

SAMANA  
**HILLS**  
SOUTH 2



# 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.

## 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.

# At the Heart of Dubai's Next Chapter

Dubai South is more than a location; it's the heartbeat of Dubai's future. Here, life flows with purpose. While families enjoy space, safety, and connectivity; professionals thrive at the crossroads of business and opportunity.

Surrounded by key business districts, future transport networks, and world-class infrastructure, this address comes with opportunity built in.



# Where Life Moves Effortlessly

Here, connectivity is more than convenience  
- it's a way of life.

Schools, supermarkets, healthcare, and recreation  
are thoughtfully integrated into the neighborhood's  
design. Every journey, whether to Downtown Dubai,  
Dubai Marina, or the Palm, feels shorter when your  
home is perfectly placed within the city's future  
transport and mobility network.



## Your Gateway to Endless Possibilities

Strategically located at the crossroads of commerce,  
lifestyle, and culture, this address is part of Dubai's  
boldest expansion. From the pulse of the Expo  
legacy to the city's expanding logistics and leisure  
hubs, you're surrounded by energy, ambition, and  
opportunity. More than a home, this is a location  
destined to grow in value.

# Welcome to SAMANA Hills South 2

## The Pinnacle of Serene Living

Set against the backdrop of Dubai's boldest expansion, SAMANA Hills South 2 is more than a residence—it's your private oasis. Here, thoughtful design and unparalleled connectivity come together, offering not just a home but a lifestyle that keeps you at the center of what's next.



# A Silhouette of Elegance

Clean lines, graceful proportions, and expansive windows define SAMANA Hills South 2. Its striking facade celebrates modern Dubai, emanating a soft and welcoming disposition. Every angle reflects a design language that is contemporary, timeless, and uniquely SAMANA.





A modern, multi-story resort building with a large swimming pool and lounge area. The building features curved balconies and large glass windows. The pool area is furnished with lounge chairs, umbrellas, and a person is standing near the pool. The scene is set during sunset or sunrise, with warm lighting and palm trees in the background.

# Step Into Tranquility

SAMANA Hills South 2 is built around the idea of retreat. From resort-inspired amenities to spaces designed for wellness, leisure, and connection, every detail creates a sanctuary that elevates the everyday into the extraordinary.

# A Canvas of Quiet Sophistication

Every detail within these walls speak of thoughtful design. From calming color palettes to contemporary finishes, each space has been designed to soothe the soul and inspire the mind. Here, beauty is interwoven with function.



# Where Serenity is a Way of Life

More than interiors, these homes are sanctuaries. Intelligent layouts maximize flow and flexibility, while expansive windows frame calming views, creating a home that feels as natural as it does refined—creating spaces that feel deeply personal, yet timelessly elegant.





# Where Life is in Balance

Here, the ordinary transforms into the remarkable. Morning coffees bathed in sunlight, evening walks enveloped in calm, and a rhythm of life that feels both grounded and just above your troubles.

From the ease of your daily routine, to the blend of privacy and community, balance is found in every corner.

Lobby



SAMANA

Living Room



Bedroom



Bathroom



# Crafted for Every Rhythm


Experience tranquil getaways and active pursuits just a few steps away from your doorstep. Fitness, leisure, relaxation, and social connection flow together, giving you the freedom to live each day as you choose - whether in motion, in stillness, or in celebration



# Amenties

## Wellness Sanctuaries

 Outdoor Swimming Pool

 Jacuzzi

 Indoor Gym

 Outdoor Gym

## Endless Leisure

 BBQ Area

 Sunken Seating

 Pool Deck

 Outdoor Cinema

## Where Families Flourish

 Kids Pool

 Kids Play Area

















# Your Gateway to Dubai and Beyond

## **15 to 20 Mins**

Palm Jumeirah

Dubai Marina

Burj Al Arab

Mall of the Emirates

## **20 to 25 Mins**

Downtown Dubai

Burj Khalifa

Dubai Mall

Al Maktoum Airport (DWC)

## **25 to 30 Mins**

Dubai Airport



# Expanding Horizons Shaping Skylines

- |                             |                           |                          |
|-----------------------------|---------------------------|--------------------------|
| 1 SAMANA Greens             | 16 California 2 by SD     | 31 Rome by SD            |
| 2 SAMANA Hills              | 17 SAMANA Golf Views      | 32 Rome 2 by SD          |
| 3 SAMANA Golf Avenue        | 18 SAMANA Portofino       | 33 SAMANA Resorts        |
| 4 SAMANA Park Views         | 19 Manhattan 1 by SD      | 34 SAMANA ParkVille      |
| 5 SAMANA Waves              | 20 Manhattan 2 by SD      | 35 SAMANA Barari Avenue  |
| 6 SAMANA Waves 2            | 21 SAMANA Barari Views    | 36 SAMANA Hills South    |
| 7 SAMANA Miami              | 22 SAMANA Barari Views 2  | 37 SAMANA Hills South 2  |
| 8 Miami by SD               | 23 SAMANA Lake Views      | 38 SAMANA SkyViews       |
| 9 SAMANA Santorini          | 24 SAMANA Lake Views 2    | 39 SAMANA Business Park  |
| 10 SAMANA Mykonos           | 25 SAMANA Avenue          | 40 SAMANA Barari Heights |
| 11 SAMANA Mykonos Signature | 26 Ocean Pearl by SD      | 41 Ocean Bay by SAMANA   |
| 12 SAMANA Ivy Gardens       | 27 Ocean Pearl 2 by SD    | 42 Ocean Crest by SAMANA |
| 13 SAMANA Ivy Gardens 2     | 28 SAMANA Park Meadows    |                          |
| 14 SAMANA Skyros            | 29 SAMANA Ibiza           |                          |
| 15 California by SD         | 30 SAMANA Bararai Lagoons |                          |

SAMANA  
**HILLS**  
SOUTH 2



36 37



AL MAKTOUM  
INTERNATIONAL  
AIRPORT



EXPO CITY



DUBAI MARINA



BURJ AL ARAB



BURJ KHALIFA



DUBAI FRAME



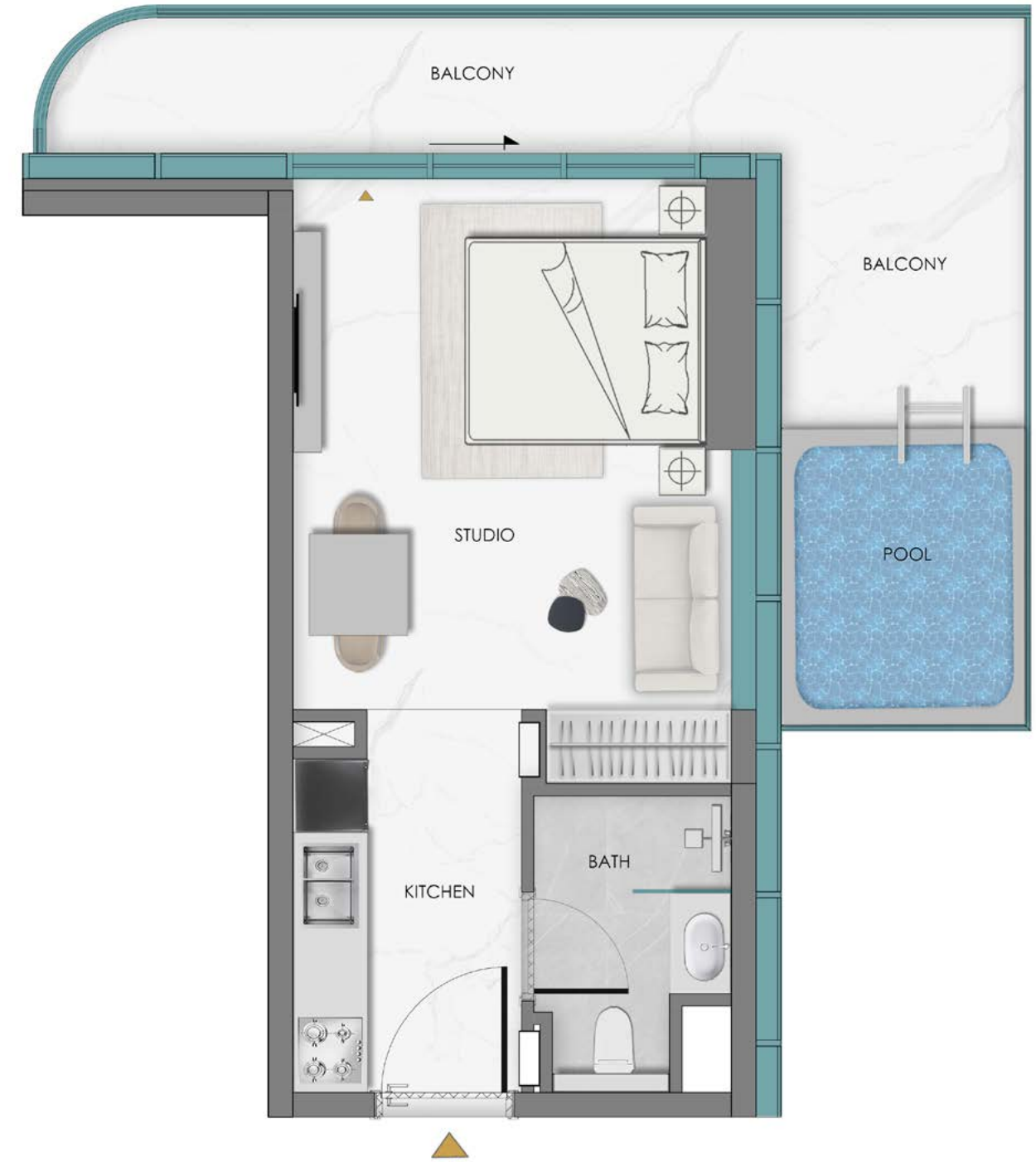
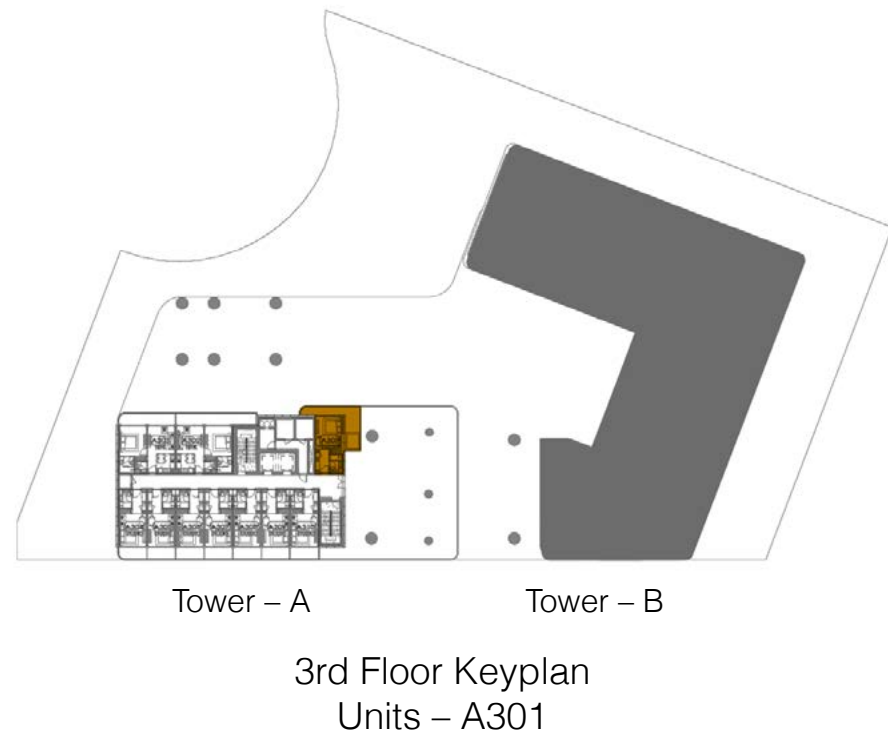
DUBAI  
INTERNATIONAL  
AIRPORT

