



SAMANANA
Golf Avenue

LUXURY LIVING. *Redefined*



**A PROJECT BY
AN AWARD WINNING DEVELOPER**



SAMANA
DEVELOPERS



LUXURY LIVING. *Redefined*

Samana Golf Avenue redefines the standard approach to luxury living. With its beautiful landscaped leisure deck featuring a world class swimming pool and health club accompanied by iconic cascading water features. The residential complex with its resort style architecture and feel also includes a children's pool, indoor and outdoor gymnasium and the property's showstopper, a full size miniature golf course.

INVESTORS CHOICE

An excellent investment opportunity for discerning clients that value quality whilst seeing generous returns on their investment with Samana Golf Avenue operating to the highest of international standards. Samana Developers track-record of delivering its projects on time, every time guarantees investors that their investments are in safe hands.



WELCOME TO THE FUTURE

We welcome you to the world of Samana in a city that is home to over 190 nationalities.

Dubai has rich Arabian heritage and prides itself with its pristine coastline and is recognized for the highest standards 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 the world's richest horse races, Formula One and numerous international sporting events in one of the safest cities in the world, it really is an ideal reason to invest. Dubai brings investors some of the highest rental yields in the world and good capital appreciation in a tax free environment. Free Zones bring investors 100% foreign business ownership allowing for 100% repatriation of both capital and profit free of corporate tax along with an internationally stable currency which is pegged to the US Dollar.



WHY SAMANA?

Since 1996, the group has been a pioneer in its hometown of Dubai, offering the largest immigration services portfolio in the Middle East making the group a leader in its profession. A portfolio of serviced offices and a power house in the rental real estate and investment market, Samana Developers is one of the fastest growing private developers in the country.

At Samana, the focus is on delivering the promise to each and every customer of a quality product at an appropriate price point that maximizes the returns for investors. Samana Greens completed the main structure within just 8 months and Samana Hills has seen record breaking construction.

The launch of Samana Golf Avenue brings investors a variety of luxury studio suites, spacious one bedroom apartments and two bedroom pool suites. A key feature of Samana Golf Avenue is its luxurious leisure facilities with its unique swimming deck, iconic water features, indoor and outdoor gymnasium and the flagship golf putting green all of which feature the latest technology throughout the property. This property is one that you will be proud to call home. At Samana, 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.



WHY INVEST IN DUBAI:

- Ranked as one of the safest and happiest cities in the world
- Average Return on Investments range between 7 and 10 percent annually
- One of the fastest growing economies in the region
- Tax free income
- Regulated property sector ensuring your investment is protected by the Dubai Government

SAMANA GROUP OF COMPANIES

Samana Group of Companies is a business conglomerate headquartered in Dubai with a global presence. The group comprises of over 10 internationally recognized companies all of which strive to deliver the highest quality of service accompanied with sincere professionalism.

Samana Developers broke ground in the property development industry with its first project Samana Greens in April of 2018 in the heart of Arjan, Dubai and has successfully been delivered. On the success of Samana Greens, Samana Hills was launched in September 2019 and is on-track for handover with the Samana fast-track construction strategy. The track-record of Samana Developers which has proven to show that the developments are on time, every time has been recognized internationally and the commitment to delivery and a transparent approach has been acknowledged with numerous awards.

Samana Group has marked a remarkable footprint in the industry of Immigration Services with companies under the group including Premiers, Global Migration Services and AAA International which collectively help and assist skilled and none skilled clients with a variety of immigration needs. The immigration companies are proud to work with over 3,000 satisfied clients on an annual basis. AAA International specifically is designed for a niche of elite clients who are searching for strong citizenship by investment opportunities in order to benefit from tax free status and visa free entry to over 120 countries.

The Group consists of a variety of other businesses from Business Centers, Investment and Financial advisory and investments and entrepreneur support.

Samana Group of Companies is built on passion and commitment with a vision to recognize and develop our team and to value our customers.

At Samana you are more than a customer, you are a part of our family.



DELIVERING RESULTS

The Group has been buying, renting and managing properties for over 20 years and with the excellent results and success of Samana Greens and Samana Hills we now bring you Our Flagship Project; Samana Golf Avenue.



DUBAI IS HOME

The Dubai Property Market has seen a variety of revolutionary improvements and positive changes for investors in the last few years. The government is continuously improving the incentives for investors to invest in Dubai including residential visas for investors allowing Dubai to be a home for retirement.

