

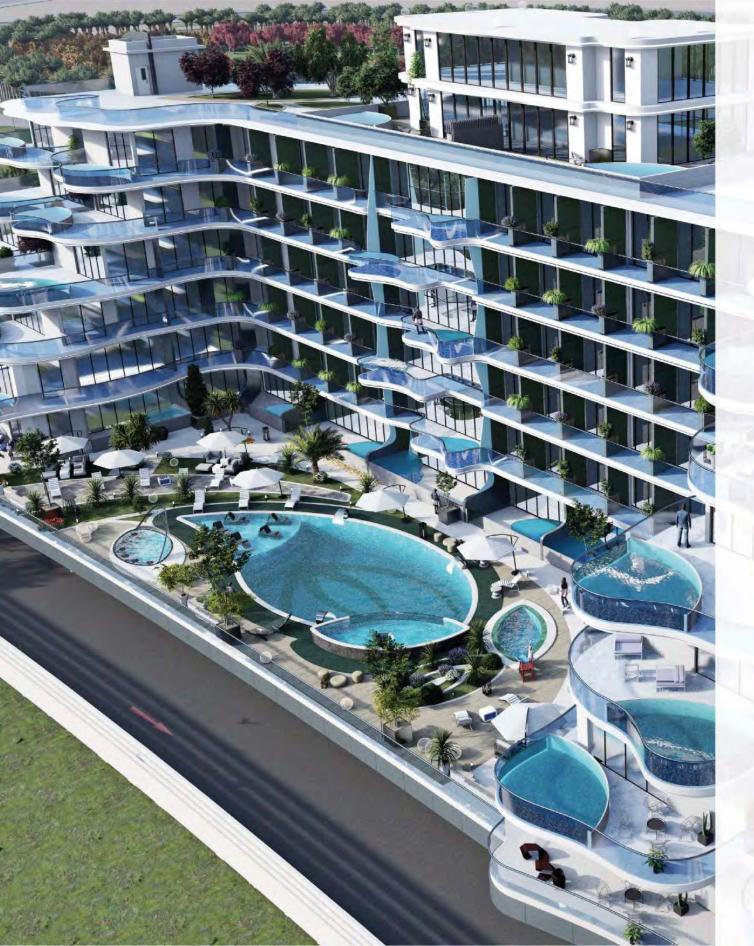






#### ABOUT SAMANA PARK VIEWS

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.



### **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

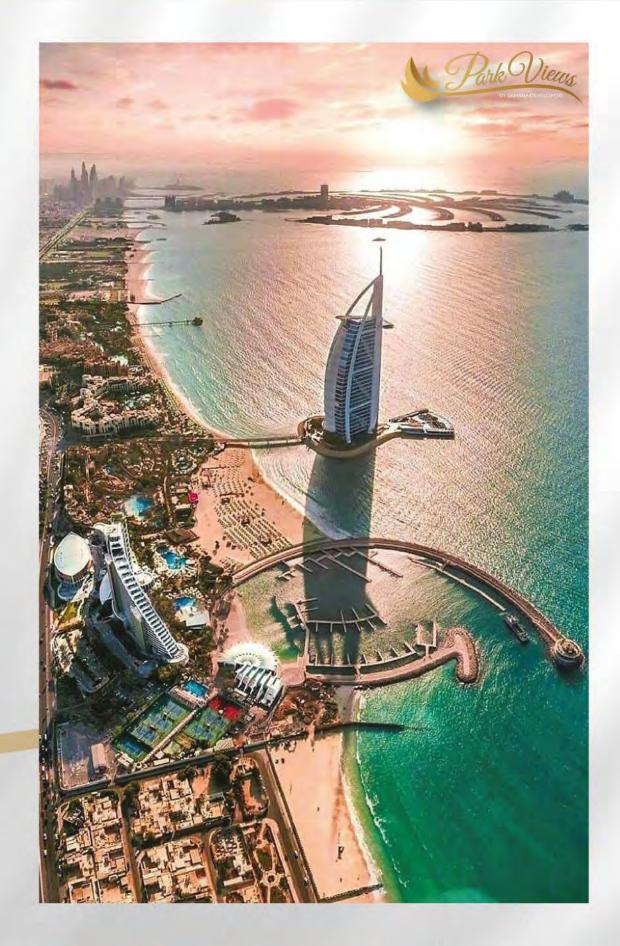
Ranked as one of the safest and happiest cities in the world.

