

REMINGTON PROPERTIES

SAMANA DEVELOPERS

DOWNTOWN JEBEL ALI

SAMANA Portside at Downtown Jebel Ali

By Samana Developers | Dubai

1 bedroom + private pool from

AED 1,090,000

Expected handover

July 2029 (Q3 2029 target)

Freehold homes | One bedroom to two bedrooms

Prepared 8 November 2026 | remington.ae

PROJECT AT A GLANCE

A clear beginning.

Under-construction freehold one- and two-bedroom private-pool apartments in Downtown Jebel Ali from AED 1,090,000, with July 2029 target handover.

From AED 1,090,000	Expected handover July 2029 (Q3 2029 target)
Ownership Freehold	Status Under Construction

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Under Construction | Downtown Jebel Ali, Dubai

Explore the project online

Watch the project video

PROJECT AT A GLANCE

Project at a glance

Private-pool homes in Downtown Jebel Ali

SAMANA Portside at Downtown Jebel Ali is an under-construction freehold project by Samana Developers along the Sheikh Zayed Road corridor. Its building configuration is G+3P+9. It offers one-bedroom apartments in three layouts and two-bedroom apartments in two layouts, each planned with a private pool. Selected layouts can be converted to add a bedroom, subject to the approved configuration of the specific unit. The target handover is July 2029.

One-bedroom homes span 623–1,570 sq ft from AED 1,090,000. Two-bedroom homes span 1,096–2,043 sq ft from AED 1,390,000. The indicative starting-price/minimum-area ratios are AED 1,749.60 and AED 1,268.25 per sq ft respectively. The starting price and smallest advertised area for a type may refer to different units; these ratios are not verified unit quotes. Remington Properties can compare matched prices and saleable areas for identified apartments.

Purchase structure

Two project-specific schedules are published. Each adds to 100%, and monthly instalments continue beyond the July 2029 target handover. Ask for the dated due dates, cheque requirements and any unit-specific variation before reserving.

Connected address

The location gives drivers access to Sheikh Zayed Road and links towards Jebel Ali's commercial district, Expo City and Dubai South. A Metro connection is part of the area's appeal, although the walking route and station should be checked from the final building entrance.

The following are indicative destination times, not measured commutes. Traffic, route choice and road changes can alter them.

Project at a glance

Schools to compare

The Winchester School follows a UK curriculum from FS1 to Year 13; Delhi Private School follows an Indian curriculum from pre-primary to Grade 12. Both were rated Very Good overall in the 2023–24 KHDA inspection cycle. From the supplied project pin, driving estimates checked on 28 September 2026 were 11 minutes / 10.4 km to Winchester and 13 minutes / 11.0 km to Delhi Private School. School-run traffic and admissions may change the practical choice. Compare curricula and other options in our **Dubai schools guide**.

Why consider this project

Private pools in every listed apartment, adaptable layouts and two long monthly payment options make the project worth comparing with other Jebel Ali launches. Its road and Metro access may suit buyers who work across the western Dubai corridor. Remington Properties can compare current units by net price, saleable area, view, pool layout, service-charge estimate and the written instalment calendar. No rental return is promised.

Under-construction freehold one- and two-bedroom homes with private pools, starting at AED 1,090,000 and targeting July 2029 handover.

HOMES, SIZES & PRICES

Choose the way you want to live.

Home type	Indicative size	Starting price
1 bedroom + private pool	623–1,570 sq ft	From AED 1,090,000
2 bedrooms + private pool	1,096–2,043 sq ft	From AED 1,390,000

Request a current unit shortlist



Indicative ranges. Confirm current unit prices, exact saleable areas, layouts and availability before reservation. 5 published plan sheets.

PAYMENT STRUCTURE

A clear plan for your purchase.

PDC

10% down + 80 monthly instalments of 1%

5% in month 6 and 5% in month 12

Non-PDC

15% down + 75 monthly instalments of 1%

5% in month 6 and 5% in month 12

Expected handover

July 2029 (Q3 2029 target)
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

Compare identified apartments by net price, saleable area, private-pool layout, service charges and their written long-term payment schedules. Remington Properties can obtain current availability and make that comparison for buyers; no rental return is guaranteed.

LIFESTYLE & AMENITIES

A place for everyday living.



- Adult pool
- Leisure pool deck
- Outdoor gym
- BBQ area
- Children's pool
- Indoor gym
- Outdoor cinema
- Children's play area

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 on Dubai's western Sheikh Zayed Road corridor, linking business and logistics areas with Expo City and Dubai South. Its appeal here is access to existing transport and employment routes. Downtown Jebel Ali along Sheikh Zayed Road, with road and Metro access towards Jebel Ali's business district, Expo City and Dubai South. Confirm the final site entrance and station route.