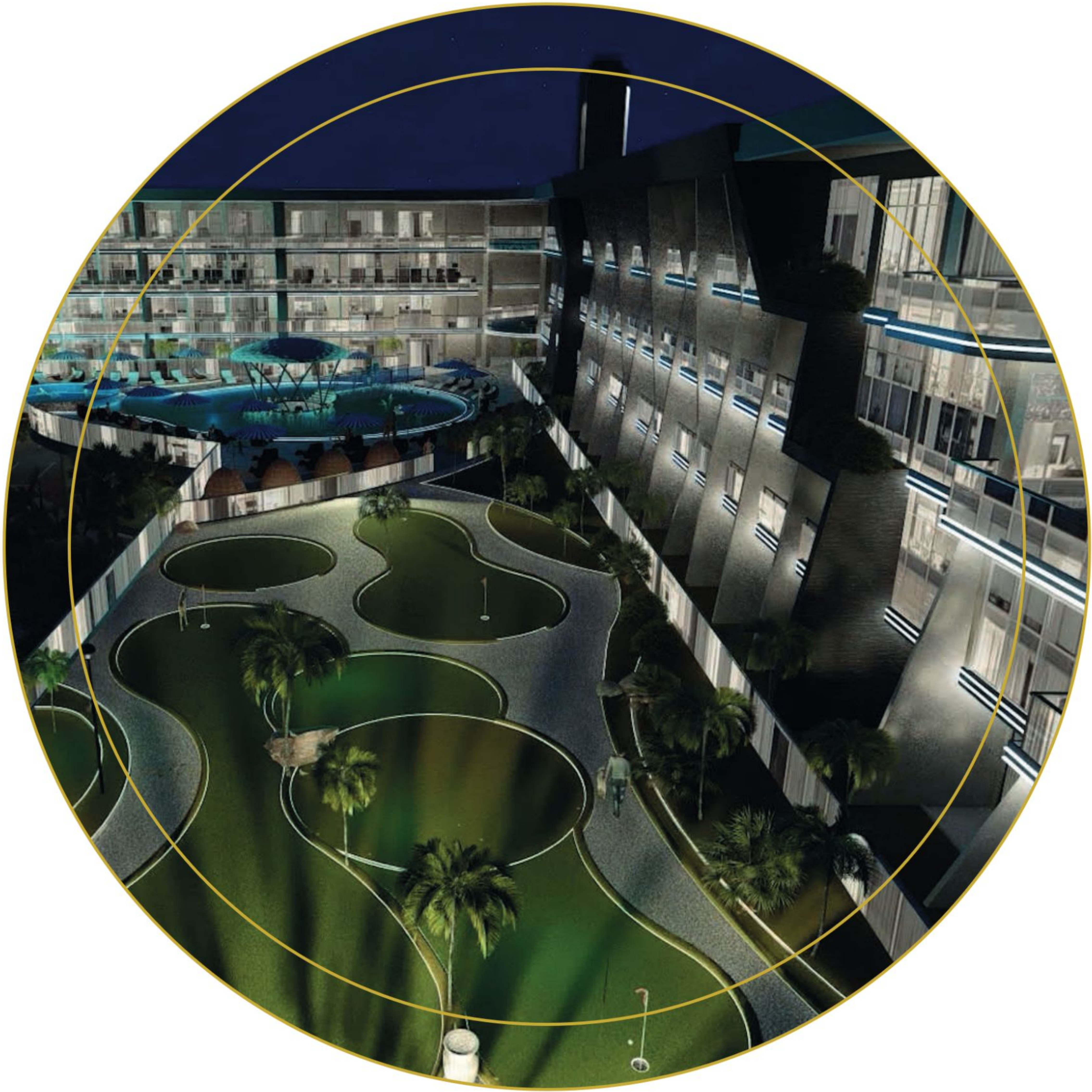


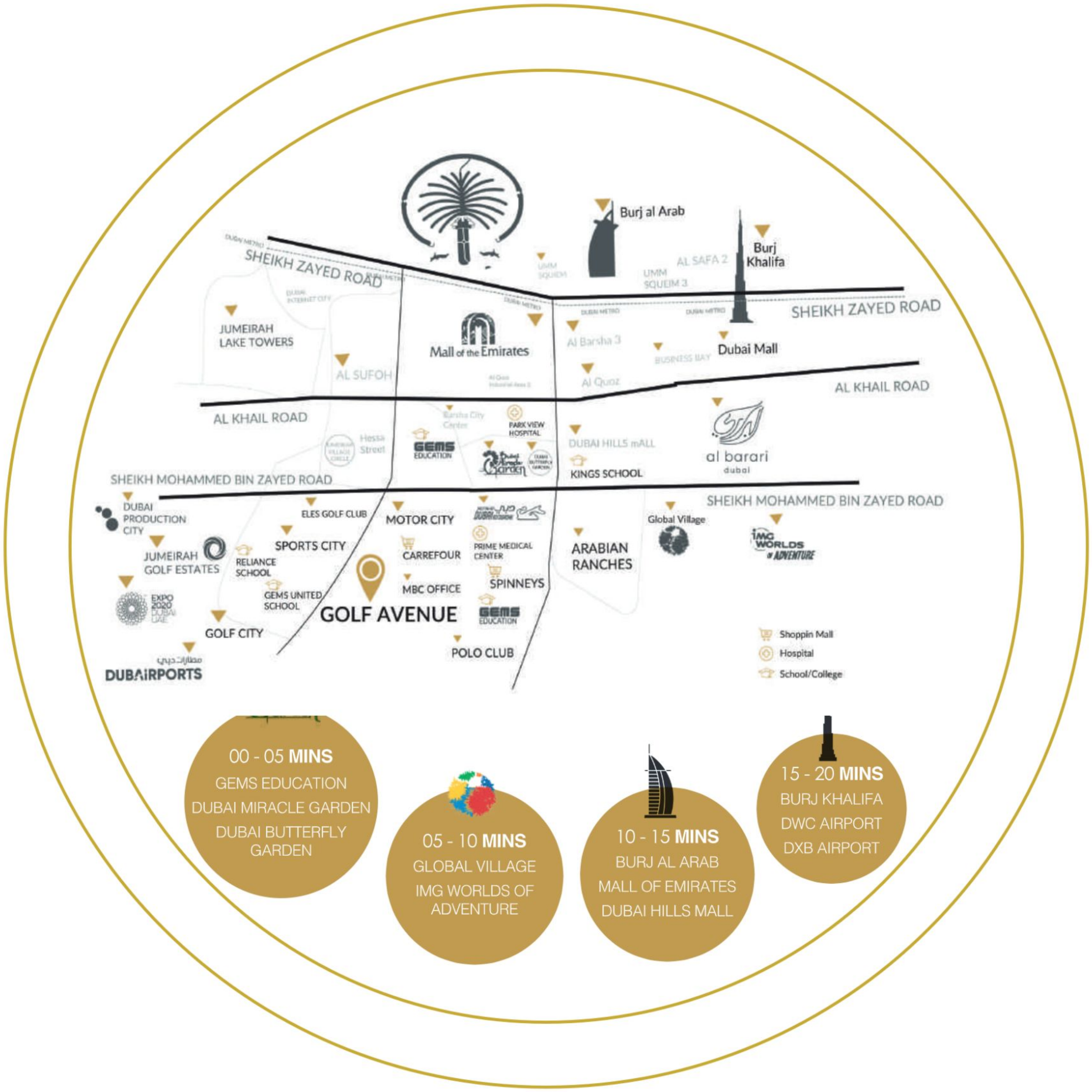
THE SAMANA FAMILY

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 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.