GLOBAL VILLAGE

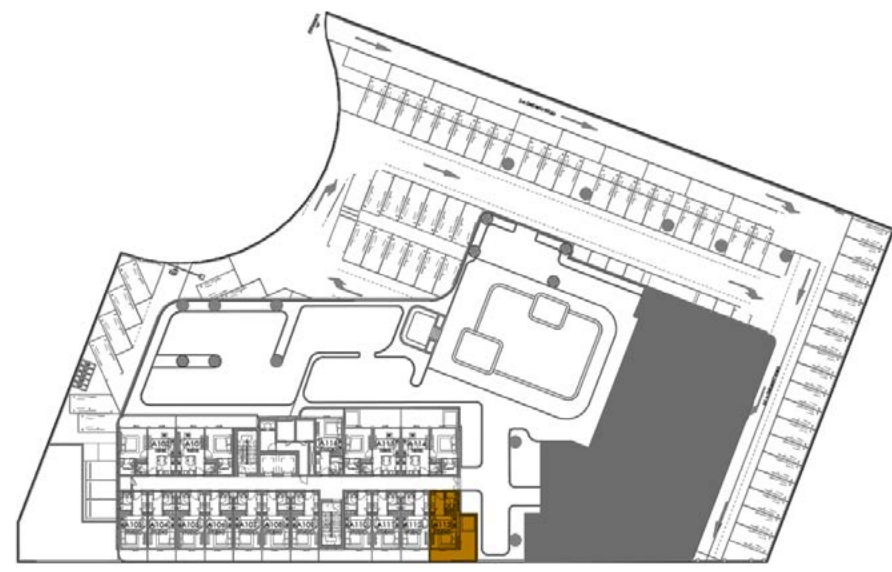
IMG WORLDS  
OF ADVENTURE

DUBAI  
INTERNATIONAL  
CRICKET STADIUM

# Tower - A Studio + Pool (Type 1)



# Tower - A Studio + Pool (Type 2)



Tower - A

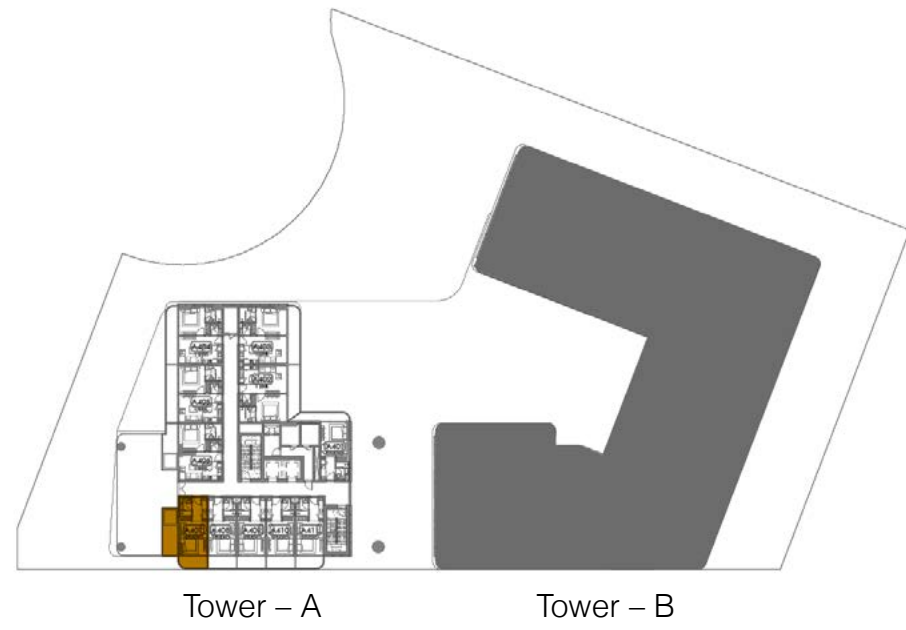
Tower - B

1st Floor Keyplan  
Units - A113

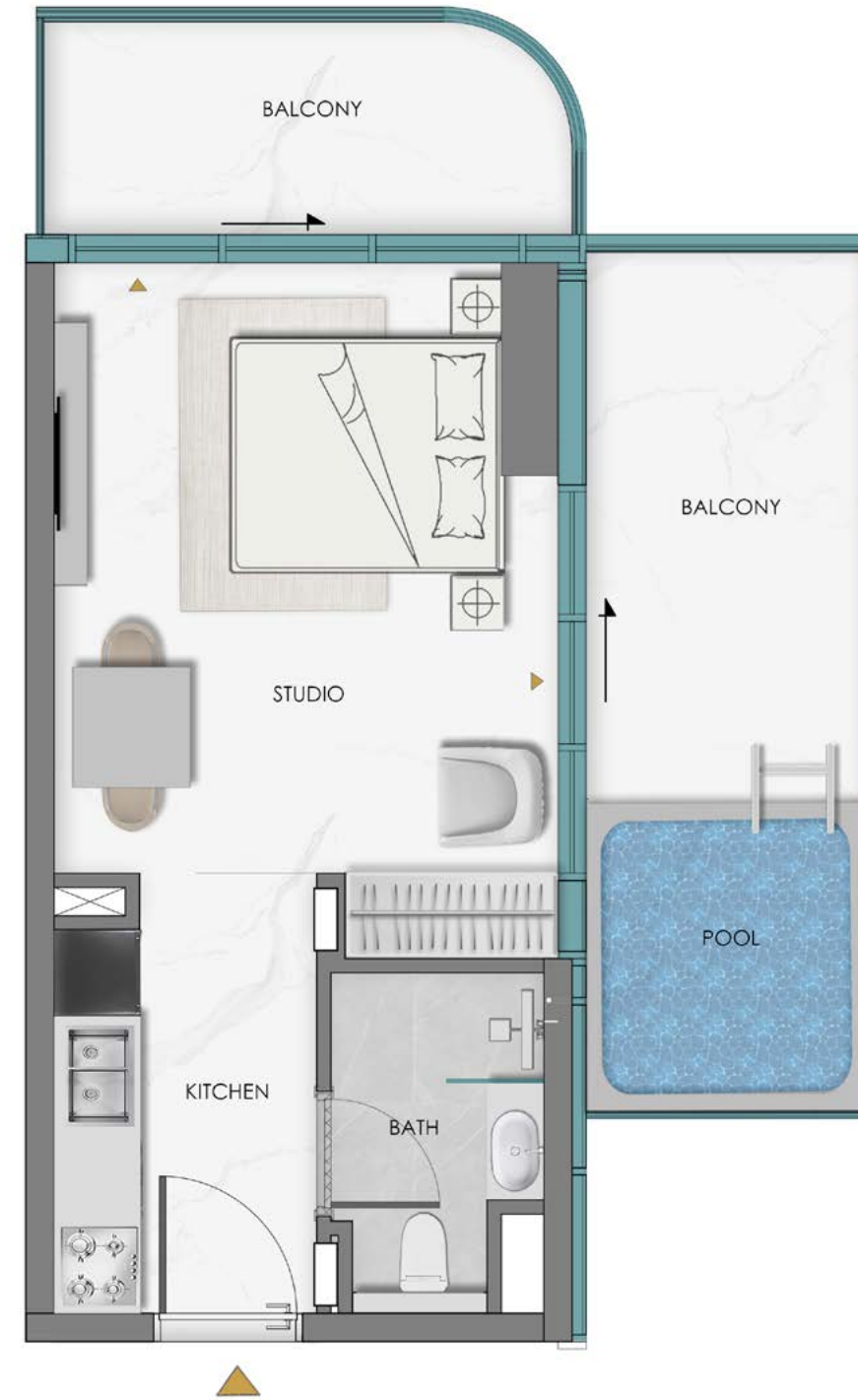


Disclaimer: Illustrations are for reference only.  
Actual project details may be modified during development.

# Tower - A Studio + Pool (Type 3)



4th Floor Keyplan  
Units - A407



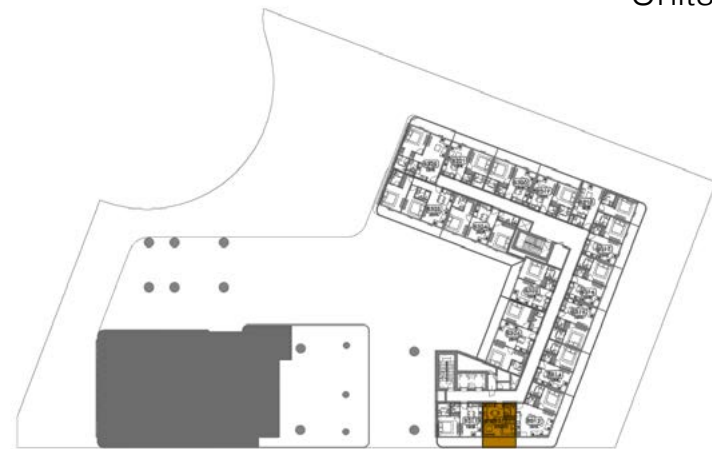
Disclaimer: Illustrations are for reference only.  
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# Tower - B

## Studio (Type 4)



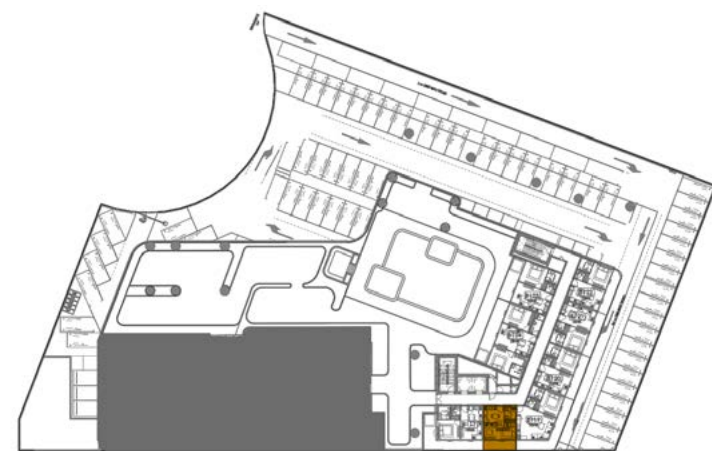
Tower - A      Tower - B  
5th Floor Keyplan  
Units - B515



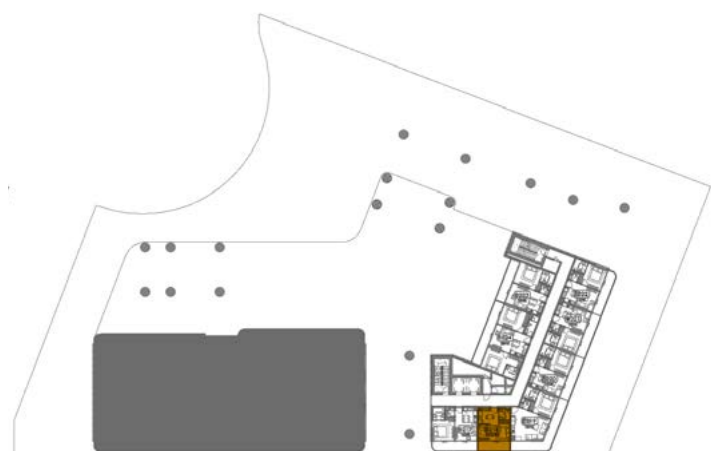
Tower - A      Tower - B  
3rd Floor Keyplan  
Units - B312



