



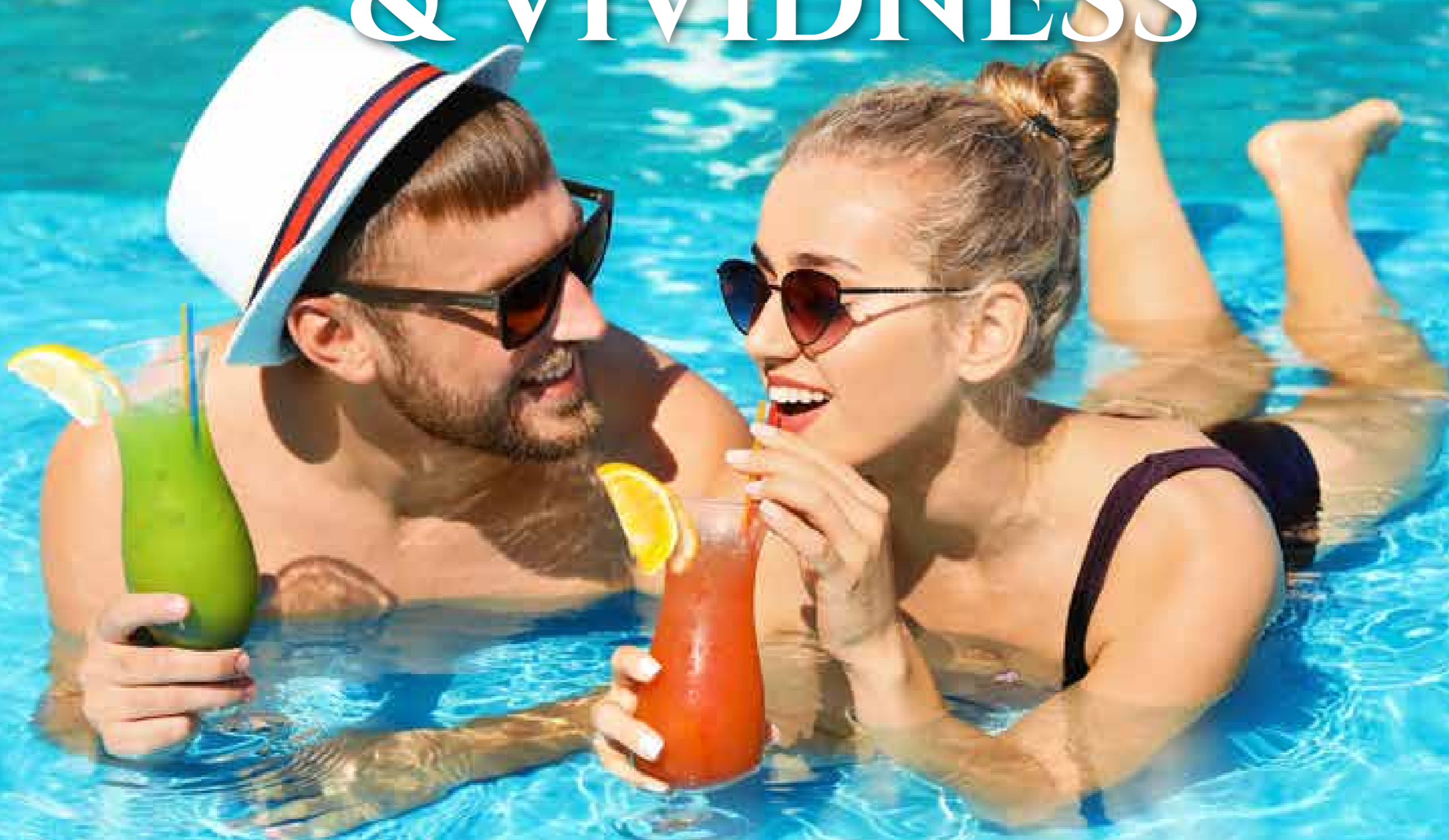
MIAMI

BY SAMANA DEVELOPERS

PHASE II

*Embrace the Vividness of Life*

*Indulge in Colours*  
**& VIVIDNESS**



*The Perfect Place for You*  
**AND YOUR LOVED ONE**



A TRUE MARK OF

*Magnificence*





**TAKE A BREAK...&** *Unwind*



**MIAMI**  
BY SAMANA DEVELOPERS





A PROJECT BY AN AWARD WINNING DEVELOPER



**SAMANA**  
DEVELOPERS



## **MIAMI BY SAMANA DEVELOPERS PHASE II**

Making luxury living a part of your lifestyle, Samana Developers is all set to launch Miami Phase 2 – a new addition to the very exquisite Miami flagship. Miami by Samana Developers Phase 2, located at the Jumeriah Village Triangle (JVT), is your ideal place for ultimate comfort blended with extraordinary amenities. The place perfectly complements the Miami theme and has an extensive Miami vibe. With its beautifully designed white exterior, coconut trees planted around, and the lovely flamingo décor – Miami by Samana Developers Phase 2 offers a stunning view and creates for everlasting sensory experience. The property not just reflects a high-end design structure but also gives you comfort and proximity to nature with its spacious balconies that are stunningly complemented by urban gardens. You can also enjoy private pools in select apartments, splendid cascading water features, an indoor and outdoor gym, sauna and steam room, and a dedicated play area for the kids. Miami by Samana Developers Phase 2 is indeed a perfect retreat and a cozy abode to get over the stressful day at work; it's the ideal place that vouches for work-life balance. From ultimate comfort to extraordinary luxury, Miami by Samana Developers Phase 2 has everything that you have always wanted in your dream home.

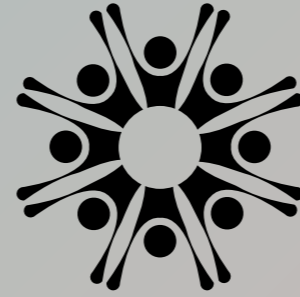


## DUBAI AS YOUR INVESTMENT HUB

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



