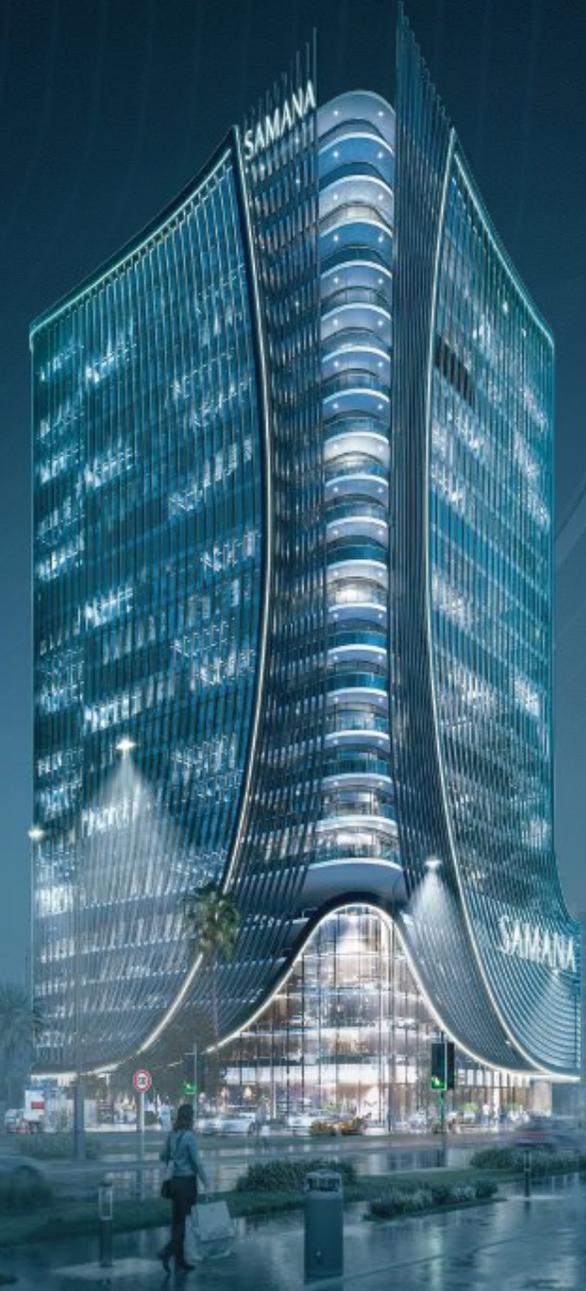




SAMANA BUSINESS HUB



DOWNTOWN JEBEL ALI - An address shaped by

POSSIBILITIES

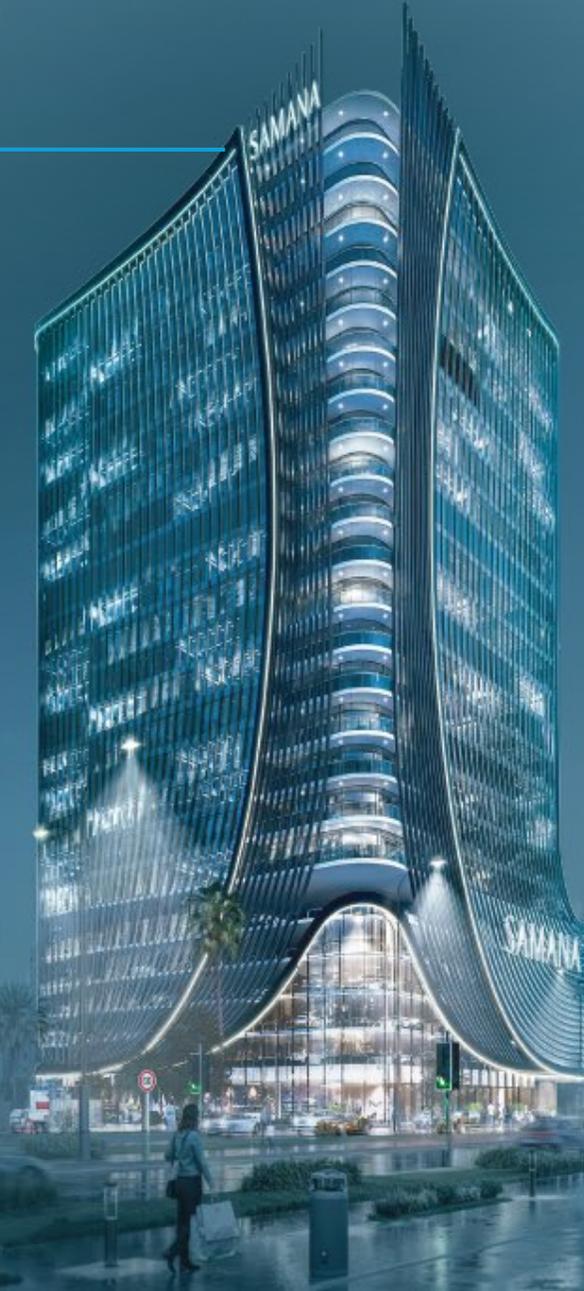
INTRODUCING



SAMANA BUSINESS HUB

Born from movement, trade, and ambition, SAMANA Business Hub doesn't simply occupy Downtown Jebel Ali, it amplifies it, mirroring the energy of a district that drives global commerce and connects continents.

Here, world-class infrastructure meets thoughtfully curated experiences, creating an environment where business excellence and lifestyle elevation are inseparable.



DUBAI'S core

BUSINESS DISTRICT



Jebel Ali underlines everything Dubai achieves. Home to Jebel Ali Port and JAFZA, the district forms Dubai's economic foundation, powering global trade, manufacturing, and enterprise at scale.

- Over **36%** of contribution to Dubai's GDP
- Nearly **74%** of FDI in key sectors
- Hosts **11,000+** companies, including 100+ Fortune 500 firms

SAMANA Business Hub is built to reflect that role, designed for businesses that drive the economy forward.



GLANCE


SAMANA
BUSINESS HUB

Palm Jabel Ali

Red Line Metro

Sheikh Zayed Road

10

minutes

Expo City Dubai
Dubai Investment Park (DIP)
Al Maktoum International Airport (DWC)

