



**MAJARA**  
REAL ESTATE

SAMANA  
**HILLS**  
SOUTH 3

A Retreat *of*  
Timeless Prestige

SAMANA  
**HiLLS**  
SOUTH 3

# 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.

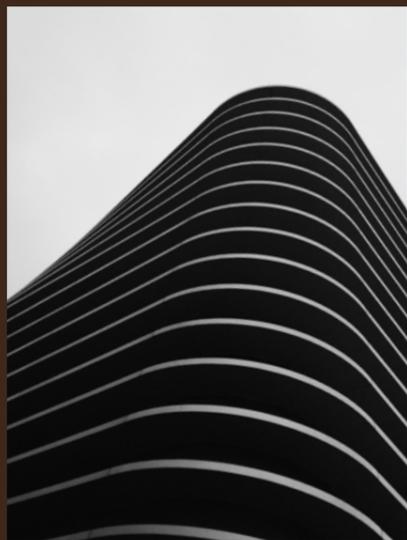
## QUALITY CONTROL

Precision-led systems that track, review, and deliver quality.

## CUSTOMER EXPERIENCE

End-to-end service with precision and care.

# Our Brand Beliefs



## DYNAMIC

We thrive on constant change and invigoration. We never sit still, or rest on our laurels. Instead, we're always looking ahead, and looking afresh.



## IMAGINATIVE

We value creative thinking, and the power it has to inspire. To us, no idea is off the table, nothing is a step too far. We're inspired by asking ourselves *What if?* and *Why not?*



## THOUGHTFUL

Consideration for our customers is the heartbeat of who we are and how we build. We want to inspire and captivate their imagination. Enrich and elevate their lives. And respect and honor their wishes.



## SHARP

We aim to be more enterprising and intelligent in our mindset and ethos than our market peers. We reach beyond the ordinary. We look to get ahead, to exceed, and find that extra edge. We never miss a beat or drop an opportunity.

Pioneering  
*lifestyles*



## 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. Professionals thrive at the crossroads of business and opportunity, while families enjoy the space, safety, and connectivity that define modern comfort.

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



## 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 ambition and opportunity. More than a home, this is a location destined to grow in value.



## 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.





INTRODUCING

SAMANA  
**HiLLS**  
SOUTH 3

A Retreat *of*  
Timeless Prestige

Set within the heart of Dubai South, this home is your sanctuary of peace. Blending modern living with timeless elegance, it offers a retreat unlike any other. Here, you're not just buying a residence, you're claiming a lifestyle that places you at the center of Dubai's future.



SAMANA

South Hills 3

SAMANA

Sophistication.  
*Perfected.*



## Architecture *with* Purpose



The bold yet graceful exterior of SAMANA Hills South 3 is a testament to purposeful design. Defined by symmetry, expansive windows, and clean proportions, its façade reflects modern Dubai. Standing as a refined statement of design, it is contemporary yet timeless.





## Your Private Oasis



Where modern living embraces quiet prestige.

A Sanctuary of Ease



Serenity is not found, but felt in every detail.





## The Comfort of Connection



Daily rituals transform into cherished memories.





Grandeur  
*Redefined*



The Art *of*  
Living Well

Within these walls, design meets purpose. Calming tones, modern finishes, and an abundance of natural light create interiors that exude harmony. A home here feels stylish and serene.

Elegance *in*  
Every Corner

SAMANA Hills South 3 offers homes that balance intimacy with openness. Natural light fills every room, while intelligent design maximizes comfort and space. Designed to be private yet expansive, these homes make the mundane extraordinary.





A high-angle photograph of a woman with dark hair and a pearl necklace lying on a white lounge chair. She is wearing a light-colored, possibly wet, one-piece swimsuit. Her eyes are closed, and her hand is near her face, suggesting relaxation. The chair is positioned on a dark, rippling pool of water. Large, vibrant green tropical leaves, likely palm fronds, are scattered around her, with some in the foreground and others behind her. The lighting is bright, creating sharp shadows of the leaves on her skin and the chair. The overall mood is serene and tropical.

A Tranquil  
*Retreat*

Where Life Expands  
Beyond *the* Home



Whether it's a quiet retreat by the pool, active moments at the gym, or a lively gathering with your loved ones, SAMANA Hills South 3 offers a lifestyle that is as complete as it is inspiring.







The Essence *of*  
Balance



- Outdoor Swimming Pool
- Jacuzzi
- Indoor Gym
- Outdoor Gym

A M E N I T I E S



Crafted *for*  
Connection

- BBQ Area
- Sunken Seating
- Pool Deck
- Outdoor Cinema



A M E N I T I E S

Space *for*  
Togetherness



- Kids Pool
- Kids Play Area



L O C A T I O N

# At The Center *of* Growth

Dubai South is more than a location; it's the city's next chapter. From Al Maktoum International Airport to Expo City, SAMANA Hills South 3 offers seamless access to the city's key destinations. With direct connectivity via Sheikh Mohammed Bin Zayed Road (E311) and Emirates Road (E611), every journey is taken with ease.

## SAMANA HILLS SOUTH 3



AL MAKTUUM  
INTERNATIONAL  
AIRPORT



EXPO CITY



DUBAI MARINA

BURJ AL ARAB



BURJ KHALIFA



DUBAI FRAME



DUBAI  
INTERNATIONAL  
AIRPORT

DUBAI  
INTERNATIONAL  
CRICKET STADIUM

IMG WORLDS  
OF ADVENTURE

GLOBAL VILLAGE

15-20min

Al Maktoum International Airport  
Dubai Investment Park  
Dubai Marina  
Legoland Dubai Parks & Resorts  
The Outlet Village

20-30min

Expo City Dubai  
Jumeirah Beach Residence  
IBN Batuta Mall  
Mall of the Emirates  
Motor City  
Jebel Ali

