SAMANA

AT DOWNTOWN JEBEL ALI

PORTSIDE

Some follow where the city is going.

Others already know.

They recognize the places where ambition gathers, connections grow, and opportunity begins to move.

THE FUTURE TAKES CENTER STAGE HERE



STAY AHEAD OF THE MOMENT

The future is rarely found by standing still.

At SAMANA Downtown Jebel Ali, everything places you closer to progress, possibility, and the life you are working towards.

HERE, EVERY CONNECTION MOVES YOU FORWARD

THE ROAD DUBAI MOVES ON

With Sheikh Zayed Road close by, the city feels more connected, more accessible, and always within reach.

MOVE WITH THE CITY'S RHYTHM

The Dubai Metro makes daily commutes easier, brings key destinations closer, and keeps the city connected without relying solely on the road.

CLOSER TO DUBAI'S NEXT TAKE-OFF

Positioned near one of the city's most important future gateways, SAMANA Downtown Jebel Ali Portside places residents within reach of the next era of global connectivity.

An address made for a city that never stops expanding its horizons.



WHERE BIG IDEAS LIVE ON

Expo City Dubai brings business, culture, innovation, and community together, while future infrastructure such as The Loop—a 93 km climate-controlled walking and cycling corridor-supports a more connected way of moving through the city.

THE DISTRICT BEHIND DUBAI'S DRIVE

Jebel Ali is not simply part of Dubai's success story. It helps drive it. This is where ideas become industries and ambition becomes momentum.

Now, it is ready for a new way to live.

36%+
Contribution to Dubai's GDP

74%
Of foreign direct investment across key sectors

11,000+
Companies

100+
Fortune 500 companies

SAMANA Downtown Jebel Ali brings contemporary living closer to the people shaping this growth.

*Data from verified sources

THE COASTLINE AHEAD

Palm Jebel Ali is set to redefine waterfront living, adding around 110 km of coastline, with 80+ hotels and resorts, beach clubs, and public parks planned across a destination twice the size of Palm Jumeirah.



WHERE EVERY DIRECTION LEADS FORWARD

AL MAKTOUM INTERNATIONAL AIRPORT

Positioned along one of Dubai's most important corridors, SAMANA Downtown Jebel Ali keeps residents connected to business districts, transport links, lifestyle destinations, and the wider city.

WITHIN 20 MINUTES

- Dubai Metro
- Palm Jebel Ali
- Expo City Dubai
- Dubai Marina
- Al Maktoum International Airport (DWC)
- Dubai Investment Park (DIP)
- Jumeirah Beach Residence (JBR)

INTRODUCING

SAMANA

AT DOWNTOWN JEBEL ALI

PORTSIDE

THE FUTURE TAKES CENTER STAGE

Some addresses simply place you in the city.

Others place you within its momentum.

SAMANA Downtown Jebel Ali brings together convertible 1 and 2-bedroom homes, contemporary amenities, and a strategic location for those who value flexibility, connectivity, and proximity to opportunity.

Your place in Dubai’s future starts here.


SAMANA

MADE FOR THE LIFE AHEAD

Every detail at SAMANA Downtown Jebel Ali is approached with purpose, from materials chosen for lasting appeal to finishes considered for everyday comfort.

The result is a home that feels refined today, dependable tomorrow, and ready for what comes next.

