

SAMANA MYKONOS



The Greece living in Dubai



WE REDEFINE YOUR

Idea of Living

An aerial night photograph of Dubai, United Arab Emirates. The Burj Khalifa is illuminated in a warm orange glow, while the Burj Al Arab is lit up in a vibrant cyan. The city's lights create a dense pattern of orange and yellow, with some cyan highlights. The text is overlaid in the center of the image.

PERSPECTIVE IS THE KEY

A Tiny Shift to a Totally

New Light



REDEFINING

Dubai Real Estate



A NEW

Living

A NEW
Vision





**WE BRING
CHANGE WITH**

a Difference



WAVE





STAFF



DESIGNERS



TO REALITY

SAMANA MYKONOS





SAMANA
DEVELOPERS

A PROJECT BY AN AWARD WINNING DEVELOPER



SAMANA MYKONOS

Greece Living in Dubai

Experience the vibrant city of Mykonos in your very own city, Dubai, with the magnificently designed Samana Mykonos by Samana Developers. An exquisite residential property located at Dubai Studio City, Samana Mykonos is where your hunt for the perfect home with a holiday vibe ends.

Inspired by the city of Mykonos, famous for its minimal Cycladic architecture, Samana Mykonos brings luxury living with a hint of a holiday vibe like never before. It's a design that resonates with your dream home—a thought that we've brought to reality.

Samana Mykonos boasts a striking design reflecting the urban lifestyle, complemented by amenities that will redefine your idea of luxury living.

Decked in the vibrant hues of blue and white, it fully resembles the stunning Greek island. It exudes the ideal holiday home vibe, with designs and colors that leave behind an everlasting sensory experience. The place sets the perfect ambience to de-stress from your everyday life and indulge in some leisure time.

In addition to the high-end design structure reflecting an extravagant lifestyle, Samana Mykonos also offers you spacious interiors, airy balconies, and beautifully adorned scenic urban gardens to help you revel in the warmth of nature. Furthermore, it also has a leisure deck with a "Lagoon" that gives you a beach like feel.

Samana Mykonos also brings to you cascading water features, a high-end indoor and outdoor gym, sauna, and steam room, a dedicated play area for the kids, and above all, private pools in all apartments to give you a touch of privacy with luxury.

Apart from stunning contemporary designs and world-class amenities, Samana Mykonos also boasts a great location. Dubai Studio City is your hub for popular malls, international food chains, local restaurants, and recreational spots nearby. And Samana Mykonos brings to you a lifestyle that's desirable to all.

Gearing up for a November 2022 launch, Samana Mykonos is expected to be handed over successfully by June 2025.



DUBAI AS YOUR INVESTMENT HUB

Well-known for its skyscrapers, record-breaking statistics, and pervasive opulence, Dubai is one of the most attractive places to invest in a property. It has been attracting people from all corners of the world. Its robust economy, business-friendly environment, and prospective growth have made Dubai the most profitable choice for real estate investors. Dubai is without any doubt the hub of international trade and travel. And with the exclusive Miami by Samana Developers Phase 2, investors have a golden opportunity to invest and maximize their return on investment (ROI). It can also be a pathway to Golden Visa in the UAE.

WHY INVEST IN DUBAI?

- ★ Safest and Happiest City in the World
- ★ World-class Infrastructure
- ★ Fastest Growing Economy
- ★ Tax-free Income
- ★ Transparent Policies Protecting Investor Rights



AN AWARD WINNING DEVELOPER

We take pride in being one of the fastest-growing real estate companies in the UAE. Samana Developers forms an integral part of the business conglomerate - Samana Group of Companies, headquartered in Dubai.

Comprising over 10 companies with a strong global presence, the Samana Group of companies stands synonymous with quality, consistency, and professionalism. With Samana Developers, the company aims at making a substantial difference in the wide world of real estate.

At Samana Developers, we focus on living up to the expectations of our clients and providing them with an incredible experience. It stands to be our consistent effort to maximize the return of our investors and turn their dreams into reality. We live by the motto – “On Time, Every Time”.

Working with ultimate passion, we had our breakthrough in the real estate world with our very first project ‘Samana Greens’ launched in September 2018 in the heart of Arjan, Dubai. The project had its main structure completed in merely 8 months.

Following the huge success of Samana Greens, we then launched another of our magnificent projects Samana Hills in March 2019. Samana Hills recorded ground-breaking construction progress and was successfully handed over in June 2022. The radical success gained by our diligent team has encouraged and paved way for many other holistic real estate projects.

