

REMINGTON PROPERTIES

SAMANA DEVELOPERS

AL WARSAN 4

SAMANA Greenfield 2

By Samana Developers | Dubai

Starting price

AED 850,000

Expected handover

July 2029

Freehold

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

EOI is open for SAMANA Greenfield 2 in Al Warsan 4: 304 one- and two-bedroom apartments from AED 850,000, flexible monthly payment plans and expected July 2029 handover.

From AED 850,000	Expected handover July 2029
Ownership Freehold	Status Collecting expressions of interest

Project at a glance	2	Payment plan	5
All amenities	7	Location & connections	8
Project gallery	10	Unit floor plans	12
Samana Developers	20	Your adviser	22
Homes, sizes & prices	4	The building	21

Open the project brochure

Collecting expressions of interest | Al Warsan 4, Dubai

Explore the project online

PROJECT AT A GLANCE

Project at a glance

Adaptable homes in Al Warsan 4

SAMANA Greenfield 2 by Samana Developers brings 304 apartments to Al Warsan 4: 234 one-bedroom homes and 70 two-bedroom homes. The supplied plans include eight distinct layouts, from one-bedroom apartments to two-bedroom homes with a study. Several are marked as convertible to an additional bedroom, giving buyers a choice of configurations as their needs change.

Schools and family access

From the project map pin, Google Maps showed a drive of about 14 minutes (8.8 km) to German International School Dubai in Academic City and about 14 minutes (10.8 km) to GEMS Our Own English High School when checked on 20 September 2026. KHDA lists both schools as Very Good overall in its 2023–2024 inspection cycle; they offer German and Indian curricula respectively. These are route snapshots, and the school run may take longer. Compare more schools, curricula and year groups in **Remington Properties' KHDA-rated Dubai schools guide**, then confirm admissions and current fees directly with each school.

HOMES, SIZES & PRICES

Homes, sizes & prices

Prices and expressions of interest

Expressions of interest are being collected. One-bedroom apartments start from AED 850,000 and two-bedroom apartments from AED 1,300,000. An EOI records early interest; it does not by itself confirm an apartment allocation. Request the developer’s written terms for refundability, deadlines and how any EOI payment will be applied to the purchase price before transferring funds.

Expected handover is July 2029. The final delivery date, unit specification and payment obligations are governed by the signed sale agreement.

234 one-bedroom apartments; 70 two-bedroom apartments; 304 homes in total

PAYMENT STRUCTURE

A clear plan for your purchase.

Payment	Milestone	Timing
10%	UAE residents PDC — down payment	On booking
5%	UAE residents PDC — second instalment	Month 6
5%	UAE residents PDC — third instalment	Month 12
80%	UAE residents PDC — 1% monthly	80 months
15%	International clients — down payment	On booking
5%	International clients — second instalment	Month 6
5%	International clients — third instalment	Month 12
75%	International clients — 1% monthly	75 months

Expected handover

July 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

Al Warsan 4 offers access to eastern Dubai and the planned Blue Line corridor. Rental yields and capital growth depend on the selected unit, purchase price, operating costs, market conditions and completed infrastructure; no return is guaranteed.

UAE residents (PDC): 10% booking, 5% in month 6, 5% in month 12, then 1% monthly for 80 months. International clients (non-PDC): 15% booking, 5% in month 6, 5% in month 12, then 1% monthly for 75 months.

LIFESTYLE & AMENITIES

A place for everyday living.



- Adult pool
- Children’s pool
- Barbecue area
- Outdoor cinema
- Indoor gym
- Jacuzzi
- Pool deck
- Sunken seating
- Outdoor gym
- Children’s play area

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

LOCATION & COMMUNITY

Connected to Al Warsan 4.

Al Warsan 4, Dubai

SAMANA Greenfield 2 is planned in Al Warsan 4, near Dubai Safari Park, Academic City and major routes across Dubai. The developer indicates approximate drives of 10 minutes to Dubai Safari Park, 15 minutes to Dubai Academic City, and 20 minutes to Dubai International Airport, IMG Worlds of Adventure and Global Village. The future Blue Line station is described as approximately eight minutes away;

Open the project location

View the location

10 min
Dubai Safari Park

15 min
Dubai Academic City

20 min
Dubai International Airport, IMG Worlds of Adventure and Global Village

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



LOCATION & CONNECTIVITY

Location & connectivity

actual routes, traffic and the opening of the line will affect travel times.

