

SAMHA RESIDENCE -2







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BUILT ON LEGACY.



FOCUSED ON THE FUTURE.

ABOUT SAMHA DEVELOPMENT

Samha Development might be a new name in property development but our roots run deep – built on **more than 3 decades** of trust, quality, and **over 400** successfully completed projects.

We don't start from scratch – founded by the visionary behind Al Wathba Building & Contracting, **established in 1989** and recognized as one of the country's most respected construction companies, Samha Development represents the next chapter in a legacy of excellence. While Al Wathba has long been known for delivering durable, high-quality construction across residential and commercial projects, Samha Development extends that expertise to creating entire communities – from concept to completion.

With deep knowledge of what makes projects succeed – structurally, commercially, and socially – Samha Development integrates design, engineering, and customer experience into every development. Our mission is not just to build properties, but to craft spaces that elevate lifestyles and generate long-term value for both investors and end users.



OUR HERITAGE

- **400+ Projects delivered** under the Al Wathba Building & Contracting banner
- **35+** Years of experience in construction, engineering, and project delivery
- **3 Projects already completed** in Dubai
in Warsan 4, Liwan, and Jumeirah Village Circle (JVC)
- Trusted by government entities, private investors, and leading architects

What We Stand For:

- Excellence through experience: Backed by Al Wathba's proven track record
- Forward-thinking development: Focused on sustainability, livability, and innovation
- End-to-end delivery: From land acquisition and design, to construction and handover



LOOKING AHEAD

Samha Development is poised to become a driving force in the Dubai real estate sector. Having already delivered three successful projects across key neighborhoods – Warsan 4, Liwan, and JVC – we are now proud to launch our first off-plan sale project. By combining the practical expertise of construction with the strategic vision of modern development, we are ready to deliver projects that stand the test of time – just like the 400+ that came before.





SAMHA RESIDENCE 2

WHERE SOPHISTICATION MEETS SERENITY



SAMHA RESIDENCE 2



ABOUT SAMHA RESIDENCE -2

Discover luxury living at **Samha Residence 2**, with 173 elegantly designed apartments and premium amenities including a spacious gym, two swimming pools (adults and children), two sauna units, an outdoor Jacuzzi, children's playground, and two retail shops. The residence features three high-speed intelligent elevators and a smart home system, with apartments semi-furnished including kitchen appliances.

Welcome to **Samha Residence 2**, where comfort, style, and modern living come together.



RESIDENTIAL



19 Residential Floors



173 Residential Units

(27 * Studios, 134 * 1BR , 12 * 2BR)



Semi-furnished Apartments



3 High-speed elevators



Floor to ceiling windows



Smart home system



Large terraces

COMMERCIAL



2 Retail Shops

AMENITIES



2 Swimming pools

(Adults + Children)