Open the project location

View the location

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



PROJECT GALLERY

See the project in detail.



Daytime street view of Samana Portside



Samana Portside exterior at dusk



Samana Portside exterior at night



Samana Portside exterior framed by palm trees



Lobby entrance and reception at Samana Portside



Daytime view across the Samana Portside lobby

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

PROJECT GALLERY

See the project in detail.



Samana Portside lobby reception at evening



Residential lobby lounge with layered lighting



Open-plan living and dining space



Primary bedroom with a Dubai city view



Primary bedroom opening to a private pool view

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

PROJECT GALLERY

See the project in detail.



Contemporary apartment bathroom with walk-in shower



Fitness studio with sunset-facing windows



Pool deck with sun loungers at Samana Portside



Twilight pool deck at Samana Portside

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

One-Bedroom



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



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



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



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



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 Portside at Downtown Jebel Ali?

It is marketed as a Downtown Jebel Ali address on the Sheikh Zayed Road corridor. The supplied map pin places it at 24.9758125, 55.0918125; confirm the plot and access with the current sales documents.

What is the status of SAMANA Portside at Downtown Jebel Ali?

The current project status is Under Construction. The target handover is July 2029, subject to the signed purchase agreement.

What homes are planned at SAMANA Portside at Downtown Jebel Ali?

The published collection includes one-bedroom homes in three layouts and two-bedroom homes in two layouts. Each apartment is planned with a private pool; some layouts are designed to convert into an additional bedroom.

What are the prices and sizes at SAMANA Portside at Downtown Jebel Ali?

One-bedroom homes are listed at 623–1,570 sq ft from AED 1,090,000; two-bedroom homes at 1,096–2,043 sq ft from AED 1,390,000. Exact unit prices and saleable areas depend on availability.

What is the AED per sq ft comparison for SAMANA Portside at Downtown Jebel Ali?

The indicative starting-price/minimum-area ratios are about AED 1,749.60 per sq ft for one bedroom and AED 1,268.25 for two bedrooms. Each divides a type's starting price by its minimum advertised area; the inputs may describe different units and are not verified unit quotes.

What are the payment options at SAMANA Portside at Downtown Jebel Ali?

The PDC option lists 10% down, 1% monthly for 80 months, and 5% in each of months 6 and 12. The non-PDC option lists 15% down, 1% monthly for 75 months, and the same two 5% payments. Obtain the dated schedule for the chosen unit.

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.

When is SAMANA Portside at Downtown Jebel Ali expected to hand over?

The current target is July 2029, in the third quarter of 2029. Completion dates can change and the signed agreement controls.

Is SAMANA Portside at Downtown Jebel Ali freehold?

The homes are offered as freehold ownership, including to international buyers, subject to the applicable purchase and registration requirements.

What amenities are planned at SAMANA Portside at Downtown Jebel Ali?

The listed amenities include adult and children's pools, a leisure pool deck, indoor and outdoor gyms, an outdoor cinema, a barbecue area and a children's play area.

Which schools can families consider from SAMANA Portside at Downtown Jebel Ali?

The Winchester School and Delhi Private School are practical options to compare. On 28 September 2026, maps estimated drives of 11 minutes/10.4 km and 13 minutes/11.0 km respectively from the supplied pin; school-run traffic may take longer.

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

PURCHASE STRUCTURE

Purchase structure

Option	Published structure
PDC	10% down + 1% monthly for 80 months + 5% in month 6 + 5% in month 12
Non-PDC	15% down + 1% monthly for 75 months + 5% in month 6 + 5% in month 12

CONNECTED ADDRESS

Connected address

Destination	Indicative drive
Dubai Metro	5 min
Expo City Dubai	10 min
Dubai Investments Park	10 min
Ibn Battuta Mall	10 min
Jumeirah Beach Residence	15 min

CONNECTED ADDRESS

Connected address

Dubai Marina	15 min
Palm Jebel Ali	20 min
Palm Jumeirah	20 min
Al Maktoum International Airport	20 min

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

+971 50 6565 493

anahita@remington.ae

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

Trakheesi Permit

0763557361

Prices, availability, saleable areas, amenities and target completion can change. Renderings are illustrative. Confirm pool configuration, conversion permissions, cheque conditions and the selected unit's written payment schedule before buying.