PROJECT GALLERY

See the project in detail.



Aerial exterior rendering of in Al Warsan



Children’s pool and play deck at



Children’s splash pool at



Arrival lobby at



Bedroom interior at

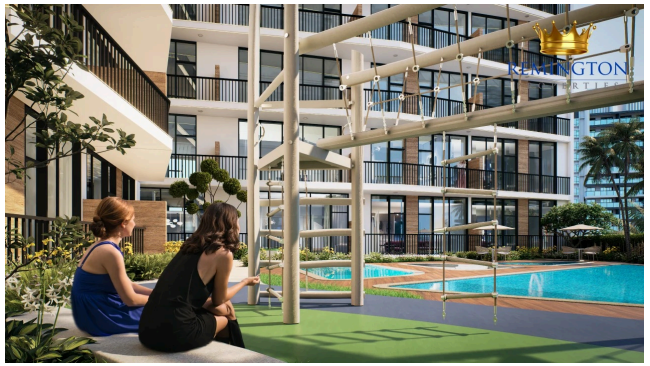
Illustrative project images. Open an image to view it in full.

PROJECT GALLERY

See the project in detail.



Open-plan living room and kitchen at



Outdoor play area and leisure pool at



Outdoor cinema beside the pool at



Pool deck and in-water seating at

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

One-Bedroom

REMINGTON PROPERTIES

SAMANA
DEVELOPERS

SAMANA GREENFIELD 2

1 Bedroom
Type 1

Convertible to 2 bedrooms

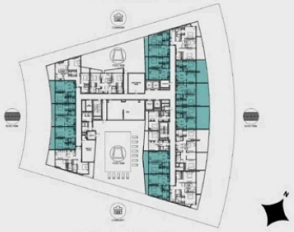
FLOOR PLAN

SAMANA
GREENFIELD 2

**1 BEDROOM
TYPE 1**



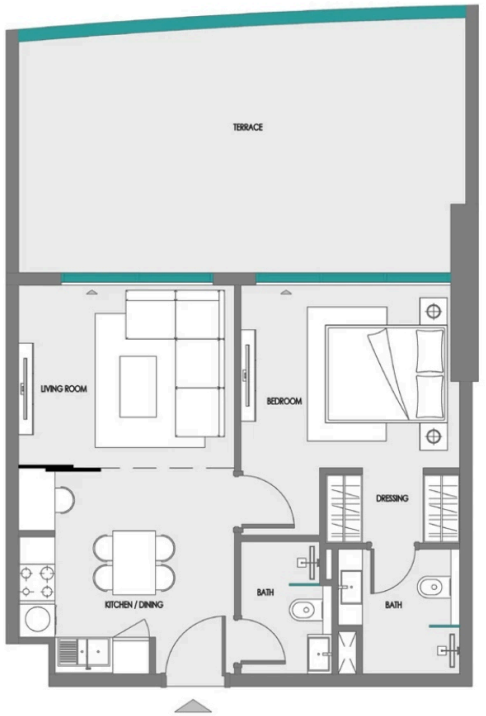
2nd - 14th TYPICAL FLOOR KEYPLAN
UNIT - 201 - 1401, 202 - 1402, 204 - 1404, 205 - 1405, 206 - 1406, 209 - 1409, 210 - 1410, 213 - 1413, 214 - 1414, 217 - 1417, 218 - 1418, 219 - 1419, 222 - 1422



