

SAMANA
BARARI
HEIGHTS

AN ADDRESS ABOVE THE REST

www.samananadevelopers.com



SAMANA BARARI HEIGHTS

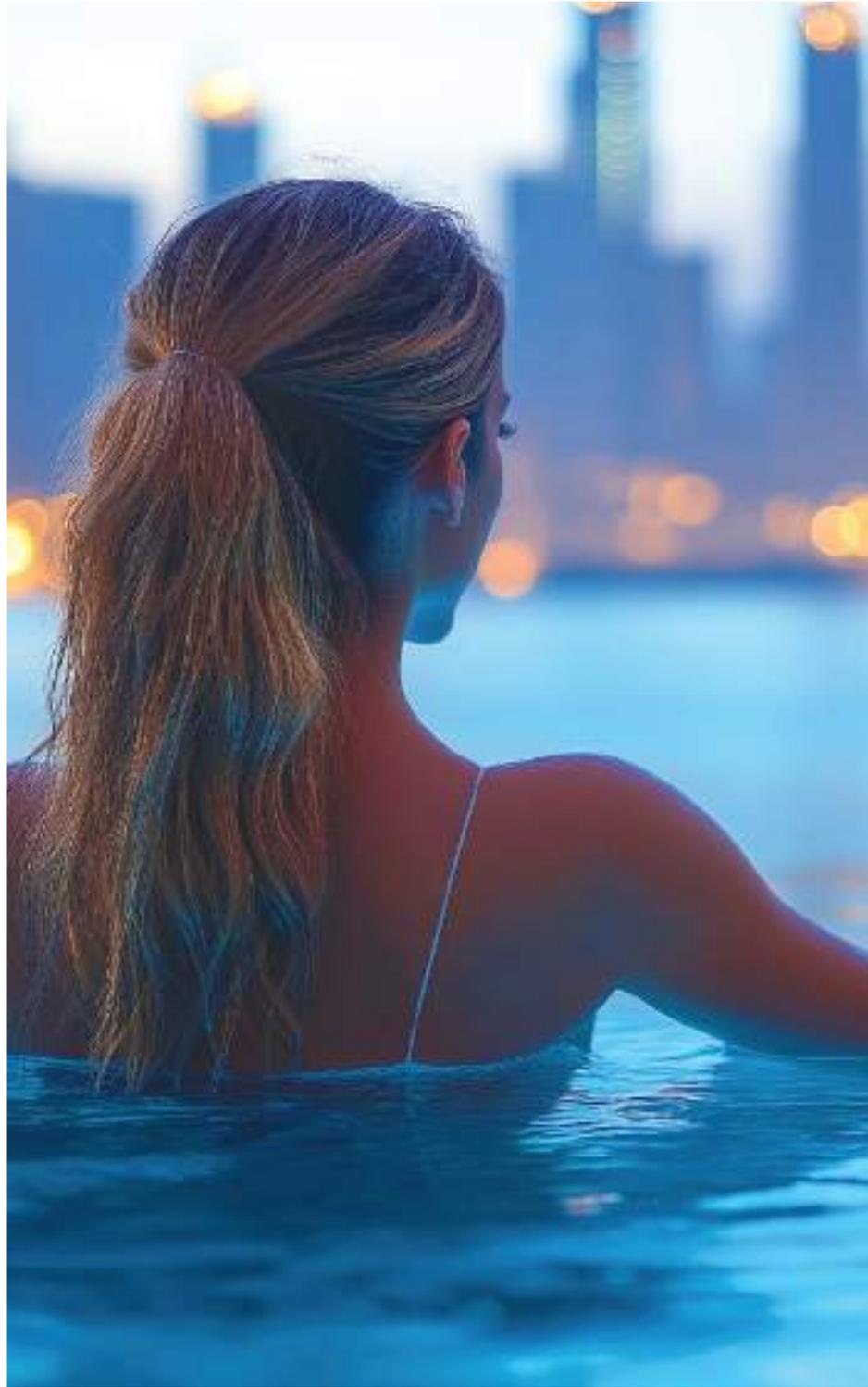
Here's your invitation to rise above the ordinary and experience a world defined by elegance, comfort, and timeless sophistication. Here, elevated above the pulse of the city, time seems to slow down.

