SAMANA

GREENFIELD

AL WARSAN

Where Calm becomes a statement

Beyond the rush and spectacle lies a more grounded way of living. Set in Al Warsan, this address brings together elegant design, resort-style comforts, and a sense of calm that feels rare in the city.

Rising gracefully across **2B+G+4 podiums+14 floors** on a **39,100 sq.ft.** area

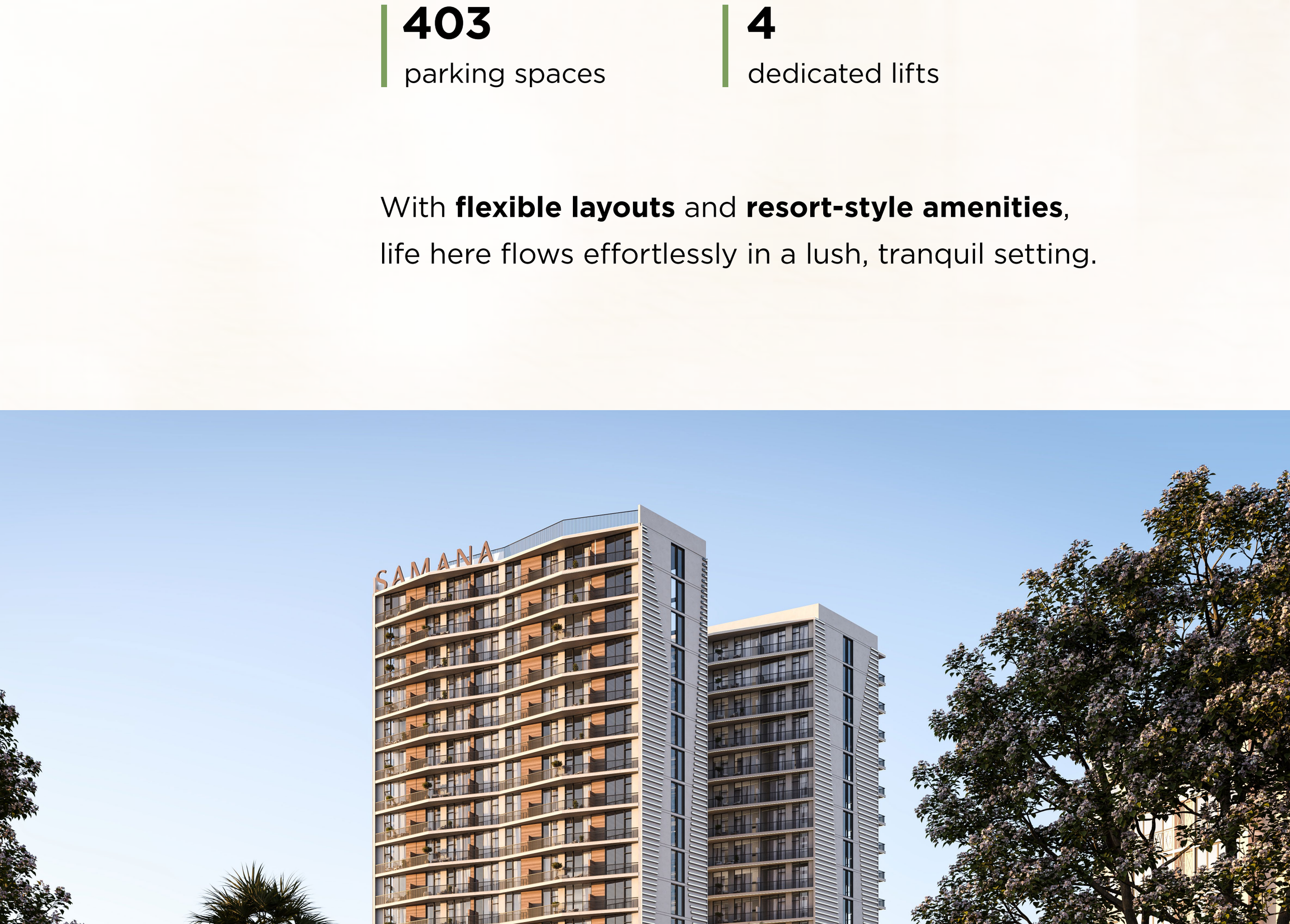
SAMANA Greenfield offers

246,035 sq.ft.
Total GFA

403
parking spaces

4
dedicated lifts

With **flexible layouts** and **resort-style amenities**, life here flows effortlessly in a lush, tranquil setting.