- **230+** LUXURY APARTMENTS WITH PARKING
- **10** WORLD CLASS AMENITIES
- MINI GOLF COURSE
- PRIVATE POOL WITHIN SELECTED APARTMENTS
- LUXURIOUS LEISURE POOL DECK
- FULL SIZE SWIMMING POOL
- KIDS PLAY AREA
- INDOOR & OUTDOOR GYM





00 - 05 MINS
 GEMS EDUCATION
 DUBAI MIRACLE GARDEN
 DUBAI BUTTERFLY GARDEN

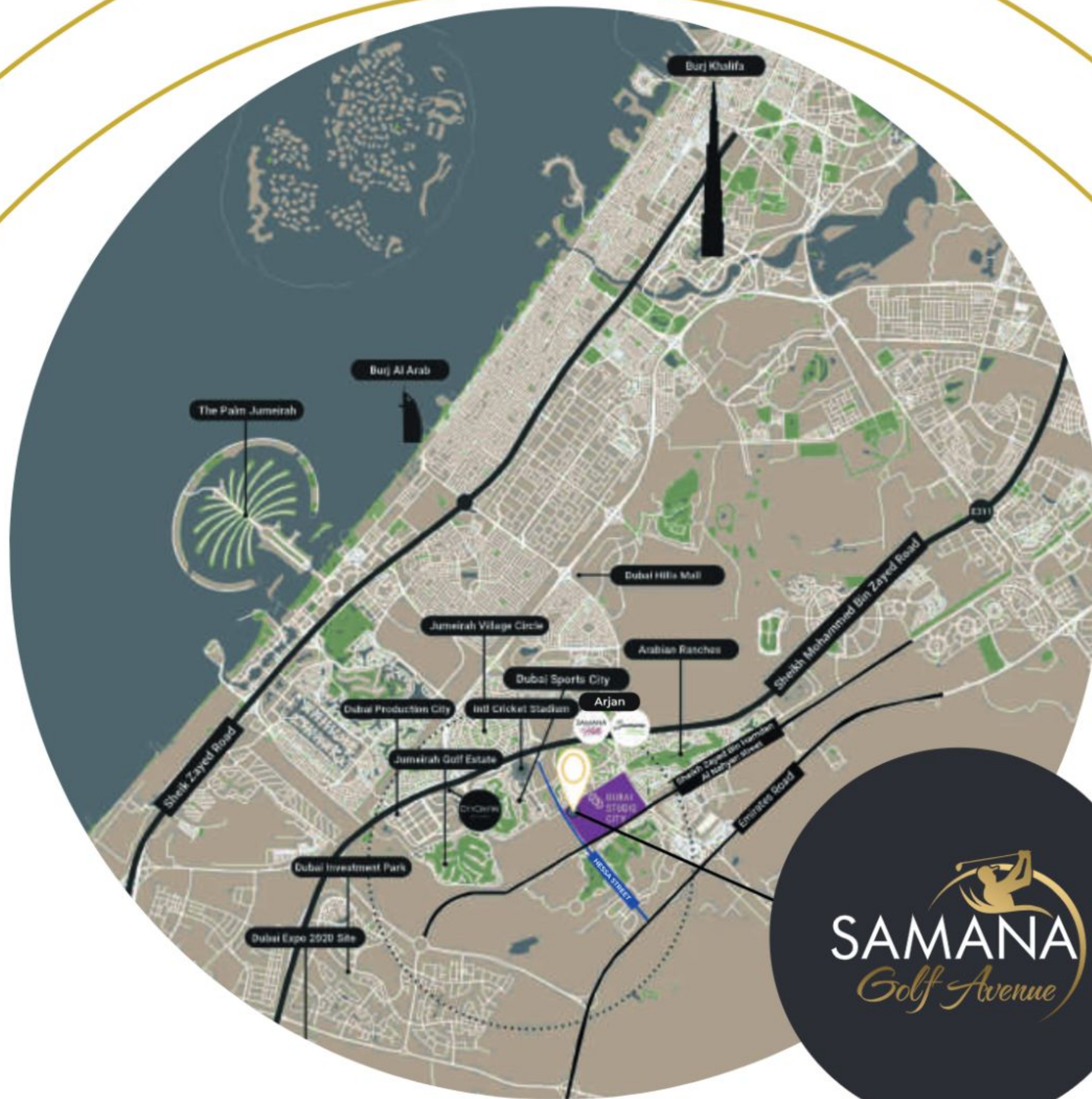
05 - 10 MINS
 GLOBAL VILLAGE
 IMG WORLDS OF ADVENTURE

10 - 15 MINS
 BURJ AL ARAB
 MALL OF EMIRATES
 DUBAI HILLS MALL

15 - 20 MINS
 BURJ KHALIFA
 DWC AIRPORT
 DXB AIRPORT

Map Labels:
 SHEIKH ZAYED ROAD, AL KHAIL ROAD, SHEIKH MOHAMMED BIN ZAYED ROAD, GOLF AVENUE, JUMEIRAH LAKE TOWERS, AL SUFOH, Mall of the Emirates, Al Barsha 3, Al Quoz, BUSINESS BAY, Dubai Mall, Burj Khalifa, Burj al Arab, UMM SQUEIM 2, UMM SQUEIM 3, AL SAFA 2, DUBAI METRO, JUMEIRAH GOLF ESTATES, RELIANCE SCHOOL, GEMS UNITED SCHOOL, GOLF CITY, DUBAI AIRPORTS, MOTOR CITY, CARREFOUR, MBC OFFICE, SPINNEYS, GEMS EDUCATION, POLO CLUB, ARABIAN RANCHES, Global Village, IMG WORLDS OF ADVENTURE, DUBAI HILLS MALL, al barari dubai, KINGS SCHOOL, PARK VIEW HOSPITAL, DUBAI BUTTERFLY GARDEN, DUBAI MIRACLE GARDEN, Hessa Street, HOSNA VILLAGE GRC, DUBAI PRODUCTION CITY, ELSES GOLF CLUB, SPORTS CITY, DUBAI EXPO 2020, DUBAI INTERNATIONAL AREA 2, DUBAI CITY, DUBAI INTERNATIONAL AREA 1, DUBAI INTERNATIONAL AREA 2, DUBAI INTERNATIONAL AREA 3, DUBAI INTERNATIONAL AREA 4, DUBAI INTERNATIONAL AREA 5, DUBAI INTERNATIONAL AREA 6, DUBAI INTERNATIONAL AREA 7, DUBAI INTERNATIONAL AREA 8, DUBAI INTERNATIONAL AREA 9, DUBAI INTERNATIONAL AREA 10, DUBAI INTERNATIONAL AREA 11, DUBAI INTERNATIONAL AREA 12, DUBAI INTERNATIONAL AREA 13, DUBAI INTERNATIONAL AREA 14, DUBAI INTERNATIONAL AREA 15, DUBAI INTERNATIONAL AREA 16, DUBAI INTERNATIONAL AREA 17, DUBAI INTERNATIONAL AREA 18, DUBAI INTERNATIONAL AREA 19, DUBAI INTERNATIONAL AREA 20, DUBAI INTERNATIONAL AREA 21, DUBAI INTERNATIONAL AREA 22, DUBAI INTERNATIONAL AREA 23, DUBAI INTERNATIONAL AREA 24, DUBAI INTERNATIONAL AREA 25, DUBAI INTERNATIONAL AREA 26, DUBAI INTERNATIONAL AREA 27, DUBAI INTERNATIONAL AREA 28, DUBAI INTERNATIONAL AREA 29, DUBAI INTERNATIONAL AREA 30, DUBAI INTERNATIONAL AREA 31, DUBAI INTERNATIONAL AREA 32, DUBAI INTERNATIONAL AREA 33, DUBAI INTERNATIONAL AREA 34, DUBAI INTERNATIONAL AREA 35, DUBAI INTERNATIONAL AREA 36, DUBAI INTERNATIONAL AREA 37, DUBAI INTERNATIONAL AREA 38, DUBAI INTERNATIONAL AREA 39, DUBAI INTERNATIONAL AREA 40, DUBAI INTERNATIONAL AREA 41, DUBAI INTERNATIONAL AREA 42, DUBAI INTERNATIONAL AREA 43, DUBAI INTERNATIONAL AREA 44, DUBAI INTERNATIONAL AREA 45, DUBAI INTERNATIONAL AREA 46, DUBAI INTERNATIONAL AREA 47, DUBAI INTERNATIONAL AREA 48, DUBAI INTERNATIONAL AREA 49, DUBAI INTERNATIONAL AREA 50, DUBAI INTERNATIONAL AREA 51, DUBAI INTERNATIONAL AREA 52, DUBAI INTERNATIONAL AREA 53, DUBAI INTERNATIONAL AREA 54, DUBAI INTERNATIONAL AREA 55, DUBAI INTERNATIONAL AREA 56, DUBAI INTERNATIONAL AREA 57, DUBAI INTERNATIONAL AREA 58, DUBAI INTERNATIONAL AREA 59, DUBAI INTERNATIONAL AREA 60, DUBAI INTERNATIONAL AREA 61, DUBAI INTERNATIONAL AREA 62, DUBAI INTERNATIONAL AREA 63, DUBAI INTERNATIONAL AREA 64, DUBAI INTERNATIONAL AREA 65, DUBAI INTERNATIONAL AREA 66, DUBAI INTERNATIONAL AREA 67, DUBAI INTERNATIONAL AREA 68, DUBAI INTERNATIONAL AREA 69, DUBAI INTERNATIONAL AREA 70, DUBAI INTERNATIONAL AREA 71, DUBAI INTERNATIONAL AREA 72, DUBAI INTERNATIONAL AREA 73, DUBAI INTERNATIONAL AREA 74, DUBAI INTERNATIONAL AREA 75, DUBAI INTERNATIONAL AREA 76, DUBAI INTERNATIONAL AREA 77, DUBAI INTERNATIONAL AREA 78, DUBAI INTERNATIONAL AREA 79, DUBAI INTERNATIONAL AREA 80, DUBAI INTERNATIONAL AREA 81, DUBAI INTERNATIONAL AREA 82, DUBAI INTERNATIONAL AREA 83, DUBAI INTERNATIONAL AREA 84, DUBAI INTERNATIONAL AREA 85, DUBAI INTERNATIONAL AREA 86, DUBAI INTERNATIONAL AREA 87, DUBAI INTERNATIONAL AREA 88, DUBAI INTERNATIONAL AREA 89, DUBAI INTERNATIONAL AREA 90, DUBAI INTERNATIONAL AREA 91, DUBAI INTERNATIONAL AREA 92, DUBAI INTERNATIONAL AREA 93, DUBAI INTERNATIONAL AREA 94, DUBAI INTERNATIONAL AREA 95, DUBAI INTERNATIONAL AREA 96, DUBAI INTERNATIONAL AREA 97, DUBAI INTERNATIONAL AREA 98, DUBAI INTERNATIONAL AREA 99, DUBAI INTERNATIONAL AREA 100.

