

A stylized gold-colored logo featuring a golfer in mid-swing, positioned above the text. The golfer is depicted in a dynamic pose, with the club head at the peak of the follow-through. The entire logo is set against a dark, atmospheric background of a resort complex with multiple buildings and swimming pools.

SAMANA

Golf Avenue

Your home away from home

Introducing Resort Style Living



SAMANA
DEVELOPERS

samanadevelopers.com



Luxury at its best

Samana Golf Avenue with its beautiful landscaped leisure deck featuring swim up refreshment centre, cascading water features, children pool, indoor and outdoor gymnasium and a miniature golf course with delightful seating areas feels more like a 5 star hotel rather than a residential building.

Investors choice

An excellent investment opportunity for discerning clients that value service and hospitality whilst seeing generous returns on their investment with SAMANA Golf Avenue operating to international standards with guaranteed returns on your investment, you are in safe hands with SAMANA.

Why invest in *Dubai*



- One of the top ranked cities as the safest and happiest in the world
- Return on investment average returns range between 7 - 10% annually
- Fastest growing economy in the region
- Tax free income
- Regulated property sector ensuring your investment is protected from day of purchase certified by the Dubai Government

Samana Group

The SAMANA Group based in Dubai yet with international reach is currently a group of 8 companies that strive to deliver a professional and quality services in the sectors in which we operate. Samana developers broke ground on Samana Greens in April of 2018 and expects to deliver its stylish residential and retail space in the heart of Arjan by June 2020. On the back of the success of Samana Greens the stunning Samana Hills (also based in Arjan) was launched in September 2019 with the ground floor slab already poured. We are now delighted to announce the launch of Samana Golf Avenue. Our commitment to delivery and our transparent approach has already established us a successful developer in the UAE, with further projects in the pipeline in both Europe and Asia. Our immigration services including Premiers, Global Migration Services and AAA International helps skilled and none skilled clients with all of their immigration needs with over 3000 happy customers serviced on an annual basis. AAA International assists its elite clients with their investment requirements to achieve a second passport or golden visa allowing the client easy access to tax free status with visa free entry to over 120 countries. Star Business centers focuses on delivering excellence to the business community at an all-inclusive price; whether you're a fledging business an entrepreneur, a small bespoke business or a larger established player we have the right office set up to help you grow your business. RSP Reliance and Samana Capital optimise and leverage the groups success whilst ensuring the group's financial performance remains on track in developing new business opportunities strengthening the groups position in the business community. Our passion and commitment is to work hard, be professional, recognise and develop our team and to value our customers " at Samana you are more than a customer you are part of our family.

Delivering the *Results*

We have been buying, renting and managing properties for over 20 years and whilst we have owned numerous plots across the city, we believed that now was the right time to develop these plots especially with the opening of Expo 2020 Dubai.



Dubai, is home

It is becoming a growing trend for people to purchase through payment plans and to incentivise people to invest in the city the government has introduced residential visas making retirement in the vibrant city a real option for investors.





THE SAMANA *Family*

When customers buy from Samana, you become a part of the Samana family. It is not just a one-off transaction and that has already been seen with our customers investing in our second project Samana Hills and now our customers are excited about our third project Samana Golf Avenue featured in this brochure.



Award-winning DEVELOPERS

Arabian
Business
/ Industries

#Banking & Finance #Construction #Education #Energy #Healthcare #Media
#Retail #Technology #Transport #Travel & Hospitality

Home > Industries > Construction

UAE (EN) - 2020/10/21 10:00

Developer Samana awards construction deal for second Dubai project

Samana Developers has announced the appointment of Aljass Construction for its Samana Hills project in Dubai.



Samana Hills is scheduled for handover in the fourth quarter of 2022, the developer said.

Superstructure completion for Dubai's \$20m Samana Greens

Samana Developers said its 'fast-tracked' sustainable project is on track to complete in February 2020.



Samana Greens is a \$20m project in the fast-track sustainable project Samana Developers.

By Dina Hossain 07 Feb 2020

The superstructure of Samana Greens, a G+4 apartment complex, has been completed by Dubai-based Samana Developers, which is targeting a February 2020 handover for its maiden project.



In Dubai, developers turn mortgage providers

But for structural financing, the opportunity for developers is not as good.

By Dina Hossain

Just weeks, several Dubai developers, Samana, said it would offer 10 per cent financing for buyers in its new, six-story project in Dubai Media City. The move, the company said, matches its strategy.

