



YOUR HOME
AWAY
FROM HOME





**INTRODUCING
RESORT STYLE
LIVING**



SAMANA GOLF AVENUE, 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** and **10** percent 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 service 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 March 2020. On the back of the success of Samana Greens the stunning Hills (also based in Arjan) was launched in September 2019 with Samana Golf Avenue scheduled for release by the end of 2019. Our commitment to delivery and our transparent approach has already established us a successful developer 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 non 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 believe now is the right time to develop these plots especially with Expo 2020 Dubai on the horizon.

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.



BROKE GROUND
APR 2018

100% STRUCTRE
JAN 2019

HANDOVER
MAR 2020

Samana Greens structure was completed in record time and is on schedule for delivery by March **2020**

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

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

Samana Greens residential development on fast track

The residential project will feature a grey-water recycling system and low-carbon footprint.



Dubai-based Samana Developers has announced that its \$20.4m Samana Greens residential development is on fast track. According to the firm, the contractor has completed 90% of the project's superstructure at \$10.4m.



CONSTRUCTIONWEEKONLINE



Pay with cryptocurrency, get discount at this property



The offer is for a residential project in Ajman. Samana Developers has to move ground on its test-tracked project - Samana Greens, with an offer of 1% off discount for buyers who make payments through cryptocurrency. The project will come on air in 2020.

ZAWYA

Samana completes superstructure of Dubai residential tower
The project consists of 111 residential units.
By Sami Shihab, Fawziya
Samana Developers, a Dubai-based real estate developer, said it has completed the superstructure of its \$20.4m Samana Greens residential development project and is on track for the project delivery in early 2020.
Samana Greens, a test-tracked project, consists of 111 residential units, including studio, one and two-bedroom apartments.
According to the firm's statement, the project is on track through fast implementation - in fact, the contractor has completed 90% of the project's superstructure at \$10.4m.

