SAMANA
DOWNTOWN ONE

THE NEW GEN LIVING

RIGHT PLACE RIGHT TIME RIGHT MOVE

BETWEEN WHERE
THE CITY STANDS AND
WHERE IT'S HEADED LIES
THE OPPORTUNITY.

RIGHT PLACE

Positioned for What Matters

A strategic address keeps more than destinations close.

With direct access to Sheikh Zayed Road and the Dubai Metro network, SAMANA Downtown One places the wider city comfortably within reach.

RIGHT TIME

Arrive at the Opportune Moment

Places change. New possibilities emerge.

Recognising a location while its story is still unfolding is what turns good timing into an advantage.

RIGHT MOVE

Where Potential Becomes Perspective

A considered decision looks beyond the present.

It recognises the value of connectivity, growing demand and a location gaining momentum and understands what their convergence could mean for the years ahead.

THE ROAD THAT KEEPS DUBAI MOVING

Sheikh Zayed Road puts the city within effortless reach.

From established business districts to lifestyle destinations and major transport hubs, one of Dubai's most iconic highways connects Downtown Jebel Ali directly to the wider rhythm of the city.

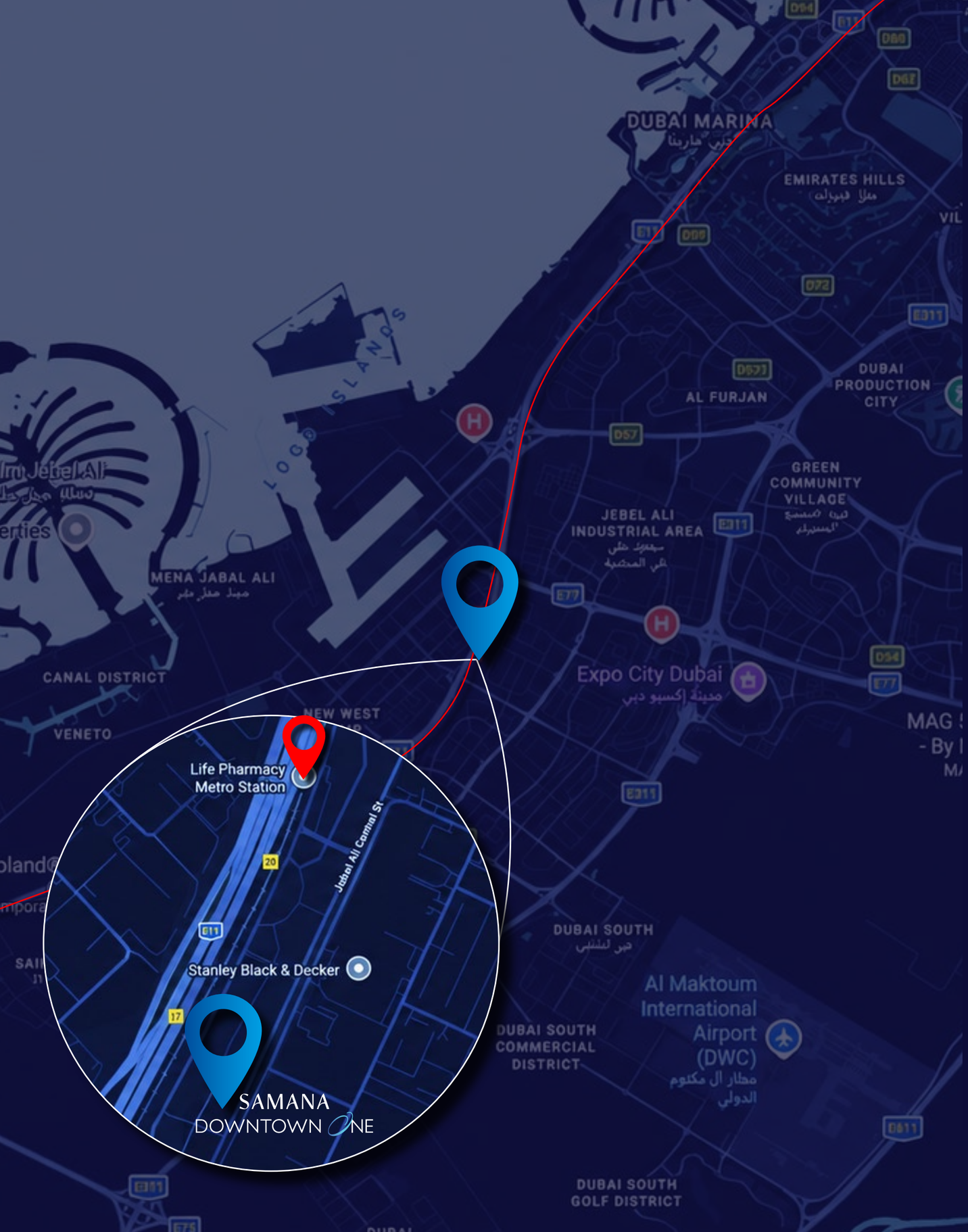
YOUR FAST TRACK ACROSS THE CITY

Nearby Metro connectivity gives you greater freedom to move through Dubai, making everyday commutes simpler and the city easier to explore.

SURROUNDED BY POSSIBILITY

A thriving business ecosystem, established infrastructure and continued development are reshaping the surrounding district.

It is a location where commerce, connectivity, and new communities are increasingly coming together.



DUBAI WITHIN REACH

Positioned near major road and rail links, the address keeps key business, lifestyle and transport destinations conveniently connected.

5 - 10 Min

Dubai Metro
Aster Cedars Hospital

10 - 15 Min

Dubai Marina
JBR
Dubai Parks & Resorts
JAFZA One

15 - 20 Min

Expo City Dubai
Dubai Investment Park
Mall of the Emirates

Red Metro Line

Introducing

SAMANA
DOWNTOWN ONE

IT ALL COMES DOWN TO ONE

SAMANA Downtown One is an expression of modern living, where refined residences and an exceptional collection of lifestyle amenities come together with effortless ease.

Every space has been shaped to enrich the everyday – from interiors that offer comfort and calmness to experiences that invite you to move, unwind, connect, and simply enjoy your time.

Here, home becomes much more than where you live.

BUILT WITH PURPOSE IN EVERY DETAIL

A striking silhouette gives the building its presence, while carefully articulated details bring sophistication to its form.

WHERE STRUCTURE BECOMES STATEMENT

Strong architectural lines and carefully balanced proportions give the building a confident identity. Layered detailing adds depth to the façade, creating an expression that feels contemporary in character and distinctive from every perspective.

AN ARRIVAL THAT SETS THE TONE

The arrival experience creates a natural transition from the city's energy to the comfort of home. Thoughtfully composed surroundings bring a sense of ease to that familiar moment of returning.

MADE FOR THE WAY LIFE UNFOLDS

A restrained palette, thoughtful proportions, and carefully resolved details bring an effortless sense of harmony to the interiors. Each space balances visual refinement with everyday comfort, creating a home that feels composed without ever feeling formal.

THE CENTERPIECE OF HOME

The living spaces are shaped around the changing rhythms of the day. Generous proportions and an intuitive flow create room to gather, retreat, entertain, or simply settle in — allowing the space to feel naturally at home with you.

MADE FOR MORE MOMENTS

The experience extends beyond the residence through a collection of amenities shaped around different moments of the day. Spaces for movement, relaxation, recreation, and connection bring greater variety to everyday life, all within the comfort of home.