- Shopping Mall
- Hospital
- School/College



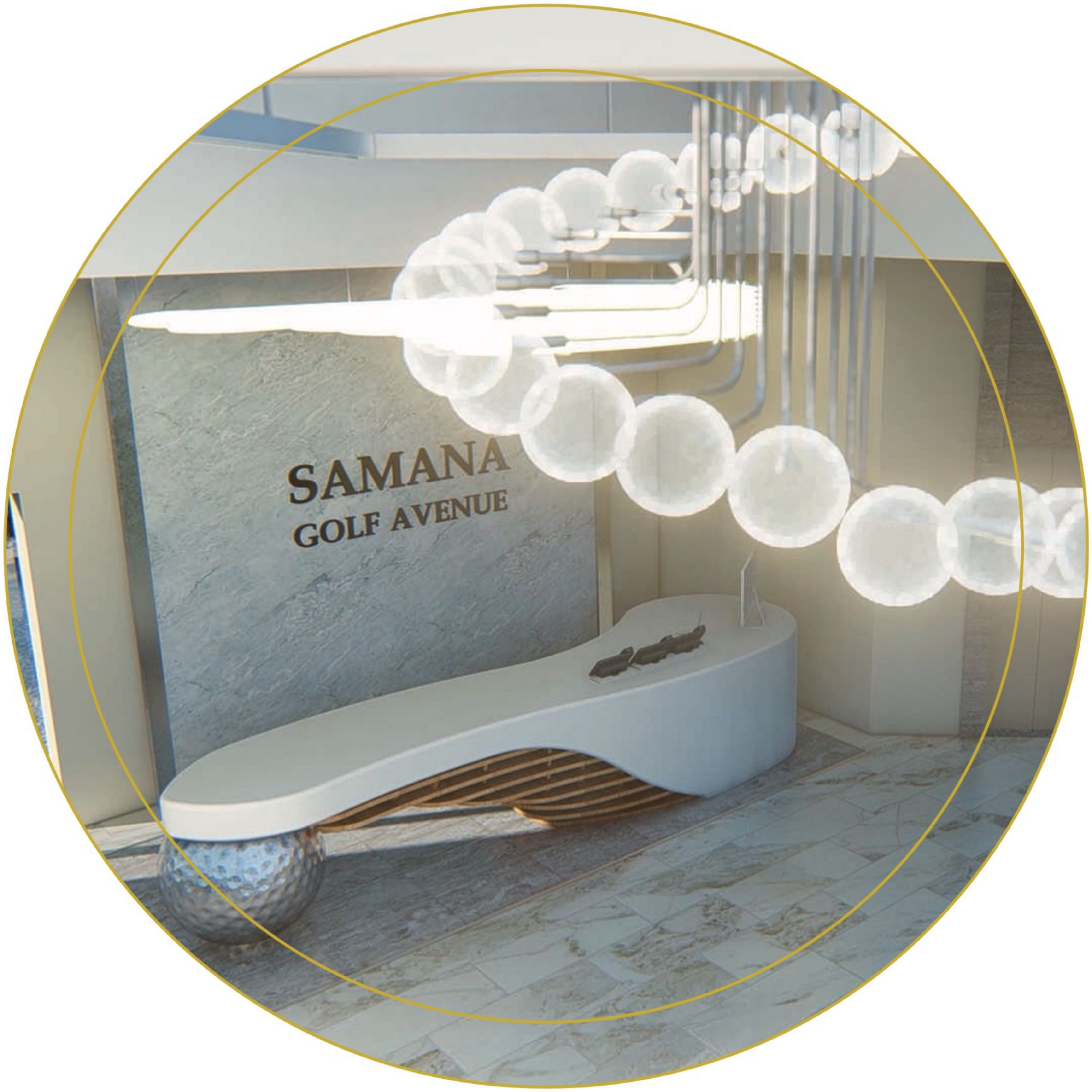
STRATEGICALLY LOCATED
WITHIN DUBAI BETWEEN BOTH SPORTS AND MOTOR CITY

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.



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



SAMANA
GOLF AVENUE











EXPERIENCE THE RESORT LIFESTYLE

Our luxurious pool deck offers spacious seating and lounging areas with a carefully manicured garden in the background making it a perfect place to relax and wind down. Spend the evening relaxing on your own private infinity pool or work out in the indoor or outdoor gym. Spend the weekend practicing your putting technique on your private putting green. At Samana Golf Avenue, we allow you to live with lifestyle you dream of.



