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.

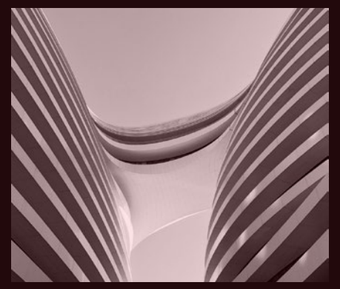
QUALITY CONTROL

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.



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.

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

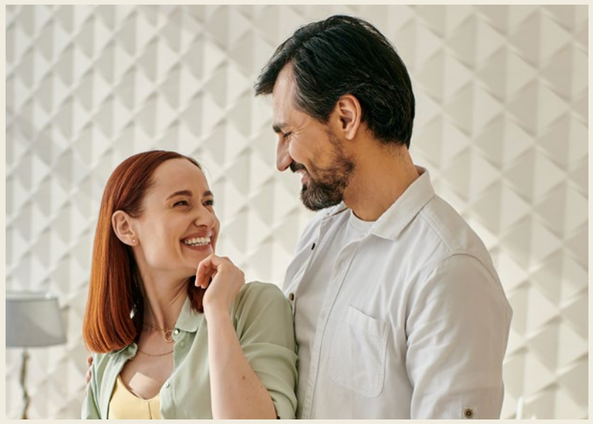
Everyday routines
become cherished rituals



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.

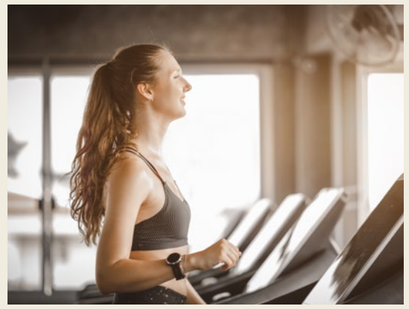


Wellness SANCTUARIES

State-of-the-Art Gym

Outdoor Swimming Pool

Jogging Track





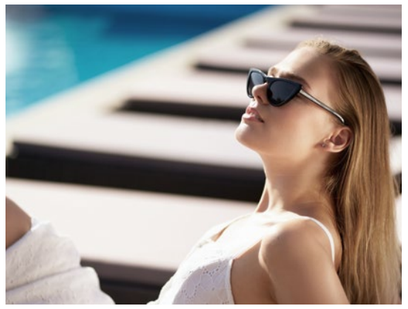
AMENITIES

The Art OF LEISURE

Sun Deck

Shaded Lounge Deck

Outdoor Cinema





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



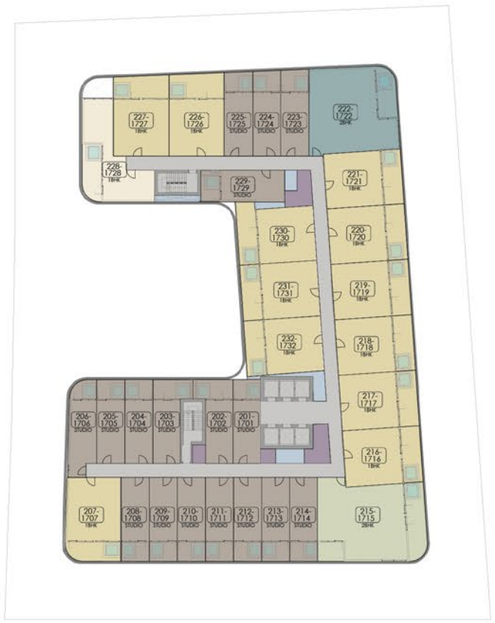


FLOORS & UNIT PLANS

TYPICAL LEVEL 02 - 17

Community View

Community View



Al Ain Road View

Community View

Road View

Community View

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

Disclaimer: 1. All Areas have been provided by our consultant architects. 2. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 3. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 4. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 5. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 6. 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. 7.North direction as per key plan