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

SAMANA













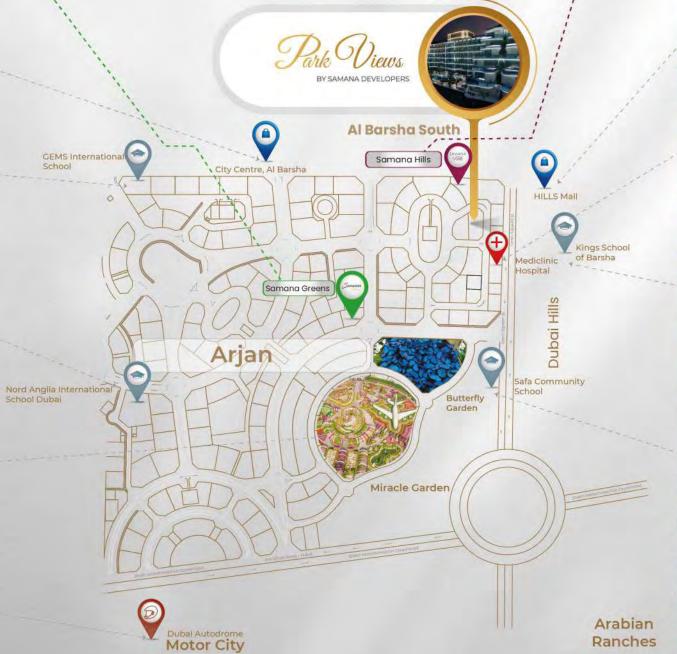


























## AN AWARD WINNING DEVELOPER

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 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 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."





Imran Faroog, CEO of Samana Developers said 60-65 percent of Samana's clients were international buyers in 2019, "but that ratio changed

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 Duhai, 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 Both projects are in Arian, Dubailand. The company has plans to launch other new residential projects in the city this

"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 Agencyl escrow requirements," he

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

03 FEBRUARY, 2021

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BUSINESS

COIN? NOW, BUY PROPERTY IN DUBAL

100

terplan for a name interest to the plan is a commitment to

in, the world's largest natural flowers garden uilding Completion Certificate (BCC) last

Khaleej Times

Departure for new project



وقالت دائيا ليبهجب رت

وأوضحت أن القرار أيضا لقدوم الحد ديجي والميبأ المستاجريت. فبدلًا حت المدخرات أدفعها شي م

اللمارة مؤكراً أن القرار سوف بسامد كذلك فحي زيادة المائد علمي الاستثمار

Located in Arjan Dubahand, Sanrana Greqi has total built-up area of 13,000m<sup>1</sup> and fea-tures 122 units comprising studies

Samana Developers also noted that The Re-Estate Regulatory Agency (RERA) site inspection feam, which visited this morest-backet the community.

the construction progress despite the wites caused by the pundemic, menting on its construction under 1 Devaluation.

The Sold-framoding makes Semana Guif-furnises project, as altra-tice proposition for cred sucre and investion allot, and is the developed framework of the semana the semana allot, and is the grayles 150 or clearly allowed by 50 months at just the 150 pairs cred make allowed by 50 months at just the 150 per cred make allowed by 50 months at just the 150 in those times reinted occurrenced above to granting a formit in those times reinted occurrenced above to granting a formit Samana Developers has three ongoing projects. - Samana Golf Ademie. Samana tillis and Samana Caserns, with plans to launch litros now projects in 2021.

اجتماعها الأخير رفع الطاقة الاستيعابية لجميع الأنشطة الترفيضية والمرافق

الاستيمابية للفرف الفندقية إلحب 100% مم الاستمرار في تأكيد ضرورة

ة وضع الكمامة الطبية. مع الالترام بتواجد 10 اشخاص علم الطاولة الواحدة

و بتواجد 6 اشخاص علم الطاولة الواحدة في المقاهب كحد أقصم، إضافة

سم المبيعات والعمليات لشركة «سمانا للتطوير العقاري». إن التحديث الأخير

p 20:21

ة اطبيعتها. ما يعنب انعكاس ذلك إيجابيا علم جميع القطاعات وخصوصا

يبه الوحيات ما بيت الافطار والقداء. وفقا لبيان صحفح.