30-40min

Business Bay  
Downtown Dubai  
Dubai International Airport



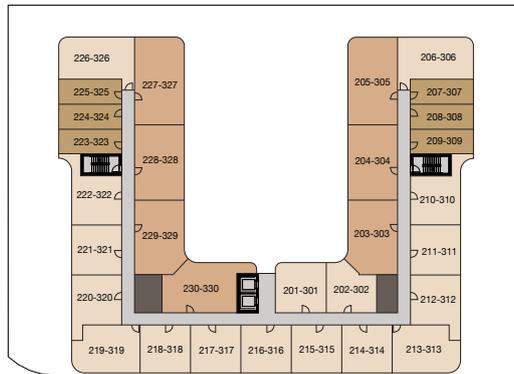
Floor *and*  
Unit Plans

SAMANA  
**HiLLS**  
SOUTH 3

# FLOOR PLANS



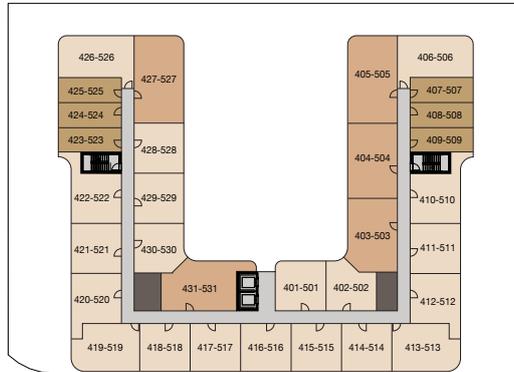
## LEVEL 01



## TYPICAL LEVEL 02 & 03

- STUDIO
- 1 BEDROOM + STUDY
- CIRCULATION
- AMENITIES
- 1 BEDROOM
- 2 BEDROOM
- SERVICES

# FLOOR PLANS



TYPICAL LEVEL 04 & 05

- |   |   |   |   |
|---|---|---|---|
|  STUDIO    |  1 BEDROOM + STUDY |  CIRCULATION |  AMENITIES |
|  1 BEDROOM |  2 BEDROOM         |  SERVICES    |   |

# STUDIO

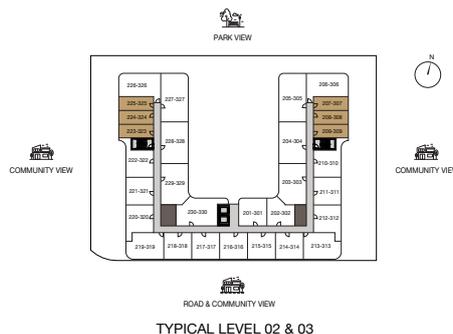
AVERAGE AREA - 367.26 SQ.FT. - 374.15 SQ.FT.



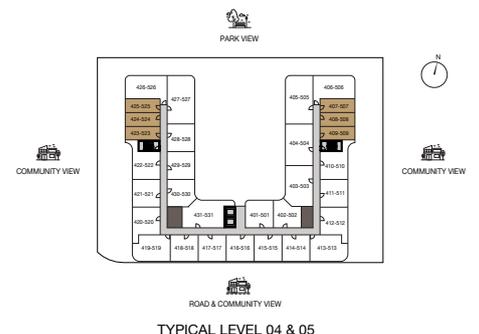
## UNIT



UNITS - 107



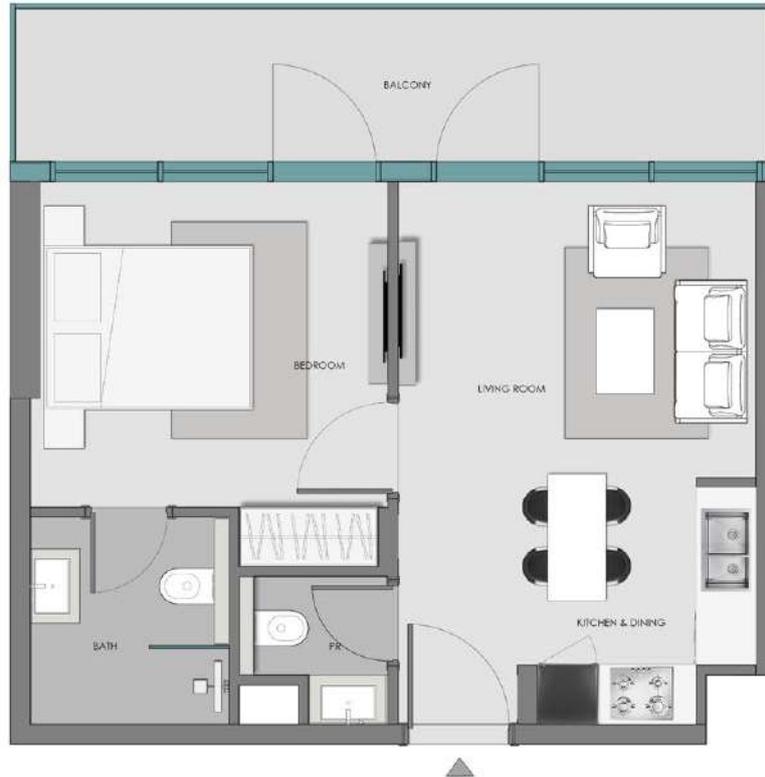
UNITS - 207-307, 208-308, 209-309,  
223-323, 224-324, 225-325



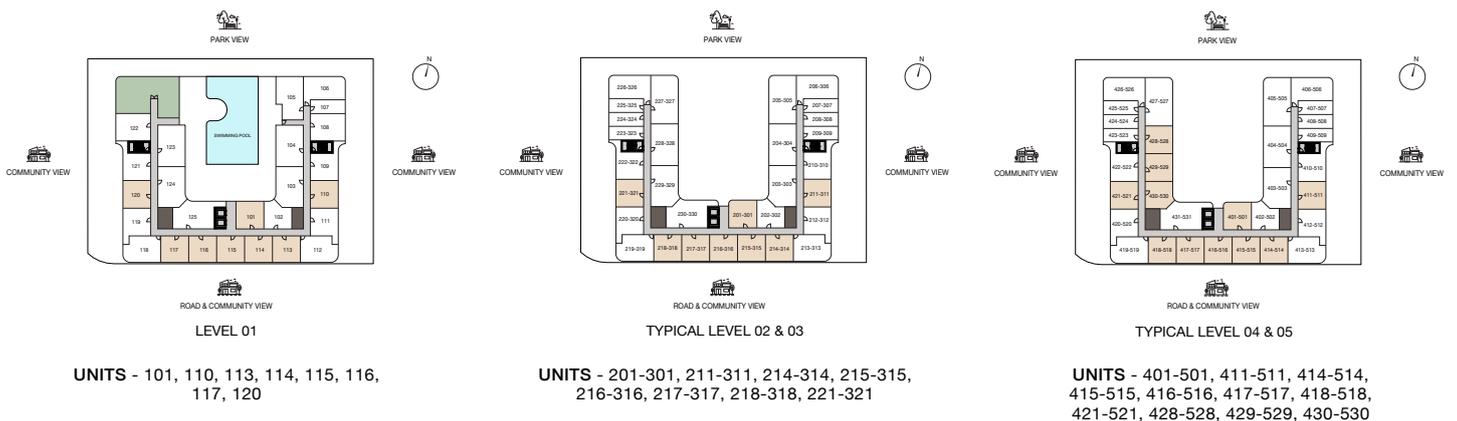
UNITS - 407-507, 408-508, 409-509,  
423-523, 424-524, 425-525

