



*Where calm  
becomes  
a statement*



Beyond the rush and spectacle lies a more grounded way of living. Set in Al Warsan, this address brings together elegant design, resort-style comforts, and a sense of calm that feels rare in the city. A place where connection exists - but never at the cost of peace.





## The city at *your doorstep*



Al Warsan brings the best of city living within easy reach. From vibrant retail destinations and boutique shopping streets to cafés, fine dining, and entertainment spots, every lifestyle need is just minutes away.

# Time proximity *from landmarks*

10  
*minutes*  
Dubai Safari Park

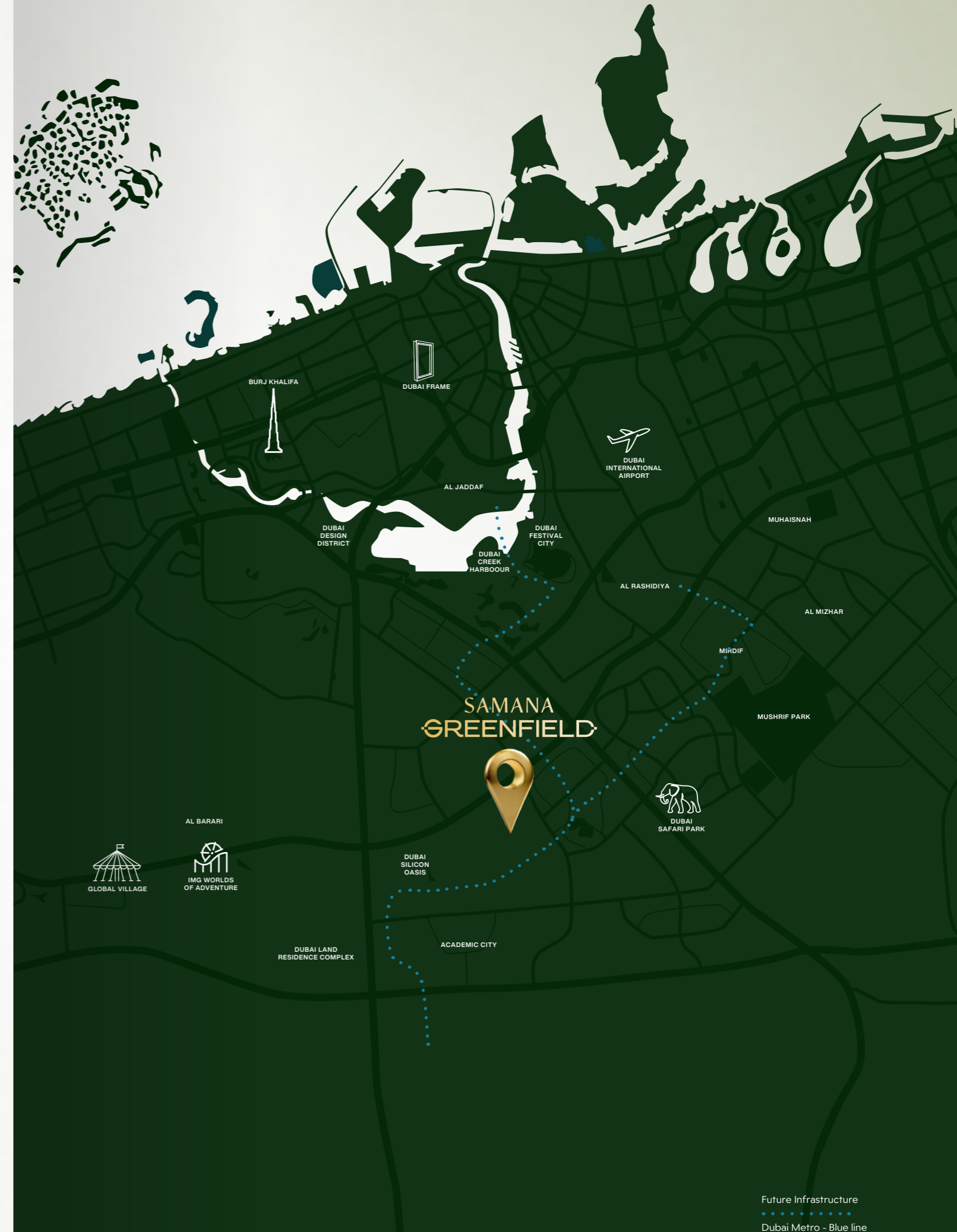
12  
*minutes*  
Academic City

15  
*minutes*  
IMG World of  
Adventures

18  
*minutes*  
Dubai International  
Airport

20  
*minutes*  
Global Village

22  
*minutes*  
Mushrif Park





## Shaped *by the future*



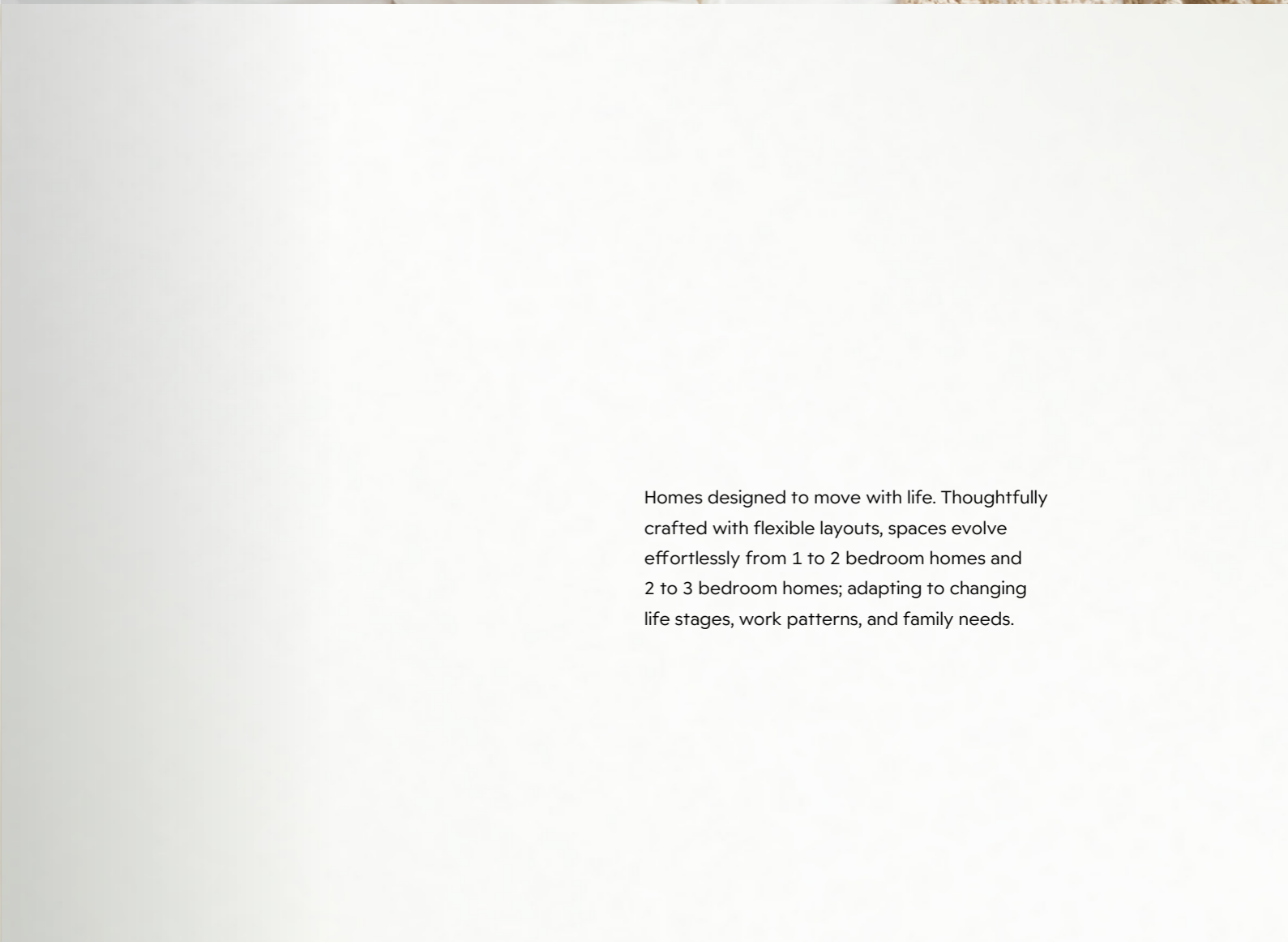
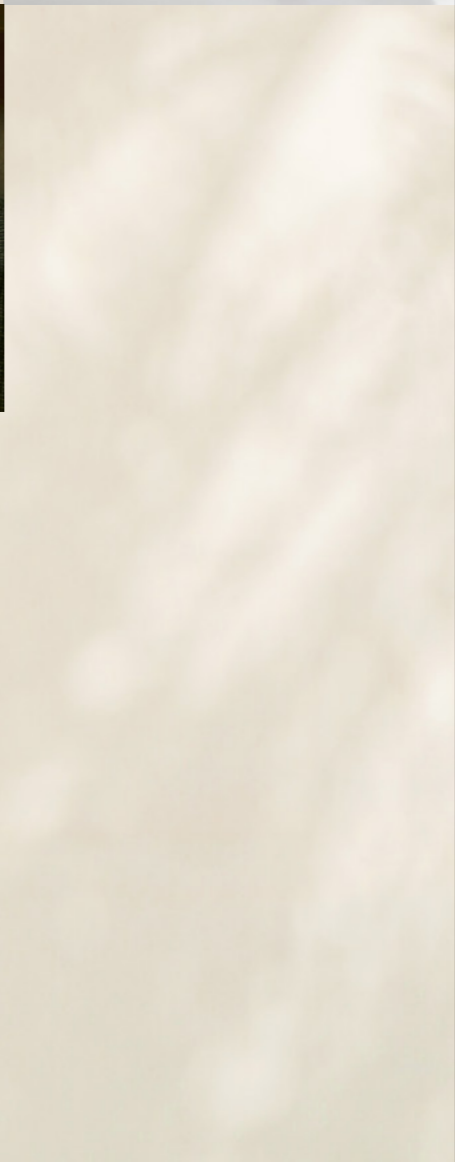
Surrounded by iconic destinations like Dubai Safari Park and Ras Al Khor Wildlife Sanctuary and aligned with Dubai's 2040 Urban Master Plan and the 20-Minute City vision, it's a location planned around the way cities evolve. With the Blue Line metro arriving by 2029, Al Warsan isn't just well-connected; it is where the future of urban living takes shape.





An address  
*framed by nature*

Al Warsan is wrapped in nature-  
from the tranquil Warsan Lake to  
expansive parks and flourishing  
green corridors. It's a breath of  
fresh air in the city, where walkable  
landscapes and open spaces create  
a lifestyle that feels grounded,  
peaceful, and truly livable.



A home that  
adapts to  
*the way you live*

Homes designed to move with life. Thoughtfully crafted with flexible layouts, spaces evolve effortlessly from 1 to 2 bedroom homes and 2 to 3 bedroom homes; adapting to changing life stages, work patterns, and family needs.



INTRODUCING

# SAMANA GREENFIELD

*Where calm becomes  
a statement*



In a city defined by movement and momentum, SAMANA Greenfield offers a rare sense of pause. Rooted in greenery and designed for adaptability, it redefines modern luxury as space, calm, and intention rather than spectacle.