Tower - A      Tower - B  
4th Floor Keyplan  
Units - B415



Tower - A      Tower - B  
1st Floor Keyplan  
Units - B118

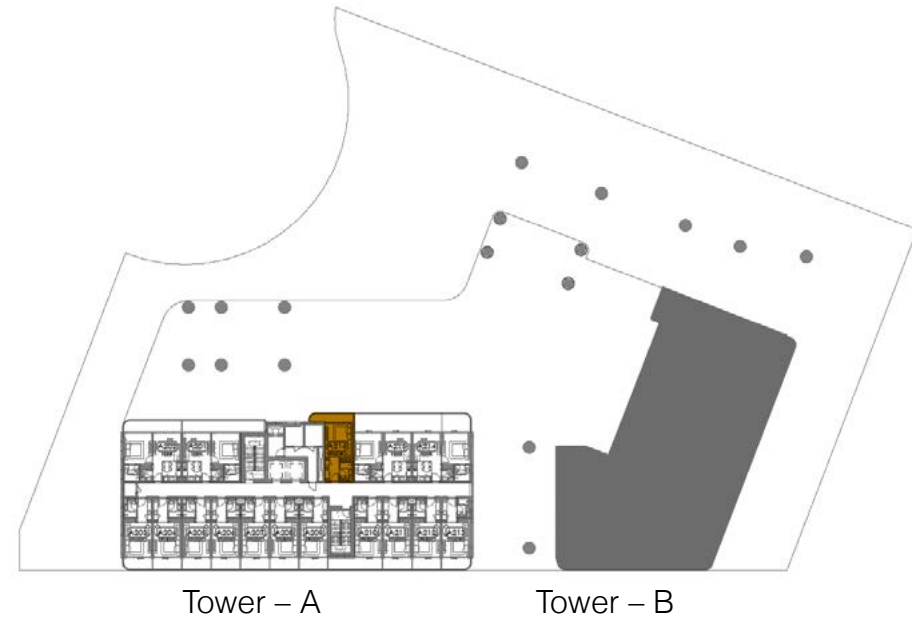


Tower - A      Tower - B  
2nd Floor Keyplan  
Units - B218



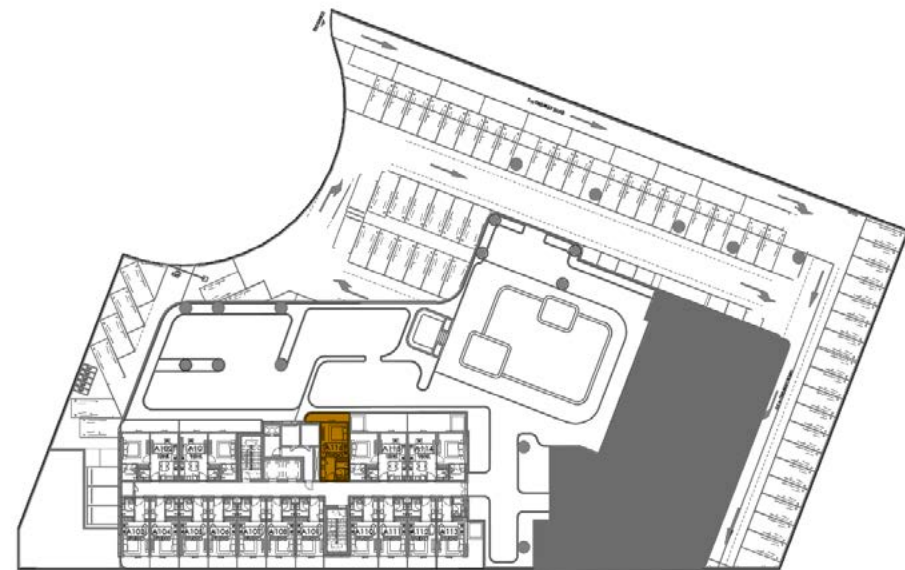
Disclaimer: Illustrations are for reference only.  
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# Tower – A Studio (Type 5)



Tower – A      Tower – B

2nd Floor Keyplan  
Units – A216



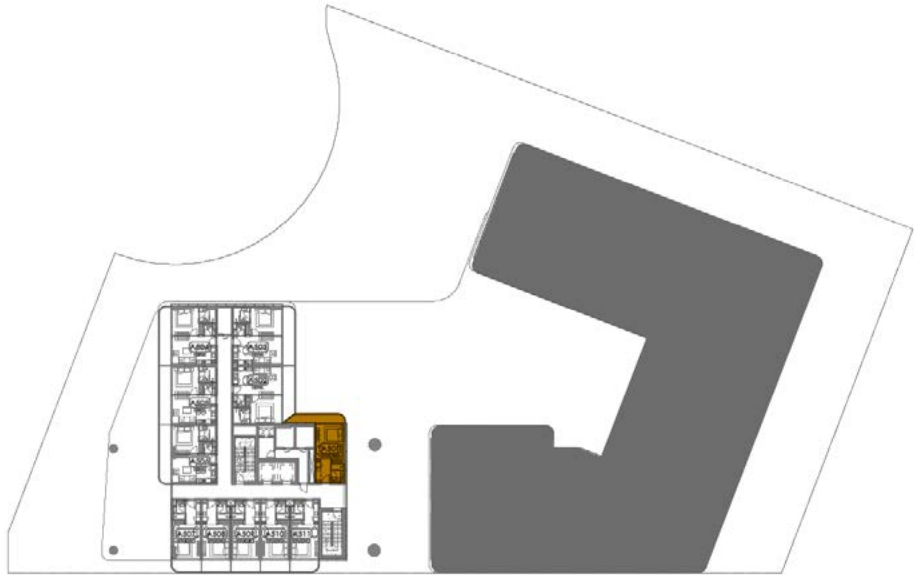
Tower – A      Tower – B

1st Floor Keyplan  
Units – A116



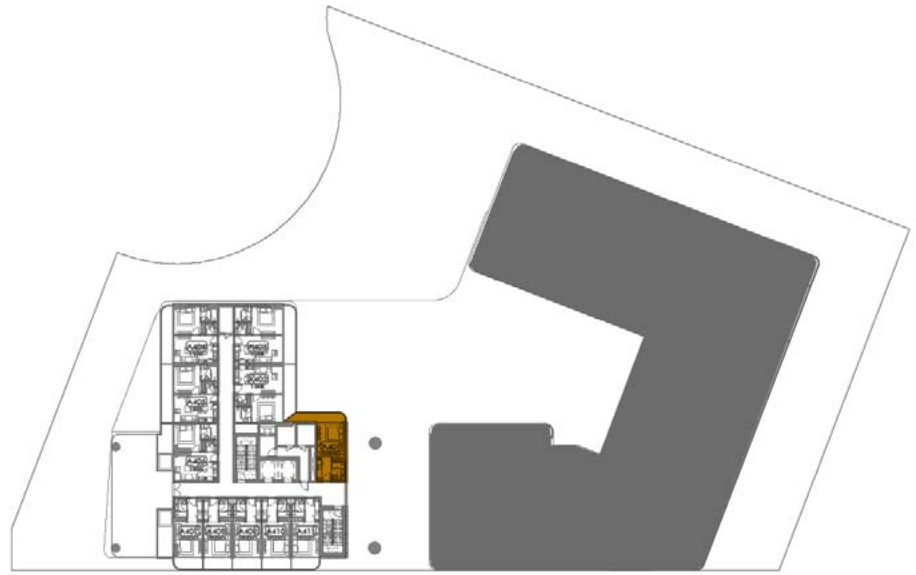
Disclaimer: Illustrations are for reference only.  
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# Tower - A Studio (Type 6)



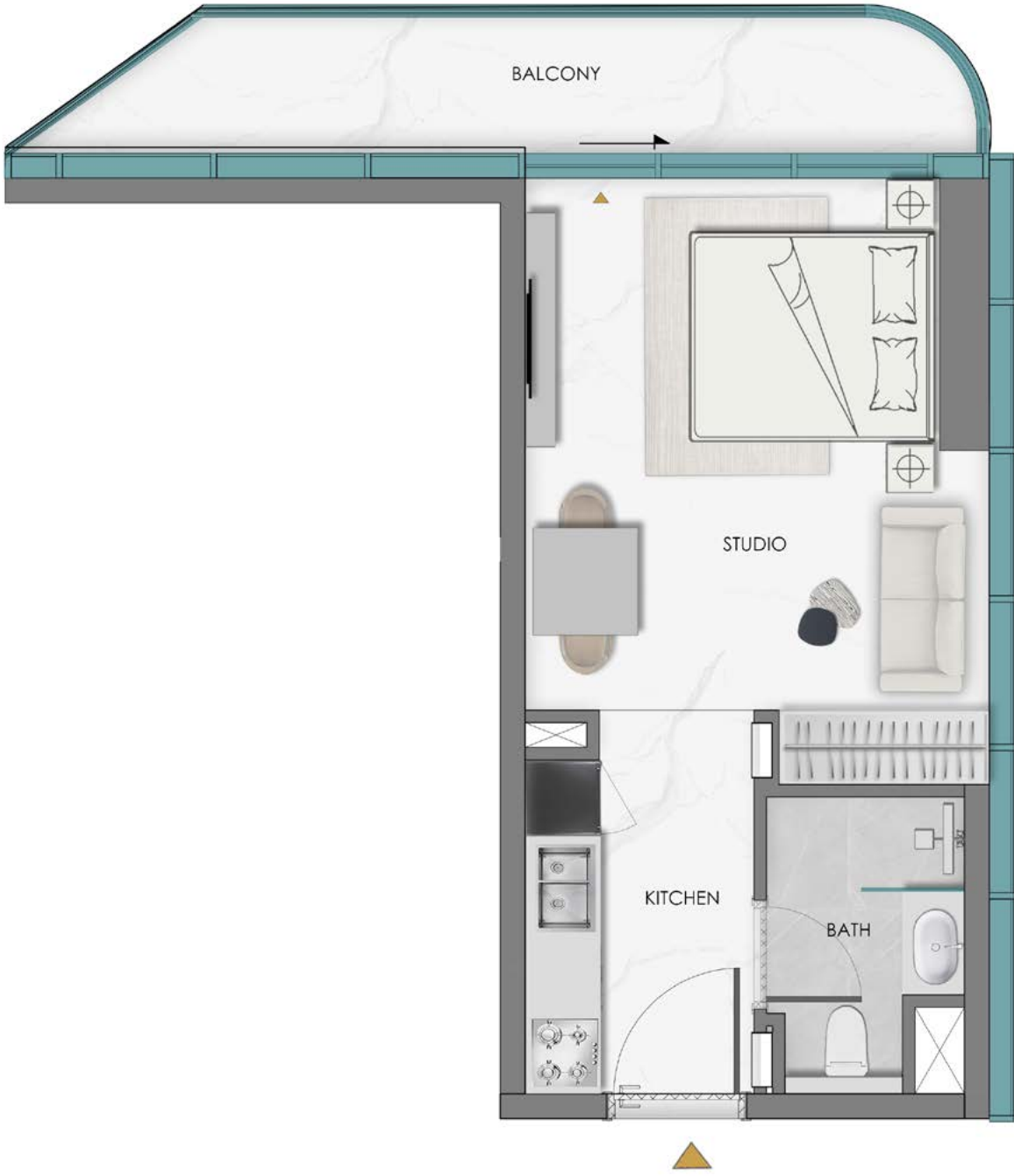
Tower - A                      Tower - B