LEVEL - 01

Community View

Community View



Al Ain Road View

Community View

Road View

Community View

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

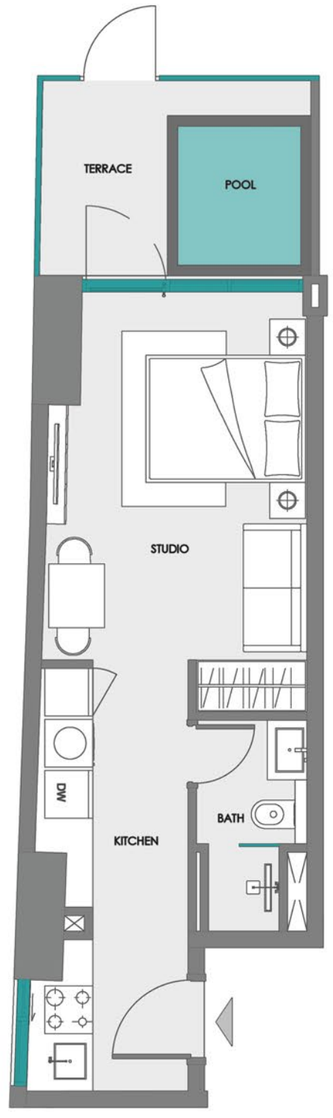
Disclaimer: 1. All Areas have been provided by our consultant architects. 2. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 3. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 4. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 5. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 6. 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. 7.North direction as per key plan

STUDIO + POOL (TYPE - 1)



1ST 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

N

STUDIO + POOL (TYPE - 2)



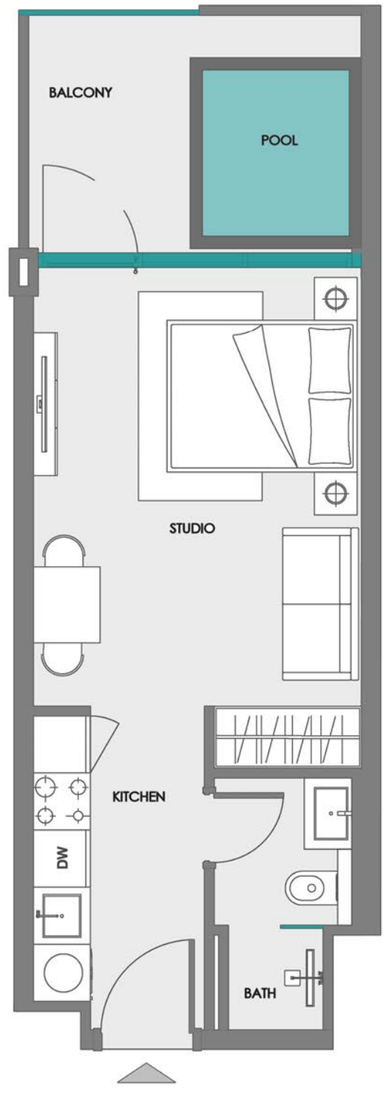
2ND - 17TH
FLOOR KEY PLAN

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



1ST
FLOOR KEY PLAN

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



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

N

STUDIO + POOL (TYPE - 3)