# 1 BEDROOM - TYPE 1

AVERAGE AREA - 570.49 SQ.FT- 589.65 SQ.FT



## UNIT

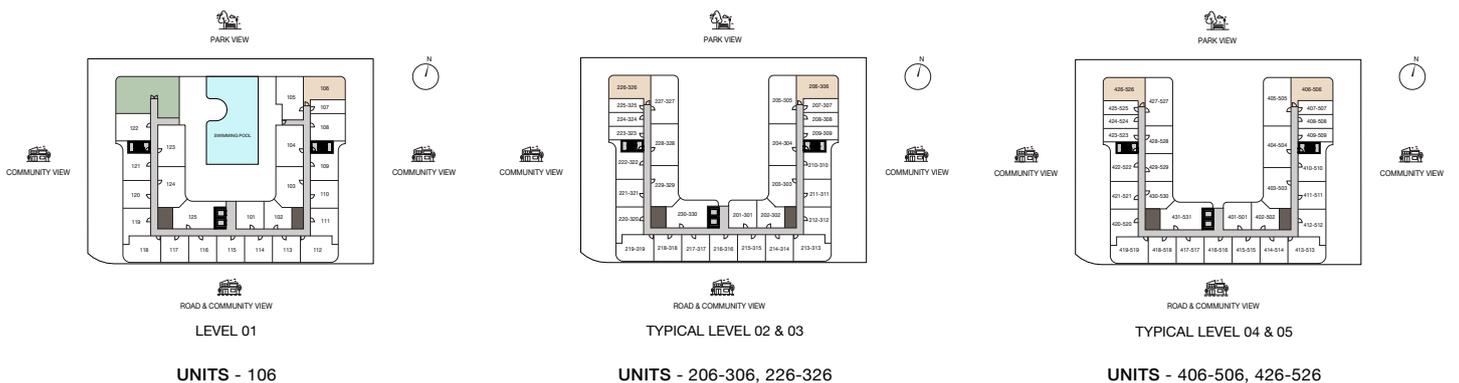


# 1 BEDROOM - TYPE 2

AVERAGE AREA - 785.66 SQ.FT - 786.63 SQ.FT

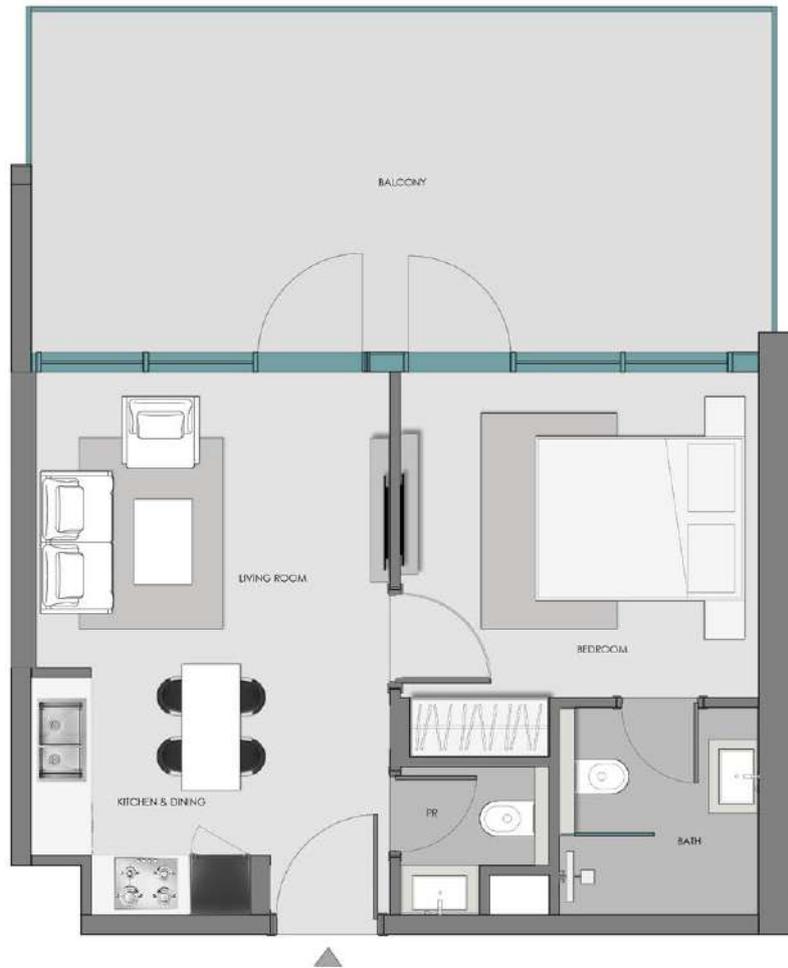


## UNIT



# 1 BEDROOM - TYPE 3

AVERAGE AREA - 747.12 SQ.FT



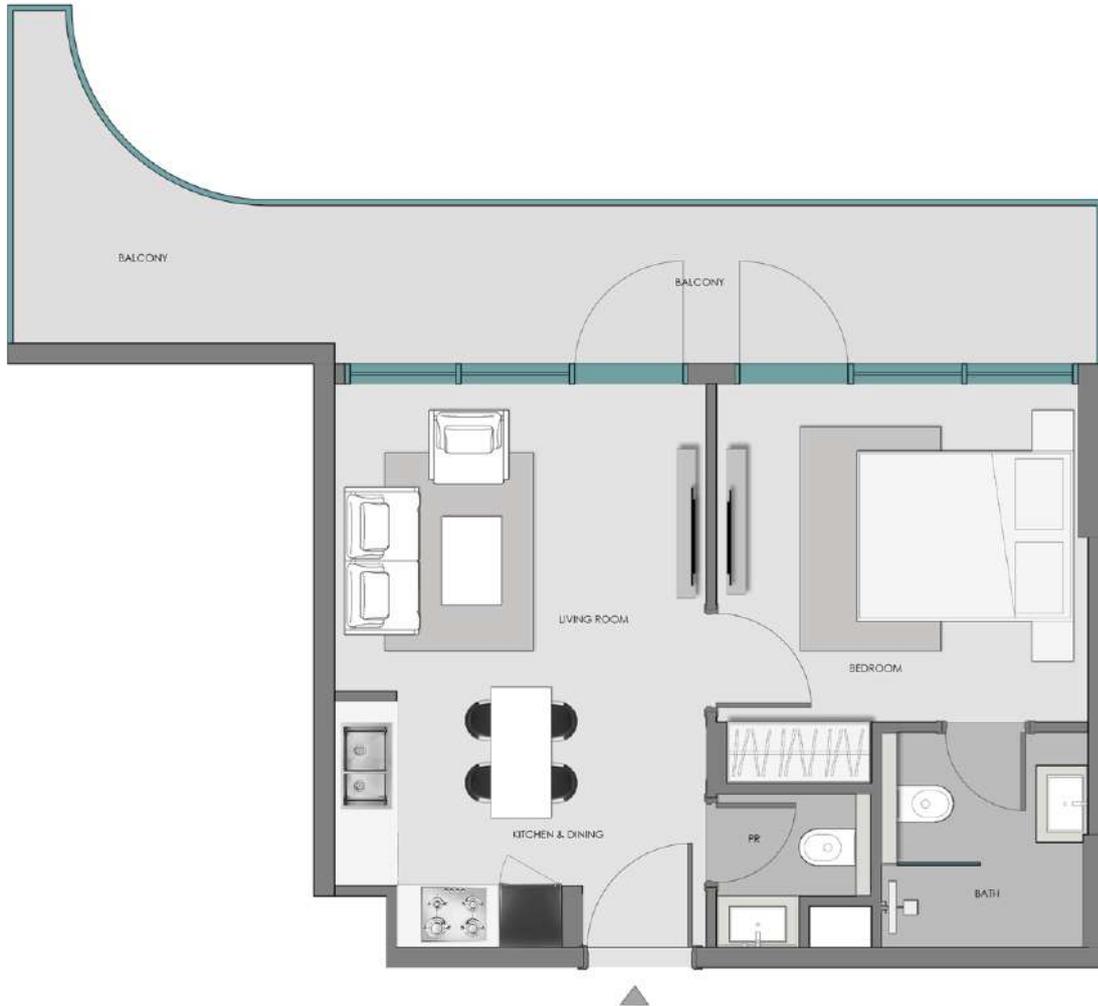
UNIT



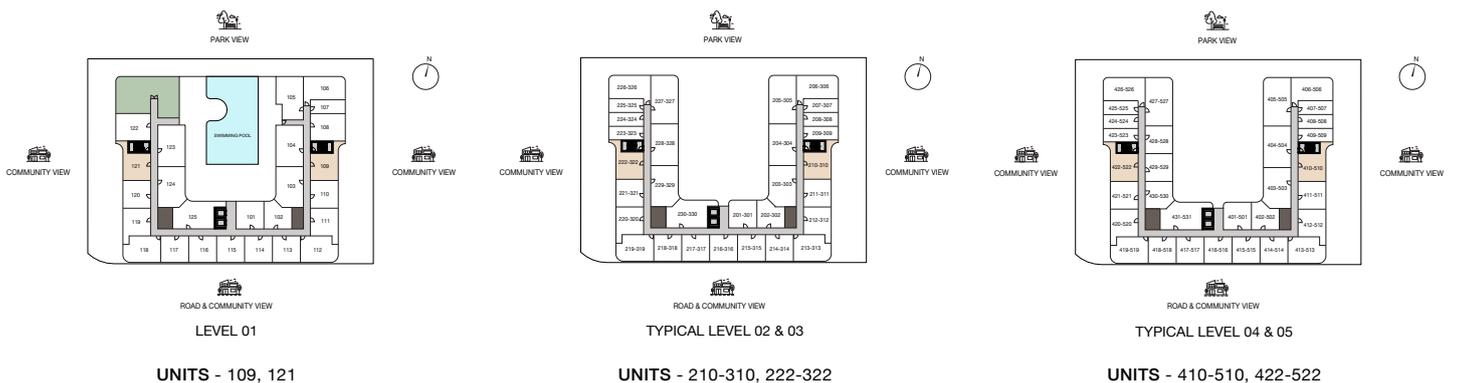
UNITS - 108, 122