Thoughtfully planned homes evolve with life, while a composed, connected environment brings balance without compromise. This is a quieter expression of Dubai - where serenity, clarity, and room to grow come naturally.





*Calm  
isn't promised,  
it's planned*





SAMANA Greenfield's architecture reflects its core belief - that calm is the new luxury. A clean modern facade is softened by generous landscaping, open spaces, and a carefully balanced façade that feels light and breathable. Every element is designed to set a quiet, reassuring tone for life within.





*The quiet you  
come home to*



## Where space evolves *with your lifestyle*

At SAMANA Greenfield, homes are designed for the life ahead. Flexible layouts allow spaces to transform as your needs change.

### **Convertible Residences**

1 to 2 bedroom homes and 2 to 3 bedroom homes.

A home that adapts, grows, and redefines possibilities within the same walls.





*Moments made  
extraordinary*

From spaces that invite relaxation to thoughtfully designed areas that foster connection and well-being, every detail is designed to elevate daily living. Here, convenience meets elegance, and world-class amenities quietly enrich the experience.

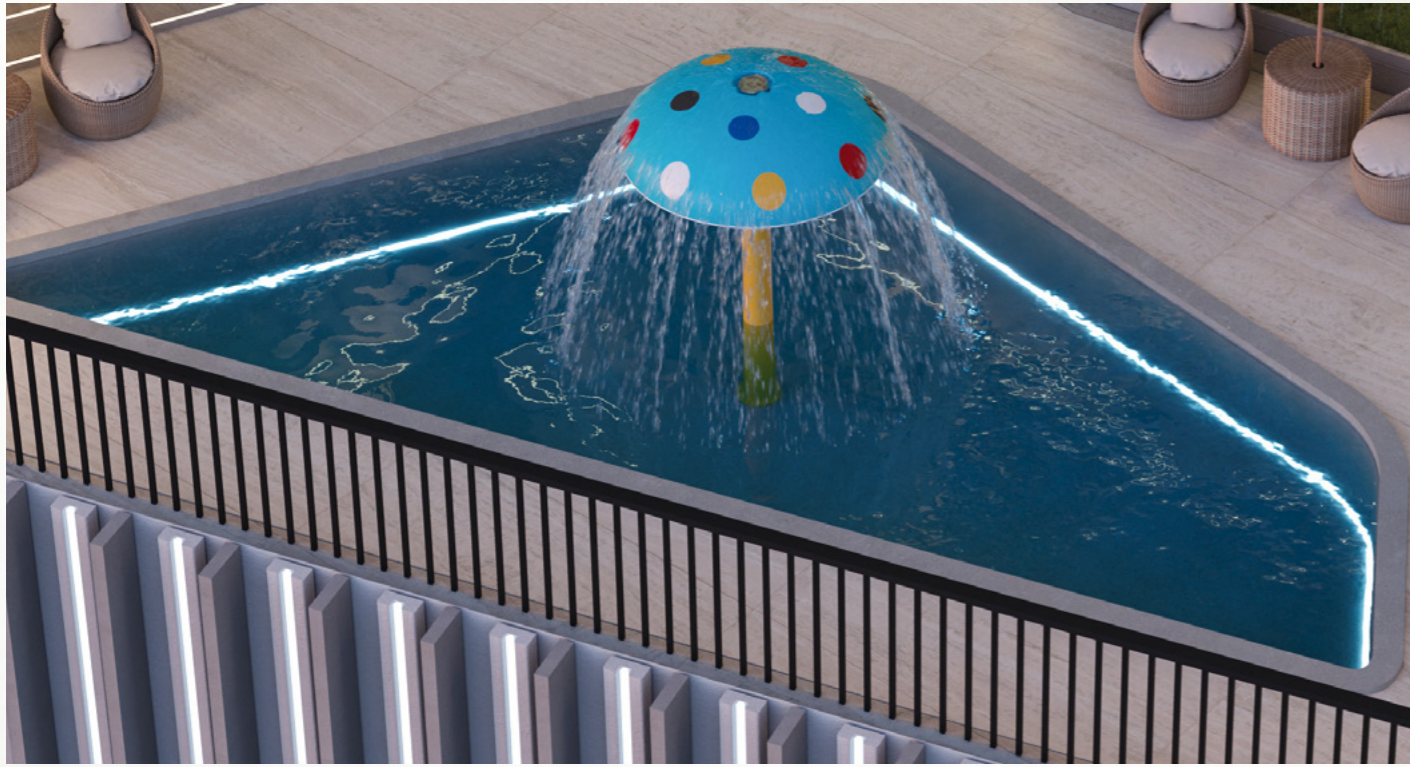
*for*  
Ripples of Joy



Adult Pool

Jacuzzi

Kids' pool





*for*  
Moments of Connection

BBQ area

Sunken seating

Pool deck

Outdoor cinema







*for*  
Play and  
Performance

Outdoor gym

Kids play area

Indoor Gym



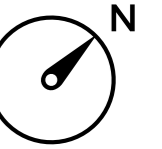
*The luxury of  
thoughtful spaces*



Master plan

# Floor plan

FIRST FLOOR

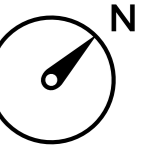


### LEGEND:

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

# Floor plan

2<sup>nd</sup> - 14<sup>th</sup> FLOOR



### LEGEND:

- 1 BEDROOM
- 1 BEDROOM+STUDY
- 2 BEDROOM
- 2 BEDROOM+STUDY
- CIRCULATION
- SERVICES
- DUCTS

Unit plan

## 1 BEDROOM TYPE 1



2nd - 14th TYPICAL FLOOR KEYPLAN

UNIT - 201 - 1401, 202 - 1402, 202 - 1402, 204 - 1404, 205 - 1405, 206 - 1406, 209 - 1409, 210 - 1410, 213 - 1413, 214 - 1414, 217 - 1417, 218 - 1418, 219 - 1419, 222 - 1422



