

SAMANA
SOUTH HAVEN

SOUTHBOUND LIVING

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.

QUALITY CONTROL

precision-led systems
that track, review,
and deliver quality.

ENGINEERING & CONSTRUCTION

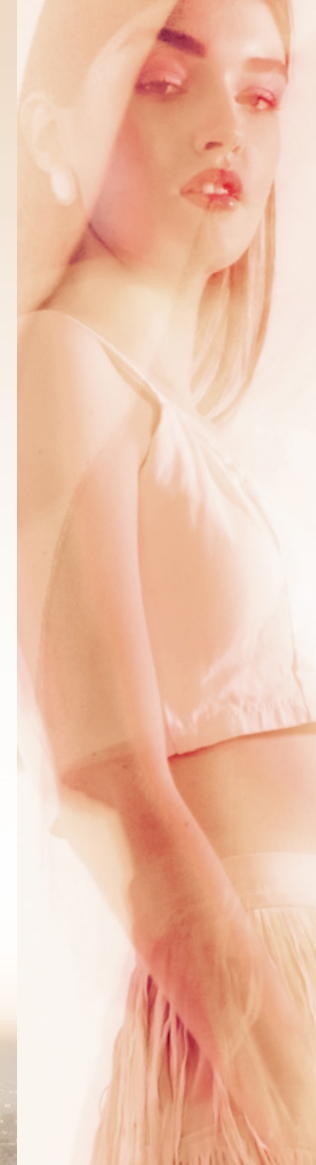
structural artistry meets
technical brilliance.

CUSTOMER EXPERIENCE

end-to-end service with
precision and care.

PROCUREMENT

utilizing cutting-edge
platforms to streamline
sourcing and ensure
unmatched consistency.



Dubai is always moving.

Always expanding
toward what's next.

And

**THE NEXT
DIRECTION IS
SOUTH.**

SAMANA
SOUTH HAVEN

THE BEST OF SOUTHBOUND LIVING



Set in the heart of Dubai's next growth corridor, SAMANA South Haven is where connection, space, and opportunity come together. Where space opens up, the pace feels right, and life finds a new rhythm.

A new center is taking shape. And this is where it begins

CLAIM YOUR PLACE IN WHAT'S NEXT



SAMANA South Haven places you in the heart of Dubai's fastest-growing district, where world-class infrastructure, new opportunities, and the city's next wave of development are coming together.





**STAY CONNECTED
TO EVERYTHING
THAT MATTERS**



With Al Maktoum International Airport, major highways, the future Airport Express Metro, Etihad Rail, and The Loop all within easy reach, getting around the city and beyond has never been more convenient.



SAMANA SOUTH HAVEN



15 - 20 MINUTES

Al Maktoum
International Airport

Expo City

Ibn Batuta Mall

Dubai
Investment Park

Dubai
Marina

Legoland Dubai
Parks & Resorts

ALL ROADS LEAD TO THE SOUTH

Travel across the world from your doorstep, conduct business globally and enjoy seamless connectivity with the rest of the UAE via metros and highways - all from one place.



A COMMUNITY BUILT AROUND YOU

Set within Dubai South's master-planned environment, SAMANA South Haven offers the convenience of homes, workplaces, retail, and everyday essentials within one connected destination.



INVEST AHEAD OF THE CURVE



As Dubai South continues to grow with new infrastructure, businesses, and jobs, SAMANA South Haven is positioned for long-term appreciation and rental demand.



As Dubai's focus continues to shift south, SAMANA South Haven places you at the center of one of the city's most exciting growth stories.

**BE PART OF
DUBAI'S NEXT
GROWTH STORY**





**EXPERIENCE
SOUTHBOUND LIVING**

FEEL THE DIFFERENCE

SAMANA South Haven is designed around the way people actually live. Thoughtful layouts, carefully selected materials, and well-finished spaces come together to create a home that feels natural, comfortable, and complete.





Modern facades, resort-inspired landscaping, and thoughtfully designed outdoor spaces create an experience that feels intentional at every turn. This is architecture that invites you in and sets the standard for Dubai's future growth - a city that gives everyone space to grow.



**LIVE IN SPACES
THAT WORK BETTER**





Premium finishes, clean lines, and well-planned layouts come together to create interiors that feel modern, comfortable, and easy to enjoy. Every detail is chosen to make daily living feel simple, practical, and effortless.



ENJOY MORE WAYS TO LIVE

From morning swims to evening conversations, the amenities at SAMANA South Haven are designed to make every day feel fuller. With poolside spaces, social corners, fitness zones, and elevated rooftop experiences, everything you need to unwind, connect, move, and recharge is right here.





**SLOW DOWN.
SINK IN**



Adult pool

Outdoor Jacuzzi

Kids' pool

Pool deck

**COMMON GROUND.
UNCOMMON EXPERIENCES.**



Lazy lounge

Outdoor Gaming
Arcade

Kids' play area

Multipurpose court

Lawn sitting area

Outdoor cinema

Reading Lounge

Sunken seating

Co-working lounge
with private booths

**SWEAT.
STEAM.
REPEAT.**

Outdoor gym

Rooftop Indoor Gym

Rooftop Steam & Sauna

Jogging track



YOUR LIFE BEGINS WITH THE BLUEPRINT

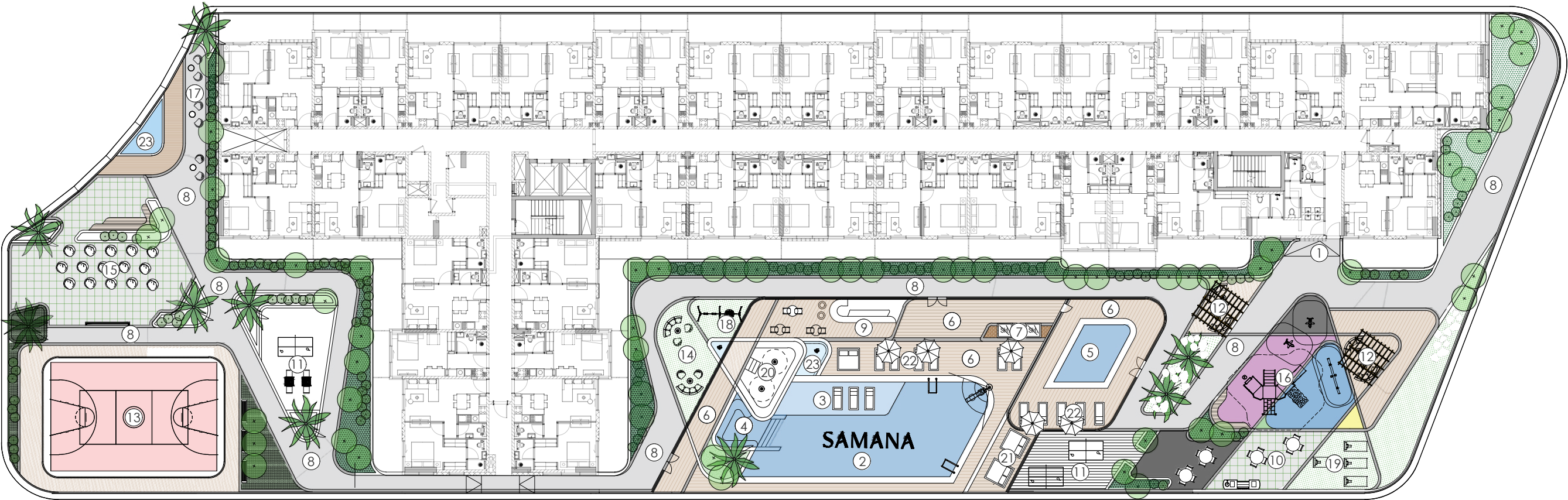
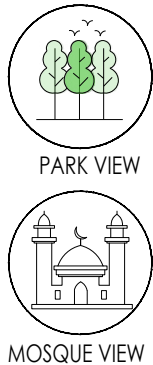
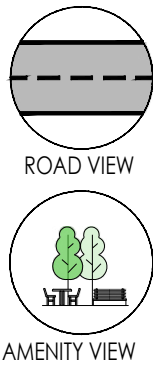
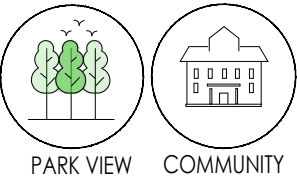
Every layout at SAMANA South Haven has been designed to maximize natural light, optimize flow, and give every room a purpose. Explore the plans and find the space that fits the life you want to live. Whatever you need today, and wherever life takes you next, there's a home here built to your standard.