SAMANA Barari Heights stands as a sanctuary where every detail is thoughtfully crafted, and every moment feels like home. Step into spaces crafted not only to impress, but to nurture lasting memories that will be treasured for generations to come.

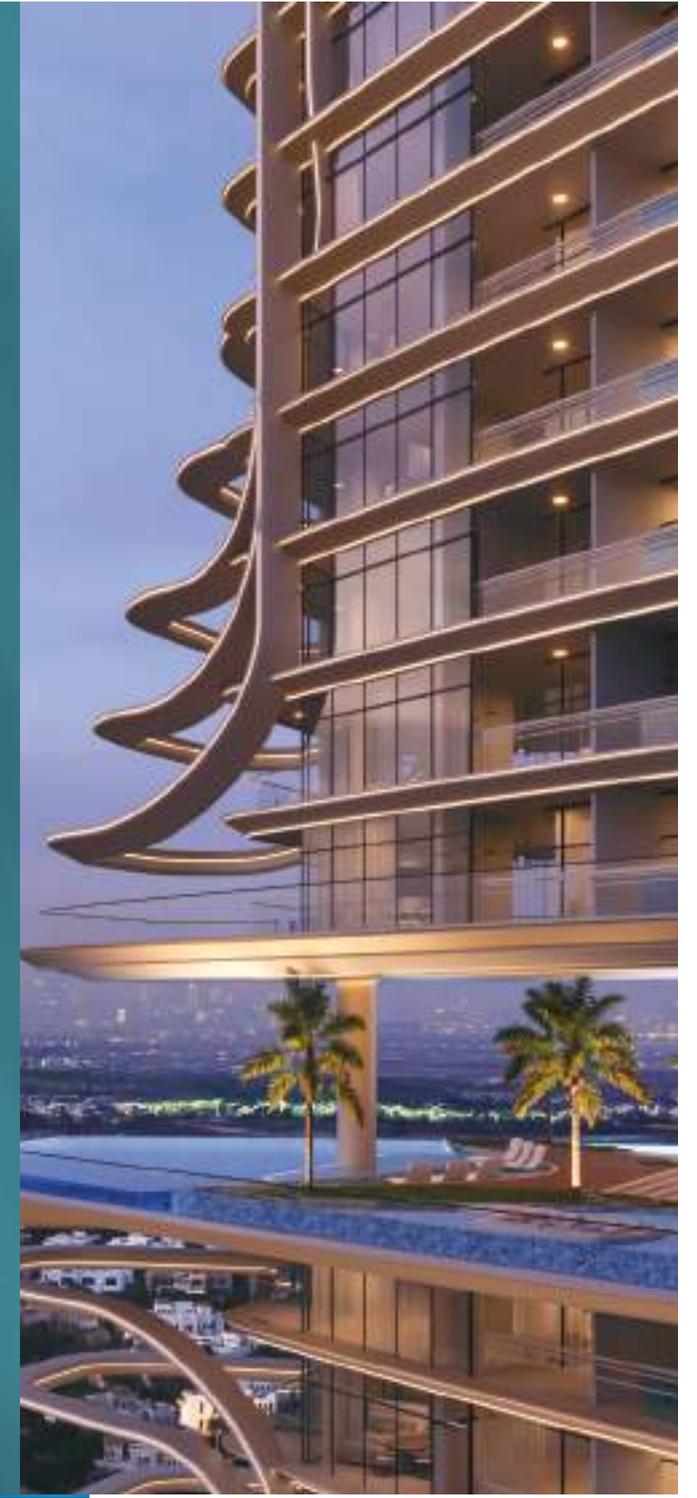
SAMANA Barari Heights isn't just an address, *it's a statement.*