1ST FLOOR KEYPLAN
UNITS - 101, 102, 104, 105, 106, 109, 110, 114, 115, 116

FEATURES

CONVERTIBLE 2 BHK



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

SAMANA DEVELOPERS

SAMANA GREENFIELD 2

1 Bedroom
Type 2

FLOOR PLAN

SAMANA
GREENFIELD 2

1 BEDROOM
TYPE 2

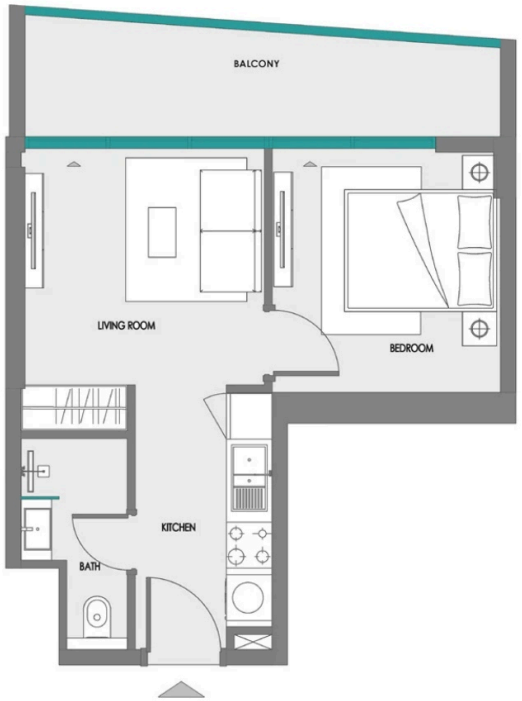


2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 211 - 1411, 212 - 1412



1ST FLOOR KEYPLAN
UNITS - 111, 112

Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
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



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

SAMANA
DEVELOPERS

SAMANA GREENFIELD 2

1 Bedroom
+ Study
Type 1

Convertible to 2 bedrooms

FLOOR PLAN

SAMANA
GREENFIELD 2

1 BEDROOM + STUDY
TYPE 1



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

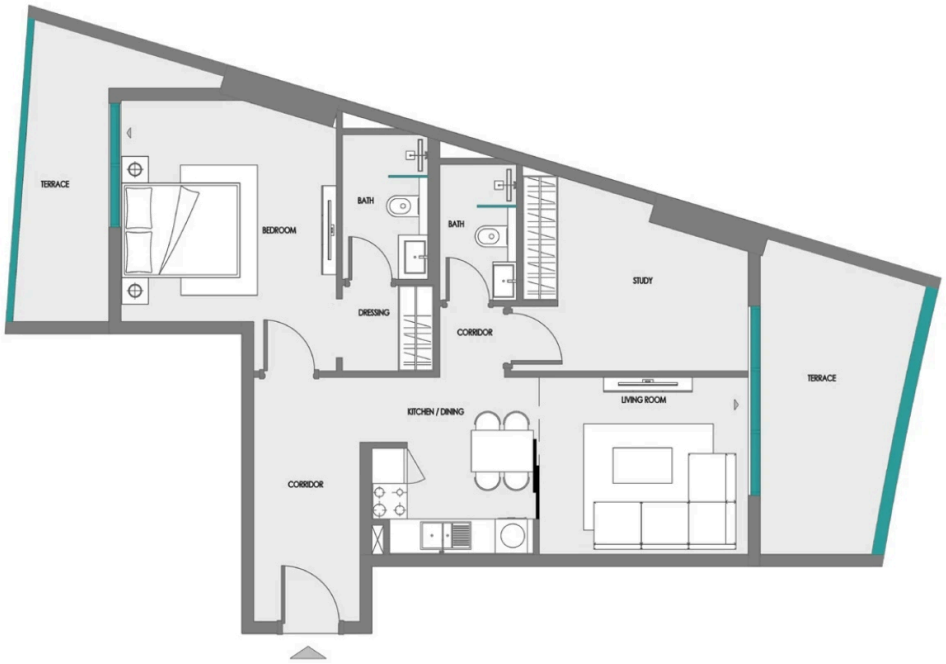


1ST FLOOR KEYPLAN
UNIT - 113

FEATURES

CONVERTIBLE 2 BHK

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6. North direction as per the Keyplan



