



SAMANA

DEVELOPERS



WHERE PURPOSE SHAPES EVERY SPACE

SAMANA's legacy is rooted in a singular vision—to craft environments that elevate everyday life. Over three decades, we've transformed that vision into a portfolio of communities that stand as benchmarks of design, purpose, and aspiration.

From idea to execution, we pursue progress with intention and purpose, fusing innovation, aesthetic clarity, and community thinking into every development. The result is more than architecture. It's a curation of refined lifestyles that inspire, endure, and lead the way forward.

Where Complete Control
Meets Timeless Quality



SAMANA's end-to-end integration means no detail is outsourced, ensuring absolute control over timelines, costs, and uncompromised luxury.

DESIGN & PLANNING

Visionary concepts engineered for reality.

ENGINEERING & CONSTRUCTION

Structural artistry meets technical brilliance.

PROCUREMENT

Utilizing cutting-edge platforms to streamline sourcing and ensure unmatched consistency.

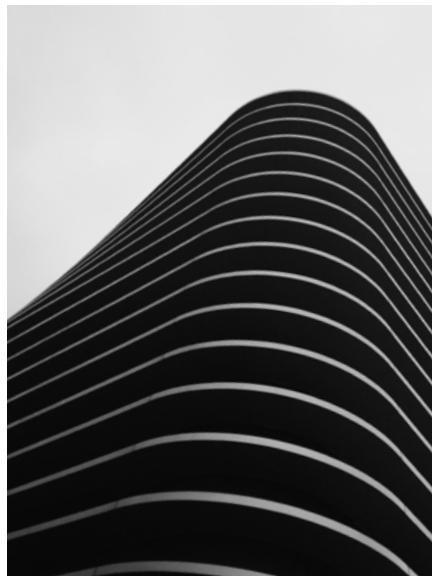
QUALITY CONTROL

Precision-led systems that track, review, and deliver quality.

CUSTOMER EXPERIENCE

End-to-end service with precision and care.

Our Brand Beliefs



DYNAMIC

We thrive on constant change and invigoration. We never sit still, or rest on our laurels. Instead, we're always looking ahead, and looking afresh.



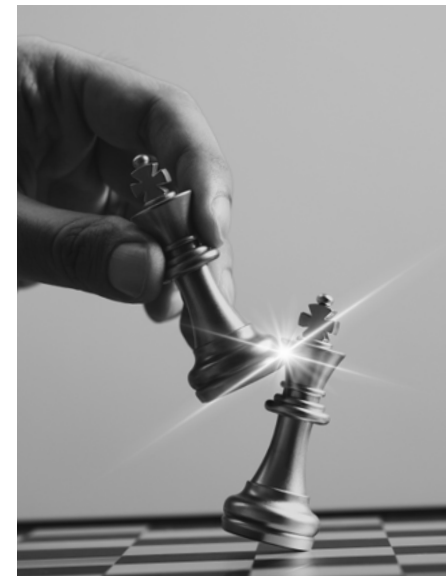
IMAGINATIVE

We value creative thinking, and the power it has to inspire. To us, no idea is off the table, nothing is a step too far. We're inspired by asking ourselves *What if?* and *Why not?*



THOUGHTFUL

Consideration for our customers is the heartbeat of who we are and how we build. We want to inspire and captivate their imagination. Enrich and elevate their lives. And respect and honor their wishes.



SHARP

We aim to be more enterprising and intelligent in our mindset and ethos than our market peers. We reach beyond the ordinary. We look to get ahead, to exceed, and find that extra edge. We never miss a beat or drop an opportunity.



INTRODUCING

SAMANA
BUSINESS HUB

ONE VISION. INFINITE MOMENTUM.



SAMANA



AT THE EPICENTER OF **EVERYTHING** DUBAI OFFERS

Right on

Sheikh Zayed Road

Located close to the arterial road that has historically connected Dubai to the rest of the UAE.



