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OFF PLAN

Samana Business Hub

Location: Downtown Jebel Ali, Dubai

Starting From: AED 1,460,000

Permit No: 2

Samana Business Hub

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Samana Developers	**Offices**	**Q3 2029**	**50/10**	**Off Plan**

ABOUT THE PROJECT

SAMANA Business Hub is a next-generation commercial development by **SAMANA Developers** in Downtown Jebel Ali, bringing premium Grade A offices, retail spaces and an extensive business and lifestyle amenity offering to one of Dubai's most strategically connected commercial corridors. Positioned directly on Sheikh Zayed Road with convenient access to Dubai Metro, the project is designed for entrepreneurs, established companies and investors seeking modern commercial property in Dubai.

The development combines a striking contemporary architectural identity with flexible office environments designed for businesses of different scales. Its curved, glazed façade creates a distinctive presence along Sheikh Zayed Road, while the internal planning focuses on efficient workplaces, professional arrival areas and facilities that support both productivity and employee wellbeing.

SAMANA Business Hub offers several office collections, including **Optima, Ultima and Supreme**, alongside larger half-floor and full-floor opportunities. Published office configurations begin at approximately 610 sq. ft., while half floors extend to around 8,500 sq. ft. and full floors to approximately 17,000 sq. ft. This range allows buyers to consider everything from an individual company office to a substantial corporate headquarters.

Retail forms another important part of the development. Sixteen curated retail units are planned within the project, adding cafés, services and commercial activity to the wider workplace environment. This mixed commercial approach is intended to create a more active destination throughout the working day rather

than a conventional office-only tower.

Amenities are a major differentiator for **SAMANA Business Hub in Downtown Jebel Ali**. More than 25 facilities are planned across business, wellness and social categories. Dedicated co-working environments, meeting spaces and business facilities provide additional flexibility outside individual offices, while an executive business environment supports networking, presentations and corporate interaction.

The wellness offering brings a lifestyle dimension to the workplace. Facilities include a swimming pool, gym, spa, sauna and yoga areas, giving employees and business owners opportunities to exercise or unwind without leaving the development. Lounge areas, a clubhouse, café and other social spaces further expand the experience.

SAMANA also incorporates facilities such as a **business centre, podcast studio, function room and prayer room**, reflecting the increasingly varied requirements of modern companies and professionals.

Location is one of the project's strongest commercial advantages. **Downtown Jebel Ali** occupies a strategic position along Sheikh Zayed Road between Dubai's established urban core and the rapidly expanding Dubai South corridor. The project also benefits from direct access to Dubai Metro, providing employees and visitors with an alternative to private-car commuting.

The development is particularly well positioned for businesses connected to **Jebel Ali Free Zone (JAFZA), Jebel Ali Port, Expo City Dubai and Dubai South**. Al Maktoum International Airport is approximately 15 minutes away according to current project marketing, while Dubai Marina is around 12 minutes and Palm Jebel Ali approximately 10 minutes away.

This connectivity can be especially attractive to companies operating across logistics, trade, professional services, technology and other sectors that benefit from proximity to Jebel Ali and Dubai South while retaining direct access to Sheikh Zayed Road.

For owner-occupiers, SAMANA Business Hub offers an opportunity to establish a permanent Dubai office within a purpose-designed commercial environment. Businesses can select space according to team size, operational requirements and future expansion plans rather than relying solely on conventional leased premises.

For investors searching for **offices for sale in Downtown Jebel Ali**, the development provides exposure to Dubai's commercial property sector within an important long-term growth corridor. Its Grade A positioning, Metro accessibility, flexible office sizes and extended post-handover payment structure create a differentiated proposition within the wider market.

Overall, **SAMANA Business Hub Dubai** combines contemporary office space, extensive business amenities and strategic connectivity, creating a compelling option for companies and investors seeking **off-plan commercial property in Dubai**.

Why Buy SAMANA Business Hub Through A1 Properties?
Selecting commercial property requires careful assessment of both the individual office and its suitability for future occupiers. A1 Properties can help buyers compare available units according to layout, size, floor,

orientation, views, price per square foot and payment structure, alongside practical factors relevant to business operations and leasing.

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 compare acquisition pricing, individual office positioning, leasing considerations and future resale opportunities, while businesses can focus on usable space, accessibility, corporate image and long-term operational requirements.

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, providing continuity throughout the property's investment lifecycle.

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

PAYMENT PLAN

20%	30%	10%	40%
Down Payment	During Construction	On Handover	Post Handover

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