UAE Central Bank push

It is surprising that some developers choose to do the lending on their own, since in an area where the UAE Central Bank has introduced the 30 per cent upper limit on banks' exposure to the real estate sector. Plus, interest rates had dropped in the recent past, so most mortgages are in the 3.5-5.5 per cent range.

But not, perhaps, because that if a developer were to create lending from scratch, it could be the start of the company that's lending funds to its own customers, especially as job losses continue to hit the sector.

Stretched plans

In the last few years, developers in the city have been going bankrupt with great frequency, when they require only a small upfront payment. But many of these projects will take years to complete, and this phase can prove a real headache for the banks.

Samana Greens

Broke Ground
April 2018

Handover
June 2020

Samana Hills

Broke Ground
December 2019

Handover
December 2021

Lifestyle & Luxury SAMANA GOLF AVENUE



233

Apartments with parking

1

Golf Feature

10

World Class Amenities

1

Luxurious Leisure
Deck

1

Play Area Water Features

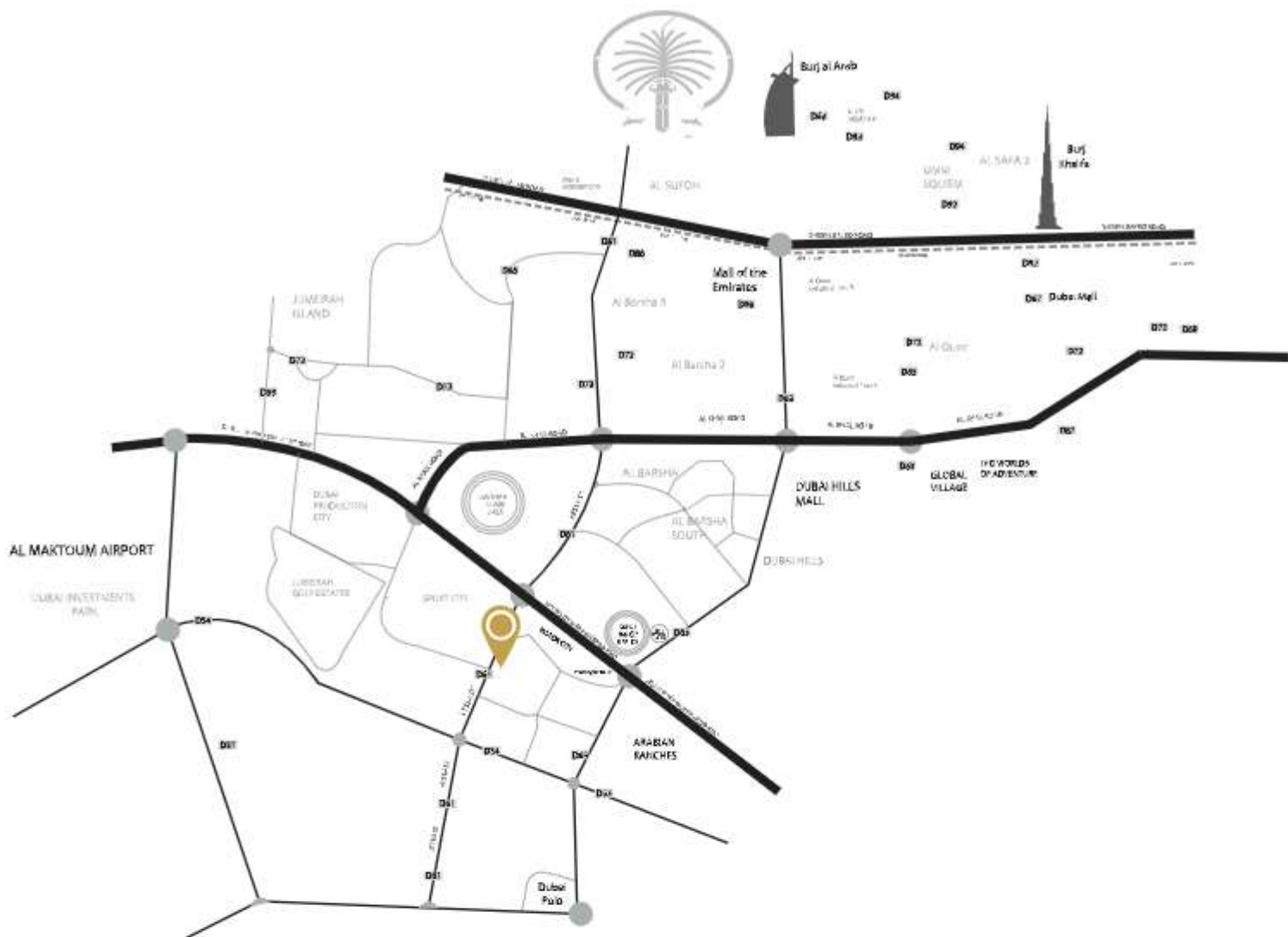
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Indoor and Outdoor
Gymnasium