BUILT TO MATCH THE MOMENTUM

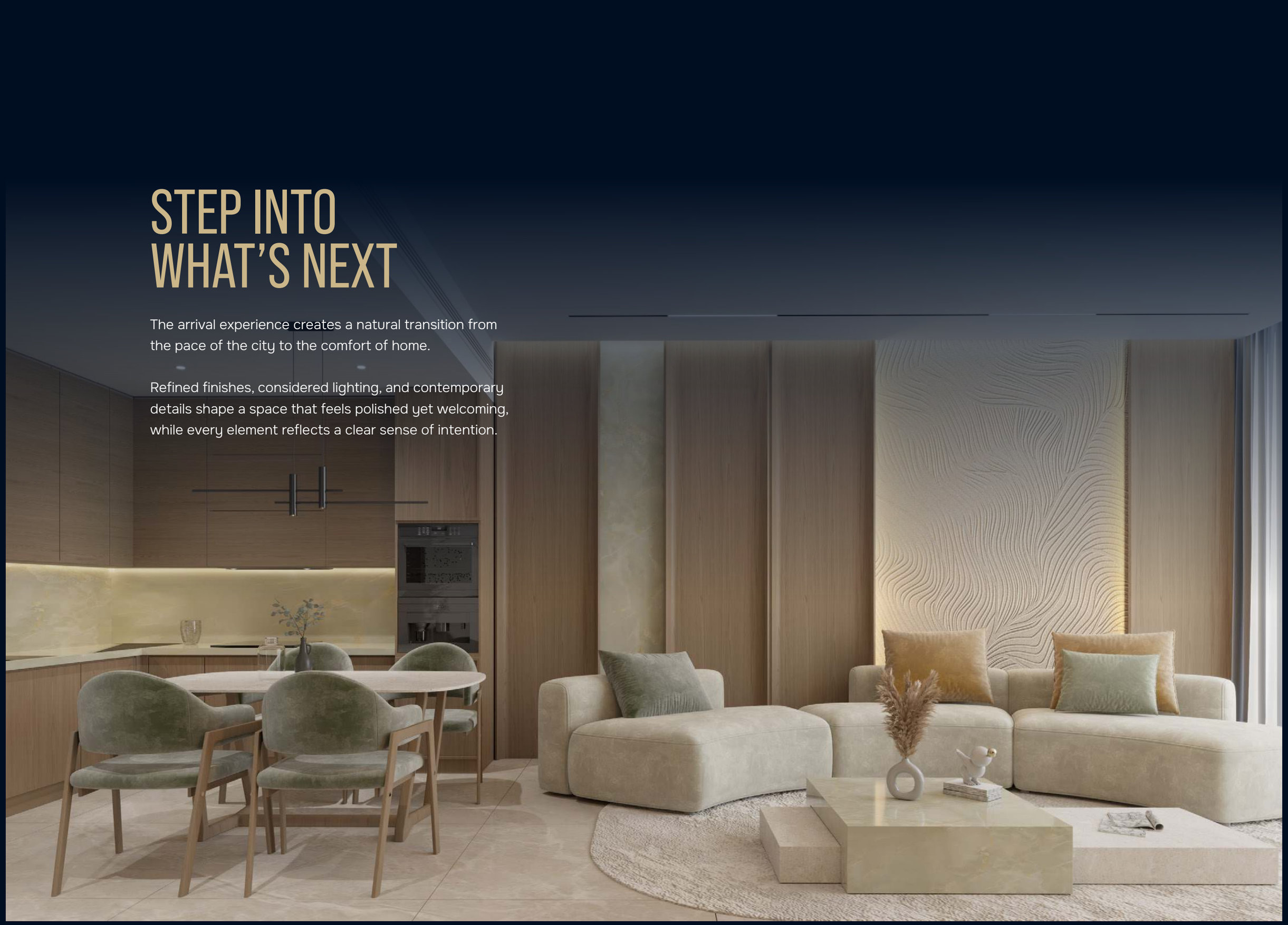
Clean architectural lines, contemporary detailing, and a confident façade give SAMANA Downtown Jebel Ali a distinct presence.