Unit Details

The project comprises **304 residential units**,

234
one bedroom apartments

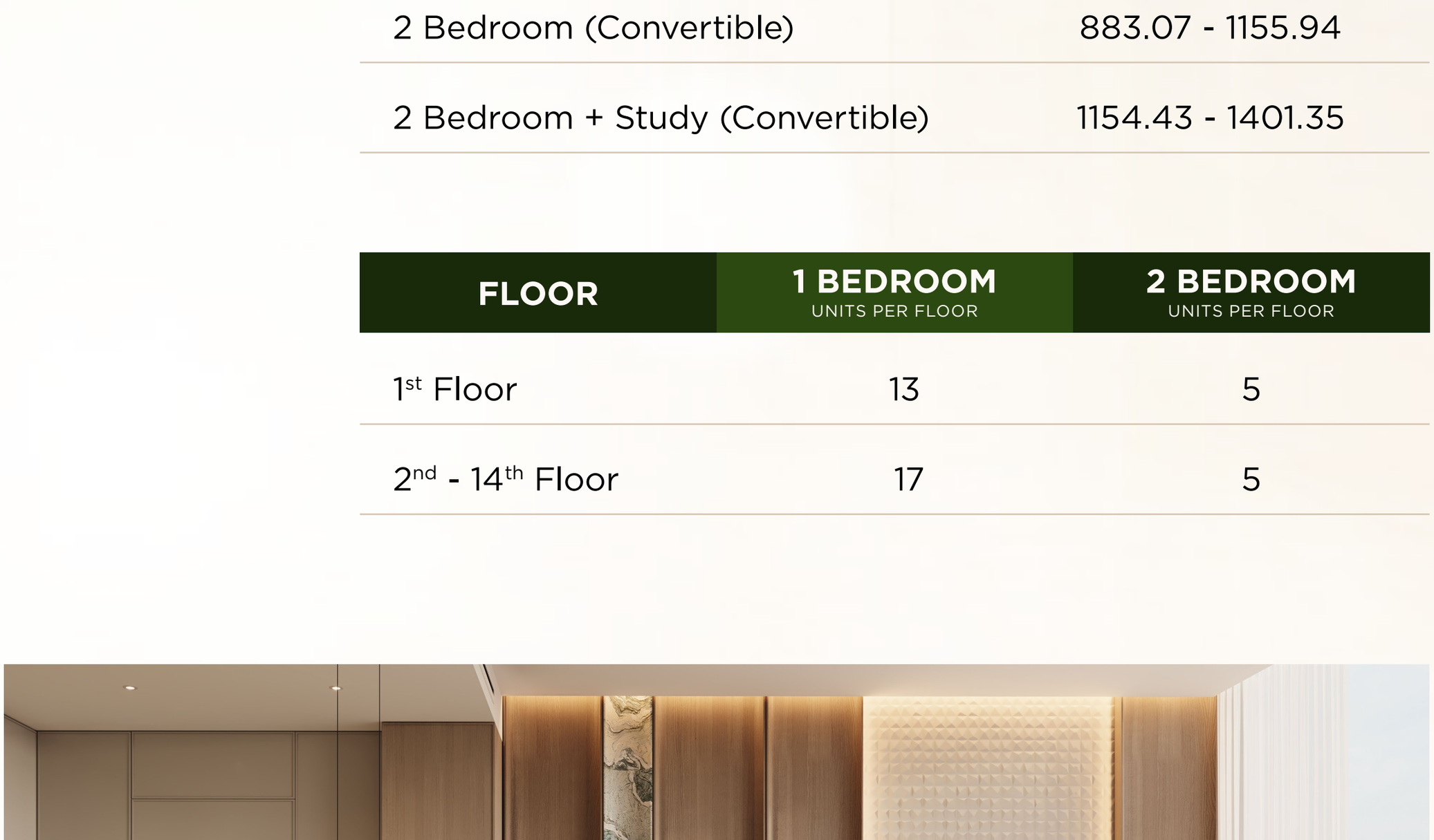
70
two bedroom apartments

3
commercial units

3
retail units

UNIT TYPE	AREA (SQ. FT.)
Retail	377.60 - 2021.46
Retail Commercial	1212.77 - 1329.67
1 Bedroom	443.04 - 463.39
1 Bedroom (Convertible)	567.93 - 867.57
1 Bedroom + Study (Convertible)	746.58 - 994.05
2 Bedroom (Convertible)	883.07 - 1155.94
2 Bedroom + Study (Convertible)	1154.43 - 1401.35

FLOOR	1 BEDROOM UNITS PER FLOOR	2 BEDROOM UNITS PER FLOOR
1st Floor	13	5
2nd - 14th Floor	17	5



