# SAMANA BOULEVARD HEIGHTS





## 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.



### WHERE DESIGN MEETS

Everyday Eage



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 Engless 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.



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.



# Proted in Juxury 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.







## 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.



Mere Comfort FINDS ITS FORM

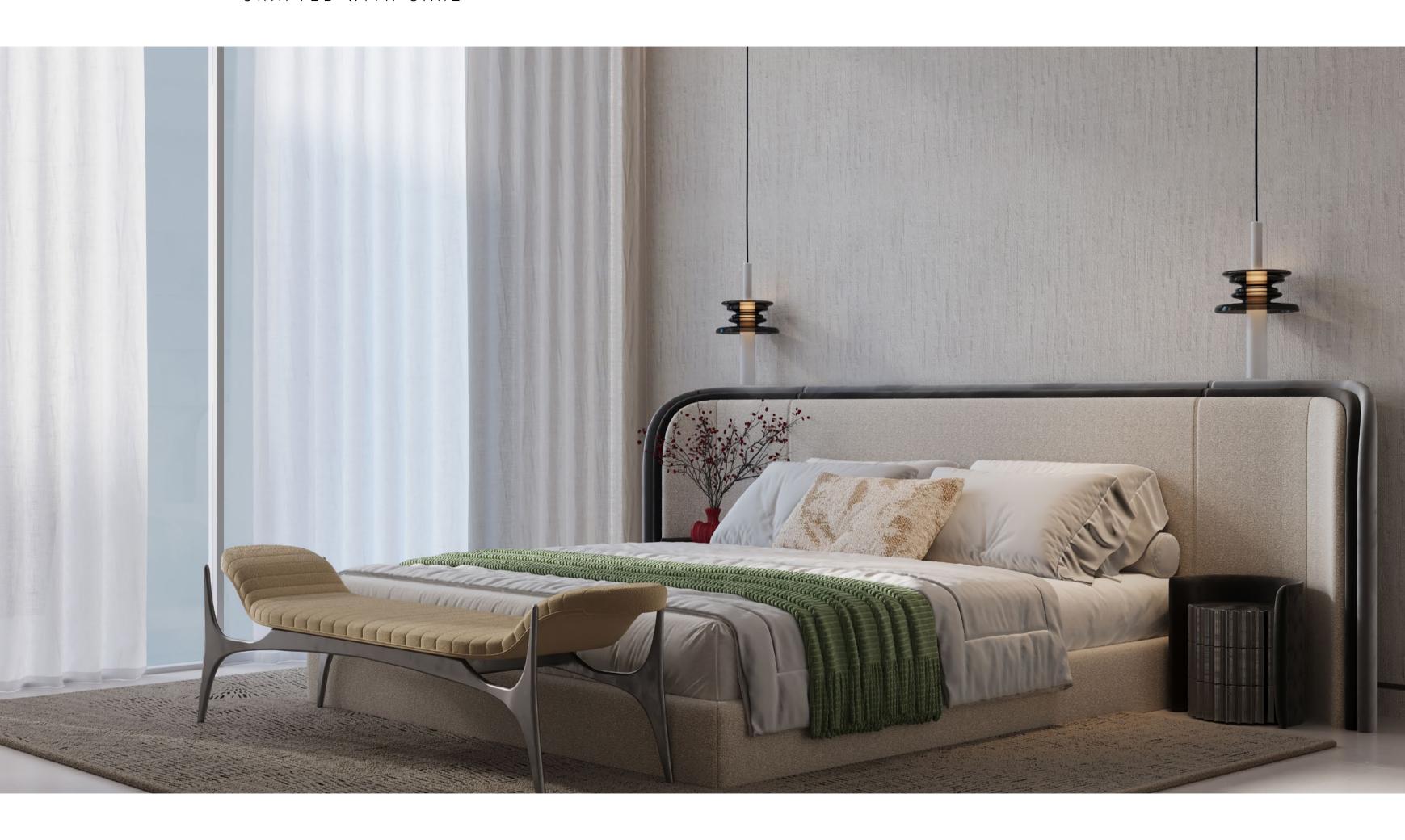
At SAMANA Boulevard Heights, the interiors are designed for how you truly live. Open layouts encourage movement, while thoughtful detailing ensures a feeling of lasting comfort and understated luxury.