Khaleej Times

Samana tempts cryptocurrency buyers as it breaks ground on Dubai project





250+
APARTMENTS WITH PARKING



1
ORGANIC CAFE



10+
WORLD CLASS AMENETIES



1
AMAZING LEISURE DECK

250+
UNITS

1
INDOOR & OUTDOOR GYMNASIUM

1
FEATURED GOLF PUTTING GREEN


SAMANA
Golf Avenue

LIFE STYLE

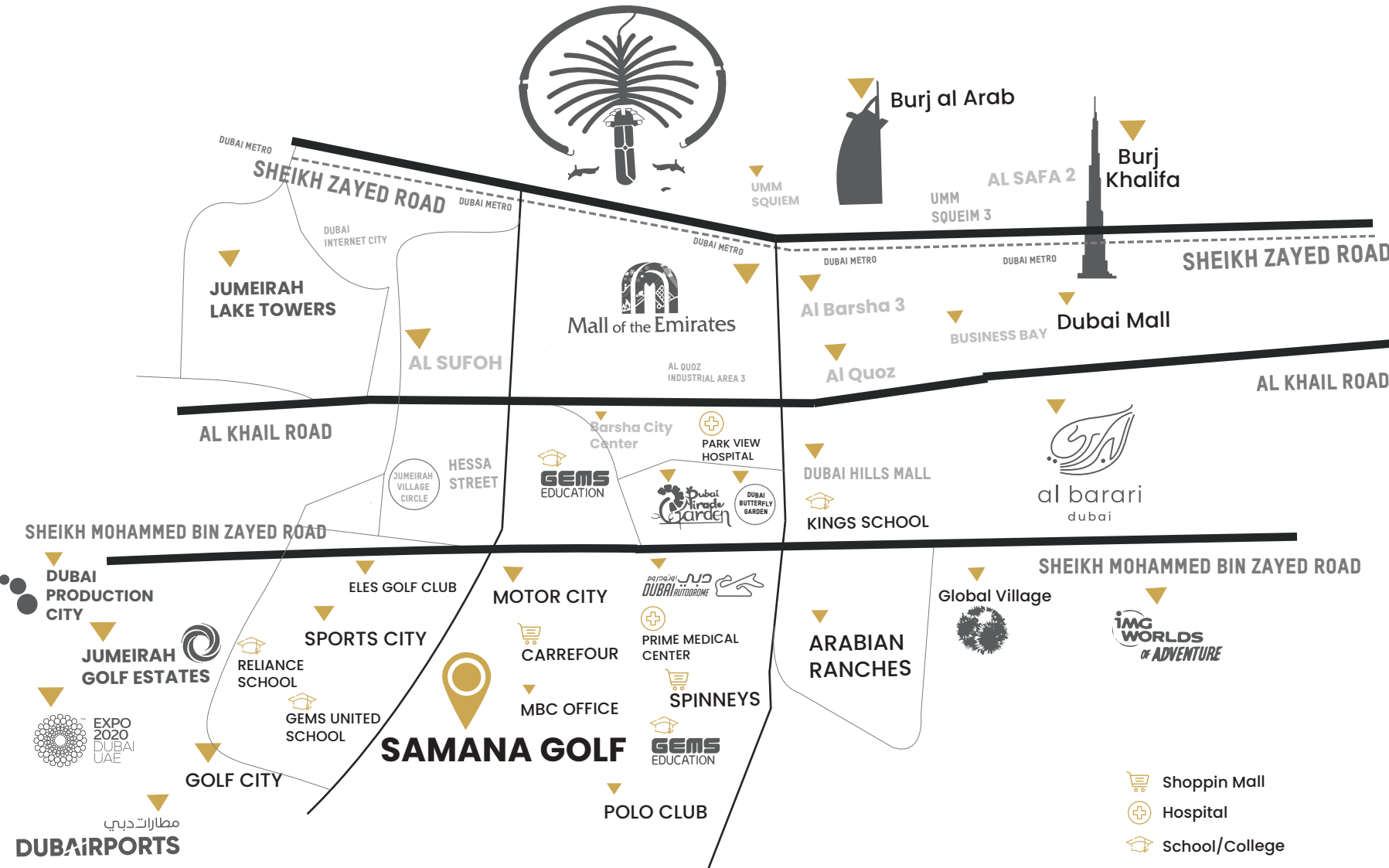

LUXURY




SAMANA
Golf Avenue

STRATEGICALLY LOCATED WITHIN DUBAI BETWEEN BOTH SPORTS AND MOTOR CITY

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 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

- BURJ AL ARAB
- DUBAI HILLS MALL
- JUMERIAH GOLF ESTATES
- MALL OF EMIRATES

15 – 20 MINS

- BURJ KHALIFA
- DWC
- DXB AIRPORTS



KEY FEATURES

- » 250 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 many 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 City giving you access to the best sporting and leisure facilities in the city
- » Dubai 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

-  SCHOOL
-  MEDICAL FACILITY
-  SHOPPING CENTRE
-  DIRECT ACCESS TO MAIN HIGHWAY





REDEFINED 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 the 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.





QUALITY ASSURED

The properties are built to the highest standards with high-end quality fittings and fixtures. 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.





