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OFF PLAN

Portside by Samana

Location: Dubai Maritime City, Dubai

Starting From: AED 1,100,000

Permit No: 2

Portside by Samana

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Samana Developers	**Apartments**	**Q2 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Portside by Samana Developers is a luxury waterfront residential development in **Dubai Maritime City** , combining contemporary architecture, resort-inspired amenities and modern residences within one of Dubai's rapidly transforming coastal districts. Designed for buyers seeking a sophisticated waterfront lifestyle close to central Dubai, Portside offers studios and 1 and 2-bedroom apartments within a striking high-rise setting overlooking the Arabian Gulf and the evolving Dubai Maritime City skyline.

The development reflects Dubai Maritime City's transformation into a premium mixed-use waterfront destination. Positioned on a peninsula between Dubai's historic districts and its modern commercial centres, the community provides residents with a combination of coastal surroundings and convenient access to Downtown Dubai, Business Bay, DIFC and Jumeirah.

Architecturally, Portside adopts a contemporary tower design defined by extensive glazing, private balconies and flowing architectural elements that complement its maritime setting. The façade is designed to maximise natural light while giving residences greater visual connection with the surrounding sea and skyline.

The residential collection includes **studios, 1-bedroom and 2-bedroom apartments**, providing options for individual buyers, professionals, couples and small families. Residences range from approximately **390 sq. ft. to 1,300 sq. ft.**, allowing buyers to select between compact investment-oriented properties and more spacious waterfront homes.

Studio apartments provide efficient layouts designed for modern urban living, making them particularly relevant to investors seeking a lower acquisition point within Dubai Maritime City. One-bedroom residences introduce greater separation between living and sleeping spaces, while the largest 2-bedroom apartments provide more substantial accommodation for couples and families.

A distinctive feature associated with Samana's residential developments is the integration of **private swimming pools into selected apartment balconies**. At Portside, selected residences continue this resort-oriented concept, allowing residents to enjoy a private outdoor relaxation environment directly connected to their home.

The interiors combine contemporary finishes with a light, sophisticated material palette designed to complement the project's coastal location. Large windows introduce natural daylight into living areas, while open-plan layouts maximise usable space and create flexible environments for everyday living and entertaining.

Modern kitchens are integrated into the residences, while private balconies extend living spaces outdoors. Depending on apartment orientation and floor level, selected homes can benefit from views towards the Arabian Gulf, surrounding waterfront and Dubai skyline.

Portside's lifestyle offering is designed around **wellness, leisure, recreation and waterfront living**. Residents have access to swimming facilities, landscaped relaxation areas and fitness environments intended to create a resort-style residential experience.

A modern gymnasium supports active lifestyles, while wellness facilities provide spaces for residents to relax and recharge. Landscaped outdoor areas, sun decks and communal seating environments create additional opportunities to spend time outside and take advantage of Dubai's coastal climate.

Dedicated children's facilities make the development more suitable for families, while social and entertainment spaces provide residents with environments for gatherings and leisure without leaving the property.

One of Portside's strongest advantages is its location within **Dubai Maritime City**, an emerging waterfront district surrounded by the Arabian Gulf and positioned close to some of Dubai's most established neighbourhoods.

Residents benefit from convenient connectivity towards **Mina Rashid, Port Rashid, Bur Dubai, Jumeirah and Sheikh Zayed Road**, providing straightforward access to both historic Dubai and the city's major modern business districts.

Downtown Dubai, Business Bay and DIFC are within convenient driving distance, strengthening the development's potential appeal among professionals who want to live in a waterfront environment while remaining close to central employment hubs.

The location also provides access to **J1 Beach, Mina Rashid, Dubai Cruise Terminal and Dubai International Airport**, making it relevant to international buyers and residents who travel frequently.

Dubai Maritime City's continued transformation represents an important part of Portside's longer-term investment proposition. Significant residential, hospitality and waterfront development is reshaping the peninsula, with new towers and supporting infrastructure gradually creating a more established premium coastal community.

For investors, Portside offers exposure to this evolving waterfront market while the district remains in a significant development phase. As residential occupancy, hospitality, retail and supporting infrastructure increase, Dubai Maritime City's profile as a premium waterfront destination has the potential to strengthen further.

Studios and 1-bedroom apartments may appeal particularly to investors targeting professionals, couples and international residents seeking waterfront accommodation close to central Dubai. Larger 2-bedroom apartments provide opportunities to target couples, small families and residents requiring additional space.

The availability of residences with **private pools** can provide another point of differentiation within the rental and resale markets. Such apartments may appeal particularly to short- and medium-term residents seeking a more resort-oriented experience, subject to the building's final leasing and holiday-home regulations.

For end-users, Portside combines contemporary apartment living with a distinctive waterfront setting. Residents can benefit from modern interiors, private outdoor spaces, lifestyle facilities and proximity to the sea while remaining within convenient reach of central Dubai.

As Dubai Maritime City continues to mature, Portside is positioned to benefit from the district's transformation into a significant residential and hospitality destination, creating potential appeal for buyers seeking both lifestyle value and longer-term exposure to Dubai's expanding waterfront property market.

Why Buy Portside by Samana Through A1 Properties?
Buying a residence at **Portside by Samana through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, floor level, orientation, waterfront views, private-pool configuration, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential, waterfront and off-plan property market, helping buyers evaluate Portside against other opportunities across Dubai Maritime City and Dubai's wider coastal property market.

For investors, our advisors can assess entry pricing, surrounding development, rental demand, private-pool premiums, payment-plan obligations and potential resale positioning. End-users can receive tailored guidance based on apartment size, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	30%	50%
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.