SAMANA SOUTH HAVEN

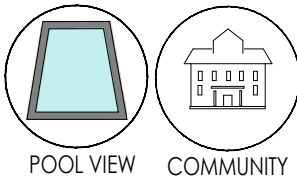
FLOOR PLANS

SAMANA
SOUTH HAVEN



Amenities- 1st Floor

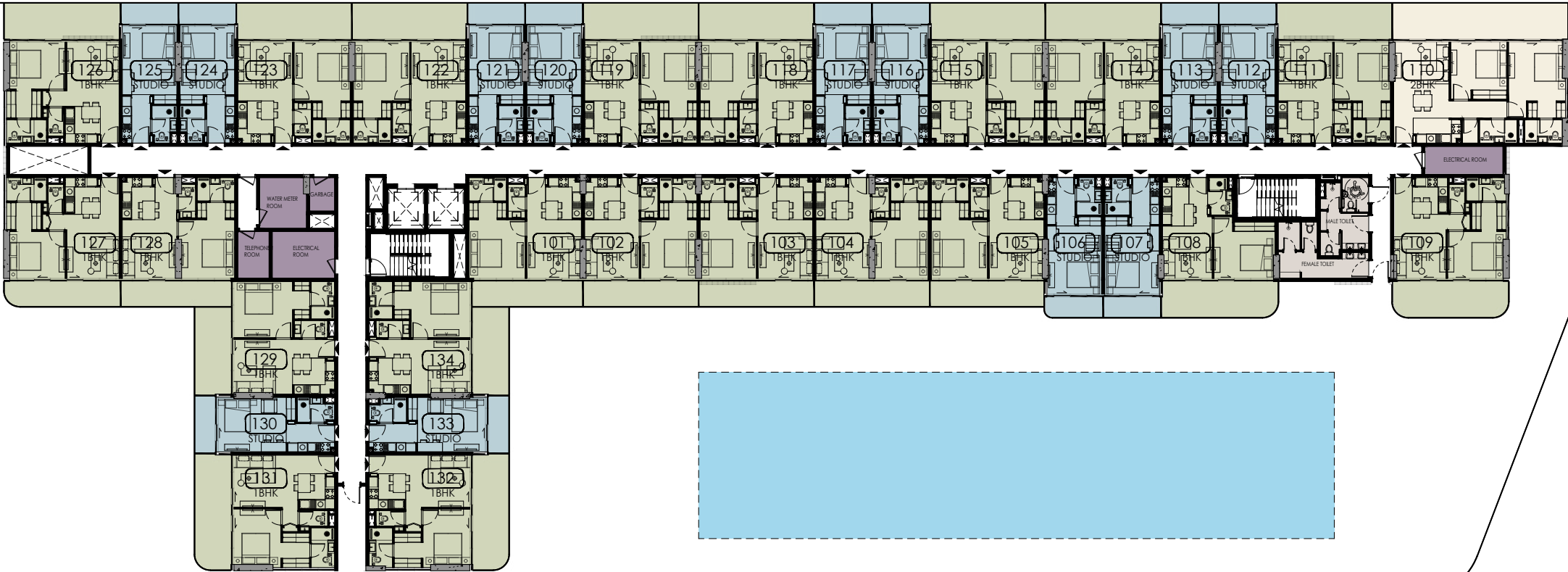
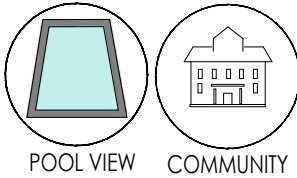
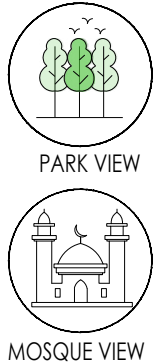
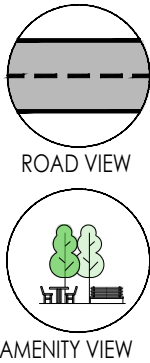
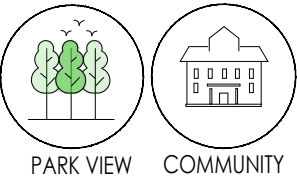
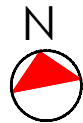
- | | | | |
|--------------------|---------------------------|------------------------|-------------------|
| 1. Entrance Plaza | 7. Outdoor shower | 13. Multipurpose court | 19. outdoor yoga |
| 2. Adult pool | 8. Walking pathway | 14. Lawn sitting area | 20.sunken seating |
| 3. Lazy lounge | 9. Grab & go bar | 15. Outdoor cinema | 21.Cabana Beds |
| 4. Outdoor Jacuzzi | 10. BBQ Area | 16. Kids play area | 22.Sun beds |
| 5. Kids pool | 11. Outdoor Gaming Arcade | 17. Reading Lounge | 23.Water Feature |
| 6. Pool deck | 12. Pergola sitting | 18. Swing Sitting | |



FLOOR PLAN

FIRST FLOOR PLAN

Disclaimer:
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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.