5th Floor Keyplan  
Units - A501



Tower - A                      Tower - B

4th Floor Keyplan  
Units - A401



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# Tower – A | Tower – B

## Studio (Type 7)

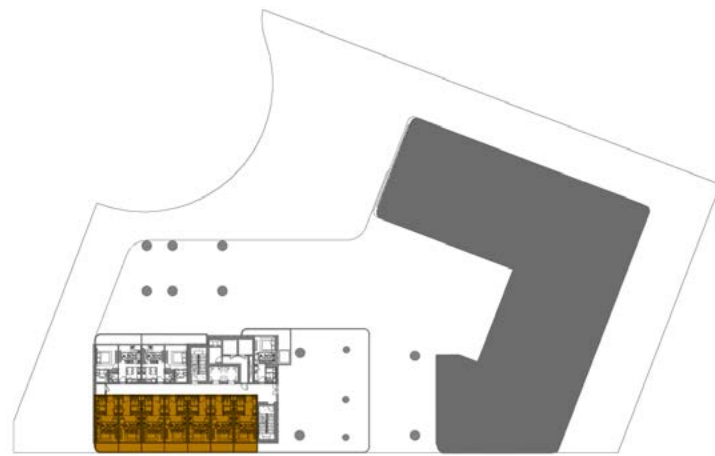


Tower – A      Tower – B

5th Floor Keyplan

**Tower A Units**  
A507, A508, A509, A510, A511

**Tower B Units**  
B530, B531, B532, B533



Tower – A      Tower – B

3rd Floor Keyplan

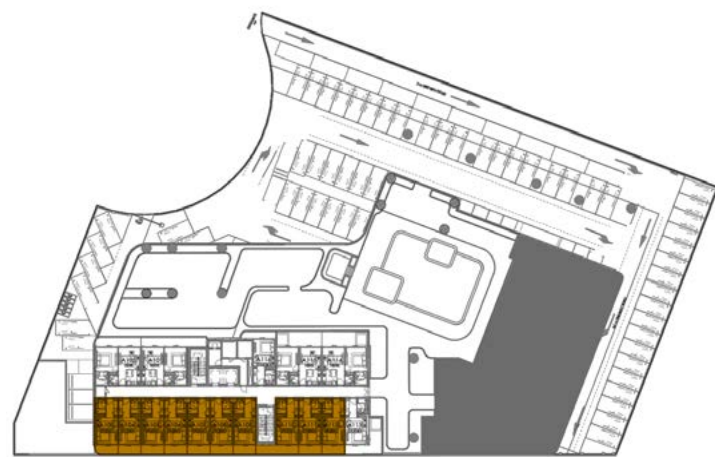
**Tower A Units**  
A304, A305, A306, A307, A308, A309, A310



Tower – A      Tower – B

4th Floor Keyplan

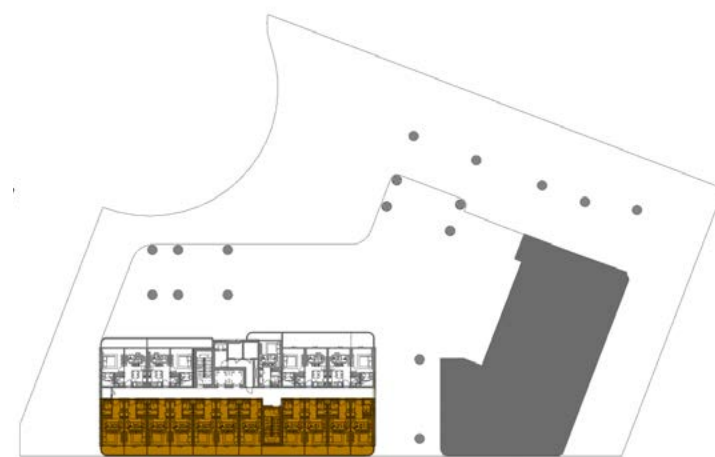
**Tower A Units** A408, A409, A410, A411  
**Tower B Units** B430, B431, B432, B433



Tower – A      Tower – B

1st Floor Keyplan

**Tower A Units**  
A103, A104, A105, A106, A107,  
A108, A109, A110, A111, A112



Tower – A      Tower – B

2nd Floor Keyplan

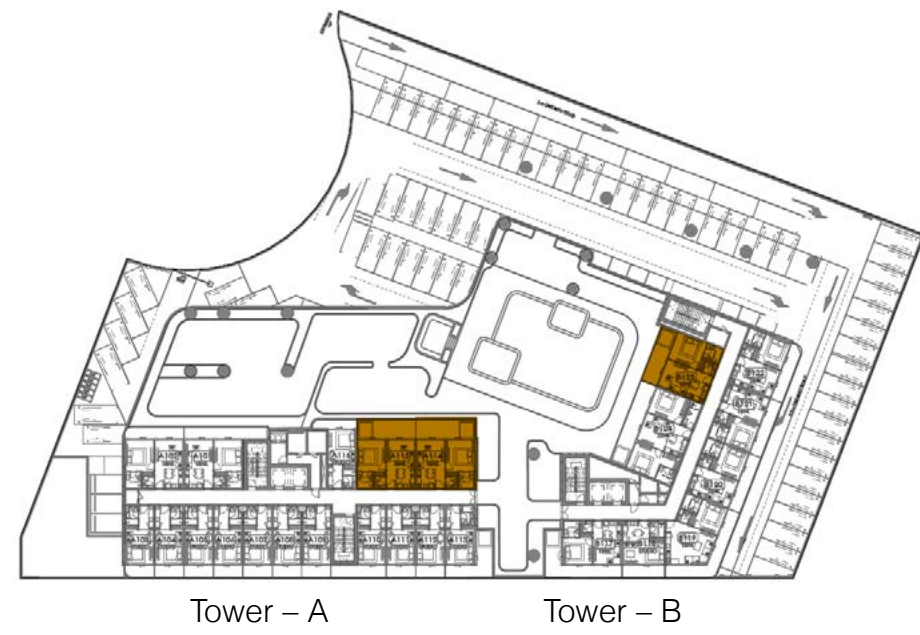
**Tower A Units**  
A203, A204, A205, A206, A207,  
A208, A209, A210, A211, A212, A213



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# Tower - A | Tower - B

## 1 Bedroom + Pool (Type 1)



Tower - A      Tower - B

1st Floor Keyplan

**Tower A Units** - A114, A115

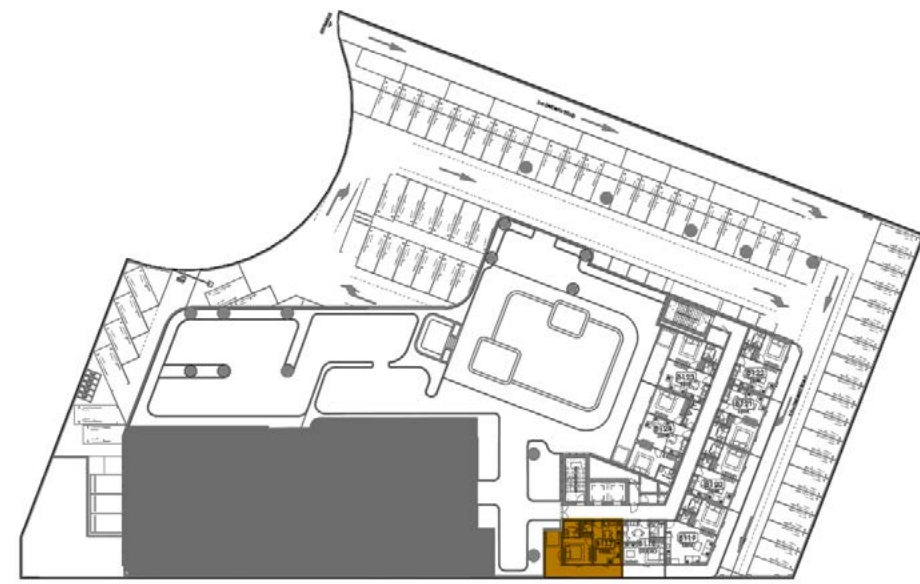
**Tower B Units** - B123



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# Tower - B

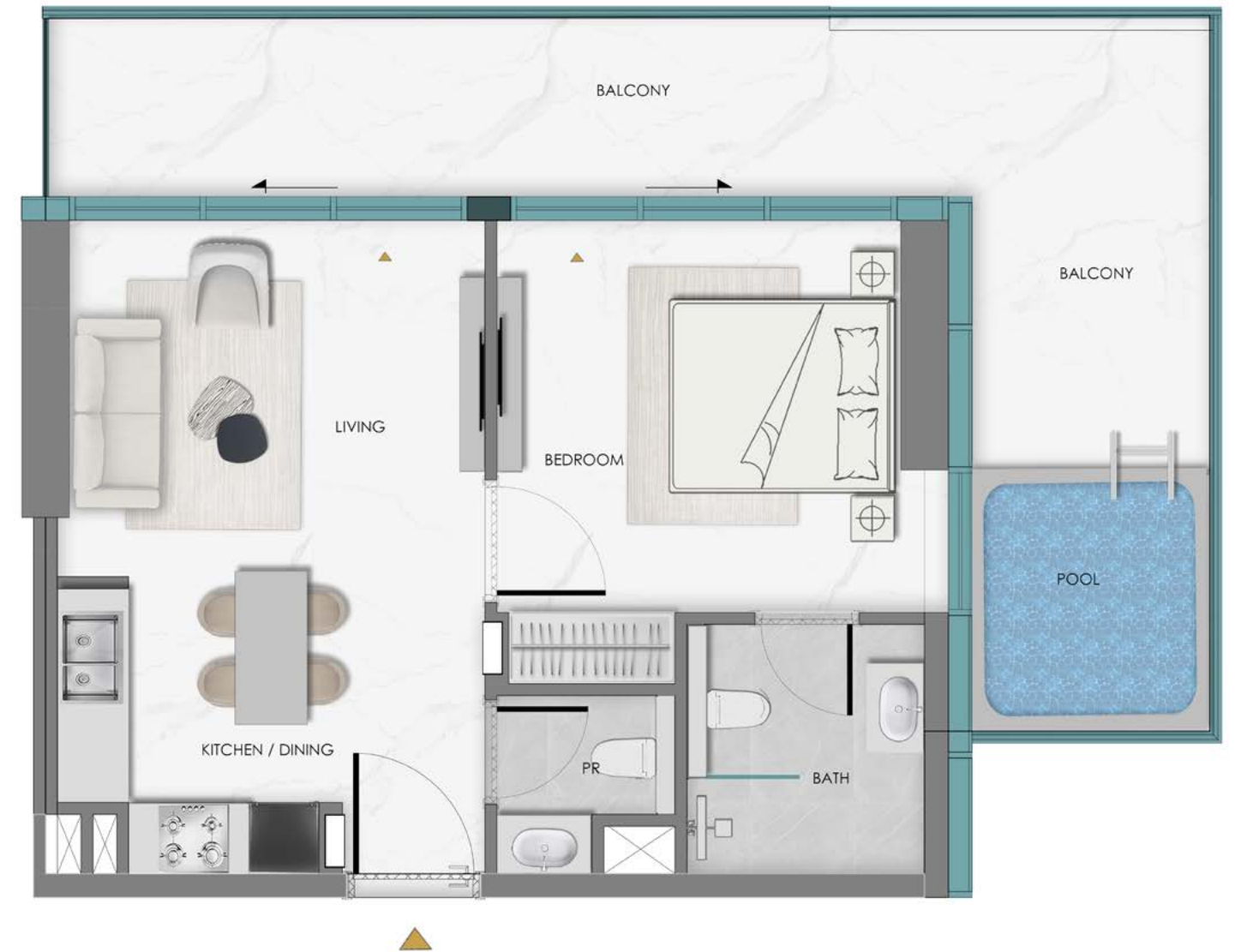
## 1 Bedroom + Pool (Type 2)