المقاري. كونه محركا رئيسيا للاقتصاد بدبحي،

tion and Covid-19 accordance

ـ دبح ا 19 مايو 2021

Financing Option & Flexible Payment Plan

Sangria Developers' studio apartments starting DB399.000, non-bedroom and two-bedracon bl-various payment options—from DB599.000 – a projects more attractive to both end-usert, and i-

Next Page -> سان مسرين الحداث من أبرز تلك العوامل هجي الخطط الحجو

والمبتكرة لجنب المبدعين والموهوبين والمستثمرين وون جهتها. والله دائيا ليرهجي نخسط قيس المبيعات والمعليات لشرحة «سمانا للتحوير المقارك»، إن

معن دهتما ها من نثيا فيهدد، نخسط قديد الهيدمات والمطرات فلفرخة، «سمانا للتطويد المقاري». إن هم ملحت تقديم الحسن الخدمات بالمات للمعاطرية والمقديسة والنافرية وعلها من أكثر البعدة استنظاراً للعمادة وجملها وجمعة مستقبلية عالية لهده، ولهمنا أحد بان من ثلب الأعمادة أيضاً من أنها تمثر الفعادة، والعمادة، والعمادة

وأغادة أن الإمارات خدولة تصنده، ذك التصنيفات بما دفقة عن نجاح نمن الأشادة به دولرا عاجد خلفيه م. خوبونا عادةبي القحوطات والتطبيخان الخامة به. متوقعة أن بترايد عند السياح هجدان الأعمال بالأعمالات تراعما هم التجهيزان الجنارة القامة عددات الحسابة 2020 شجب أطنفيا، المقبل.

מבחפנ מבחנ 9 מוֹנֵם 2021 מבחנ

MENEWS247.COM MANTE EXT

Samana Ranked #1 Seller by Property Monitor

Writis speedy construction, on time delivery and alternable lumply assets. Sometia December has been raised top self-ing of plan december. December has been raised top self-ing off plan december and open plan of the pla