# 1 BEDROOM - TYPE 4

AVERAGE AREA - 663.49 SQ.FT - 664.67 SQ.FT

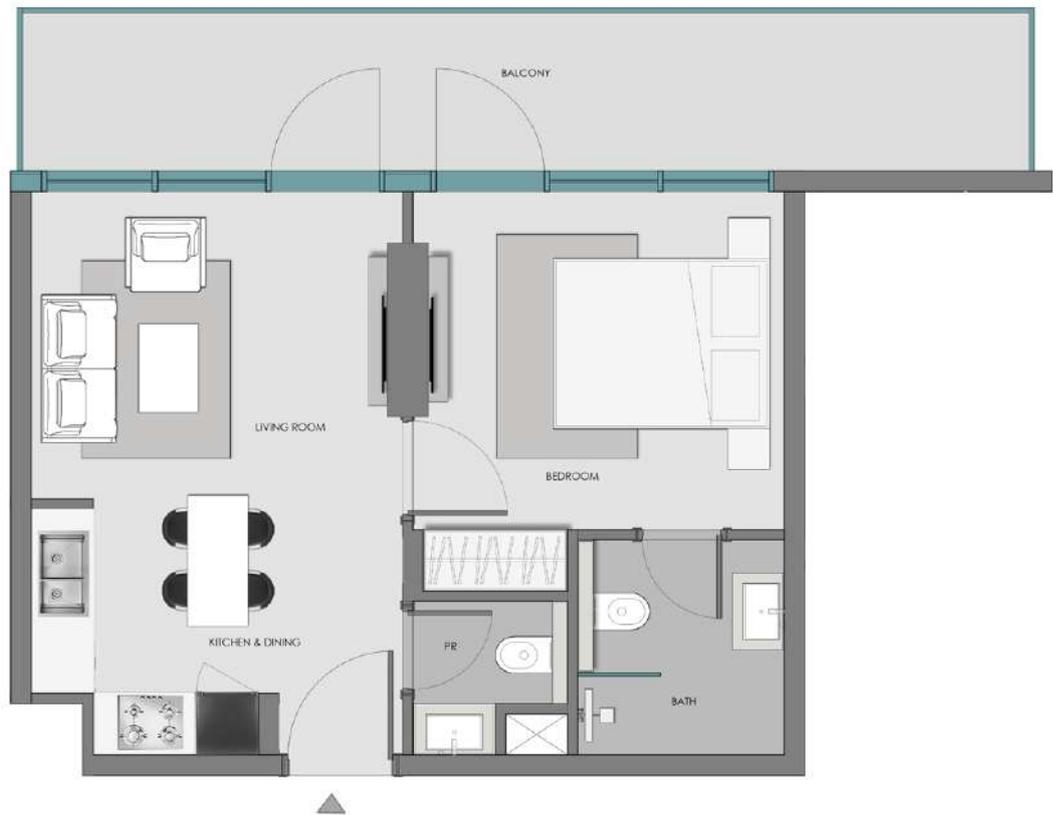


## UNIT

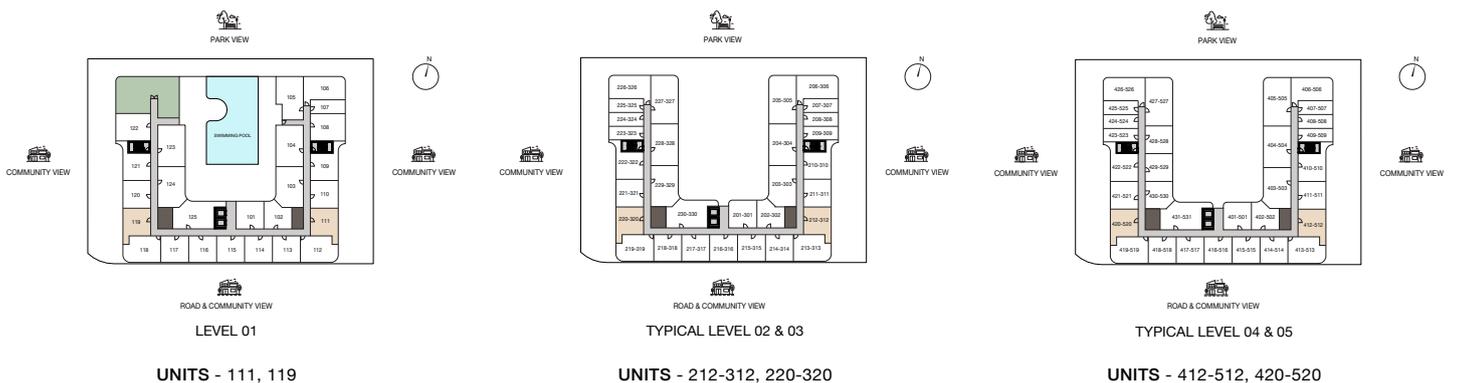


# 1 BEDROOM - TYPE 5

AVERAGE AREA - 627.75 SQ.FT.



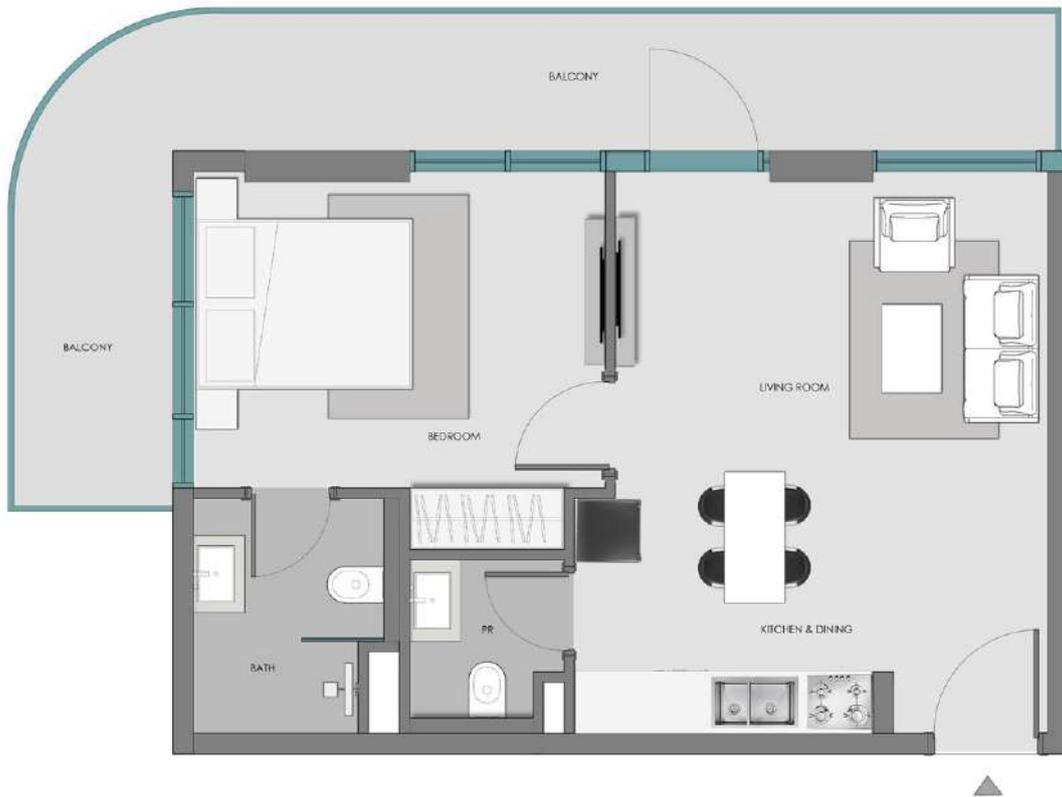
**UNIT**



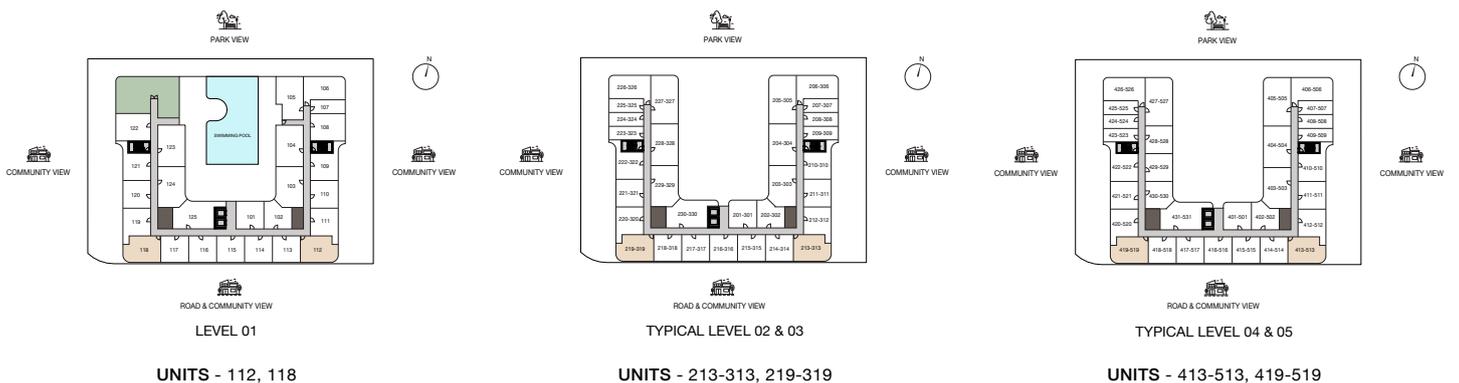
Disclaimer: 1. All Areas have been provided by our consultant architects. 2. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 3. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 4. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outermost face of the enclosing guard and the external face of the adjoining balcony. 5. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 6. 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. 7. North direction as per key plan.

