REMINGTON PROPERTIES

SAMANA DEVELOPERS



DOWNTOWN JEBEL ALI

SAMANA Downtown One

By Samana Developers | Dubai

Studio from
AED 689,000

Expected handover
Q4 2029

Freehold homes | Studios to two bedrooms

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Freehold studios, one-bedroom and two-bedroom apartments in Downtown Jebel Ali, from AED 689,000, with 1% monthly instalments and expected Q4 2029 handover.

From AED 689,000	Expected handover Q4 2029
Ownership Freehold	Status Launched

Launched | Downtown Jebel Ali, Dubai

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Project video 2

Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

Apartments in Downtown Jebel Ali

SAMANA Downtown One is a launched freehold development by SAMANA Developers in Downtown Jebel Ali, within Jebel Ali Industrial 2. Studios start from AED 689,000, one-bedroom apartments from AED 1,039,000 and two-bedroom apartments from AED 1,429,000. Expected handover is Q4 2029. Its position along the Sheikh Zayed Road and Dubai Metro corridor suits buyers considering a home in southwest Dubai.

Apartment mix and retail

The apartment collection includes 49 studios, 160 one-bedroom homes and 36 two-bedroom homes. Selected one-bedroom and two-bedroom layouts include a separate store. Unit layouts and balcony configurations vary. The project also includes 12 retail units ranging from 414.20 to 1,019.56 sq ft; retail prices are available on enquiry.

Building and residential spaces

Smart technology forms part of the residential concept. The exact equipment and controls included with a selected apartment should be checked against its specifications.

Expression of interest

Expressions of interest are open at AED 40,000 per unit. Remington Properties can explain the reservation steps and obtain the applicable allocation and payment terms before you proceed.

Project at a glance

Schools and family commutes in Downtown Jebel Ali

Families considering Downtown Jebel Ali can compare British and Indian curriculum options in Jebel Ali First. The schools below were rated Very Good in KHDA's 2023–2024 inspection cycle; admissions, fees and current school-run conditions should be confirmed directly.

The Winchester School – Dubai Branch

The Winchester School – Dubai Branch follows the UK curriculum from FS 1 to Year 13 and received a Very Good overall KHDA rating in the 2023–2024 inspection cycle. From the supplied project pin, the current driving estimate is 9.7 km and 11 minutes via Sheikh Zayed Road/E11, with tolls; an alternative route is 10.0 km and 11 minutes via Downtown Street and E11. Read more in Remington's **KHDA-rated schools guide** or **open driving directions from the project pin**.

Delhi Private School L.L.C

Delhi Private School L.L.C follows the Indian curriculum from Pre-primary to Grade 12 and received a Very Good overall KHDA rating in the 2023–2024 inspection cycle. From the supplied project pin, the current driving estimate is 10.2 km and 12 minutes via Sheikh Zayed Road/E11, with tolls; an alternative via Downtown Street is 11.5 km and 16 minutes. Compare more options in Remington's **KHDA-rated schools guide** or **open driving directions from the project pin**.

Driving distances and times are Google Maps snapshots from 22 October 2026, outside school hours, with 'Leave now' selected; they reflect the displayed traffic at that moment and are not straight-line distances or guaranteed school-run times. The fastest routes use E11 and show tolls. Traffic, route choices and conditions at handover may differ, so check each journey at school drop-off or pick-up time.

Project at a glance

Driving distances to key destinations

The airport route ends at the Al Maktoum airport map pin; the Dubai Investment Park estimate ends at a district-level point. Terminal access and a specific workplace route may differ. Driving estimates checked in the early hours of 23 October 2026 from the project map pin. The Ibn Battuta Mall, Dubai Marina, JBR and Mall of the Emirates routes show tolls. These are current driving routes, rather than walking times or forecasts for 2029; traffic, route choice and destination access may change the journey.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
Studio	335.94–386.85 sq ft	AED 689,000
1 bedroom	550.36–689.97 sq ft	AED 1,039,000
2 bedrooms	943.67–1,037.53 sq ft	AED 1,429,000

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 10 published plan sheets.

PAYMENT STRUCTURE

A clear plan for your purchase.

10% / 15%

Down payment

With / without PDC

Expected handover

Q4 2029

Payment dates and construction milestones remain subject to the developer's current reservation documents.

Before you reserve

Request the current unit quote, complete instalment schedule, reservation conditions and itemised purchase costs.



