



*Ivy Gardens*  
BY SAMANA DEVELOPERS

*Your*  
URBAN NEST



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**SAMANA**  
DEVELOPERS

**ONE OF THE FASTEST-GROWING REAL ESTATE  
DEVELOPERS IN THE U.A.E.**







*Ivy Gardens*  
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A PROJECT BY AN AWARD WINNING DEVELOPERS





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Your  
URBAN NEST

*Welcome to IVY Gardens by SAMANA Developers, a unique and exciting new project that combines the best of city living with the tranquillity and beauty of nature. It is an exclusive community designed for those who appreciate the finer things in life and are looking for a sanctuary to call home.*

*Located in DLRC, IVY Gardens is designed to provide you with the ultimate in comfort, convenience, and sustainability. At IVY Gardens by SAMANA Developers, we believe that the natural world is an essential part of our daily lives and should be an integral part of our homes. And that's why we've incorporated plenty of greenery and open spaces into our project, giving you the opportunity to connect with nature every day. From community gardens to walking trails, there's always a green space to explore and enjoy.*

*You can enjoy the ultimate in relaxation and leisure in our state-of-the-art amenities. IVY Gardens offers exquisitely crafted private pools, all-inclusive fitness center, and much more. There's also a dedicated kids' area and plenty of greenery around to ensure that families have a great time together.*

*The location is well connected to the Trade Center, Dubai International Airport, and Academic City. And gives easy access to the prime locations of the city.*

*IVY Gardens by SAMANA Developers is more than just a place to live, it's a lifestyle. With exceptional design, world-class amenities and a prime location, this development is the epitome of luxury living. Whether you're looking to invest in a permanent residence or a vacation home, it offers the perfect blend of style, comfort and convenience.*



# DUBAI AS YOUR INVESTMENT HUB

*Dubai is a leading global investment hub, known for its strategic location, robust economy, and business-friendly environment. Its strategic location at the crossroads of Europe, Asia and Africa, makes it a gateway to the vast markets of the Middle East, Africa, and South Asia. Furthermore, Dubai has a diversified economy with a strong focus on real estate, tourism, real estate, technology, which makes it an ideal destination for investment.*

*It is also known for its business-friendly environment, with a pro-investment government, a transparent legal system, and a skilled workforce. The city's world-class infrastructure and amenities make it an attractive destination for both businesses and individuals. And with the exclusive IVY Gardens by SAMANA Developers, investors have a golden opportunity to invest and maximize their ROI. It can also be a pathway to Golden Visa in the UAE.*

- Among the Safest Cities in the World
- A Tourism Hub
- Diversified Economy
- Business-friendly Environment
- Growing Real Estate Market
- Tax-free Environment
- Hub for International Trade and Commerce
- Fast-growing Tourism Industry
- Leading Center for Finance, Technology, and Innovation
- Welcoming and Diverse Community

## WHY INVEST IN DUBAI?







**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.

At SAMANA Developers, we focus on living up to the expectations of our customers 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 aim to make a substantial difference in the wide world of real estate by incorporating unique design ideas and concepts.

We live by the motto – “On Time, Every Time”.

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.

Working with ultimate zeal and passion, we had our breakthrough in the real estate world with our very first project, ‘SAMANA Greens’ launched in April 2018 in the heart of Arjan, Dubai. The project had its main structure completed in merely 8 months, and despite the tough pandemic times, it was successfully delivered in the year 2020.

Following the huge success of SAMANA Greens, we then launched another magnificent project, SAMANA Hills in September 2019. The project recorded ground-breaking construction progress and was successfully handed over in June 2022. It even went on to be the first property in Arjan, Dubai to have private pools in a residential apartment.

The radical success gained by our diligent team has encouraged and paved the way for many other holistic real estate projects. And as we speak, the team is working towards launching the next project and continuing the success spree.



# Media

**Construction Week**  
According to Cushman & Wakefield'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.  
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**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.

**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 Dubai, competing with all large, mid and small size developers in Dubai. Due to the large, mid and small size developers in Dubai, Samana quality construction and flexible payment plans, Samana assets remained hot favorites among end-users. The ranking was mentioned and organized by Property Monitor, one of UAE's leading real estate data and market intelligence companies.