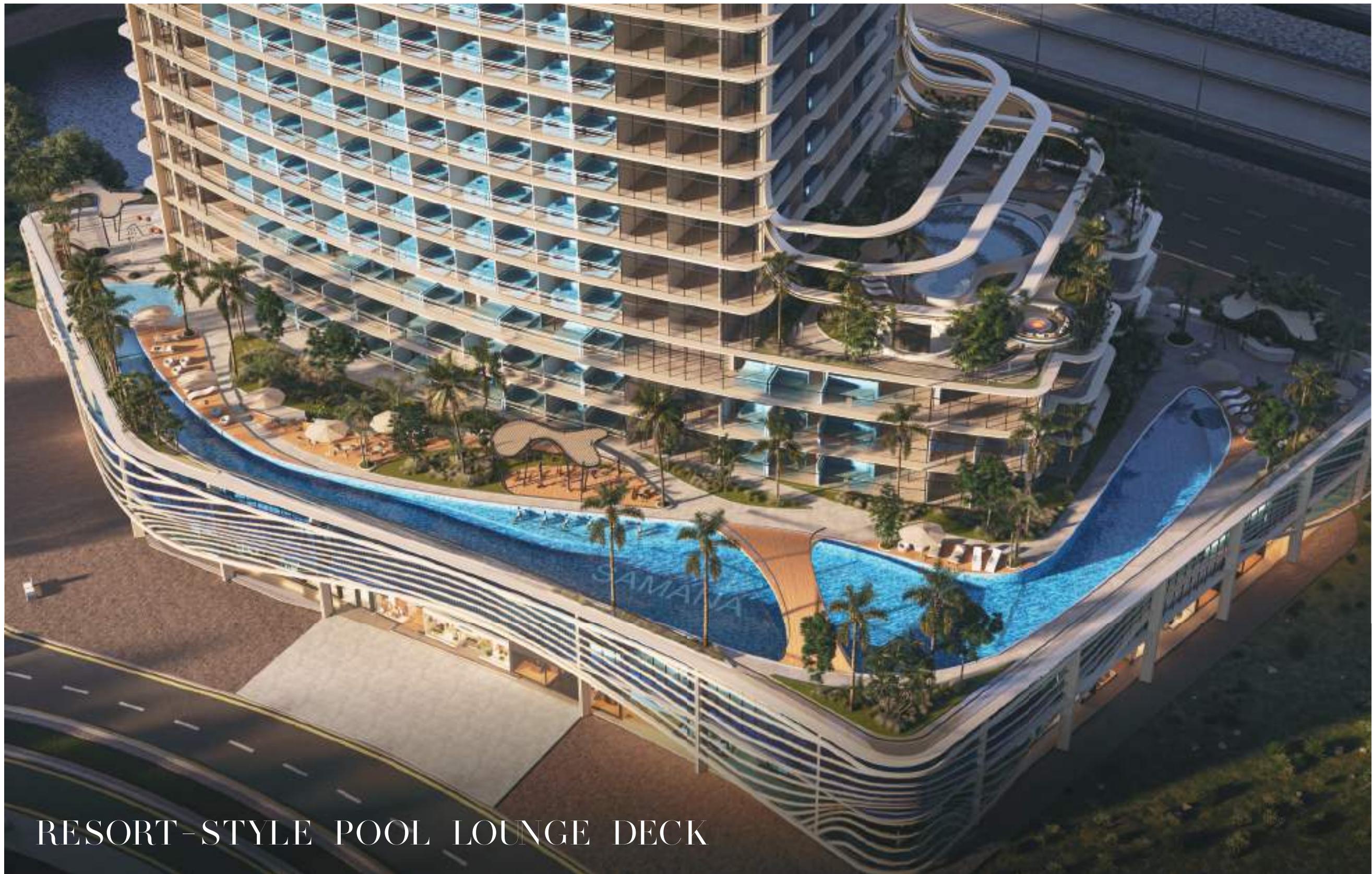
EXPERIENCE
ELEVATED
LIVING





TRANQUILITY
AMIDST THE
URBAN CHAOS





RESORT-STYLE POOL LOUNGE DECK

SAMANA Barari Heights redefines modern architecture with a striking 360-degree design that captures sweeping views of Dubai's skyline and the lush Al Barari community.