And we are sure of continuing our success spree with more phenomenal projects. Our commitment and passion for delivering projects with utmost transparency within set timelines have made us earn international recognition and various prestigious awards. It remains our objective to design residential properties that signify luxury with affordability.

Even during the COVID-19 pandemic, we continued our work with the same amount of diligence. And in the future too, we strive to maintain this perseverance while designing projects that redefine luxury living.

MEDIA



Samana Developers Unveils "Free UAE Golden Visa" for Investors of Dh2 million Worth of Properties

(Dubai)
At the back of increasing enquiries from existing and new investors and end-users, Samana Developers today unveiled a 100% free-of-charge golden visa for its investors who buy Dh2 million (USD 544,514) and above worth of properties from any of its projects in Dubai. The golden visa holder's family automatically gets the long-term residency.



www.menews247.com

Doubling the Number of Millionaires to Dubai

Samana Developers says its free golden visa offering is the first such offering in Dubai's real estate market. Six months ago, this type of visa was an indirect demand but is now being asked openly and directly. Samana Developers believes the 5-10 years residency is expected to double the number of new millionaires to Dubai from currently 4000 to 8000 by the end of this year. More millionaires landing up in UAE will increase demand for Dubai real estate backed up by UAE's ranking amongst the safest countries in the world. Golden Visa is a golden opportunity and an extra incentive for real estate buyers, along with tax benefits in Dubai. Investors in the UAE and in Dubai earlier used to buy one bedroom.

Tue 5 Jul, 2022

Construction Week



Samana ranked #1 off-plan developer

According to Covidien's real estate intelligence platform Property Monitor, Samana Developers has been ranked as the top selling off-plan developer in Arjan, competing with all large size developers. Real-time market data from Property Monitor has shown Samana Developers at the top of the Arjan market achieving 147 off-plan sales, with 10 good registrations, valuing at \$22m (AED83.6m) since September 2020. Samana Developers last month announced that its total revenue increased to 65% since Q2 2020. That was the ninth consecutive month - April to December 2020 - that the developer had reported a growth in revenue generated month-on-month despite roadblocks raised by the pandemic. The company has increased its headcount by 35% and has doubled the sales revenue target for 2021.

By Ghina Dabbas | 16 Mar 2021

Samana Ranked #1 Seller by Property Monitor

With speedy construction, on-time delivery and affordable luxury assets, Samana Developers has been ranked top selling off-plan developer in Arjan area, competing with all large and small size developers in Dubai. Due to the quality construction and flexible payment plans, Samana assets remained hot favourite among end-users. The rankings were monitored and organized by Property Monitor, one of UAE's leading real estate data and market intelligence companies.

MENews247.COM | July 13, 2021

NEWS 247
Dubai July 5, 2022
HOME | IN THE NEWS | EDITOR'S PICKS | BUSINESS | FINANCE | HOSPITALITY | LIFESTYLE | REAL ESTATE | SPORT | TECH | EXPO

سمانا للتطوير العقاري تختم عام 2021 بسجل أخذ في الصعود وتحافظ بنموها

حافظت شركة سمانا للتطوير العقاري من يناير إلى ديسمبر تحقق أفضل نهج العمل الذي تلتزم به لتفعيل الإنشاءات في توضح بيانات السوق الخاصة بسمانا للتطوير العقاري من بداية عملية بيع العقارات على مدار سنة 2021 وحافظت سمانا في دبي عام 2021

أفاد السيد/ عمران فاروق الرئيس التنفيذي أعلى واستمرزا نموها والمجدد كل مرة" وحسب خطة الأعمال البناء في مشاريعنا حتى إعدادنا لمشاريع الإنشاءات من واجتمعت السيد/ فاروق حديثاً مع الناجح البارز من حيث الحصول على العقاري أقوى مطور عقاري وتنا الإمارات العربية المتحدة وذلك مع المشاريع الجديدة وذلك عند مع عمليات عرض الوحدات

مشاريعنا الجديدة وذلك عند مع عمليات عرض الوحدات

www.khaleejtimes.com

Samana Developers Unveils "Free UAE Golden Visa" for Investors of Dh2 million Worth of Properties

At the back of increasing enquiries from existing and new investors and end-users, Samana Developers today unveiled a 100% free-of-charge golden visa for its investors who buy Dh2 million (USD 544,514) and above worth of properties from any of its projects in Dubai. The golden visa holder's family automatically gets the long-term residency.

