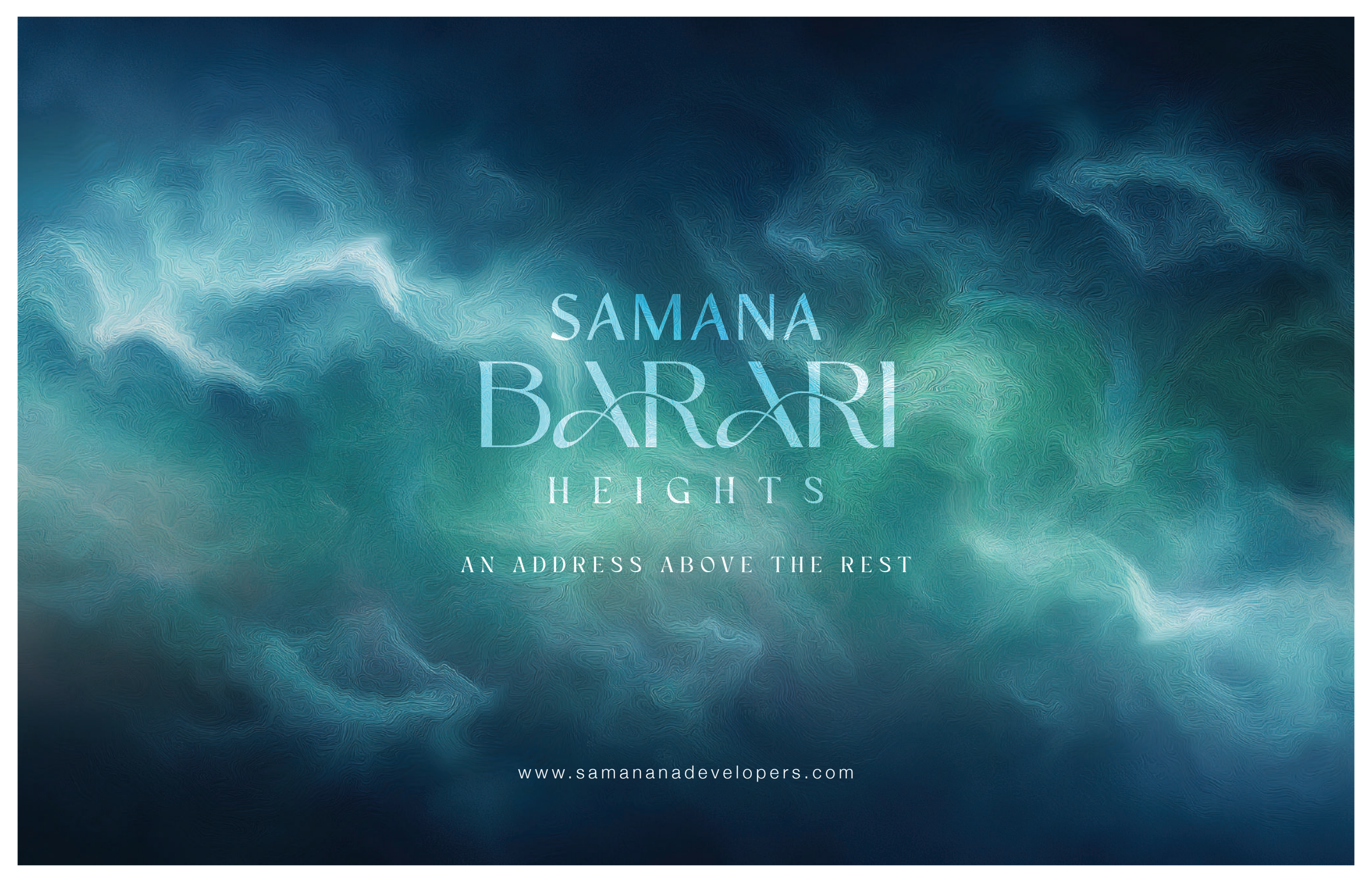




SAMANA BARARI HEIGHTS

AN ADDRESS ABOVE THE REST

www.samanadevelopers.com



SAMANA BARARI HEIGHTS

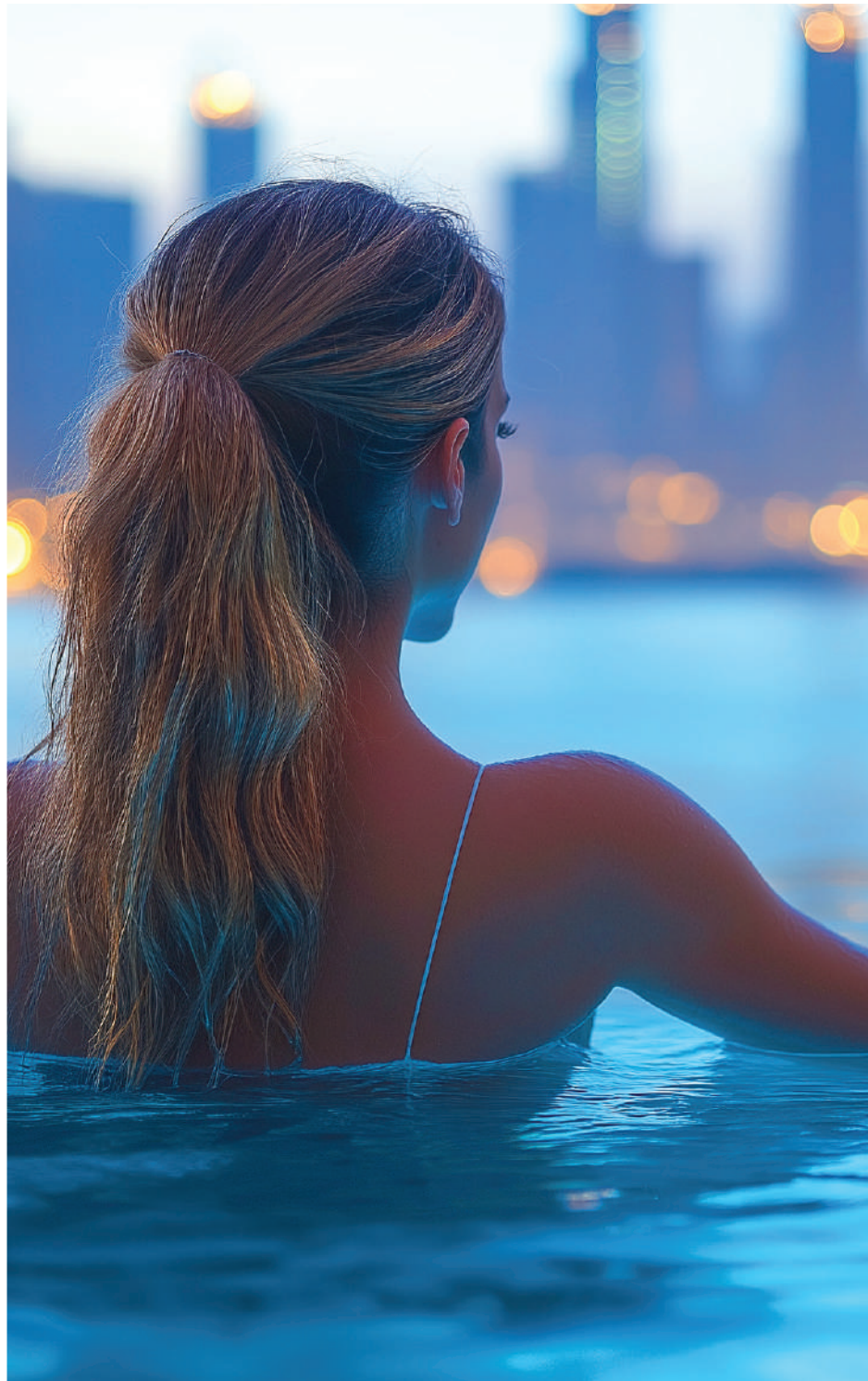
Here's your invitation to rise above the ordinary and experience a world defined by elegance, comfort, and timeless sophistication. Here, elevated above the pulse of the city, time seems to slow down.

SAMANA Barari Heights stands as a sanctuary where every detail is thoughtfully crafted, and every moment feels like home. Step into spaces crafted not only to impress, but to nurture lasting memories that will be treasured for generations to come.