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# Media



# Media





# MESSAGE FROM OUR CEO



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

I am proud to say that we have a long-standing commitment to innovation and setting new trends in the real estate market. Our team of experts continuously strives to push the boundaries of design and technology to create truly unique and exceptional developments.

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.

Innovation is at the heart of everything we do, and we are committed to staying ahead of the curve in terms of design, materials, and technology. Our projects are designed to meet the evolving needs of our customers and to exceed their expectations.

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

SAMANA  
*Hills*

**STARTED**  
MAR, 2019

**100 % STRUCTURE**  
AUG, 2020

**HANDOVER**  
JUNE, 2022

  
SAMANA  
*Golf Avenue*

**STARTED**  
MAR, 2021

**95 % STRUCTURE**  
COMPLETED

**HANDOVER**  
MAY, 2023

  
*Park Views*  
BY SAMANA DEVELOPERS

**STARTED**  
OCT, 2021

**40 % STRUCTURE**  
COMPLETED & ONGOING

**HANDOVER**  
APRIL, 2024



# Our Projects



**STARTED**  
MARCH, 2022

**10 % STRUCTURE**  
COMPLETED & ONGOING

**HANDOVER**  
MARCH, 2025



**STARTED**  
SEPT, 2022

**HANDOVER**  
DEC, 2024



**STARTED**  
OCT, 2022

**HANDOVER**  
DEC, 2024



**STARTED**  
OCT, 2022

**HANDOVER**  
DEC, 2025



# Our Projects

SAMANA  
MYKONOS

**STARTED**  
JAN, 2023



**HANDOVER**  
JUN, 2025

PHASE II  
SAMANA  
*Waves*  
LIVE IN STYLE

**STARTED**  
MARCH, 2023



**HANDOVER**  
APRIL, 2026