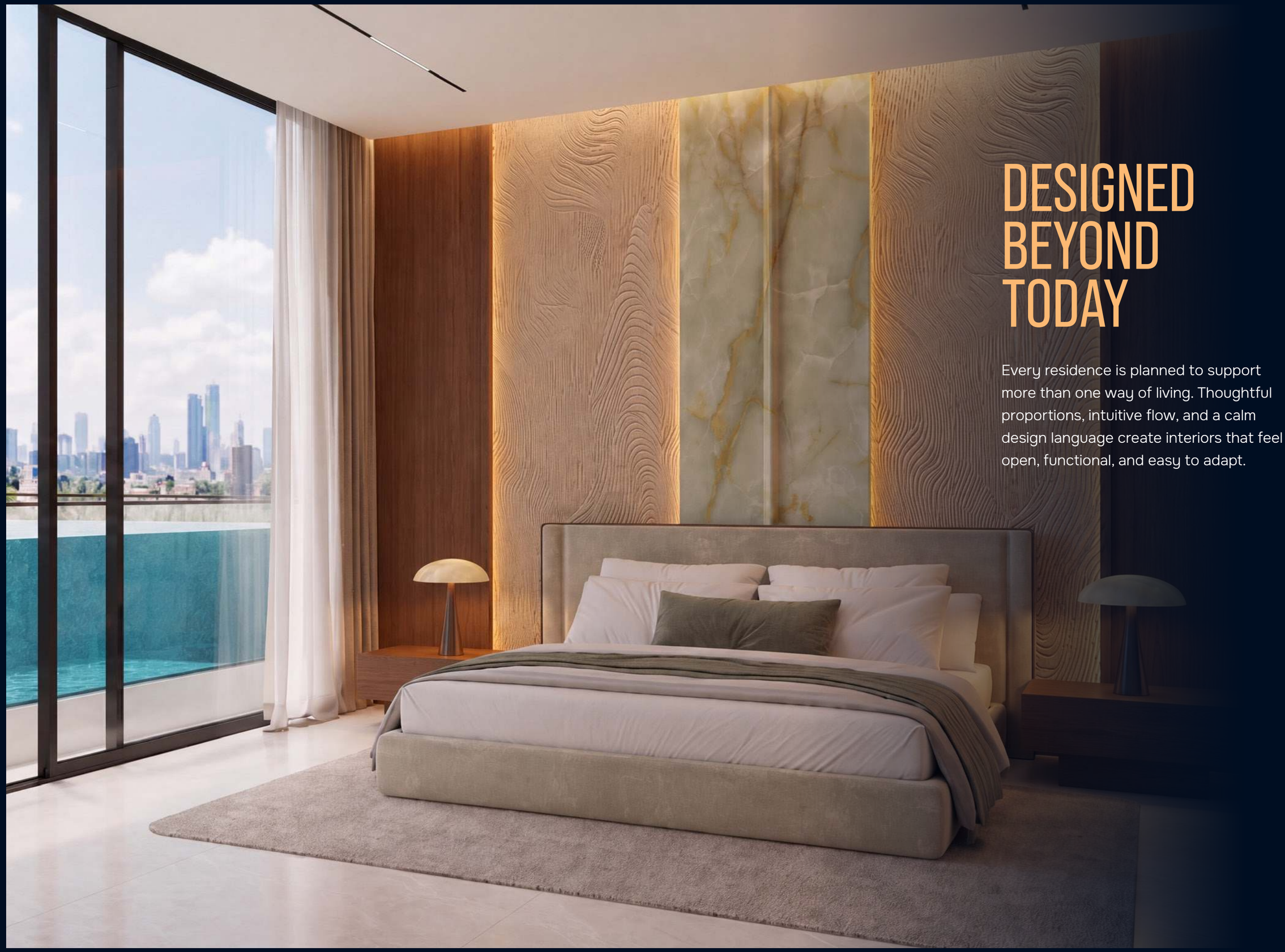
Reflecting the energy of the district, its design feels welcoming, composed, and unmistakably modern—an address made to belong to Jebel Ali's future.

STEP INTO WHAT'S NEXT

The arrival experience creates a natural transition from the pace of the city to the comfort of home.

Refined finishes, considered lighting, and contemporary details shape a space that feels polished yet welcoming, while every element reflects a clear sense of intention.





DESIGNED BEYOND TODAY

Every residence is planned to support more than one way of living. Thoughtful proportions, intuitive flow, and a calm design language create interiors that feel open, functional, and easy to adapt.



MAKE SPACE FOR MORE

Life at SAMANA Downtown Jebel Ali extends beyond the residence.

The amenities are designed to create balance within every day, offering spaces to move, pause, connect, focus, and recharge.