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

SAMANA
DEVELOPERS

SAMANA GREENFIELD 2

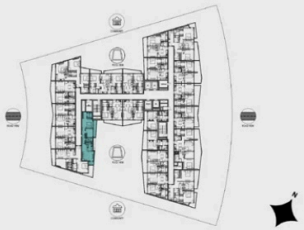
1 Bedroom
+ Study
Type 2

Convertible to 2 bedrooms

FLOOR PLAN

SAMANA
GREENFIELD 2

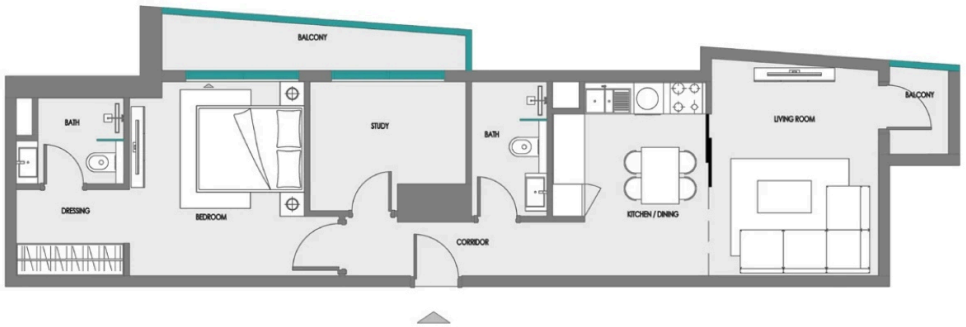
1 BEDROOM + STUDY
TYPE 2



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

FEATURES

CONVERTIBLE 2 BHK



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

SAMANA
DEVELOPERS

SAMANA GREENFIELD 2

2 Bedroom
Type 1

Convertible to 3 bedrooms

FLOOR PLAN

SAMANA
GREENFIELD 2

**2 BEDROOM
TYPE 1**



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

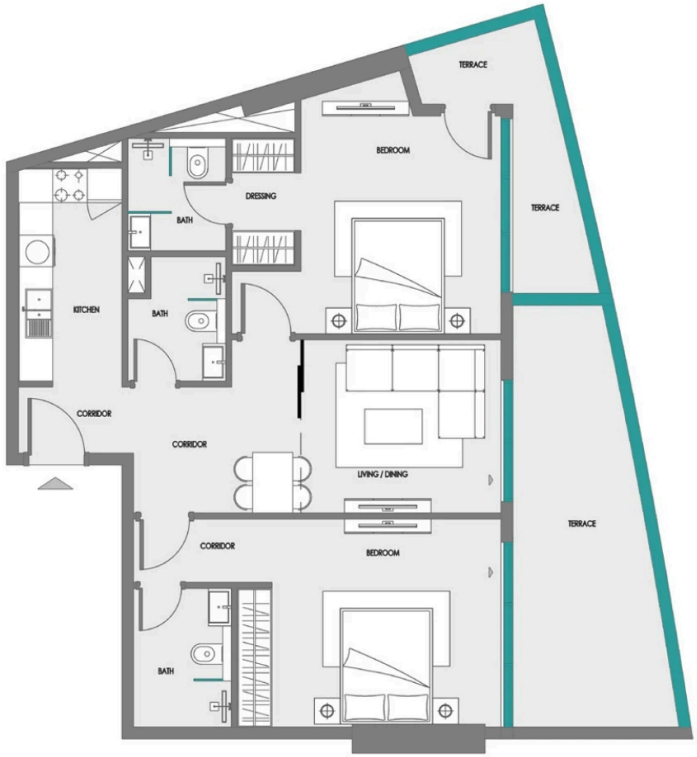


1ST FLOOR KEYPLAN
UNITS - 103, 108

FEATURES

CONVERTIBLE 3 BHK

Disclaimer:
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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