Tower - A

Tower - B

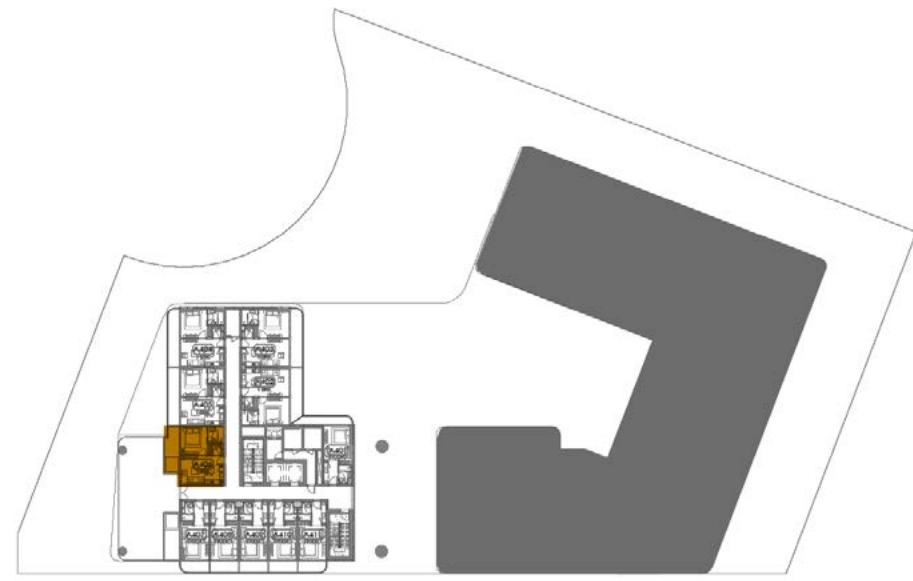
1st Floor Keyplan  
Units - B117



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# Tower - A

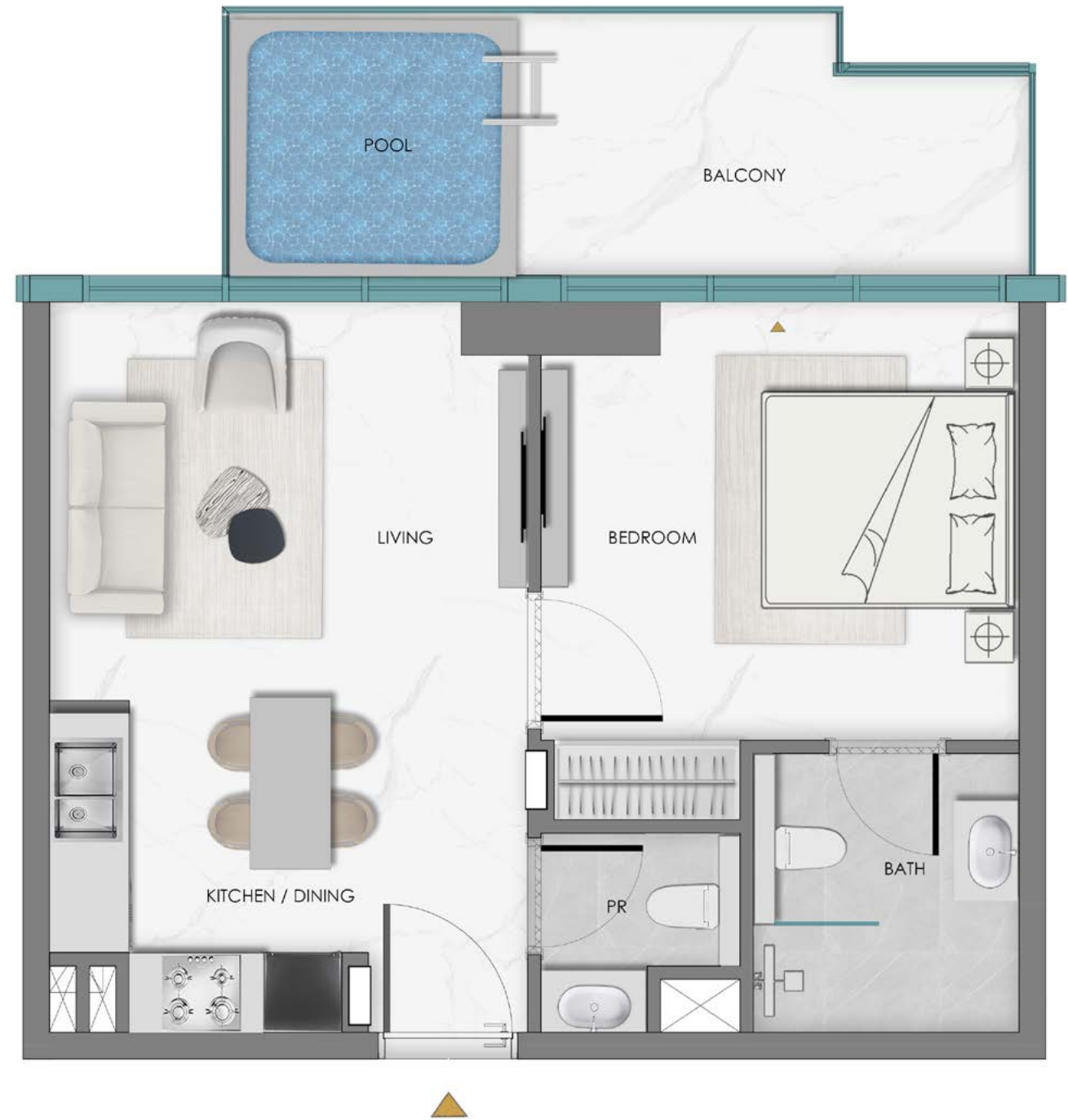
## 1 Bedroom + Pool (Type 3)



Tower - A

Tower - B

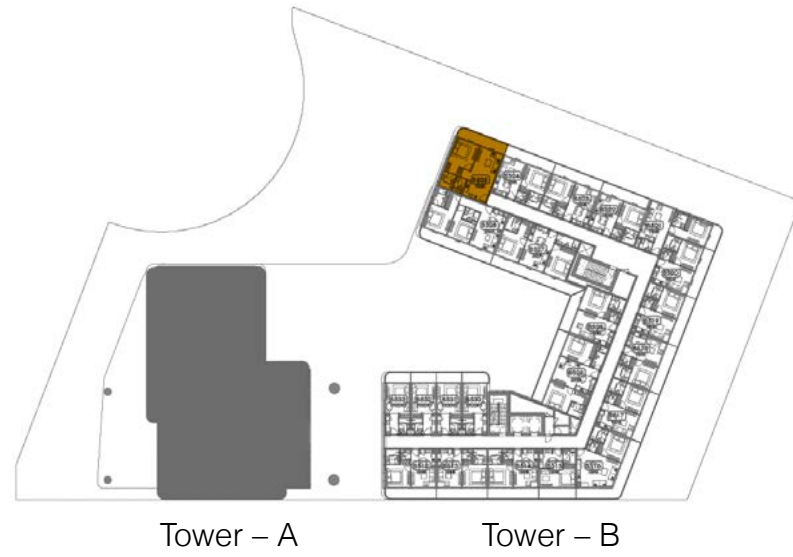
4th Floor Keyplan  
Units - A406



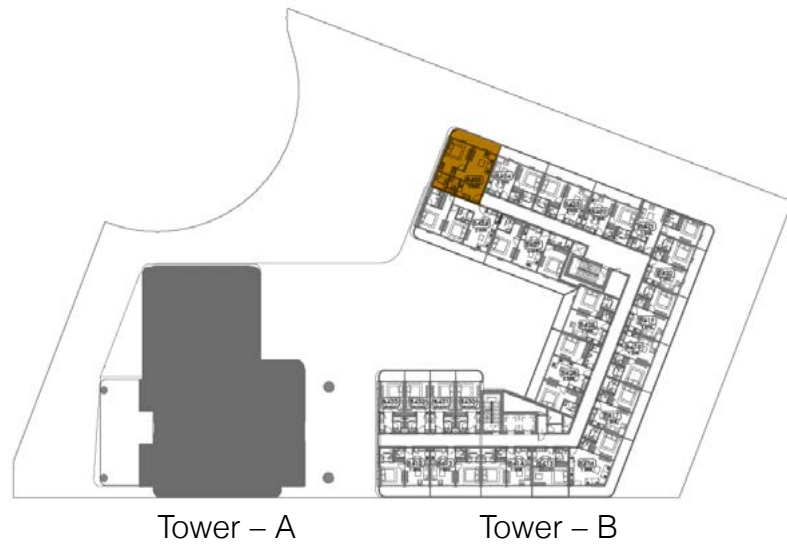
Disclaimer: Illustrations are for reference only.  
Actual project details may be modified during development.

# Tower - B

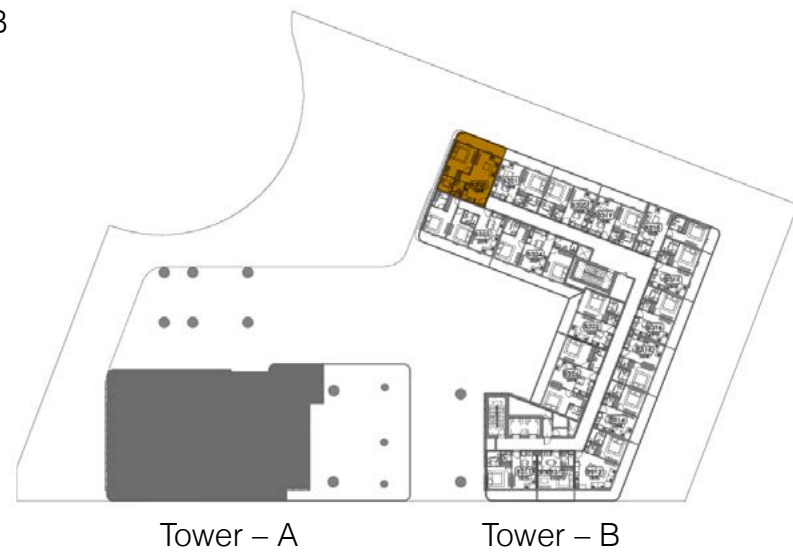
## 1 Bedroom (Type 4)