1ST FLOOR KEYPLAN

UNITS - 101, 102, 104, 105, 106, 109, 110, 114, 115, 116

### FEATURES

✓ CONVERTIBLE 2 BHK

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 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice.  
 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions.  
 5. 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.  
 6. North direction as per the Keyplan



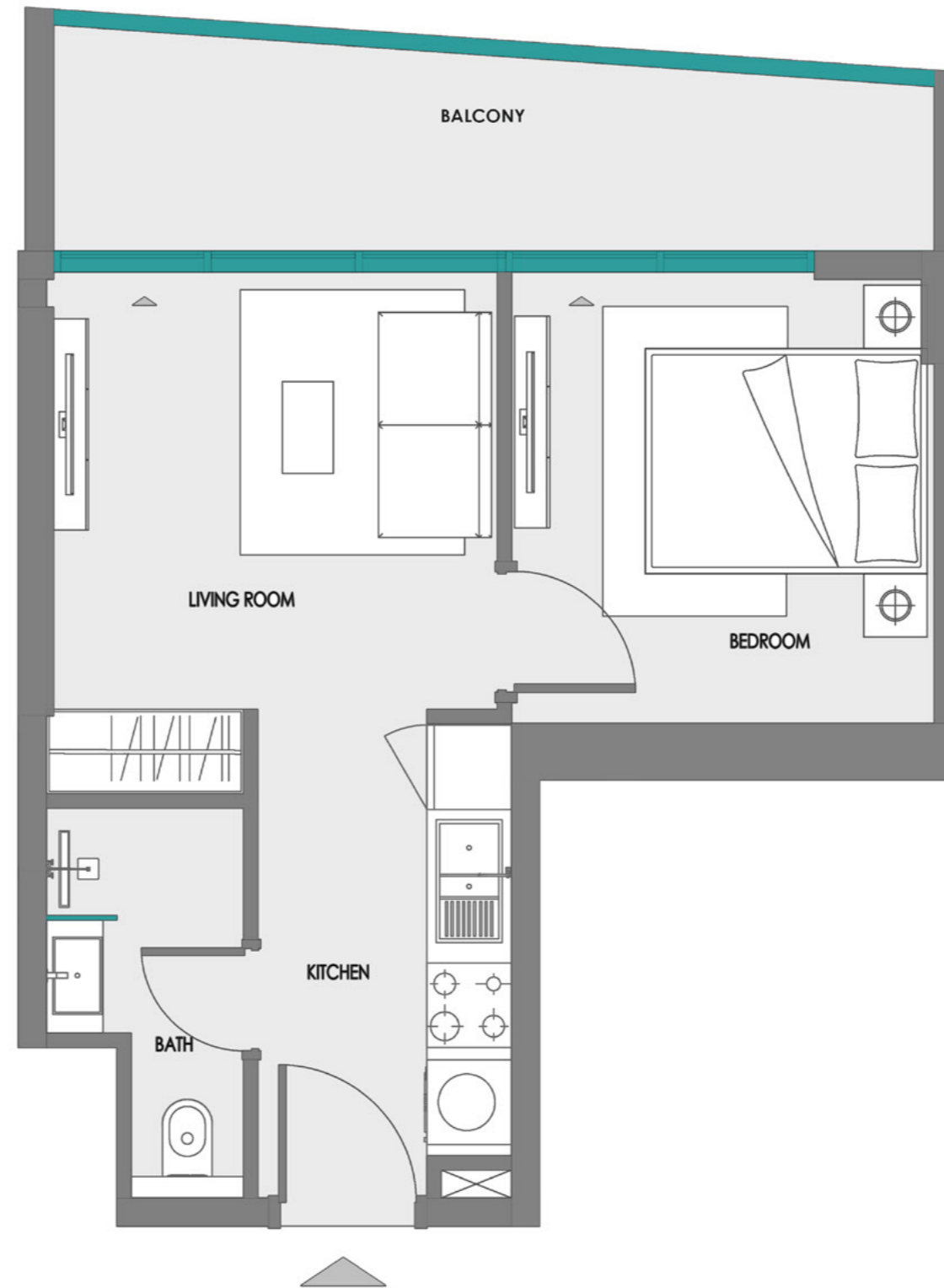
## 1 BEDROOM TYPE 2



2nd - 14th TYPICAL FLOOR KEYPLAN  