# **SAMANA**

## **DEVELOPERS**

### **AN AWARD WINNING DEVELOPER**

We take pride in being one of the fastest-growing real estate companies in the UAE. Samana Developers form 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.

**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

www.menews247.com

CONSTRUC...  
SA...  
BECI...  
COI...  
100 مليون درهم  
27 أبريل 2021

SAMANA  
19 مايو 2021

MIDDLE EAST  
NEWS247  
HOME IN THE NEWS EDITOR'S PICKS BUSINESS FINANCE HOSPITALITY LIFESTYLE REAL ESTATE SPORT TECH EXPO  
Dubai July 5, 2022

www.albayan.ae  
03 FEBRUARY, 2021

02021  
2020

21-04  
9 مايو 2021

2021

21-04  
9 مايو 2021

2021

2021

# Awards & Recognitions



# Awards & Recognitions



# 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

★ 100% ★  
PROJECT  
COMPLETED  
IN  
RECORD TIME

*Samana  
Greens*

STARTED  
SEPT, 2018

100 % STRUCTURE  
OCT, 2020

HANDOVER  
DEC, 2020



# Our Projects



## SAMANA *Hills*

**STARTED**  
MAR, 2019

**100 % STRUCTURE**  
AUG, 2020

**HANDOVER**  
JUNE, 2022



# Our Projects

★ 100% ★  
SUPERSTRUCTURE  
COMPLETED  
IN  
RECORD TIME



STARTED  
MAR, 2021

100% SUPERSTRUCTURE  
COMPLETED

HANDOVER  
DEC, 2022



# Our Projects



## Park View

**LAUNCHED**  
OCT, 2021

**10% STRUCTURE**  
COMPLETED &  
ON GOING

**HANDOVER**  
APRIL, 2024



# Our Projects



**LAUNCHED**  
MARCH, 2022

**10% STRUCTURE**  
COMPLETED &  
ON GOING

**HANDOVER**  
MARCH, 2025



# *Miami by Samana Developers Phase 2 – Where Luxury Meets Comfort*

Miami by Samana Developers Phase 2 is a 115-unit residential complex located in Jumeriah Village Triangle (JVT). Of the 115 units, it has 17 studio apartments with a private pool, 75 one-bedroom apartments with private pools, and 11 two-bedroom apartments with private pools.

The property also has 8 studio apartments (without a private pool), 4 retail outlets, and unique water elements that perfectly encapsulate the spirit of Miami.