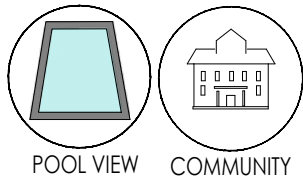
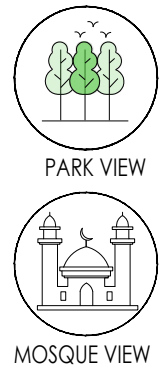
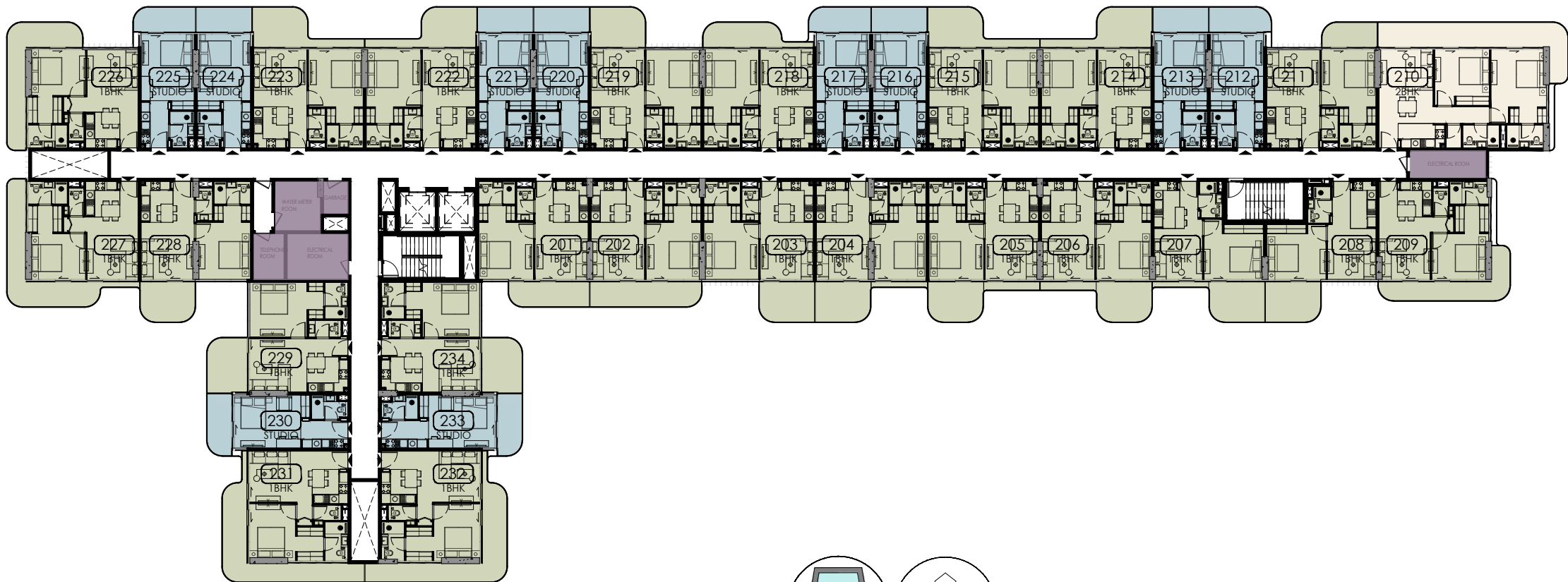
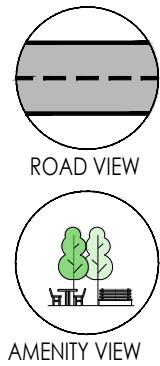
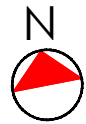


SAMANA HILLS SOUTH 4		
1st Floor Plan		
Units	Units/ Floor	Total Nos
STUDIO	12	12
1 BEDROOM	21	21
2 BEDROOM	1	1
TOTAL UNITS	34	34

FLOOR PLAN

FIRST FLOOR PLAN

Disclaimer:
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7. North direction as per key plan.



SAMANA HILLS SOUTH 4		
2nd Floor Plan		
Units	Units/ Floor	Total Nos
STUDIO	10	10
1 BEDROOM	23	23
2 BEDROOM	1	1
TOTAL UNITS	34	34

FLOOR PLAN

SECOND FLOOR PLAN

Disclaimer:

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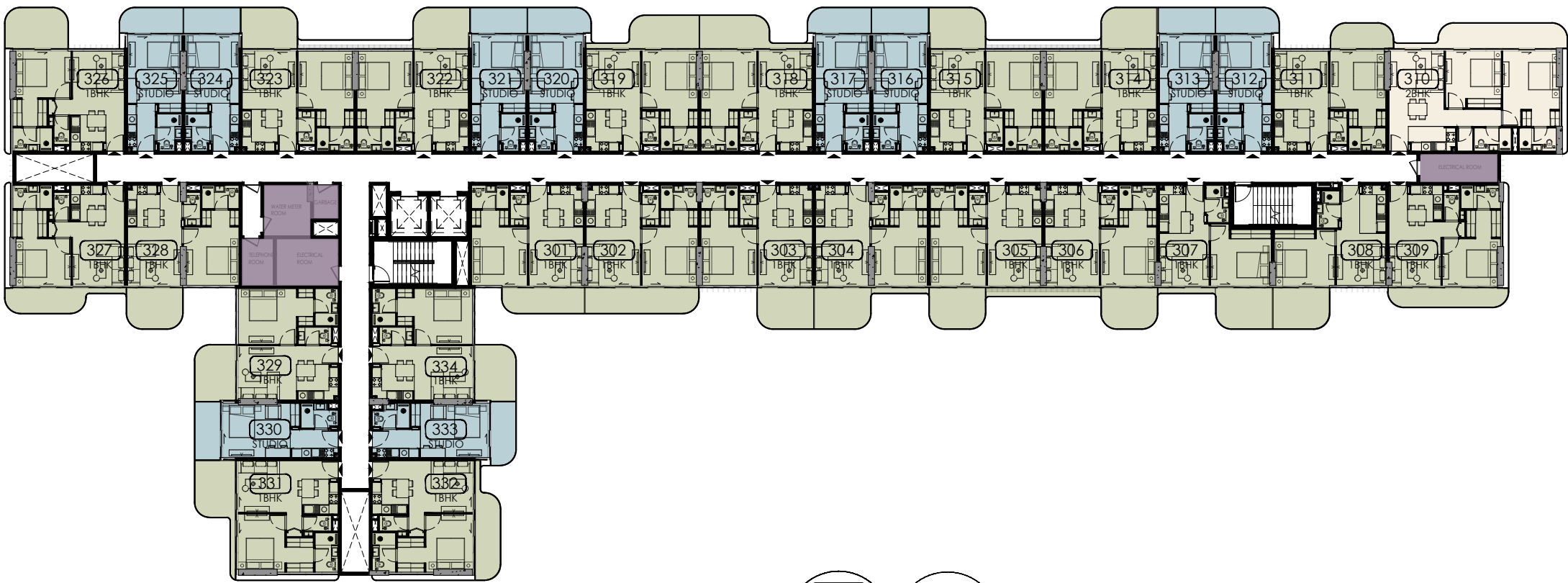
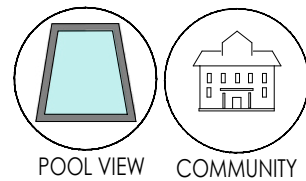
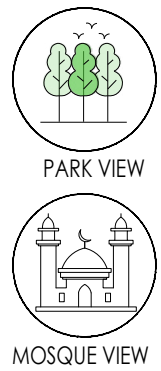
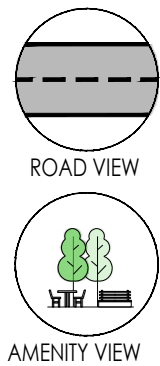
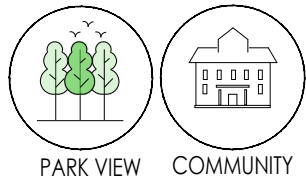
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5. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level.