WITH SAMANA, QUALITY IS ASSURED

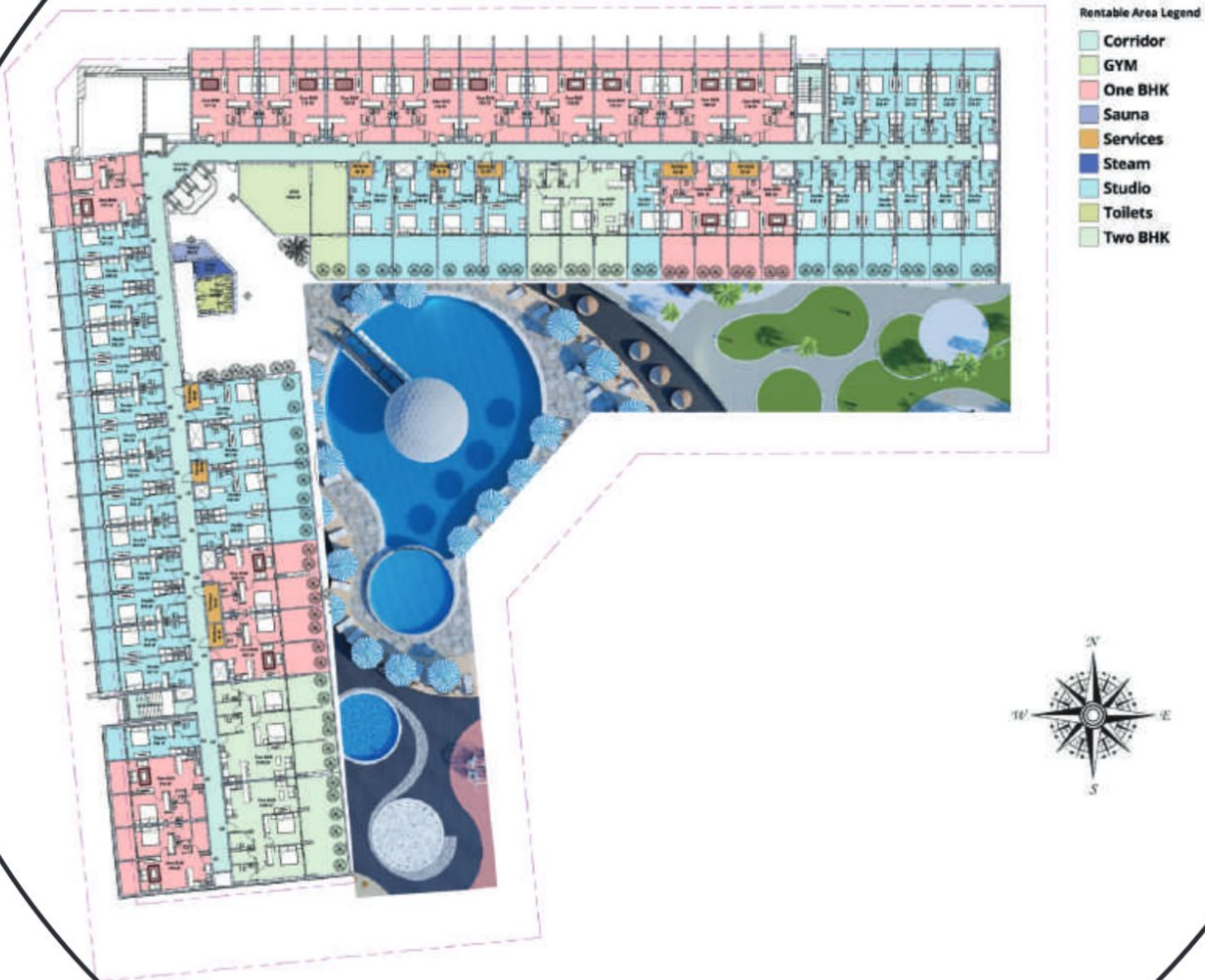




FLOOR PLANS

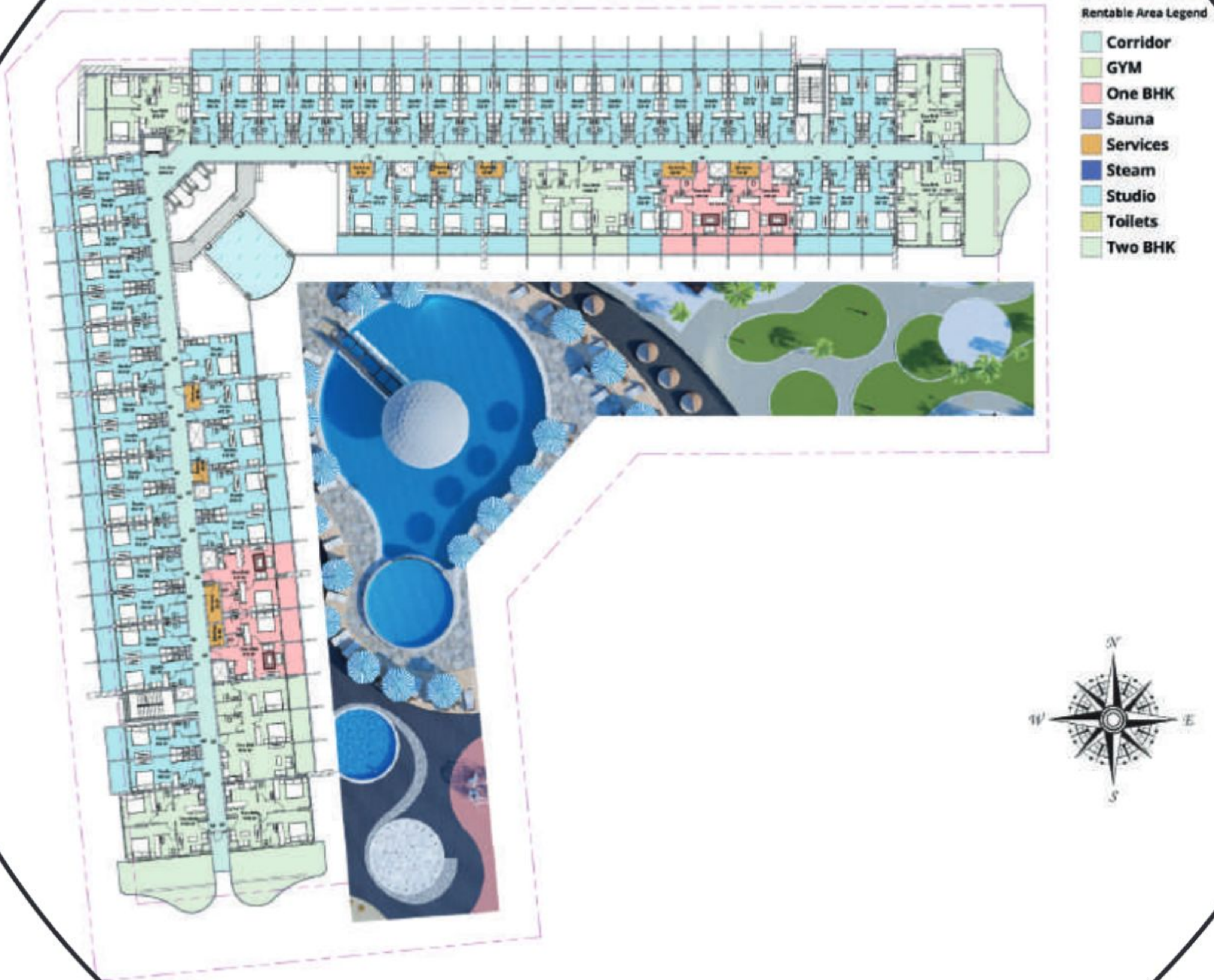