FIND YOUR MOMENTUM

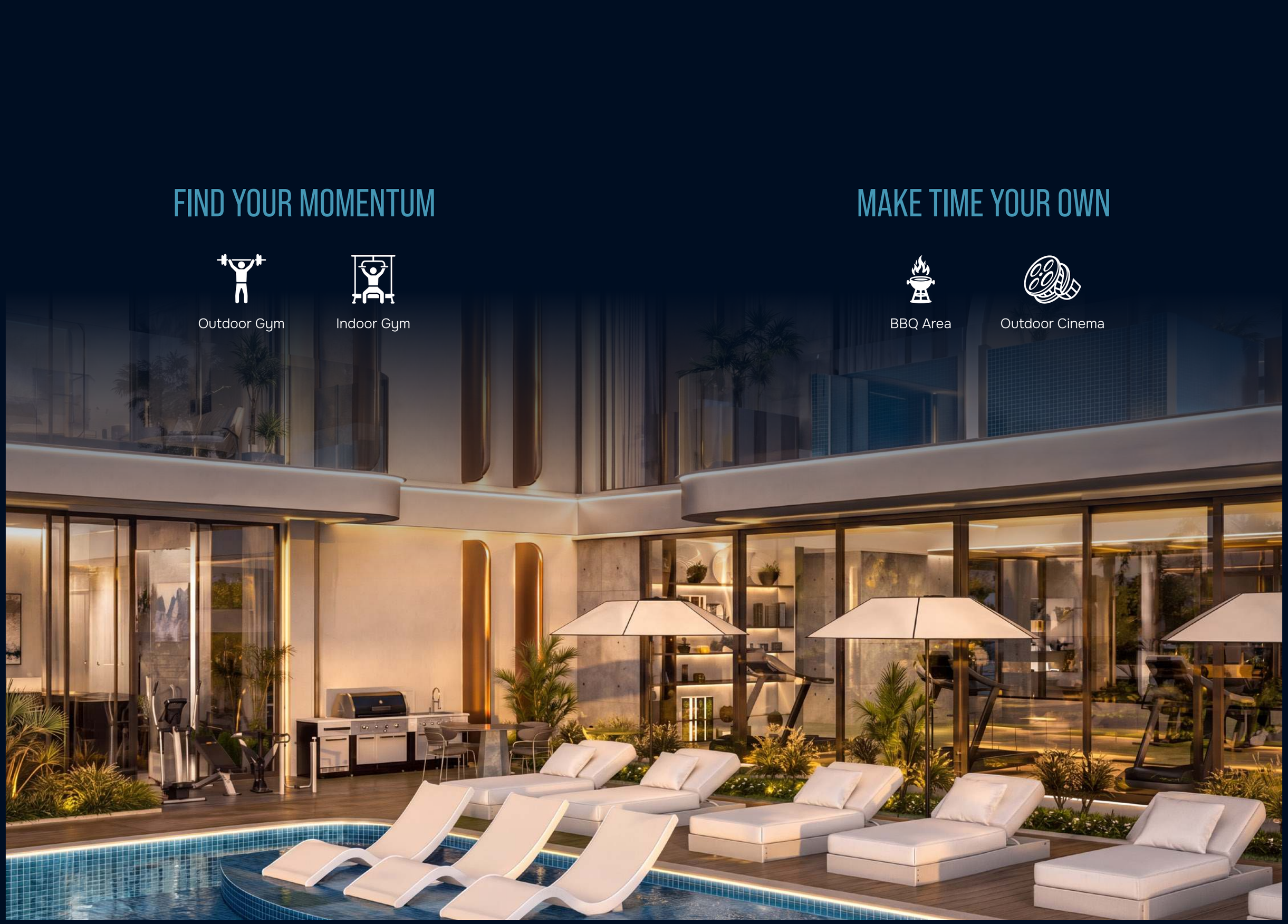
Outdoor Gym

Indoor Gym

MAKE TIME YOUR OWN

BBQ Area

Outdoor Cinema



SLOW THE DAY DOWN

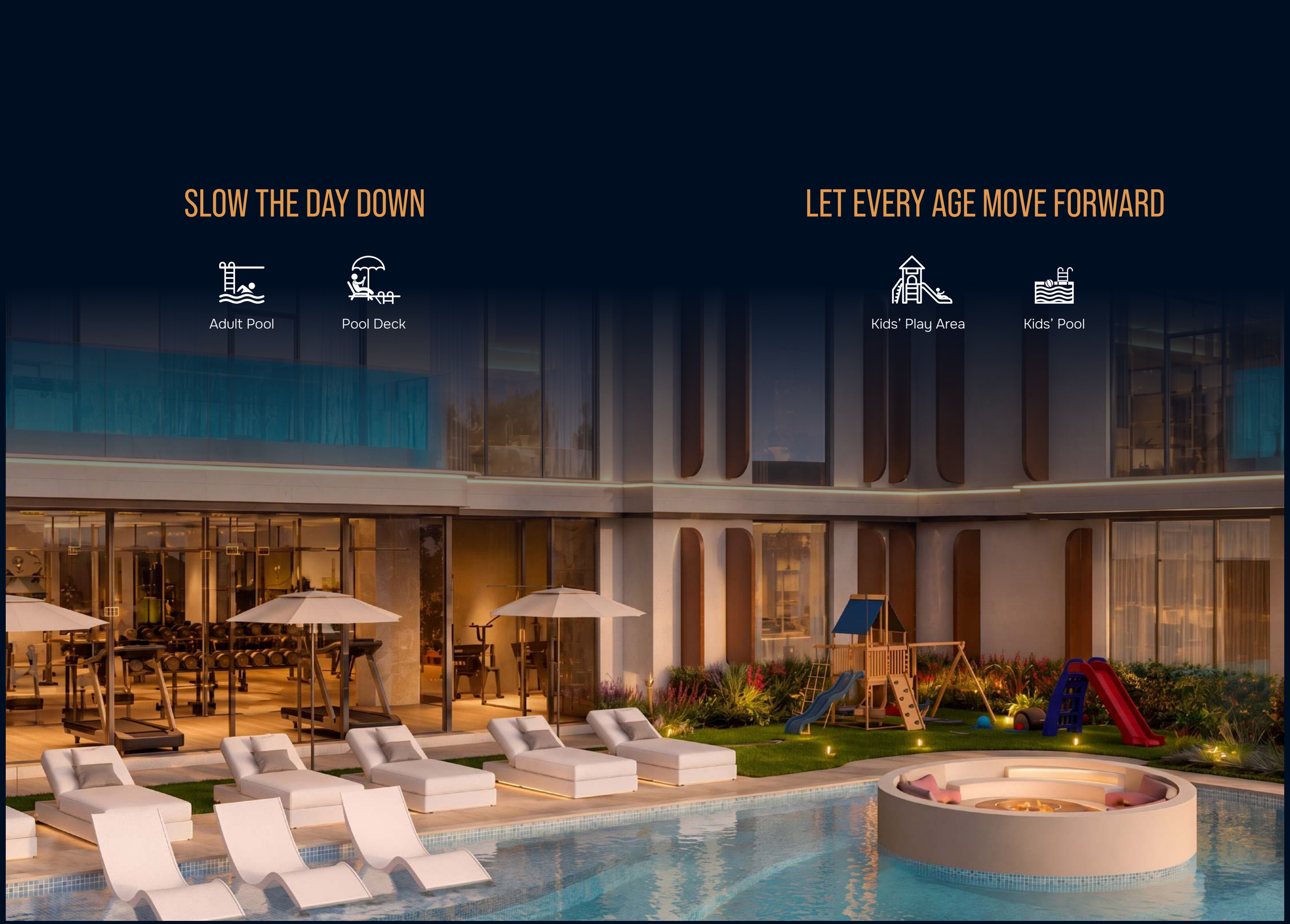
Adult Pool

Pool Deck

LET EVERY AGE MOVE FORWARD

Kids’ Play Area

Kids’ Pool





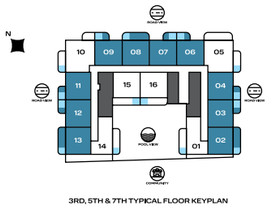
PLANNED AROUND FUTURE POSSIBILITIES

Every layout at SAMANA Downtown Jebel Ali is designed to make space feel intuitive, with efficient proportions and convertible areas that adapt to different routines and ways of living.