### 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

### (1) ellness SANCTUARIES

State-of-the-Art Gym

Outdoor Swimming Pool

Jogging Track







Sun Deck

Shaded Lounge Deck

Outdoor Cinema





Spaces FOR ALL

Kids Pool

Kids Play Area















# 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









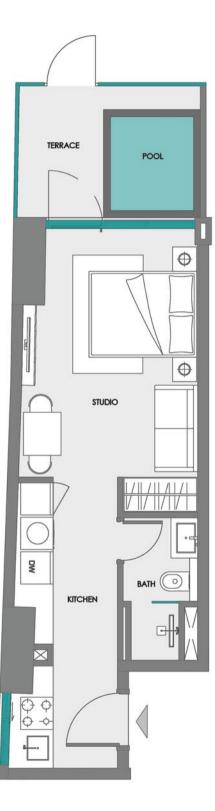


1<sup>ST</sup> FLOOR KEY PLAN

### **UNIT 106**



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- 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.
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- 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







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

UNIT

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

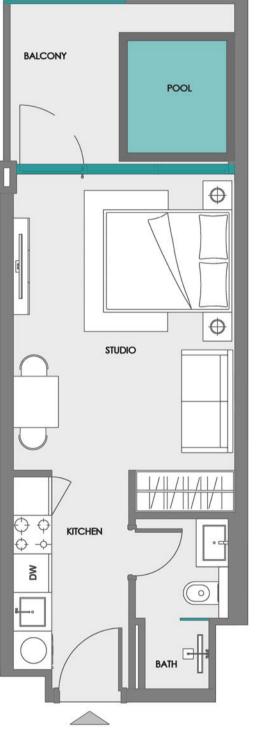


1<sup>ST</sup> FLOOR KEY PLAN

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



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

UNIT 202 - 1702, 203 - 1703



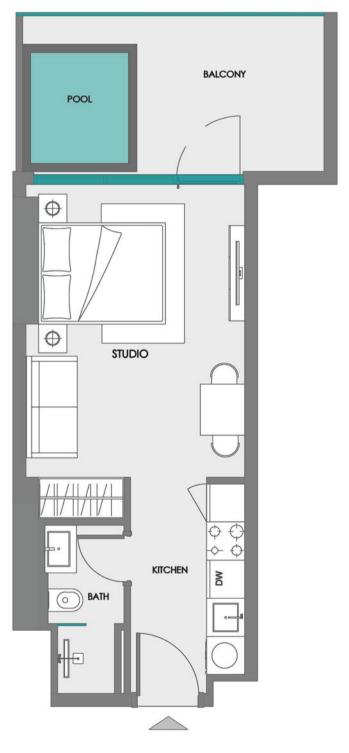
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FLOOR KEY PLAN

UNIT 102, 103



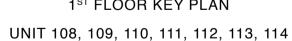
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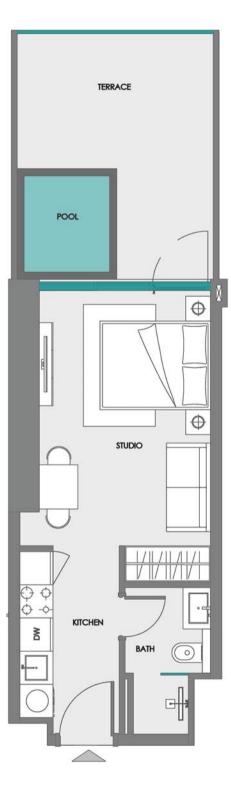


1<sup>ST</sup> FLOOR KEY PLAN





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

UNIT 229 - 1729



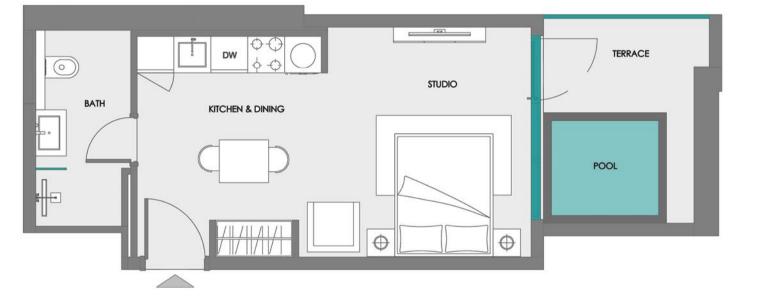
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FLOOR KEY PLAN