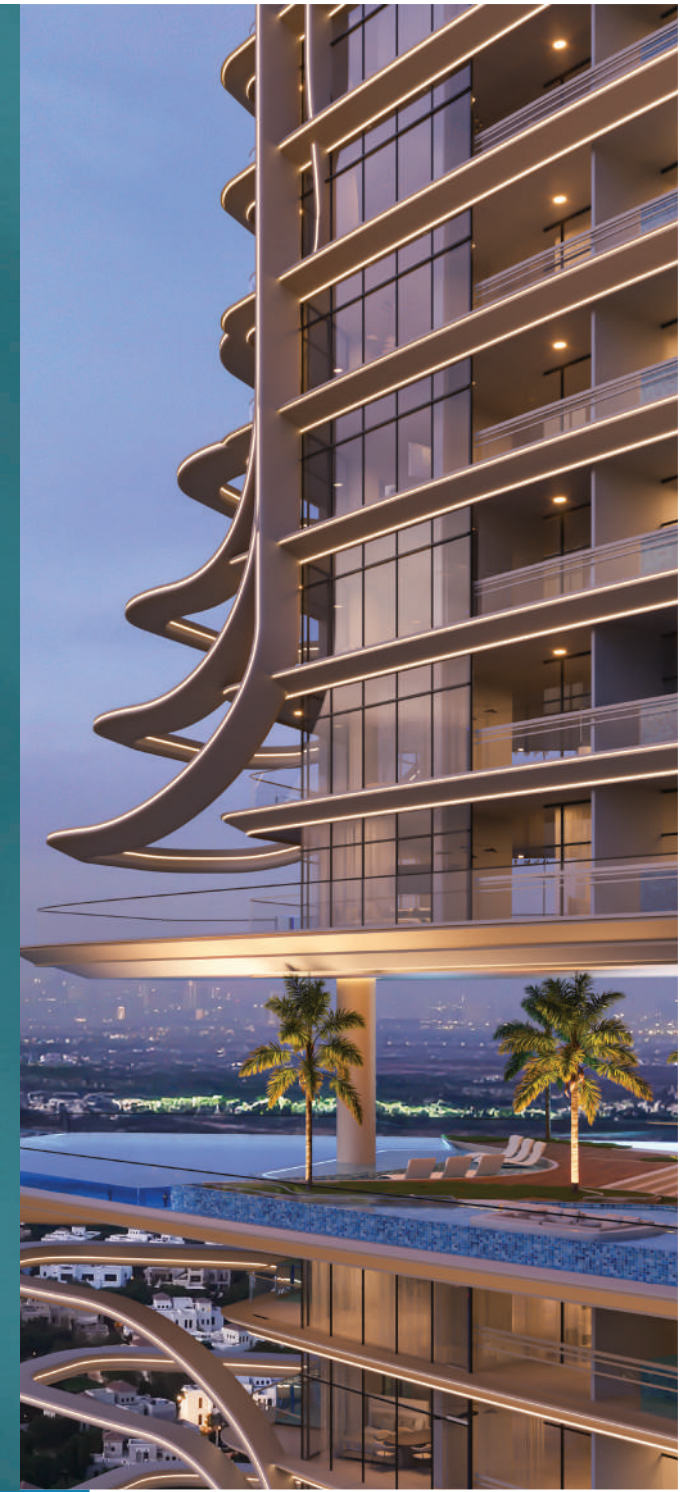
SAMANA Barari Heights isn't just an address, *it's a statement.*

EXPERIENCE
ELEVATED
LIVING





TRANQUILITY
AMIDST THE
URBAN CHAOS





RESORT-STYLE POOL LOUNGE DECK

SAMANA Barari Heights redefines modern architecture with a striking 360-degree design that captures sweeping views of Dubai's skyline and the lush Al Barari community.

From stylish studios to spacious four-bedroom duplexes, each residence is a masterclass in design — blending contemporary elegance with thoughtful functionality. High-end finishes, energy-efficient systems, and eco-conscious features come together to create spaces that are as refined as they are responsible.

Every home is a private sanctuary, complete with its own pool and interiors tailored for modern living — where luxury meets everyday

ARCHITECTURAL BRILLIANCE



PANORAMIC PERFECTION



EXCEPTIONALLY CONNECTED

Your prestigious Majan, Dubailand address places you at the nexus of convenience and exclusivity. Premium shopping destinations, gourmet dining experiences, and cultural attractions are just minutes away, while the sanctuary of SAMANA Barari Heights offers a welcome retreat from the city's energy whenever you desire.