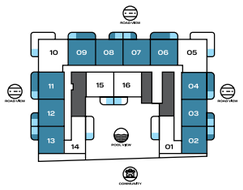
These are homes planned for life today and wherever it leads next.

SAMANA
DEVELOPERS

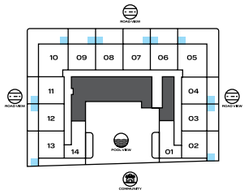
1 BEDROOM + POOL
TYPE 1



3RD, 5TH & 7TH TYPICAL FLOOR KEYPLAN



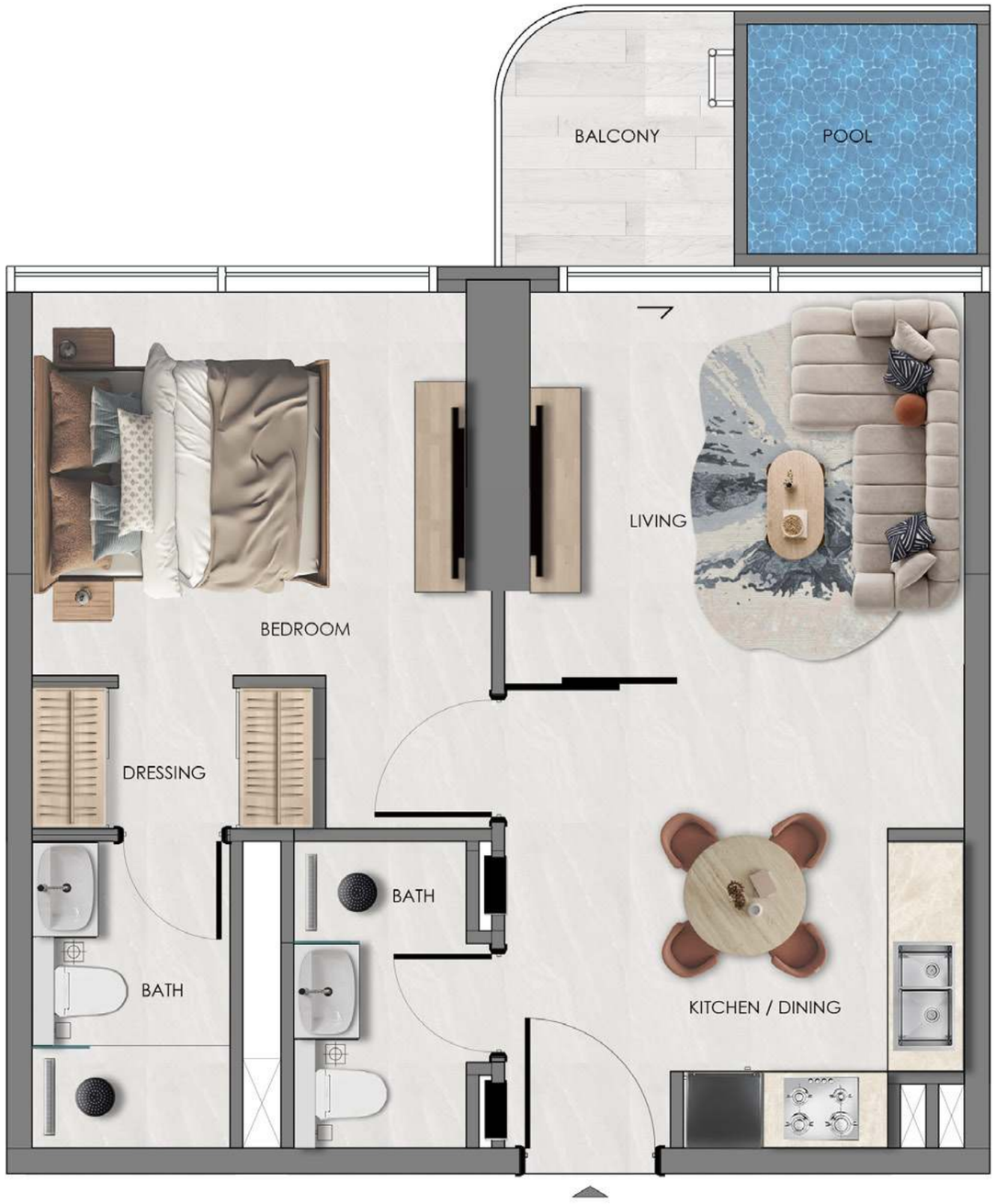
2ND, 4TH, 6TH & 8TH TYPICAL FLOOR KEYPLAN



