BY SAMANA DEVELOPERS







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SAMANA



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



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A PROJECT BY AN AWARD WINNING DEVELOPERS

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BY SAMANA DEVELOPERS

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access to the prime locations of the city.



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

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.

WHY INVEST IN

- A Tourism Hub
- Diversified Economy
- Business-friendly Environment
- Growing Real Estate Market
- Tax-free Environment
- Fast-growing Tourism Industry

Among the Safest Cities in the World

 Hub for International Trade and Commerce Leading Center for Finance, Technology, and Innovation Welcoming and Diverse Community



SAMANA DEVELOPERS

An Award

Developer

into reality. concepts. We live by the motto – "On Time, Every Time".

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.

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

We aim to make a substantial difference in the wide world of real estate by incorporating unique design ideas and

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





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Khaleej Times



Construction Week



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حجر الأساس محمد فاروق

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According to Covendiah Maxwell's real estate intelligence platform Property Manitor, Samono Developers has been ranked as the top selling off plan developer in Arjon, competing with all large, size developers.

Xeal time inschet data from Disperty Monifor hes shown liamena Developers at the top to early comparison. Its early comparison of the Arjan market achieving 147 off-plan sales, with Ogood registrations, valuing at \$220m LAEDRAGING since September 2020.

Samana Developers tast month announced that to total severule increased to 65% since 02 2020. That was the ninth consecutive month - April to December 2000 - Inal the stewiloper had reported a growth in seamule penarated month-on-month despite toachplottes research by the pandarrie. The company sas increased its headcount by \$5% and has southed the sales revenue target for 2021.

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Samata Ranked #1 Seller by Property Monitor

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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 been 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

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سمانا للتطوير العقاري تختم عام 2021 بسجل أخذ في الصعود. وتحتفظ أفضا

Zamalees. net

IN THE NEWS - EDITOR'S PICKS BUSINESS FINANCE

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www. المحمد الحمد الخصان بالعالة المواظرية والمطران الفرخة حسمانا الدفوية المقاري - إن طر المحمد المحمد الخصان بالعالة المواظرية والمفرسية والزارية جملها من أحت المقاري - إن طر when we are used on the state of the state bound of the ball of the light fails and the state of .hoogil olono ashoo ashoo palan laqua fanan

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افاد السيد/ عمران فاروق الرأ مرتبة أعلى واستمرار تمون و المحدد كل فرة ودسب حاجة ا أعمال البناء في مشاريعنا حتر إمداداتنا لمشاريع الإنشاءات م واحتتم السيد/ فاروق حديثه فا اللجاح ألباهر من حبت الحصول : العماري أفوى مطور عفاري وتب الإمارات العربية المتحدة وحول المشاريع الجديدة، وذلك عند مة عمليات عرض الوددات

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ITD MEDIA / PUSINESS SEPTEMBER 2021 - ISSUE 779 Construction Week

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ONSTRUCTION WEEK REVEALS THE TOP 50 ICONS RESHAPING THE GCC REAC ESTATE SECTOR

CONSTRUCTION BUSINESS NEWS 🛑 Interest

THE MIDDLE EAST CONSTRUCTION LEADERS OF 2021

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CONSTRUCTION WEEK

61 POWER 2020

MR. IMRAN FAROOQ CEO - SAMANA GROUP OF COMPANIES

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





250 GCC DEVELOPERS







MESSAGE FROM OUR (EO)

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.