A modern high-rise building with glass facades and balconies, overlooking a city skyline. The building features multiple levels with large glass windows and balconies. The balconies have blue mosaic tile railings. The building is set against a clear blue sky with some light clouds. In the background, a city skyline is visible, including the Burj Khalifa. The overall scene is bright and sunny.

PRIVATE POOL WITH A VIEW

CLOSE TO EVERYTHING, FAR FROM ORDINARY

Strategically located off Sheikh Mohammed bin Zayed Road (E311), Majan provides easy access to all major city attractions.

10 – 15 min

Cityland Mall

Global village

Dubai Miracle Garden

Dubai Outlet Mall

15 – 20 min

Burj Khalifa

Dubai Mall

Downtown Dubai

Dubai Hills Mall

20 – 25 min

Burj Al Arab

Dubai International Airport

Mall Of Emirates

Palm Jumeirah

A rooftop infinity pool at night, with a city skyline visible in the background. The pool is illuminated with blue lights, and a large, curved, perforated metal structure covers the pool area. A palm tree is visible on the left side of the frame. The text "ROOTED IN SERENITY" is overlaid on the image.

ROOTED IN SERENITY

SEAMLESS CONNECTIVITY

Situated within the thriving Dubailand community spanning over 15.6 million sq. ft., this vibrant neighborhood offers a perfect blend of residential, commercial, retail, and leisure spaces — all with seamless access to key destinations across the city.





WHERE LIFE
COMES FULL
CIRCLE



SAMANA

LUXURY FOYER

Open the door to an elevated way of life — where refined interiors meet everyday elegance. Step into spacious, light-filled rooms crafted with meticulous detail and timeless design. From sleek modern kitchens to serene bedrooms and spa-inspired bathrooms, every corner is curated for comfort and sophistication.

Enjoy mornings bathed in natural light, flowing through floor-to-ceiling windows. Evenings are for unwinding in open-plan living spaces, where elegance meets ease. Smart layouts, premium finishes, and thoughtful touches turn daily moments into something extraordinary.

LIFESTYLE REIMAGINED



DESIGNED FOR THE DISTINGUISHED



YOUR DAY, YOUR WAY

At SAMANA Barari Heights, every detail is designed to enrich your everyday life. Start your mornings with quiet moments in beautifully landscaped spaces. Spend your afternoons enjoying unique amenities that blend leisure, wellness, and relaxation. Evenings are for unwinding — whether that's under the stars at the open-air cinema or simply soaking in the serene atmosphere that surrounds you. This is more than a place to live — it's a lifestyle designed around you.



WHERE SLEEP MEETS SPLENDOR



Wellness becomes an effortless ritual with exclusive access to state-of-the-art fitness facilities just steps from your door. Start your day with a refreshing swim in the infinity pool or an invigorating workout in the fully equipped gym, designed to inspire both movement and motivation.