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.

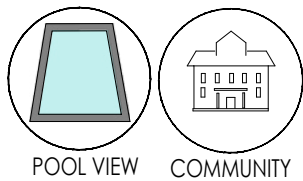
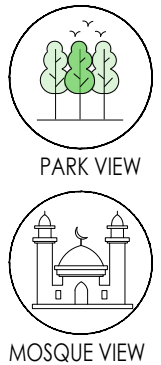
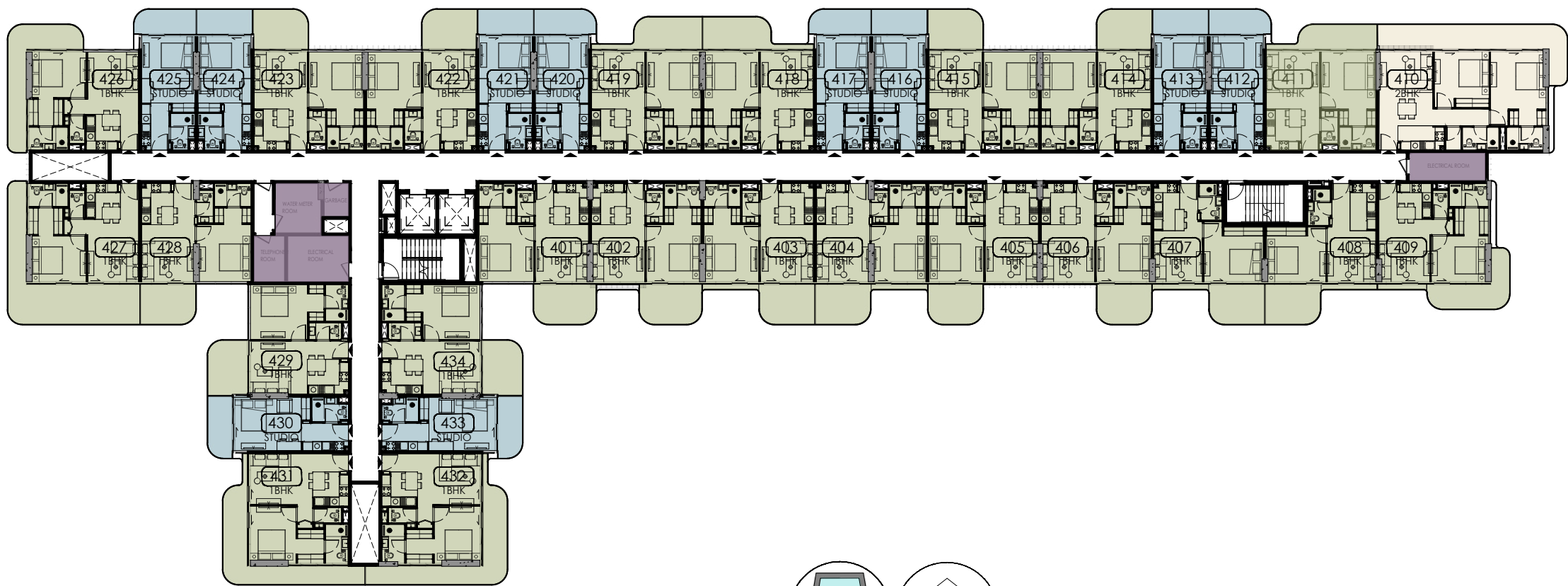
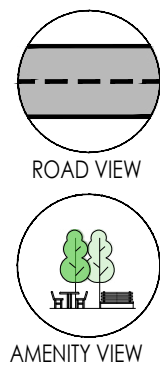
7. North direction as per key plan.



SAMANA HILLS SOUTH 4		
3rd Floor Plan		
Units	Units/ Floor	Total Nos
STUDIO	10	10
1 BEDROOM	23	23
2 BEDROOM	1	1
TOTAL UNITS	34	34

FLOOR PLAN
THIRD FLOOR PLAN

Disclaimer:
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7. North direction as per key plan.

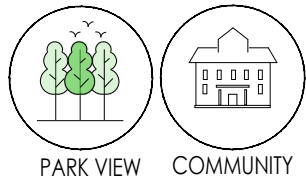
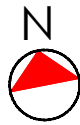


SAMANA HILLS SOUTH 4		
4th Floor Plan		
Units	Units/ Floor	Total Nos
STUDIO	10	10
1 BEDROOM	23	23
2 BEDROOM	1	1
TOTAL UNITS	34	34

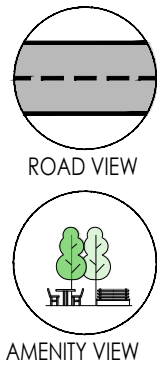
FLOOR PLAN

FOURTH FLOOR PLAN

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7. North direction as per key plan.

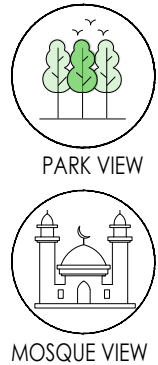
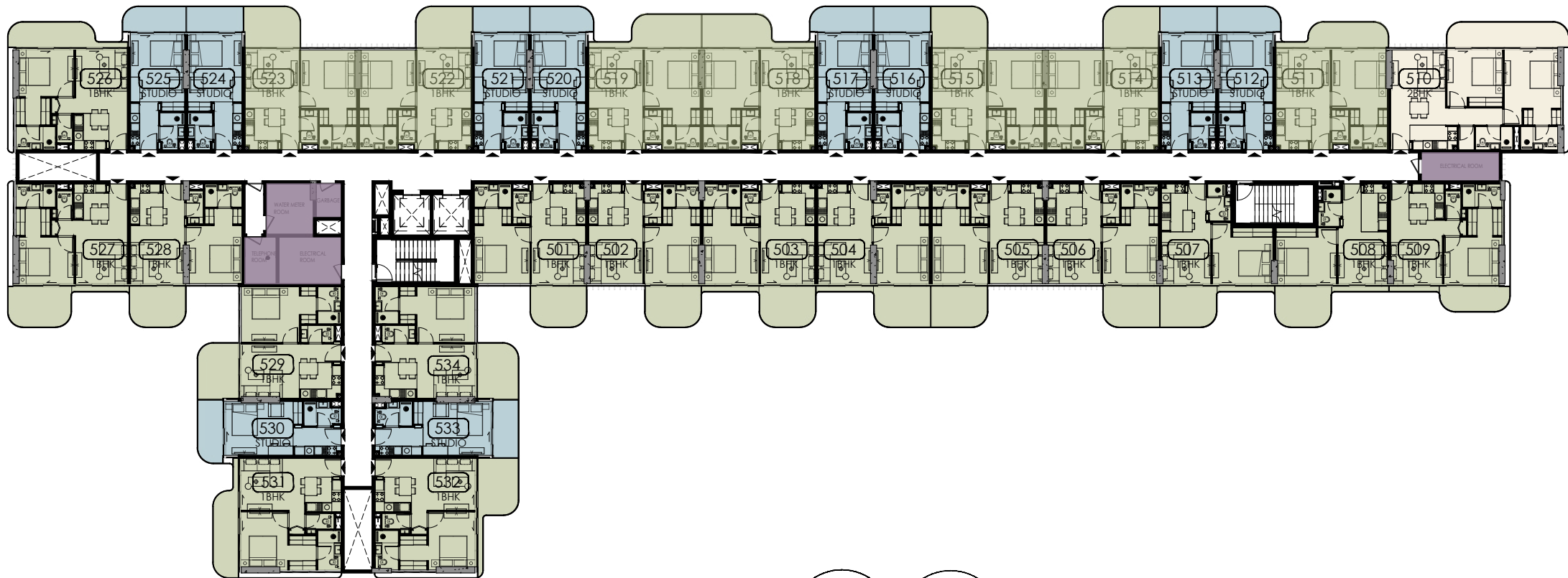