STARTED SEPT, 2018

SAMANA

MAR, 2019







STARTED OCT, 2021

Om Drojects

100 % STRUCTURE OCT, 2020 HANDOVER DEC, 2020



HANDOVER JUNE, 2022

95 % STRUCTURE COMPLETED

HANDOVER MAY, 2023

40 % STRUCTURE COMPLETED & ONGOING HANDOVER APRIL, 2024





STARTED MARCH, 2022



STARTED SEPT, 2022



STARTED OCT, 2022



STARTED OCT, 2022

Om Projects

10 % STRUCTURE COMPLETED & ONGOING

HANDOVER MARCH, 2025

HANDOVER DEC, 2024

HANDOVER DEC, 2024

HANDOVER DEC, 2025





SAMANA





Om Projects

ARTED JAN, 2023 HANDOVER JUN, 2025

STARTED MARCH, 2023

HANDOVER APRIL, 2026

STARTED MARCH, 2023

HANDOVER OCTOBER, 2026



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



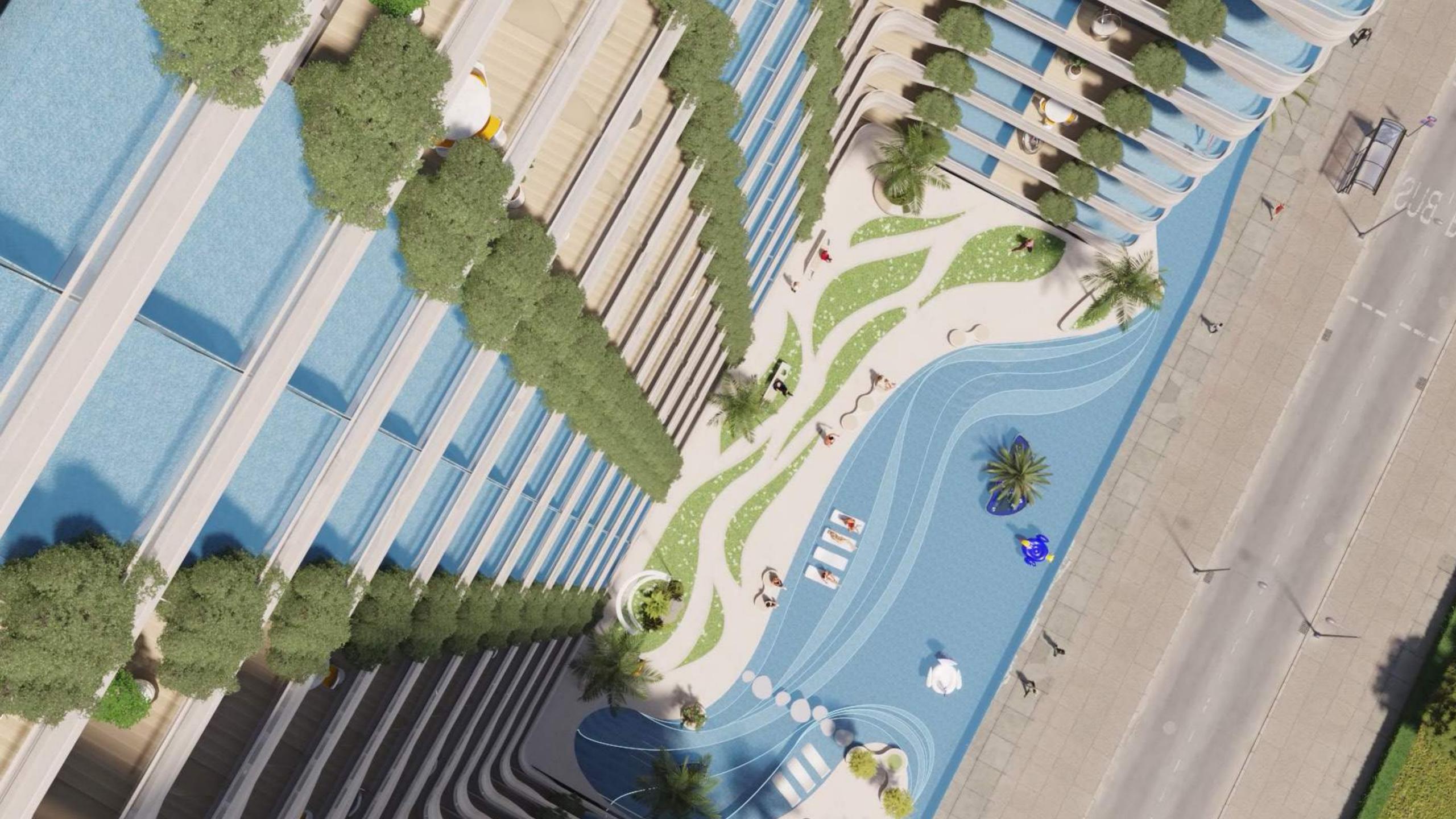
















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DESIGN MIDDLE EAST AWARD 2019

EXCELLENCE IN AFFORDABLE LUXURY IN REAL ESTATE **AWARD 2020**

Awards & Recognitions

CONSTRUCTION

Design

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EMERGING CEO OF THE YEAR AWARD