Strategically LOCATED

Samana Golf Avenue is perfectly located, putting you at the heart of everything Dubai has to offer. Situated just minutes from some of the best International schools, the largest private hospital in the city and within 30 minutes of the cities international airports. The cities business districts are just 20 minutes. Dubai's pristine beaches and many exciting leisure attractions, such as Motiongate, Legoland Dubai and Bollywood theme parks are in easy reach and of course 5 of the world's best golf courses are on your door step.



00 - 05 MINS

Gems Education

Dubai Autodrome

Dubai Miracle Garden

05 - 10 MINS

Dubai Production City

Global Village

IMG Worlds of Adventure

10 - 15 MINS

Dubai Hills Mall

Mall of the Emirates

15 - 20 MINS

Burj Khalifa

DWC

Dubai Airports



Key FEATURES





- 233 luxuriously appointed Studio, One and Two bedroom Apartments
- Quality finish throughout featuring the latest smart home technology
- Recognised international brands in kitchen and bathrooms
- Indoor and Outdoor gymnasiums
- Featuring a miniature golf course
- All apartments feature outdoor space with 12 of the two bedroom apartments featuring private swimming pools
- Easy access to 5 international golf courses
- Easy access to the vibrant city via the city's main road network with downtown just 20 minute drive and the main airport reached within 30 minutes
- Some of the finest schools in Dubai on your doorstep
- Located within Sports & Motor City giving you access to the best sporting and leisure facilities in the city
- Dubai's largest private hospital within 5 minutes of your front door
- Five star resort style leisure deck with infinity pool and water features
- Swim-up refreshment bar
- 24 hour security and concierge
- Private parking

A modern, minimalist reception area. A long, white, curved reception desk is the central feature. On the desk, there are several black pens and a silver computer monitor. The background wall is made of light-colored, textured stone or concrete. Above the desk, a large, curved, yellow and white striped light fixture hangs from the ceiling. The ceiling itself is white with several long, rectangular recessed lights. To the left, there is a large window with a wooden frame, looking out onto a green landscape. The floor is made of light-colored stone tiles.

SAMANA GOLF AVENUE

The properties are built to the highest standards with high-end quality fittings and fixtures. Samana Golf Avenue features smart home technology, fully equipped kitchens with integrated appliances and designer bathrooms. Samana Golf Avenue gives you a real sense of style and luxury.

REFINED *Living*



Nothing says refined comfort and luxury like open, light-filled spaces. The generous proportions of Samana Golf Avenue make a striking first impression, with the interior design adding contemporary flair to create a feeling of a chic yet relaxed lifestyle.

YOUR HOME AWAY FROM *Home*



Samana Golf Avenue offers business travelers and holiday makers an ideal location to explore the magical city of Dubai from your home to ours you will feel the warmth of the welcome from the time you make your reservation until the next time you join us for your stay in Dubai.

THE RESORT *Lifestyle*



Our luxurious pool deck offers flexible seating areas and manicured gardens making it a perfect place for entertaining. Imagine cocktail hour, toasting the good life, whilst sitting in or by your infinity pool or work out in the indoor or outdoor gym or perhaps practice your putting technique on your private putting green? Samana Golf Avenue well it's a lifestyle.

STATE OF THE ART *Gym*



Samana Golf Avenue features a state of the art
gymnasium helping keeping your body, mind and
soul in balance.

Rentable Area Legend

- Corridor
- GYM
- One BHK
- Sauna
- Services
- Steam
- Studio
- Toilets
- Two BHK



TYPICAL FLOOR PLATE

1st Floor Plan

Rentable Area Legend

- Corridor
- GYM
- One BHK
- Sauna
- Services
- Steam
- Studio
- Toilets
- Two BHK



TYPICAL FLOOR PLATE

2nd Floor Plan

Rentable Area Legend

- Corridor
- GYM
- One BHK
- Sauna
- Services
- Steam
- Studio
- Toilets
- Two BHK



TYPICAL FLOOR PLATE

3rd Floor Plan

Rentable Area Legend

- Corridor
- GYM
- One BHK
- Sauna
- Services
- Steam
- Studio
- Toilets
- Two BHK