GYM

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





Rentable Area Legend

- Balcony
- Services
- Circulation
- One BHK.
- Studio.
- Two BHK.
- Terrace



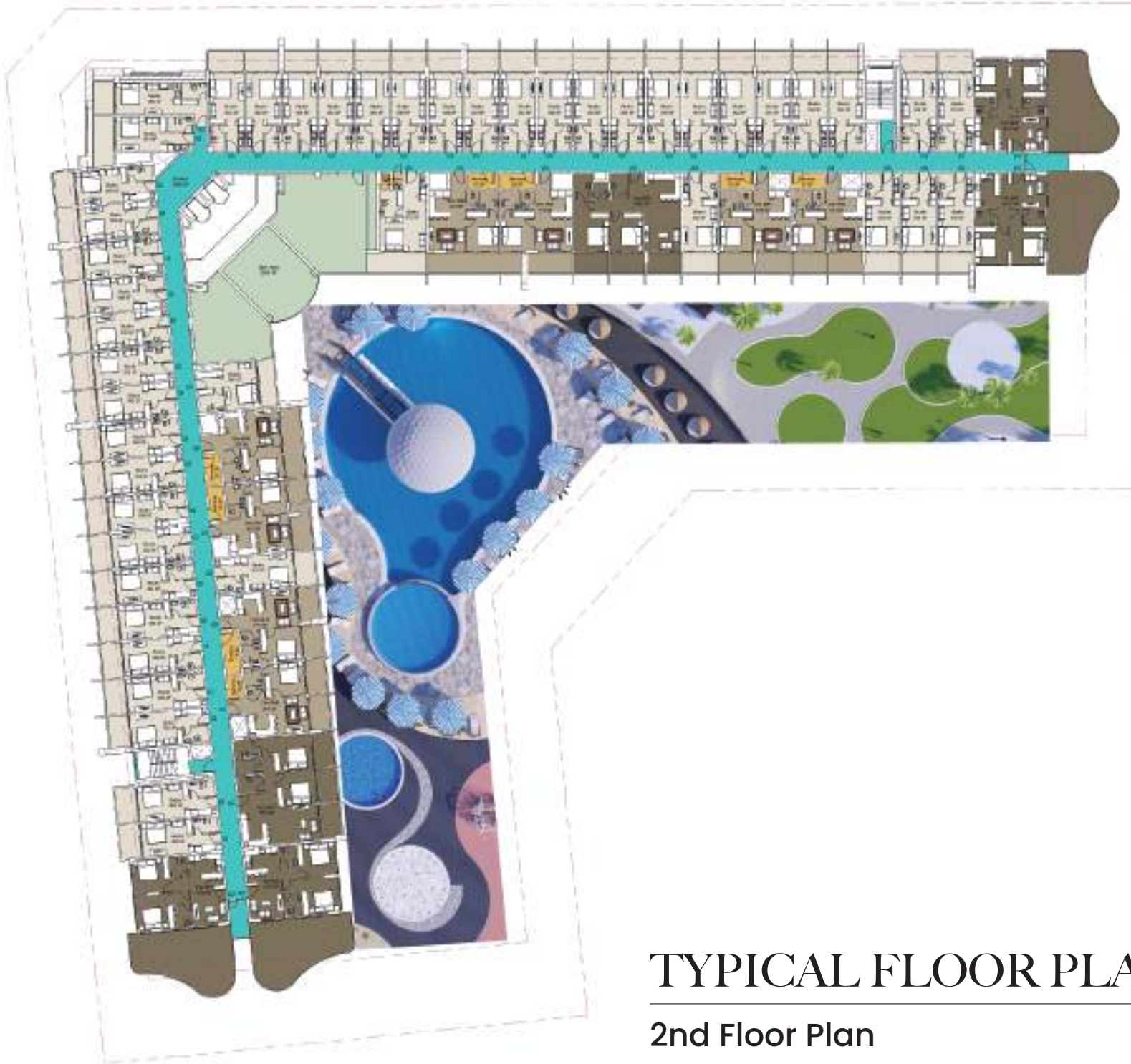
TYPICAL FLOOR PLATE

1st Floor Plan



Rentable Area Legend

-  Balcony
-  Services
-  Circulation
-  One BHK.
-  Studio.
-  Two BHK.
-  Terrace