The road



that gets

UAE on the move

Direct access

to

Dubai Metro

Linked directly to the metro line that drives Dubai to work and back,

SAMANA Business Hub connects seamlessly to the rest of Dubai

Residential areas

in close proximity

and more to come



SAMANA • BUSINESS HUB



Established communities like Dubai Marina are just a short drive away

and SAMANA has its own residential plans in the vicinity.



You can live

where you work

and work

where you live





AT THE EPICENTRE OF **EVERYTHING** TO COME

SAMANA Business Hub occupies the nexus of movement and opportunity and is located just 15 minutes from the future of Dubai.



Al Maktoum
International Airport

Expo City Dubai

Palm Jebel Ali

Mall of Emirates

Dubai Media City

Dubai Marina Mall





The address

that

anchors Dubai



10 minutes

Palm Jebel Ali
Jumeirah Lake Towers

12 minutes

Dubai Marina Mall
Mall of the Emirates

15 minutes

Expo City
Al Maktoum International
Airport (DWC)

One vision.

The Epicenter of
momentum.

SAMANA Business Hub is Samana's defining statement on Sheikh Zayed Road. It aligns the city's most important district with the quality it deserves.



CONFERENCE ROOM

Quality *that*
Surpasses Expectation

SAMANA Business Hub is designed for professionals and investors who value proximity to opportunity. It delivers a working experience that matches the high stakes work environment and balances it with facilities and amenities not seen before in a commercial setup.



- 582 parking spaces
- 25+ premium amenities
- 13 elevators
- 04 floors of basement parking
- 05 floors of podium
- 18 floors of office spaces