UNITS - 211 - 1411, 212 - 1412



1ST FLOOR KEYPLAN  
UNITS - 111, 112



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## 1 BEDROOM + STUDY TYPE 1



2nd - 14th TYPICAL FLOOR KEYPLAN  
UNIT - 216 - 1416

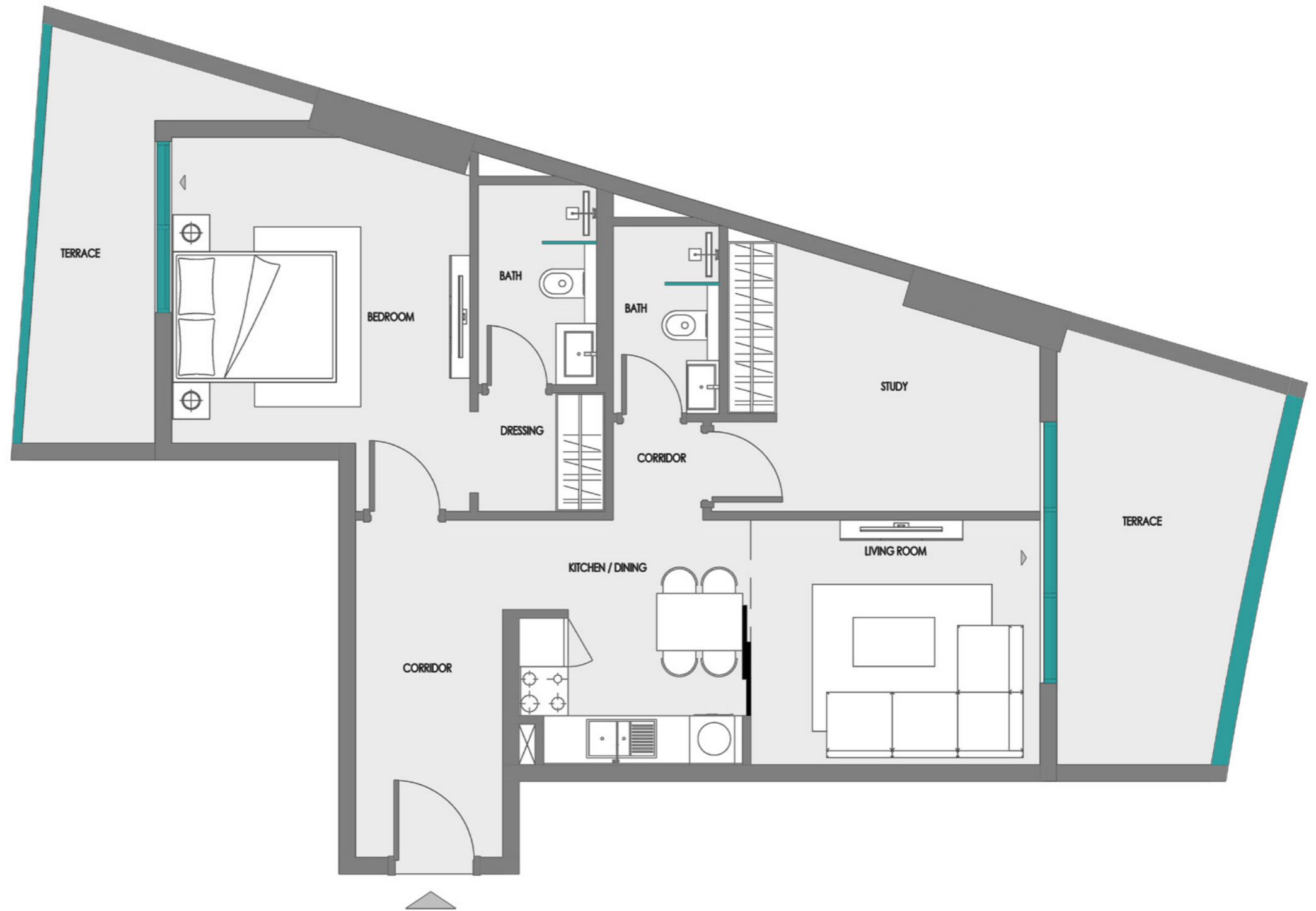


1ST FLOOR KEYPLAN  
UNIT - 113

### FEATURES

- ✓ CONVERTIBLE 2 BHK

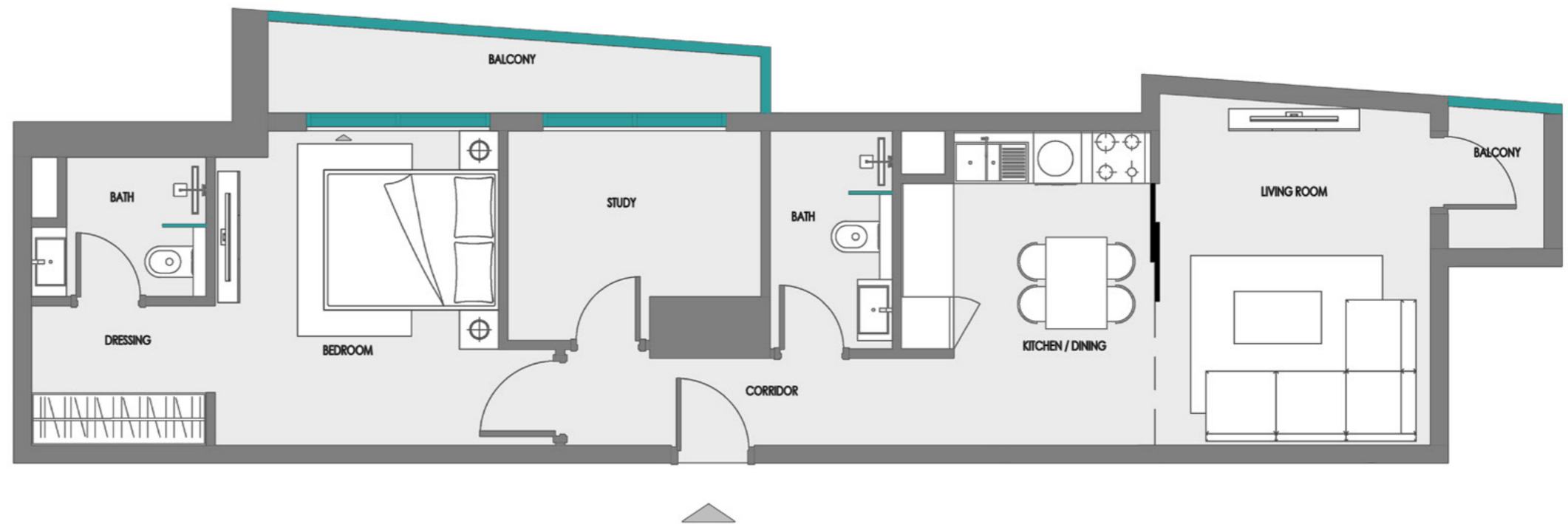
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## 1 BEDROOM + STUDY TYPE 2



