STAMN

YUNI

STAMN

YUNI
STAMN



The enduring premium asset

at the center of Dubai

The rare and precious life

in Jumeirah Garden City



DRIVING DISTANCES

- World Trade Center Station — 5 minute
- Emirates Tower Metro Station — 6 minute
- Museum of The Future — 8 minute
- Dubai World Trade Center — 6 minute
- Dubai International Financial Center — 10 minute

- City Walk — 9 minute
- Coca-Cola Arena — 5 minute
- Burj Khalifa — 12 minute
- Dubai Mall — 12 minute

- La Mer beach — 7 minute
- Dubai International Airport — 15 minute
- Jumeirah Mosque — 5 minute

CLOSEST LANDMARKS

NEARBY ATTRACTIONS

- Burj Khalifa
- Coca Cola Arena
- Museum of the Future
- Dubai Frame
- Dubai World Trade & Convention Centre
- Dubai International Financial Center (DIFC)

SCHOOLS

- Westfield Nursery
- Citizens British School
- Canadian University
- Al Wasl girls School

HOSPITALS/CLINICS

- Emirates Hospital Jumeirah
- GMC Clinics Jumeirah
- Iranian Hospital
- Aster Clinic

SHOPPING/SUPERMARKETS

- Carrefour Market City Walk
- Union Coop Al Wasl Hypermarket
- Westzone Supermarket
- Nesto Hypermarket

MALLS

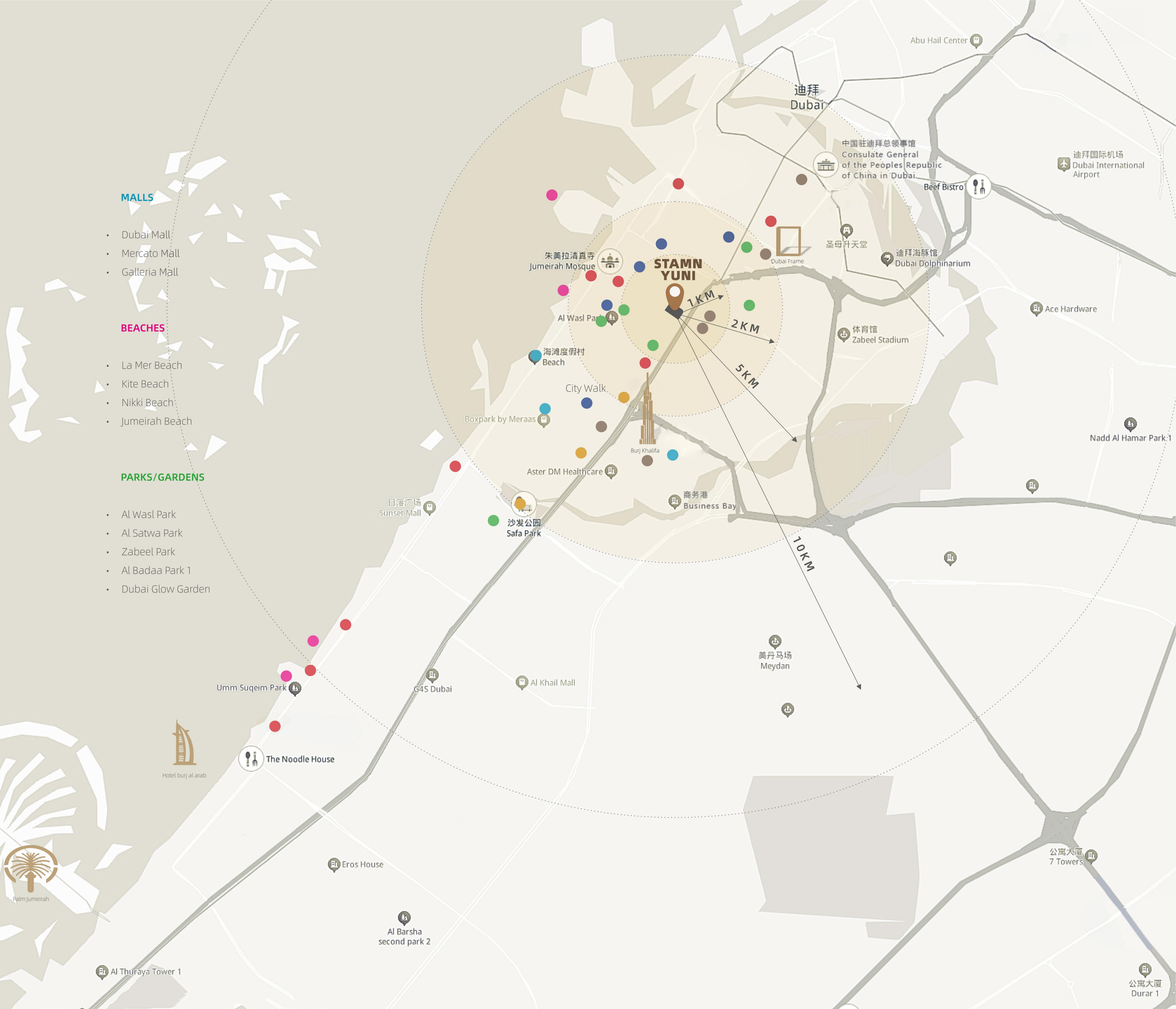
- Dubai Mall
- Mercato Mall
- Galleria Mall