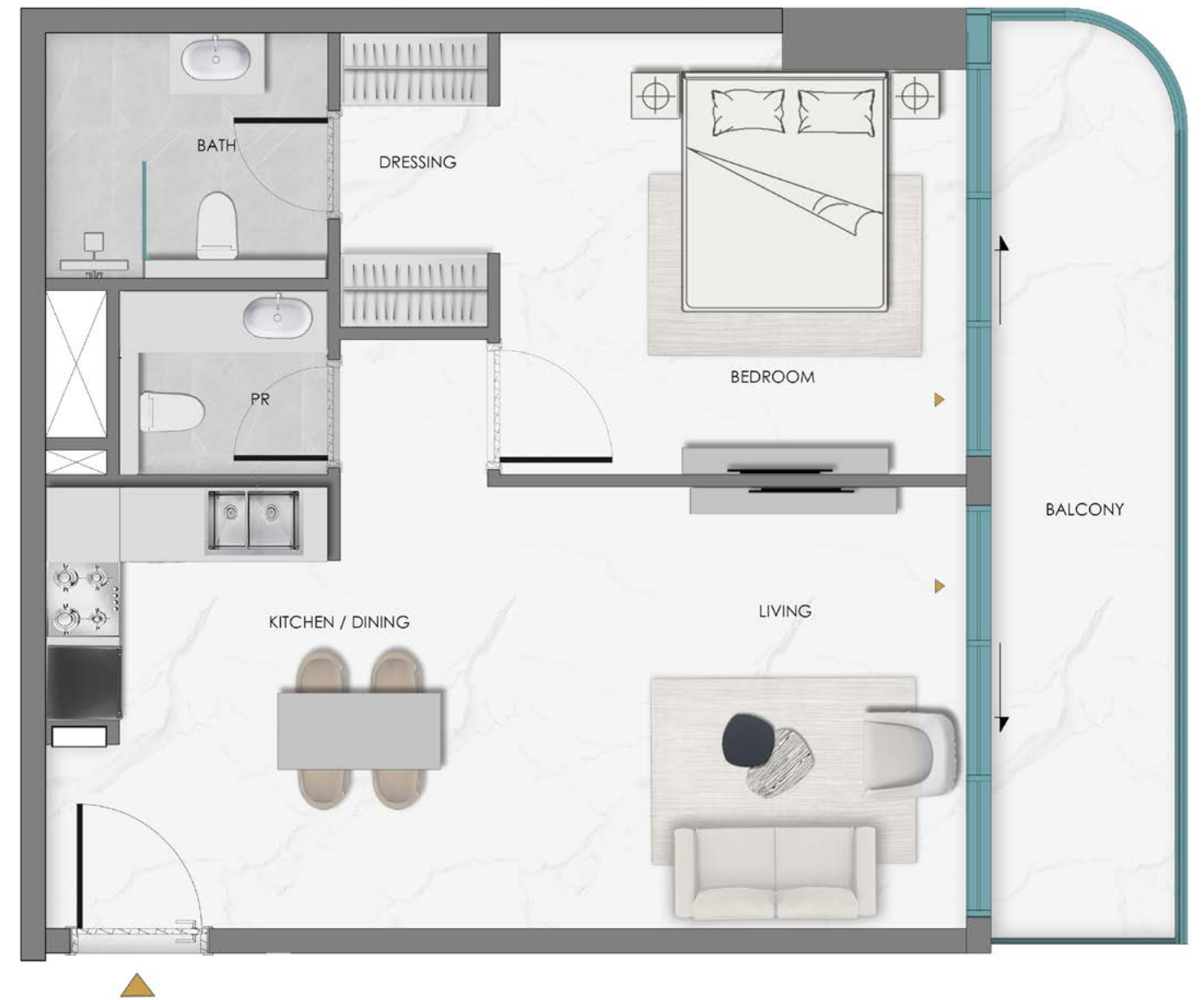
5th Floor Keyplan  
Units - B525



4th Floor Keyplan  
Units - B425



3rd Floor Keyplan  
Units - B322



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# Tower - A 1 Bedroom (Type 5)



Tower - A

Tower - B

2nd Floor Keyplan  
Units - A214, A215



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# Tower - A | Tower - B

## 1 Bedroom (Type 6)



Tower - A      Tower - B

5th Floor Keyplan

**Tower A Units**  
A502, A503

**Tower B Units**  
B528



Tower - A      Tower - B

3rd Floor Keyplan

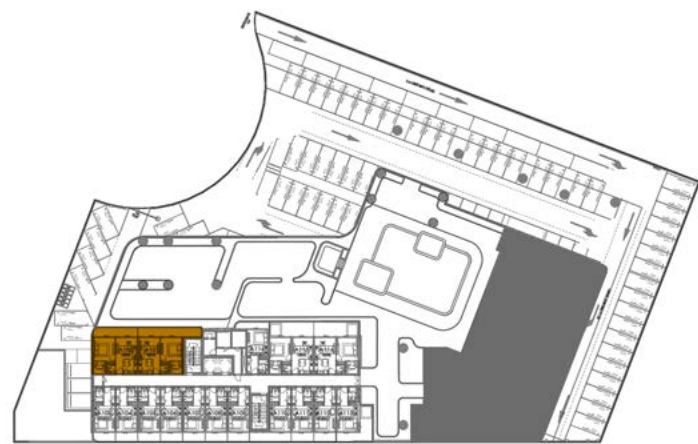
**Tower A Units** A302, A303  
**Tower B Units** B325



Tower - A      Tower - B

4th Floor Keyplan

**Tower A Units** A402, A403  
**Tower B Units** B428



Tower - A      Tower - B

1st Floor Keyplan

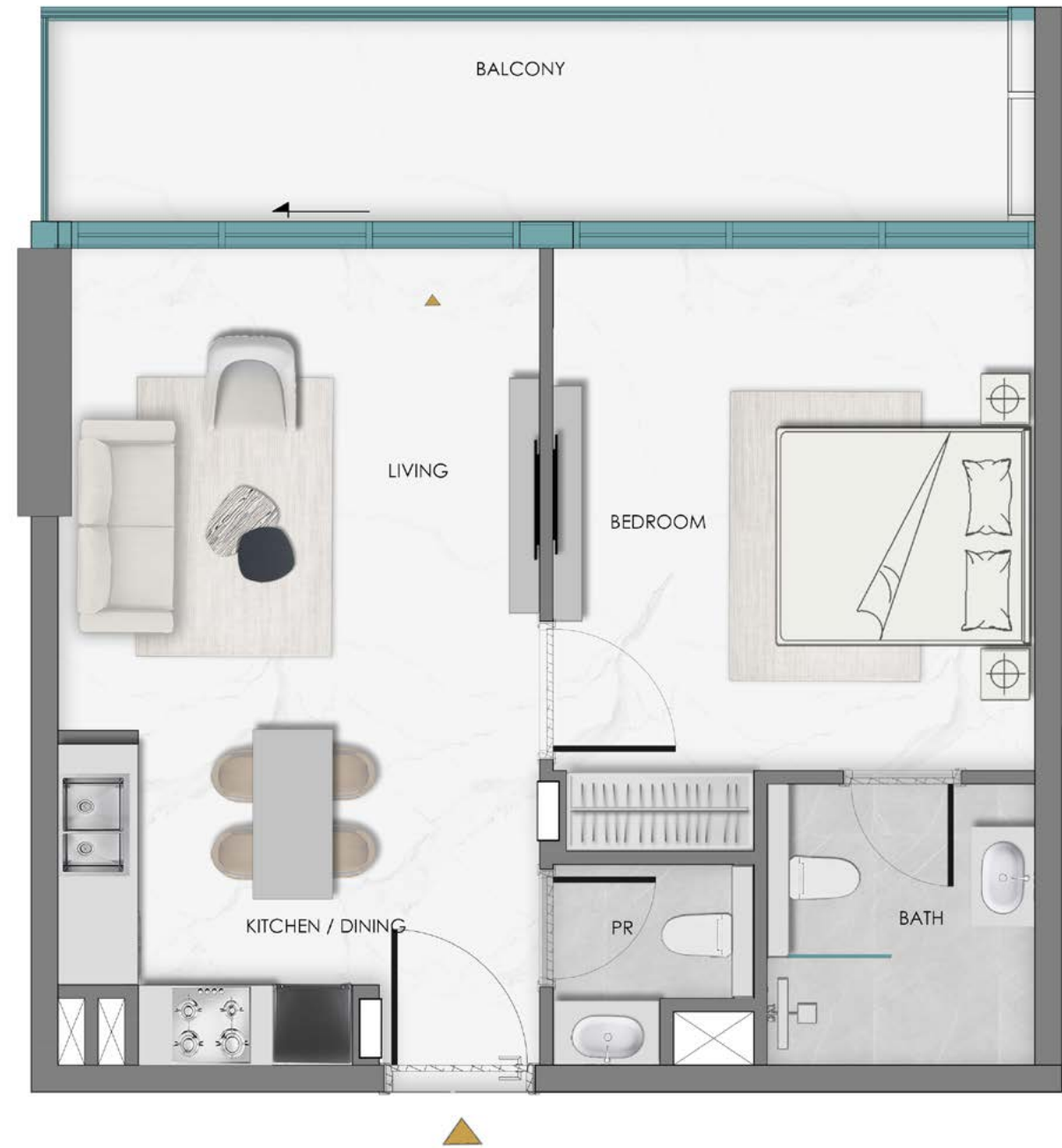
**Tower A Units** A101, A102



Tower - A      Tower - B

2nd Floor Keyplan

**Tower A Units** A201, A202  
**Tower B Units** B223



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# Tower - A | Tower - B

## 1 Bedroom (Type 7)



Tower - A      Tower - B

### 5th Floor Keyplan

**Tower A Units**  
A504, A505, A506

**Tower B Units**  
B512, B513, B514, B517, B518,  
B519, B520, B522, B523, B524



Tower - A      Tower - B

### 3rd Floor Keyplan

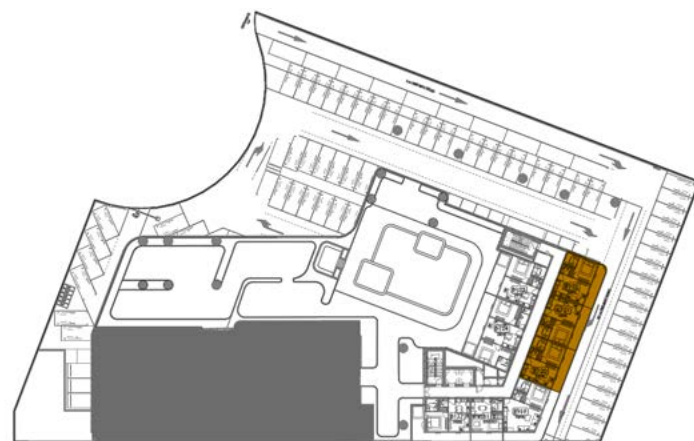
**Tower B Units**  
B311, B314, B315, B316,  
B317, B319, B320, B321



Tower - A      Tower - B

### 4th Floor Keyplan

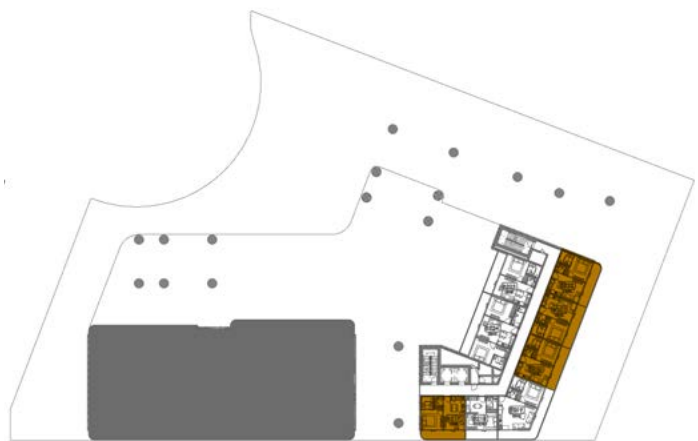
**Tower A Units** A404, A405  
**Tower B Units** B412, B413, B414, B417,  
B418, B419, B420, B422, B423, B424