www.albayan.ae

03 FEBRUARY, 2021

ITP MEDIA / BUSINESS
SEPTEMBER 2021 - ISSUE 779

Construction Week

48 MR. IMRAN FAROOQ
CEO, SAMANA DEVELOPERS

TOP 50 GCC DEVELOPERS

CONSTRUCTION WEEK REVEALS THE TOP 50 ICONS
RESHAPING THE GCC REAL ESTATE SECTOR




CONSTRUCTION BUSINESS NEWS

THE OPERATING HEAD
OF THE MIDDLE EAST CONSTRUCTION PROFESSIONALS

28 MR. IMRAN FAROOQ
CEO - SAMANA DEVELOPERS

POWER 60

THE MIDDLE EAST
60 MOST INFLUENTIAL
CONSTRUCTION LEADERS
OF 2021



CONSTRUCTION BUSINESS NEWS

50 MR. IMRAN FAROOQ
CEO - SAMANA GROUP OF COMPANIES

POWER HOUR 2020

THE MIDDLE EAST'S
TOP 50 MOST PROMINENT DEVELOPERS
2020



CONSTRUCTION WEEK

61 MR. IMRAN FAROOQ
CEO - SAMANA GROUP OF COMPANIES

SAMANA DEVELOPERS

POWER 100 2020

THE MIDDLE EAST'S
100 MOST INFLUENTIAL
CONSTRUCTION LEADERS
OF 2020



Khaleej Times
DUBAI, UNITED ARAB EMIRATES

Leaders Watch Out For

EMERGING LEADERS AWARD 2018

Imran Farooq, Group CEO receiving the award



TOP 50 GCC DEVELOPERS

MR. IMRAN FAROOQ
CEO - SAMANA GROUP OF COMPANIES



MESSAGE FROM OUR CEO

It gives me immense pleasure to welcome you to the exceptional world of Samana Developers.

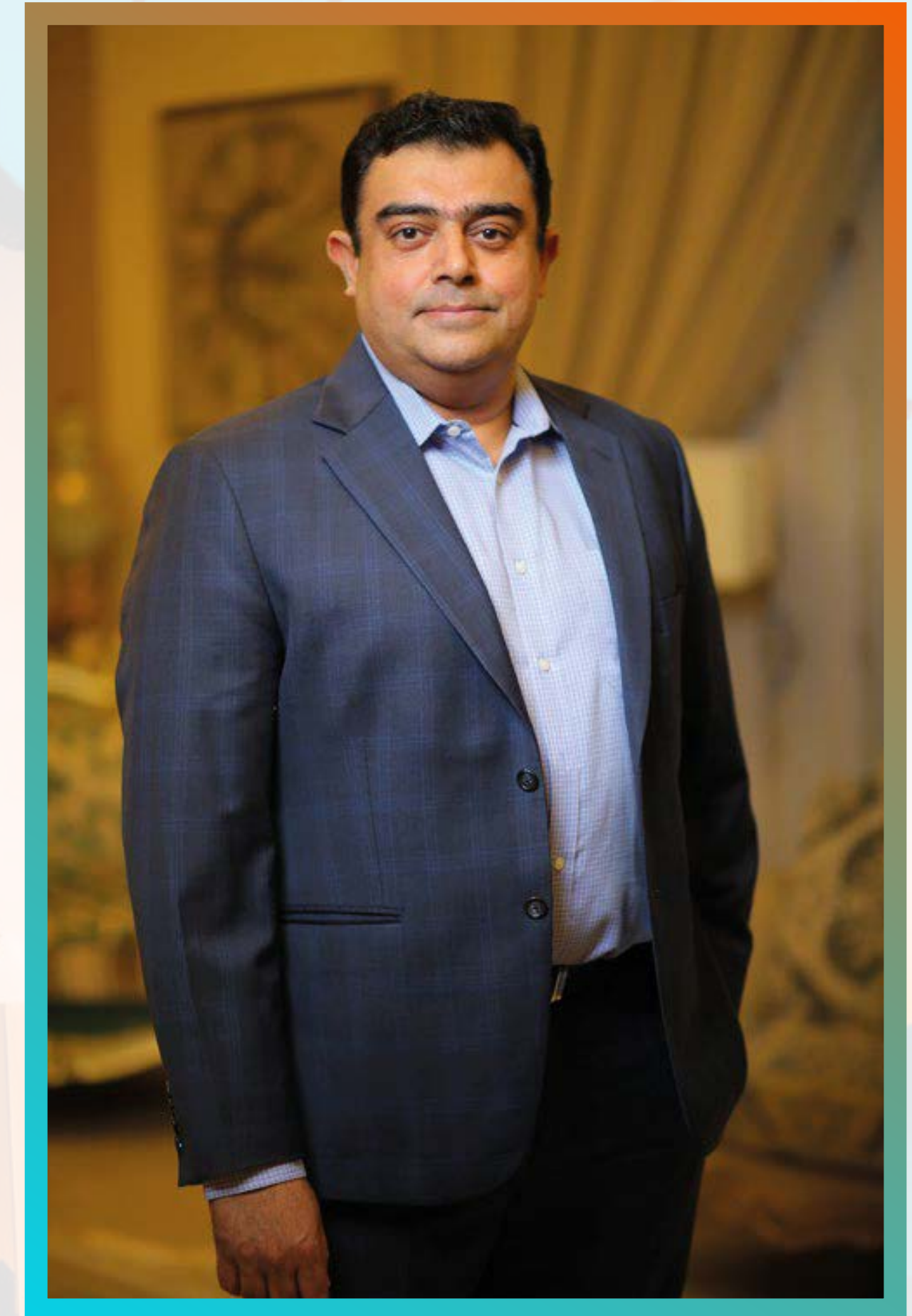
Ever since its commencement, Samana Developers has worked diligently to build a strong reputation in delivering premium high-quality properties and helping our investors gain a profitable return.

