Project report: SAMANA Avenue

Facts as published, each with its source. Built by Kolaboro on 18 Nov 2026 from its public data. No verdicts.

Certificate

In short

SAMANA Avenue is listed as under construction in Dubai Land Residence Complex (DLRC), Dubai, Dubai, UAE, by SAMANA Developers. The handover date on record is December 2027. A permit number is published. Transparency score: 78 of 100, rank 232 of 482 in Dubai. 7 of 10 developer claims we tested are confirmed. Last checked 17 Nov 2026.

Key facts

Developer: SAMANA Developers
source: https://www.samanadevelopers.com/projects/samana-avenue

Location: Dubai Land Residence Complex (DLRC), Dubai, Dubai, UAE
source: https://www.samanadevelopers.com/projects/samana-avenue

Stage: under construction
source: https://www.samanadevelopers.com/projects/samana-avenue

Handover on record: December 2027
source: https://www.samanadevelopers.com/projects/samana-avenue

Permit or licence number: DLD project registration 2898
source: https://www.samanadevelopers.com/projects/samana-avenue

Price from: Registered sales from AED 741,000 to AED 1,600,000 (DLD, 12 Jun 2026 - 4 Aug 2026)
source: https://www.samanadevelopers.com/projects/samana-avenue

Payment plan: PDC: 15% on booking, 1% monthly for 40 months, 10% in month 12, 5% in month 18, and 0.5% monthly for 60 months
source: https://www.samanadevelopers.com/projects/samana-avenue

Last checked: 17 Nov 2026

Page we read: https://www.samanadevelopers.com/projects/samana-avenue

Transparency checklist

Transparency score: 78 of 100. Rank 232 of 482 in Dubai

[x] Developer identified by legal name: Legal name: Samana International Real Estate Development L.L.C (DLD developer 1229)

[o] Developer found in an official company register: Not found in GLEIF by exact legal name

[x] Permit or licence number published: Number published: DLD project registration 2898

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: December 2027

[?] Handover date record: Not enough dated history yet

[x] Deposit protection stated: Escrow, bank guarantee or insurance stated

[o] Address or plot location published: No precise address or plot location published

[x] Developer website health: answers; valid TLS certificate; domain registered for 60+ days more; no lookalike-domain notice

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

18 Nov 2026: Official register checked: Dubai DLD project register (published on dubairealestateiq.com)
https://kolaboro.com/registers/

17 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/samana-avenue/

Sources

https://www.samanadevelopers.com/projects/samana-avenue
https://dubairealestateiq.com/developer/samana
https://dubairealestateiq.com/project/samana-avenue

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.
The live page has the latest data: https://kolaboro.com/projects/samana-avenue/
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