2nd - 14th TYPICAL FLOOR KEYPLAN  
UNITS - 215 - 1415



### FEATURES

✓ CONVERTIBLE 2 BHK

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## 2 BEDROOM TYPE 1



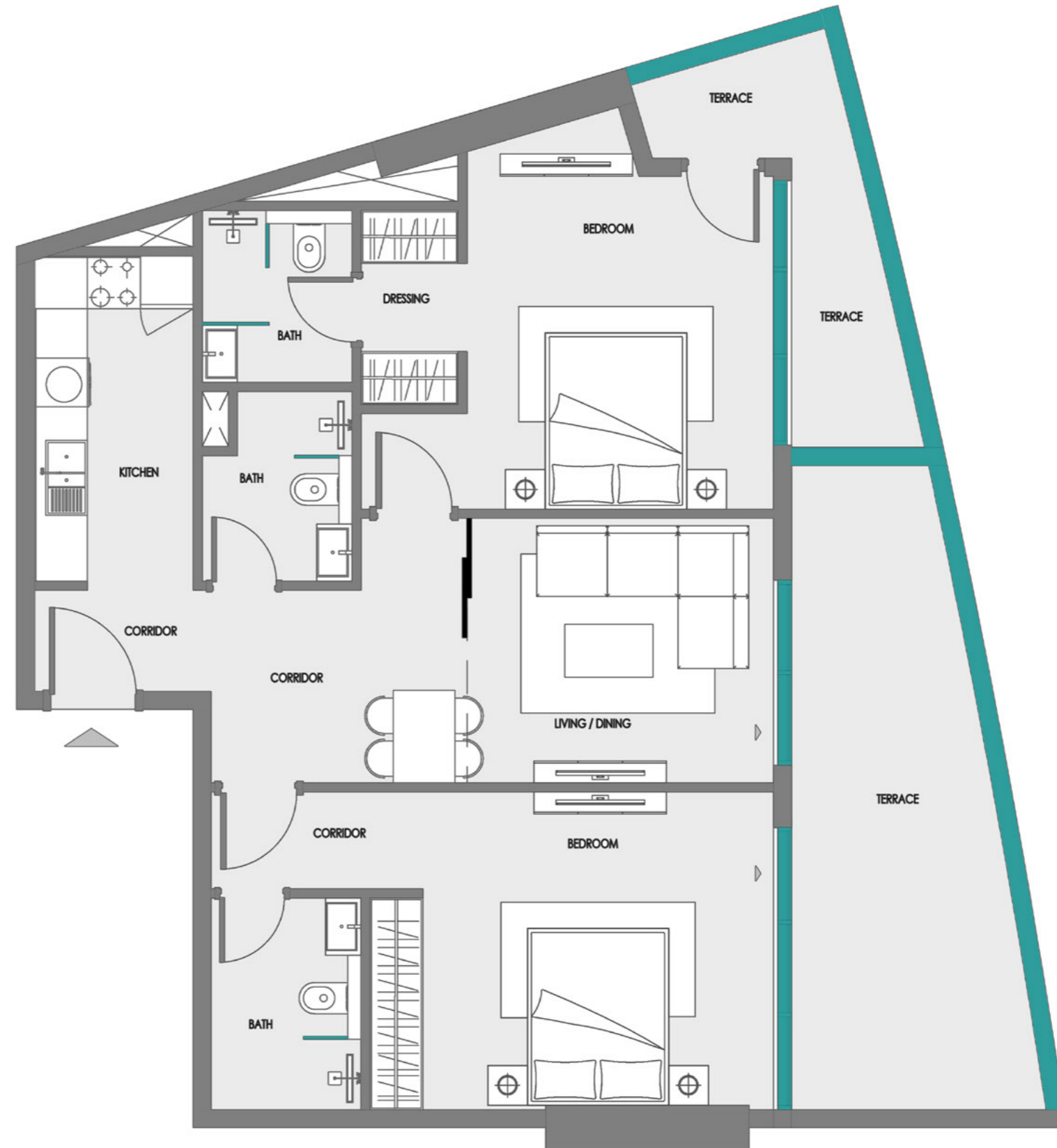
2nd - 14th TYPICAL FLOOR KEYPLAN  
UNITS - 203 - 1403, 208 - 1408