Tower - A      Tower - B

### 1st Floor Keyplan

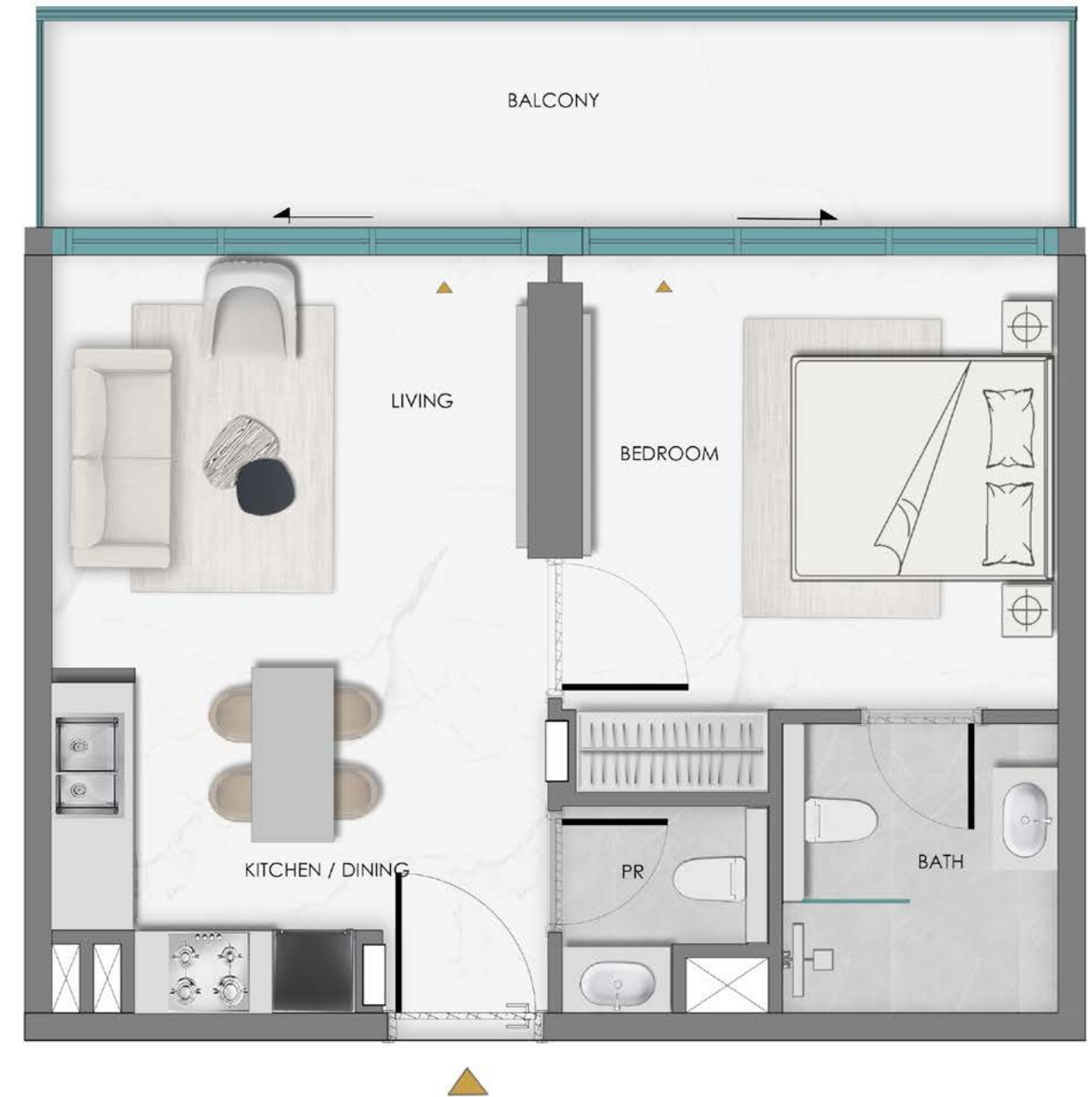
**Tower B Units** B120, B121, B122



Tower - A      Tower - B

### 2nd Floor Keyplan

**Tower B Units** B217, B220, B221, B222



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# Tower - B

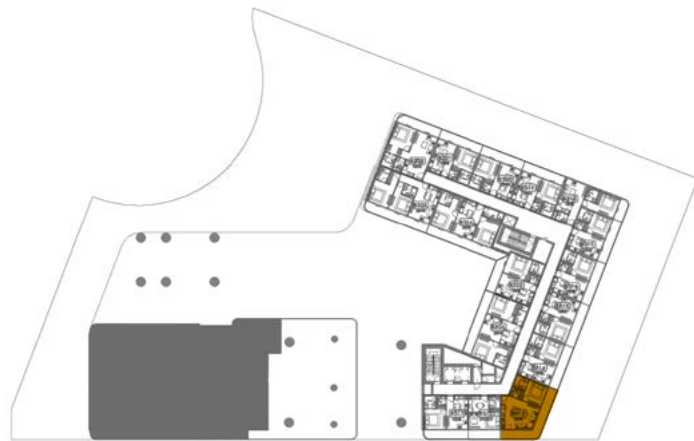
## 1 Bedroom (Type 8)



Tower - A      Tower - B

5th Floor Keyplan

**Tower B Units**  
B516



Tower - A      Tower - B

3rd Floor Keyplan

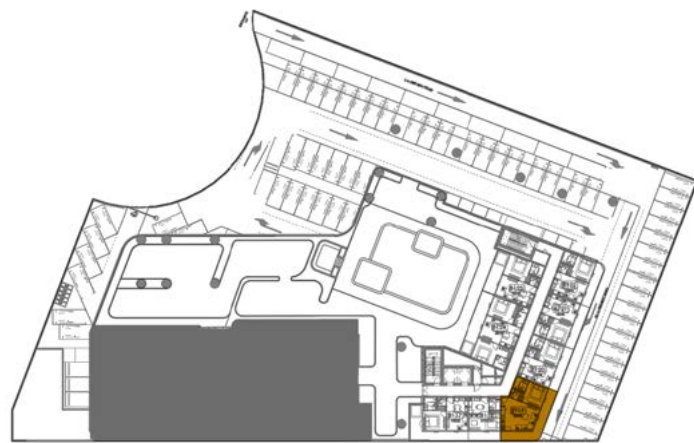
**Tower B Units** B313



Tower - A      Tower - B

4th Floor Keyplan

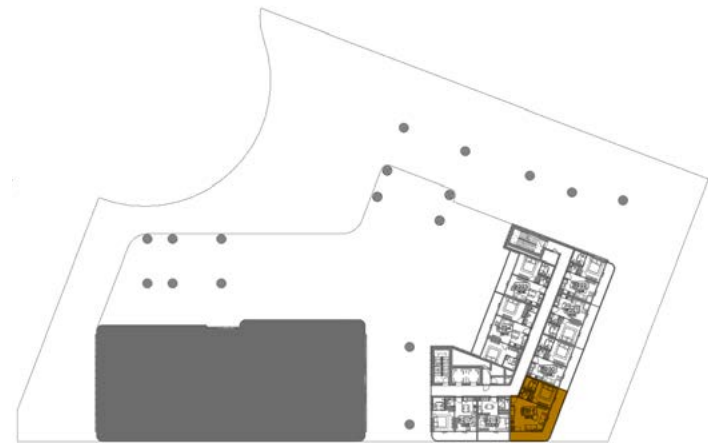
**Tower B Units** B416



Tower - A      Tower - B

1st Floor Keyplan

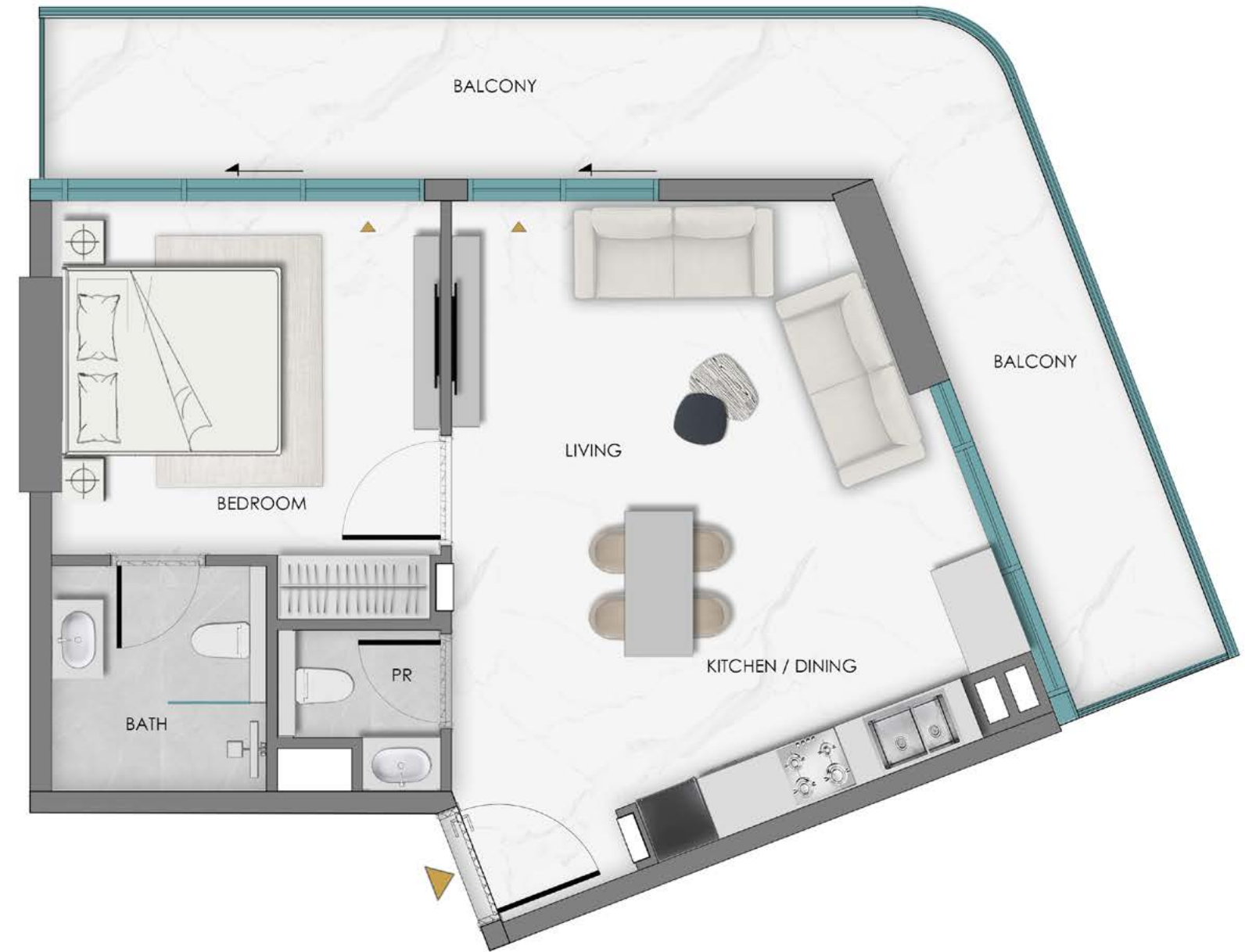
**Tower B Units** B119



Tower - A      Tower - B

2nd Floor Keyplan

**Tower B Units** B219



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# Tower - B

## 1 Bedroom (Type 9)



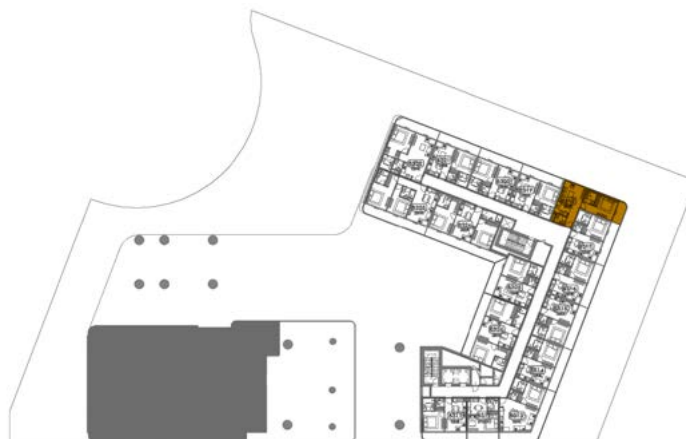
Tower - A      Tower - B  
5th Floor Keyplan