PARK VIEW COMMUNITY



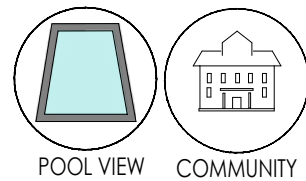
ROAD VIEW

AMENITY VIEW



PARK VIEW

MOSQUE VIEW



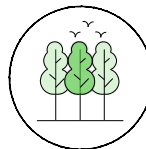
POOL VIEW COMMUNITY

SAMANA HILLS SOUTH 4		
5th Floor Plan		
Units	Units/ Floor	Total Nos
STUDIO	10	10
1 BEDROOM	23	23
2 BEDROOM	1	1
TOTAL UNITS	34	34

FLOOR PLAN

FIFTH FLOOR PLAN

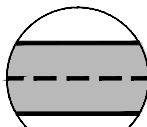
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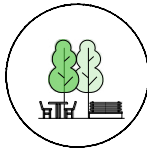
PARK VIEW



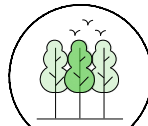
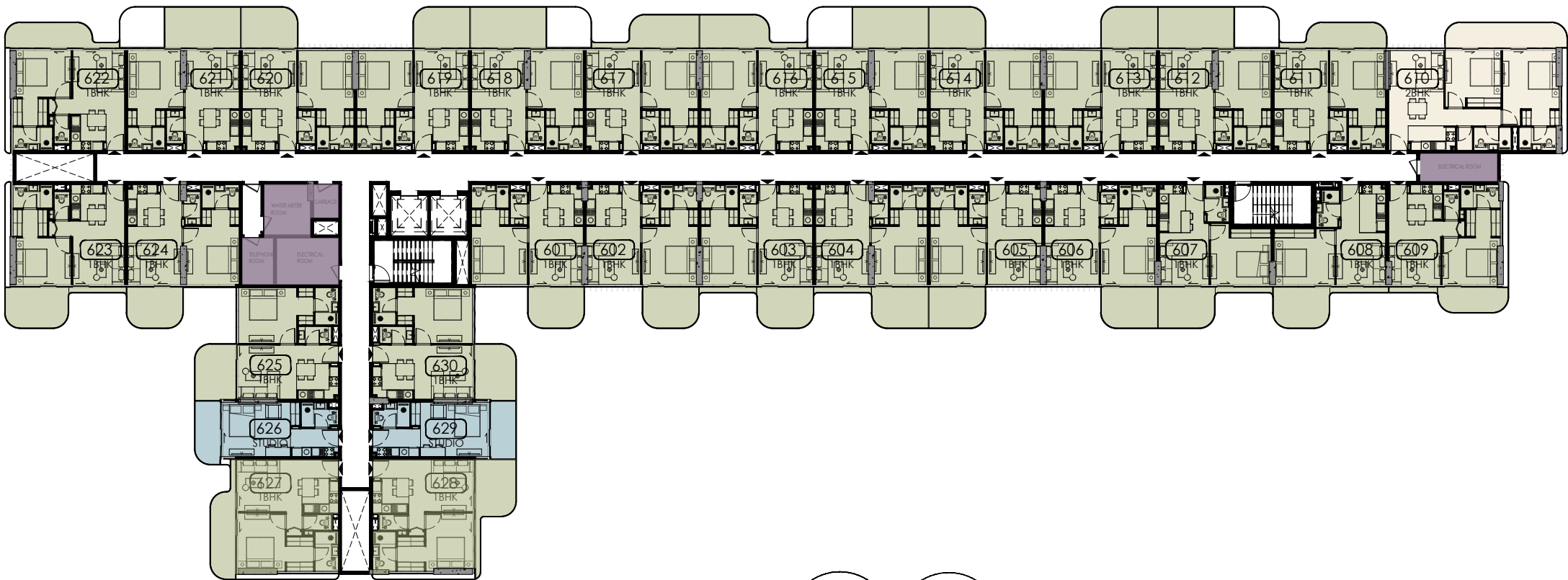
COMMUNITY