SAMANA  
MYKONOS  
*Signature*

**STARTED**  
MARCH, 2023



**HANDOVER**  
OCTOBER, 2026



# Let's have a look at some of the amazing features of Ivy Gardens



A luxurious and large Leisure Pool Deck



Main Pool



Private pools inside apartments



Rooftop infinity pool



Outdoor Cinema



Kids Area



Sauna & Steam Room



Kids Pool



Full Health Club Indoor & Outdoor Gym



Greenery



Rooftop Jogging track



























SAMANA



# Awards & Recognitions

EMERGING CEO OF THE YEAR AWARD

DESIGN MIDDLE EAST AWARD 2019



SUSTAINABLE PROJECT OF THE YEAR AWARD

Best Project of the Year 2022

EXCELLENCE IN AFFORDABLE LUXURY IN REAL ESTATE AWARD 2020



DESIGN MIDDLE EAST AWARD 2022



# Strategically Located


WITHIN DLRC

## KNOW YOUR NEIGHBOURHOOD

 LIFESTYLE RESIDENTIAL COMMUNITY

 MEDICAL FACILITY

 CONVENIENCE STORE

 CLOSE PROXIMITY TO SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

 MALLS AND SUPERMARKETS

 SCHOOL

 HOTEL



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



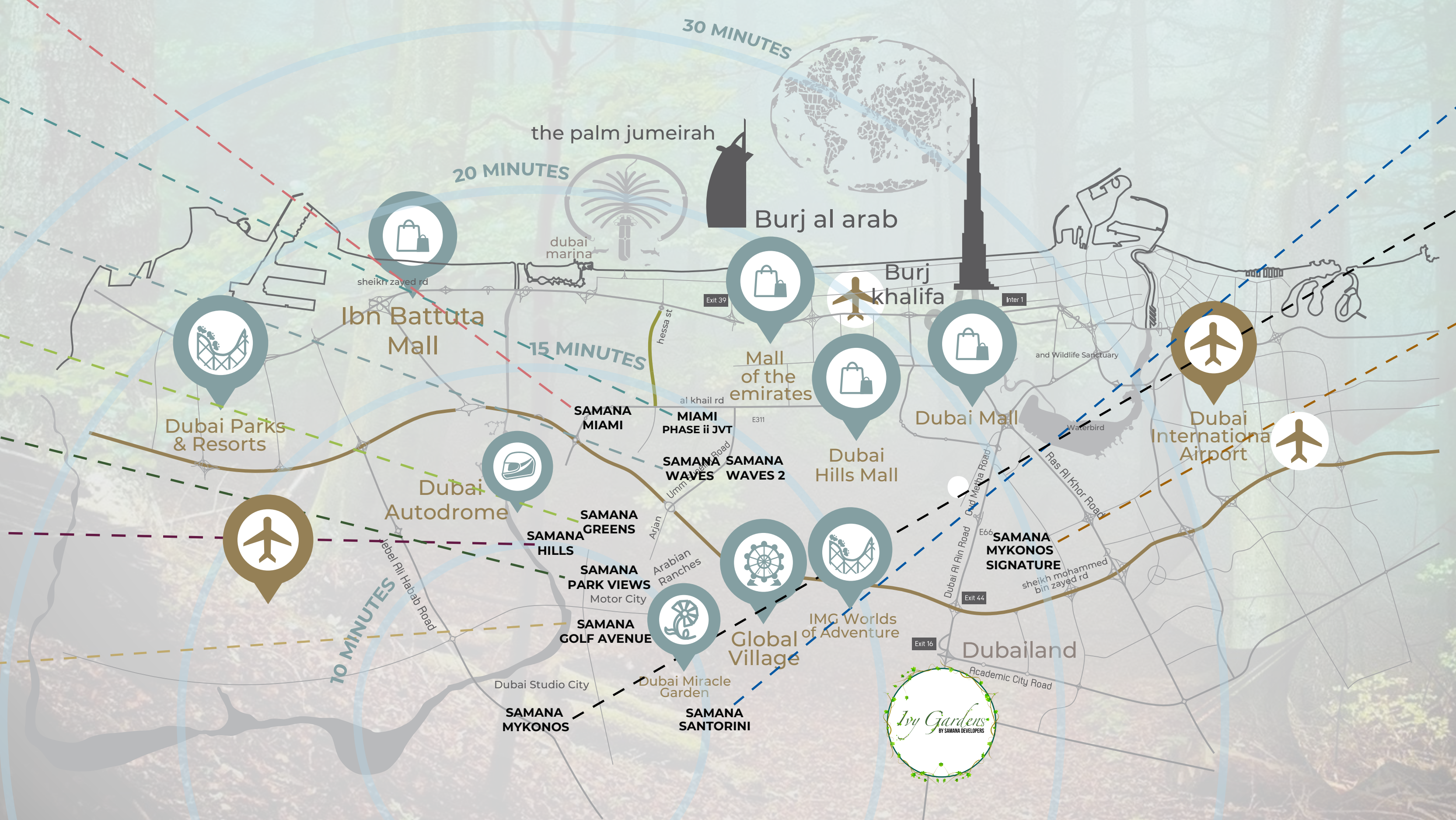
# Easy Access to All Facilities

SITUATED AT DLRC, IVY GARDENS BY SAMANA DEVELOPERS OFFERS THE PERFECT LOCATION AND HAS EVERYTHING NEEDED FOR EVERYDAY LIFE NEARBY, ALONG WITH EASY ACCESS TO MAJOR LOCATIONS. IT IS STRATEGICALLY LOCATED BETWEEN THE EMIRATES AND AL AIN HIGHWAYS.

Global Village, 10 minutes  
 IMG World, 13 minutes  
 Mirdif City Centre, 20 minutes

Dubai Airport, 22 minutes  
 Dubai Mall, 24 minutes  
 Miracle Garden, 22 minutes

Dubai Downtown, 23 minutes  
 Burj Al Khalifa, 30 minutes  
 Dubai Safari, 15 minutes