And as Samana Developers always strives to incorporate the best – Miami by Samana Developers Phase 2 also has all the desired amenities. From valet parking to a health club, swimming pools to the jacuzzi, and a private pool; the property brings every luxury that you desire.



# World Class Amenities

Let's have a look at some of the amazing features of Miami by Samana Developers Phase 2

- ★ Luxurious Infinity Pool & Large Leisure Pool Deck
- ★ A Spacious Kids Play Area
- ★ Main Pool Accompanied by Water Features
- ★ Full Health Club Indoor & Outdoor Gym  
+ Sauna & Steam Room
- ★ Private Pools Inside Apartments
- ★ Outdoor Cinema
- ★ Valet Parking
- ★ Barbeque Area



SWIMMING POOL



PRIVATE SWIMMING POOL



LEISURE POOL DECK



GREEN AREA



KIDS SWIMMING POOL



HEALTH CLUB



INFINITY POOL



BARBEQUE AREA



KIDS PLAY AREA



ICONIC WATER FEATURE



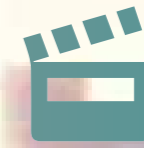
JACUZZI



STEAM ROOM



VALET PARKING



OUTDOOR CINEMA



*Embrace the Vividness of Life*



A TRUE MARK OF

*Magnificence*



*A Luxury* **SO ENDEARING & SERENE**



A modern rooftop pool area with lounge chairs, a flamingo statue, a toucan inflatable, and a city skyline in the background. The scene is set on a high-rise building with a glass facade and balconies. A large palm tree stands prominently in the center. The pool is surrounded by a paved deck with several lounge chairs. A pink flamingo statue is positioned near the pool's edge. A large inflatable toucan is floating in the pool. In the background, a dense city skyline is visible under a clear blue sky.

**YOUR IDEAL RETREAT FROM**  
*Everyday Hustle*

A modern, multi-story building with a courtyard. The building has white balconies with glass railings and blue-tinted windows. The courtyard is paved with light-colored tiles and features several large, circular planters with lush green plants. In the foreground, there are several lounge chairs with white cushions and a wooden side table. A swimming pool is visible in the background. The overall atmosphere is clean, modern, and luxurious.

