# SAMANA

# *Hills*

SAMANA
DEVELOPERS

# INTRODUCING A NEW STANDARD OF LIVING

# SAMANA *Hills*

# INVESTORS CHOICE

An excellent investment opportunity for discerning clients that value service and hospitality whilst seeing generous returns on their investment with SAMANA Hills 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
- 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 g. up of 8 companies that strive to deliver a professional and quality service in the sectors in which we operate.

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 centres 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.

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 December 2019. On the back of the success of Samana Greens the stunning Samana Hills also based in Arjan is being realised in April of 2019 with Samana Avenue scheduled for release in the summer of 2019. Our commitment to delivery and our trans-parent approach has already established us a successful developer with further projects in the pipeline in both Europe and Asia.

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, "with SAMANA you are more than a customer you are part of our family".

AAA Associates Immigration Services

Capital Investment Company Limited

GLOBAL MIGRATION SERVICES

Premiers

RSP RELIANCE STAR PROPERTIES

SAMANA CAPITAL LIMITED

SAMANA DEVELOPERS

STAR BUSINESS CENTRE

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## SELF FUNDED PROJECTS

"We don't want to start projects that we say we are going to build but it takes 6 to 12 months to break ground. When we say we are actually launching it means we are breaking ground and are constructing it already. We don't use the customer's money to start building, we are self-funding the project so that puts us apart from the rest because we self-fund the projects."

## DELIVERING THE RESULTS

"We have been buying and managing properties for some time before we started our first project. We've had these plots for a number of years now and we believe now is the right time to launch these projects especially with Expo 2020 Dubai nearby"

## DUBAI, IS HOME

"It is becoming a growing trend for people to go for the payment plan and it incentivises people to invest and even the possibility of retiring here as well. Whereas, people before tended to leave after 20 to 25 years and go home when Dubai has been there home for such a long time and now people have the opportunity to stay here and live here and enjoy their retirement"

## 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 second project which is Samana Hills and the customers who gave purchased in Samana Greens are already keen to buy in Samana Hills"

# SAMANA GREENS, LUXURY AT ITS BEST

Samana Greens a luxury selection of studio, one and two bedroom residences in the heart of Dubai land, which broke ground in April of 2018, and construction has since been "fast-tracked" by Samana Developers to ensure the finished product is delivered to our customers by December 2019.

The self-financed freehold project comprising of 116 residential apartments and 6 retail stores is located next to  Miracle and Butterfly Gardens.

CONSTRUCTION

Samana tempts cryptocurrency buyers as it breaks ground on Dubai project

By Staff Writer

Posted on February 22, 2018

Using digital currency portal speeds up Samana Greens residential transactions



CONSTRUCTION

Samana Greens residential development on fast track

By Jason Saundalkar

Posted on July 12, 2018

Sustainable project will feature a grey water treatment system and take advantage of solar power

SHARE TWEET SHARE EMAIL

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 10% of the project's construction in 100 days.

CONSTRUCTIONWEEKONLINE

# 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 in Arjan, Dubai, is the first real estate project from Samana Developers.

by Oscar Rousseau 07 Feb 2019

**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.**

Khaleej Times

HOME > BUSINESS > REAL ESTATE

Pay with cryptocurrency, get discount at this property

Report (Dubai)

February 22, 2018

...ke transactions using the developer's digital currency channel.

...roject in Arjan

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ZAWYA

HOME > ARTICLE

06 FEBRUARY, 2019

Samana completes superstructure of Dubai residential tower

The project consists of 131 residential units

By Staff Writer, TradeArabia

Samana Developers, a Dubai-based boutique real estate developer, said it has completed the superstructure of its Dh75-million ($20.4 million) residential Samana Greens project and is on track for the project delivery on time in February next year.

Samana Greens – a freehold project – consists of 131 residential units comprising studio, one and two-bedroom apartments.

Located close to the Miracle Gardens in Arjan area, it is easily accessible through two major expressways – Al Khail Road and Mohammed Bin Zayed Road – and gives residents easy access to the major attractions to the city of Dubai.