MOVE AT YOUR OWN PACE

- Indoor Gym
- Yoga Lawn

TIME WELL SPENT

- BBQ
- Outdoor Cinema

EASE INTO THE MOMENT

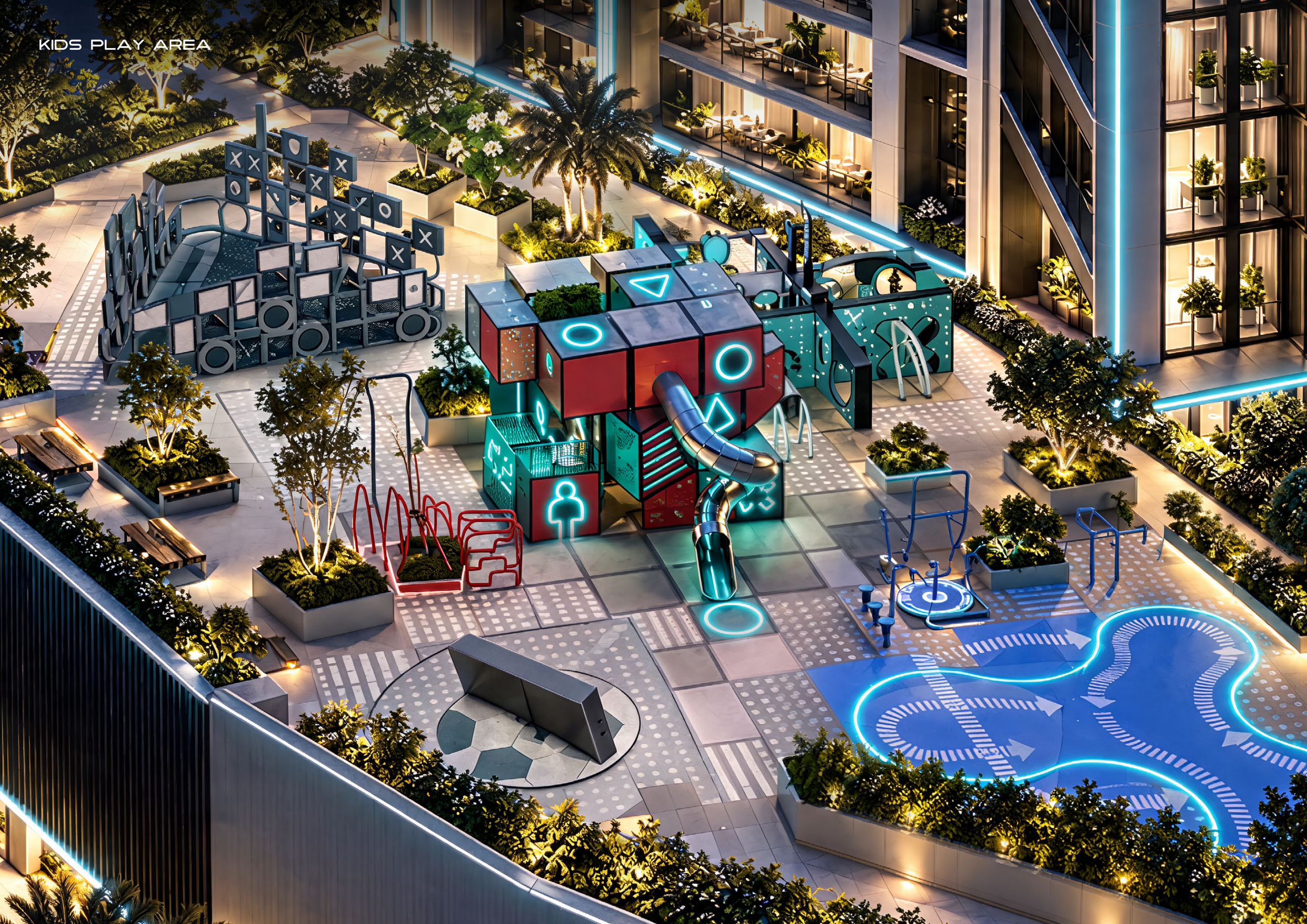
- Adult Pool
- Pool Deck

MADE FOR YOUNGER DAYS

- Kids' Play Area
- Kids' Pool

POOL

KIDS PLAY AREA



GYM

GOLF SIMULATOR

IMMERSIVE FITNESS STUDIO

IMMERSIVE FITNESS STUDIO

PLANNED AROUND REAL LIFE

Every residence is shaped by an understanding of how space is used. Balanced proportions, intuitive circulation, and purposeful planning create homes that feel effortless to move through, comfortable to live in, and easy to make your own.

First Floor

Amenities

1. Adult Pool
2. Lazy Lounge
3. Jacuzzi
4. Kids Pool
5. Kids Splash Pool
6. Pool Deck
7. Outdoor Cinema
8. Game Zone
9. BBQ
10. Swing Seating
11. Yoga Lawn
12. Mini Golf
13. Kids Play Area
14. Leisure Water Lounge
15. Shallow Pool
16. Outdoor Shower
17. Seating Area
18. Walkway
19. Male Washroom
20. Female Washroom