BEACHES

- La Mer Beach
- Kite Beach
- Nikki Beach
- Jumeirah Beach

PARKS/GARDENS

- Al Wasl Park
- Al Satwa Park
- Zabeel Park
- Al Badaa Park 1
- Dubai Glow Garden



DUBAI FRAME



MUSEUM OF THE FUTURE



CITY WALK




WORLD TRADE CENTRE


BURJ KHALIFA


LA MER BEACH

F.A.R CALCULATION

TOTAL GROSS FLOOR AREA	52549.20 SQ.FT.
PLOT AREA	15014.03 SQ.FT.
FLOOR AREA RATIO ALLOWED	3.50

TOTAL NO.OF APARTMENT

GRAND TOTAL	88
STUDIO	33
1 BED	55

INTRODUCING

STAMN YUNI

STAMN YUNI PROVIDES YOU MORE THAN JUST A HOME

STAMN YUNI is a masterpiece of contemporary architecture, seamlessly blending natural and urban living with its simple yet elegant design language. It is more than just a living space, it is an artistic embodiment of a modern lifestyle, a paragon that perfectly integrates modern design, natural beauty, and a high-quality life. Here, every resident can feel the conversation between the building and its environment, experiencing the perfect balance between urban life and natural tranquility.

WELCOME TO

STAMN YUNI

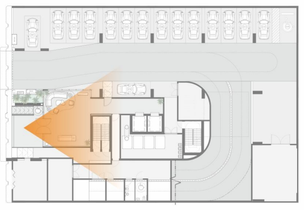
RESIDENCES

WELCOME TO

STAMN YUNI

RESIDENCE





LOBBY

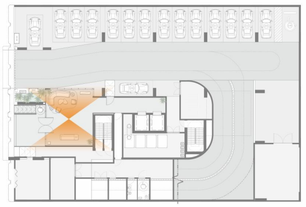
A timeless home space
elegant in form and joyful in heart



LOBBY

A timeless home space
elegant in form and joyful in heart

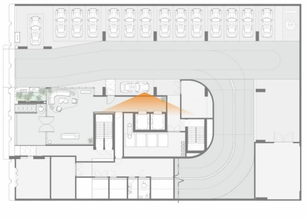




LOBBY

A timeless home space
elegant in form and joyful in heart





ELEVATOR FOYER

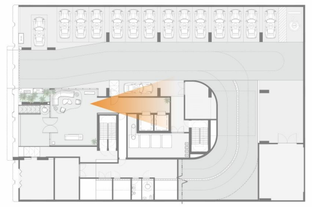
A spacious and bright waiting space
waiting more calmly, elegant and timeless