**STARTED**
MAR, 2018

**100% STRUCTURE**
JAN, 2019

**HANDOVER**
MAY, 2020

200+
PARKING SPACE

1
ORGANIC CAFE

10+
WORLD CLASS AMENETIES

1
AMAZING POOL DECK

# LIFE STYLE + LUXURY

200+
UNITS

145,000sf

SAMANA HILLS
SAMANA HILLS

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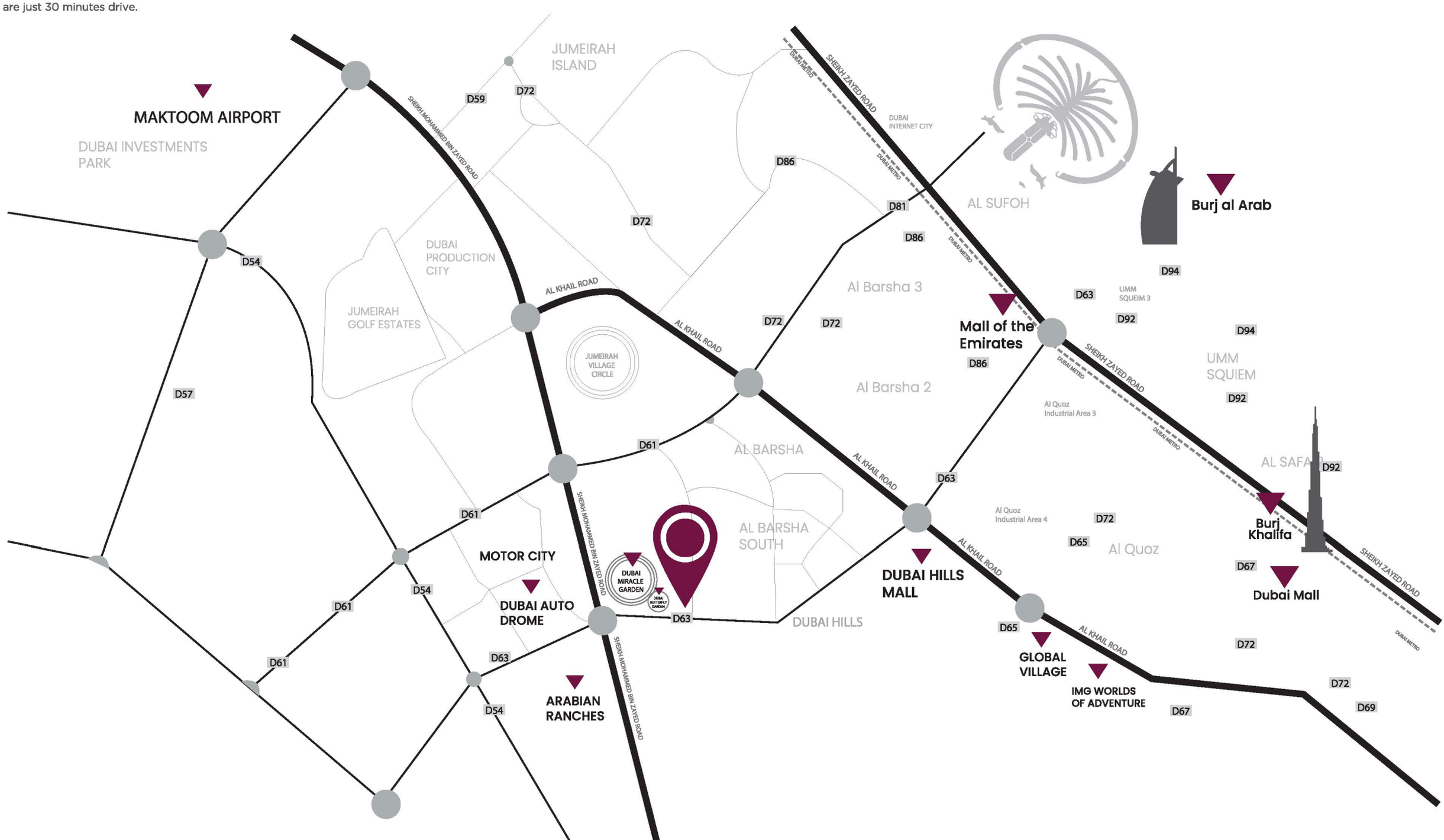
# STRATEGICALLY LOCATED
# WITHIN DUBAI

Samana Hills is perfectly located, putting you at the heart of everything Dubai has to offer. Situated just minutes from a number of schools, hospitals and other facilities, the community is a short drive from the other facilities, including the city's international airports and business districts, as well as Dubai's pristine beaches and many exciting leisure attractions, such as the new Motiongate, Legoland Dubai and Bollywood theme parks, which are just 30 minutes drive.



COMPLETED 100% STRUCTURE

STARTED
MAR, 2018

100% STRUCTURE
JAN 2019

HANDOVER
MAR, 2020

## YOUR NEIGHBOURHOOD

World's largest natural flower garden featuring over 50 million flowers and 250 million plants.