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*Unit Layouts*





**LIVING ROOM**



**BEDROOM**



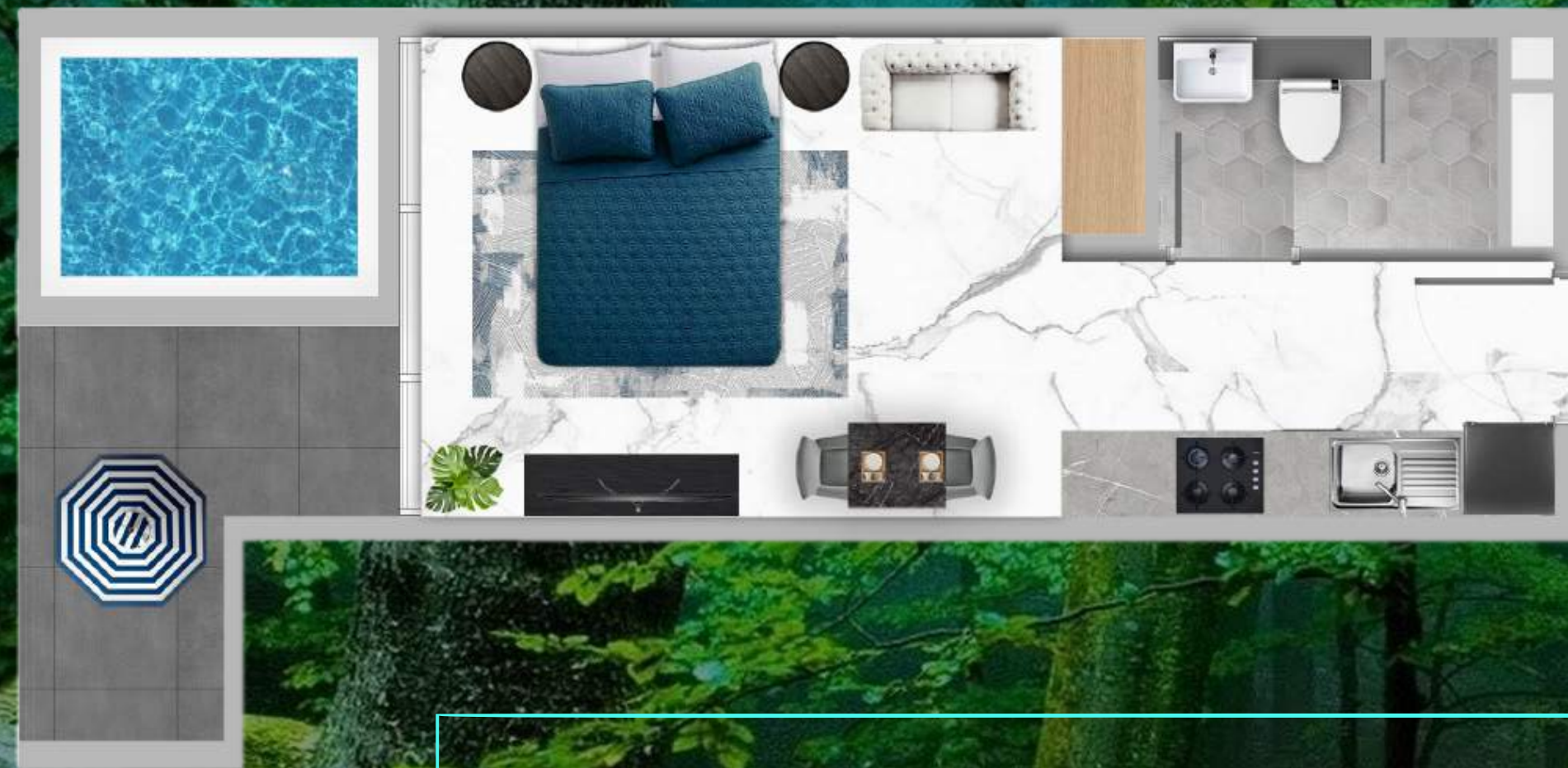
**BATHROOM**



**KITCHEN**



# FLOOR PLANS AND TYPICAL APARTMENTS



**STUDIO WITH POOL**



**1 BEDROOM WITH POOL**





# FLOOR PLANS AND TYPICAL APARTMENTS

## 2 BEDROOM WITH POOL



## 3 BEDROOM WITH POOL





*A Harmonious Blend with Nature*





*A World of Comfort and Refinement*