From stylish studios to spacious four-bedroom duplexes, each residence is a masterclass in design — blending contemporary elegance with thoughtful functionality. High-end finishes, energy-efficient systems, and eco-conscious features come together to create spaces that are as refined as they are responsible.

Every home is a private sanctuary, complete with its own pool and interiors tailored for modern living — where luxury meets everyday

ARCHITECTURAL BRILLIANCE



PANORAMIC PERFECTION



EXCEPTIONALLY CONNECTED

Your prestigious Majan, Dubailand address places you at the nexus of convenience and exclusivity. Premium shopping destinations, gourmet dining experiences, and cultural attractions are just minutes away, while the sanctuary of SAMANA Barari Heights offers a welcome retreat from the city's energy whenever you desire.

A modern high-rise apartment building with glass facades and balconies, overlooking a cityscape under a blue sky. The building features multiple levels with large windows and balconies. The balconies have glass railings and some have small pools or hot tubs. The cityscape below is dense with buildings and greenery. The sky is a clear, bright blue with some light clouds.

PRIVATE
POOL
WITH A
VIEW

CLOSE TO EVERYTHING, FAR FROM ORDINARY

Strategically located off Sheikh Mohammed bin Zayed Road (E311), Majan provides easy access to all major city attractions.

10 – 15 min

Cityland Mall
Global village
Dubai Miracle Garden
Dubai Outlet Mall

15 – 20 min

Burj Khalifa
Dubai Mall
Downtown Dubai
Dubai Hills Mall

20 – 25 min

Burj Al Arab
Dubai International Airport
Mall Of Emirates
Palm Jumeirah

A high-angle, wide shot of a rooftop infinity pool at dusk. The pool's water is a vibrant blue, reflecting the ambient light. In the foreground, a white cylindrical pillar with a glowing top ring stands prominently. The background shows a sprawling city skyline under a twilight sky, with palm fronds visible in the upper left corner. The overall mood is serene and sophisticated.

ROOTED IN
SERENITY

SEAMLESS CONNECTIVITY

Situated within the thriving DubaiLand community spanning over 15.6 million sq. ft., this vibrant neighborhood offers a perfect blend of residential, commercial, retail, and leisure spaces — all with seamless access to key destinations across the city.





WHERE LIFE
COMES FULL
CIRCLE



LUXURY FOYER

Open the door to an elevated way of life — where refined interiors meet everyday elegance. Step into spacious, light-filled rooms crafted with meticulous detail and timeless design. From sleek modern kitchens to serene bedrooms and spa-inspired bathrooms, every corner is curated for comfort and sophistication.

Enjoy mornings bathed in natural light, flowing through floor-to-ceiling windows. Evenings are for unwinding in open-plan living spaces, where elegance meets ease. Smart layouts, premium finishes, and thoughtful touches turn daily moments into something extraordinary.

LIFESTYLE REIMAGINED



DESIGNED FOR THE DISTINGUISHED



YOUR DAY, YOUR WAY

At SAMANA Barari Heights, every detail is designed to enrich your everyday life. Start your mornings with quiet moments in beautifully landscaped spaces. Spend your afternoons enjoying unique amenities that blend leisure, wellness, and relaxation. Evenings are for unwinding — whether that's under the stars at the open-air cinema or simply soaking in the serene atmosphere that surrounds you. This is more than a place to live — it's a lifestyle designed around you.



WHERE SLEEP MEETS SPLENDOR



Wellness becomes an effortless ritual with exclusive access to state-of-the-art fitness facilities just steps from your door. Start your day with a refreshing swim in the infinity pool or an invigorating workout in the fully equipped gym, designed to inspire both movement and motivation.