TYPICAL FLOOR PLATE

2nd Floor Plan





Rentable Area Legend

- Balcony
- Services
- Circulation
- One BHK.
- Studio.
- Two BHK.
- Terrace



TYPICAL FLOOR PLATE

3rd Floor Plan





Rentable Area Legend

- Balcony
- Services
- Circulation
- One BHK.
- Studio.
- Two BHK.
- Terrace



TYPICAL FLOOR PLATE

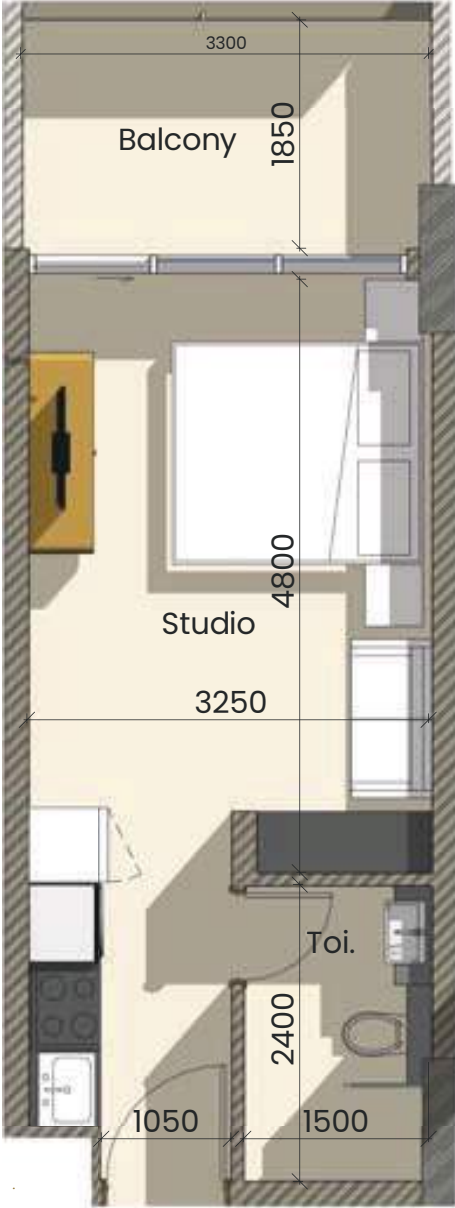
4th Floor Plan



FLOOR PLANS & TYICAL APARTMENTS

STUDIO-A

NET AREA 355 sq ft



STUDIO-B

NET AREA 450 sq ft



STUDIO-C