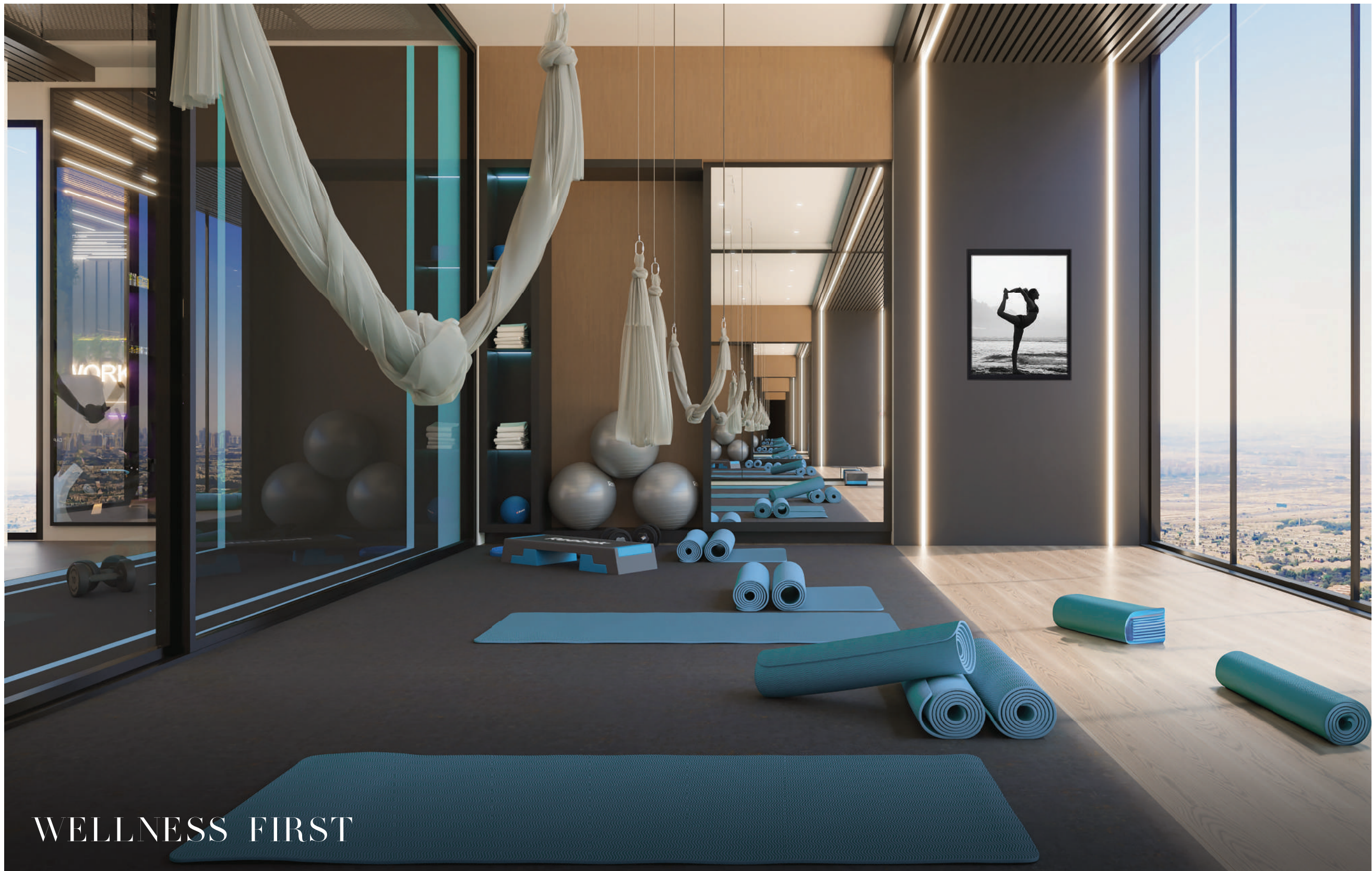
For those quieter moments, retreat into serenity. The dedicated yoga and meditation zones offer a peaceful escape for mindfulness and breathwork, while the indoor spa provides a sanctuary for rest, renewal, and balance. Step outside to the outdoor relaxation area, where time slows down. Lounge with a book, breathe in the tranquility of landscaped surroundings, or drift into an afternoon nap in the hammock garden — a hidden haven beneath the open sky.

At Barari Heights, wellness is seamlessly integrated into every corner of your day.

WELLNESS, WOVEN INTO EVERYDAY LIFE



DESIGNED FOR DAILY RETREATS



WELLNESS FIRST



MOVE
BREATHE
LIVE
THRIVE



FITNESS MEETS LIFESTYLE

SWEAT IT
OUT



Enter a realm where exceptional becomes the everyday and luxury isn't an indulgence but simply a way of life. Meticulously designed to anticipate your desires before they're expressed, these residences stand as monuments to discerning taste. Smart home systems remember your preferences, from lighting scenes to climate control. Spacious layouts create a natural flow between spaces for entertaining and private retreat.

SAMANA Barari Heights creates these rare sanctuaries—where city lights twinkle below like stars, where time slows to embrace each moment, and where every element has been thoughtfully orchestrated to elevate the art of living.

EXTRAORDINARY EXPERIENCES AWAIT



CIGAR LOUNGE



QUIET LUXURY, THOUGHTFUL LIVING

At SAMANA Barari Heights, the hurried pace of urban life dissolves into a more deliberate, meaningful existence. The architecture creates natural moments of pause and reflection—from sunrise meditations on private terraces to serene bedrooms that inspire rest. Your home becomes more than a dwelling — it's where memories are made and traditions take root, creating a timeless space for life to unfold.



A SANCTUARY OF CALM

Immerse yourself in aquatic luxury with the multi-level water features at SAMANA Barari Heights. Dive into the family swimming pool, relax in the jacuzzi, or energize yourself with aquatic gym sessions. Whether you're relaxing or staying active, these water features cater to all moods and needs, creating an exclusive and rejuvenating environment.

