



SAMANA  
BOULEVARD  
HEIGHTS

ROOTED IN LUXURY

*Curated for Life*



SAMANA  
BOULEVARD  
HEIGHTS



**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.



### 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.



### 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?*



### 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.

PIONEERING *Lifestyles*



WHERE DESIGN MEETS

*Everyday Ease*



Dubai Land Residence Complex stands as one of Dubai's most thoughtfully planned communities. With wide boulevards, open greens, and an abundance of urban conveniences, it reflects a new way of living—balanced between connection and calm.

EFFORTLESS ACCESS

*Endless possibilities*



Ideally situated between Sheikh Mohammed Bin Zayed Road, Emirates Road, and Dubai–Al Ain Road, this enviable location is close to everything that defines Dubai's lifestyle. From leading universities to the city's most sought-after social destinations, every major landmark is within reach. In this community, every journey begins and ends with ease.



A COMMUNITY BUILT  
*Around Your Lifestyle*

Here, life flows effortlessly between work, wellness, and leisure. Families thrive, professionals unwind, and every resident finds their rhythm. This community isn't just a place to live; it's a lifestyle that celebrates open spaces, community spirit, and timeless modernity.

INTRODUCING  
SAMANA  
BOULEVARD  
HEIGHTS

*Crafted for*  
TIMELESS MEMORIES



More than a home, this is a sanctuary for families seeking balance. Every space blends sophistication with comfort, ensuring life's quiet moments are cherished as much as its biggest celebrations.



*Rooted in Luxury*  
DESIGNED FOR LIFE



Defined by symmetry, clean proportions, and refined details, the architecture of this development reflects a quiet confidence. Every line has been carefully designed to create a visual harmony that stands out while blending seamlessly into its surroundings.



A SANCTUARY  
*Above all*

A space to pause, refresh, and reconnect. The private pools at SAMANA Boulevard Heights bring the essence of resort living to your doorstep.

FOR THE MOMENTS  
*That Matter*

Everyday routines  
become cherished rituals





*Beauty*  
IN EVERY DETAIL

Designed to embrace  
the beauty of your lifestyle

*The Art*  
OF LIVING WELL



Every detail within these walls has been curated for comfort and calm.  
Neutral palettes, soft textures, and contemporary finishes shape a  
space that feels both luxurious and homely — the perfect backdrop for  
life's most beautiful moments.



*Where Comfort*  
FINDS ITS FORM

At SAMANA Boulevard Heights, the interiors are designed for how you truly live. Open layouts encourage movement, while thoughtful detailing ensures a feeling of lasting comfort and understated luxury.





SAMANA

A MODERN CLASSIC



CONTEMPORARY YET ENDURING



CRAFTED WITH CARE



WHERE LIFE UNFOLDS EFFORTLESSLY



*The Essence of*  
EVERYDAY LUXURY

At SAMANA Boulevard Heights, every amenity is a reflection of thoughtful living. Whether you seek movement, mindfulness, or meaningful time with loved ones, this is where convenience meets calm and where life feels complete.



AMENITIES

*Wellness*  
SANCTUARIES

State-of-the-Art Gym

Outdoor Swimming Pool

Jogging Track



AMENITIES

*The Art*  
OF LEISURE

Sun Deck

Shaded Lounge Deck

Outdoor Cinema



AMENITIES

*Spaces*  
FOR ALL

Kids Pool

Kids Play Area



THE ART OF SERENE LIVING



ELEGANCE IN THE EVERYDAY



DESIGNED FOR HARMONY



EVERYDAY INDULGENCE MEETS EFFORTLESS EASE



# AT THE CENTRE *of Connection*

In the heart of Dubai's growing residential landscape, SAMANA Boulevard Heights enjoys unrivaled connectivity through major highways. Surrounded by schools, shopping, and lifestyle destinations, this location keeps you close to the city's business, social, and leisure hubs yet comfortably away from the rush.