1ST FLOOR KEYPLAN

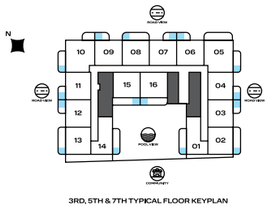
CONVERTIBLE 2BHK

Disclaimer:
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3. AIL 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

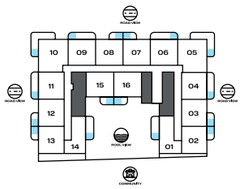


SAMANA
DEVELOPERS

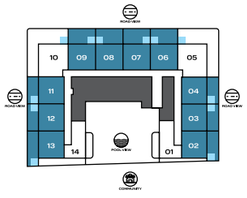
1 BEDROOM + POOL
TYPE 2



3RD, 5TH & 7TH TYPICAL FLOOR KEYPLAN



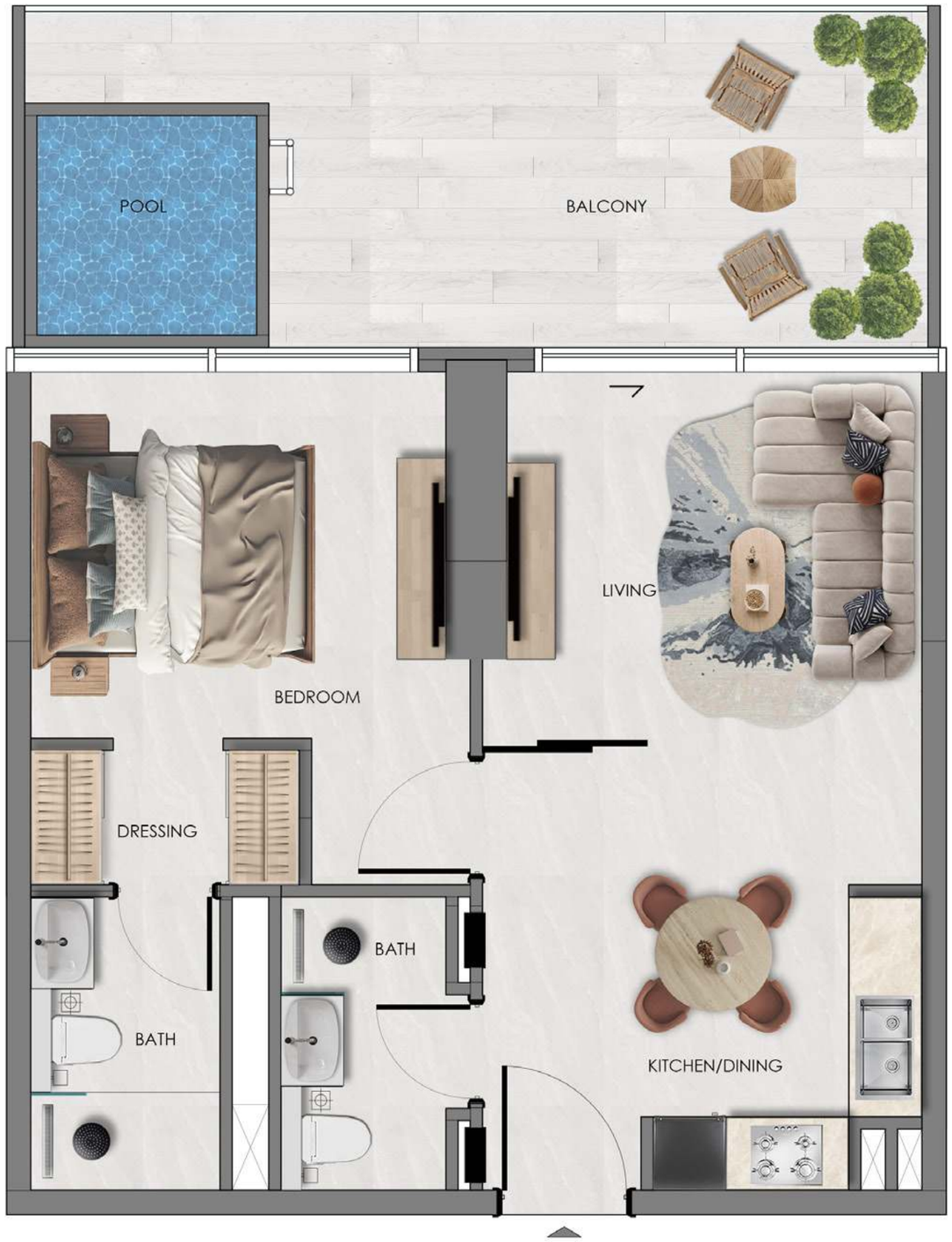
2ND, 4TH, 6TH & 8TH TYPICAL FLOOR KEYPLAN