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

SAMANA
DEVELOPERS

SAMANA GREENFIELD 2

2 Bedroom
Type 2

FLOOR PLAN

SAMANA
GREENFIELD 2

**2 BEDROOM
TYPE 2**



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



1ST FLOOR KEYPLAN
UNIT - 117

FEATURES

CONVERTIBLE 3 BHK



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

SAMANA
DEVELOPERS

SAMANA GREENFIELD 2

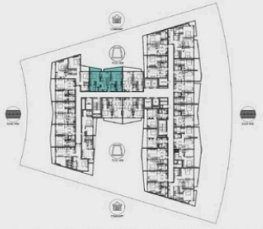
2 Bedroom
Type 3

Convertible to 3 bedrooms

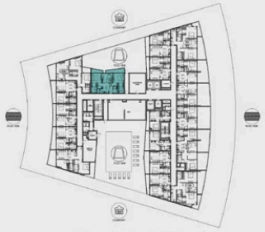
FLOOR PLAN

SAMANA
GREENFIELD 2

**2 BEDROOM
TYPE 3**



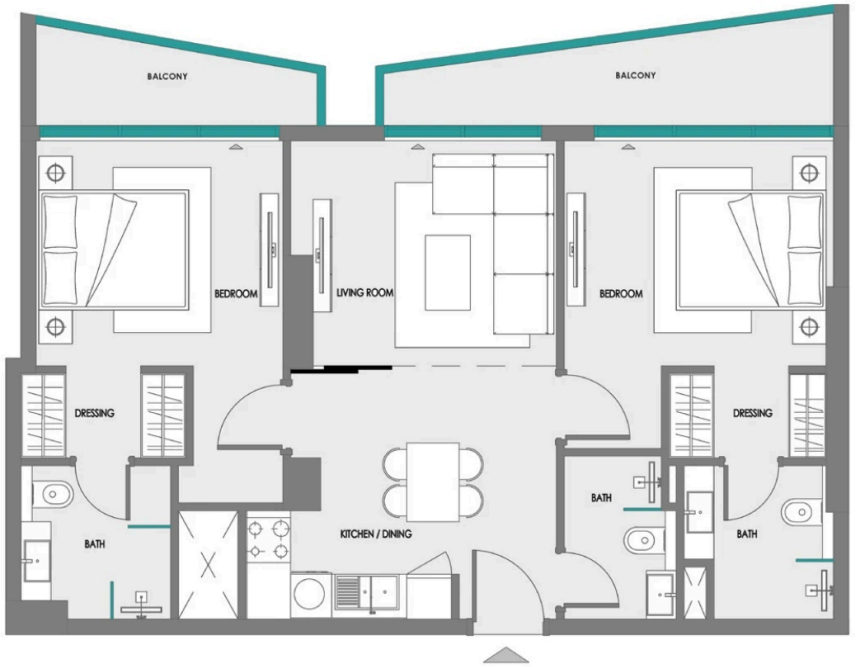
2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 221 - 1421



1ST FLOOR KEYPLAN
UNIT - 118

FEATURES

CONVERTIBLE 3 BHK



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

SAMANA
DEVELOPERS

SAMANA GREENFIELD 2

2 Bedroom
+ Study
Type 1

Convertible to 3 bedrooms

FLOOR PLAN

SAMANA
GREENFIELD 2

2 BEDROOM + STUDY
TYPE 1



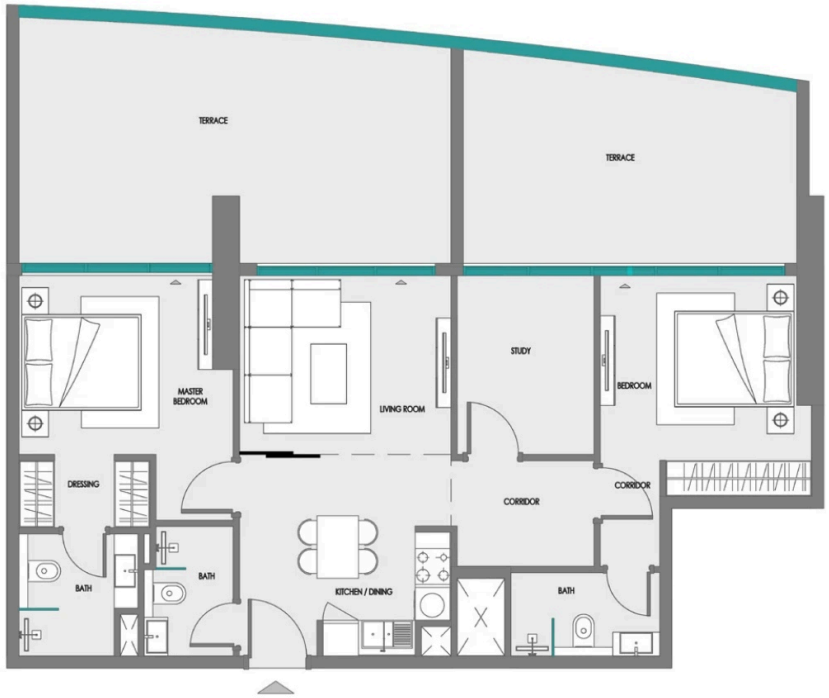
2nd - 14th TYPICAL FLOOR KEYPLAN
UNITS - 207 - 1407



1ST FLOOR KEYPLAN
UNIT - 107

FEATURES

CONVERTIBLE 3 BHK



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

THE BUILDING

The building

Open-plan living areas, en-suite bathrooms and smart-home features are planned. The proposed building has two basement levels, a ground floor, four parking levels and 14 residential floors. The project schedule also lists 403 parking spaces and six ground-floor retail units. Check the exact plan, finish schedule and parking allocation for the chosen apartment.

YOUR REMINGTON ADVISER

Remington Properties

Private Client Desk

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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Trakheesi Permit

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Prices, availability, payment schedules, unit configurations and expected handover may change. Confirm the selected unit, written EOI terms, sale agreement and developer specifications before payment. Travel times are estimates and future metro access depends on completion. Renderings are illustrative.