## 5 – 10 MINS

- Global Village
- The Aquila School

## 10 – 15 MINS

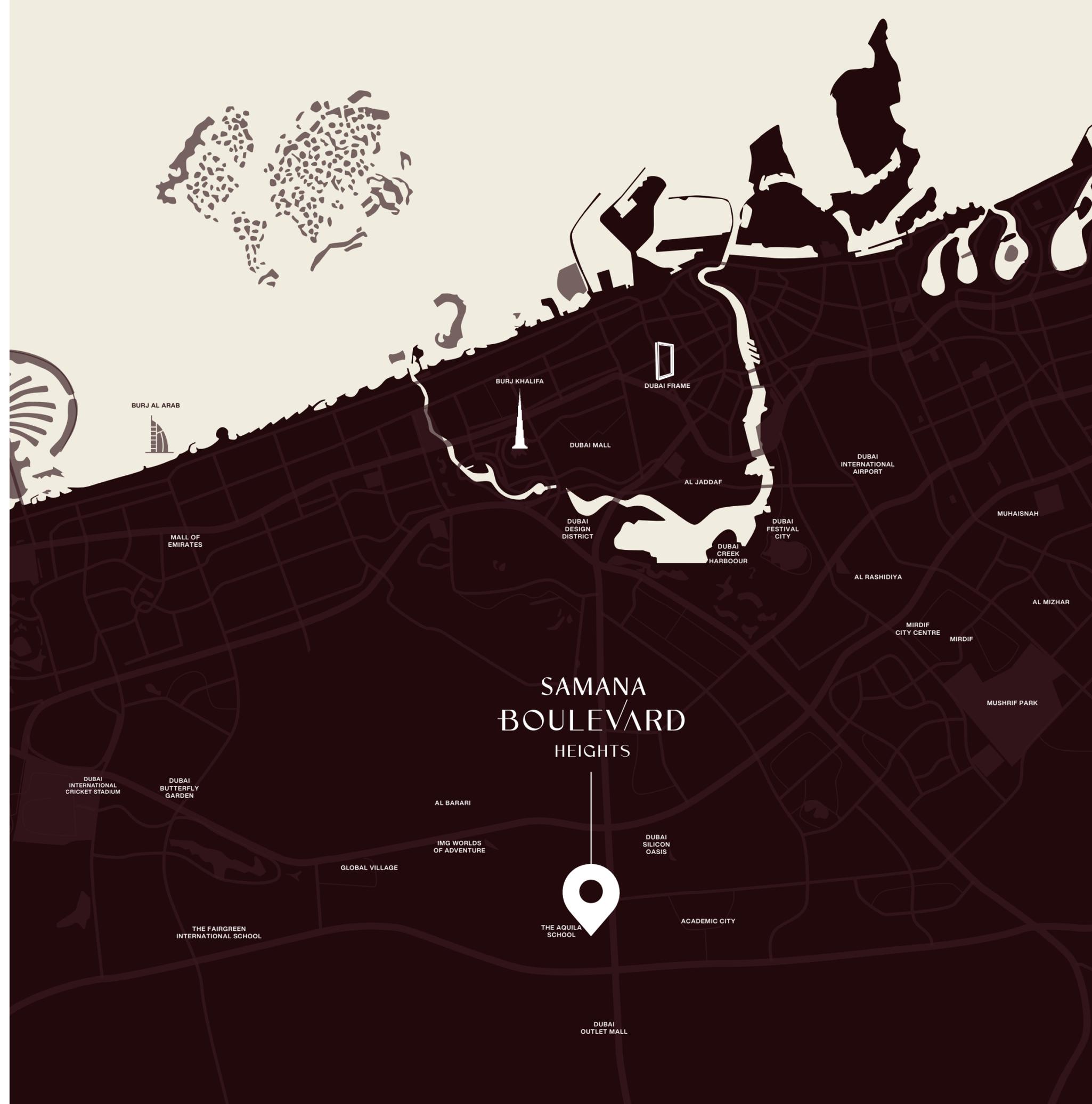
- Dubai Outlet Mall
- IMG World
- Fairgreen International School