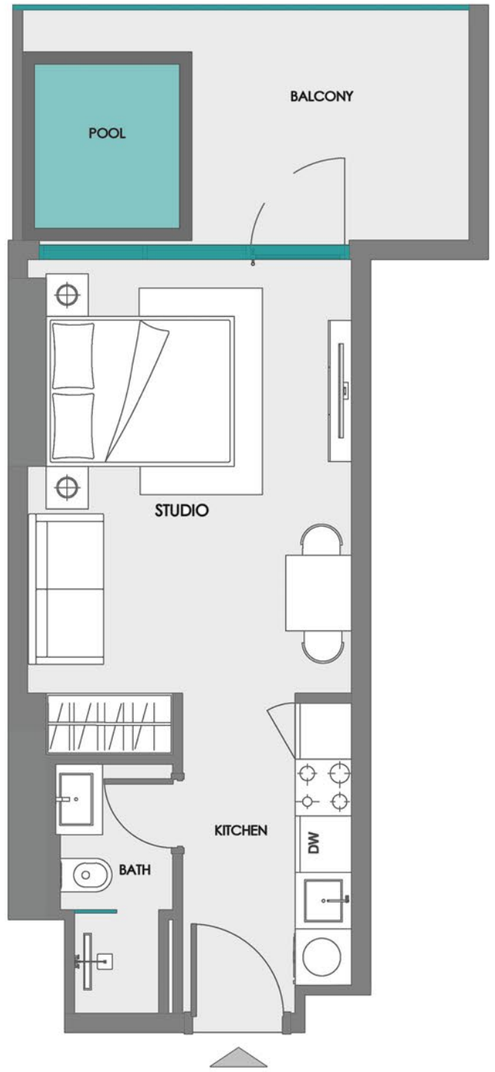
2ND - 17TH
FLOOR KEY PLAN

UNIT
202 - 1702, 203 - 1703



1ST
FLOOR KEY PLAN

UNIT
102, 103



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

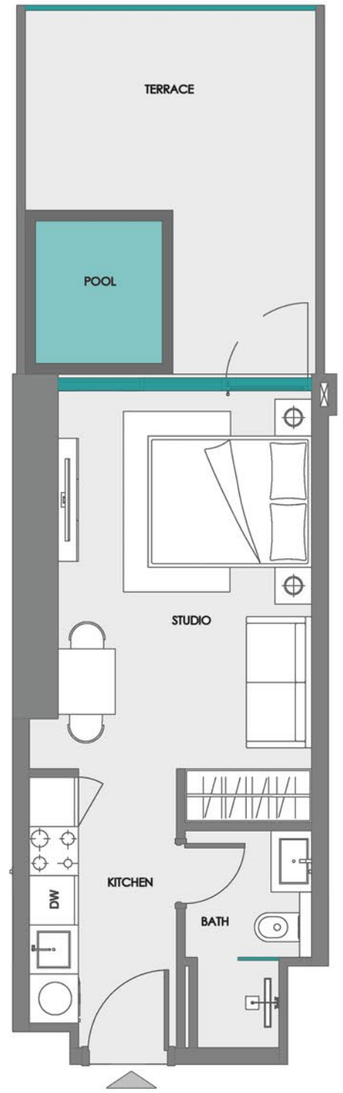
N

STUDIO + POOL (TYPE - 4)



1ST FLOOR KEY PLAN

UNIT 108, 109, 110, 111, 112, 113, 114



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

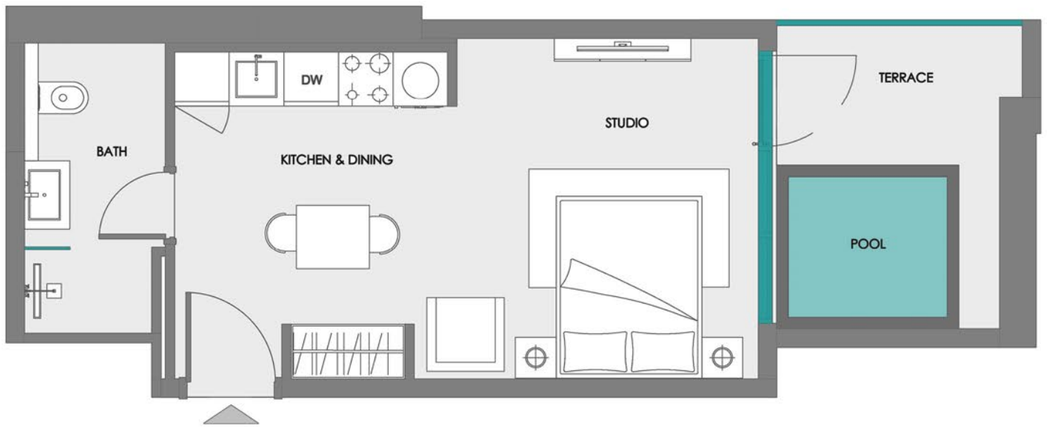
N

STUDIO + POOL (TYPE - 5)