Homes that adapt to the way you live

Flexible homes

1 to 2 bedroom homes | 2 to 3 bedroom homes

Payment Plan

5%

Down Payment

10%

After 1 month

5%

in 4th month

1%

Per Month X 80 Months

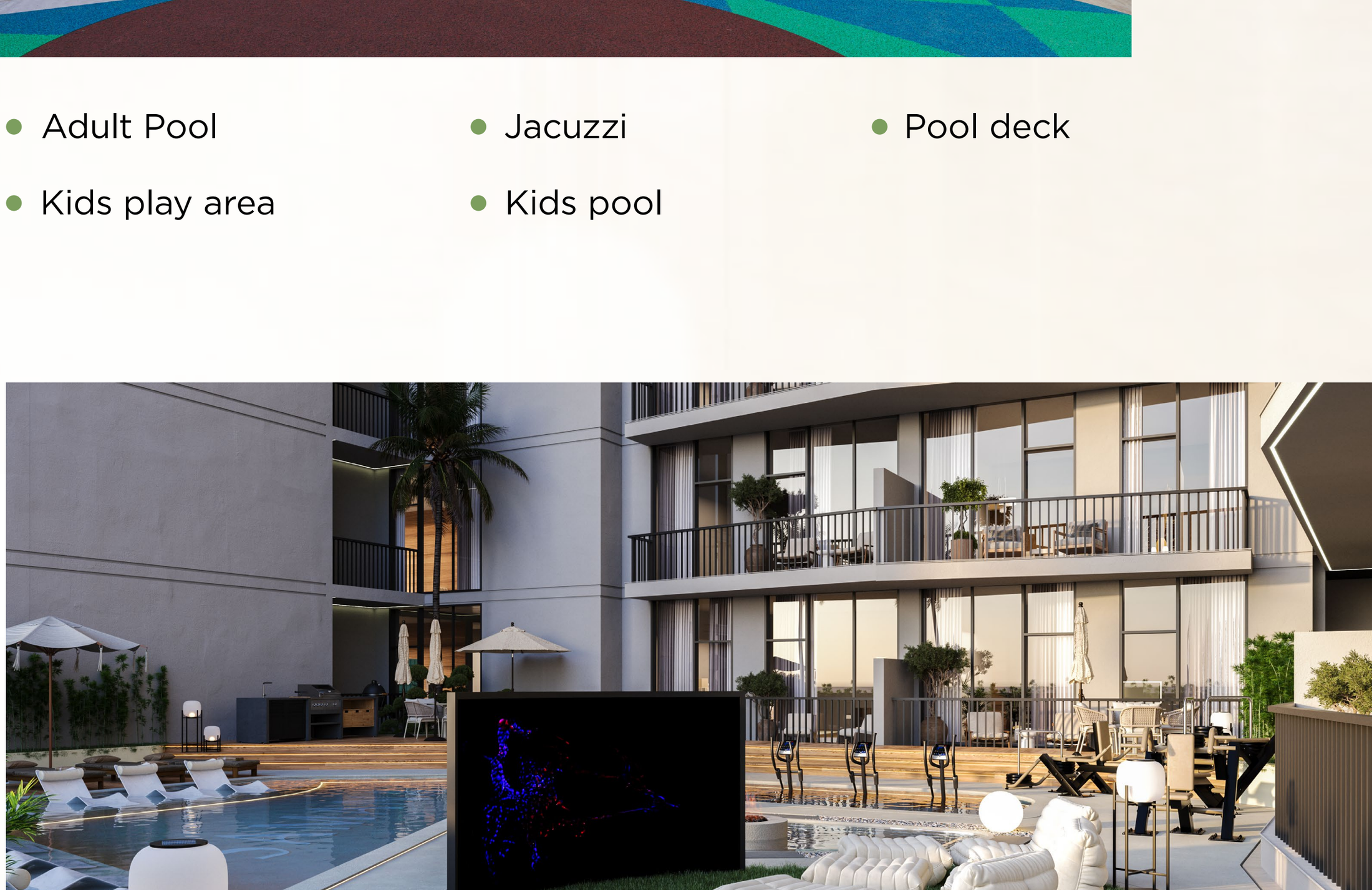
Anticipated Completion Date: **April 2029**

*T&C Apply

Key Amenities



- Adult Pool
- Jacuzzi
- Pool deck
- Kids play area
- Kids pool



- BBQ Area
- Sunken Seating
- Outdoor Cinema
- Outdoor Gym
- Indoor Gym

Key Features



Ideally located in Al Warsan, surrounded by nature and connected to Dubai’s key destinations.