20th Floor

Amenities Indoor

1 Indoor gym

Amenities Outdoor

2 Rooftop Lounge

3 Cigar Lounge

4 Outdoor Gym

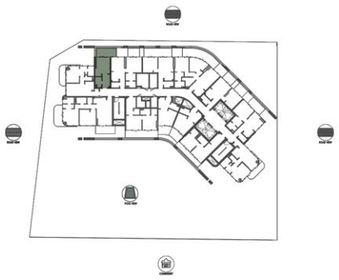
Studio - Type 1

15TH TO 19TH TYPICAL FLOOR KEYPLAN

UNITS - 1508 TO 1908

20TH TYPICAL FLOOR KEYPLAN

UNITS - 2007

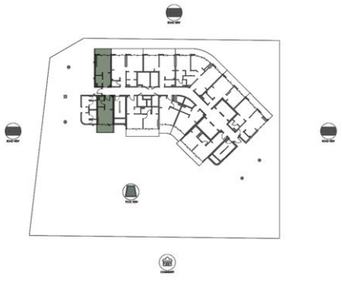


3RD, TO 13TH TYPICAL FLOOR KEYPLAN

UNITS 308 TO 1308

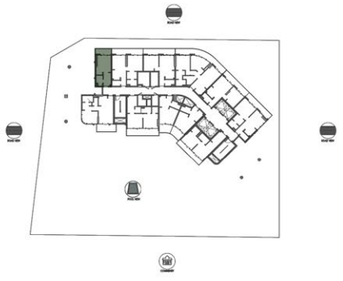
14TH FLOOR KEYPLAN

UNITS - 1407



1ST FLOOR KEYPLAN

UNITS - 107, 108



2ND FLOOR KEYPLAN

UNITS - 207

N

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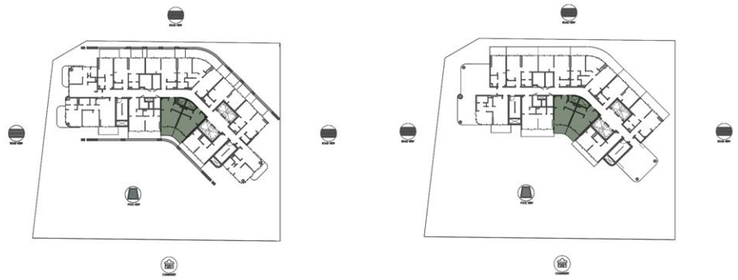
North direction as per the KeypLan