1ST FLOOR KEYPLAN  
UNITS - 103, 108

### FEATURES

 CONVERTIBLE 3 BHK



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## 2 BEDROOM TYPE 2



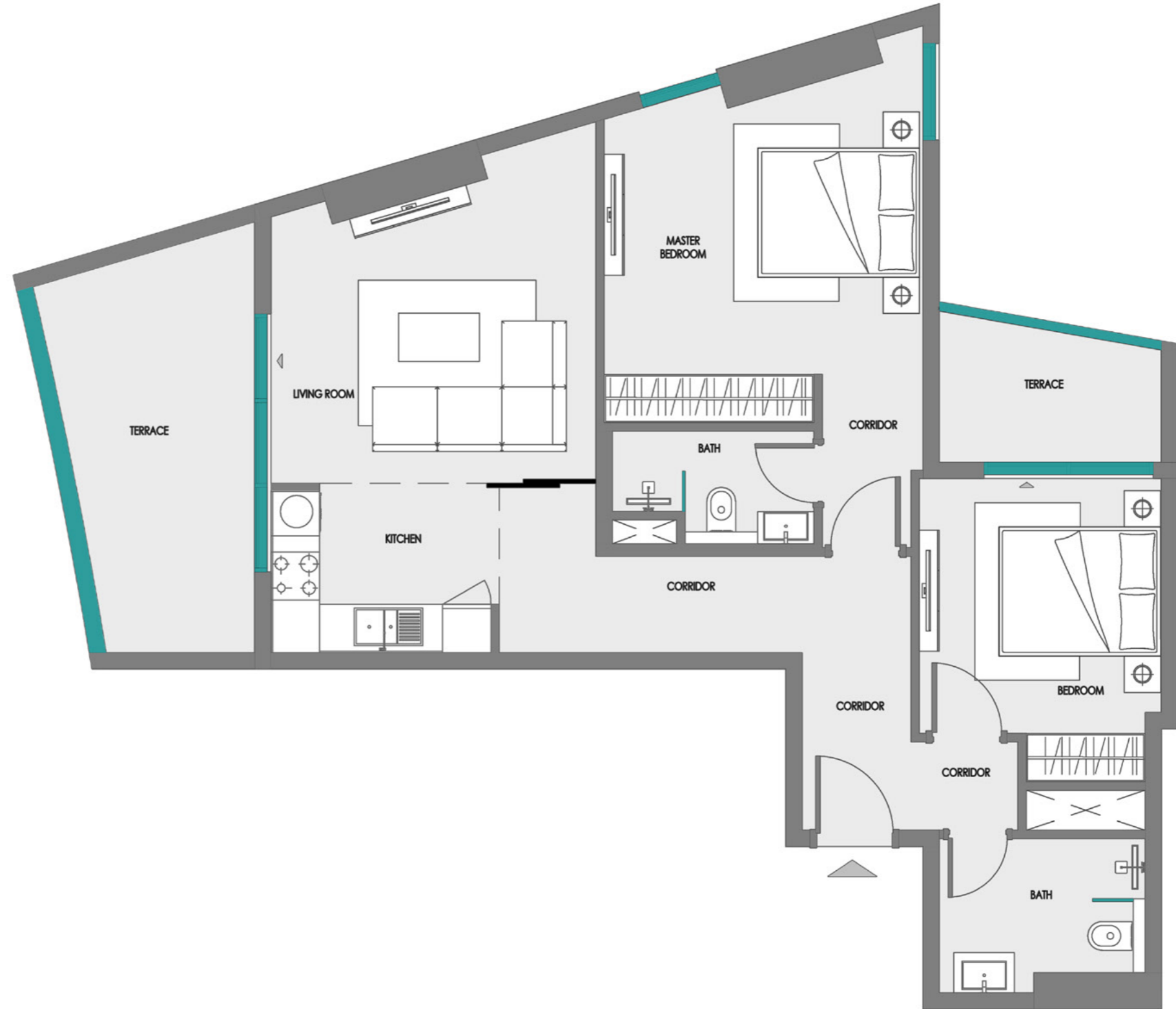
2nd - 14th TYPICAL FLOOR KEYPLAN  
UNITS - 220 - 1420



1ST FLOOR KEYPLAN  
UNIT - 117

### FEATURES

 CONVERTIBLE 3 BHK

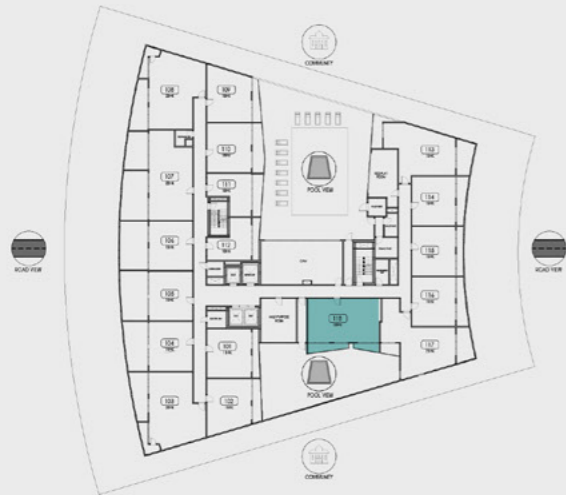


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## 2 BEDROOM TYPE 3



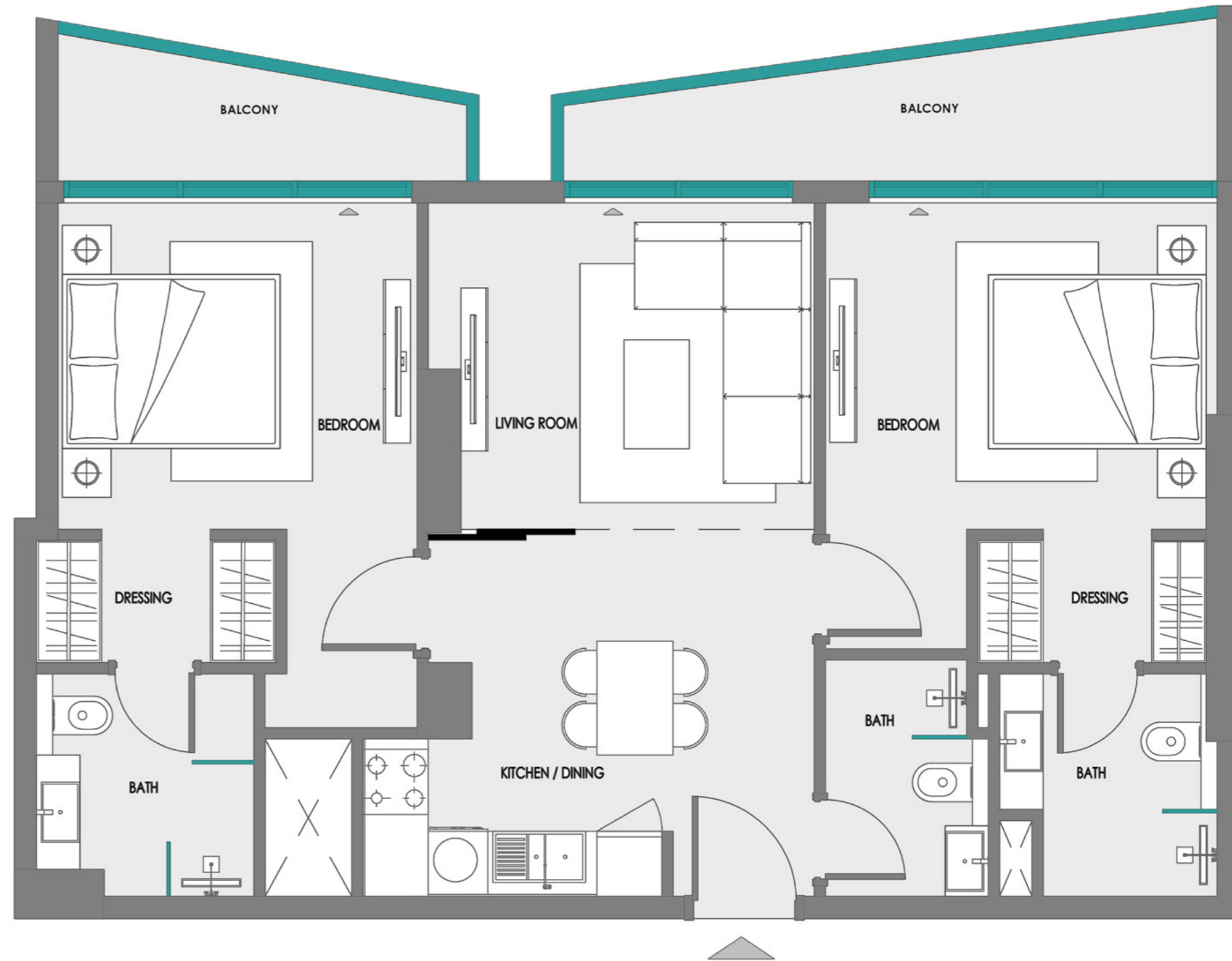
2nd - 14th TYPICAL FLOOR KEYPLAN  
UNITS - 221 - 1421