التاريخ: 27 آبريل 2021

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# **AWARDS**





**DESIGN MIDDLE EAST AWARD** 



THE YEAR AWARD



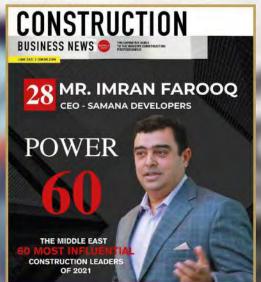
THE YEAR AWARD



**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 standby is "On Time, Every Time"

Imran Farooq



## **OUR PROJECTS**





# **OUR PROJECTS**





# **OUR PROJECTS**







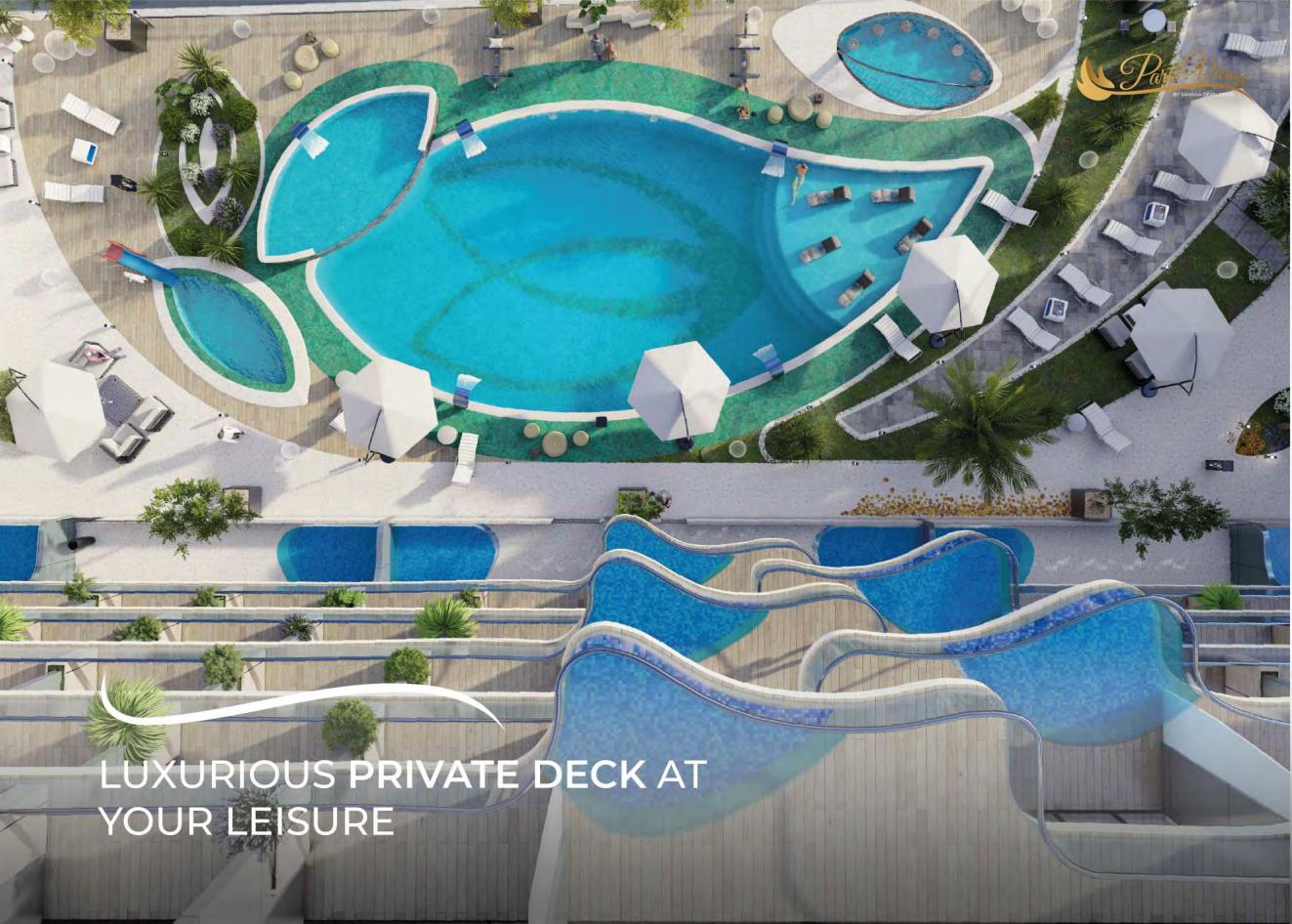
MAR, 2021