Studio - Type 2



3RD, TO 13TH TYPICAL FLOOR KEYPLAN

UNITS 312 TO 1312, 313 TO 1313

14TH FLOOR KEYPLAN

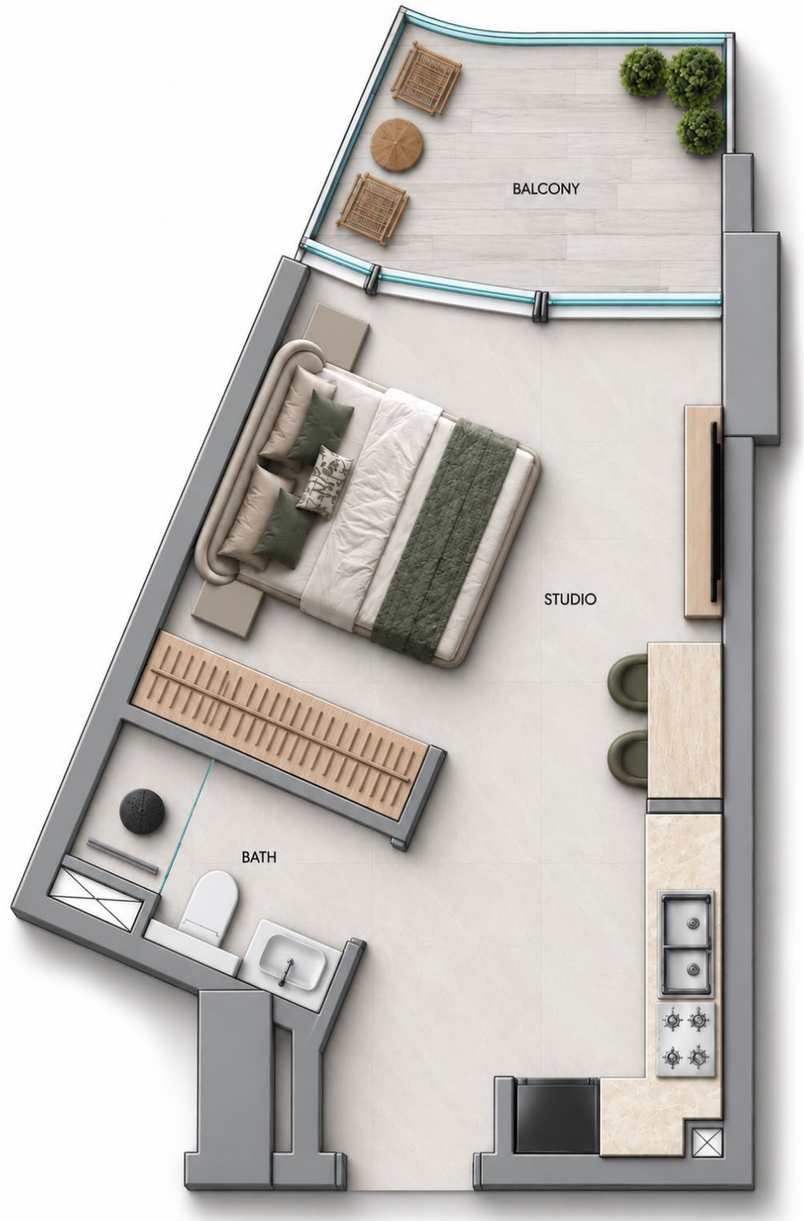
UNITS - 1410, 1411

1ST FLOOR KEYPLAN

UNITS - 110, 111