PAYMENT & COMMERCIAL TERMS

Payment & commercial terms

Studios from AED 689,000 offer a lower purchase commitment within this development, while one-bedroom and two-bedroom homes serve buyers who need separate sleeping and living spaces. The mix of 49 studios, 160 one-bedroom and 36 two-bedroom apartments gives the building a clear residential focus. Access to Jebel Ali employment districts and the Metro corridor can matter to future residents, while the range of leisure facilities supports everyday use of the building. Both payment options spread the purchase price across monthly instalments that continue after expected handover. Remington Properties can compare available units by floor, orientation, balcony arrangement and total payment commitment, helping buyers choose a home or investment that fits their budget. Future rental income and capital growth are not guaranteed.

10% / 15%|Down payment with / without PDC 1%|Monthly, plus two 5% milestones

LIFESTYLE & AMENITIES

A place for everyday living.



- Adult pool
- Pool deck
- Kids pool
- Kids play area
- Shallow pool
- Outdoor gym
- Immersive fitness studio
- Golf simulator
- Cigar lounge
- Game zone
- Swing seating
- Jacuzzi
- Lazy lounge
- Splash pool
- Leisure water lounge
- Indoor gym
- Yoga lawn
- Mini golf
- Rooftop lounge
- Outdoor cinema
- BBQ space

Illustrative project amenities. Final specifications are subject to the developer's sales documents.

LIFESTYLE & AMENITIES

A place for everyday living.

- Walkways

Illustrative project amenities. Final specifications are subject to the developer’s sales documents.

LOCATION & COMMUNITY

Connected to Downtown Jebel Ali.

Downtown Jebel Ali, Dubai

Downtown Jebel Ali sits along the Sheikh Zayed Road and Metro Red Line corridor in southwest Dubai. Its setting connects with the wider Jebel Ali employment area, including JAFZA and Dubai Investment Park. Discovery Gardens and Jebel Ali Village provide shopping and everyday services in the surrounding district. Downtown Jebel Ali is distinct from Downtown Dubai. Along the Sheikh Zayed Road and

Open the project location

View the location

Indicative driving times. Actual journeys depend on traffic and route.



LOCATION & CONNECTIVITY

Location & connectivity

Dubai Metro Red Line corridor. Driving routes from the project map pin are set out below.

PROJECT GALLERY

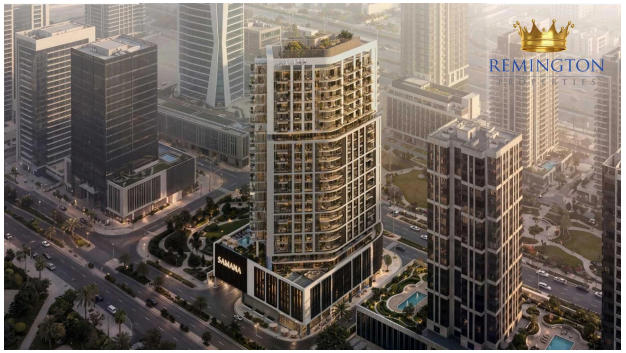
See the project in detail.



Exterior at Twilight



Exterior in Daylight



Aerial View of



Street View at Evening



Kitchen and Living Interior at

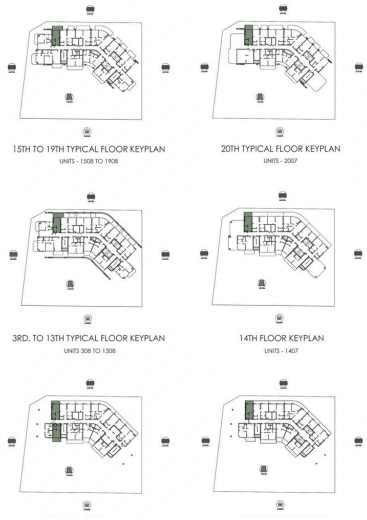


Living Room Interior at

Illustrative project images. Open an image to view it in full.

Studio





All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architects. All materials, dimensions and drawings are approximate; information is subject to change without notice. Actual suite area may vary from the stated area. Drawings are not to scale. The developer reserves the right to make revisions. 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. North direction as per the key plan.