1ST FLOOR KEYPLAN  
UNIT - 118

### FEATURES

- ✓ CONVERTIBLE 3 BHK



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## 2 BEDROOM + STUDY TYPE 1



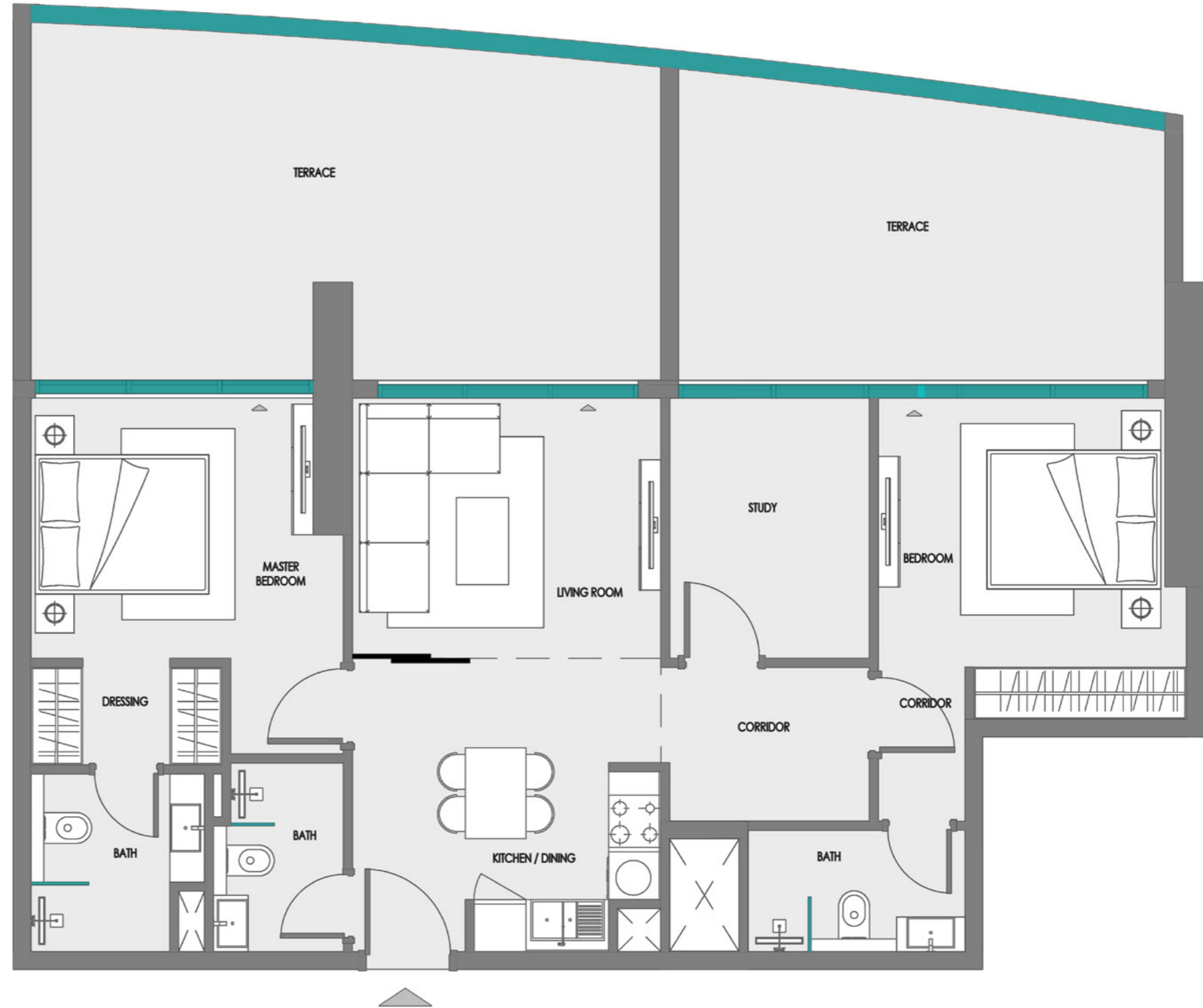
2nd - 14th TYPICAL FLOOR KEYPLAN  
UNITS - 207 - 1407



1ST FLOOR KEYPLAN  
UNIT - 107

### FEATURES

- ✓ CONVERTIBLE 3 BHK



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