While we are working on redefining luxury living through our state-of-the-art design ideas and concepts, we are also making sure to combine our efforts with the latest technology and trends in the real estate world.

We are a team of innovators and enthusiasts who work closely with all our clients to understand their needs and succeed in turning their dream into reality.

For Samana Developers, 'On Time, Every Time' is not just a motto but a principle we abide by thoroughly and in every circumstance. We aim to continue our diligent work and strengthen our global presence with distinguished designs and ideas.

Imran Farooq



OUR PROJECTS

*Samana
Greens*



STARTED
SEPT, 2018

100 % STRUCTURE
OCT, 2020

HANDOVER
DEC, 2020



★ 100% ★
STRUCTURE
COMPLETED
IN
RECORD TIME

SAMANA *Hills*

STARTED
MAR, 2019

100 % STRUCTURE
AUG, 2020

HANDOVER
JUNE, 2022



أعلنت «سامانا للتطوير العقاري» عن إنجاز قبل الموعد المحدد للبناء القوية لمشروع «سامانا هيلز». وكانت أعمال البناء في مشروع «سامانا هيلز» البالغة كلفته 100 مليون درهم قد انطلقت في سبتمبر/أيلول 2019. وتواصلت منذ ذلك الحين بوتيرة متسارعة.

★ 100% ★
**SUPERSTRUCTURE
 COMPLETED**
 IN
RECORD TIME



STARTED
 MAR, 2021

**100% SUPERSTRUCTURE
 COMPLETED**

HANDOVER
 DEC, 2022



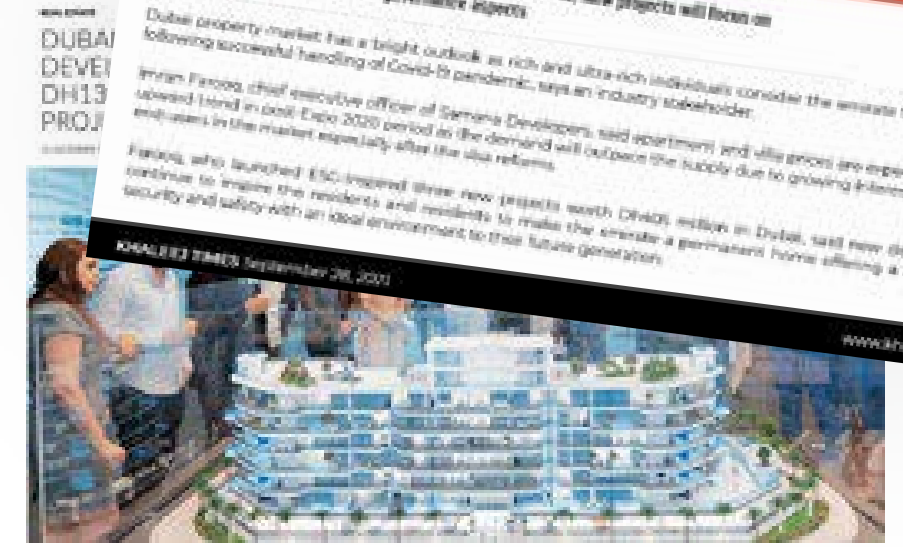
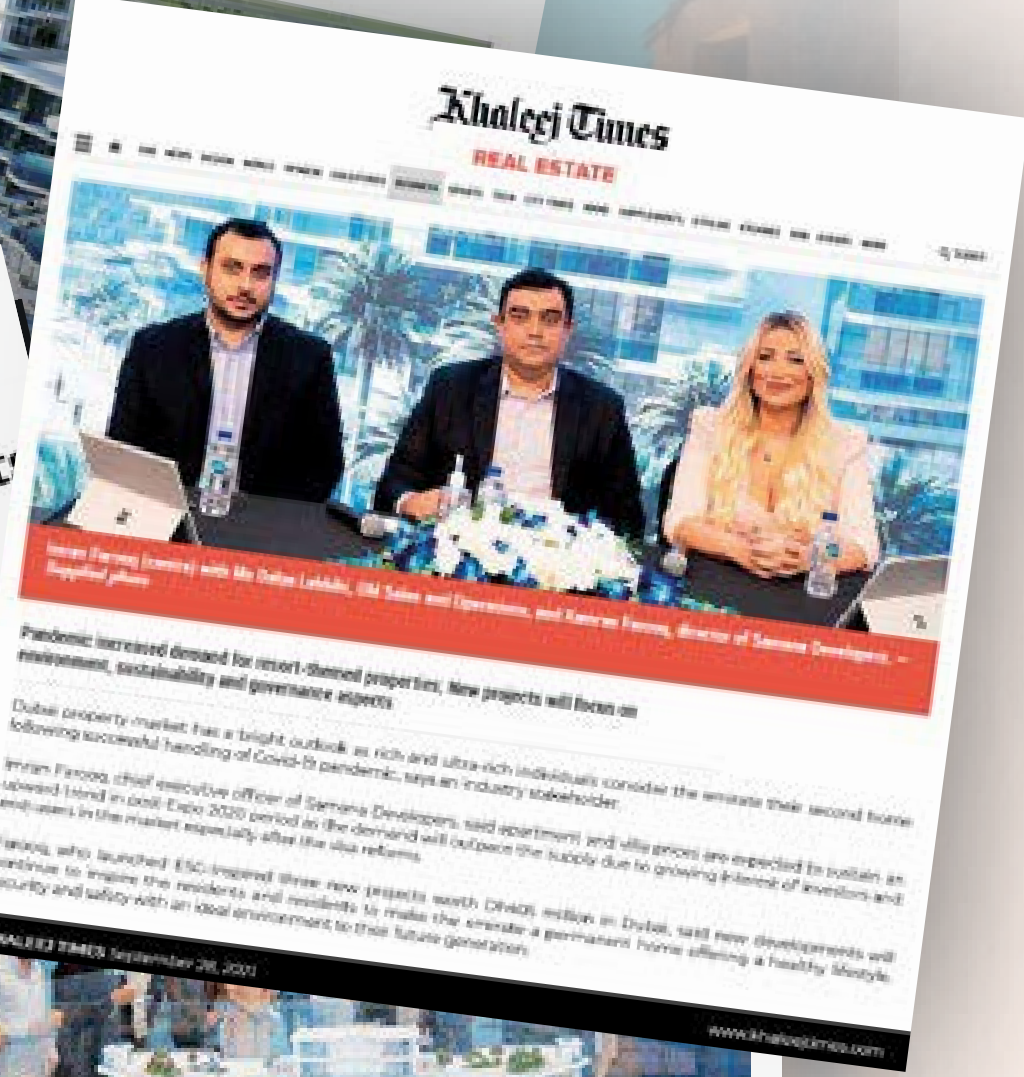


Park View

LAUNCHED
OCT, 2021

20% STRUCTURE
COMPLETED &
ON GOING

HANDOVER
APRIL, 2024



Imran Farooq, Chief Executive Officer of Samana Developers, said: "We were bullish before rolling out this project as we have been receiving a high volume of interest from the investors. I believe the incorporation of resort-themed and sustainability aspects in project design will see greater interest in years to come in the wake of environmental and affordability concerns during the pandemic, which is almost over but will continue its ripple effects. Therefore, these trends will remain in demand."

The award-winning Samana Developers created the ESG-inspired luxury lifestyle design of Samana Park Views project which includes: leisure decks, common swimming pools for adults and kids separately, private pools with apartments, plenty of water features in the project, yoga zone, open cinema, bar, green areas, indoor and outdoor gyms, health club with steam and sauna facilities and 24-hour security.

"Three, five and 10 years golden visas for property investors and the UAE citizenship are some of the initiatives under UAE's economic reforms programme that are creating a sense of belonging among expatriates and is a major attraction for real estate investor," added **Imran Farooq**.



