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# Sama Real Estate Development Group

Building Dreams,  
Delivering Excellence

Company Profile

# Our Legacy

From Construction Excellence to Real Estate Innovation

For over 45 years, the Sama Group has evolved from a leading construction company in Saudi Arabia to a comprehensive real estate powerhouse in the UAE. Our journey is defined by a commitment to world-class architectural and engineering solutions.



## Group Milestones

**1978**

### **SEDCOBC (Saudi Arabia)**

Established as a leading construction company, building the foundation of our expertise.

**2016**

### **UAE Expansion**

Launch of Almothaberon Building Contracting LLC and Haton Medical Centre LLC in Dubai.

**2022**

### **Sama Ezdan Real Estate Development**

Entered the developer market with a focus on affordable luxury and contemporary homes.

**2023**

### **Sama Mayas Real Estate Development**

Expanded portfolio with a focus on modern waterfront living and high-end lifestyle projects.

# Introducing Our Development Arms

Our real estate development division operates through two dedicated entities, each focused on creating modern homes that combine high-quality materials with exceptional amenities.

## Sama Ezdan

Est. 2022

Specializes in residential developments with contemporary design. Their mission centers on building affordable luxury homes with great amenities, optimizing customer value for money.

## Sama Mayas

Est. 2023

Focuses on creating modern homes with high-quality materials and amenities at reasonable prices. Pledging to provide access to a high-end lifestyle with everything residents require in one place.



Delivering excellence through innovation and solution-focused development.



# Our Vision

Excellence Through Innovation



Our success stems from a fundamental commitment: bringing client visions to reality by comprehensively understanding their interests and goals. Under the leadership of CEO Engr. Mohamad Ahmad Hejazi, we view each project as an opportunity to build a lasting legacy.



Innovation



Quality



Reliability



Sustainability

*"We pledge to provide access to a high-end lifestyle, building a legacy of excellent heritage for years to come."*



# Sama Ezdan

Real Estate Development

## *Building Affordable Luxury*

Established in 2022, Sama Ezdan is dedicated to building contemporary homes that blend high-end materials with exceptional amenities. Our mission is to optimize value for money without compromising on quality, providing families with the perfect balance of luxury and affordability.

Contemporary Design

Flexible Payment Plans

Smart Home Integration

Prime Locations (JVC)

*"We've Got the Keys to Your Dream HOME!"*



Sama Ezdan Development

# Mayas Geneva

Completed Excellence in JVC

**Q1-2024**

Completion

**79**

Total Units

**G+5**

Floors

Located in the heart of Jumeirah Village Circle, Mayas Geneva is a testament to affordable luxury. This G+5 residential building offers full park views and proximity to five-star hotels, featuring built-in smart home technology and flexible post-handover payment plans.

## Unit Mix

- ✓ 10 Studios
- ✓ 48 One-Bedroom
- ✓ 17 Two-Bedroom
- ✓ 1 Three-Bedroom
- ✓ 3 Duplexes

## Amenities

- ⚡ Infinity Pool
- GYM Fitness Gym
- EV EV Stations
- PLAY Kids Play Area



Completed

# Mayas Geneva





**SAMA MAYAS**  
Real Estate Development

# Sama Mayas

## Real Estate Development

Established in 2023, Sama Mayas is our dedicated division focused on premium sea-view living. We design modern homes using high-quality materials and offer world-class amenities, delivering strong investment potential while providing residents with a refined, high-end lifestyle overlooking the sea.

### Modern Design

Contemporary architecture that harmonizes with waterfront settings.

### Strategic Locations

Prime positioning in Dubai's most sought-after destinations.

### Premium Lifestyle

Access to high-end amenities and recreational facilities.

### Investment Value

Ensuring strong returns through quality and location.

Est. 2023

Pre-Launch

# Sea View Residence

 Dubai Islands, Palm Deira

Exclusive sea-view living in Dubai's ambitious island development, offering world-class amenities and breathtaking views.

**Completion**

Q4 - 2026

**Plot No.**

DIA-RE-0209

**Building Type**

G + P + 8

**Status**

Pre-Launch





# Sea View Residence

Premium Coastal Living

## Unit Configurations

| Type             | Size (SQFT) | Ideal For                        |
|------------------|-------------|----------------------------------|
| 1-Bedroom        | 840         | Young Professionals & Couples    |
| 2-Bedroom        | 1,394       | Small Families                   |
| 3-Bedroom Duplex | 3,079       | Luxury Family Living (Penthouse) |

## World-Class Amenities

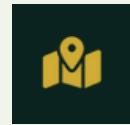
|   |   |   |
|---|---|---|
|  Infinity Pool |  Fitness Gym                       |  Cinema                                  |
|  BBQ           |  Meeting Lounge & Relaxation Zones |  Landscaped Walkways with water features |

|               |            |                    |
|---------------|------------|--------------------|
| Location      | Completion | Opportunity        |
| Dubai Islands | Q4 - 2026  | Pre-Launch Pricing |

# Dubai Islands

## A Transformative Destination

Dubai Islands represents one of the city's most ambitious waterfront developments, transforming the coastline into a world-class residential and tourism hub. This master-planned community offers a serene island lifestyle with seamless connectivity to the city's heart.