2ND - 17TH
FLOOR KEY PLAN

UNIT
229 - 1729





1ST
FLOOR KEY PLAN

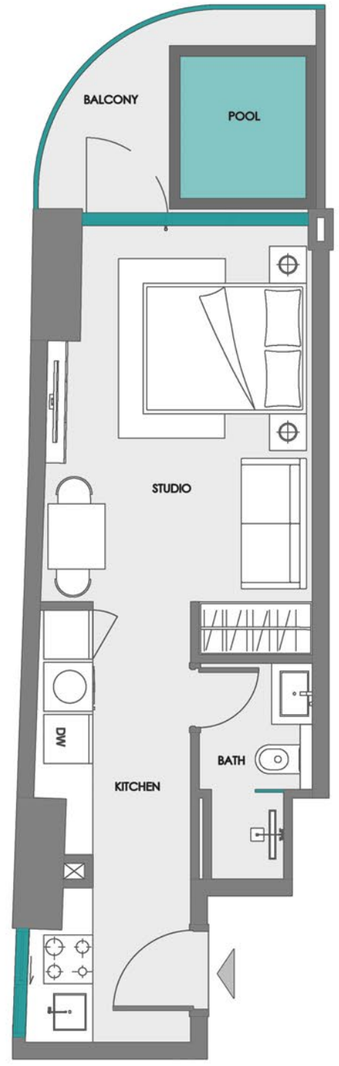
UNIT
129

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

N

STUDIO + POOL (TYPE - 6)





2ND - 17TH FLOOR KEY PLAN

UNIT 206 - 1706

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

N

STUDIO + POOL (TYPE - 7)