ROAD VIEW



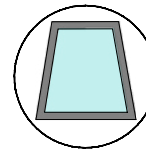
AMENITY VIEW



PARK VIEW



MOSQUE VIEW



POOL VIEW



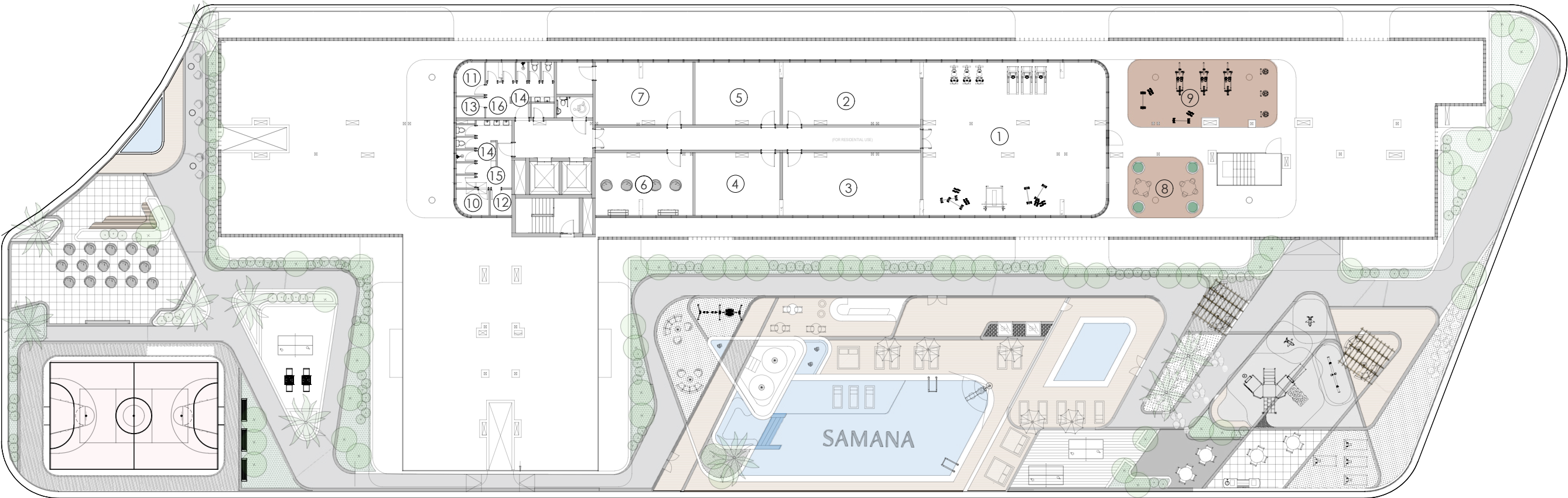
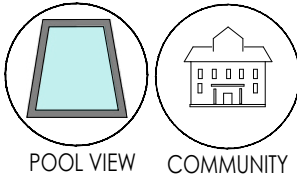
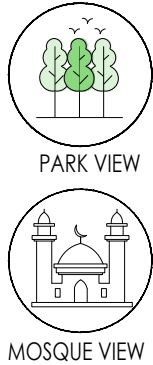
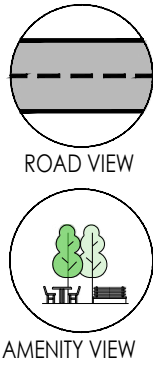
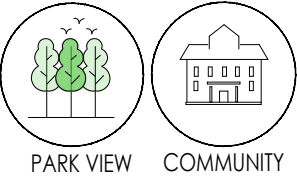
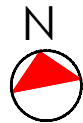
COMMUNITY

SAMANA HILLS SOUTH 4		
6th Floor Plan		
Units	Units/ Floor	Total Nos
STUDIO	2	2
1 BEDROOM	27	27
2 BEDROOM	1	1
TOTAL UNITS	30	30

FLOOR PLAN

SIXTH FLOOR PLAN

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7. North direction as per key plan.



Amenities- Roof Floor

- | | | |
|------------------|----------------------|---------------------|
| 1.Indoor Gym | 7.Rooftop Lounge | 12.Male Sauna |
| 2.Female Gym | 8.Cigar Lounge | 13.Female Sauna |
| 3.Pilates Studio | 9.Outdoor Gym | 14.Lockers |
| 4.Cycling Studio | 10.Male Steam Room | 15.Male Washroom |
| 5.Toddler's Area | 11.Female Steam Room | 16. Female Washroom |
| 6.Gaming Room | | |

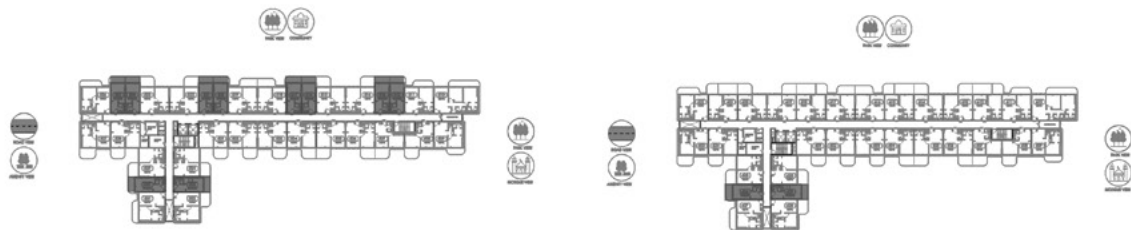
FLOOR PLAN
ROOF FLOOR PLAN

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7.North direction as per key plan.

SAMANA SOUTH HAVEN

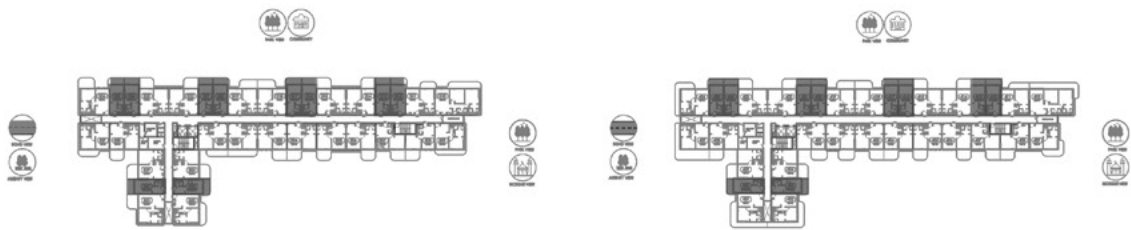
UNIT PLANS

STUDIO



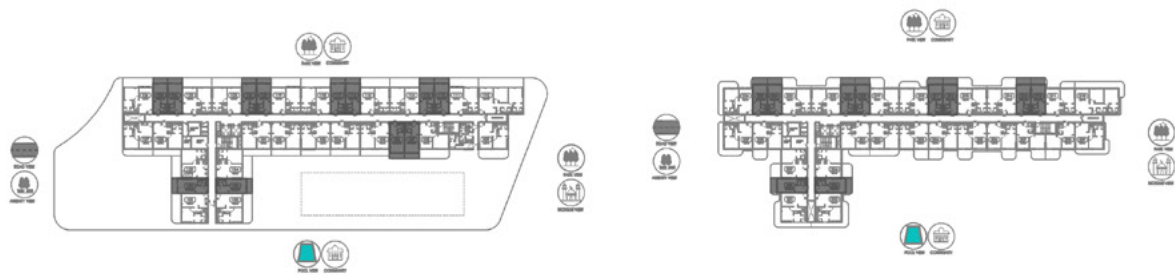
5TH FLOOR KEYPLAN
UNIT - 512, 513, 516, 517, 520,
521, 524, 525, 530, 533

6TH FLOOR KEYPLAN
UNIT - 626, 629



3RD FLOOR KEYPLAN
UNIT - 312, 313, 316, 317, 320,
321, 324, 325, 330, 333

4TH FLOOR KEYPLAN
UNIT - 412, 413, 416, 417, 420,
421, 424, 425, 430, 433



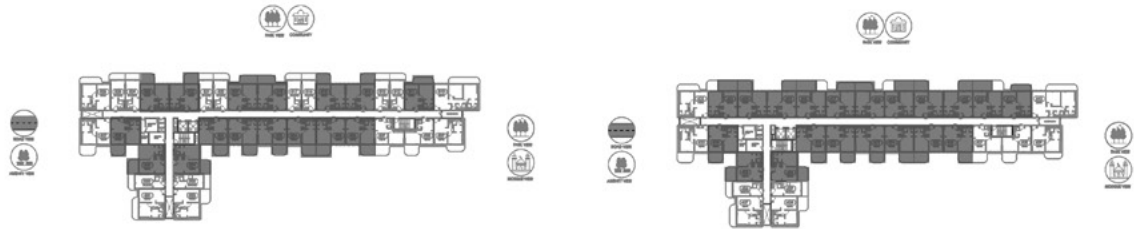
1ST FLOOR KEYPLAN
UNIT - 106, 107, 112, 113, 116,
117, 120, 121, 124, 125, 130, 133