### Strategic Location

Easy access to Dubai International Airport and Downtown Dubai, combining seclusion with connectivity.



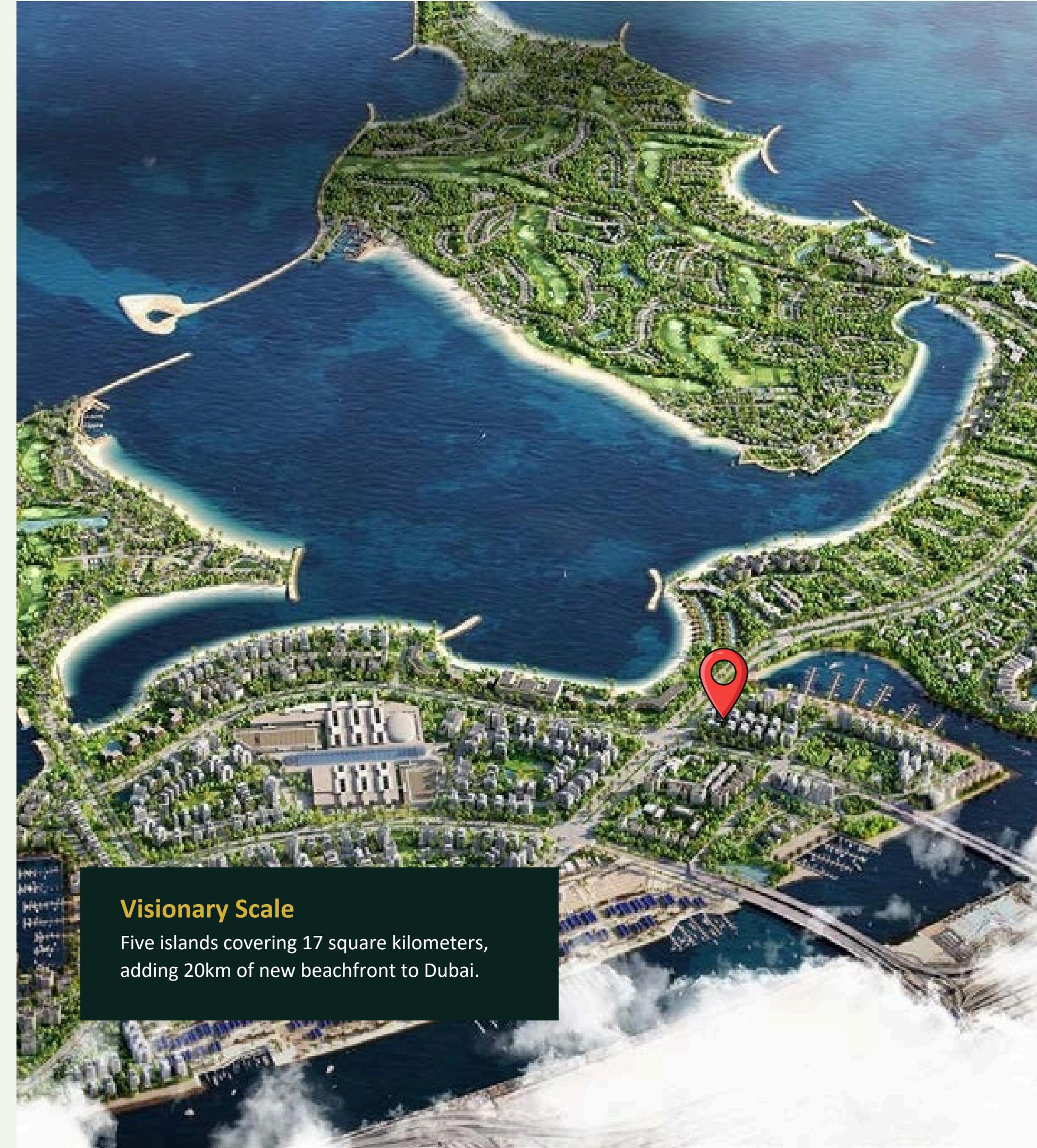
### World-Class Lifestyle

Featuring pristine beaches, luxury resorts, retail promenades, and comprehensive recreational facilities.



### Investment Potential

As a premier emerging destination, early investment offers significant capital appreciation opportunities.



### Visionary Scale

Five islands covering 17 square kilometers, adding 20km of new beachfront to Dubai.

# Why Choose US

Partner with a group that combines 45 years of construction excellence with innovative real estate development expertise.



## Heritage of Excellence

Four decades of proven construction and development expertise across the region.



## Financial Strength

Backed by an established group with proven financial stability and resources.



## Innovation Focus

Incorporating smart home technology and modern amenities in every project.



## Customer Value

Delivering affordable luxury with flexible payment plans and high ROI potential.



## Strategic Locations

Carefully selected sites in prime communities like JVC and Dubai Islands.



## Quality Commitment

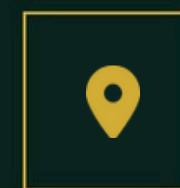
Using high-end materials and superior construction standards.

*"We build more than homes; we build lasting relationships and legacies."*



# Your Dream Home Awaits

## Contact Us



### Visit Us

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