20% CONSTRUCTION

COMPLETED & ONGOING

HANDOVER DEC, 2022



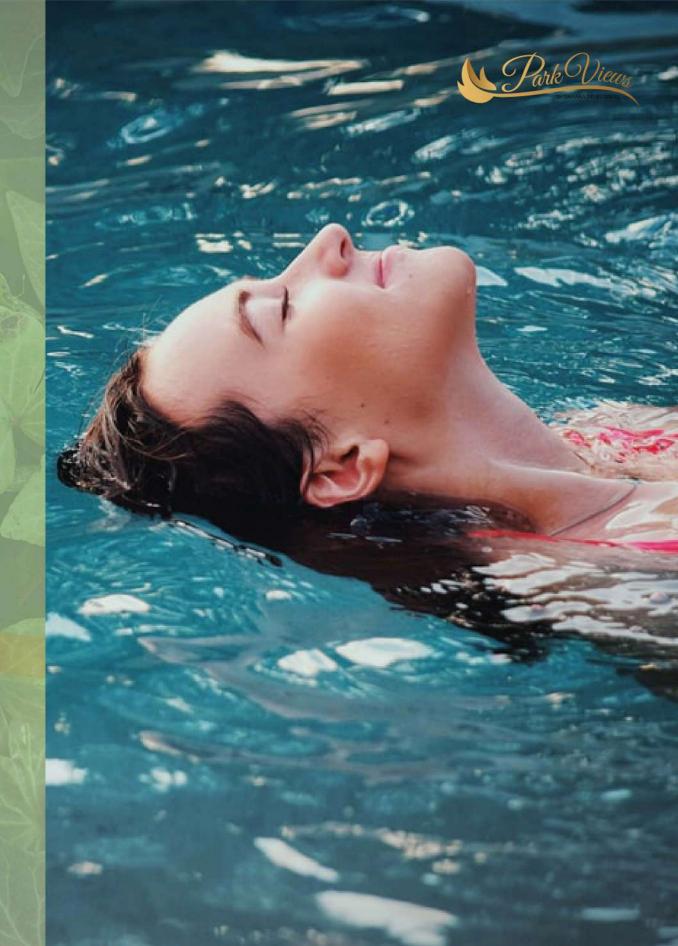






SAMANA PARK VIEWS are unique apartments designed to make you meet your needs in the heart of Dubai. In the city of hustle bustle, Park Views is skilifully crafted architectural masterpiece that encapsulates sustainability, celebrates nature and bridges the gap between nature and it's residents. An amalgamation seldom witnessed and experienced.