LAUNCHED
MARCH, 2022

10% STRUCTURE
COMPLETED &
ON GOING

HANDOVER
MARCH, 2025





LAUNCHED
SEPT, 2022

HANDOVER
DEC, 2024

Samana Greens residential development on fast track
By Jason Saundakar
Posted on July 12, 2019

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

Samana Group launches 'Samana Holidays', boosting homeowners' YoY returns from 8% to 15%

Khaleeji Times
cryptocurrency, get discount at this property

ZAWYA
Samana completes superstructure of Dubai residential tower

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.



MIAMI

BY SAMANA DEVELOPERS

PHASE II

LAUNCHED
OCT, 2022

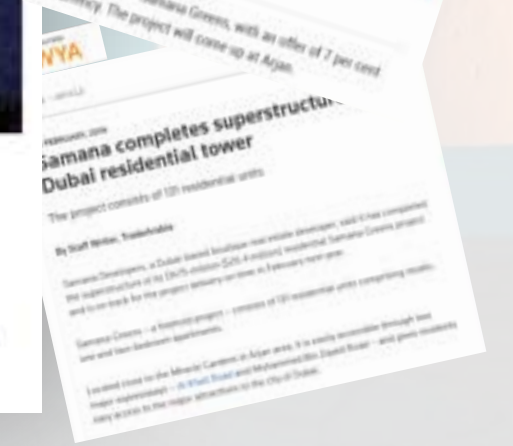
HANDOVER
DEC, 2024



CONSTRUCTION
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.





Samana Mykonos - Indulge in a Surreal Experience

Samana Mykonos is a 198-unit residential apartment located in Dubai Studio City. The apartment has 143 studios with pools, 35 one-bedroom apartments with private pools, 16 two-bedroom apartments with private pools, and 4 three-bedroom apartments with private pools.

Samana Mykonos stands tall to the unparalleled legacy of Samana Developers. It features a host of amenities; right from valet parking to leisure decks, swimming pools to the jacuzzi, solar panel, roof-top theatre, and private pools in all the apartments; the property has everything that you can desire for in a luxurious property.



LET'S HAVE A LOOK AT SOME OF THE AMAZING FEATURES OF SAMANA MYKONOS



A luxurious and large Leisure Pool Deck



Main Pool reflecting Lagoon Style



Private pools inside apartments



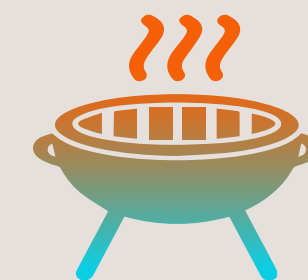
Full Health Club Indoor & Outdoor Gym



Outdoor Cinema



Valet Parking



Barbeque Area



Sauna & Steam Room

CHANGING PERSPECTIVE FOR A NEW *Vision*



CONVERTING YOUR IDEAS TO *Reality*



AWARDS & RECOGNITIONS

DESIGN MIDDLE
EAST AWARD 2019



EMERGING CEO OF
THE YEAR AWARD



SUSTAINABLE PROJECT
OF THE YEAR AWARD



EXCELLENCE IN
AFFORDABLE
LUXURY IN
REAL ESTATE
AWARD 2020



Best Project
of the Year 2022



DESIGN MIDDLE
EAST AWARD 2022



CREATING AN *Everlasting Experience* **FOR YOU**



REDEFINING YOUR *Idea of Living*










EXPERIENCE *Royalty*



STRATEGICALLY LOCATED

WITHIN DUBAI STUDIO CITY

KNOW YOUR NEIGHBOURHOOD

-  PRODUCTION COMPANIES
-  MEDICAL FACILITY
-  CONVENIENCE STORE
-  CLOSE PROXIMITY TO SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
-  RETAIL SPACES
-  SCHOOL
-  HOTEL



*All distances are approximate. Addresses are indicative and used for marketing purpose.