REMINGTON PROPERTIES

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SAMANA DEVELOPERS

SAMANA DOWNTOWN ONE

Studio apartment

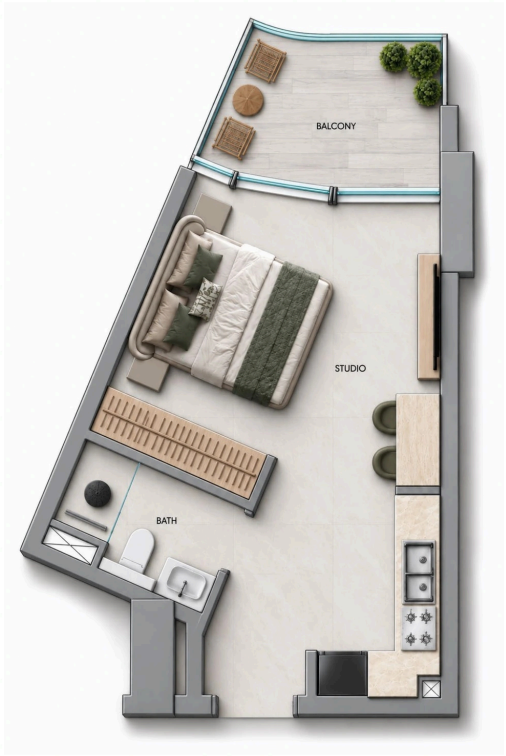
Type 1 plan

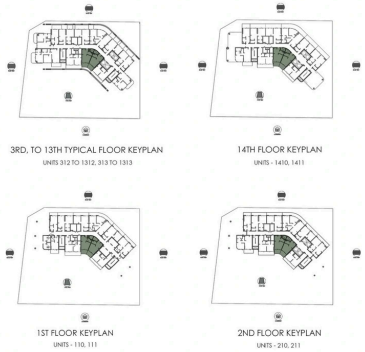
Studio Type 1

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Studio





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REMINGTON PROPERTIES

DEVELOPER

SAMANA DEVELOPERS

SAMANA DOWNTOWN ONE

Studio apartment

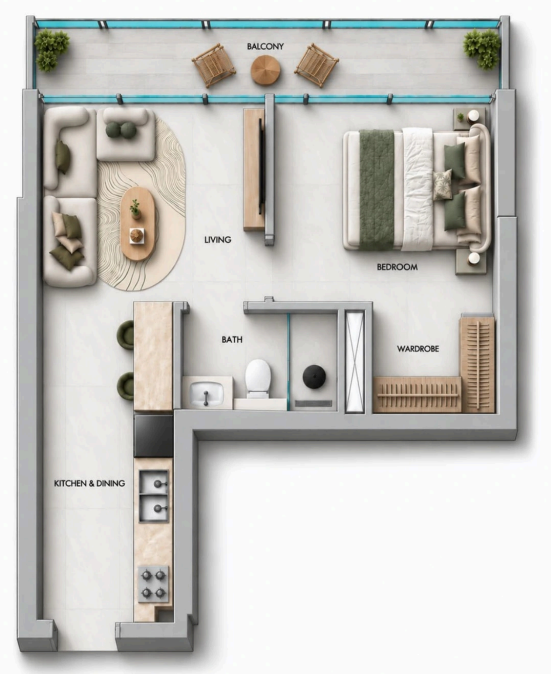
Type 2 plan

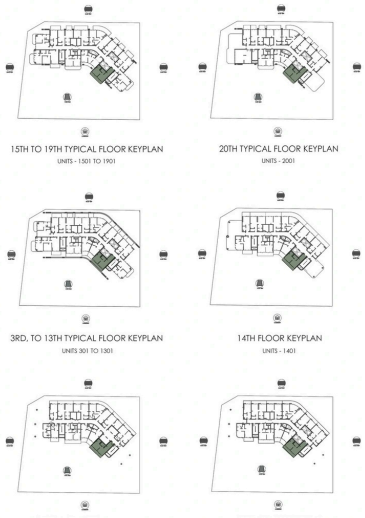
Studio Type 2

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom





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REMINGTON PROPERTIES

DEVELOPER

SAMANA DEVELOPERS

SAMANA DOWNTOWN ONE

One-bedroom apartment

Type 1 plan

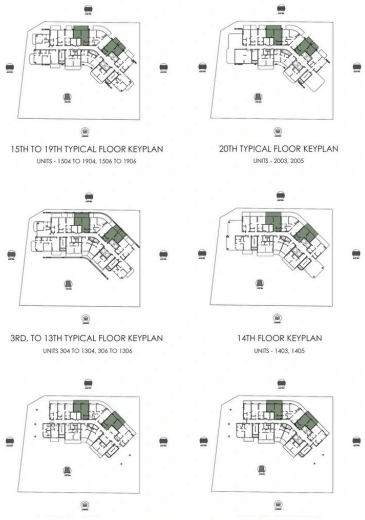
One Bedroom Type 1

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom





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REMINGTON PROPERTIES

DEVELOPER

SAMANA DEVELOPERS

SAMANA DOWNTOWN ONE

One-bedroom apartment

Type 2 plan

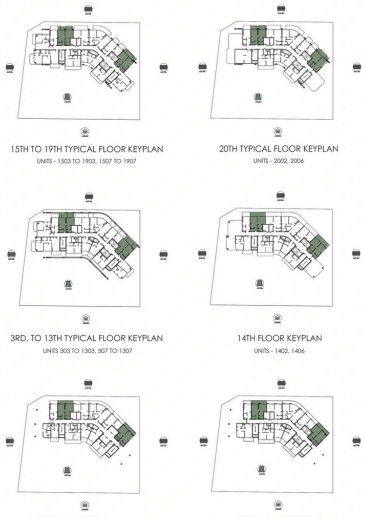
One Bedroom Type 2

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom





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SAMANA DOWNTOWN ONE

One-bedroom apartment

Type 3 plan

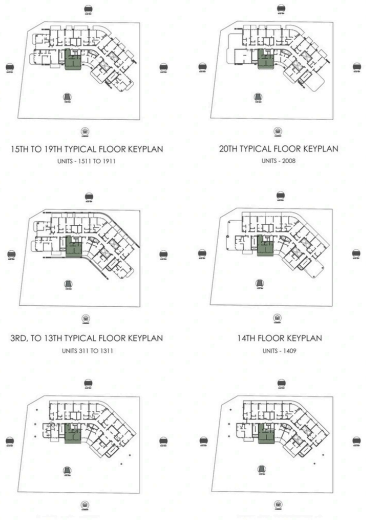
One Bedroom Type 3

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom





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REMINGTON PROPERTIES

DEVELOPER

SAMANA DEVELOPERS

SAMANA DOWNTOWN ONE

One-bedroom apartment

Type 4 plan

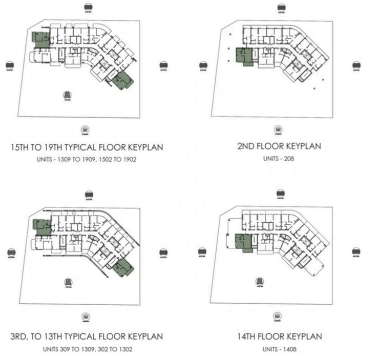
One Bedroom Type 4

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom





REMINGTON PROPERTIES

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SAMANA DOWNTOWN ONE

One-bedroom apartment