1 Spacious gymnasium



Yoga area



Jacuzzi and 2 sauna Units



Jogging track



Barbecue area



4 Typical Parking Floors



24/7 Security services

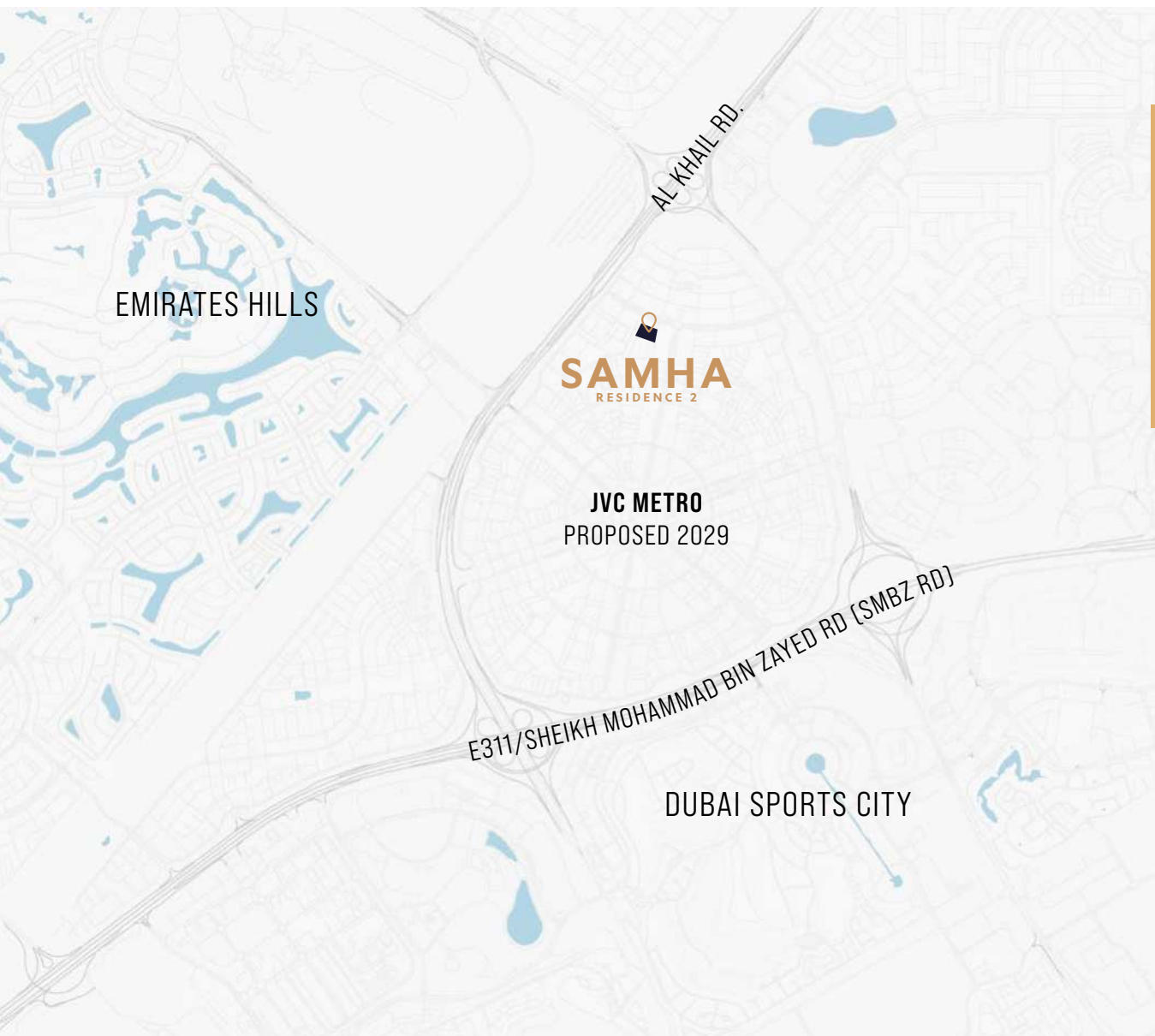


24/7 Facility management

Life in Dubai: Where Ambition Meets Luxury

Dubai blends luxury, innovation, and opportunity. Enjoy tax-free income, world-class amenities, and a safe, multicultural environment. From pristine beaches to iconic landmarks like Burj Khalifa, the city offers an unmatched lifestyle for families and professionals.





Jumeirah Village Circle (JVC): A Master planned Oasis

JVC is one of Dubai's most sought-after residential communities, known for its green spaces, affordability, and family-friendly vibe. Unlike dense urban areas, JVC offers low-rise villas & mid-rise apartments with a serene, suburban feel—all just 15 minutes from Downtown Dubai.

SAMHA RESIDENCE 2



URBAN ELEGANCE REDEFINED.