1ST FLOOR KEYPLAN

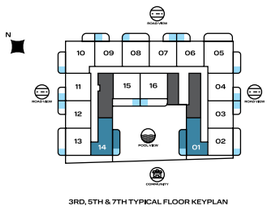
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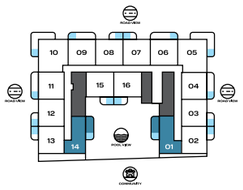


SAMANA
DEVELOPERS

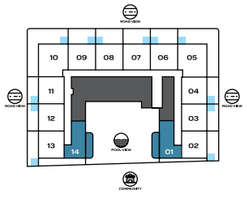
1 BEDROOM + POOL
TYPE 3



3RD, 5TH & 7TH TYPICAL FLOOR KEYPLAN



2ND, 4TH, 6TH & 8TH TYPICAL FLOOR KEYPLAN



1ST FLOOR KEYPLAN

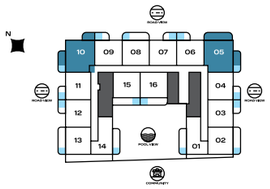


CONVERTIBLE 2BHK

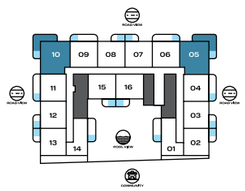
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SAMANA
DEVELOPERS

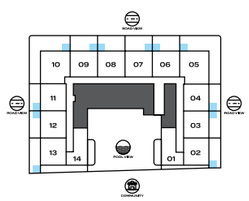
2 BEDROOM + POOL
TYPE 1



3RD, 5TH & 7TH TYPICAL FLOOR KEYPLAN



2ND, 4TH, 6TH & 8TH TYPICAL FLOOR KEYPLAN



1ST FLOOR KEYPLAN

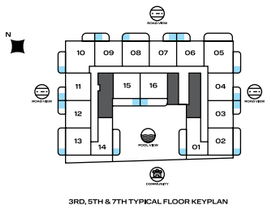


CONVERTIBLE 3BHK

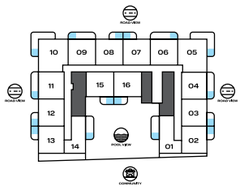
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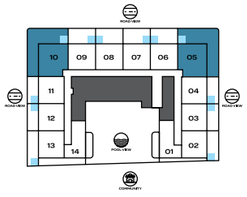
2 BEDROOM + POOL
TYPE 2



3RD, 5TH & 7TH TYPICAL FLOOR KEYPLAN



2ND, 4TH, 6TH & 8TH TYPICAL FLOOR KEYPLAN



1ST FLOOR KEYPLAN

CONVERTIBLE 3BHK

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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.

SAMANA