For adults seeking serenity, the high-rise infinity pool offers stunning views of Dubai and the Al Barari community, accompanied by its own jacuzzi and scenic viewing deck. Whether you're swimming or floating in peace, these waterside spaces elevate your lifestyle.

Experience a seamless blend of relaxation, fitness, and luxury,

DIVE INTO WATERSIDE BLISS



AQUA FITNESS



BBQ AREA



LIVE, DINE,
ENTERTAIN



SUNKEN OUTDOOR SEATING



POOL LOUNGE

At SAMANA Barari Heights, your children can truly experience the joys of outdoor play, away from screens and digital distractions. Watch them splash and laugh in the dedicated kids' pool, where fun and water activities await. Beyond the pool, they can explore a variety of indoor and outdoor play spaces designed to stimulate their imagination, creativity, and physical development, all within the safety and security of your vibrant community.

SAMANA Barari Heights also boasts a dedicated daycare center that provides peace of mind for busy parents, knowing their little ones are safe and engaged in enriching activities.

WHERE CHILDHOOD THRIVES



OUTDOOR KIDS PLAY AREA



JOYFUL
CHILDHOOD
UNFOLDS



FAMILY POOL

A large outdoor cinema setup is shown at dusk. In the foreground, several large, plush beanbag chairs in shades of white, grey, and olive green are arranged on a paved surface. Behind them, a large rectangular screen displays a vibrant blue, abstract, liquid-like background with the text "SAMANA" in large white serif font and "DEVELOPERS" in a smaller white sans-serif font below it. To the left of the screen, a modern building with a facade of horizontal wooden slats is visible, with palm trees and other greenery in front of it. To the right, a palm tree stands near a body of water. The sky is a soft mix of orange and blue from the setting or rising sun.

SAMANA
DEVELOPERS

AL FRESCO CINEMA



UNIT LAYOUTS



STUDIO WITH POOL
(TYPE1)



STUDIO WITH POOL
(TYPE 2)