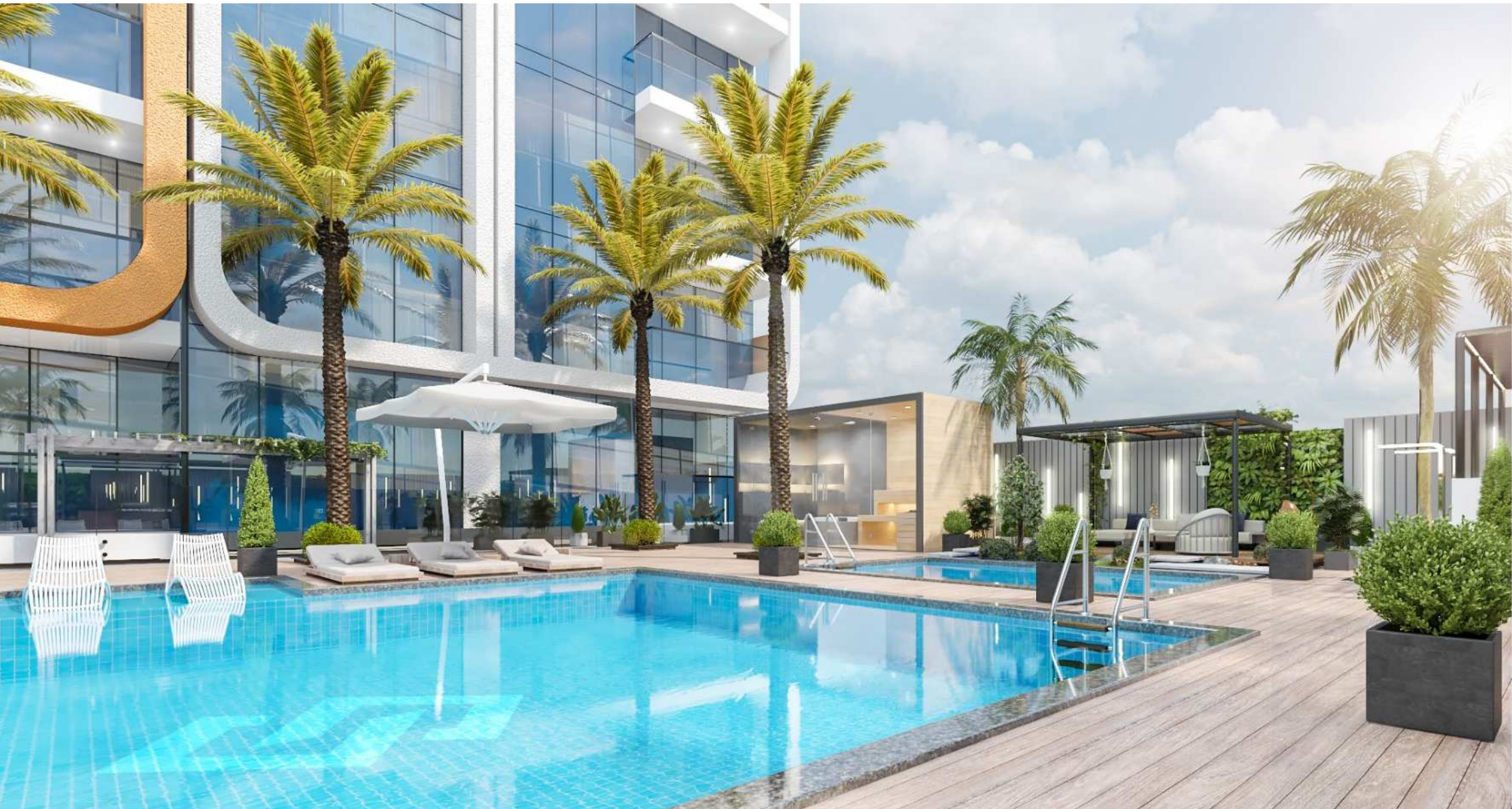








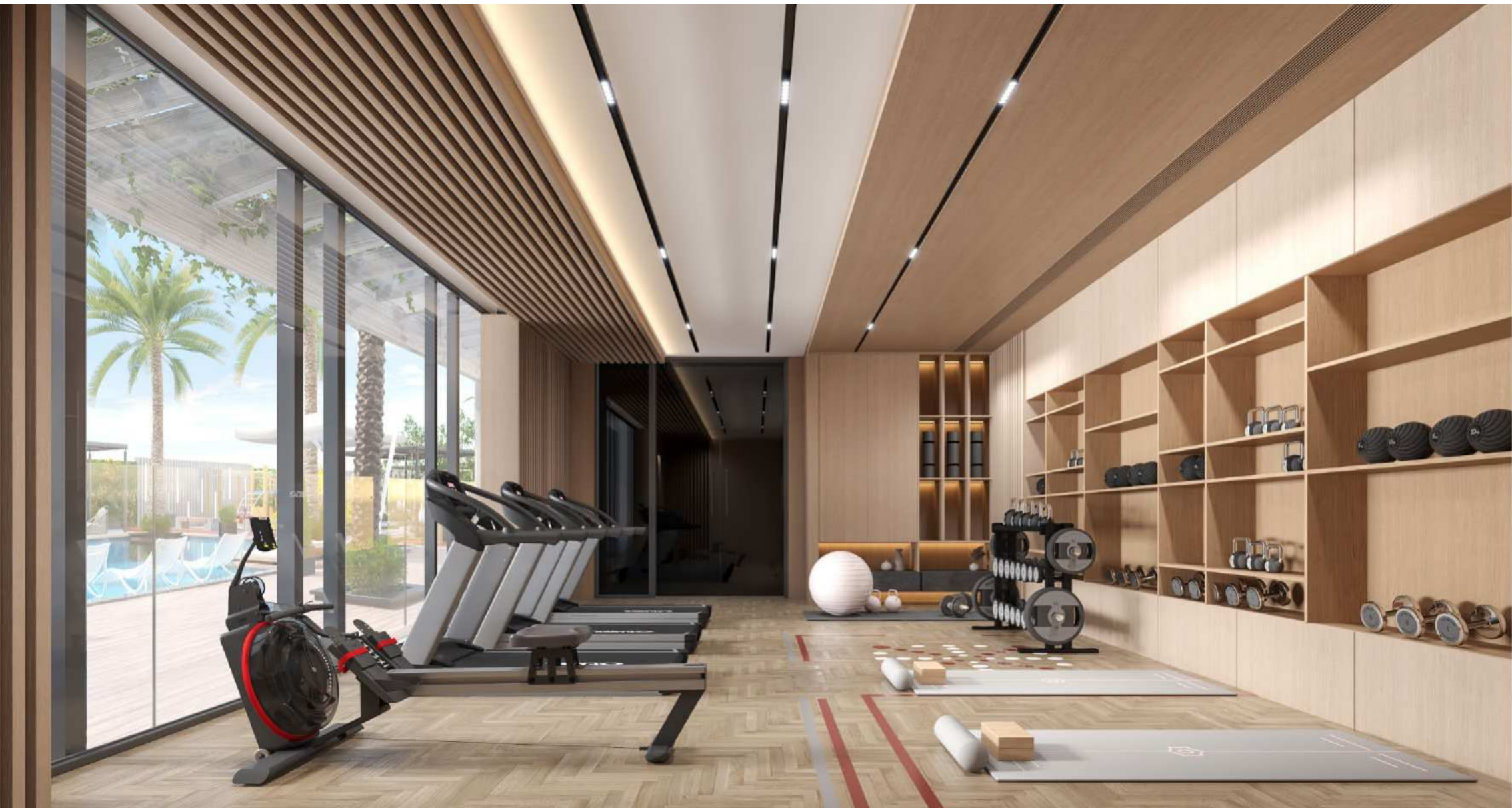








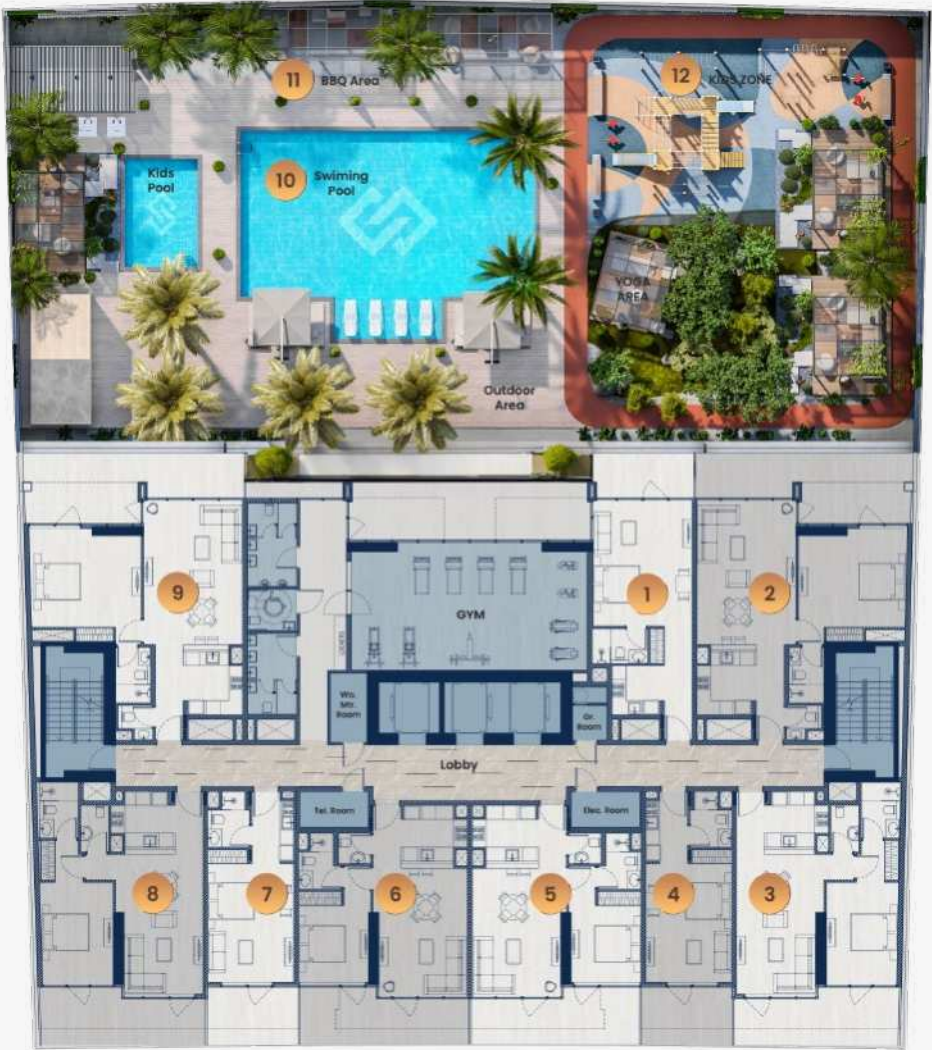




Ground Floor Plan



First Floor Plan



	Bedroom	Area
1	Studio	542.07 ft ²
2	1 Br	1039.90 ft ²
3	1 Br	844.21 ft ²
4	Studio	452.62 ft ²
5	1 Br	766.71 ft ²
6	1 Br	766.71 ft ²
7	Studio	452.62 ft ²