**Tower B Units B521**



Tower - A      Tower - B  
4th Floor Keyplan

**Tower B Units B421**



Tower - A      Tower - B  
3rd Floor Keyplan

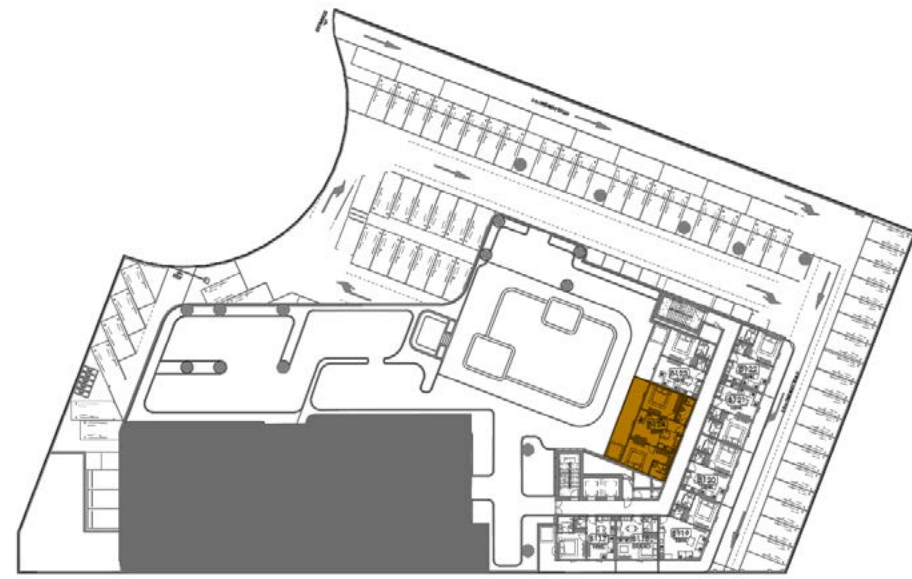
**Tower B Units B318**



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# Tower - B

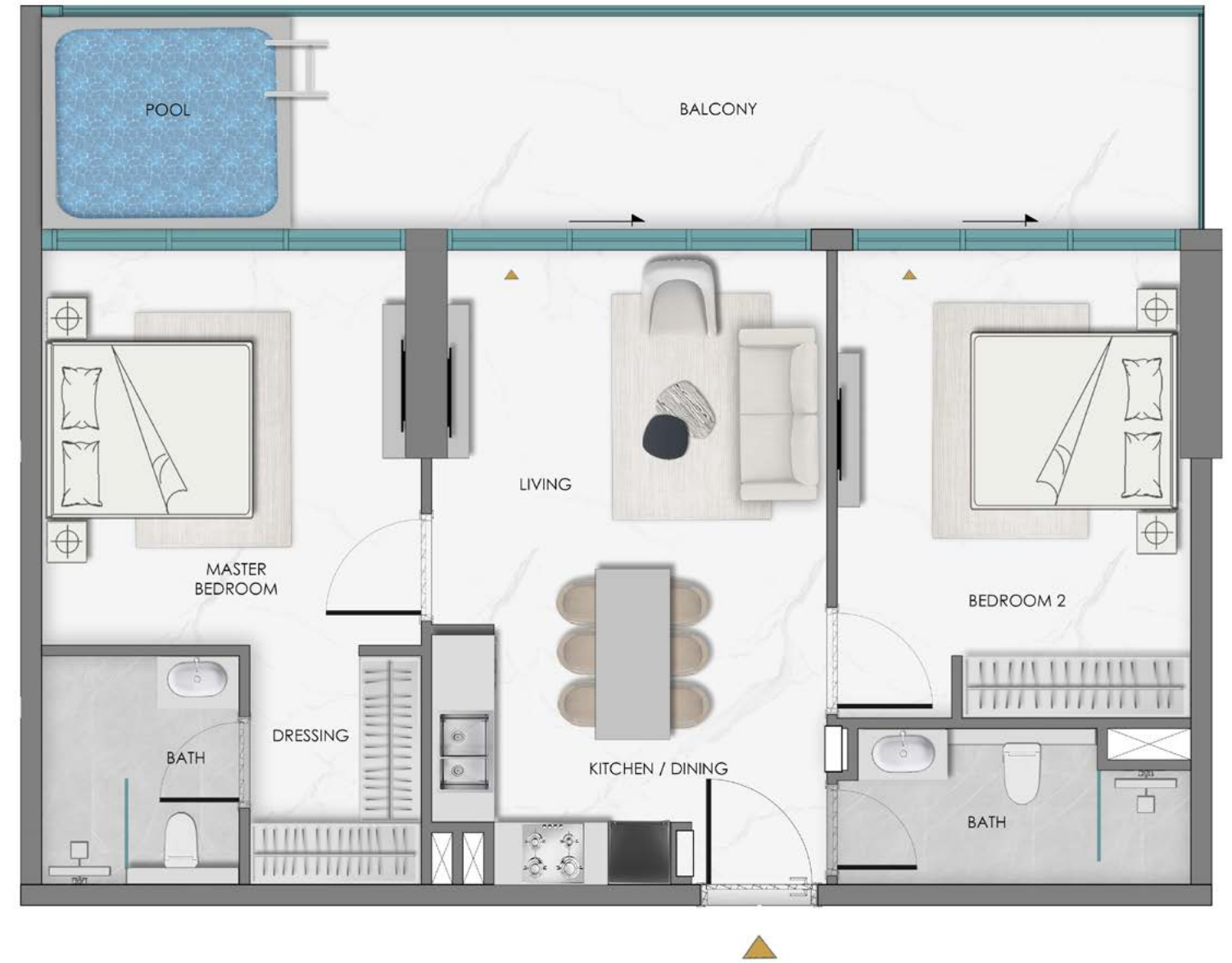
## 2 Bedroom + Pool (Type 1)



Tower - A

Tower - B

1st Floor Keyplan  
Units - B124



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# Tower -B

## 2 Bedroom (Type 2)



Tower - A      Tower - B

4th Floor Keyplan

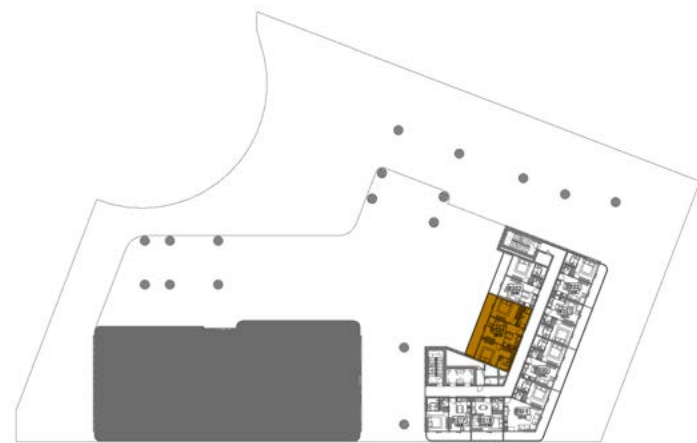
**Tower B Units** B426, B427, B429



Tower - A      Tower - B

5th Floor Keyplan

**Tower B Units** B526, B527, B529



Tower - A      Tower - B

2nd Floor Keyplan

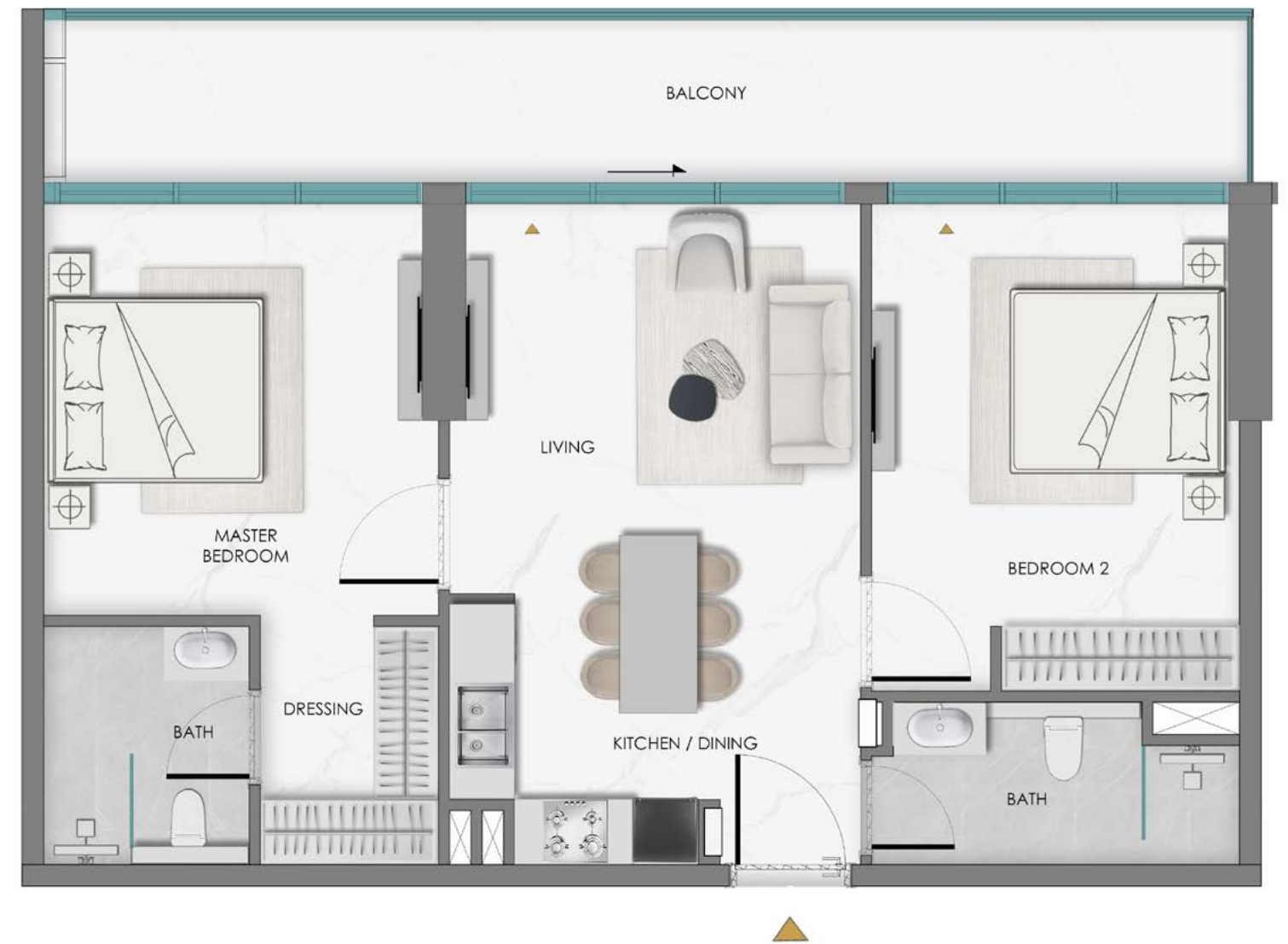
**Tower B Units** B224



Tower - A      Tower - B

3rd Floor Keyplan

**Tower B Units** B323, B324, B326



# SAMANA

DEVELOPERS

800-SAMANA

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