2ND FLOOR KEYPLAN
UNIT - 212, 213, 216, 217, 220,
221, 224, 225, 230, 233



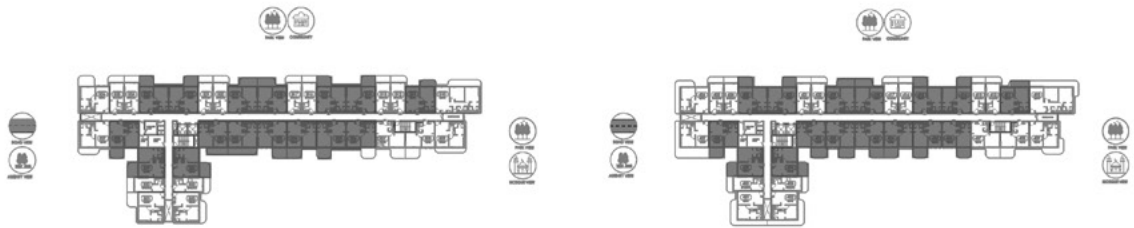
Disclaimer:
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2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate. Information is subject to change without notice.
4. Actual suite area may vary from the stated area. Drawings 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

1BEDROOM - TYPE 1



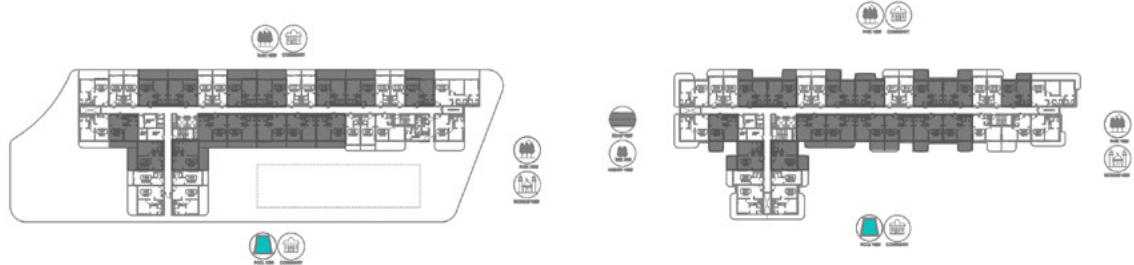
5TH FLOOR KEYPLAN
UNIT - 501, 502, 503, 504, 505, 506,
511, 514, 515, 518, 519, 522, 523,
528, 529, 534

6TH FLOOR KEYPLAN
UNIT - 601, 602, 603, 604, 605, 606,
611, 612, 613, 614, 615, 616, 617, 618,
619, 620, 621, 624, 625, 630



3RD FLOOR KEYPLAN
UNIT - 301, 302, 303, 304, 305, 306,
311, 314, 315, 318, 319, 322, 323,
328, 329, 334

4TH FLOOR KEYPLAN
UNIT - 401, 402, 403, 404, 405,
406, 411, 414, 415, 418, 419,
422, 423, 428, 429, 434



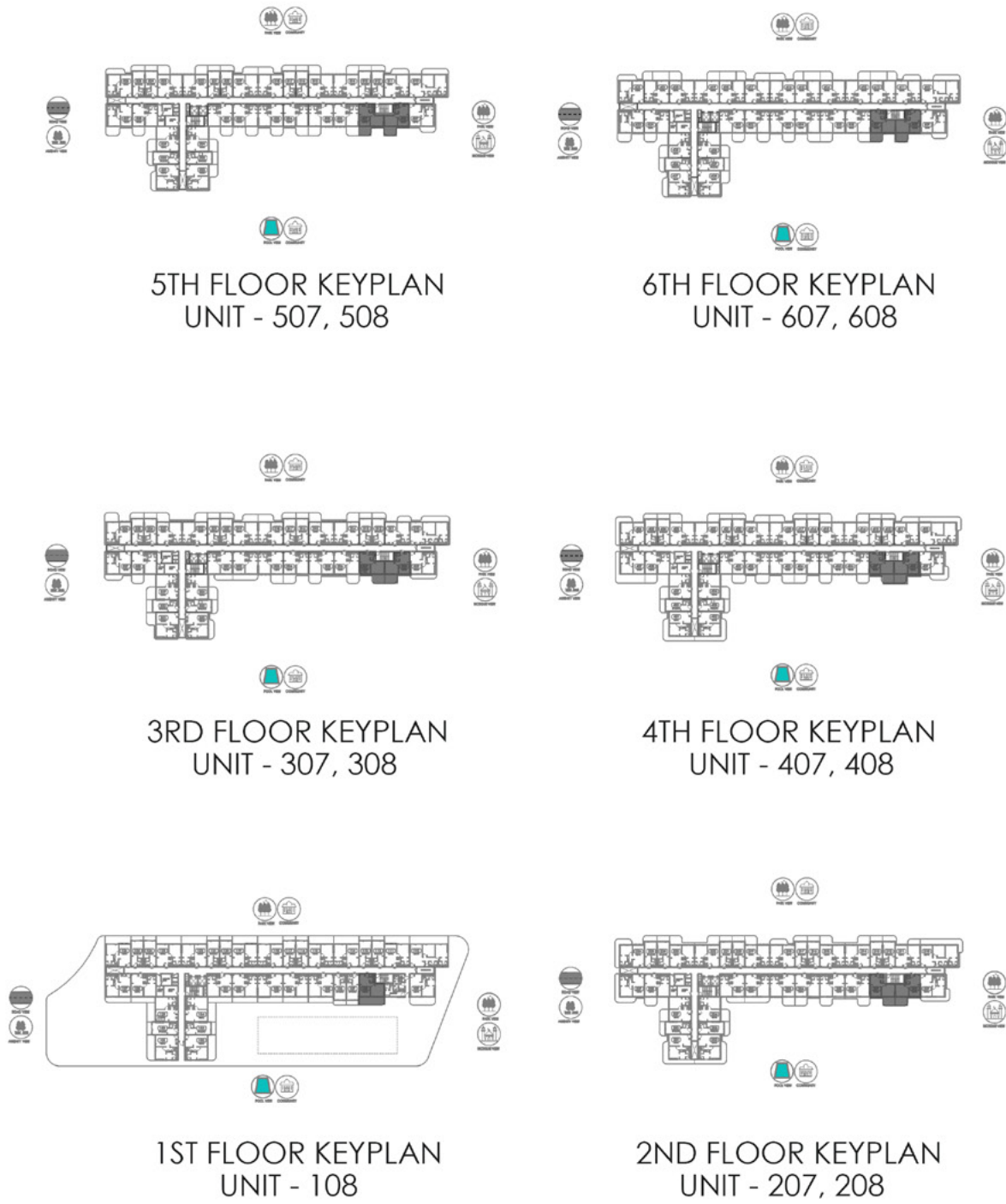
1ST FLOOR KEYPLAN
UNIT - 101, 102, 103, 104, 105, 111,
114, 115, 118, 119, 122, 123, 128,
129, 134

