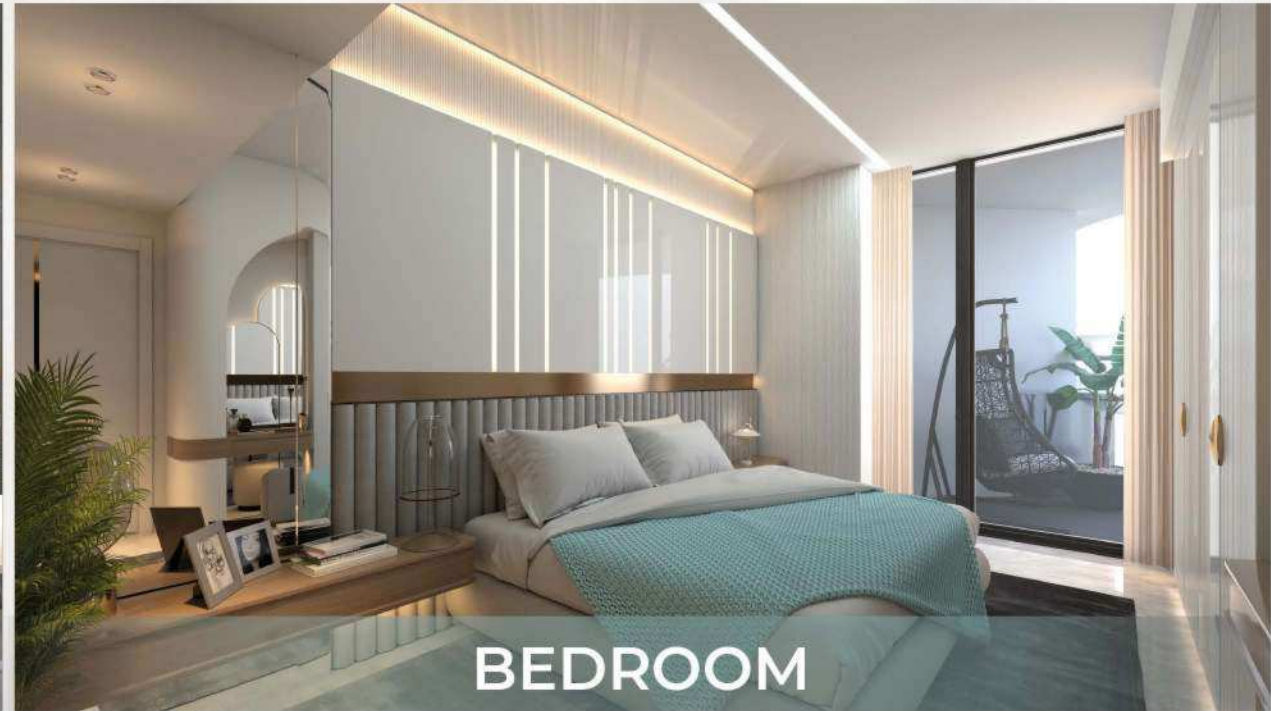
NET AREA - 819 FT<sup>2</sup>



TYPICAL 1 BED ROOM  
APARTMENT



# 1 BED ROOM TYPE 01



NET AREA - 1118 FT<sup>2</sup>



TYPICAL 2 BED ROOM  
APARTMENT



## 2 BED ROOM TYPE 01



## OUR STRATEGIC LOCATION IS EVERYTHING

### 0-5 Minutes

Mall of Emirates  
Dubai Sports City, Al Barsha  
Motor City / Autodrome  
Miracle / Butterfly Gardens  
Jumeirah Village Circle, 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



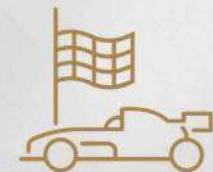
International  
Airport



Dubai Butterfly  
Garden



Dubai  
Parks & resorts



Dubai  
Auto Drome



Burj Khalifa,  
Jumeirah Lakes  
Towers



Global Village

SAMANA  
*Park Views*

Dubai Autodrome

Dubai Miracle Garden

Tilal Al Chaf Dubai

Jumeirah Village Circle

Al Maktoum Int Airport

Burj Khalifa

Mall of Emirates

Burj Al Arab

Jumeirah Lake Towers

Palm Jumeirah