Home to a range of butterflies in various colours, sizes and species. Capacity to host 300 people

# KEY FEATURES

- 205 units 100 Studios, 93 1-bedrooms & 12 2-bedrooms
- Total GFA of 145,000 sq.f
- Building height G+5
- Handover Q4 2021
- Flexible payment plans
- A spectacular building that embraces the spirit of Samana giving owners excellent short term and long term rental yields
- Samana's legendary service with luxurious interiors, pool deck and leisure facilities a place you feel proud to own
- Customer is key as such you can choose to live in the unit whenever they please or allow us to manage your investment for you
- Direct access to Umm Sequim Road adjacent to Emirates Road with easy access to both Al Khail Road and Sheikh Mohammed Bin Zayed Road giving you access to the city of Dubai
- Located in the heart of Arjan next to Park view hospital, Miracle & Butterfly Gardens, Sports city with City Centre Mall, Mall of the Emirates and Emmar Hills Mall all under 10 minutes' drive it really is a hub from which to explore the vibrant city lifestyle.
- Whilst all unit have balconies our large two bedroom properties have the added luxury of plunge pools on their private terrace.
- Leisure facilities include an indoor out door state of the art Gymnasium, children play, pool area, luxurious infinity swimming pool with swim up bar and 24 hour coffee shop
- In addition to which there are numerous international golf courses, polo fields, stadiums offering various sporting and racing facilities

SCHOOL

MEDICAL FACILITY

SHOPPING CENTRE

DIRECT ACCESS TO MAIN HIGHWAY

SAMANA *Hills*

# REDEFINED LIVING

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

The Studio suites,1 & 2 bedroom apartments offer modern and tranquil settings away from the hustle and bustle of city life. With rain showers, beds you may never want to get out of. You may just decide to relax, watch a movie and just enjoy the comfort of your personal space.

# QUALITY ASSURED

Samana Developers is committed to providing high quality residences and is supported by an in-house construction arm and a diverse range of supply and manufacturing businesses to ensure quality and delivery at every step of the process. If you're ready to reward yourself with the lifestyle you deserve, now is the time to act.

# SPACIOUS

Samana Hills is your big opportunity to own one of the most spacious and stylish apartments offered today. Be part of the Samana lifestyle you deserve it.

# YOUR HOME AWAY FROM HOME

Samana Hills offers business travellers 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

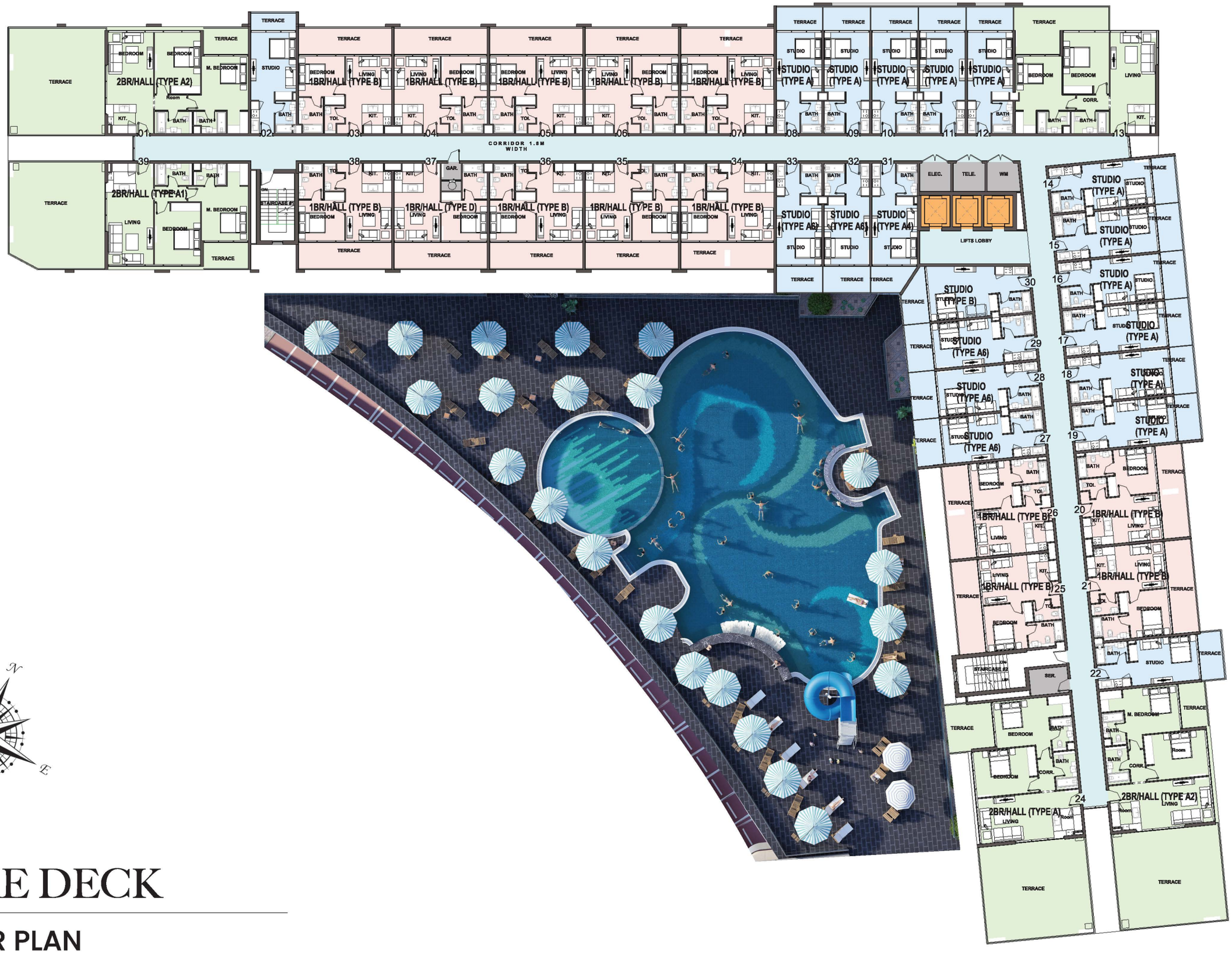
Our luxurious pool deck offers flexible seating areas, barbecue facilities and manicured garden elements making it a perfect place for entertaining. Imagine cocktail hour, toasting the good life, whilst sitting in or by your infinity pool.

