SAMANA
GREENFIELD 2

# A new expression *of* calm



There is a gentler pace waiting beyond the city's constant motion. SAMANA Greenfield set a new standard for calm, considered living in Al Warsan. Now, its next chapter arrives. SAMANA Greenfield 2 builds on that legacy, bringing refined interiors, world-class comforts, and an atmosphere of ease that's seldom found this close to the heart of it all. Life here is connected, without ever feeling crowded.



# The best *of* the city, close *to* home

Al Warsan places you at the center of it all. Lively shopping destinations, independent boutiques, neighborhood cafés, acclaimed restaurants, and entertainment venues surround you — the full spectrum of city life sits right on your doorstep.

## 10 - 15 minutes

Dubai Safari Park

Academic City

## 15 - 20 minutes

Al Barari

IMG World of Adventures

Global Village

## 20 - 25 minutes

Downtown Dubai

Burj Khalifa

Dubai Mall

## 25 - 30 minutes

Mall of the Emirates

## 30 - 35 minutes

Dubai Marina

Palm Jumeirah

Expo City





# *Why* Warsan

## Strategic Growth Location

Positioned within Dubai's expanding eastern corridor, Al Warsan is emerging as a high-potential residential hub with rental returns of 10% and more.

## Future-Ready Connectivity

Upcoming Blue Line Metro and major road networks ensure seamless access across Dubai with well thought out shaded cycling/pedestrian paths linking to the Metro nodes.

## Strong Investment Potential

Driven by infrastructure growth, rising demand, and long-term capital appreciation, Al Warsan is expected to appreciate by more than 20% annually post-2029.

## Community-Centric Living

Walkable neighborhoods, unfenced parks, and integrated lifestyle spaces designed for everyday living. Anchored within the 20-minute city framework, this is a neighborhood that will define the city's evolution.

## Green Urban Planning

Framed by Dubai Safari Park and Ras Al Khor wildlife sanctuary, Al Warsan is a location already aligned with Dubai's 2040 Green Spine, with interconnected parks, shaded pathways, and open spaces.

## Bio-diverse ecozones

Al Warsan Lake forms part of a vital wetland ecosystem, supporting diverse migratory and native birdlife, and weaving nature into Dubai's evolving urban landscape.



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# Where the city loosens *its* grip

Set within the quietly evolving neighborhood of Al Warsan, SAMANA Greenfield 2 brings together refined architecture, resort-inspired living, and the kind of unhurried ease that feels increasingly rare in a city that never slows down. Here, every detail has been considered not for display, but for feeling. A home that breathes. A life that flows. A calm that endures.



# *Your* life changes.
# *Your* home keeps up

From the still waters of Warsan lake to wide parks and tree-lined green corridors, Al Warsan wraps nature beautifully around everyday life, softening the city's edges and turning home into a place you're always drawn back to.


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# Quietly Striking.
# *Deliberately* Refined.

SAMANA Greenfield 2 presents itself with quiet confidence. Its exterior draws from a design language rooted in balance — clean lines softened by natural textures, façades that catch light, and a presence that feels at ease within its green surroundings. This is architecture that doesn't impose. It simply belongs.




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# Calm lives *in* the details

There is a moment when you step in and something shifts. The noise of the day softens. The pace drops. Interiors here are designed for exactly that; spaces where warm finishes, and natural light, do the quiet work of making you feel at home. These are spaces that settle around you quietly and feel like they were always yours.









# Resort living, *every* single day

Life at SAMANA Greenfield 2 extends well beyond your front door. Every shared space invites you to slow down, unwind, and simply enjoy where you live. Whether it's a morning swim, an evening workout, a quiet corner to work, or a moment of stillness in a sun-drenched garden, it is all here.






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## Drift. Float. Restore.

Adult pool

Jacuzzi

Kids' pool



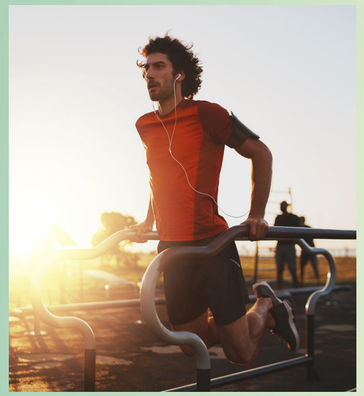
## Shared spaces. Lasting memories.