## 15 – 20 MINS

- Mirdif City Centre
- Dubai Airport

## 20 – 25 MINS

- Dubai Mall
- Miracle Garden
- Burj Al Khalifa





## FLOORS & UNIT PLANS

TYPICAL LEVEL 02 - 17

LEVEL - 01



- Studio + Pool
  - 1 Bedroom + Pool
  - 1 Bedroom + Laundry + Pool
  - 2 Bedroom + Pool
  - 2 Bedroom + Store + Laundry + Pool
- 
- Duct
  - Circulation
  - Services

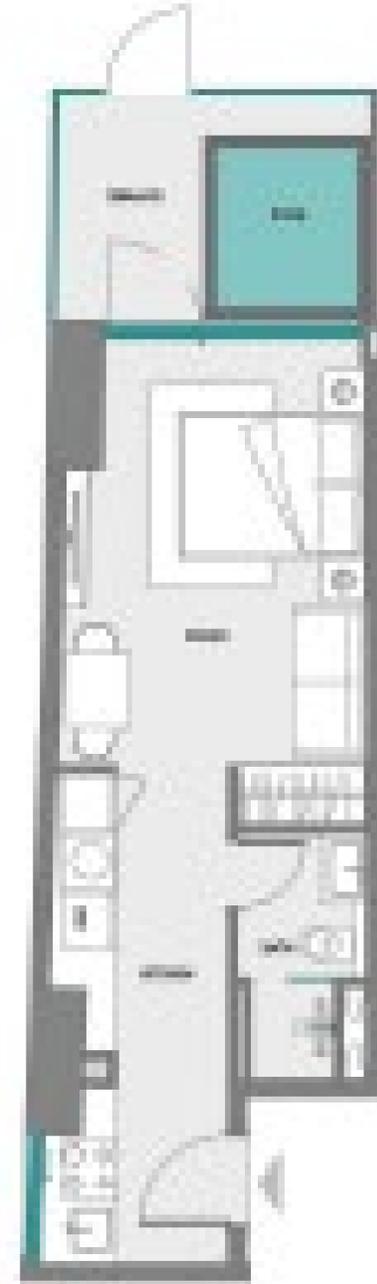


- Studio + Pool
  - 1 Bedroom + Pool
  - 1 Bedroom + Laundry + Pool
  - 2 Bedroom + Pool
  - 2 Bedroom + Store + Laundry + Pool
- 
- Duct
  - Circulation
  - Services
  - Amenities

STUDIO + POOL ( TYPE - 1 )



1<sup>ST</sup> FLOOR KEY PLAN  
UNIT 106



Disclaimer:

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate. Information is subject to change without notice.
4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.
5. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.
6. North direction as per the Keyplan



STUDIO + POOL ( TYPE - 2 )



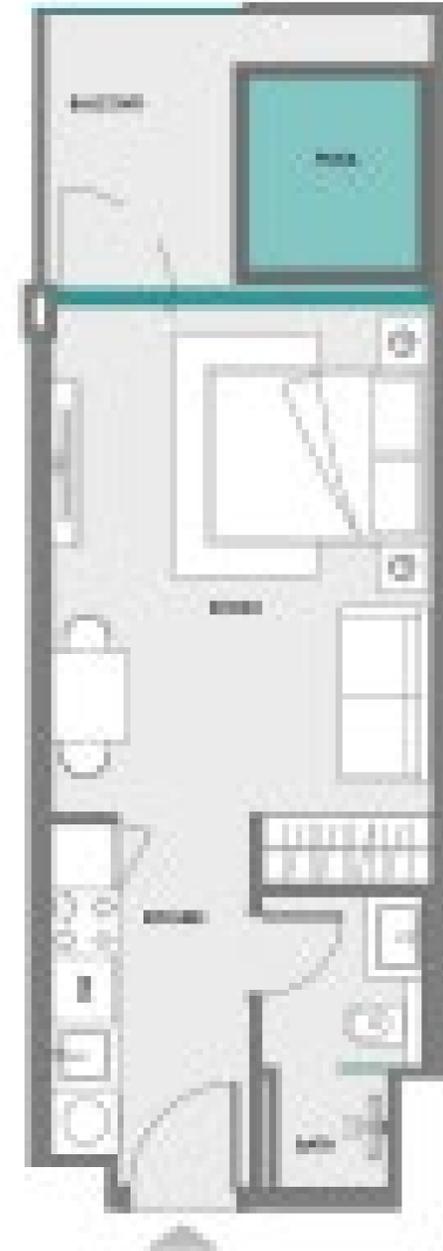
2<sup>ND</sup> - 17<sup>TH</sup>  
FLOOR KEY PLAN