UNIT 129



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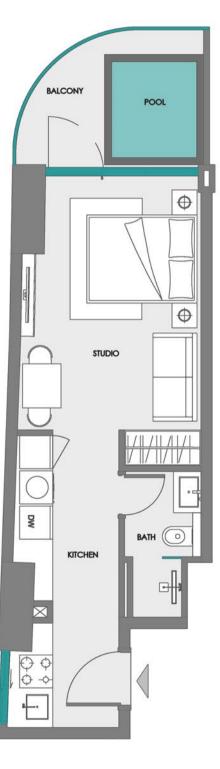




2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN UNIT 206 - 1706

#### Disclaime

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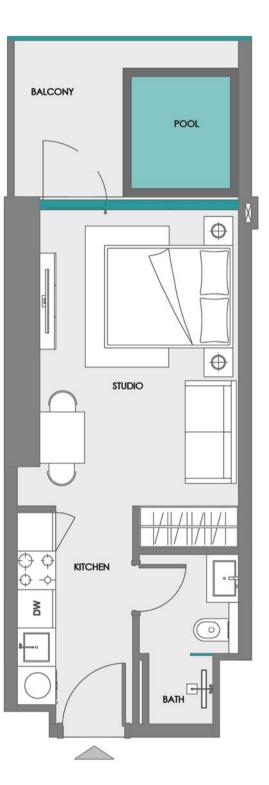
2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN

UNIT 208 - 1708, 209 - 1709,

210 - 1710, 211 - 1711, 212 - 1712,

213 - 1713, 214 - 1714

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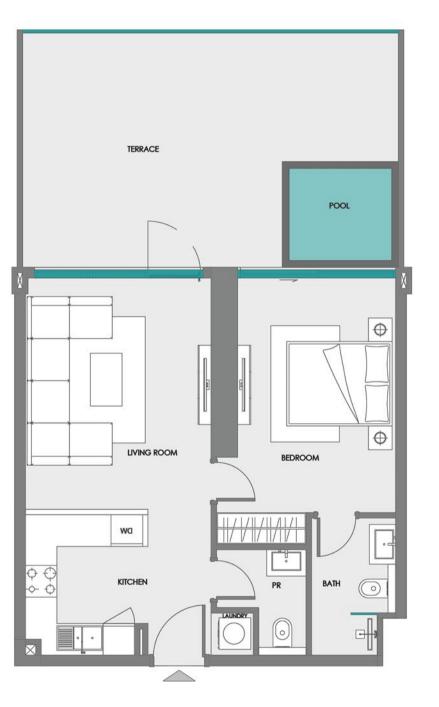


1<sup>ST</sup> FLOOR KEY PLAN

# UNIT 116, 117, 118, 119, 120, 121



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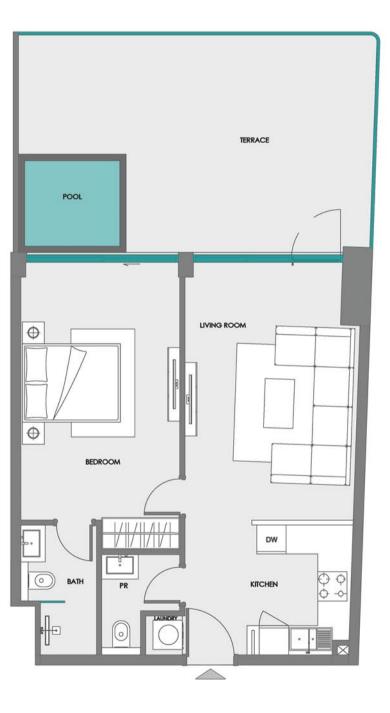