EASY ACCESS TO ALL FACILITIES

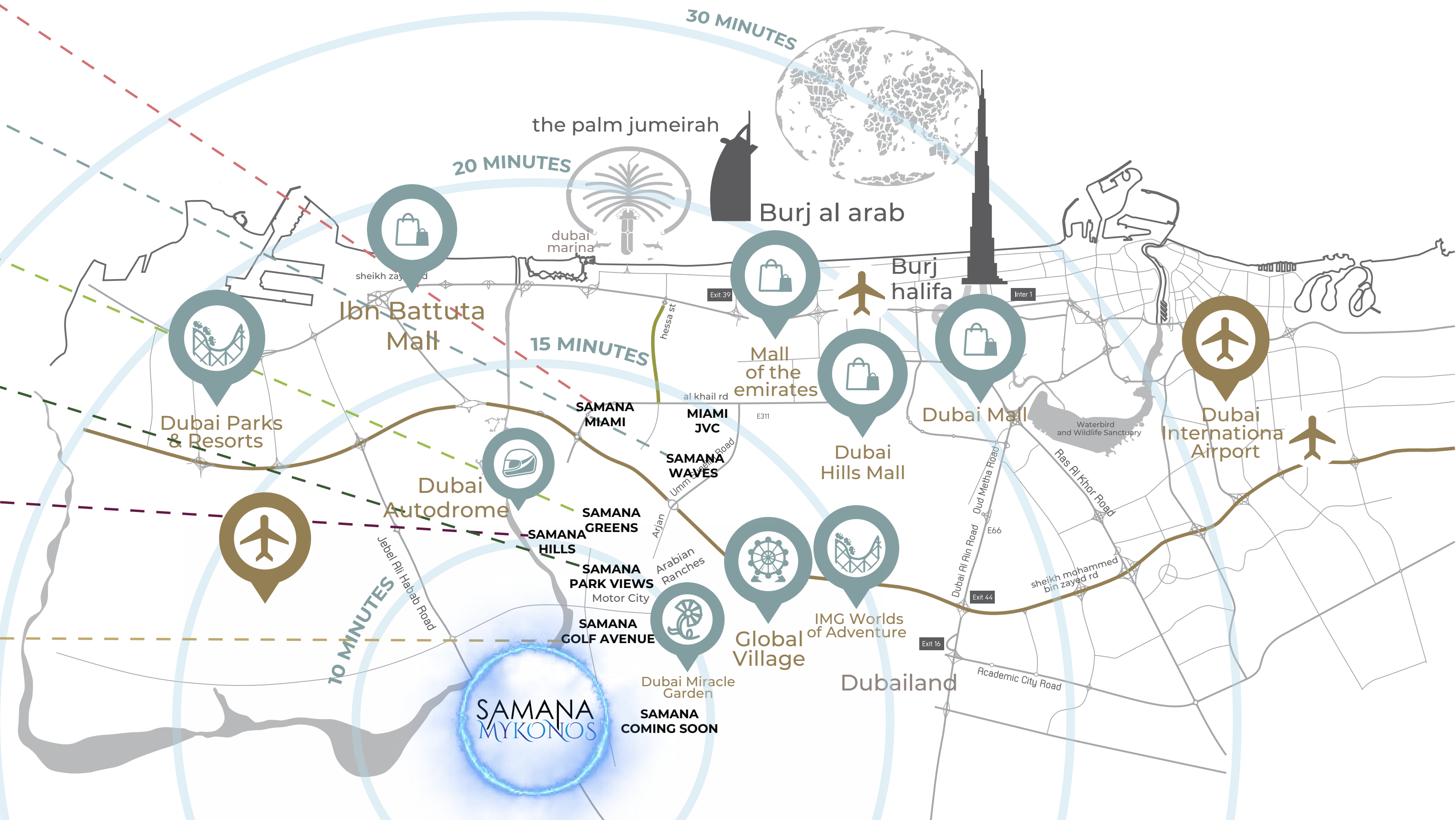
SITUATED AT DUBAI STUDIO CITY, SAMANA MYKONOS OFFERS THE PERFECT LOCATION AND HAS EVERYTHING NEEDED FOR EVERYDAY LIFE NEARBY, ALONG WITH EASY ACCESS TO MAJOR LOCATIONS.



Dubai Miracle Garden, 8 minutes
Dubai Downtown, 20 minutes

Mall of Emirates, 15 minutes
Dubai International Airport, 23 minutes
Ibn Battuta Mall, 20 minutes

Dubai Mall, 30 minutes
Burj Al Khalifa, 30 minutes



*All distances are approximate. Addresses are indicative and used for marketing purpose.



MAKING EXTRAVAGANT LIVING A Possibility



THE EPICENTRE OF *Magnificence*



REVEL IN AN *Extravagant Lifestyle*



FLAWLESS *Luxury*



DECKED WITH Colors AND Brilliance

The background of the slide features a soft-focus photograph of several traditional white windmills on the island of Mykonos. The windmills are cylindrical with conical roofs and large wooden sails. The scene is set against a clear, light blue sky, suggesting a bright, sunny day. The overall aesthetic is clean and modern, with a focus on the iconic architecture of the location.