UNIT  
201 - 1701, 204 - 1704  
205 - 1705, 223 - 1723  
224 - 1724, 225 - 1725



1<sup>ST</sup>  
FLOOR KEY PLAN

UNIT  
101, 104, 105, 123, 124, 125



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STUDIO + POOL ( TYPE - 3 )



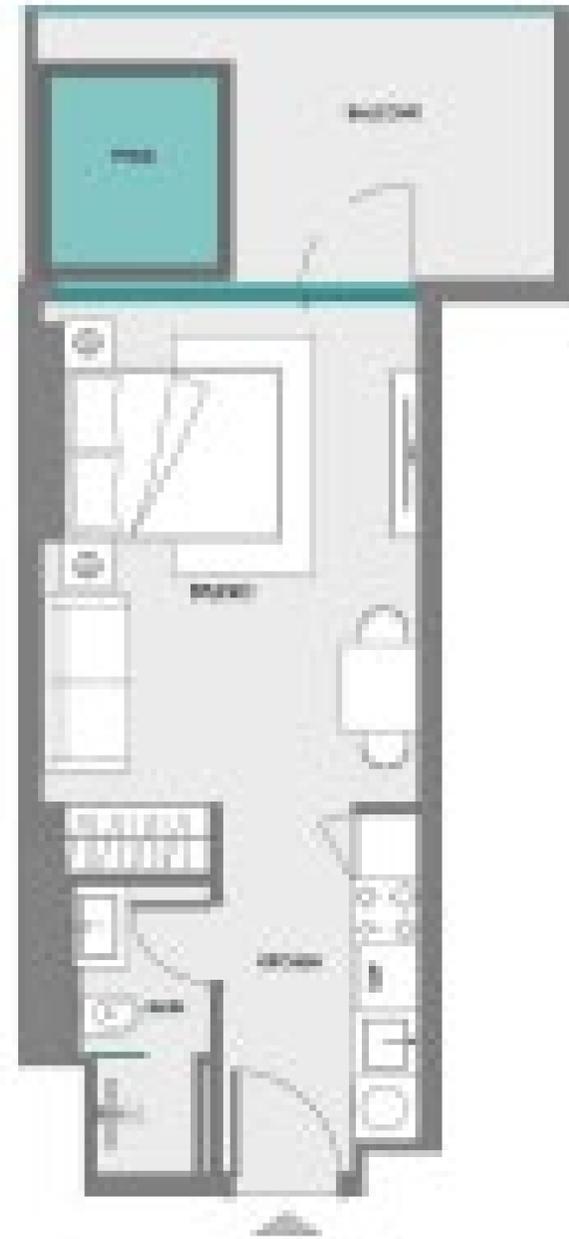
2<sup>ND</sup> - 17<sup>TH</sup>  
FLOOR KEY PLAN

UNIT  
202 - 1702, 203 - 1703



1<sup>ST</sup>  
FLOOR KEY PLAN

UNIT  
102, 103



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STUDIO + POOL ( TYPE - 4 )



1<sup>ST</sup> FLOOR KEY PLAN  
UNIT 108, 109, 110, 111, 112, 113, 114



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STUDIO + POOL ( TYPE - 5)