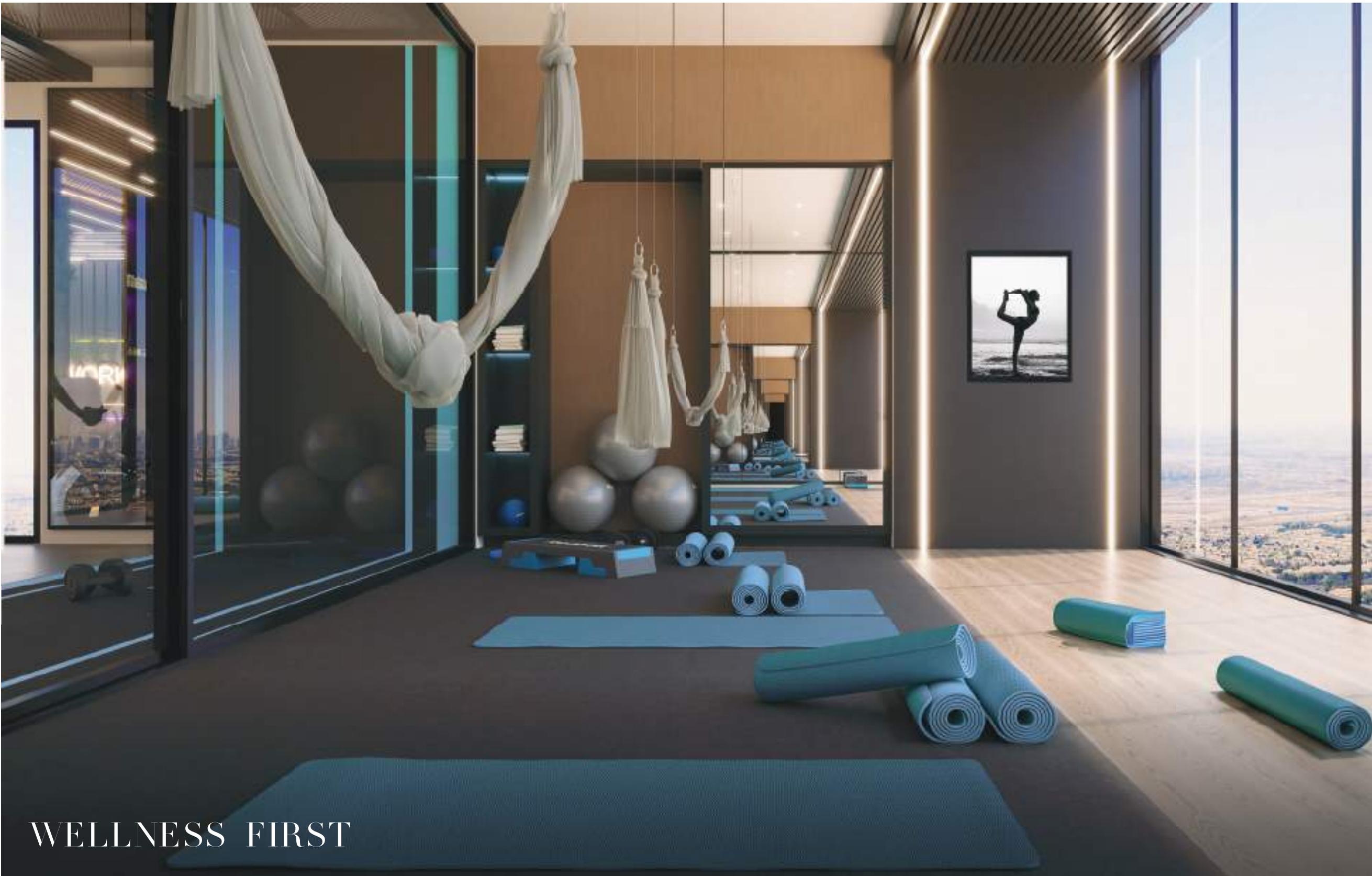
For those quieter moments, retreat into serenity. The dedicated yoga and meditation zones offer a peaceful escape for mindfulness and breathwork, while the indoor spa provides a sanctuary for rest, renewal, and balance. Step outside to the outdoor relaxation area, where time slows down. Lounge with a book, breathe in the tranquility of landscaped surroundings, or drift into an afternoon nap in the hammock garden — a hidden haven beneath the open sky.