# ITS TIME TO UPGRADE YOUR LIFESTYLE







### **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













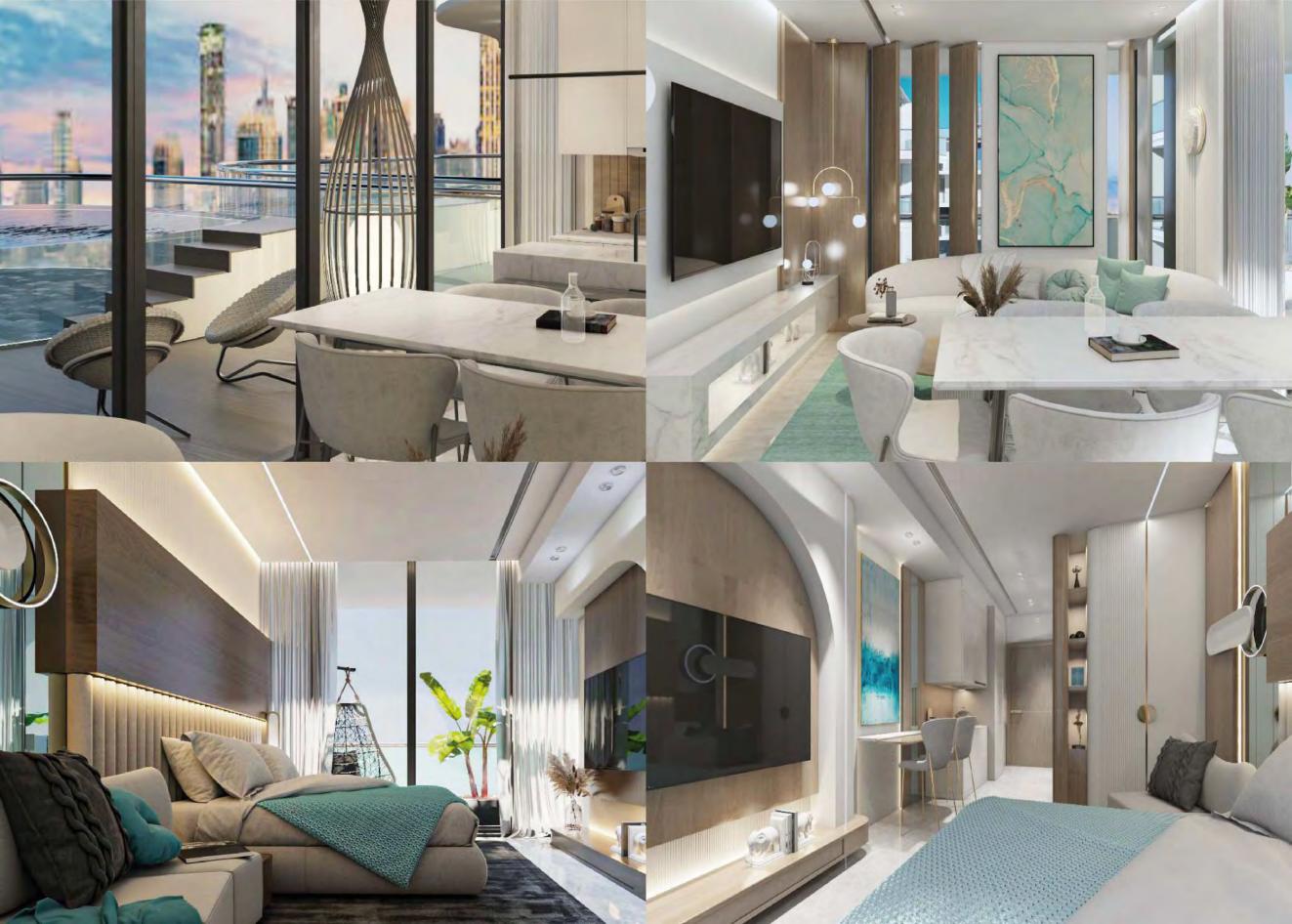














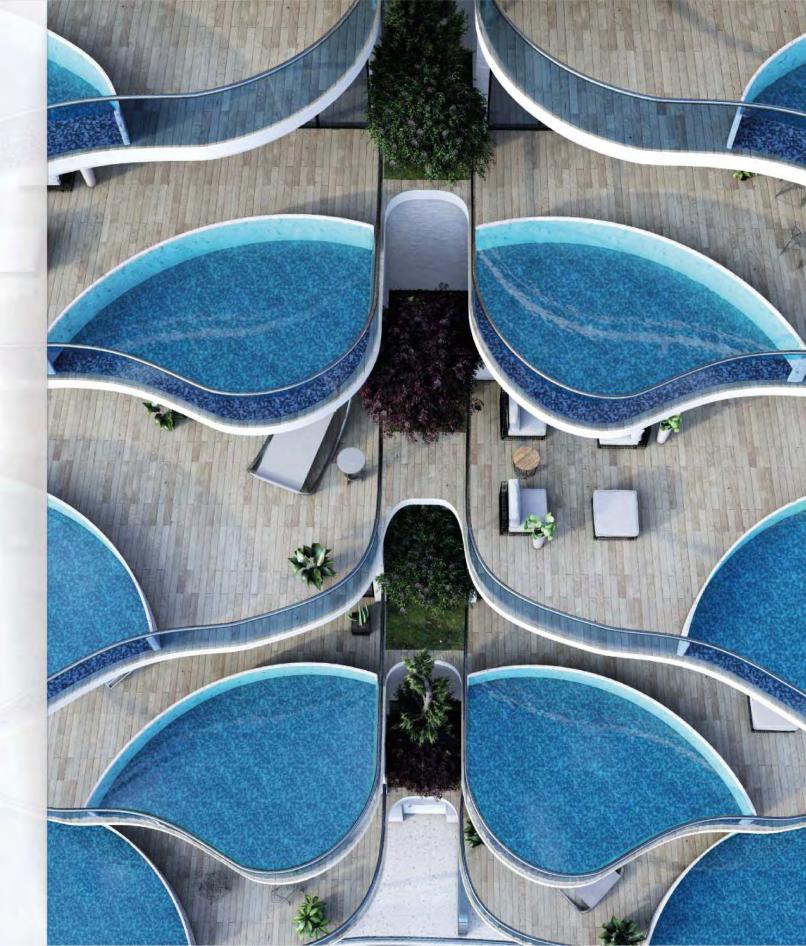






PARK VIEWS LUXURY HOMES EXTENDS INTO THE BREATHTAKING VIEWS OF ARJAN WITH PRIVATE POOLS, OVERLOOKING THE PICTURESQUE SURROUNDINGS, ACCESSORIZED BY TRANQUIL ENVIRONS