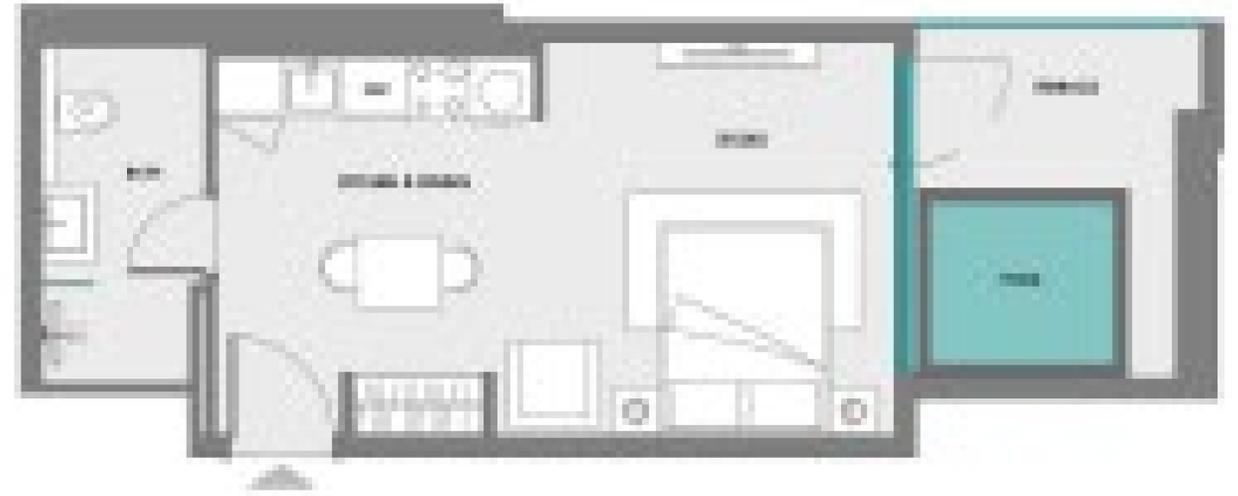
2<sup>ND</sup> - 17<sup>TH</sup>  
FLOOR KEY PLAN

UNIT  
229 - 1729



1<sup>ST</sup>  
FLOOR KEY PLAN

UNIT  
129



Disclaimer:

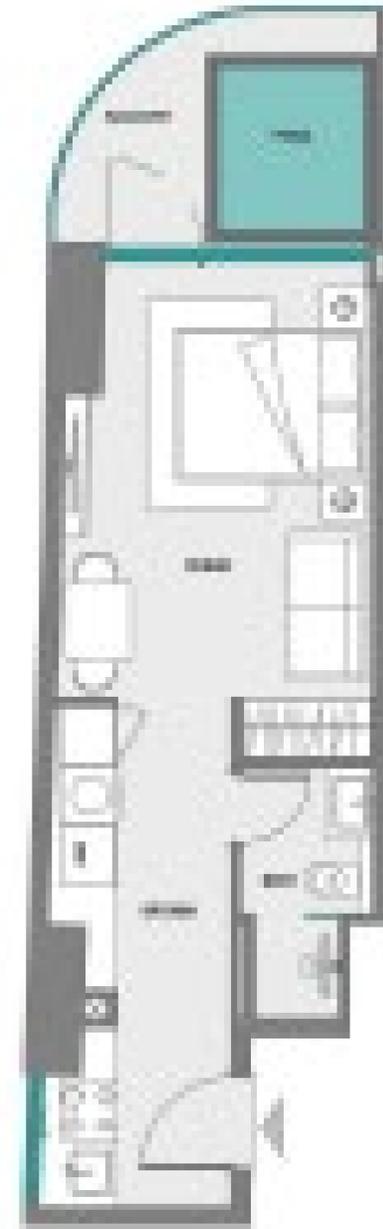
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6. North direction as per the Keyplan



STUDIO + POOL ( TYPE - 6)



2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN  
UNIT 206 - 1706



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6. North direction as per the Keyplan



STUDIO + POOL ( TYPE - 7 )



2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN

UNIT 208 - 1708, 209 - 1709,  
210 - 1710, 211 - 1711, 212 - 1712,  
213 - 1713, 214 - 1714



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1 BEDROOM + LAUNDRY + POOL (TYPE 1)



1<sup>ST</sup> FLOOR KEY PLAN  
UNIT 116, 117, 118, 119, 120, 121



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1 BEDROOM + LAUNDRY + POOL (TYPE 2)



1<sup>ST</sup> FLOOR KEY PLAN  
UNIT 107



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1 BEDROOM + LAUNDRY + POOL (TYPE 3)