2ND FLOOR KEYPLAN

UNITS - 210, 211



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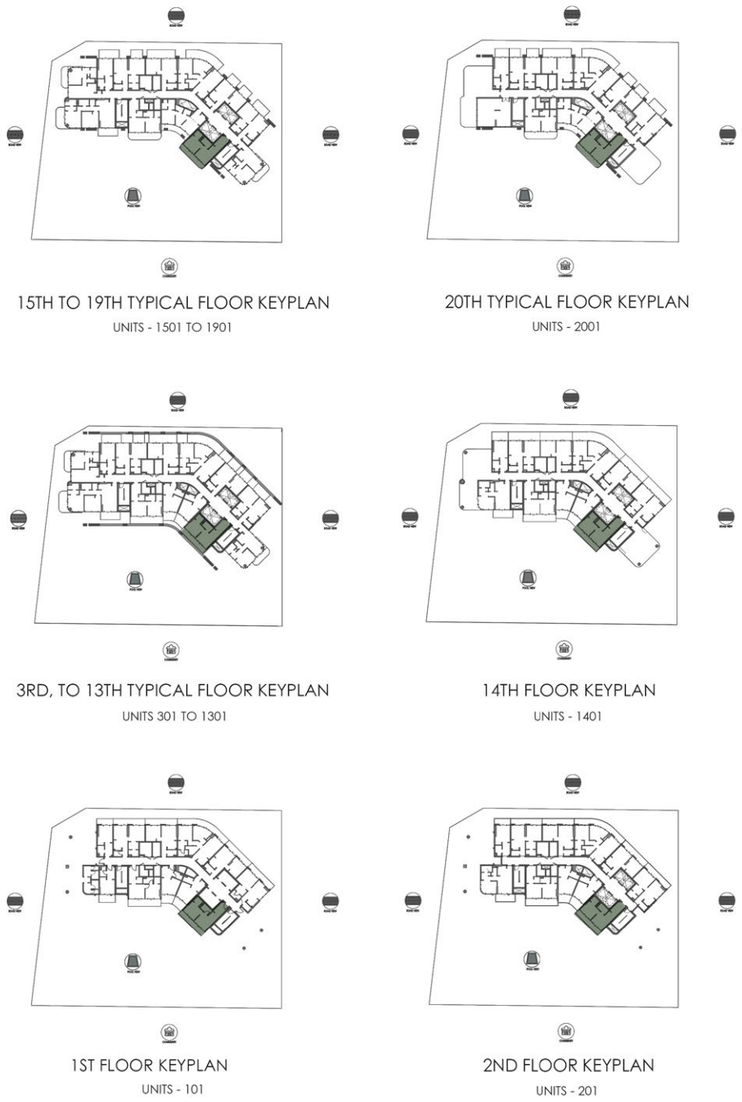
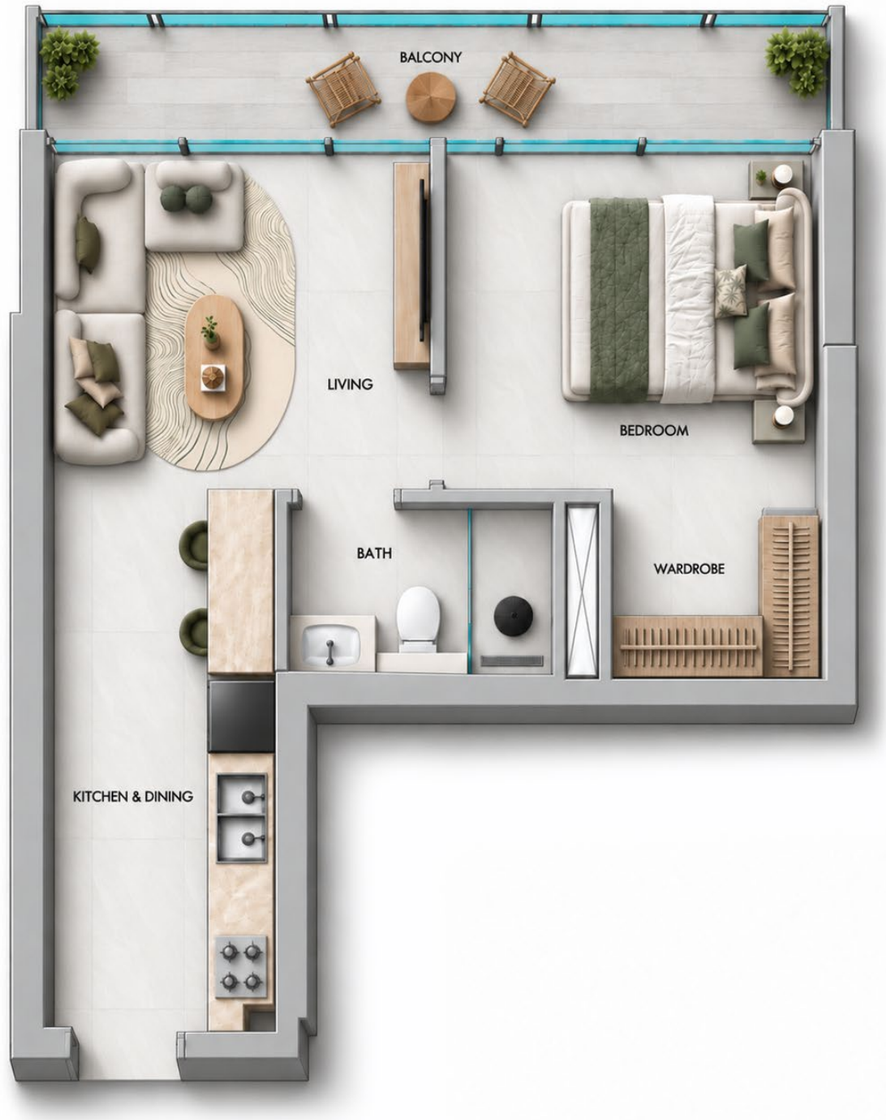
1 Bedroom - Type 1





