

SAMANA
DOWNTOWN ONE

FACTBOOK

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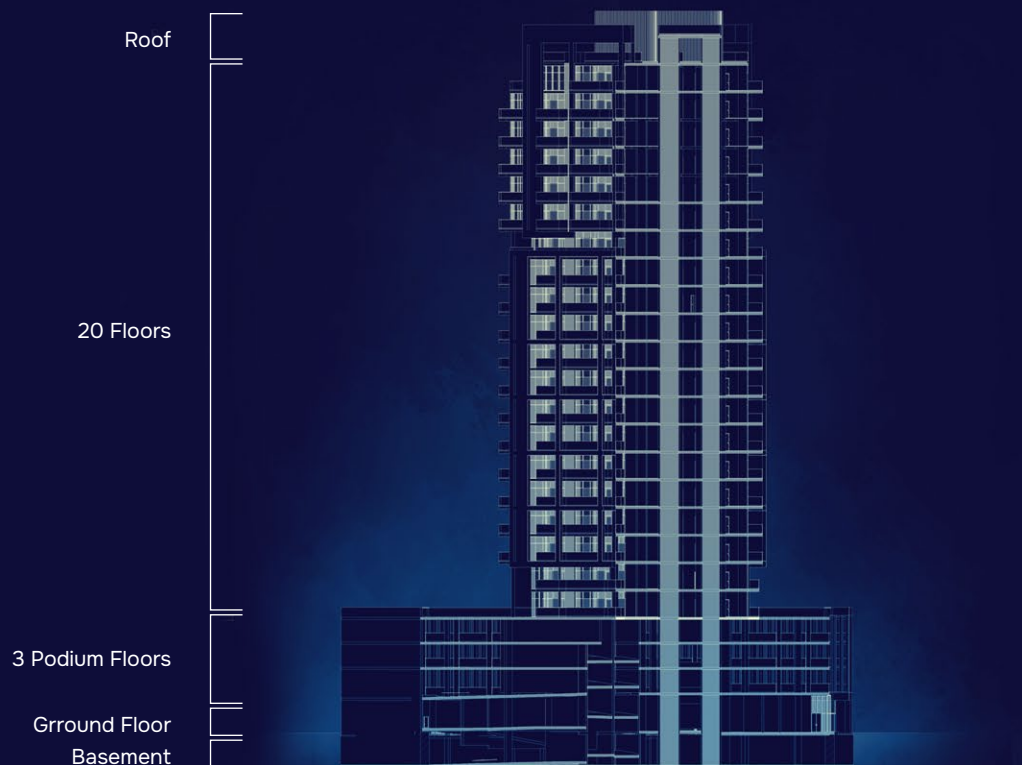


THE NEW GEN LIVING

SAMANA Downtown One brings a smarter rhythm to life in Downtown Jebel Ali, where AI-powered smart home living meets contemporary design and everyday comfort. With Sheikh Zayed Road access and the Metro within reach, staying connected comes naturally. From intuitive living spaces to poolside downtime, every day feels more in sync with you.

STUDIO, 1 BEDROOM, 2 BEDROOM

Building Configuration



Anticipated Completion Date: December 2029

PAYMENT PLAN

PDC

10%

DOWN
PAYMENT

5%

IN THE 6TH
MONTH

5%

IN THE 12TH
MONTH

1%

PER MONTH X
80 MONTHS

NON PDC

15%

DOWN
PAYMENT

5%

IN THE 6TH
MONTH

5%

IN THE 12TH
MONTH

1%

PER MONTH X
75 MONTHS



KEY AMENITIES



Adult Pool



Lazy Lounge



Jacuzzi



Kids' Pool



Kids' Splash Pool



Pool Deck



Outdoor Cinema



Game Zone



BBQ



Swing Seating



Yoga Lawn



Mini Golf



Kids' Play Area



Leisure Water Lounge



Shallow Pool



Outdoor Shower



Seating Area



Walkway



Golf Simulator



Immersive Fitness Studio



KEY FEATURES

- Smart home living that brings intelligence and convenience to everyday routines.
- Located in Jabal Ali Industrial 2, with Sheikh Zayed Road access and Dubai Metro Red Line connectivity.
- Contemporary architecture with high-end interior finishes.
- Dedicated podium and rooftop amenity spaces, bringing recreation, fitness and relaxation into the everyday.



COMMUNITY AMENITIES

- Access to healthcare centres, retail outlets and recreational facilities in surrounding communities, including Jebel Ali Village and Discovery Gardens.
- Nearby landscaped parks, playgrounds and community spaces that support an active, balanced lifestyle.
- Road and Metro connections that keep Dubai's business hubs, shopping destinations and leisure districts within reach.

DUBAI WITHIN REACH

Positioned near major road and rail links, the address keeps key business, lifestyle and transport destinations conveniently connected.



5 - 10 Min

Dubai Metro
Aster Cedars Hospital

10 - 15 Min

Dubai Marina
JBR
Dubai Parks & Resorts
JAFZA One

15 - 20 Min

Expo City Dubai
Dubai Investment Park
Mall of the Emirates