# 1 BEDROOM - TYPE 6

AVERAGE AREA - 728.72 SQ.FT - 729.04 SQ.FT



## UNIT

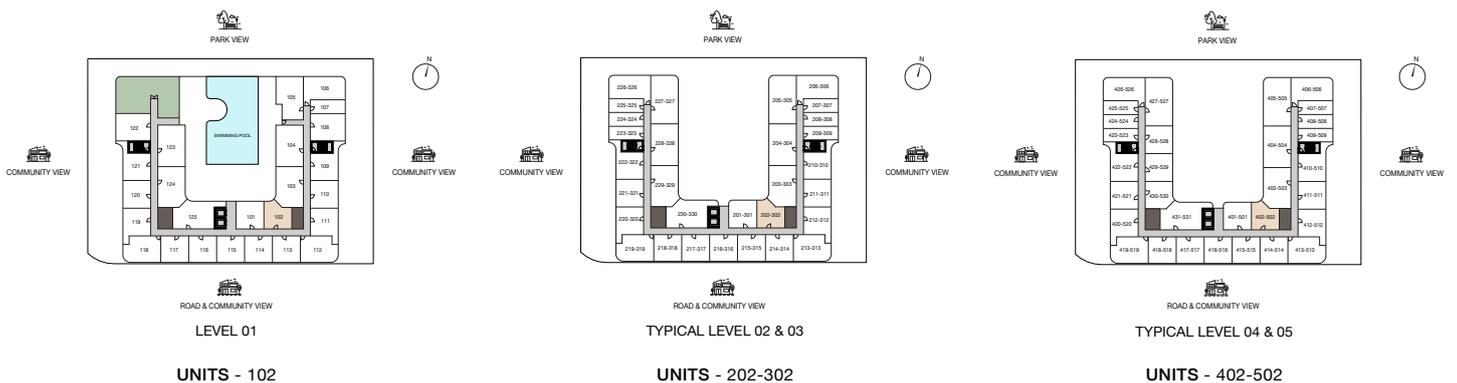


# 1 BEDROOM - TYPE 7

AVERAGE AREA - 521.62 SQ.FT -523.66 SQ.FT

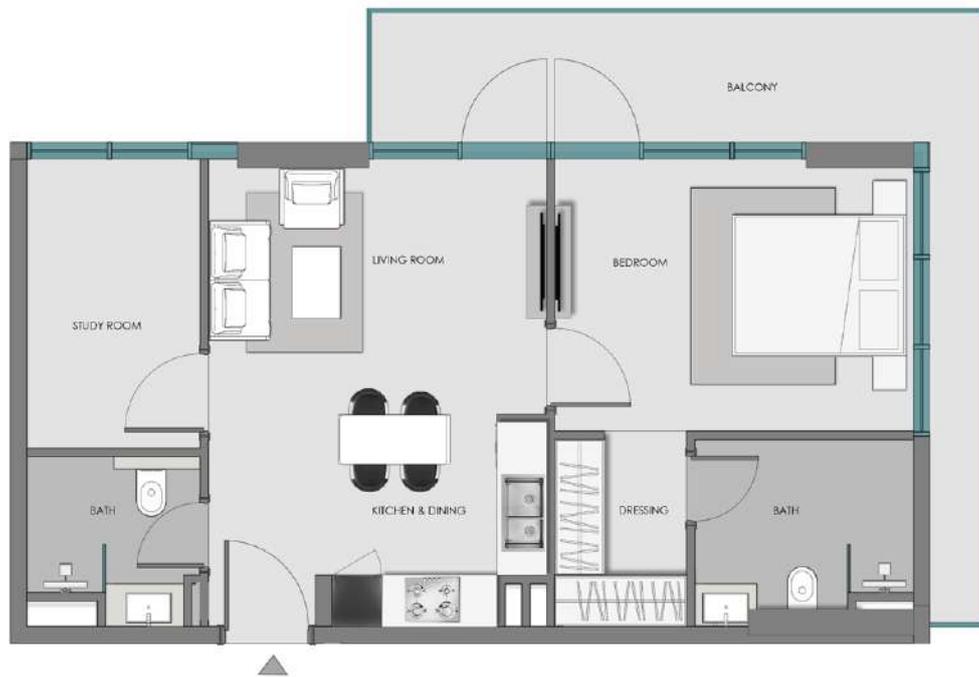


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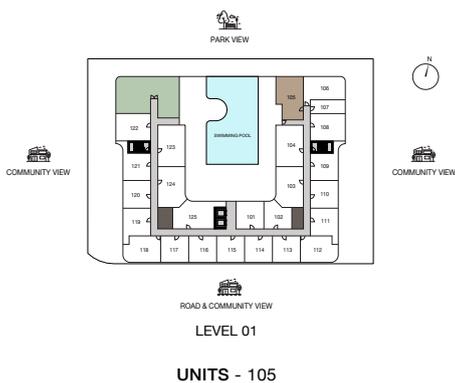


# 1 BEDROOM + STUDY

AVERAGE AREA - 835.17 SQ.FT.