Amenities

that centralize

workplace experience





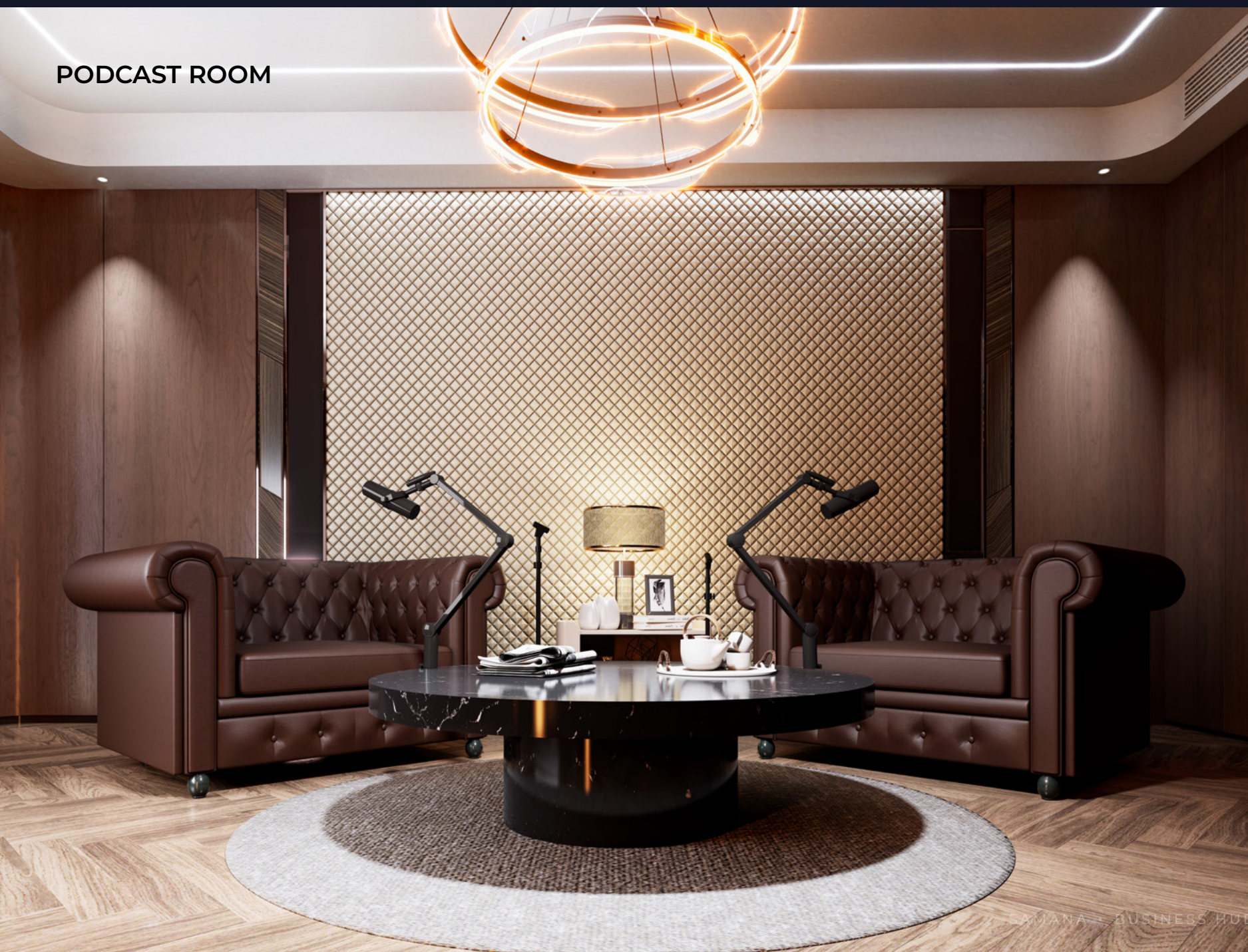
Designed
for
Dynamic Work

Flexible layouts

Focus zones

Collaborative hubs

PODCAST ROOM



Executive Business Club

Two Conference Rooms

Co – working space

Outdoor Meeting space

Podcast Rooms





OUTDOOR MEETING SPACE

Meeting areas where conversations spark ideas,
beyond traditional enclosed spaces



EXECUTIVE CONFERENCE ROOM

Beyond

the

Boardroom



PODIUM VIEW

Productivity thrives when balance exists

Adult Pool

Indoor Gym

Pilates

Sauna

Spa



Spaces that promote a healthy balance between an active and productive lifestyle

STATE-OF-THE-ART FITNESS CENTER



Curated amenities
that rejuvenate the senses



SPA

BEAUTY SHOP



SAUNA



Built

for

Connection

More than shared spaces - these are
natural networking arenas

Lazy Lounge

Pool deck

Cabanas

Outdoor Lounge

Cigar Lounge

Outdoor Amphitheatre

Outdoor Café

Indoor Café

Conversations *flow*

Partnerships *form*

Momentum *builds*



- Coffee meetings
- Poolside exchanges
- Evening interactions



All within the same address

OUTDOOR CAFE



Brewed for business and beyond

Whether you're sealing deals or sharing stories, this alfresco café blends work and leisure seamlessly.