Bbq area

Sunken seating

Pool deck

Outdoor cinema



## Move. Explore. Thrive.

Outdoor gym

Kids' play area

Indoor gym

# Form that flows *with* life

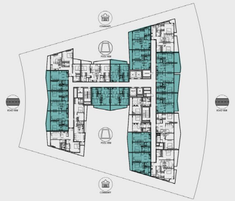
Flexible in configuration, consistent in quality. SAMANA Greenfield 2 offers one and two-bedroom homes, each designed to adapt across life stages and hold long-term value. For those who choose to live in it or invest in it, the layout is only the beginning of what it can become.



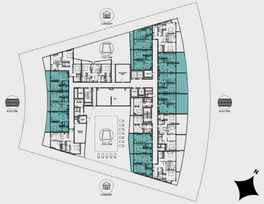
# Unit plans

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# 1 BEDROOM
# TYPE 1



2nd - 14th TYPICAL FLOOR KEYPLAN
UNIT - 201 - 1401, 202 - 1402, 204 - 1404, 205 - 1405, 206 - 1406, 209 - 1409, 210 - 1410, 213 - 1413, 214 - 1414, 217 - 1417, 218 - 1418, 219 - 1419, 222 - 1422

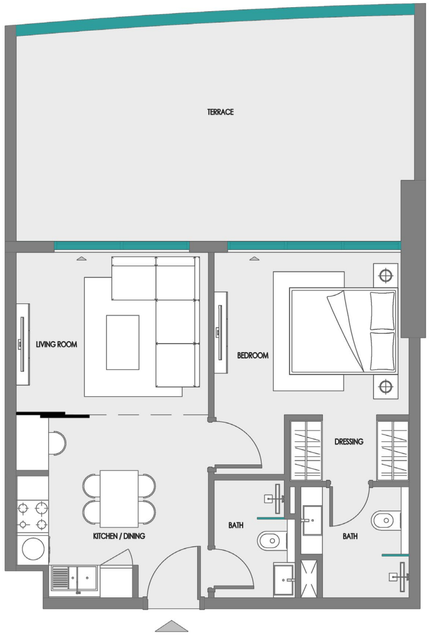


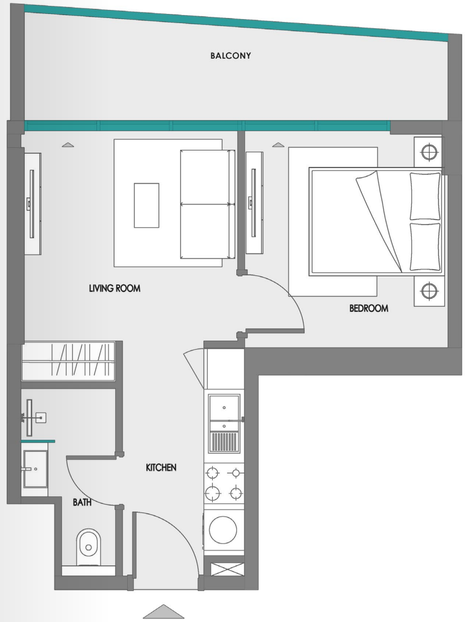
1ST FLOOR KEYPLAN
UNITS - 101, 102, 104, 105, 106, 109, 110, 114, 115, 116

## FEATURES

- CONVERTIBLE 2 BHK

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



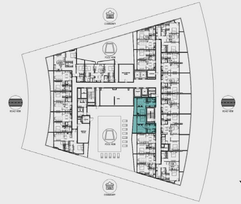




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# 1 BEDROOM
# TYPE 2



2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 211 - 1411, 212 - 1412



1ST FLOOR KEYPLAN
UNITS - 111, 112

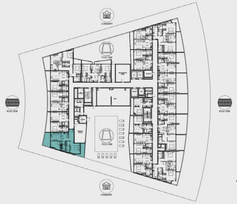
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## 1 BEDROOM + STUDY
## TYPE 1