At Barari Heights, wellness is seamlessly integrated into every corner of your day.

WELLNESS, WOVEN INTO EVERYDAY LIFE



DESIGNED FOR DAILY RETREATS



WELLNESS FIRST



MOVE
BREATHE
LIVE
THRIVE



SWEAT IT
OUT

FITNESS MEETS LIFESTYLE



Enter a realm where exceptional becomes the everyday and luxury isn't an indulgence but simply a way of life. Meticulously designed to anticipate your desires before they're expressed, these residences stand as monuments to discerning taste. Smart home systems remember your preferences, from lighting scenes to climate control. Spacious layouts create a natural flow between spaces for entertaining and private retreat.

SAMANA Barari Heights creates these rare sanctuaries—where city lights twinkle below like stars, where time slows to embrace each moment, and where every element has been thoughtfully orchestrated to elevate the art of living.

EXTRAORDINARY EXPERIENCES AWAIT



CIGAR LOUNGE



QUIET LUXURY, THOUGHTFUL LIVING

At SAMANA Barari Heights, the hurried pace of urban life dissolves into a more deliberate, meaningful existence. The architecture creates natural moments of pause and reflection—from sunrise meditations on private terraces to serene bedrooms that inspire rest. Your home becomes more than a dwelling — it's where memories are made and traditions take root, creating a timeless space for life to unfold.



A SANCTUARY OF CALM

Immerse yourself in aquatic luxury with the multi-level water features at SAMANA Barari Heights. Dive into the family swimming pool, relax in the jacuzzi, or energize yourself with aquatic gym sessions. Whether you're relaxing or staying active, these water features cater to all moods and needs, creating an exclusive and rejuvenating environment.

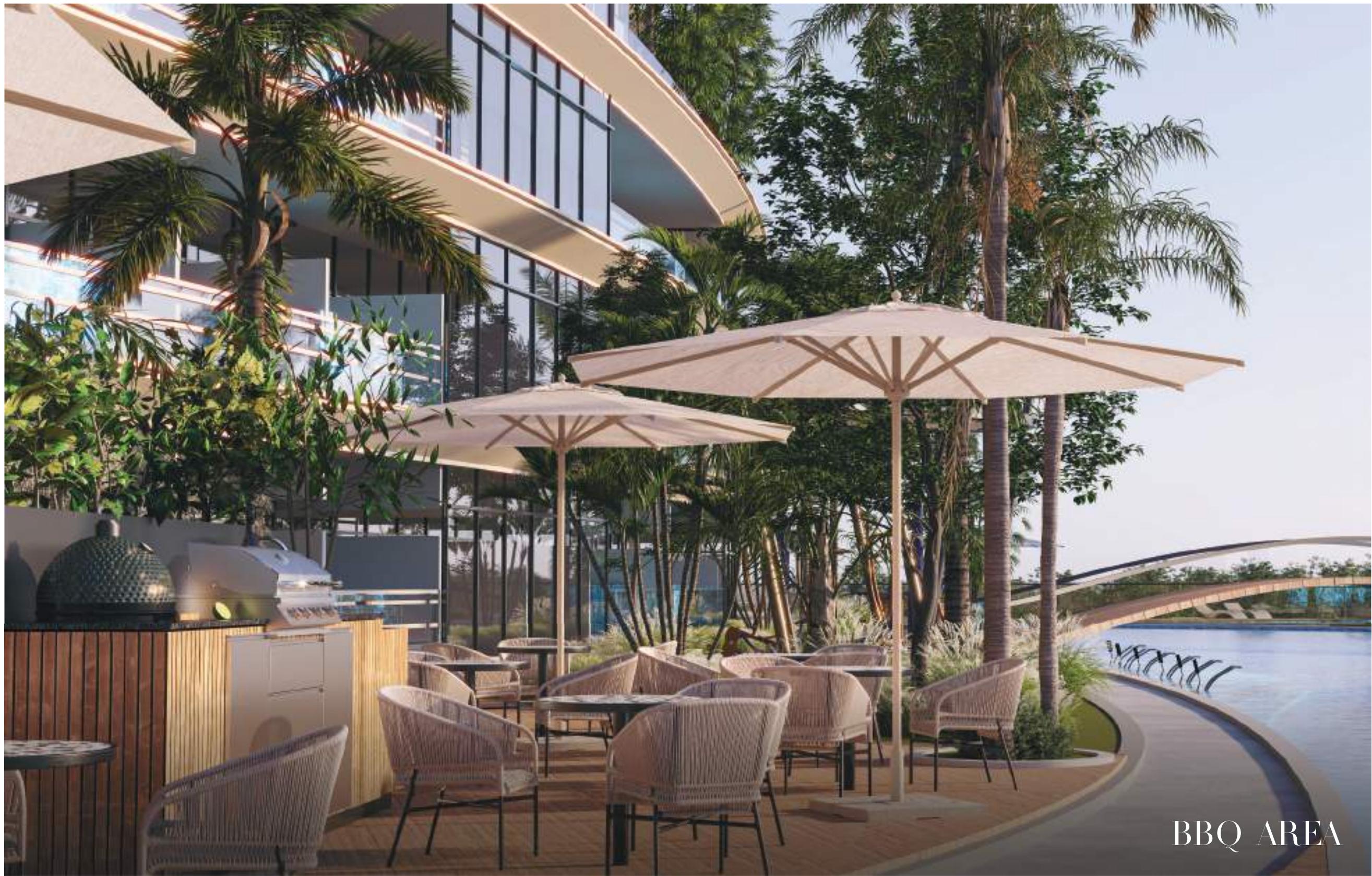
For adults seeking serenity, the high-rise infinity pool offers stunning views of Dubai and the Al Barari community, accompanied by its own jacuzzi and scenic viewing deck. Whether you're swimming or floating in peace, these waterside spaces elevate your lifestyle.