15

minutes

Jumeirah Beach Residence (JBR)
Dubai Marina
Mall of the Emirates

20-25

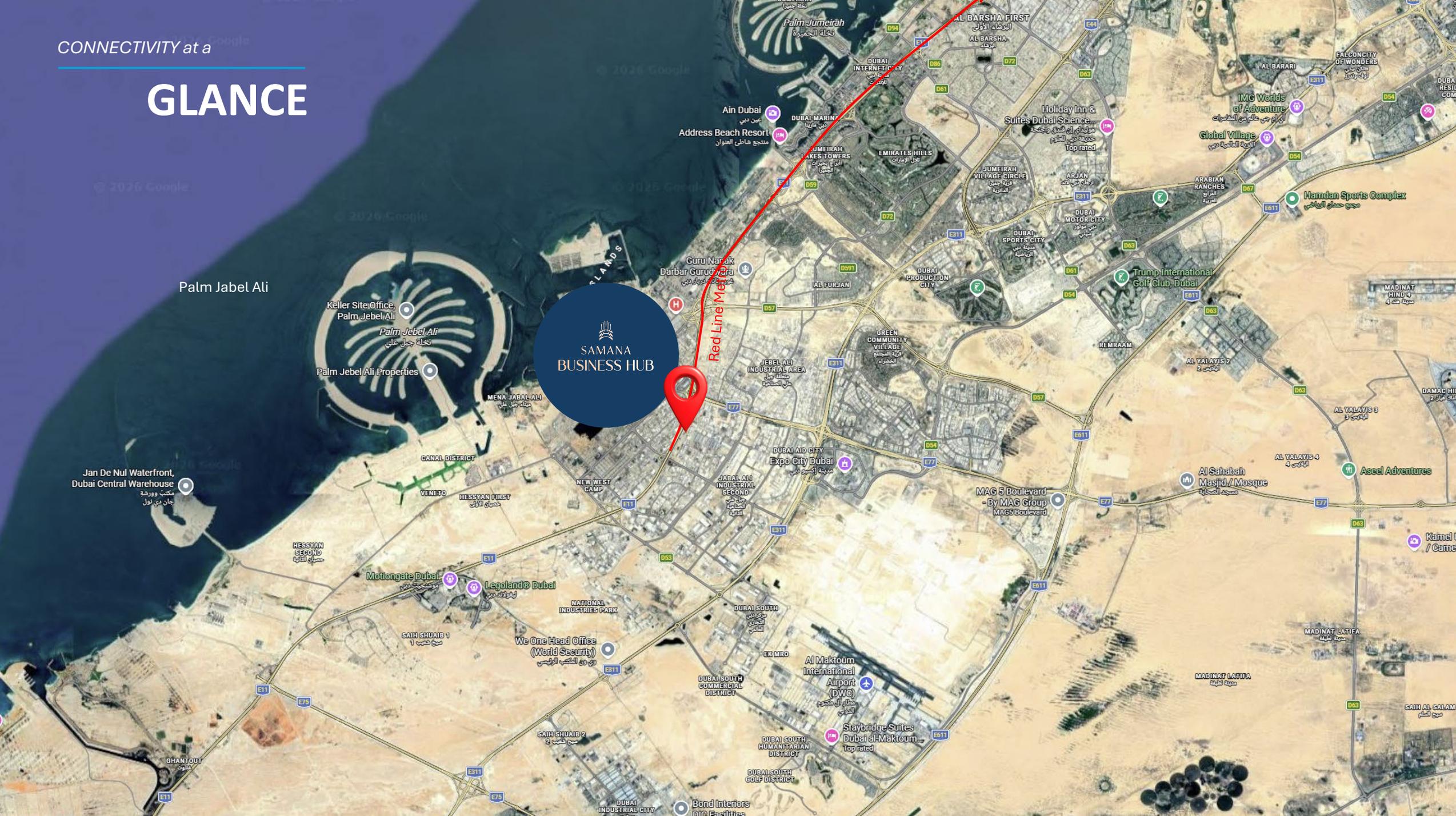
minutes

Business Bay
Downtown Dubai / Burj Khalifa
DIFC



CONNECTIVITY at a

GLANCE



**SAMANA
BUSINESS HUB**

Palm Jabel Ali

Keller Site Office,
Palm Jabel Ali
Palm Jabel Ali Properties

Jan De Nul Waterfront,
Dubai Central Warehouse

Guru Narak
Darbar Gurudwara

Address Beach Resort

Holiday Inn &
Suites Dubai Science...
Top rated

Global Village
الحيوة العالمية دبي

Hamdan Sports Complex
مجمع حمدان الرياضي

Trump International
Golf Club, Dubai

JEBEL ALI
INDUSTRIAL AREA

DUBAI AID CITY
Expo City Dubai

MAG 5 Boulevard
- By MAG Group
MAGS Boulevard

Al Sahabah
Masjid / Mosque

Motiongate Dubai

Legoland® Dubai

We One Head Office
(World Security)

Al Maktoum
International
Airport (DWC)

Staybridge Suites
Dubai al Maktoum...
Top rated