REDEFINE YOUR WAY OF  
*Luxury Living*

# STRATEGICALLY LOCATED


## WITHIN JUMEIRAH VILLAGE TRIANGLE DUBAI

### KNOW YOUR NEIGHBOURHOOD

 AL KHAIL AVENUE MALL

 MEDICAL FACILITY

 CONVENIENCE STORE

 DIRECT ACCESS TO AL KHAIL ROAD  
CLOSE PROXIMITY TO SHEIKH MOHAMMAD  
BIN ZAYED ROAD

 RETAIL OUTLET WITHIN  
THE PREMISE

 INTERNATIONAL SCHOOL

 HOTEL



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

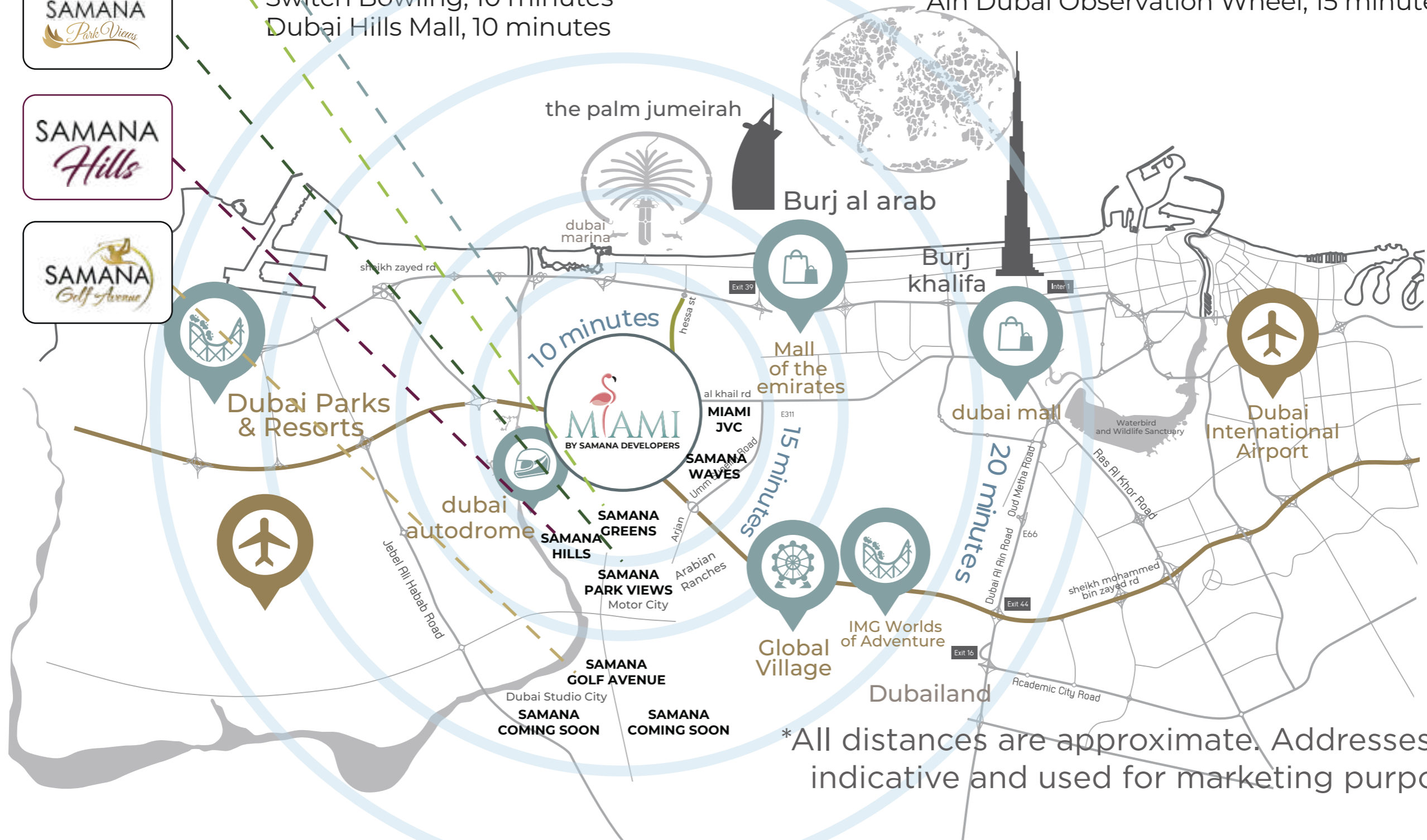
# EASY ACCESS TO ALL FACILITIES

SITUATED AT JUMERIAH VILLAGE TRIANGLE (JVT), MIAMI BY SAMANA DEVELOPERS PHASE 2 HAS EVERYTHING NEEDED FOR EVERYDAY LIFE NEARBY PLUS EASY ACCESS TO MAJOR LOCATIONS.



Marina Walk, 15 minutes  
 The Walk JBR, 15 minutes  
 Burj al Arab, 15 minutes  
 Global Village, 15 minutes  
 Switch Bowling, 10 minutes  
 Dubai Hills Mall, 10 minutes

Dubai Mall, 17 minutes  
 Burj Al Khalifa, 15 minutes  
 Madame Tussauds, 10 minutes  
 Dubai Miracle Garden, 8 minutes  
 Ain Dubai Observation Wheel, 15 minutes