NET AREA 551 sq ft



STUDIO-D

NET AREA 551 sq ft



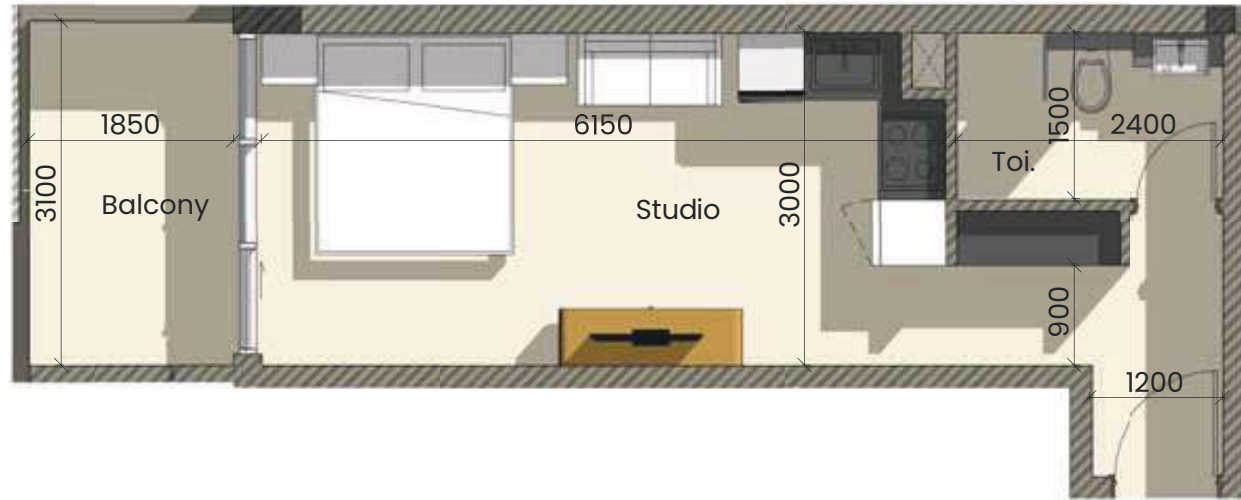
STUDIO-E

NET AREA 368 sq ft



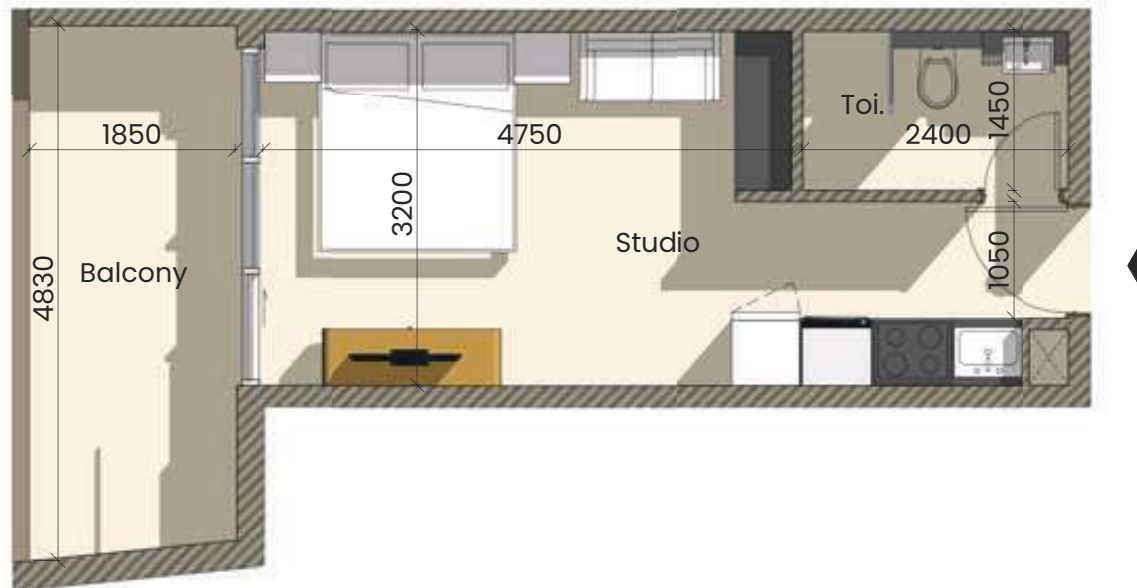
STUDIO-F

TOTAL AREA 408 sq ft



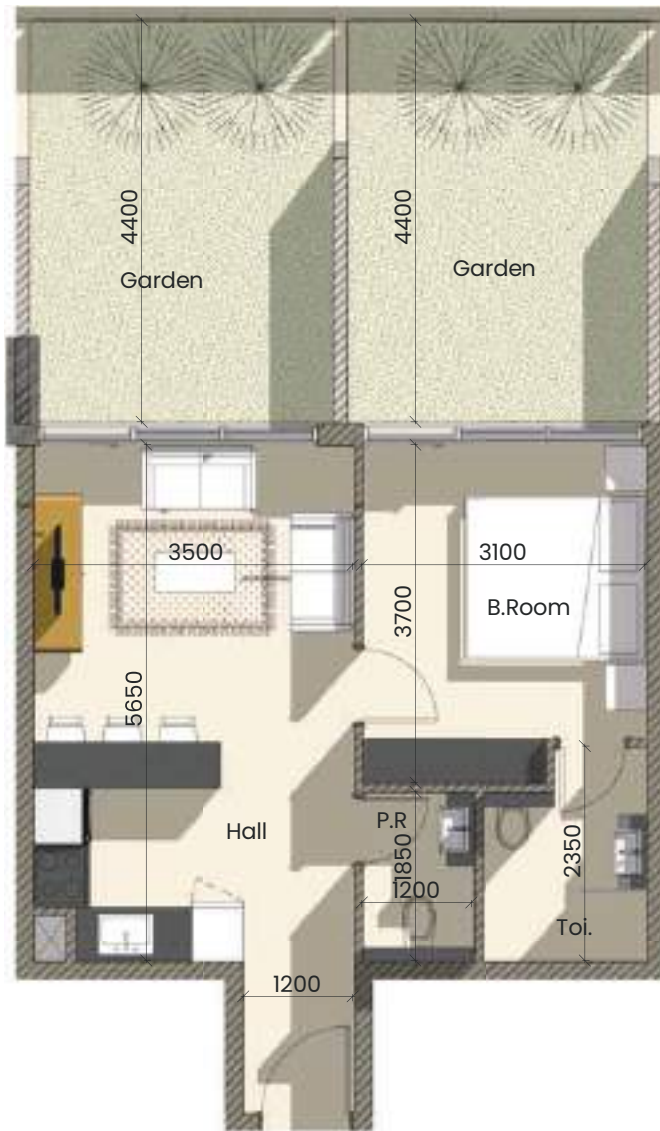
STUDIO-G

TOTAL AREA 379 sq ft



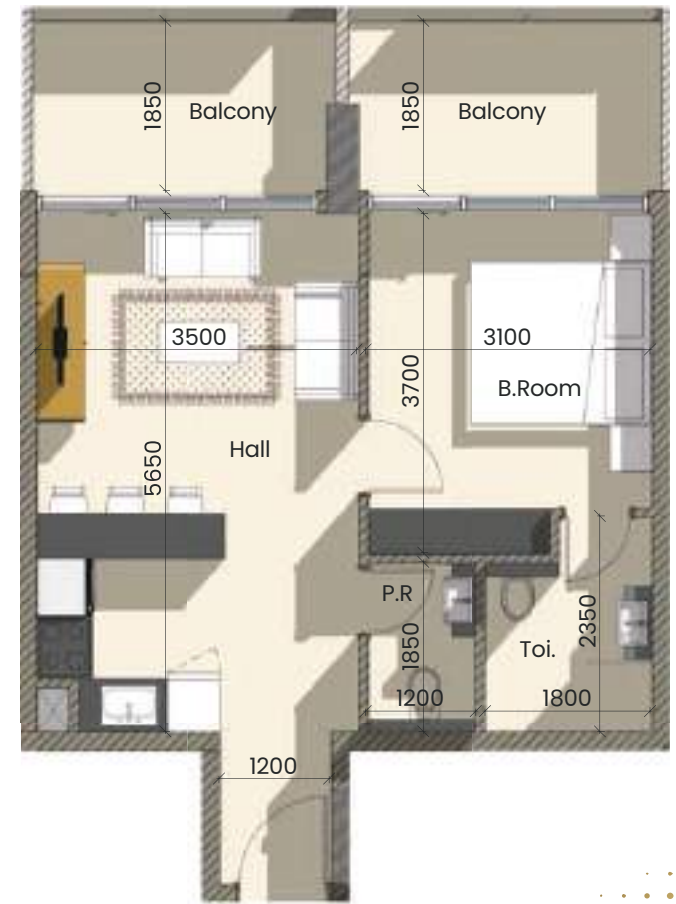
ONE BHK-A

TOTAL AREA 805 sq ft



ONE BHK-B

TOTAL AREA 615 sq ft



TWO BHK- A

TOTAL AREA 1206 sq ft



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