Type 5 plan

One Bedroom Type 5

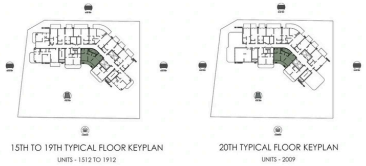
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Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

One-Bedroom





REMINGTON PROPERTIES

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SAMANA DOWNTOWN ONE

One-bedroom apartment with store

Type 6 plan

One Bedroom + Store Type 6

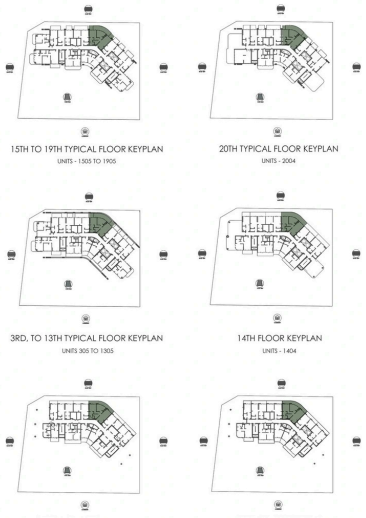
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Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom





REMINGTON PROPERTIES

DEVELOPER

SAMANA DEVELOPERS

SAMANA DOWNTOWN ONE

Two-bedroom apartment

Type 1 plan

Two Bedroom Type 1

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Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

Two-Bedroom





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REMINGTON PROPERTIES

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SAMANA DOWNTOWN ONE

Two-bedroom apartment with store

Type 2 plan

Two Bedroom + Store Type 2

Indicative layout. Confirm the allocated unit's saleable area, balcony dimensions and approved plan. Zoom in or open the original for room dimensions.

Open original plan

ABOUT THE DEVELOPER

The team behind the project.

Samana Developers

Established in 2017

SAMANA DEVELOPERS

Founded in 2017, SAMANA Developers is a Dubai residential developer known for lifestyle-focused buildings, resort-style amenities and an expanding off-plan portfolio.

Selected projects

- SAMANA Hills
- SAMANA Barari Views
- SAMANA Santorini

Visit the developer website

GLOBAL INTRODUCTIONS

Introduce an investor.

Introduce a prospective UAE property buyer, with their permission. We handle advice and the transaction. Referral eligibility and signed agreement terms apply; fees are paid after completion of an eligible purchase.