8	1 Br	849.06 ft ²
9	1 Br	875.54 ft ²
10	Swimming pools	1237.85 ft ²
11	BBQ area	376.73 ft ²
12	Playground	1130.21 ft ²

Typical 2ND To 13TH Floor Plan

	Bedroom	Area
1	1 Br	829.79 ft ²
2	1 Br	866.71 ft ²
3	1 Br	790.39 ft ²
4	Studio	424.96 ft ²
5	1 Br	684.48 ft ²
6	1 Br	684.48 ft ²
7	Studio	424.96 ft ²
8	1 Br	795.13 ft ²
9	1 Br	875.54 ft ²
10	1 Br	831.62 ft ²



Typical 14TH To 18TH Floor Plan

	Bedroom	Area
1	1 Br	829.79 ft ²
2	1 Br	866.71 ft ²
3	2 Br	1227.09 ft ²
4	1 Br	684.48 ft ²
5	1 Br	684.48 ft ²
6	2 Br	1231.28 ft ²
7	1 Br	875.54 ft ²
8	1 Br	831.62 ft ²

Top - 19TH

Floor Plan

	Bedroom	Area
1	2 Br	1769.91 ft ²
2	1 Br	1959.57 ft ²
3	1 Br	1955.59 ft ²
4	2 Br	1756.56 ft ²