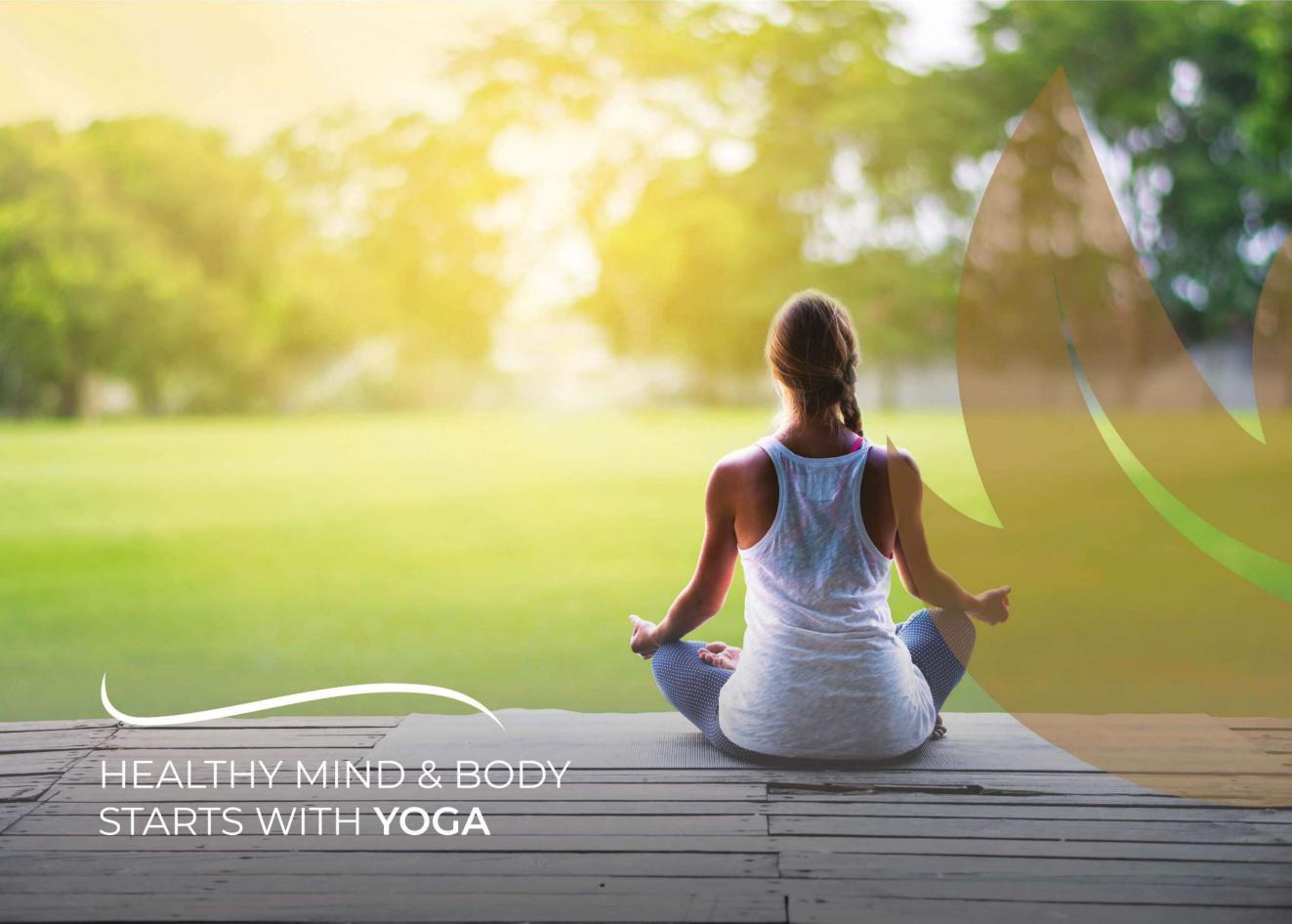












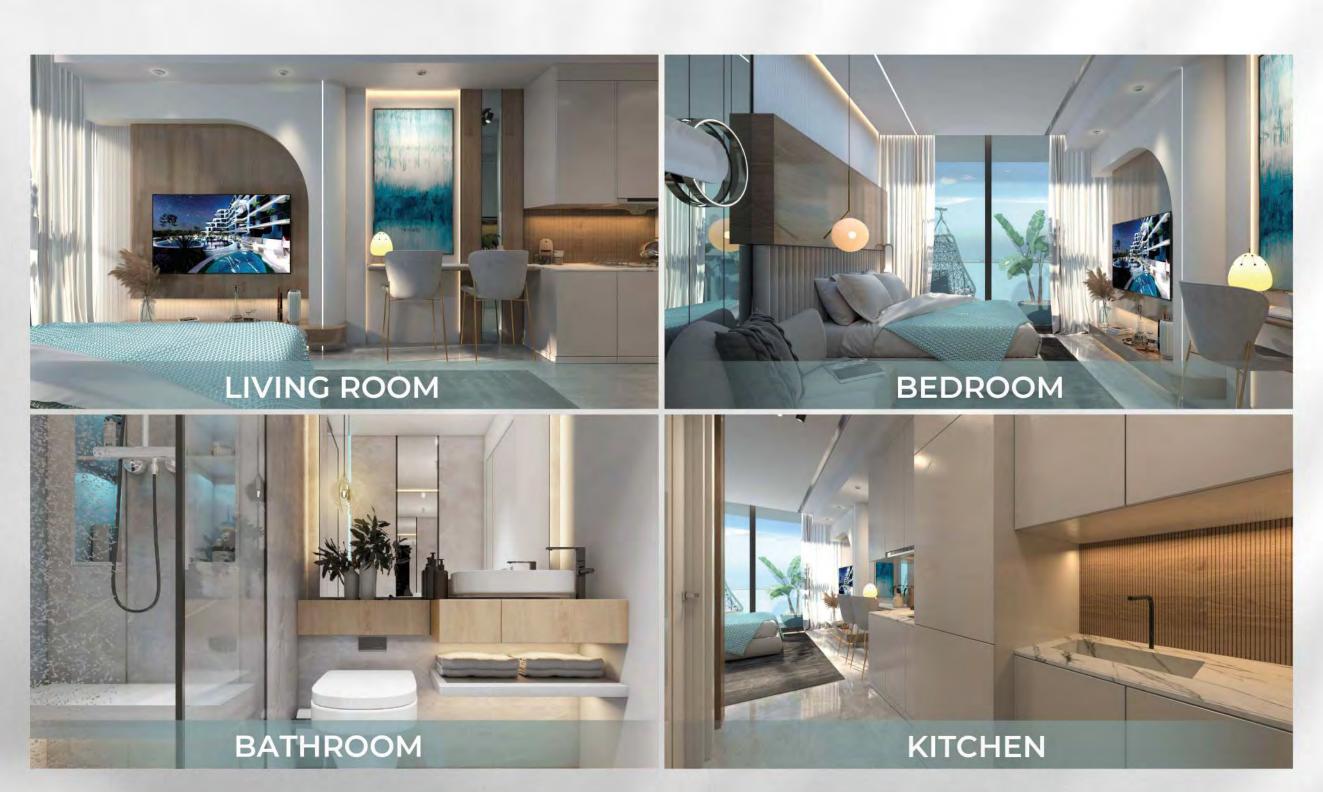




TYPICAL STUDIO APARTMENT

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

# STUDIO



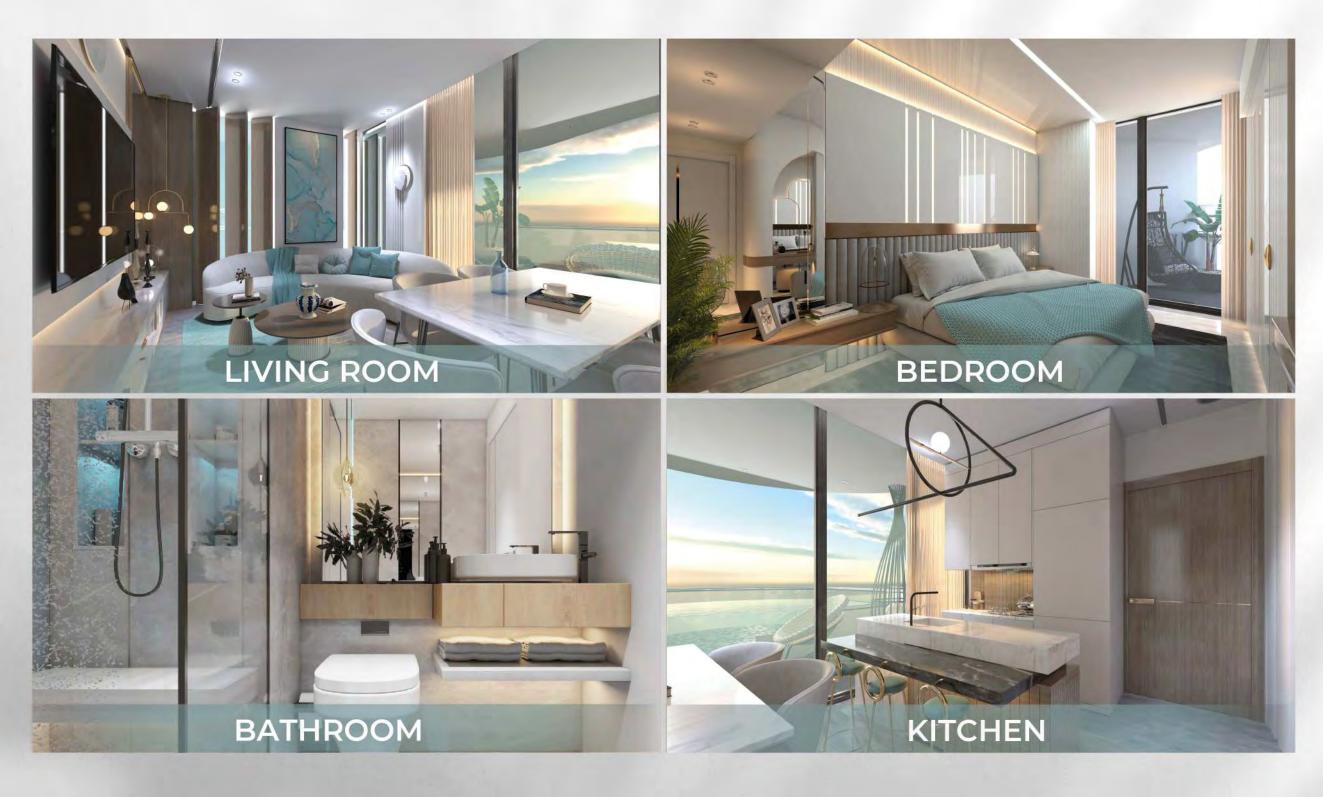
NET AREA - 819 FT<sup>2</sup>



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**



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



Dubai Parks & resorts



Global Village



International Airport



Dubai Butterfly Garden



Dubai Auto Drome



Burj Khalifa , Jumeirah Lakes Towers