SAMANA
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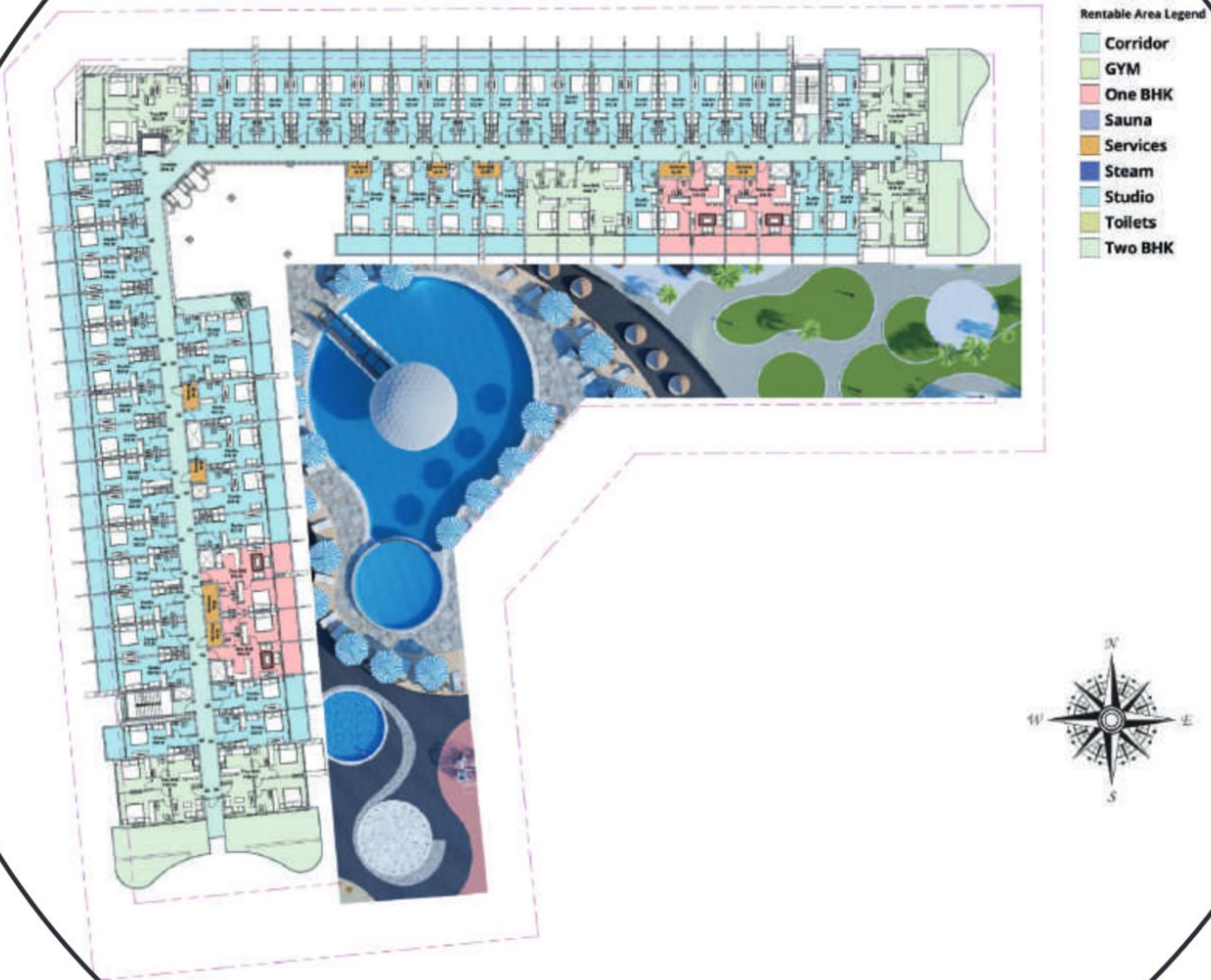
**TYPICAL FLOOR PLAN
1ST FLOOR PLAN**