3 Typical Parking **Floor Plan**

















Studio Apartment



Area: 39.48 m ² - 424.96 ft ²	
Total Apartments:	14
Floors: 1 ST Floor	Type: 1,4
Floors: 2 ND To 13 TH	Type: 4

Studio Apartment



Area: 39.48 m ² - 424.96 ft ²	
Total Apartments:	13
Floors: 1 ST Floor	Type: 7
Floors: 2 ND To 13 TH	Type: 7

One Bedroom Apartment



Area: 77.09 m ² - 829.79 ft ²	
Total Apartments:	17
Floors: 2 ND To 13 TH	Type: 1
Floors: 14 TH To 18 TH	Type: 1

One Bedroom Apartment



Area: 77.09 m ² - 829.79 ft ²	
Total Apartments:	17
Floors: 2 ND To 13 TH	Type: 10
Floors: 14 TH To 18 TH	Type: 8

One Bedroom Apartment



Area: 80.52 m ² - 866.71 ft ²	
Total Apartments:	18
Floors: 1 ST Floor	Type: 2
Floors: 2 ND To 13 TH	Type: 2
Floors: 14 TH To 18 TH	Type: 2

One Bedroom Apartment



Area: 80.52 m ² - 866.71 ft ²	
Total Apartments:	18
Floors: 1 ST Floor	Type: 9
Floors: 2 ND To 13 TH	Type: 9
Floors: 14 TH To 18 TH	Type: 7

One Bedroom Apartment



Area: 73.43 m ² - 790.39 ft ²	
Total Apartments:	13
Floors: 1 ST Floor	Type: 3
Floors: 2 ND To 13 TH	Type: 3

One Bedroom Apartment



Area: 73.43 m ² - 790.39 ft ²	
Total Apartments:	13
Floors: 1 ST Floor	Type: 8
Floors: 2 ND To 13 TH	Type: 8

One Bedroom Apartment



Area: 63.59 m ² - 684.48 ft ²	
Total Apartments:	18
Floors: 1 ST Floor	Type: 5
Floors: 2 ND To 13 TH	Type: 5
Floors: 14 TH To 18 TH	Type: 4

One Bedroom Apartment



Area: 63.59 m ² - 684.48 ft ²	
Total Apartments:	18
Floors: 1 ST Floor	Type: 6
Floors: 2 ND To 13 TH	Type: 6
Floors: 14 TH To 18 TH	Type: 5

One Bedroom Roof Apartment



Area: 181.68 m ² - 1955.59 ft ²	
Total Apartments:	1
Floors: 19 TH Floor	Type: 2

One Bedroom Roof Apartment



Area: 181.68 m ² - 1955.59 ft ²	
Total Apartments:	2
Floors: 19 TH Floor	Type: 3

Two Bedroom Apartment



Area: 114 m ² - 1227.09 ft ²	
Total Apartments:	5
Floors: 14 TH To 18 TH	Type: 3

Two Bedroom Apartment



Area: 114 m ² - 1227.09 ft ²	
Total Apartments:	10
Floors: 14 TH To 18 TH	Type: 6

Two Bedrooms Roof Apartment



Area: 163.19 m ² - 1756.56 ft ²	
Total Apartments:	1
Floors: 19 TH Floor	Type: 1

Two Bedrooms Roof Apartment



Area: 163.19 m ² - 1756.56 ft ²	
Total Apartments:	1
Floors: 19 TH Floor	Type: 1



DISCLAIMER

- All measurements, dimensions, coordinates and drawings given in the Property (site/floor) Plans are approximate and provided only for the purpose of illustration, information and general guidance as such drawings are not to scale.
- All the floor/site plans including concerned plot/room/swimming pool sizes, and specifications shown have been taken from concept designs prior to the actual development/construction and therefore their accuracy in relation to actual construction cannot be confirmed.
- Hence, we make no guarantee, warranty or representation as to the accuracy and completeness of the Property (floor/site) plan information as changes may be made during the development process without notice.
- Always refer to the latest IFC design available in the sales office for the most accurate representation of all construction details.



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