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OFF PLAN

Samana Barari Avenue

Location: Majan, Dubai

Starting From: AED 2,583,887

Permit No: 2

Samana Barari Avenue

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Samana Developers	**Offices**	**Q4 2028**	**15% Down Payment**	**Off Plan**

ABOUT THE PROJECT

SAMANA Barari Avenue is a contemporary commercial development by **SAMANA Developers** in Majan, designed for businesses, entrepreneurs and investors seeking modern office and retail property in an increasingly established part of Dubailand. Combining flexible commercial spaces with premium business facilities, wellness amenities and strong road connectivity, the project introduces a lifestyle-led approach to the modern Dubai workplace.

Located in **Majan, Wadi Al Safa 3**, SAMANA Barari Avenue benefits from proximity to Al Barari while remaining connected to major residential, commercial and leisure destinations across Dubai. Its position near Sheikh Mohammed Bin Zayed Road and Dubai–Al Ain Road provides convenient access to central Dubai as well as the wider Dubailand corridor.

Unlike a conventional office building focused solely on workspace, **SAMANA Barari Avenue by SAMANA Developers** has been conceived as a broader business destination. Contemporary offices are complemented by retail and dining opportunities, creating an environment where professionals can work, meet clients, network and access everyday services within the same development.

Office units start from approximately **512 sq. ft.**, providing opportunities for entrepreneurs, professional practices and growing businesses seeking their own commercial premises in Dubai. Retail spaces begin from approximately **213 sq. ft.**, offering options for businesses targeting the development's professional population and surrounding Majan community.

Architecture focuses on a modern corporate identity, with dedicated lobbies and VIP drop-off areas creating a polished arrival experience. SAMANA also highlights environmentally conscious architectural elements as part of the project's design, supporting a contemporary workplace environment.

The amenity offering helps distinguish Barari Avenue from more conventional commercial buildings. Premium business facilities are supported by **wellness and recreational spaces**, allowing professionals to incorporate relaxation and wellbeing into their working day. Retail and dining facilities add convenience for office occupiers, employees and visitors.

Security and access have also been incorporated into the commercial concept, while dedicated arrival areas help create a professional environment suitable for businesses that regularly receive clients and partners.

The **Majan location** provides an important balance between accessibility and value. The district sits close to Al Barari and is surrounded by expanding residential communities, giving commercial occupiers access to a growing local population while remaining within practical reach of Dubai's principal business centres.

Al Barari and Global Village are nearby, while Dubai Silicon Oasis can be reached in approximately 5–10 minutes according to SAMANA. Dubai Outlet Mall and Academic City are approximately 10–15 minutes away. **Business Bay, Downtown Dubai and Dubai Mall** are approximately 15–20 minutes away, subject to traffic.

Dubai International Airport, Dubai Marina and Palm Jumeirah are also accessible through the wider road network, supporting companies whose employees, clients or business partners travel regularly across the city.

For owner-occupiers, SAMANA Barari Avenue provides an opportunity to secure commercial premises rather than relying solely on leased office space. Businesses can select offices according to operational requirements, company size, floor position and budget while establishing a permanent presence in Dubai.

For investors searching for **offices for sale in Majan**, the project offers exposure to Dubai's commercial property market within an expanding mixed-use district. The combination of offices and retail, access to major roads and flexible payment structures broadens its appeal to both local and international commercial-property buyers.

Overall, **SAMANA Barari Avenue Dubai** combines contemporary office space, retail opportunities and business-focused amenities within a strategically connected Majan location, creating a distinctive option for companies and investors seeking **off-plan commercial property in Dubai**.

Why Buy SAMANA Barari Avenue Through A1 Properties?
Commercial property selection requires a different approach from residential investment. A1 Properties can help buyers compare available offices and retail units according to layout, usable area, floor, orientation, accessibility, price per square foot and payment structure, alongside the practical requirements of the intended business or investment strategy.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and owner-occupiers navigating Dubai's commercial real estate market. Investors can assess

acquisition pricing, individual unit positioning, potential leasing considerations and future resale opportunities, while business owners can focus on space efficiency, accessibility, corporate image and long-term operational suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing where applicable and ownership transfer. Following completion, A1 Properties can also assist owners with commercial leasing and future resale, supporting the property throughout its investment lifecycle.

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

PAYMENT PLAN

15%	**1%**	**1%**
Down Payment	During Construction	Post Handover

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