SAMANA
Golf Avenue

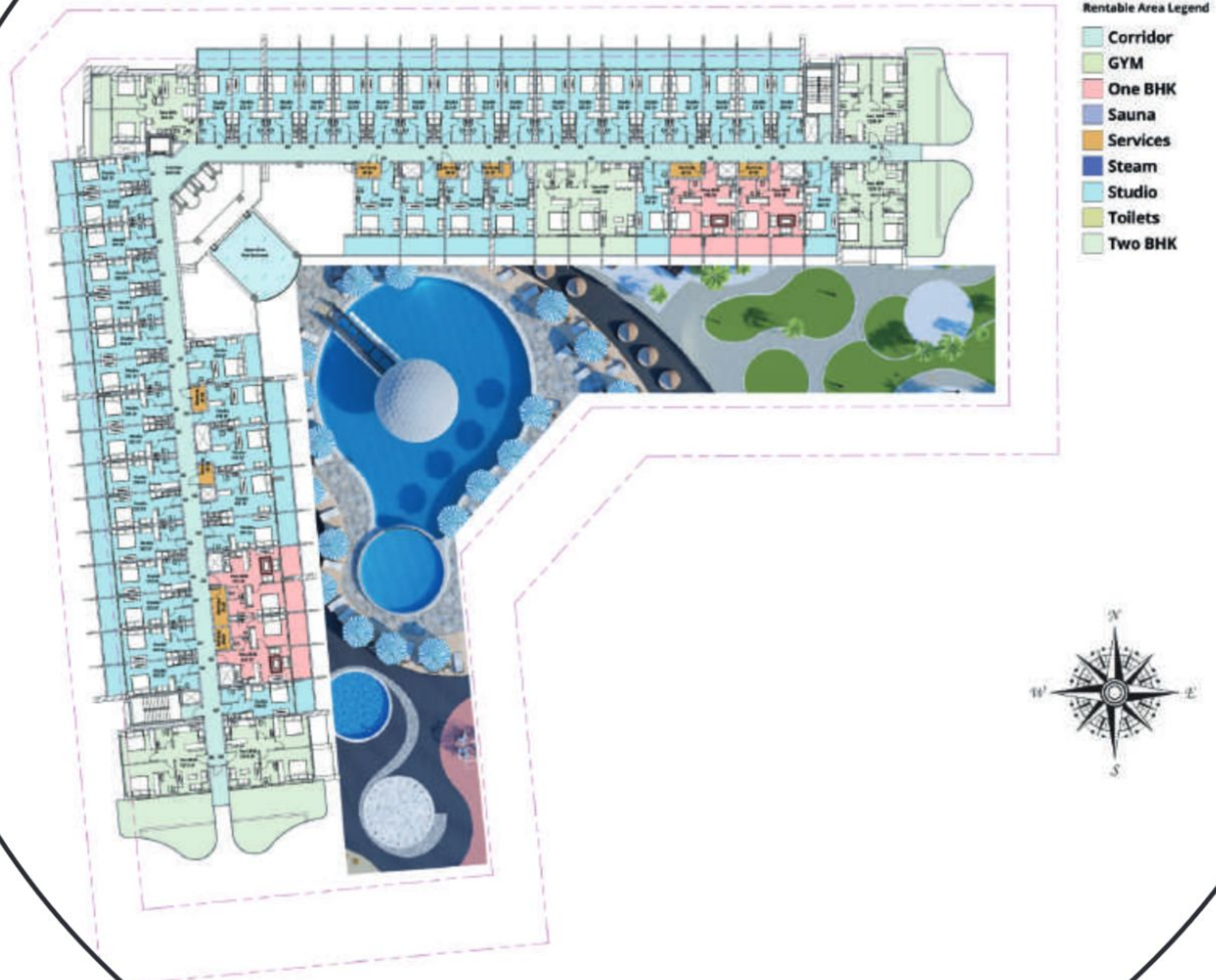


**TYPICAL FLOOR PLAN
2ND FLOOR PLAN**

SAMANA
Golf Avenue



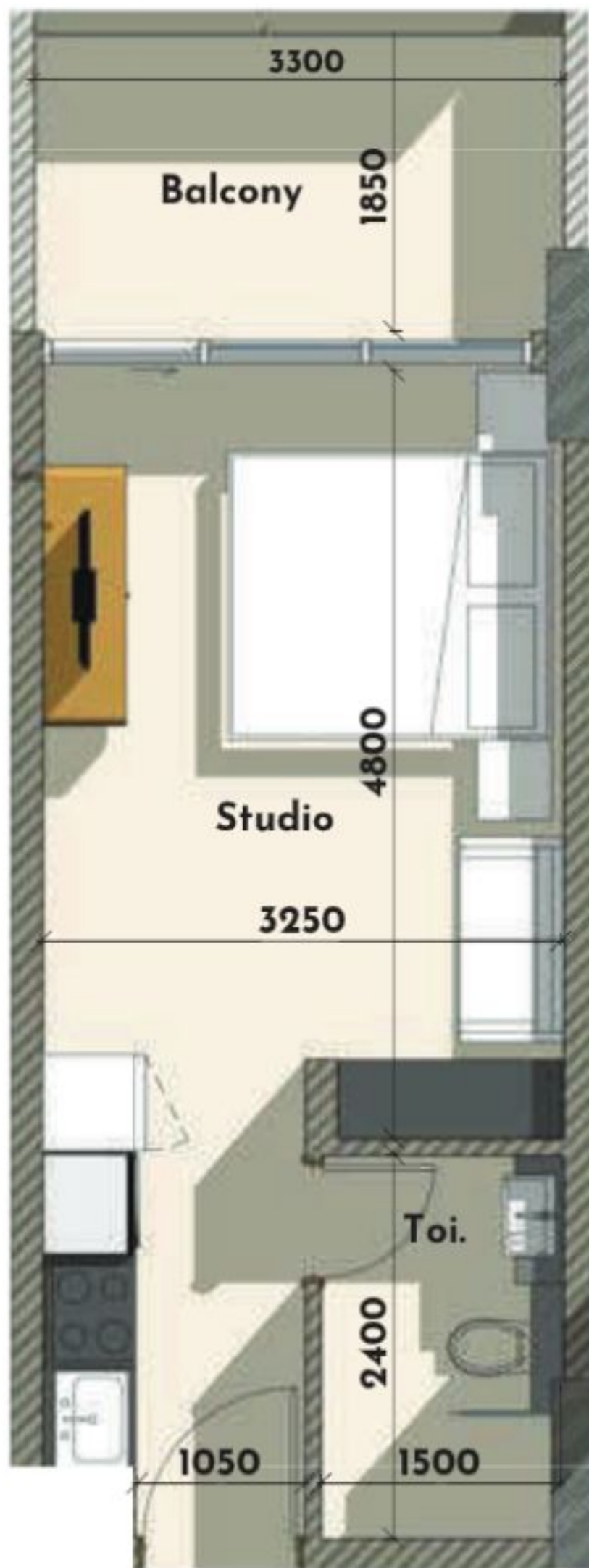
**TYPICAL FLOOR PLAN
3RD FLOOR PLAN**



**TYPICAL FLOOR PLAN
4TH FLOOR PLAN**



STUDIO A
Net area: 355 sq. ft.



STUDIO B
Net area: 551 sq. ft.



STUDIO C
Net area: 368 sq. ft.



**FLOOR PLANS
AND TYPICAL APARTMENTS**



STUDIO D
Total area: 408 sq. ft.



STUDIO E
Total area: 379 sq. ft.