1 BEDROOM WITH STOREROOM



2 BEDROOM WITH LAUNDRY ROOM & POOL



2 BEDROOM WITH POOL

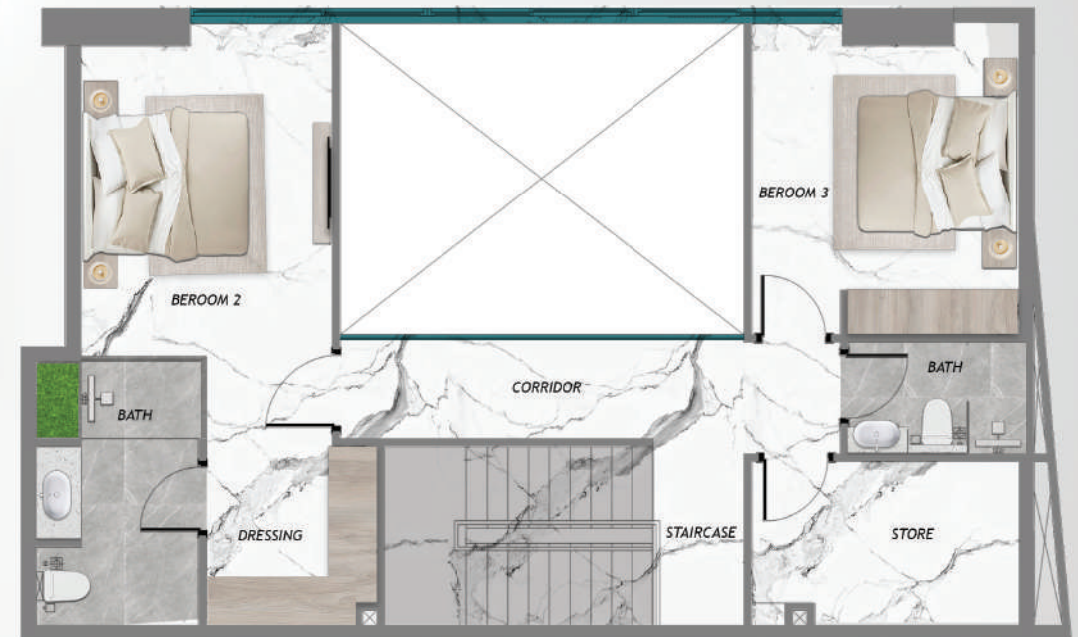


2 BEDROOM WITH STOREROOM & POOL

Level 1



Level 2



3 BEDROOM DUPLEX WITH STOREROOM & POOL



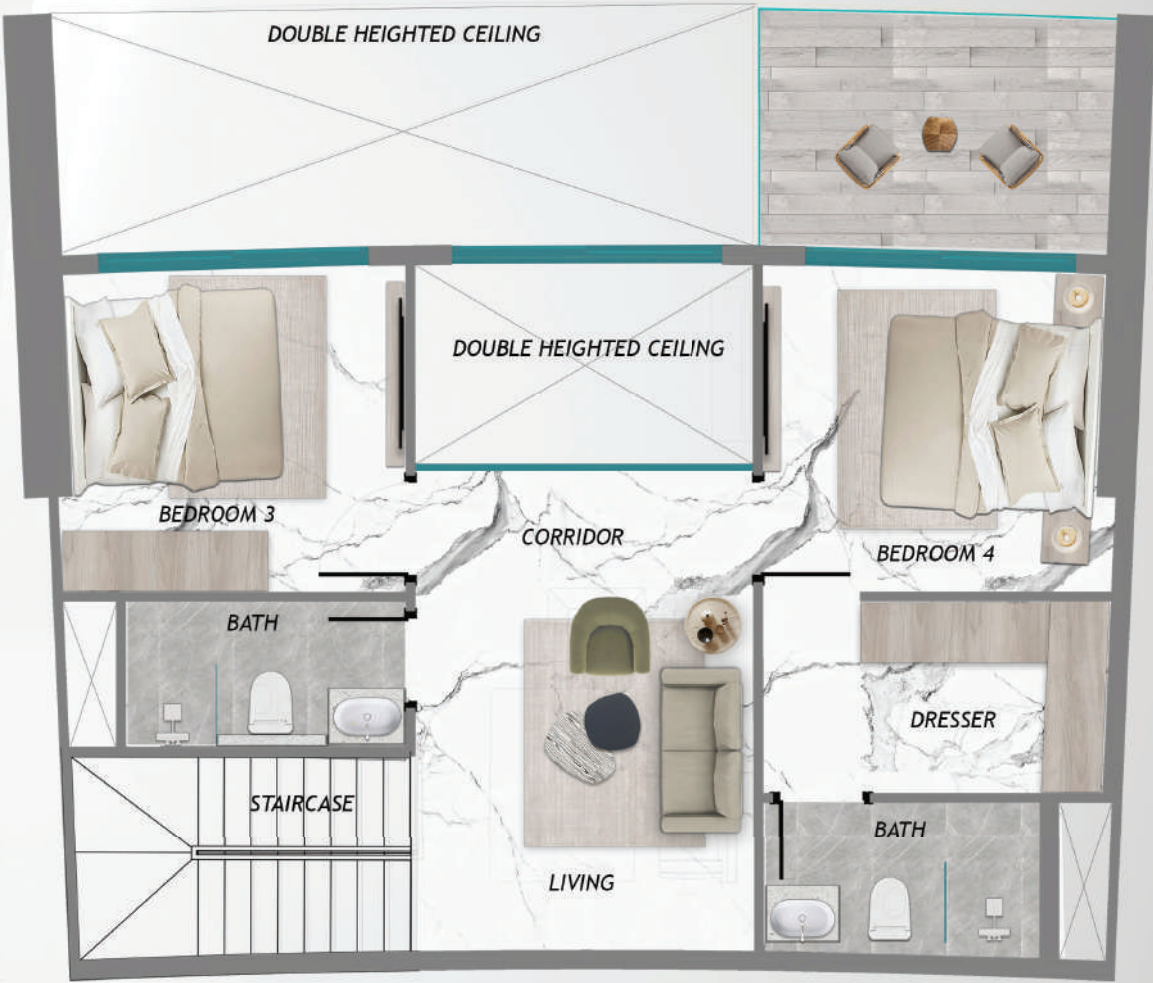
3 BEDROOM WITH STOREROOM & POOL

Level 1



ENTRANCE

Level 2



4 BEDROOM DUPLEX & POOL

SAMANA

DEVELOPERS

+971 4 563 9510
info@samanadevelopers.com
www.samanadevelopers.com

4th Floor, Building 7,
Bay Square, Business Bay,
Dubai, United Arab Emirates