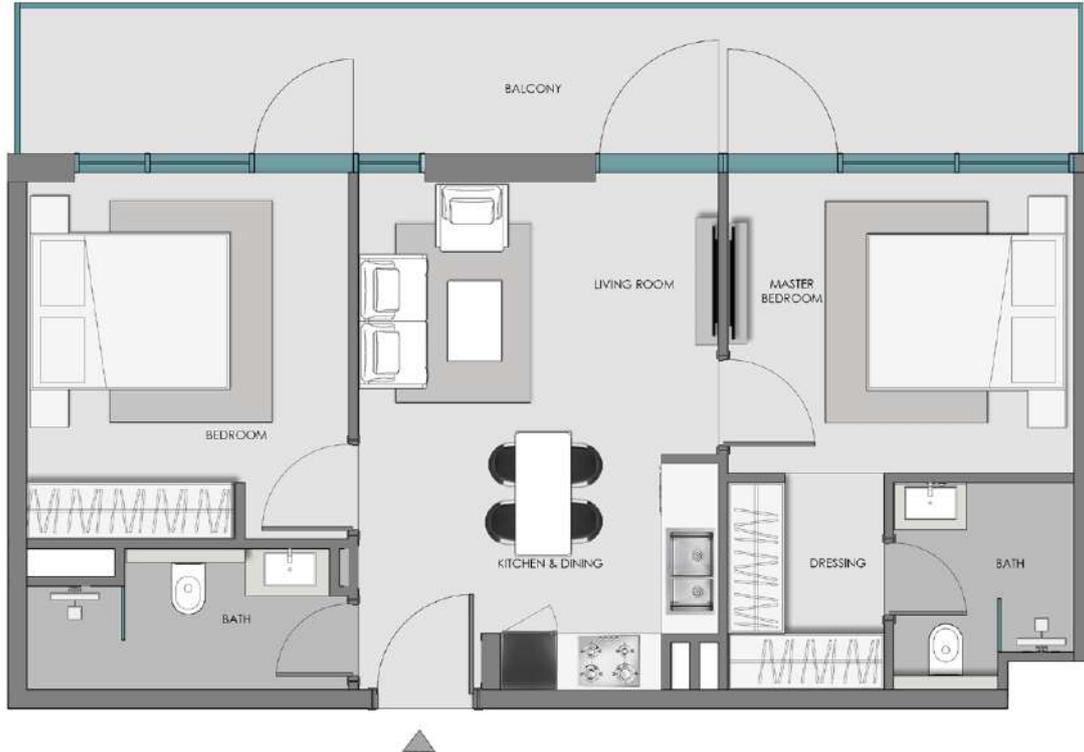


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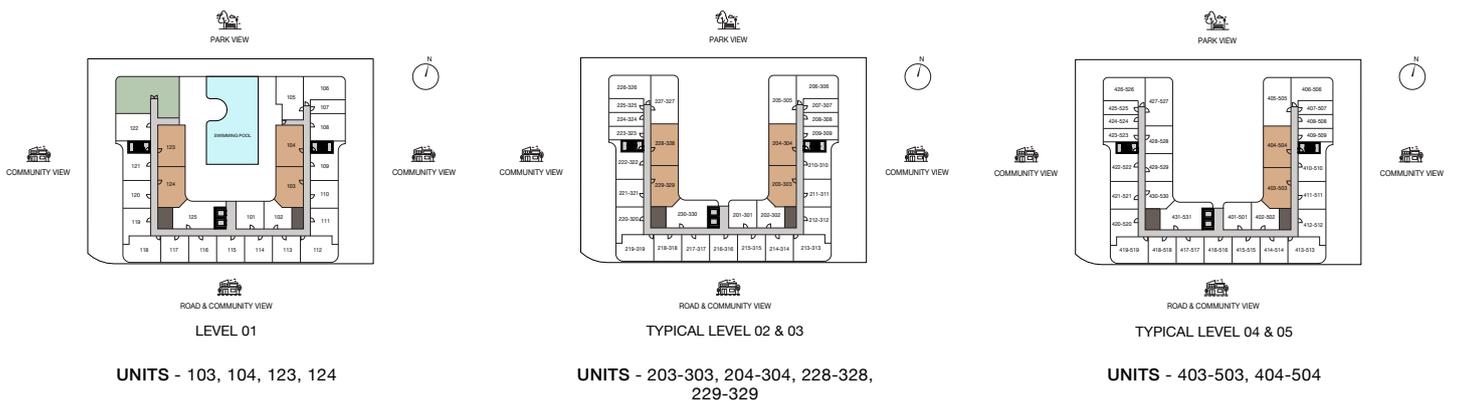


# 2 BEDROOM - TYPE 1

AVERAGE AREA - 859.51 SQ.FT. - 880.06 SQ.FT.