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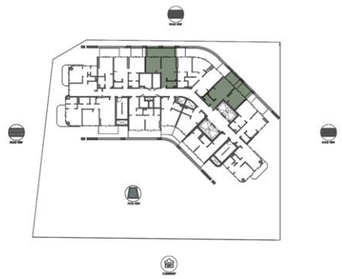
1 Bedroom - Type 2

15TH TO 19TH TYPICAL FLOOR KEYPLAN

UNITS - 1504 TO 1904, 1506 TO 1906

20TH TYPICAL FLOOR KEYPLAN

UNITS - 2003, 2005

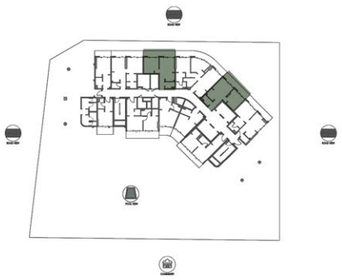


3RD, TO 13TH TYPICAL FLOOR KEYPLAN

UNITS 304 TO 1304, 306 TO 1306

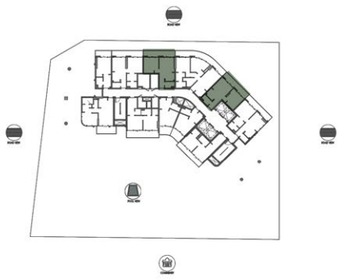
14TH FLOOR KEYPLAN

UNITS - 1403, 1405



1ST FLOOR KEYPLAN

UNITS - 103, 105



2ND FLOOR KEYPLAN

UNITS - 203, 205

N

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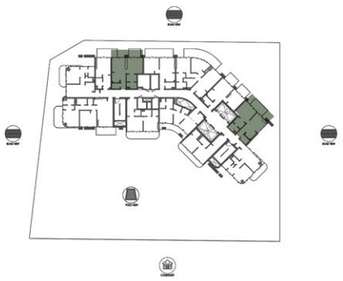
1 Bedroom - Type 3