Best Project of the Year 2022

Khaleej Times

BLERGER EMDER

Gulf Business

DESIGN MIDDLE EAST AWARD 2022



KNOW YOUR NEIGHBOURHOOD

LIFESTYLE RESIDENTIAL COMMUNITY



MEDICAL FACILITY



CONVENIENCE STORE

CLOSE PROXIMITY TO SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET



MALLS AND SUPERMARKETS



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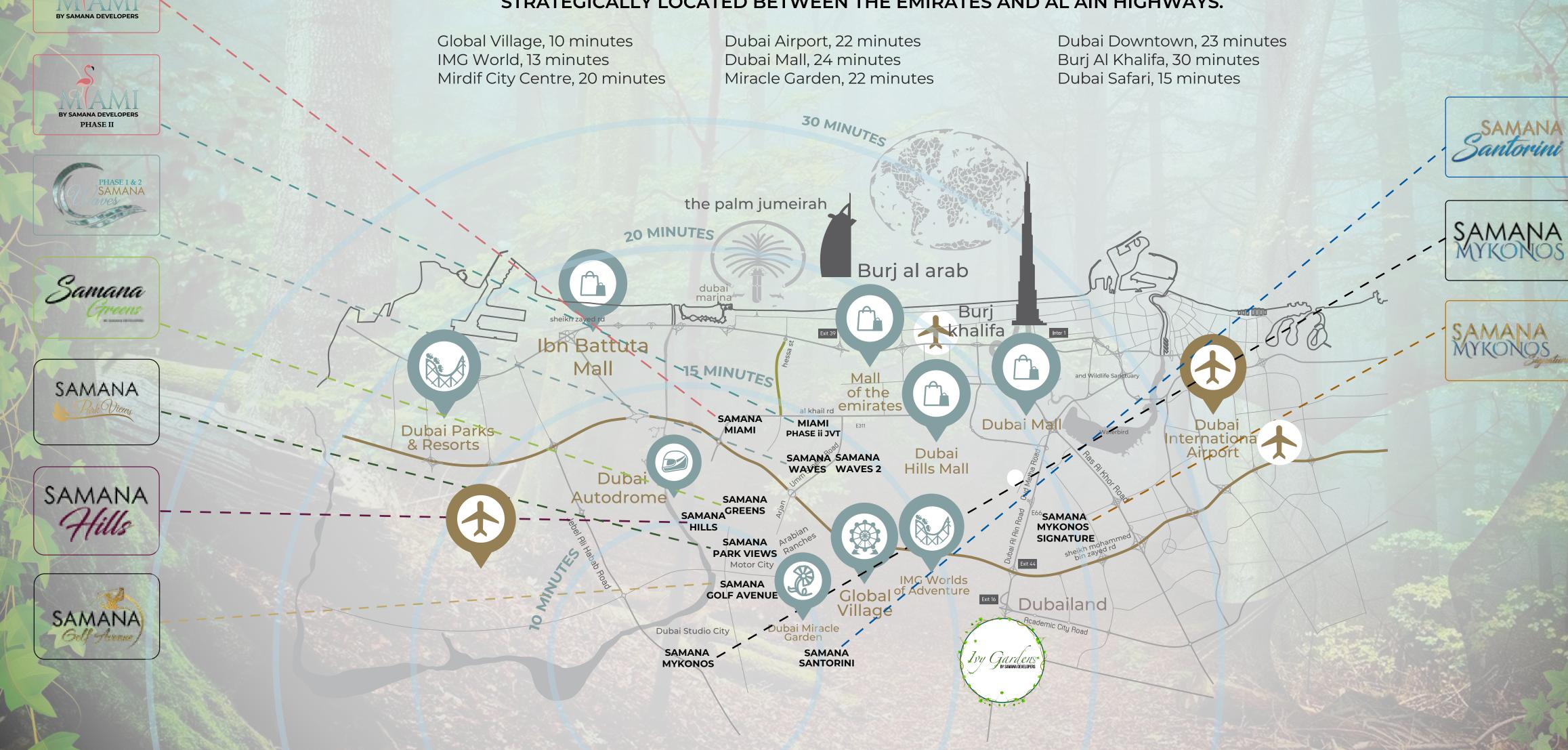




*All distances are approximate. Addresses are indicative and used for marketing purpose.

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.



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







LIVING ROOM

...

BATHROOM

BEDROOM

KITCHEN









1 BEDROOM WITH POOL

FLOOR PLANS AND TYPICAL APARTMENTS

STUDIO WITH POOL





2 BEDROOM WITH POOL



FLÓOR PLANS AND TYPICAL APARTMENTS

3 BEDROOM WITH POOL

















MAKE YOURSEL PROUD



1.00

Idyllic Homes, Seamlessly Integrated with Nature









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DEVELOPER REGISTRATION NUMBER: PROJECT REGISTRATION NUMBER: ESCROW ACCOUNT NUMBER:



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