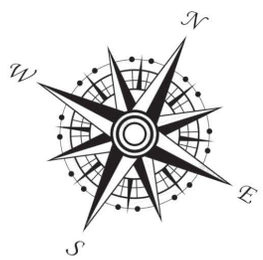
# GYM

Elevated above street level and screened by tropical plants, is your very own resort-style pool.To help you keep you in shape and totally energised to enjoy the exploits of the vibrant Dubai city life to the fullest, SAMANA HILLS provides a fully equipped modern gymnasium with ergonomic equipment.

SAMANA *Hills*

# WORLD CLASS AMENITIES



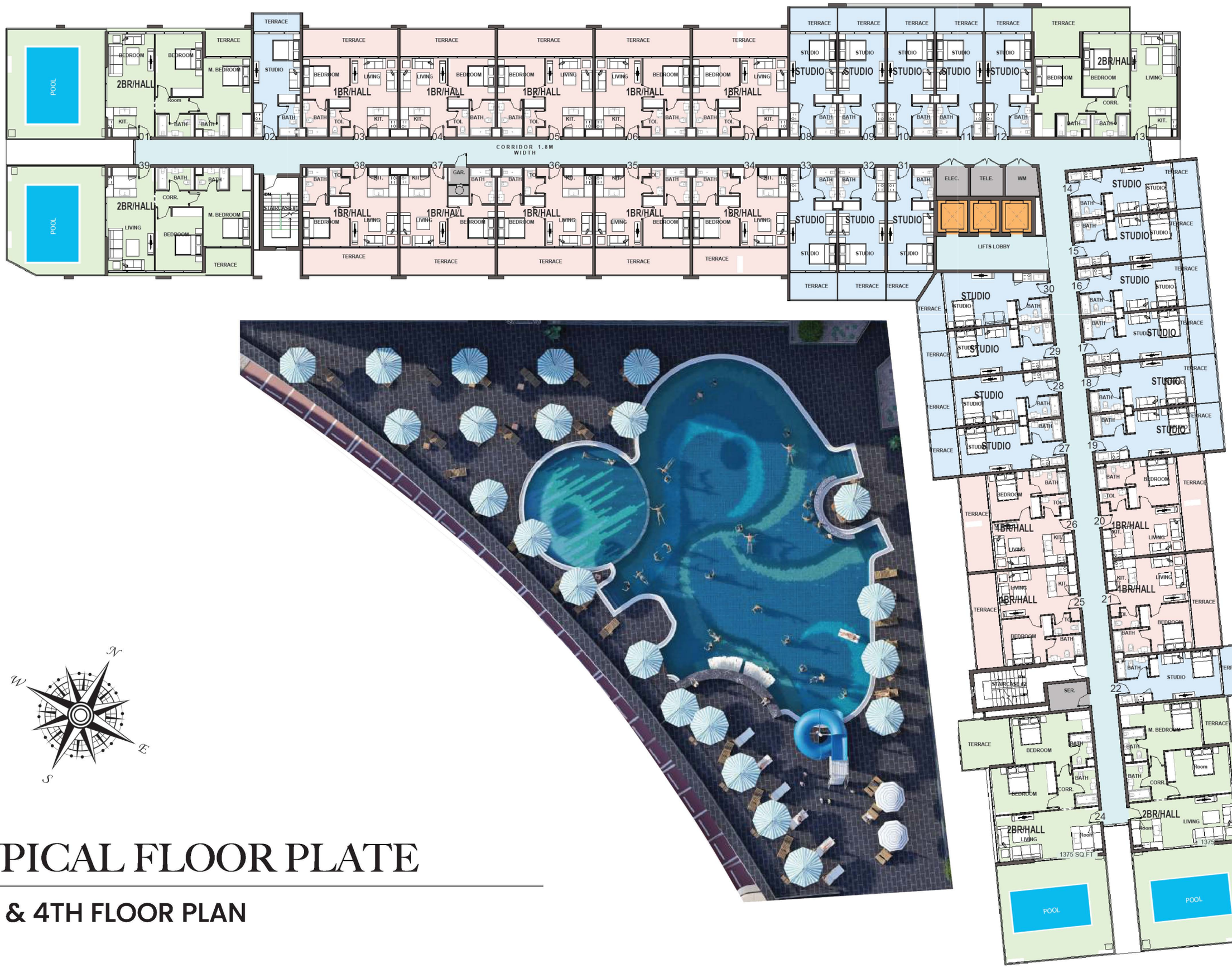




# LEISURE DECK

## FIRST FLOOR PLAN

# TYPICAL FLOOR PLATE

## 2ND FLOOR PLAN

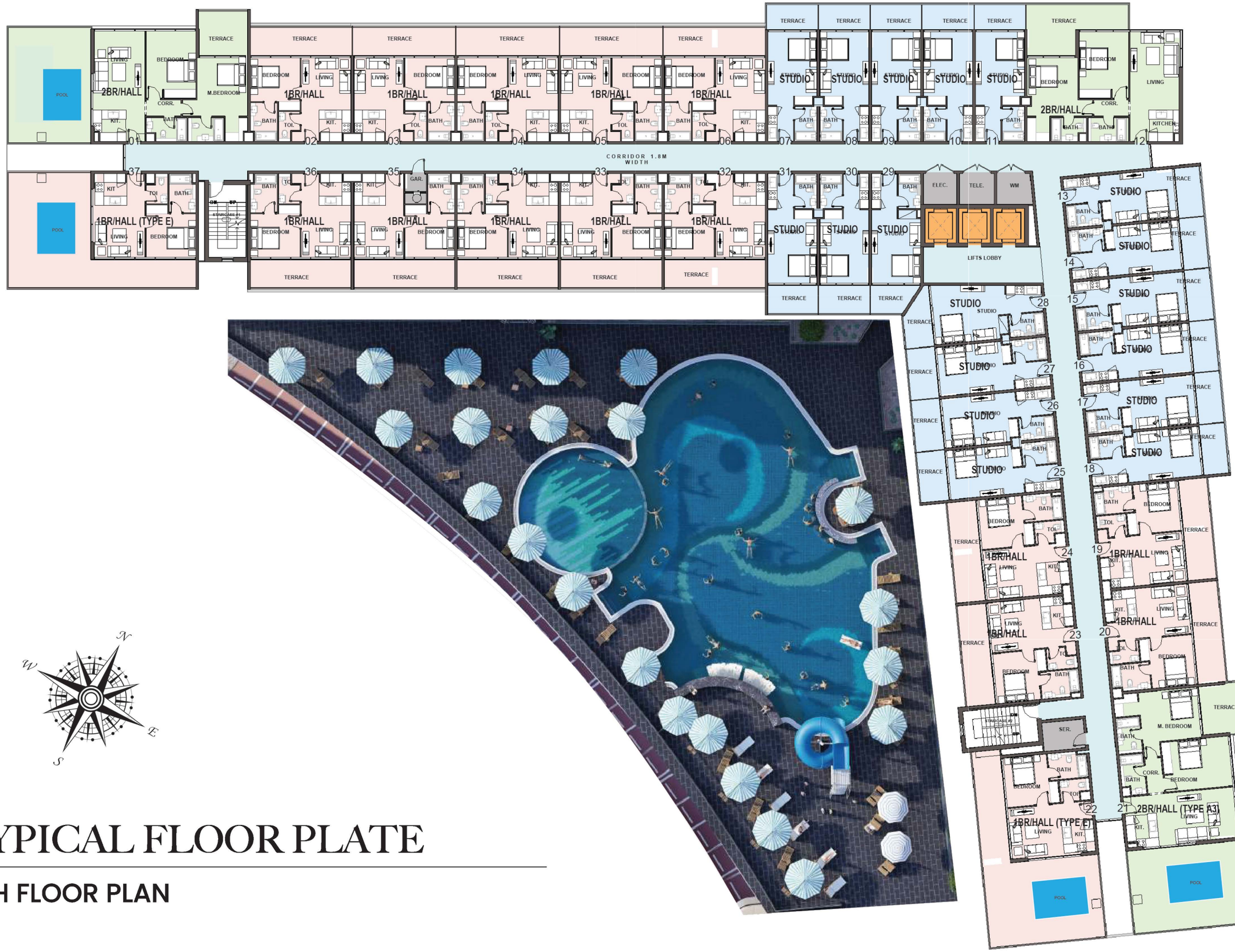






# TYPICAL FLOOR PLATE

## 3RD & 4TH FLOOR PLAN



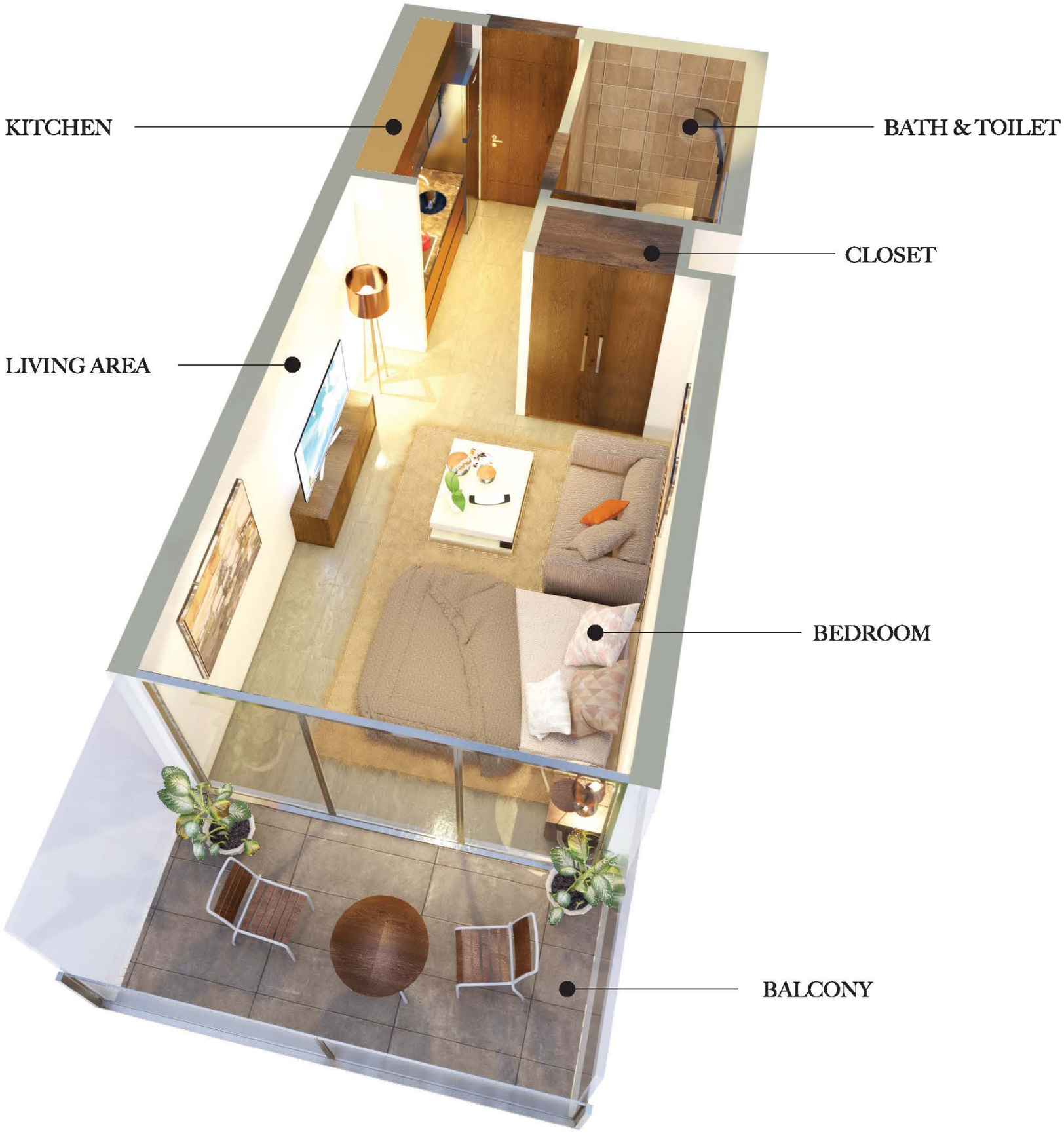






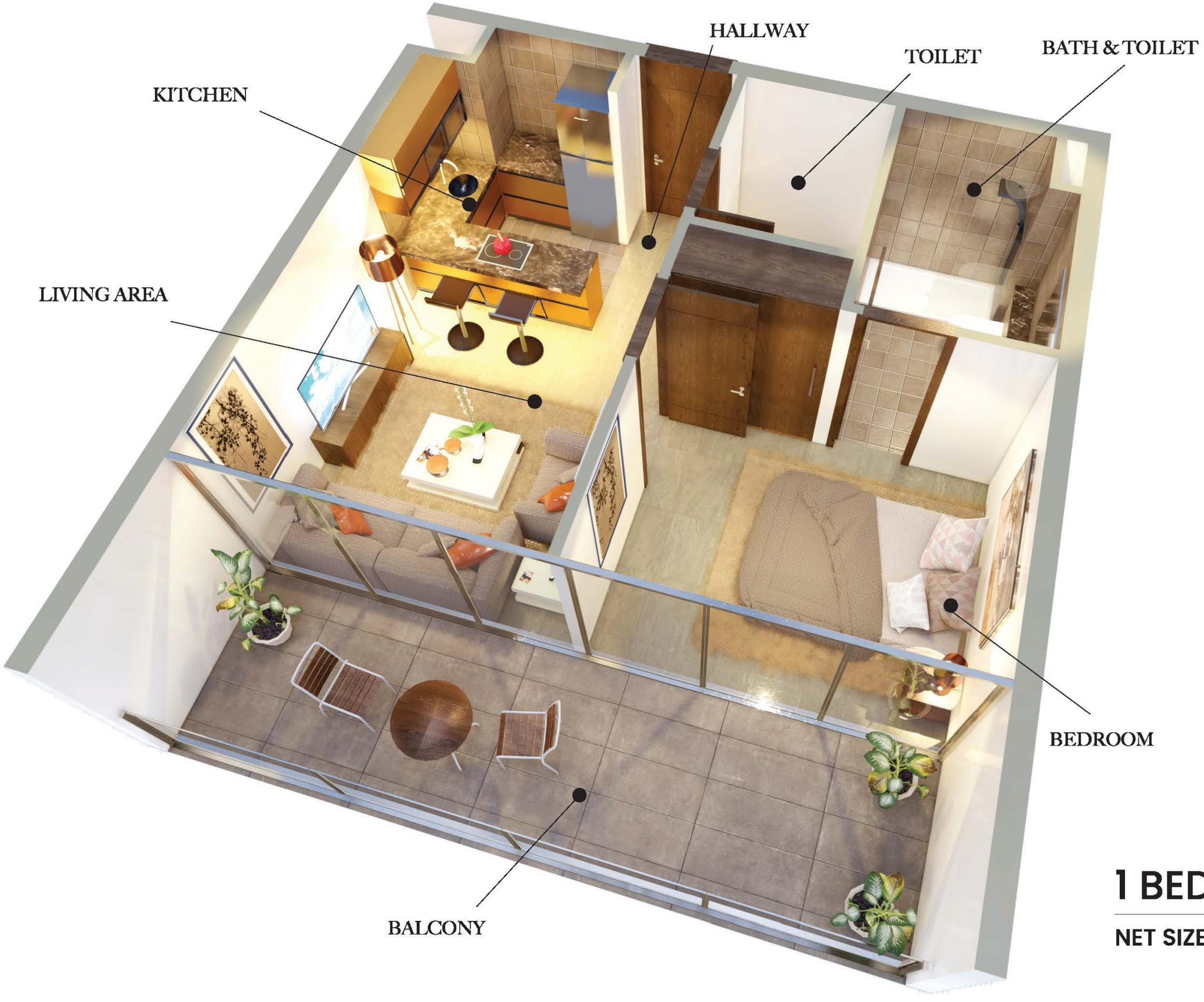
# TYPICAL FLOOR PLATE

## 5TH FLOOR PLAN



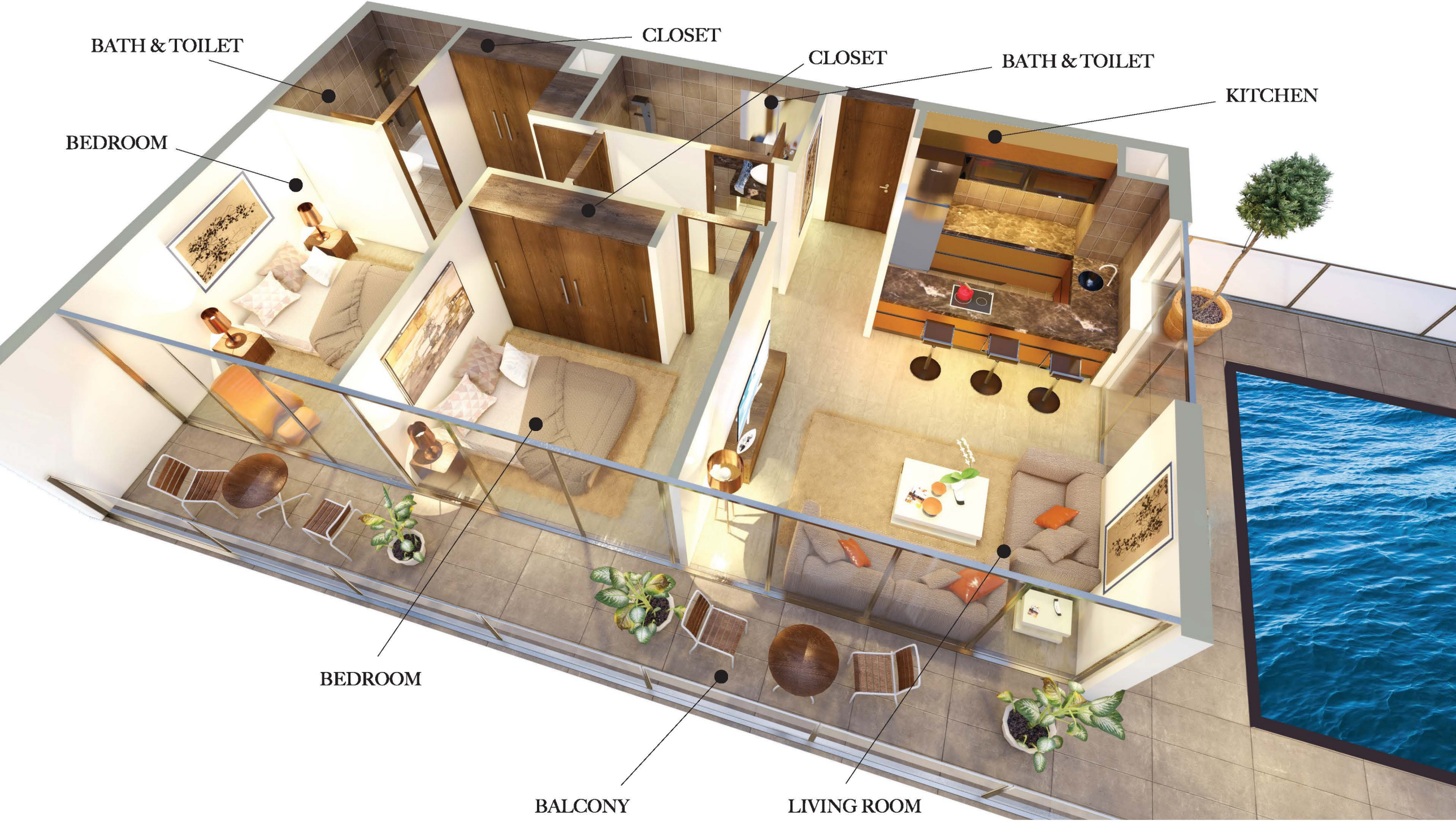

# STUDIO

**NET SIZE: 360/443 sq.ft**




# 1 BEDROOM

**NET SIZE: 588/759 sq.ft**




# 2 BEDROOM

**NET SIZE: 1375 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 recognised 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 place to invest.

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 1986 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 maximises the returns for our investors. Samana Greens completed main structure in just 8 months and we will complete the project by the end of 2018 ensuring our customers start generating income in under 20 months from making their purchase.

With the launch of Samana Hills we are delighted to bring luxury studio suites, one bedroom and two bedroom pool suites to the market.

A key feature of Samana Hills is its luxurious leisure facilities with its infinity pool, water features, swim up bar, indoor and outdoor gymnasium, 24 hour coffee shop with 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 on time every time are core values and as a company we are proud to call our customers family – Welcome to the world of Samana.

**Alan James Gammon**
General Manager