*Your Own Private Paradise*





*Opulence at its Finest*



*by Garden*  
LUXURY RESIDENCES



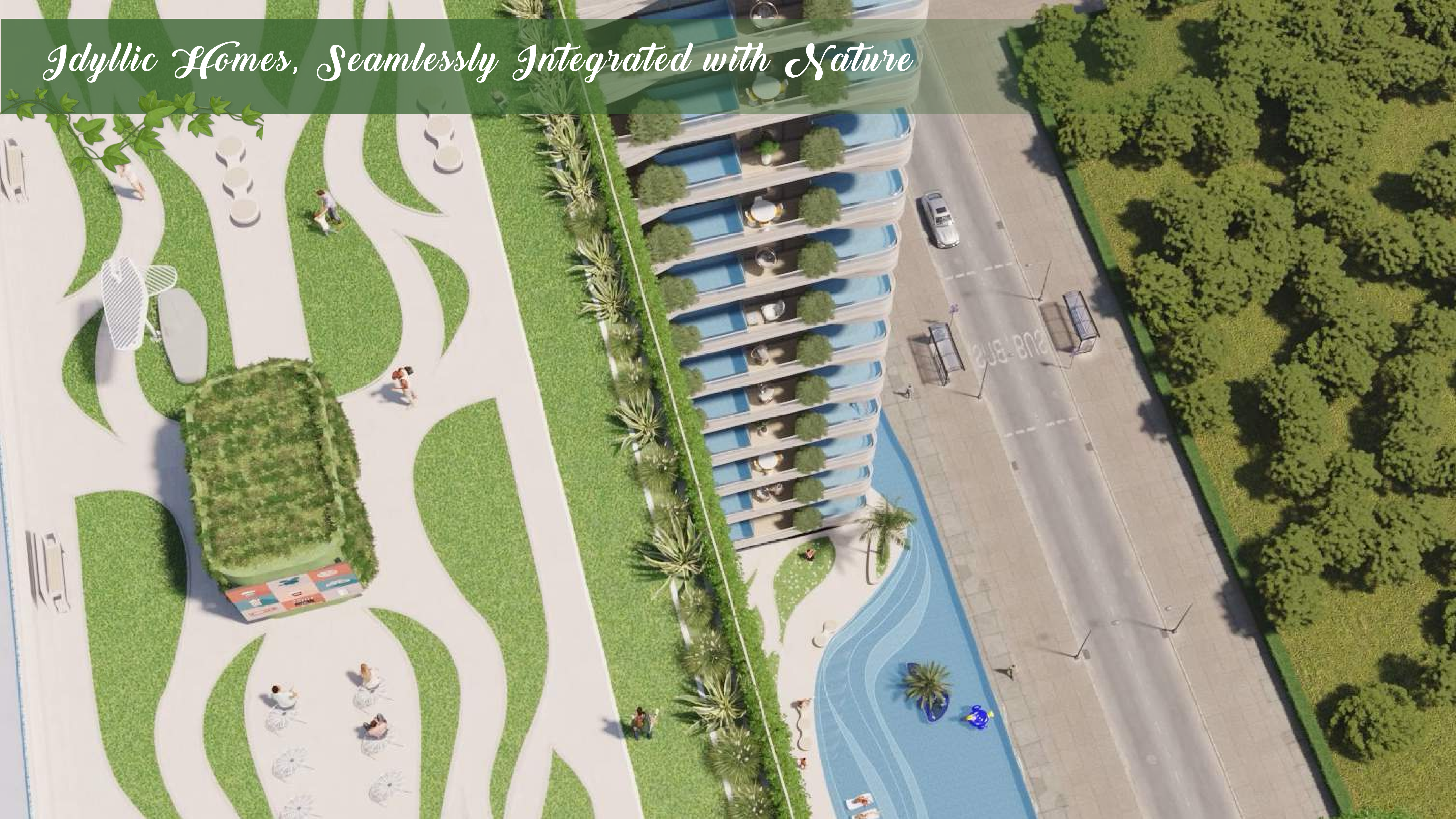
*Elevate Your Lifestyle*

MAKE  
YOURSELF  
PROUD





*Idyllic Homes, Seamlessly Integrated with Nature*





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PROJECT REGISTRATION NUMBER:

ESCROW ACCOUNT NUMBER:



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