2nd - 14th TYPICAL FLOOR KEYPLAN
UNIT - 216 - 1416

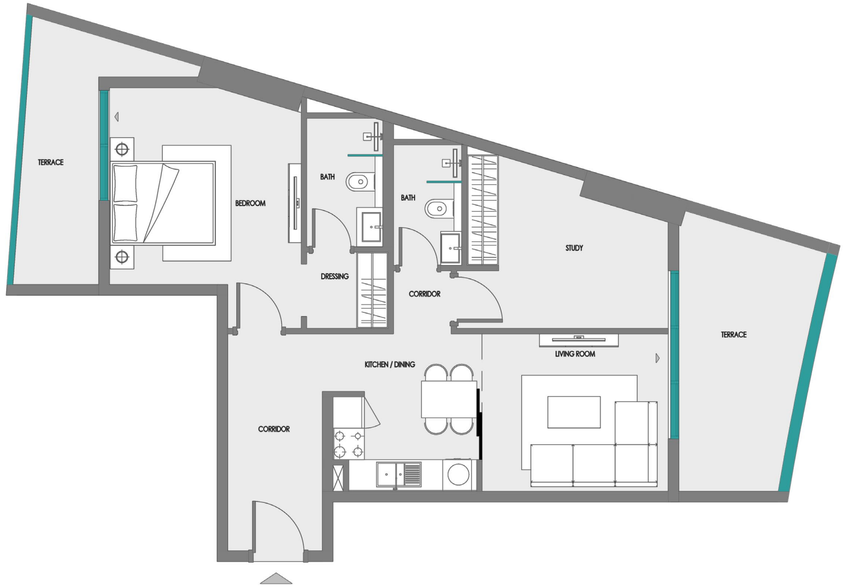


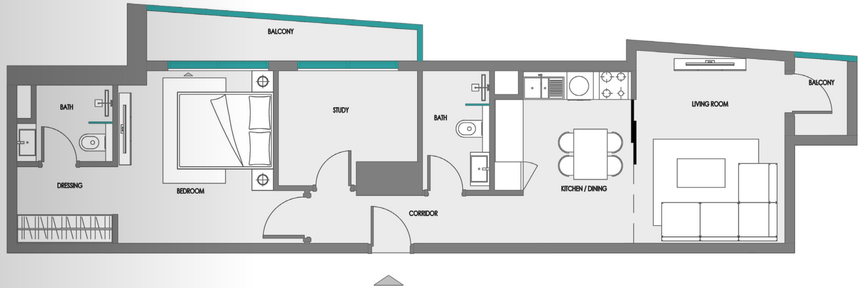
1ST FLOOR KEYPLAN
UNIT - 113

### FEATURES

- CONVERTIBLE 2 BHK

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## 1 BEDROOM + STUDY
## TYPE 2



2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 215 - 1415

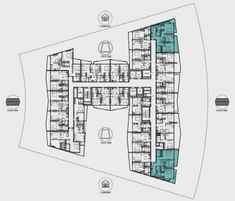
### FEATURES

- CONVERTIBLE 2 BHK

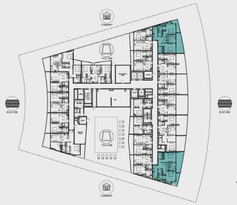
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## 2 BEDROOM
## TYPE 1



2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 203 - 1403, 208 - 1408

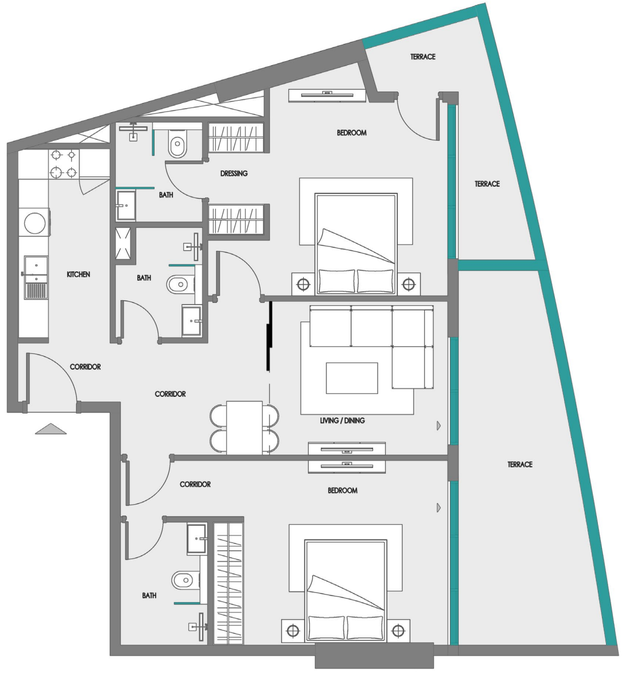


1ST FLOOR KEYPLAN
UNITS - 103, 108

### FEATURES

- CONVERTIBLE 3 BHK

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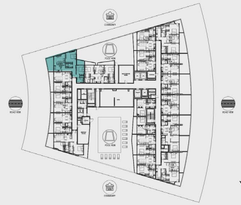