OUTDOOR POOL DECK

The relaxing swimming pool offers a well-needed break from the pace of work life



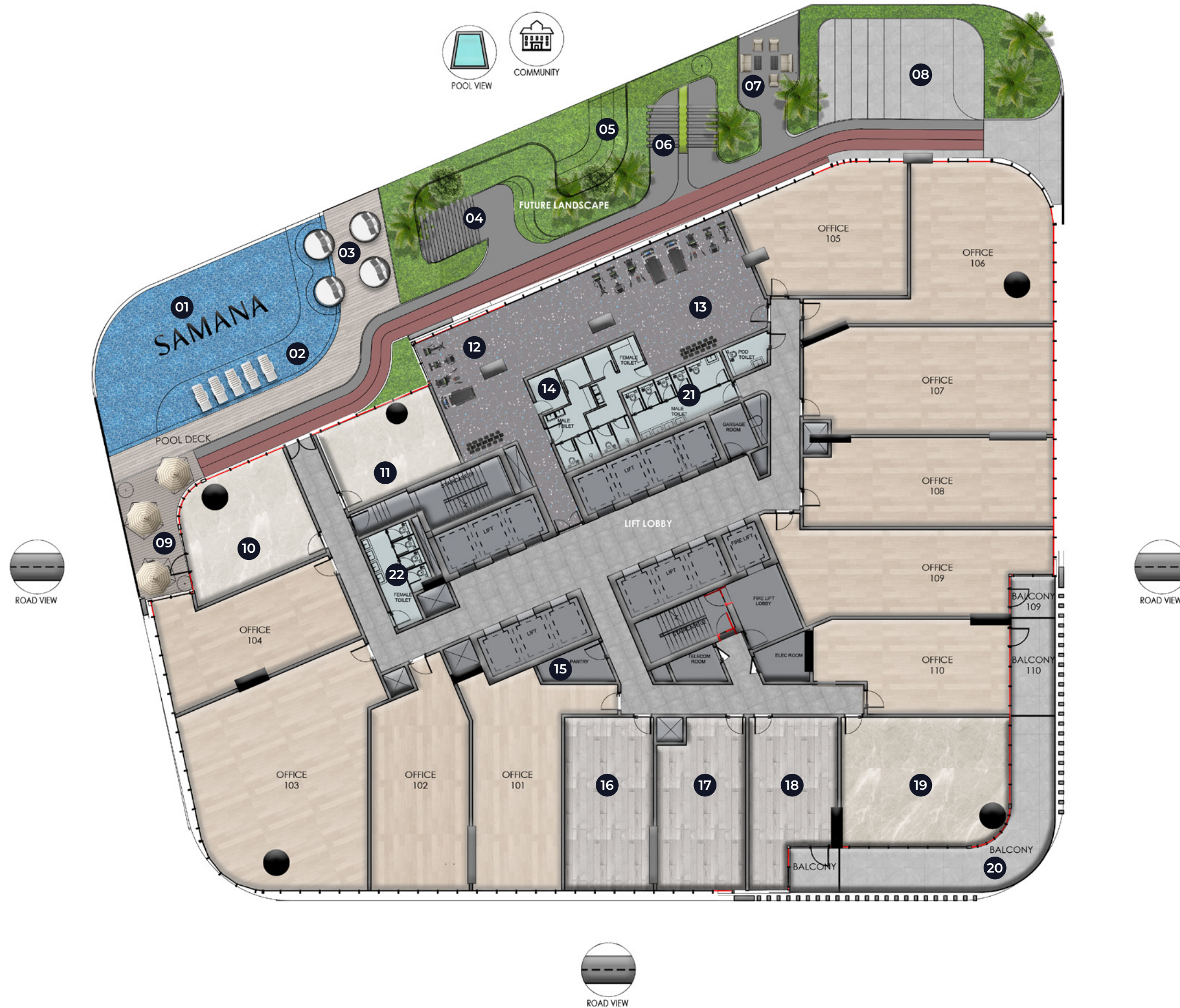


FLOOR PLAN & UNIT PLAN



FLOOR PLAN

1st Floor



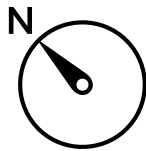
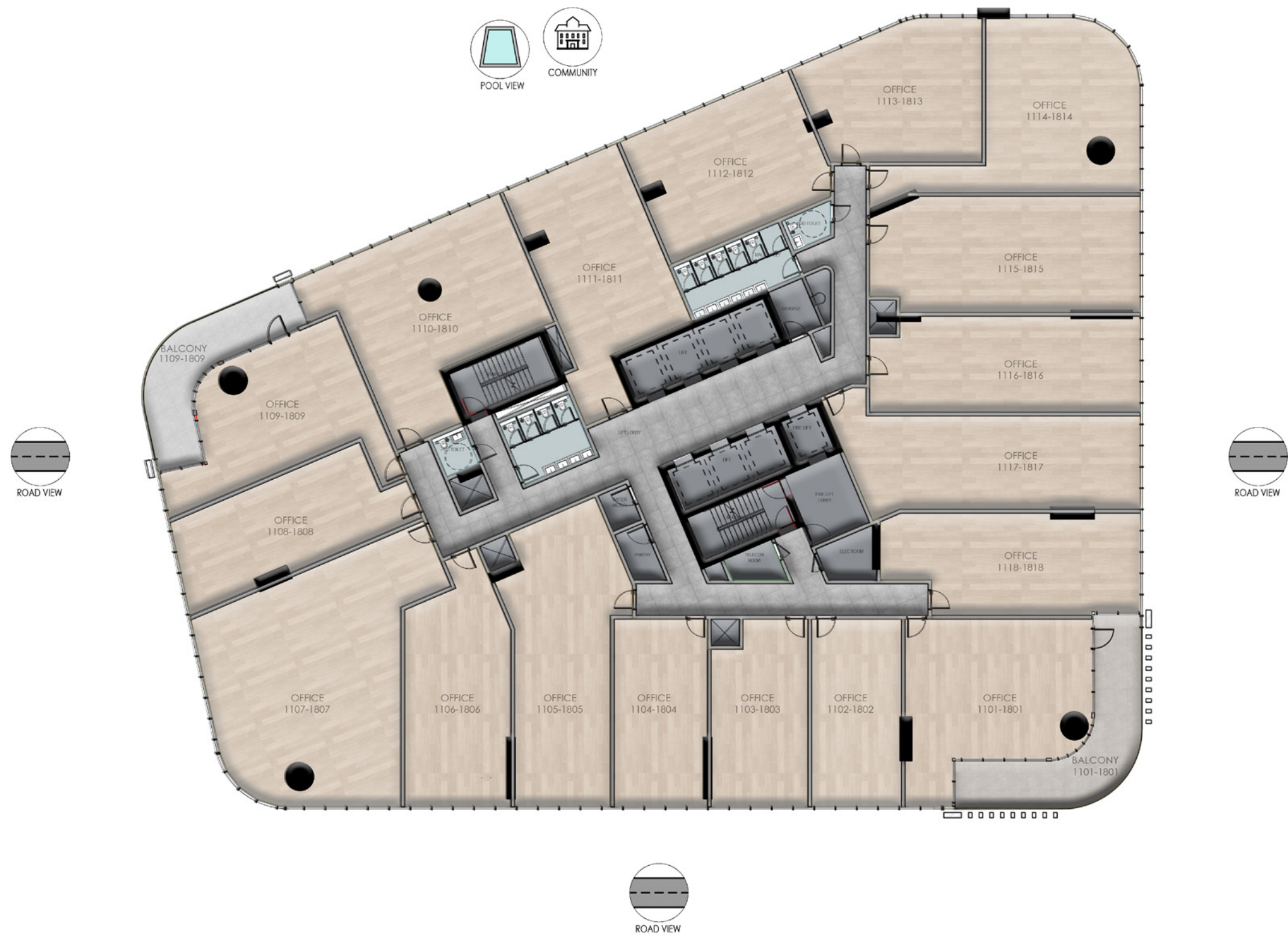
EXTERIOR AMENITIES

- 01 ADULT SWIMMING POOL
- 02 LAZY LOUNGE
- 03 CABANAS
- 04 OUTDOOR CIGAR LOUNGE
- 05 LEISURE AREA
- 06 OUTDOOR LOUNGE
- 07 OUTDOOR MEETING SPACE
- 08 OUTDOOR YOGA & MEDITATION AREA
- 09 OUTDOOR CAFE

INTERIOR AMENITIES

- 10 INDOOR CAFE
- 11 INDOOR LOUNGE
- 12 INDOOR GYM
- 13 PILATES
- 14 SAUNA
- 15 COMMON PANTRY
- 16 CONFERENCE ROOM
- 17 PODCAST ROOM
- 18 CO-WORKING SPACE
- 19 EXCLUSIVE BUSINESS CLUB
- 20 OUTDOOR SITTING
- 21 MALE TOILETS
- 22 FEMALE TOILETS
- 23 MALE PRAYER ROOM
(9TH FLOOR)
- 24 FEMALE PRAYER ROOM
(9TH FLOOR)
- 25 PARKING AREA
(4B+5P)

TYPICAL KEYPLAN
11th to 18th Floor



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