GHANTOUT

DUBAI INDUSTRIAL CITY
Bond Interiors
DIO Facilities



BUILT for

CONNECTION

Amenities at SAMANA Business Hub offer more than convenience. They become arenas for strategic connection; where professionals unwind, ideas are exchanged, and business relationships form naturally over coffee, poolside conversations, or evening gatherings.

LAZY LOUNGE

POOL DECK

CABANAS

OUTDOOR LOUNGE

CIGAR LOUNGE

OUTDOOR AMPHITHEATRE

OUTDOOR CAFÉ

INDOOR CAFÉ

ADULT POOL

INDOOR GYM

PILATES

SAUNA

OPTIMA



ULTIMA



SUPREME



PAYMENT PLAN

60% | 10% | 30%

DURING
CONSTRUCTION

ON
HANDOVER

POST
HANDOVER

1% MONTHLY
PAYMENT PLAN

ACD
Q2 2029



STARTING PRICING

OPTIMA

AED 1.46Mn

610-705 SQ FT

ULTIMA

AED 1.92Mn

804-921 SQ FT

SUPREME

AED 2.43Mn

1013-1573 SQ FT

HALF FLOOR

AED 20.6Mn

8500+ SQ FT

FULL FLOOR

AED 41.3Mn

17100+ SQ FT





SAMANA

DEVELOPERS