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## 2 BEDROOM
## TYPE 2



2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 220 - 1420



1ST FLOOR KEYPLAN
UNIT - 117

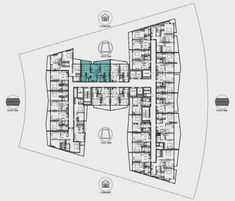
### FEATURES

- CONVERTIBLE 3 BHK

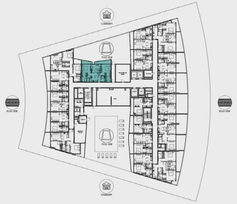
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## 2 BEDROOM
## TYPE 3



2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 221 - 1421

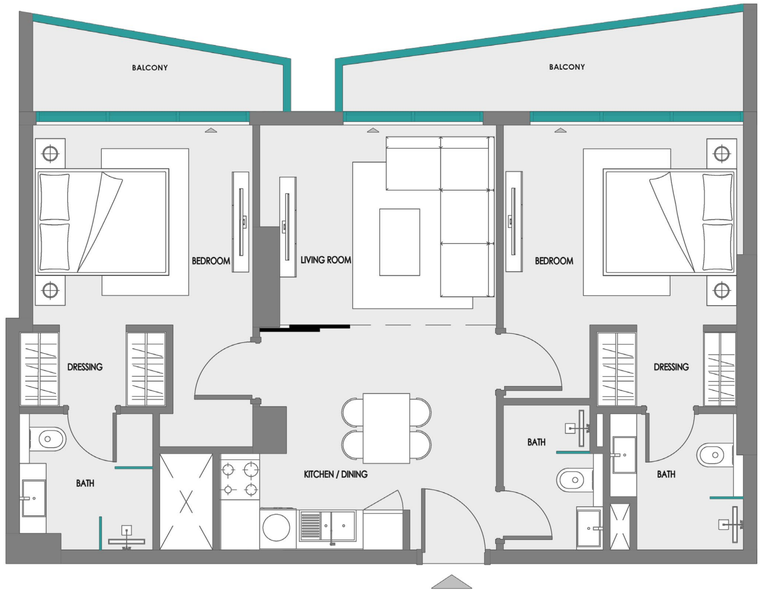


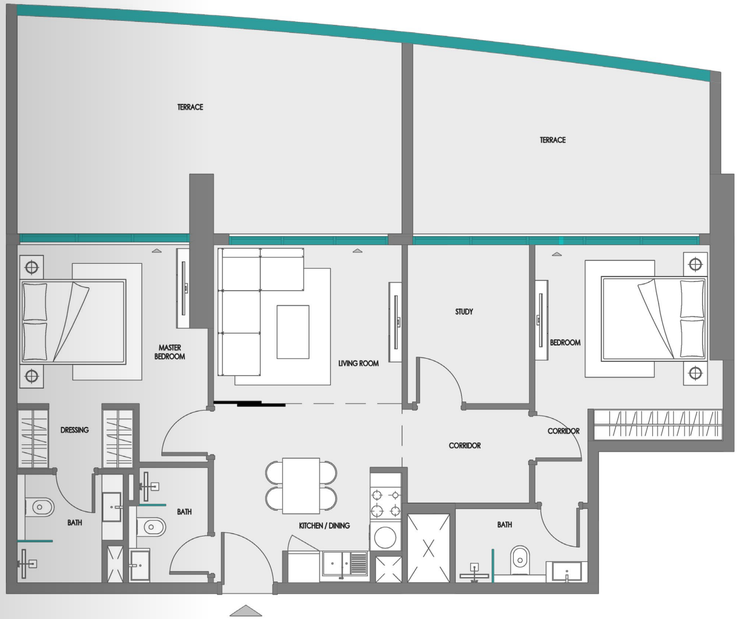
1ST FLOOR KEYPLAN
UNIT - 118

### FEATURES

- CONVERTIBLE 3 BHK

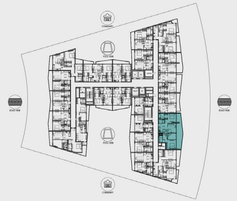
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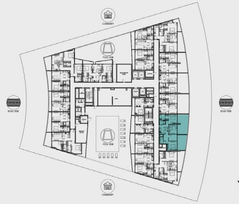




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## 2 BEDROOM + STUDY
## TYPE 1



2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 207 - 1407



1ST FLOOR KEYPLAN
UNIT - 107

### FEATURES

- CONVERTIBLE 3 BHK

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## 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.


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DEVELOPERS