TYPICAL FLOOR PLATE

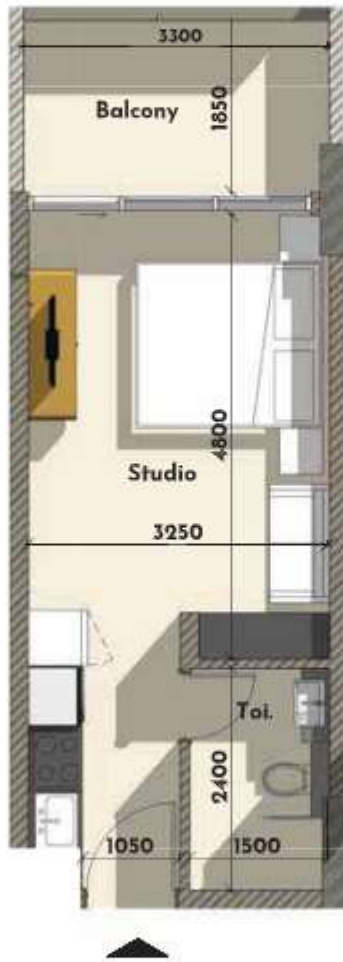
4th Floor Plan



FLOOR *Plans* AND TYPICAL *Apartments*

STUDIO-A

NET AREA 355 sq ft

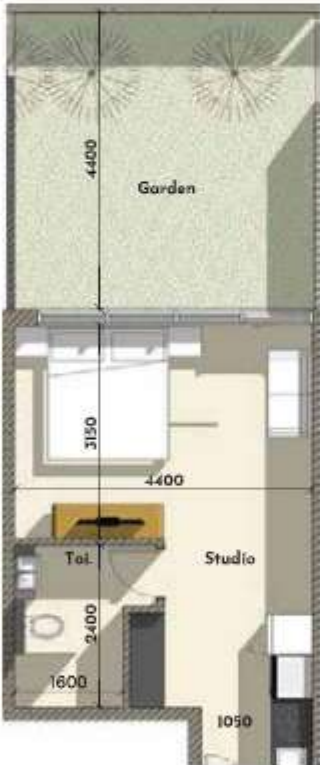


STUDIO-B

NET AREA 450 sq ft



STUDIO-C
NET AREA 351 sq ft



STUDIO-D
NET AREA 351 sq ft



STUDIO-E
NET AREA 363 sq ft



STUDIO-F
TOTAL AREA 408 sq ft



STUDIO-G
TOTAL AREA 379 sq ft



ONE BHK-A

TOTAL AREA 805 sq ft



ONE BHK-B

TOTAL AREA 615 sq ft



TWO BHK-A
TOTAL AREA 1206 sq ft



WELCOME TO THE *Future*

A very warm welcome to you and the world of Samana in a city that is home to over 190 nationalities.

Dubai has a rich Arabian heritage and prides its self with its pristine coastline and is recognized for its high standard of living with exclusive luxurious shopping experiences fine dining and international entertainment that attracts the best of the best from the world. In addition to which the world's richest horse race, formula one and numerous international sporting events in one of the safest cities in the world it really is an ideal Reason to invest – Some of the highest rental yields in the world, good capital appreciation in a tax free environment. What else: Free zones with 100% foreign ownership allowing for 100% repatriation of both capital and profit free of corporate tax - Stable currency which is pegged to the US dollar. Why Samana – Since 1996 the group has been a pioneer in its home town of Dubai offering the largest Immigration services portfolio in the Middle East, a market leader in the introduction of Serviced Offices, a power house in the rental real estate and investment market. Samana Developers one of the fastest growing private developers in the country.

At Samana we are focused on delivering our promise to our customers a quality product at an appropriate price point that maximizes the returns for our investors. Samana Greens completed main structure in just 8 months and we will be handed over on time by June 2020 ensuring our customers start generating income in under 20 months from making their purchase. With the launch of Samana Golf Avenue we are delighted to bring luxury studio suites, one bedroom and two bedroom pool suites to the market.

A key feature of Samana Golf Avenue is its luxurious leisure facilities with its Swimming deck, water features, swim up bar, indoor and outdoor gymnasium, golf putting greens and featuring the latest technology throughout the property. This is a property that you will be proud to call home. We never compromise on quality, service and Delivery. Our motto being "on time every time"

We are proud to call our customers family – Welcome to the world of Samana.

ALAN JAMES GAMMON
GENERAL MANAGER





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DEVELOPERS

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Developers Registration No: 1229

Project Registration No: 2202