**UNIT 107** 

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



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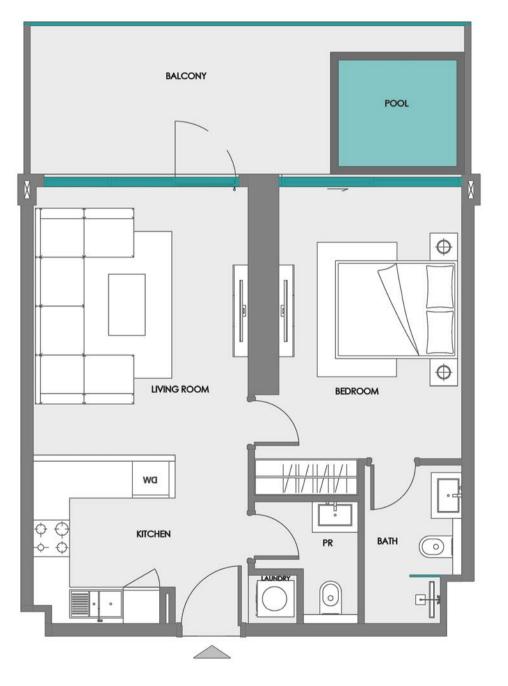




UNIT 216 - 1716, 217 - 1717, 218 - 1718, 219 - 1719, 220 - 1720, 221 - 1721



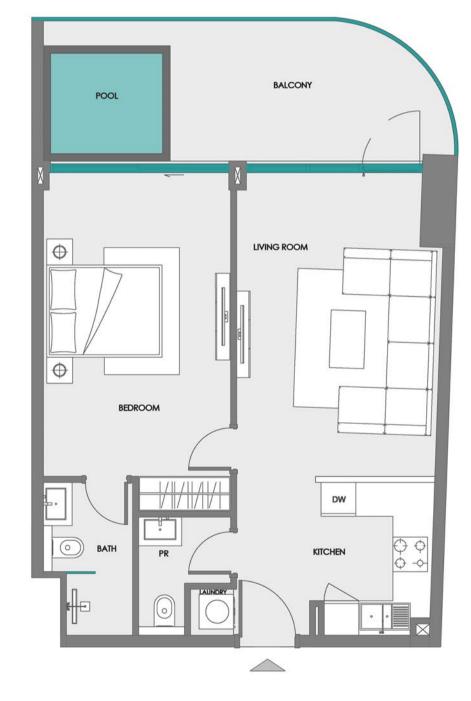
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2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN
UNIT 207 - 1707



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## 1 BEDROOM + POOL (TYPE 1)



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

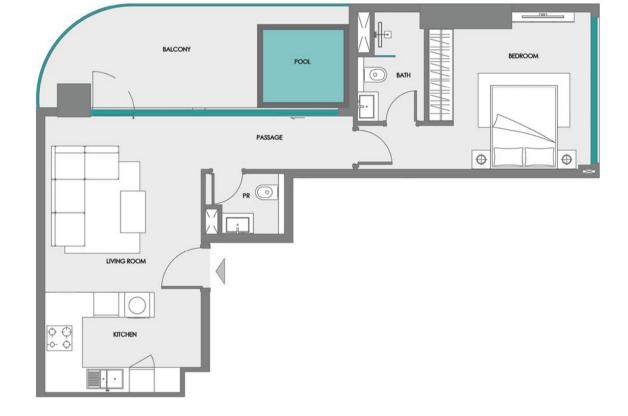
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2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN UNIT 228 - 1728



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

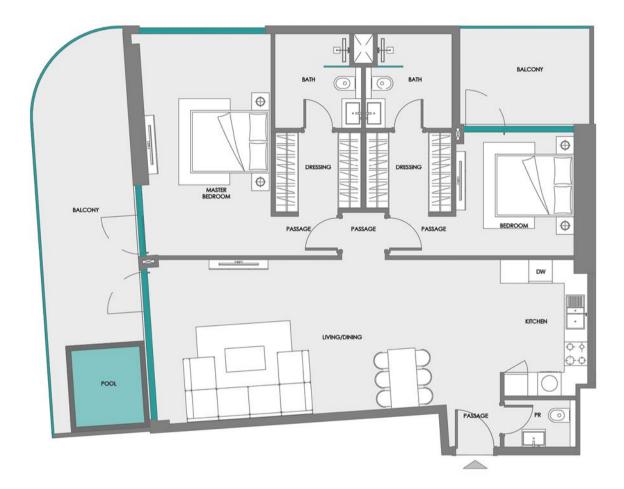


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2<sup>ND</sup> - 17<sup>TH</sup> FLOOR KEY PLAN
UNIT 215 - 1715



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



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



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### 800-SAMANA

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