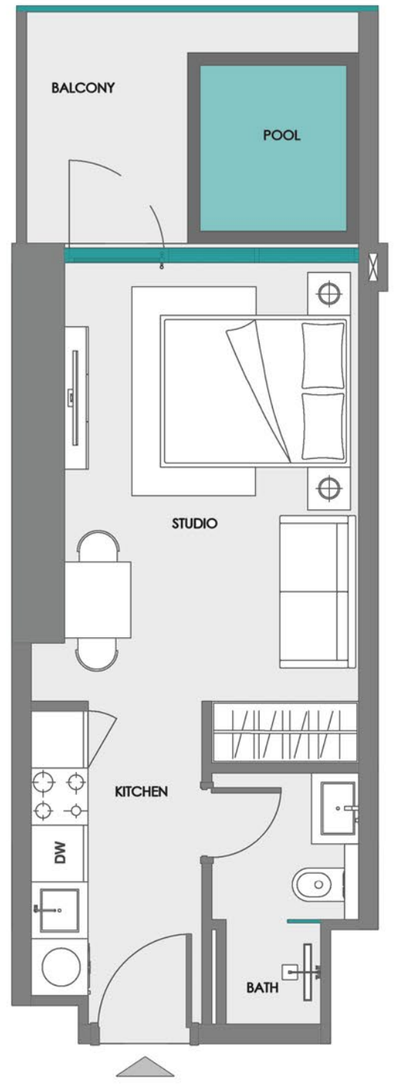


2ND - 17TH FLOOR KEY PLAN

UNIT 208 - 1708, 209 - 1709,

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

213 - 1713, 214 - 1714



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

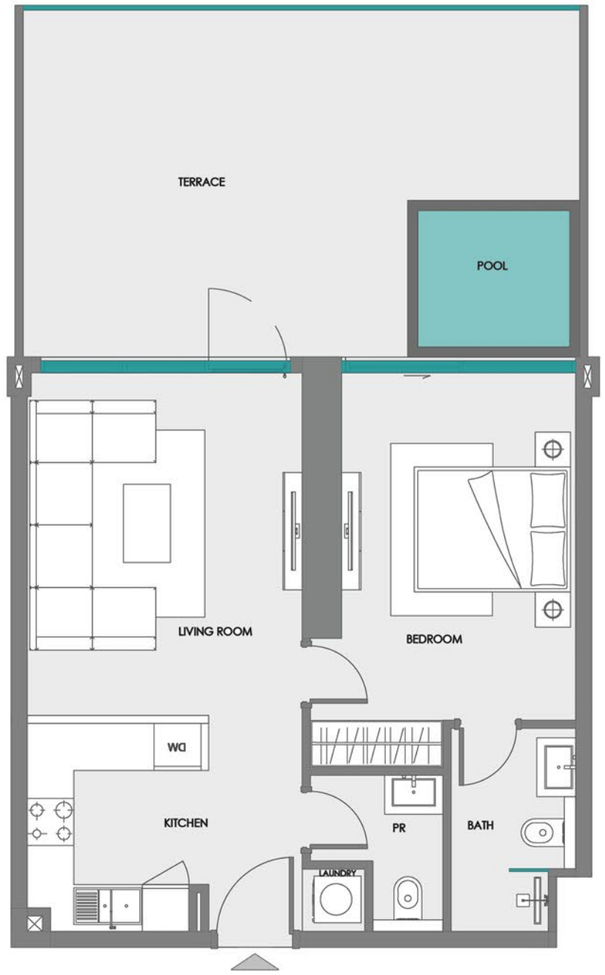
N

1 BEDROOM + LAUNDRY + POOL (TYPE 1)