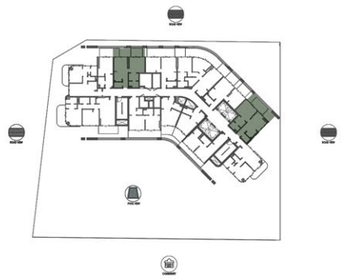


15TH TO 19TH TYPICAL FLOOR KEYPLAN

UNITS - 1503 TO 1903, 1507 TO 1907

20TH TYPICAL FLOOR KEYPLAN

UNITS - 2002, 2006

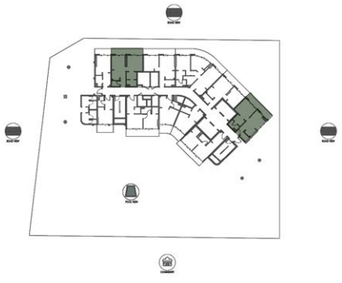


3RD, TO 13TH TYPICAL FLOOR KEYPLAN

UNITS 303 TO 1303, 307 TO 1307

14TH FLOOR KEYPLAN

UNITS - 1402, 1406



1ST FLOOR KEYPLAN

UNITS - 102, 106

2ND FLOOR KEYPLAN

UNITS - 202, 206

N

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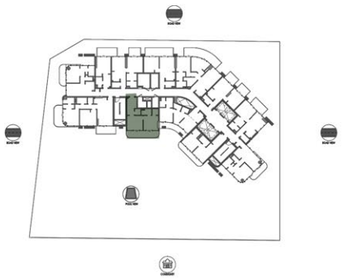
1 Bedroom - Type 4