2ND FLOOR KEYPLAN
UNIT - 201, 202, 203, 204, 205, 206,
211, 214, 215, 218, 219, 222, 223,
228, 229, 234



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6. North direction as per the Keyplan

1BEDROOM - TYPE 2



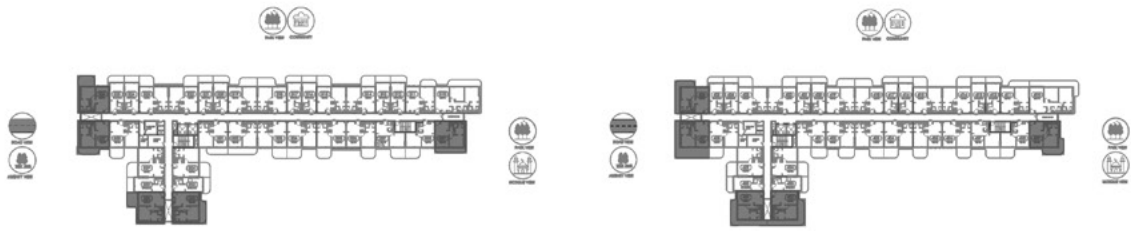
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6. North direction as per the Keyplan

1BEDROOM - TYPE 3



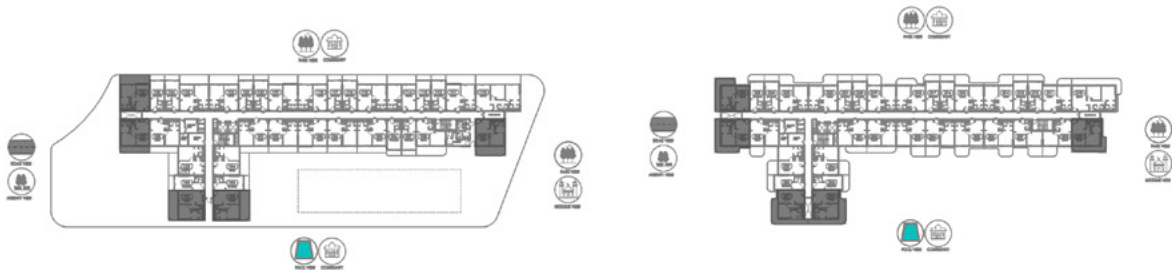
5TH FLOOR KEYPLAN
UNIT - 509, 526, 527, 531, 532

6TH FLOOR KEYPLAN
UNIT - 609, 622, 623, 627, 628



3RD FLOOR KEYPLAN
UNIT - 309, 326, 327, 331, 332

4TH FLOOR KEYPLAN
UNIT - 409, 426, 427, 431, 432



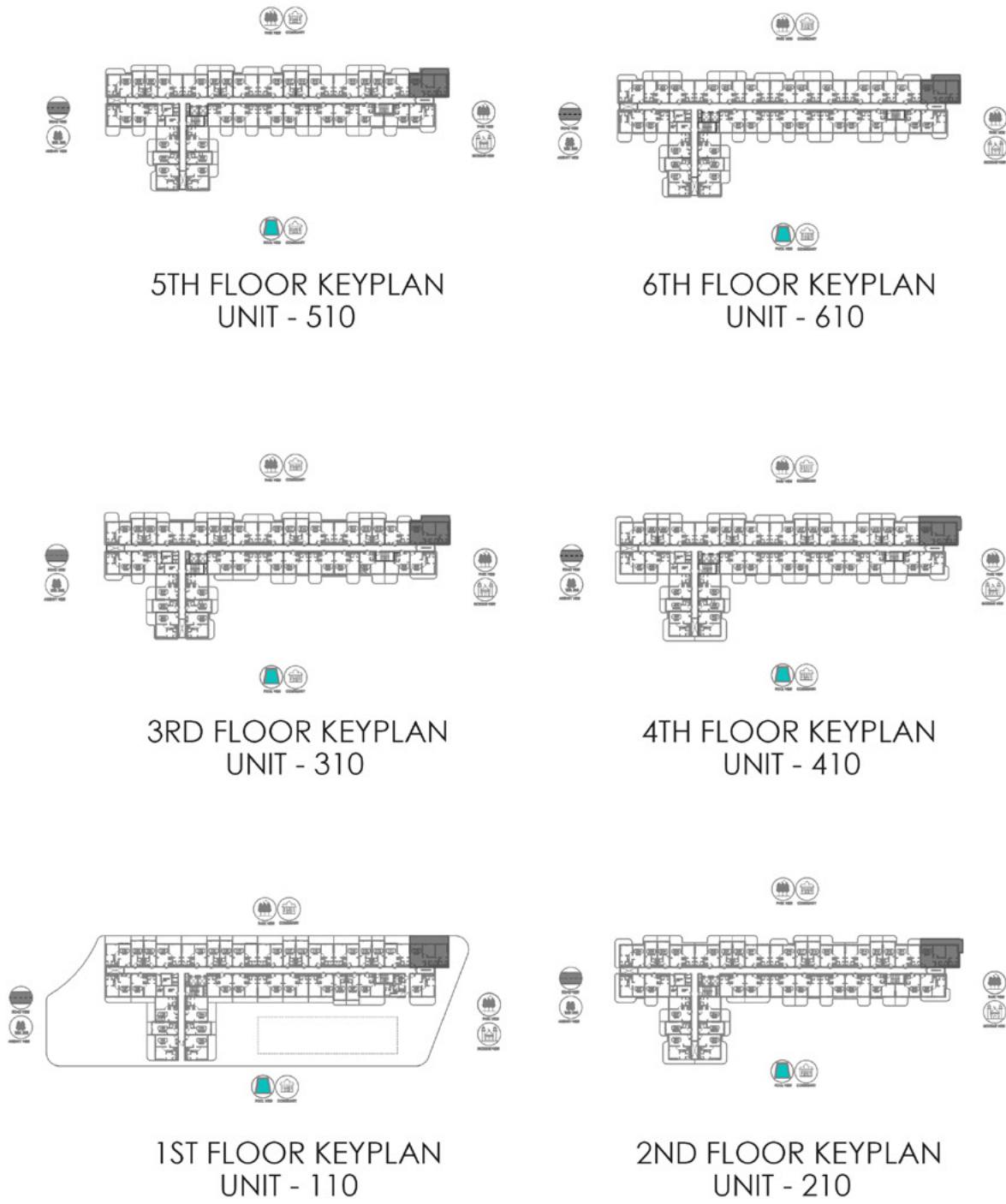
1ST FLOOR KEYPLAN
UNIT - 109, 126, 127, 131, 132

2ND FLOOR KEYPLAN
UNIT - 209, 226, 227, 231, 232



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6. North direction as per the Keyplan

2 BEDROOM WITH STORE



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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

SAMANA
DEVELOPERS