1ST FLOOR KEY PLAN

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



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

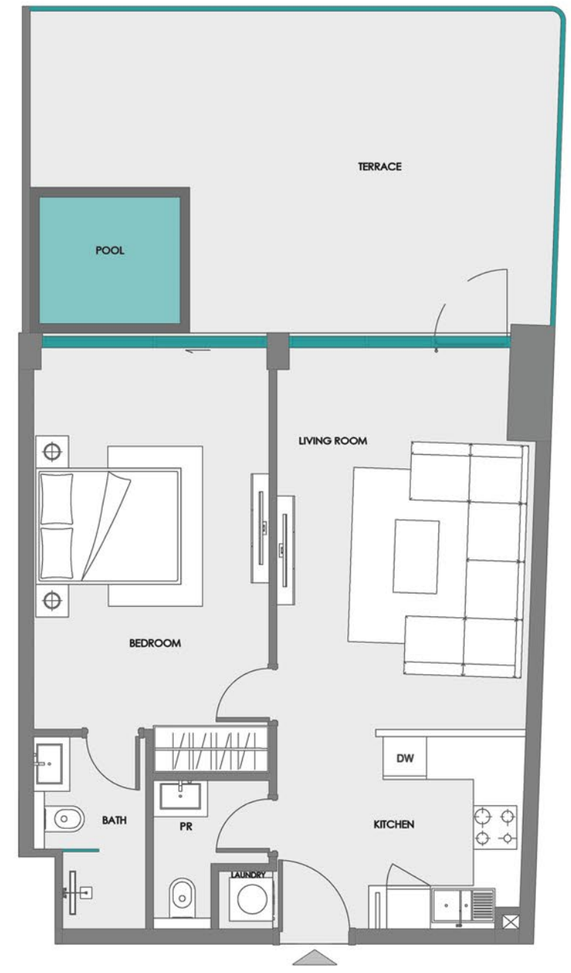
N

1 BEDROOM + LAUNDRY + POOL (TYPE 2)



1ST FLOOR KEY PLAN

UNIT 107



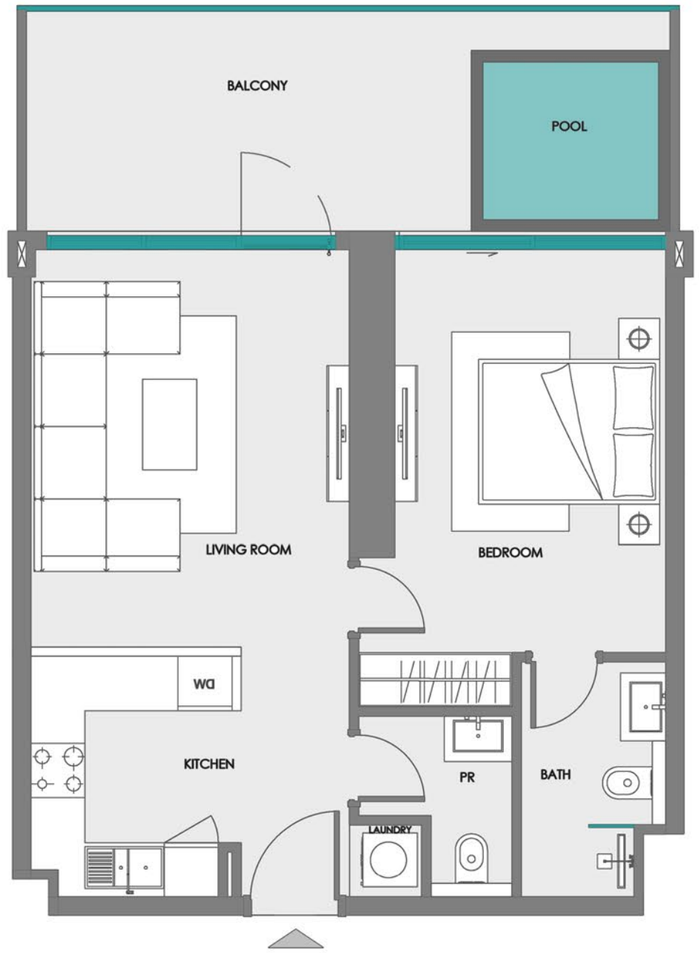
Disclaimer:

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

N

1 BEDROOM + LAUNDRY + POOL (TYPE 3)





2ND - 17TH FLOOR KEY PLAN

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

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

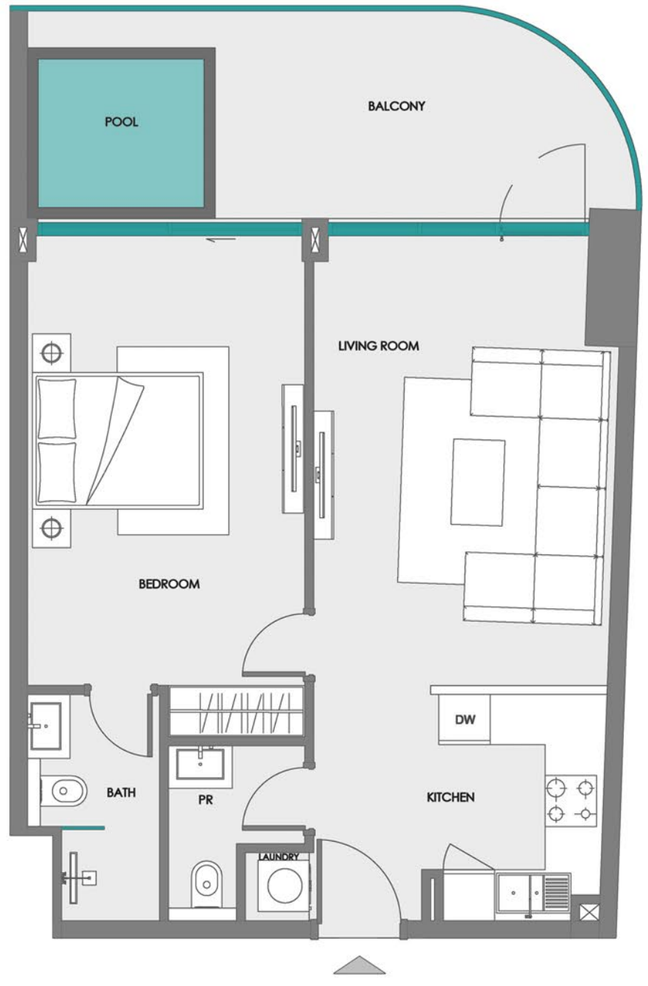
N

1 BEDROOM + LAUNDRY + POOL (TYPE 4)



2ND - 17TH FLOOR KEY PLAN

UNIT 207 - 1707



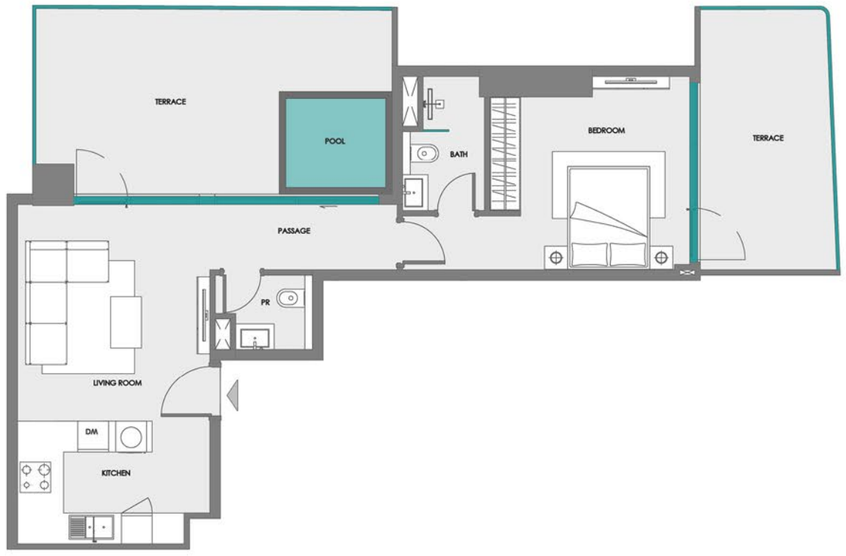
Disclaimer:

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

N

1 BEDROOM + POOL (TYPE 1)





1ST FLOOR KEY PLAN

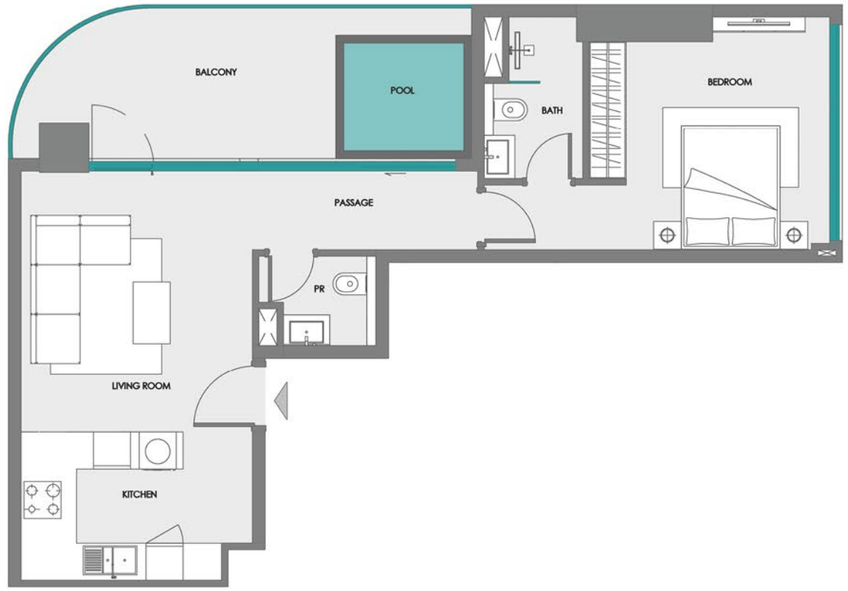
UNIT 128

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

N

1 BEDROOM + POOL (TYPE 2)





2ND - 17TH FLOOR KEY PLAN

UNIT 228 - 1728

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

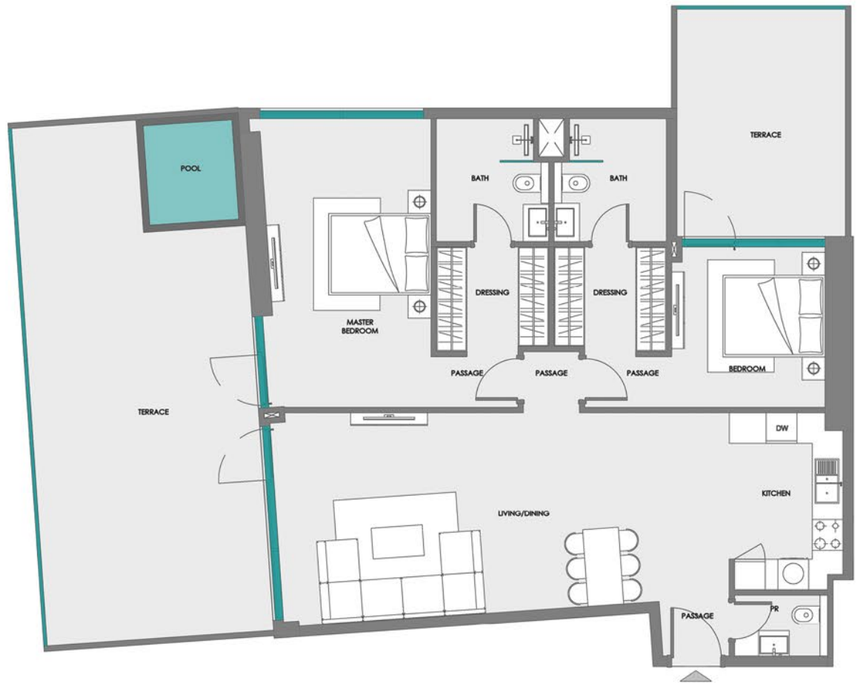
N

2 BEDROOM + POOL (TYPE 1)



1ST FLOOR KEY PLAN

UNIT 115



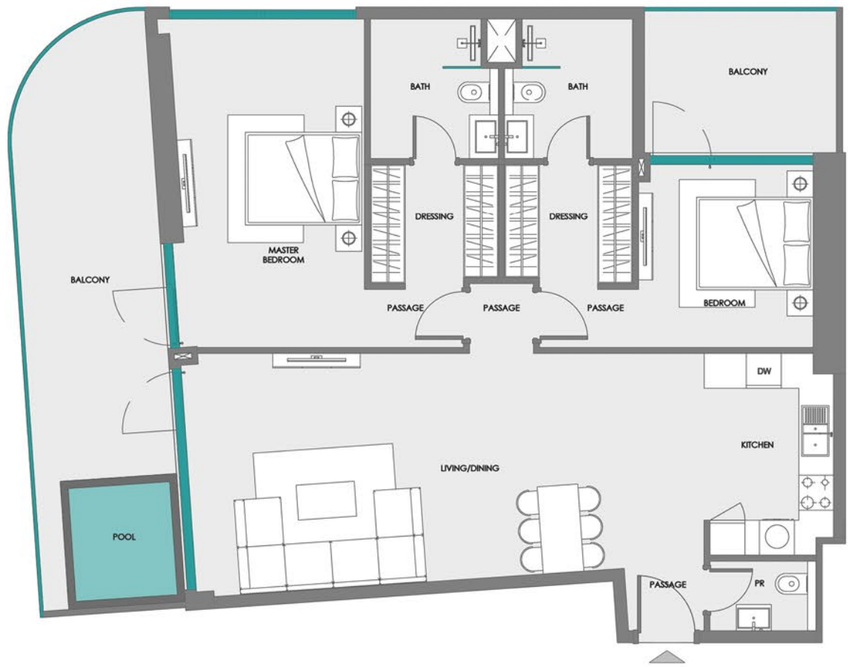
Disclaimer:

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

N

2 BEDROOM + POOL (TYPE 2)





2ND - 17TH FLOOR KEY PLAN

UNIT 215 - 1715

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

N

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





2ND - 17TH FLOOR KEY PLAN

UNIT 222 - 1722

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

N

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



1ST FLOOR KEY PLAN

UNIT 122



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

N

SAMANA

DEVELOPERS

800-SAMANA

info@samanadevelopers.com

www.samanadevelopers.com