15TH TO 19TH TYPICAL FLOOR KEYPLAN

UNITS - 1511 TO 1911

20TH TYPICAL FLOOR KEYPLAN

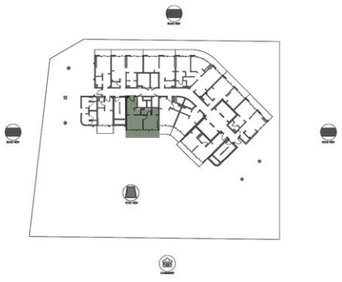
UNITS - 2008

3RD, TO 13TH TYPICAL FLOOR KEYPLAN

UNITS 311 TO 1311

14TH FLOOR KEYPLAN

UNITS - 1409

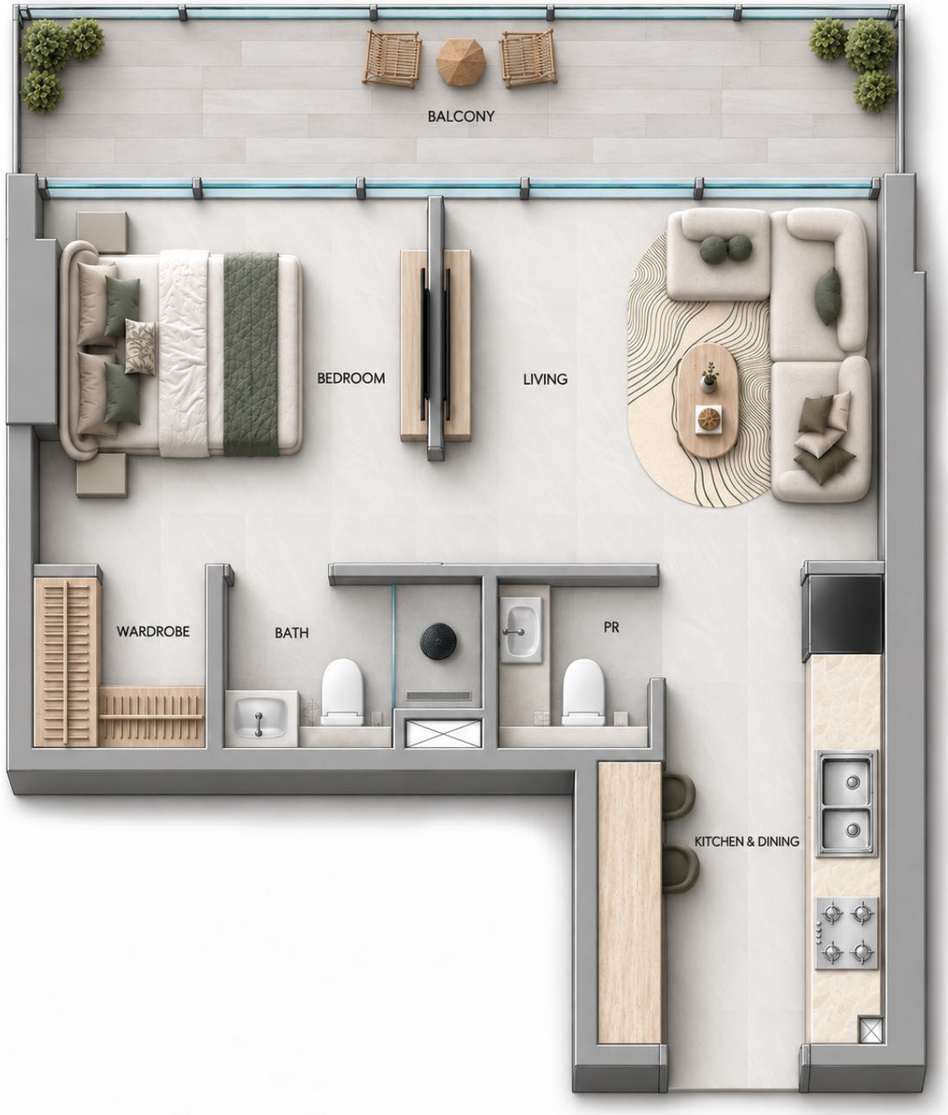


1ST FLOOR KEYPLAN

UNITS - 109

2ND FLOOR KEYPLAN

UNITS - 209



N

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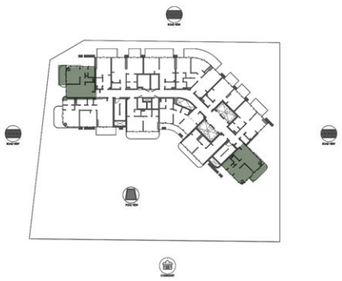
1 Bedroom - Type 5



15TH TO 19TH TYPICAL FLOOR KEYPLAN

UNITS - 1509 TO 1909, 1502 TO 1902

2ND FLOOR KEYPLAN

UNITS - 208

3RD, TO 13TH TYPICAL FLOOR KEYPLAN

UNITS 309 TO 1309, 302 TO 1302

14TH FLOOR KEYPLAN

UNITS - 1408

N

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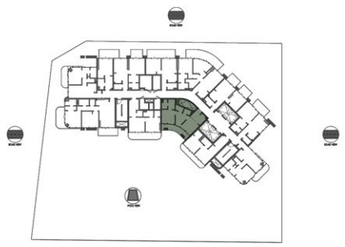
1 Bedroom + Store - Type 6



15TH TO 19TH TYPICAL FLOOR KEYPLAN

UNITS - 1512 TO 1912

20TH TYPICAL FLOOR KEYPLAN

UNITS - 2009

N

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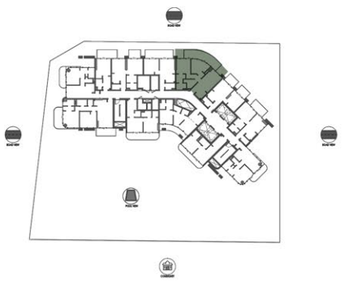
2 Bedroom - Type 1



15TH TO 19TH TYPICAL FLOOR KEYPLAN

UNITS - 1505 TO 1905

20TH TYPICAL FLOOR KEYPLAN

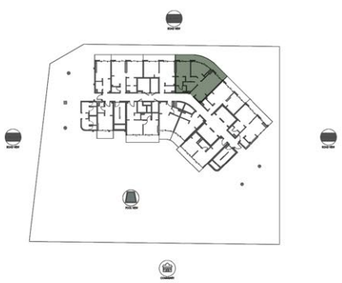
UNITS - 2004

3RD, TO 13TH TYPICAL FLOOR KEYPLAN

UNITS 305 TO 1305

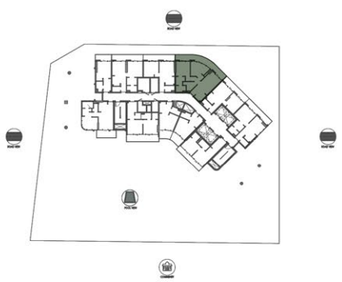
14TH FLOOR KEYPLAN

UNITS - 1404



1ST FLOOR KEYPLAN

UNITS - 104



2ND FLOOR KEYPLAN

UNITS - 204

N

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North direction as per the KeypLan

2 Bedroom + Store - Type 2

15TH TO 19TH TYPICAL FLOOR KEYPLAN

UNITS - 1510 TO 1910

3RD, TO 13TH TYPICAL FLOOR KEYPLAN

UNITS 310 TO 1310

N

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SAMANA

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

SAMANADEVELOPERS.COM