Explore Global Introductions

Introduction programme

YOUR QUESTIONS ANSWERED

Questions before you reserve.

Where is SAMANA Downtown One located?

SAMANA Downtown One is in Downtown Jebel Ali, within Jebel Ali Industrial 2, Dubai, along the Sheikh Zayed Road and Metro Red Line corridor.

What are the starting prices at SAMANA Downtown One?

Studios start from AED 689,000, one-bedroom apartments from AED 1,039,000 and two-bedroom apartments from AED 1,429,000, subject to availability and change.

When is SAMANA Downtown One expected to be handed over?

Expected handover is Q4 2029. Completion terms are governed by the sales and purchase agreement.

Is SAMANA Downtown One freehold?

Yes. SAMANA Downtown One offers freehold ownership, and foreign buyers can purchase apartments.

What apartment sizes are available at SAMANA Downtown One?

Studios range from 335.94 to 386.85 sq ft, one-bedroom apartments from 550.36 to 689.97 sq ft and two-bedroom apartments from 943.67 to 1,037.53 sq ft.

What is the PDC payment plan at SAMANA Downtown One?

The PDC plan requires 10% down, 1% monthly for 80 months, and additional 5% payments in months six and twelve. These milestone payments are extra to the monthly instalments. The total is 100%.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

YOUR QUESTIONS ANSWERED

Questions before you reserve.

What is the non-PDC payment plan at SAMANA Downtown One?

The non-PDC plan requires 15% down, 1% monthly for 75 months, and additional 5% payments in months six and twelve. These milestone payments are extra to the monthly instalments. The total is 100%.

What is the expression-of-interest amount for SAMANA Downtown One?

The expression-of-interest amount is AED 40,000 per unit. Obtain the applicable reservation, allocation and payment terms before proceeding.

Do SAMANA Downtown One payments continue after handover?

Yes. Both plans include instalments beyond expected handover. The booking date and dated unit schedule determine the remaining balance and due dates.

What amenities are planned at SAMANA Downtown One?

The collection includes adult and children’s pools, a Jacuzzi, indoor and outdoor gyms, yoga lawn, immersive fitness studio, golf simulator, mini golf, outdoor cinema, children’s play area and rooftop lounge.

Prices and availability may change. Contact your adviser for a current unit-specific quote and complete reservation documents.

DRIVING DISTANCES TO KEY DESTINATIONS

Driving distances to key destinations

Destination	Driving distance	Time	Route
Life Pharmacy Metro Station (formerly UAE Exchange)	1.4 km	3 min	Downtown Street
Ibn Battuta Mall	9.9 km	12 min	Sheikh Zayed Road/E11
Expo City Dubai	11.1 km	12 min	Expo Road/E77
JAFZA One	14 km	15 min	Sheikh Zayed Road/E11
Dubai Marina	14.9 km	18 min	Sheikh Zayed Road/E11

DRIVING DISTANCES TO KEY DESTINATIONS

Driving distances to key destinations

Aster Cedars Hospital, Jebel Ali	10.1 km	13 min	Downtown Street
The Beach • JBR	15.9 km	21 min	Sheikh Zayed Road/E11
Dubai Parks and Resorts	25 km	20 min	Sheikh Zayed Road/E11
Al Maktoum International Airport (DWC)	26.3 km	25 min	Sheikh Mohammed Bin Zayed Road/E311
Dubai Investment Park First	14.6 km	17 min	Expo Road/E77
Mall of the Emirates	23 km	20 min	Sheikh Zayed Road/E11

THE BUILDING

The building

The building comprises a basement, ground floor, three podium levels, 20 upper floors and a rooftop. Its 257 units include 245 apartments and 12 retail units. There are 274 parking spaces, three passenger lifts and one service lift. Residential floor-to-ceiling height is 3.6 metres; retail spaces have heights of 4.65 to 5.10 metres. Parking allocation for a particular apartment should be confirmed with its unit details.

YOUR REMINGTON ADVISER

Anahita Zamanian

Senior Property Consultant | BRN 1805

Discuss your preferred home, budget and timeline. We will guide you through the available options and the next steps.



Enquire on WhatsApp

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Remington Properties
Serving Dubai since 2005 | ORN 401
No. 109, Al Masraf Building, Sheikh Zayed Road, Dubai

Trakheesi Permit

2045817152

Starting prices and availability may change. Areas, layouts, specifications and completion dates are subject to the sales and purchase agreement. Images illustrate the proposed development. Registration fees and other applicable charges are additional. Payment-plan eligibility and dated instalments must be confirmed for the selected unit.