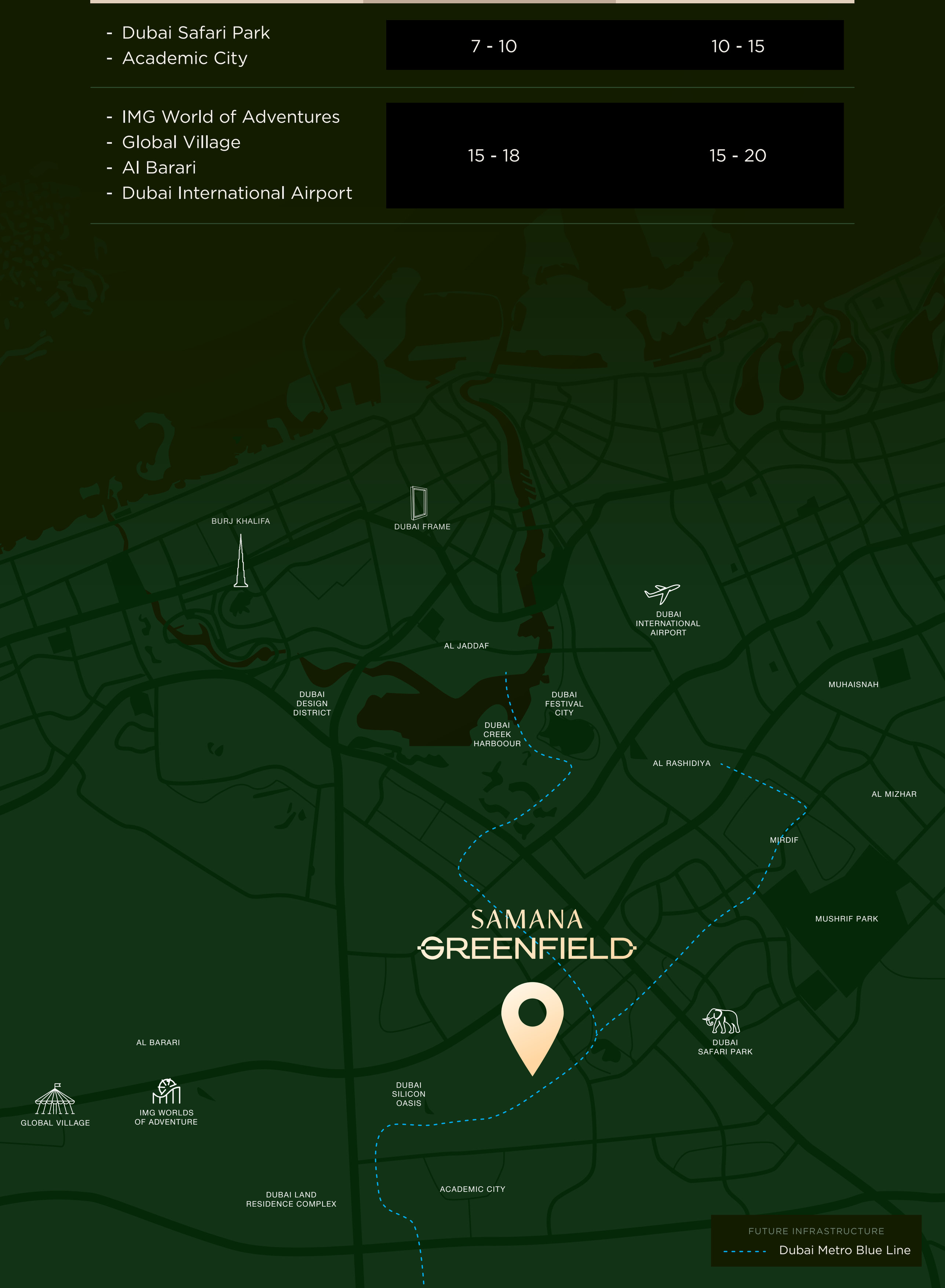
Upcoming Blue Line metro set to enhance accessibility and future connectivity.

Flexible layouts designed to evolve with residents’ needs, from studio to one-bedroom, one-bedroom to two-bedroom, and beyond.

Flexible payment plans designed for ease, accessibility, and long-term value.

Time proximity from landmarks

LANDMARK	DISTANCE (KM) APPROX.	DRIVE TIME (MINS)
- Dubai Safari Park - Academic City	7 - 10	10 - 15
- IMG World of Adventures - Global Village - Al Barari - Dubai International Airport	15 - 18	15 - 20



Community Amenities:





- A peaceful urban pocket that blends local charm with seamless access to Dubai’s vibrant lifestyle hubs.

- Close to schools, healthcare facilities, and recreational destinations, ensuring ease of living.

- Retail stores, supermarkets, and everyday essentials are located minutes away.