SAMANA MYKONOS

UNIT LAYOUTS

SAMANA MYKONOS

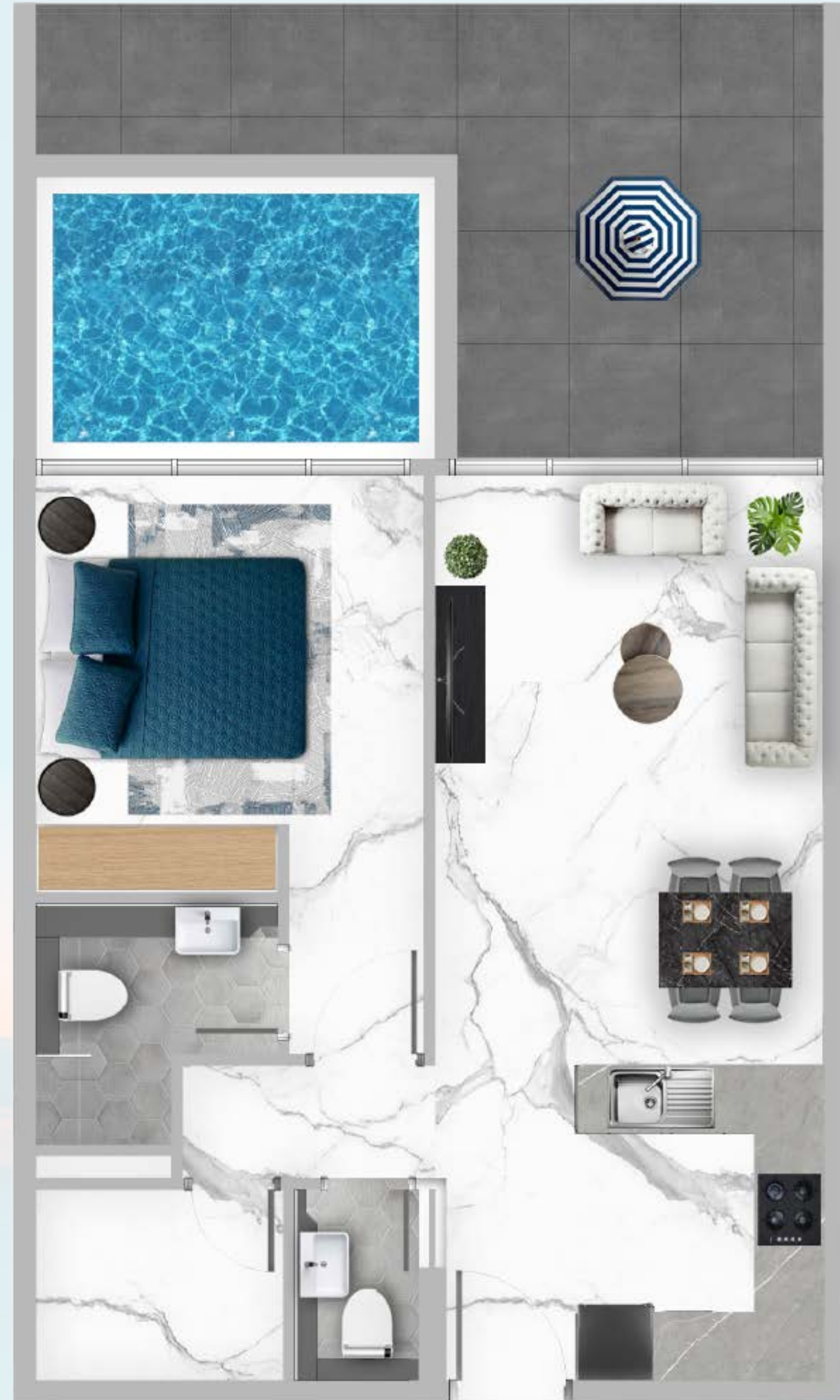
FLOOR PLANS AND TYPICAL APARTMENTS **STUDIO WITH POOL**



SAMANA MYKONOS

FLOOR PLANS
AND TYPICAL APARTMENTS

1 BEDROOM WITH POOL



SAMANA MYKONOS

**FLOOR PLANS
AND TYPICAL APARTMENTS**

2 BEDROOM WITH POOL





SAMANA MYKONOS

**FLOOR PLANS
AND TYPICAL APARTMENTS**

3 BEDROOM WITH POOL





SAMANA MYKONOS

A PROJECT BY AN AWARD WINNING DEVELOPER



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Bay Square, Business Bay,
Dubai, United Arab Emirates

DEVELOPER REGISTRATION NUMBER:

PROJECT REGISTRATION NUMBER:

ESCROW ACCOUNT NUMBER:



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