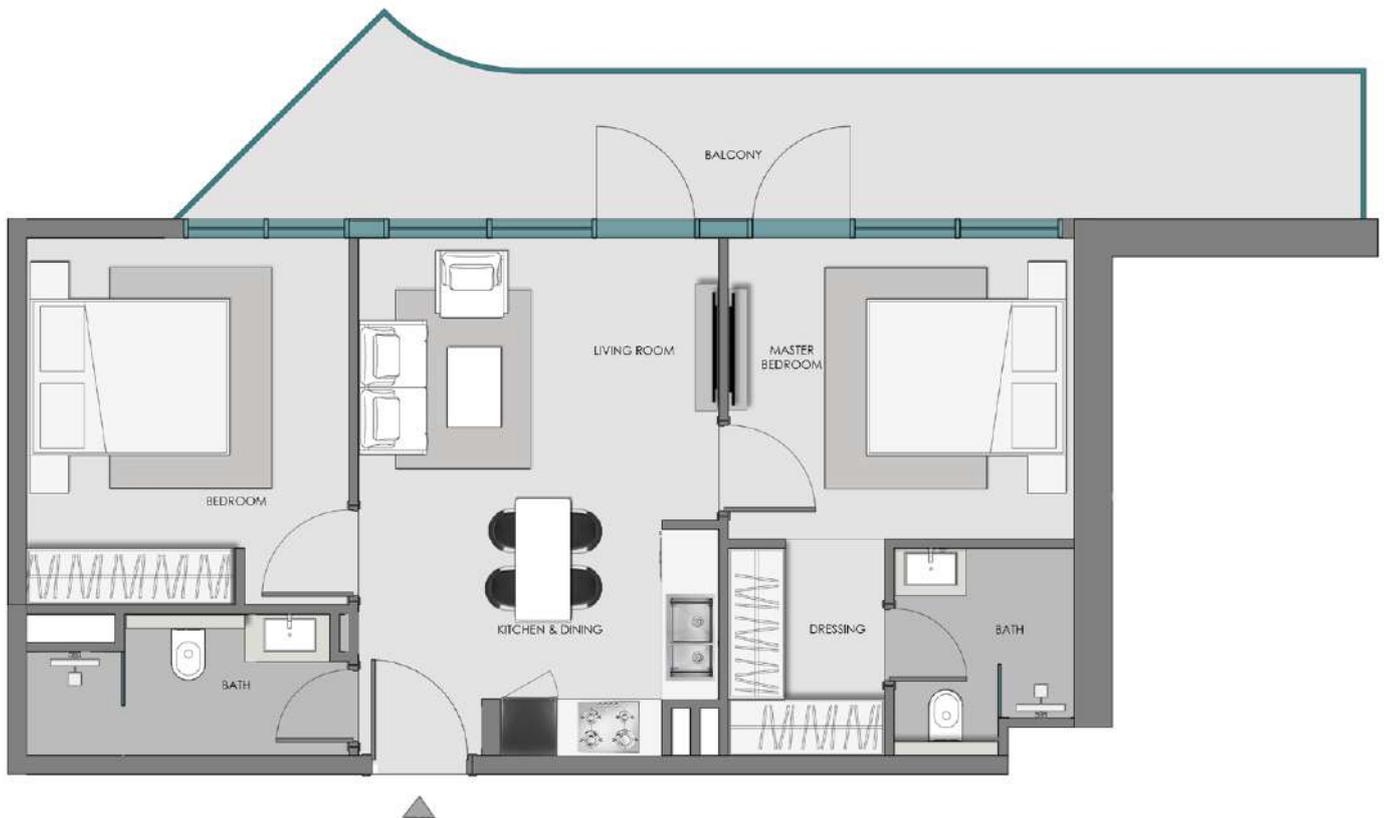


## UNIT

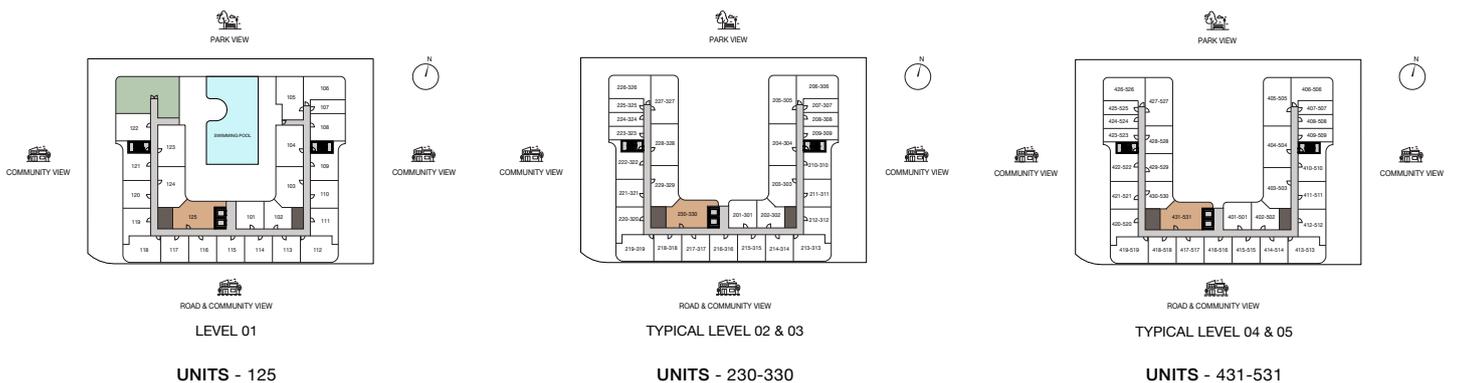


# 2 BEDROOM - TYPE 2

AVERAGE AREA - 896.42 SQ.FT. -904.38 SQ.FT.



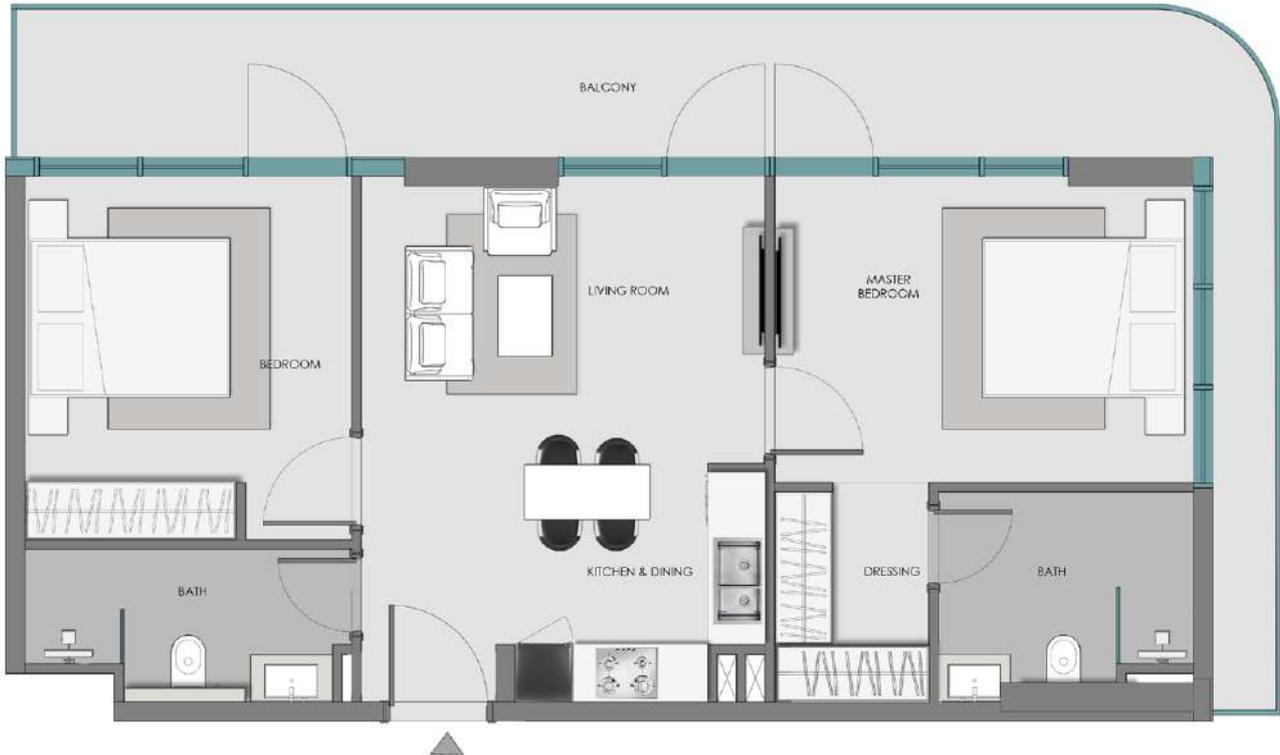
**UNIT**



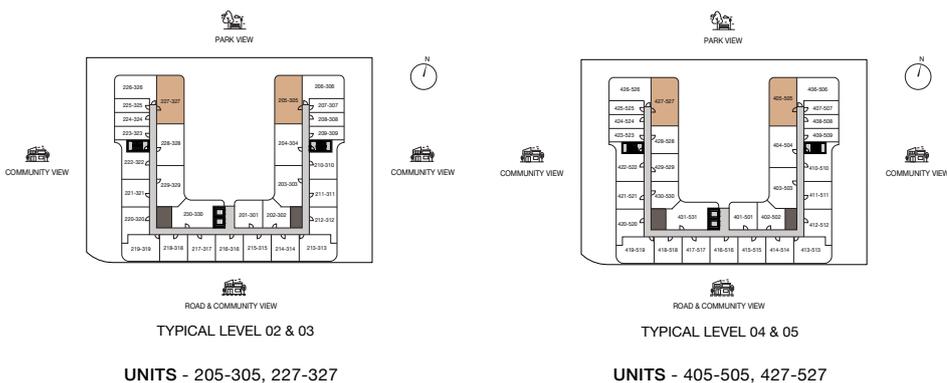
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# 2 BEDROOM - TYPE 3

AVERAGE AREA - 1,022.89 SQ.FT.



## UNIT



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# MAJARA

REAL ESTATE

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