2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN

UNIT 216 - 1716, 217 - 1717,  
218 - 1718, 219 - 1719, 220 - 1720,  
221 - 1721



Disclaimer:

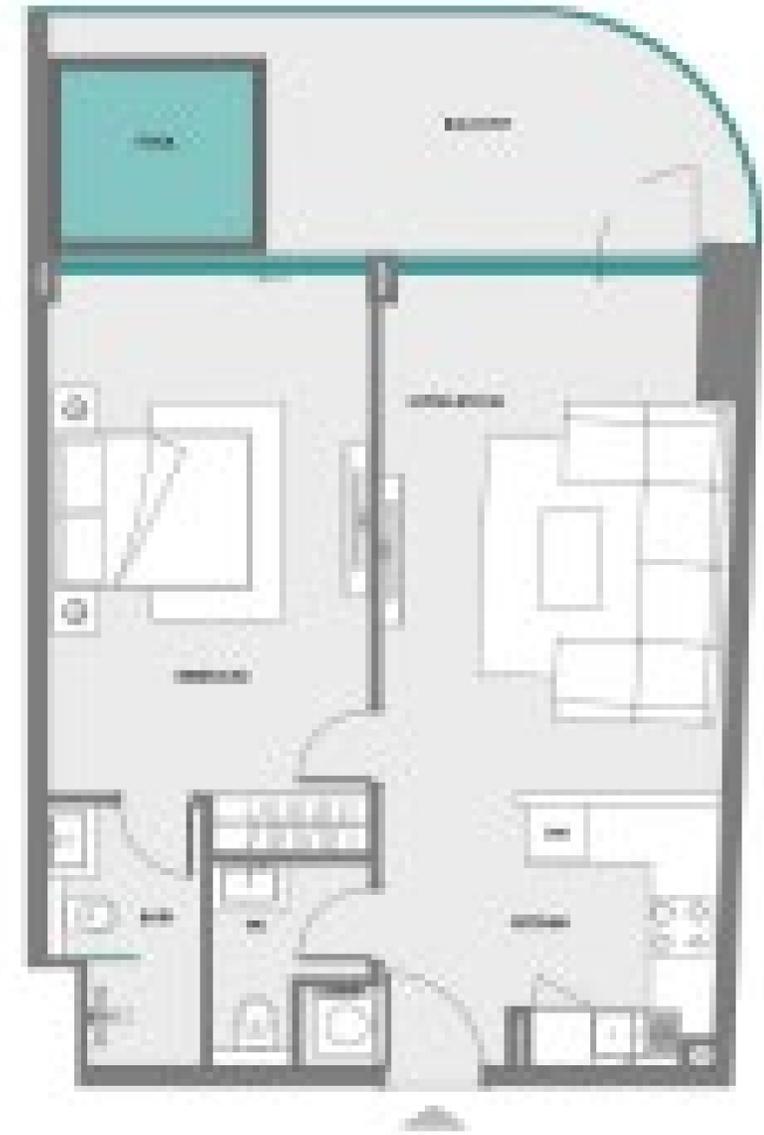
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1 BEDROOM + LAUNDRY + POOL (TYPE 4)



2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN  
UNIT 207 - 1707



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6. North direction as per the Keyplan



1 BEDROOM + POOL (TYPE 1)



1<sup>ST</sup> FLOOR KEY PLAN  
UNIT 128

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1 BEDROOM + POOL (TYPE 2)



2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN  
UNIT 228 - 1728



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2 BEDROOM + POOL (TYPE 1)



1<sup>ST</sup> FLOOR KEY PLAN  
UNIT 115



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2 BEDROOM + POOL (TYPE 2)



2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN  
UNIT 215 - 1715



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6. North direction as per the Keyplan



2 BEDROOM + STORE + LAUNDRY + POOL (TYPE 1)



2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN  
UNIT 222 - 1722



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2 BEDROOM + STORE + LAUNDRY + POOL (TYPE 2)



1<sup>ST</sup> FLOOR KEY PLAN  
UNIT 122



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# SAMANA

DEVELOPERS

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