Experience a seamless blend of relaxation, fitness, and luxury,

DIVE INTO WATERSIDE BLISS



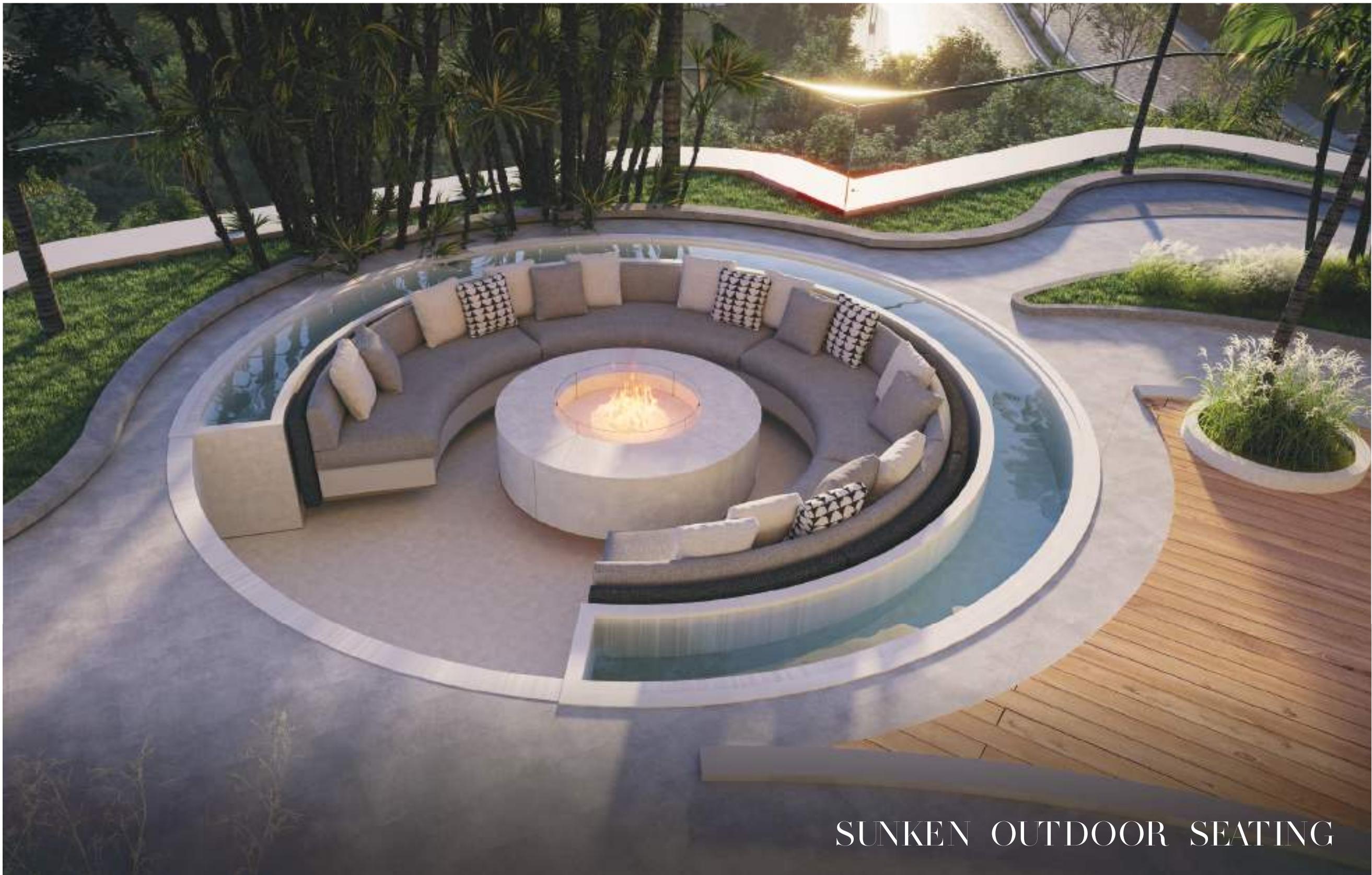
AQUA FITNESS



BBQ AREA



LIVE, DINE,
ENTERTAIN



SUNKEN OUTDOOR SEATING



POOL LOUNGE

At SAMANA Barari Heights, your children can truly experience the joys of outdoor play, away from screens and digital distractions. Watch them splash and laugh in the dedicated kids' pool, where fun and water activities await. Beyond the pool, they can explore a variety of indoor and outdoor play spaces designed to stimulate their imagination, creativity, and physical development, all within the safety and security of your vibrant community.

SAMANA Barari Heights also boasts a dedicated daycare center that provides peace of mind for busy parents, knowing their little ones are safe and engaged in enriching activities.

WHERE CHILDHOOD THRIVES



OUTDOOR KIDS PLAY AREA



JOYFUL
CHILDHOOD
UNFOLDS



FAMILY POOL

An outdoor cinema scene at dusk. In the foreground, several large, plush beanbag chairs in shades of white, light green, and dark green are arranged on a paved surface. In the center, a large, illuminated screen displays the text "SAMANA DEVELOPERS" in white, set against a background of vibrant, flowing blue water. To the left, a building with a slatted facade is visible, and to the right, a palm tree stands near a pool of water. The sky is a soft, twilight blue.

SAMANA
DEVELOPERS

AL FRESCO CINEMA



UNIT LAYOUTS



STUDIO WITH POOL
(TYPE1)

ENTRANCE

KITCHEN

BEDROOM

BATH

BALCONY

POOL

STUDIO WITH POOL

(TYPE 2)





1 BEDROOM WITH STOREROOM



2 BEDROOM WITH LAUNDRY ROOM & POOL



2 BEDROOM WITH POOL



2 BEDROOM WITH STOREROOM & POOL

Level 1



Level 2



3 BEDROOM DUPLEX WITH STOREROOM & POOL



3 BEDROOM WITH STOREROOM & POOL

Level 1



Level 2



4 BEDROOM DUPLEX & POOL

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