**FLOOR PLANS
AND TYPICAL APARTMENTS**



ONE BHK - A
Total area: 805 sq. ft.



ONE BHK - B
Total area: 615 sq. ft.



**FLOOR PLANS
AND TYPICAL APARTMENTS**



TWO BHK - A
Total area: 1206 sq. ft.



**FLOOR PLANS
AND TYPICAL APARTMENTS**

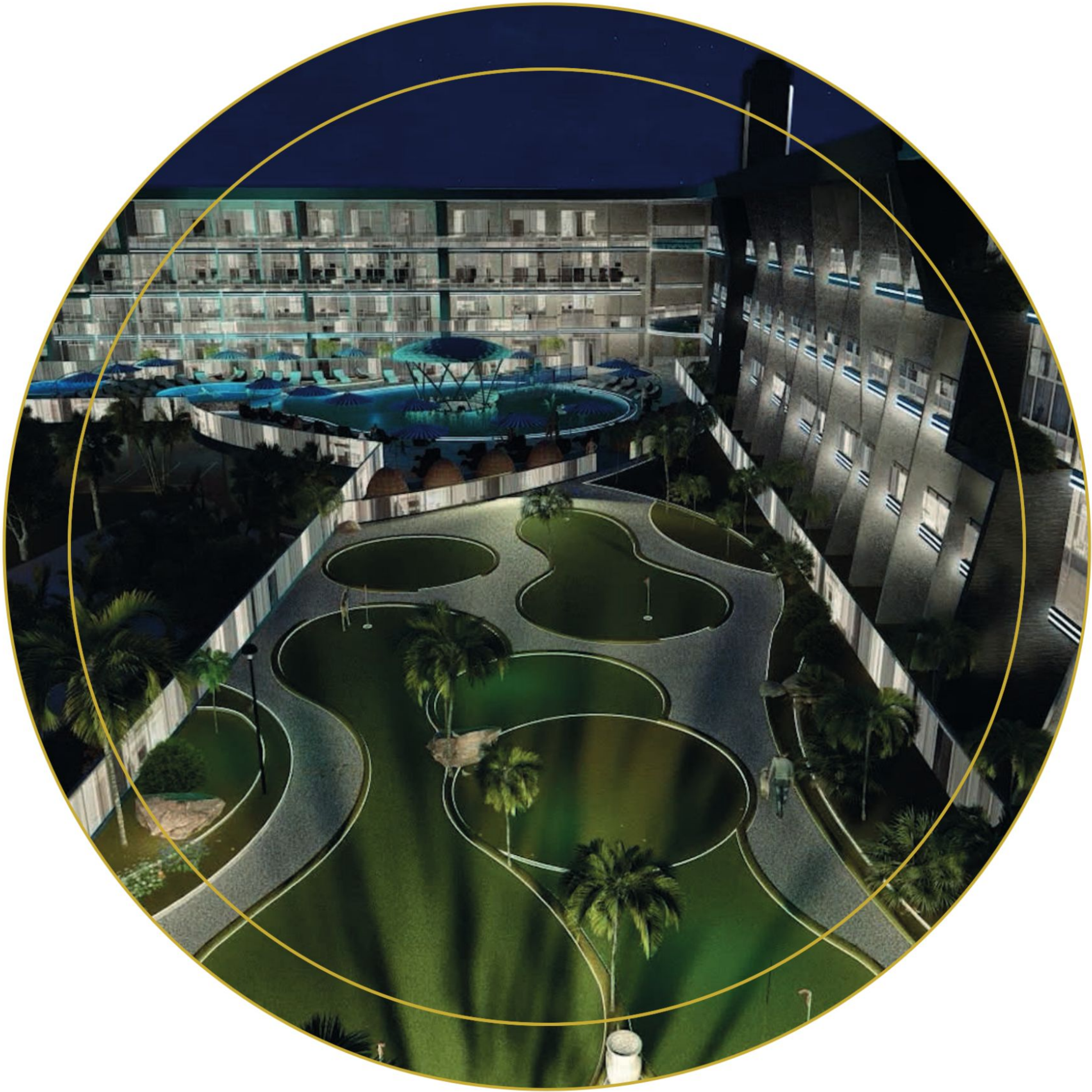














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For More Info...

<https://www.tanamiproperties.com/Projects/Samana-Golf-Avenue>



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