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

*Embrace*  
COLORS & VIVIDNESS





*Live... Play...* **REPEAT**



VALET  
*Service*



*Retail*  
OUTLETS



**COFFEE**  
*Shop*



**MIAMI**  
BY SAMANA DEVELOPERS

*A Design*

**SO INTIMATE & COMFY**



  
**MIAN**  
BY SAMANA DEVELOPMENT

*A Perfect Blend of*  
**EXTRAVAGANCE & COMFORT**

*Sprawling*

**LIVING AREA FOR THE  
WHOLE FAMILY**





*Relax*

**IN YOUR PRIVATE SPACE  
& POOL**



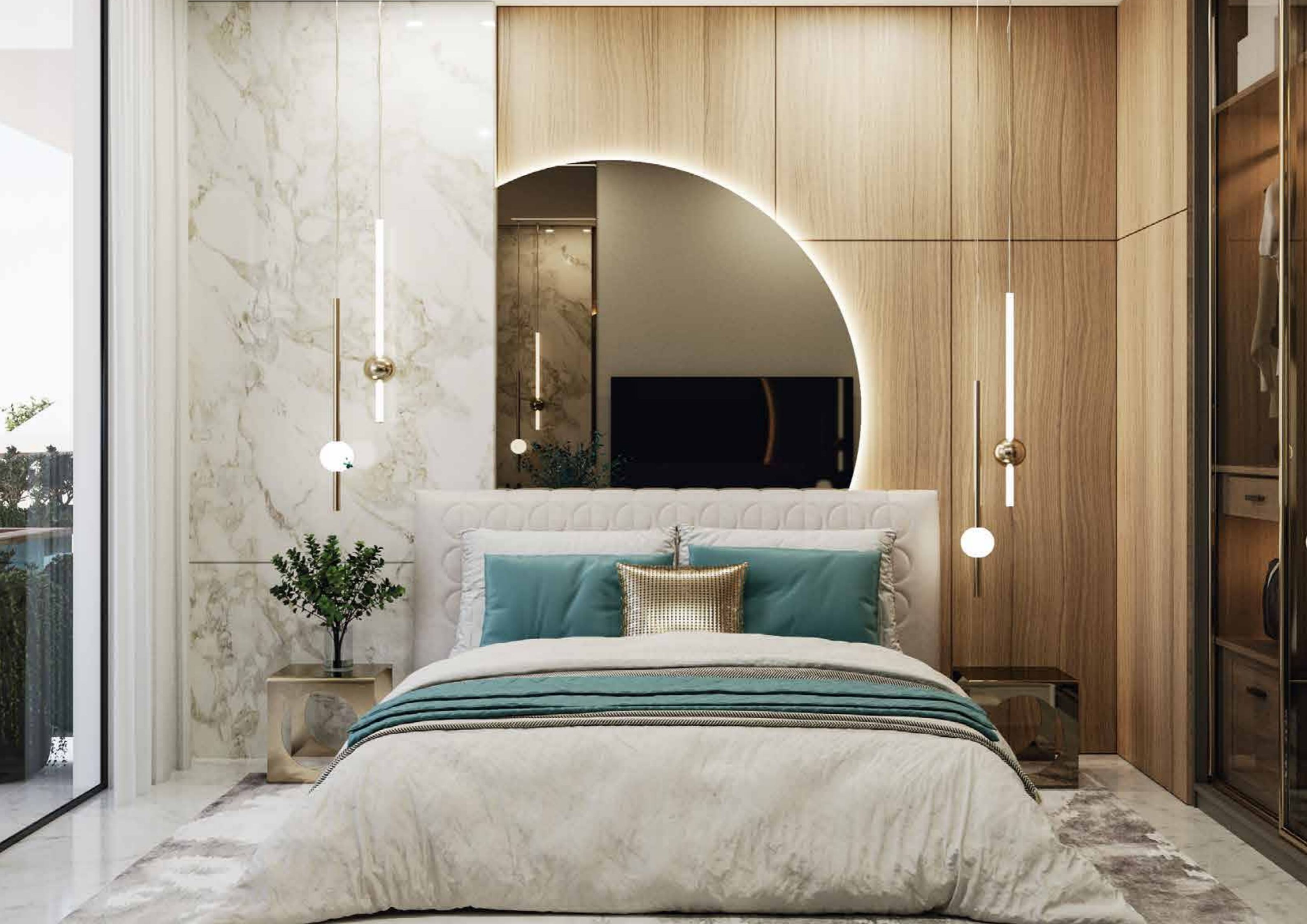
















# PHASE II

UNIT LAYOUTS



FLOOR PLANS  
AND TYPICAL APARTMENTS

# 1 BEDROOM WITH POOL



# 1 BEDROOM WITH POOL



**LIVING ROOM**



**BEDROOM**



**BATHROOM**



**KITCHEN**



FLOOR PLANS  
AND TYPICAL APARTMENTS

**2 BEDROOM WITH POOL**



## 2 BEDROOM WITH POOL



**LIVING ROOM**



**BEDROOM**



**BATHROOM**



**KITCHEN**



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**SAMANA**  
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