Project report: SAMANA Waves 2

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

Certificate

In short

SAMANA Waves 2 is listed as under construction in Jumeirah Village Circle (JVC), Dubai, Dubai, UAE, by SAMANA Developers. The handover date on record is Q3 2027. A permit number is published. Transparency score: 78 of 100, rank 232 of 482 in Dubai. 6 of 8 developer claims we tested are confirmed. Last checked 17 Nov 2026.

Key facts

Developer: SAMANA Developers
source: https://www.samanadevelopers.com/projects/samana-waves-2

Location: Jumeirah Village Circle (JVC), Dubai, Dubai, UAE
source: https://www.samanadevelopers.com/projects/samana-waves-2

Stage: under construction
source: https://www.samanadevelopers.com/projects/samana-waves-2

Handover on record: Q3 2027
source: https://www.samanadevelopers.com/projects/samana-waves-2

Permit or licence number: DLD project registration 2574
source: https://www.samanadevelopers.com/projects/samana-waves-2

Price from: Registered sales from AED 635,000 to AED 2,000,000 (DLD, 11 Mar 2026 - 19 Oct 2026)
source: https://www.samanadevelopers.com/projects/samana-waves-2

Payment plan: not published

Last checked: 17 Nov 2026

Page we read: https://www.samanadevelopers.com/projects/samana-waves-2

Transparency checklist

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

[x] Developer identified by legal name: Legal name: Samana Si Holding Limited Dubai Branch (DLD developer 1344)

[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 2574

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

[x] Handover date published: Published: Q3 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-waves-2/

Sources

https://www.samanadevelopers.com/projects/samana-waves-2
https://dubairealestateiq.com/developer/samana
https://dubairealestateiq.com/project/samana-waves-2

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-waves-2/
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