YUN

STAMN

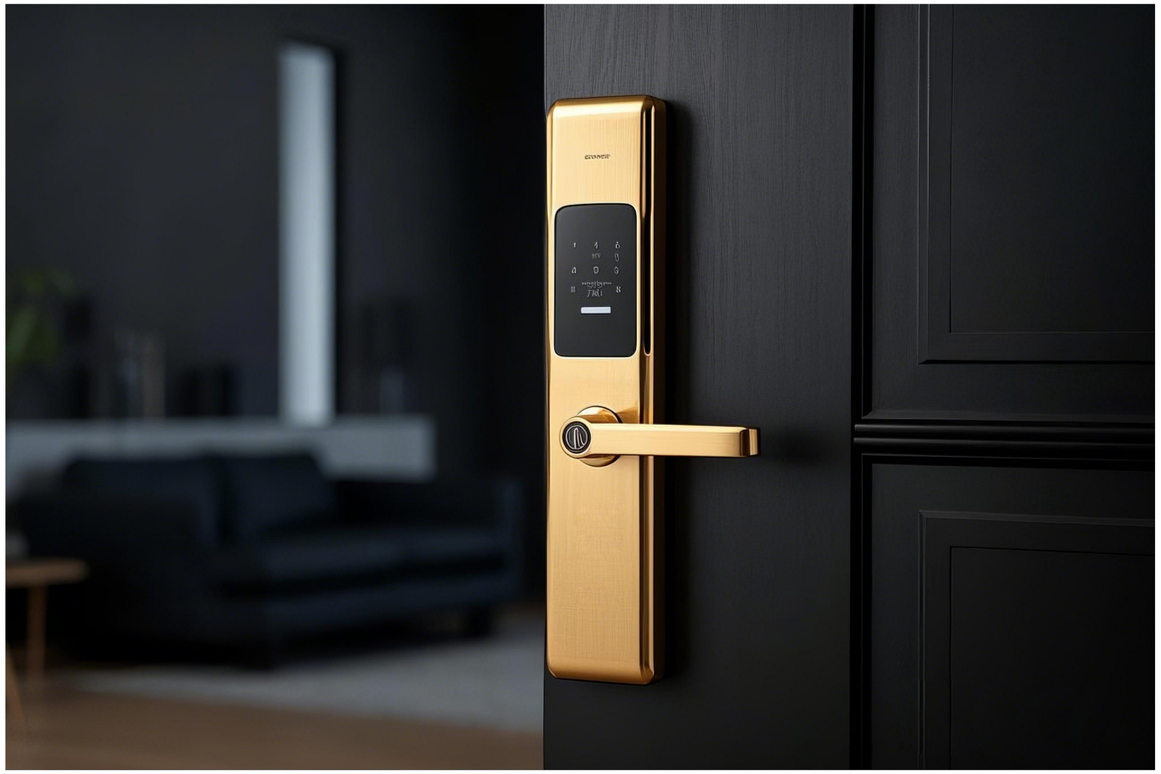
ELEVATOR FOYER

A spacious and bright waiting space
waiting more calmly, elegant and timeless



HOME AUTOMATION

HUMANIZED SMART HOME SPACE,MAKING HOME LIFE WARM
COMFORTABLE AND MORE COMFORTABLE









18 TYPES OF MULTIFUNCTIONAL COMFORTABLE MATCHING



Hot and Spicy Barbecue Area



Individual sofa area



Leisure Grass Area



SMART HOME



KID’ S PLAY AREA



FITNESS CENTRE



Golf area



Vitality aerobic zone



Anaerobic endurance zone



DYNAMIC BIKE



YOGA SPACE



BALCONY LIVING SCENE



Flagship deck area



LANDSCAPE OF PARKING LOT



PUBLIC RECEPTION AREA



ROOF LAND SCAPE



SWIMMING POOL



Children's Swimming Pool

OUTDOOR SPACE

Emotional realm,
gathering with family and enjoying oneself
with close friends



OUTDOOR SPACE

Emotional realm,
gathering with family and enjoying oneself
with close friends





Active region

Barbecue area





OUTDOOR SPACE

Emotional realm,
gathering with family and enjoying oneself
with close friends



FUTERE SWIMMING POOL

Under the starry sky,
freely cruising, cleansing the hustle and bustle of life,
nourishing the fullness of the body and mind



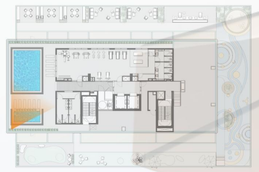
FUTERE SWIMMING POOL

Under the starry sky,
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FUTERE SWIMMING POOL

Under the starry sky,
freely cruising, cleansing the hustle and bustle of life,
nourishing the fullness of the body and mind





FITNESS STUDIO

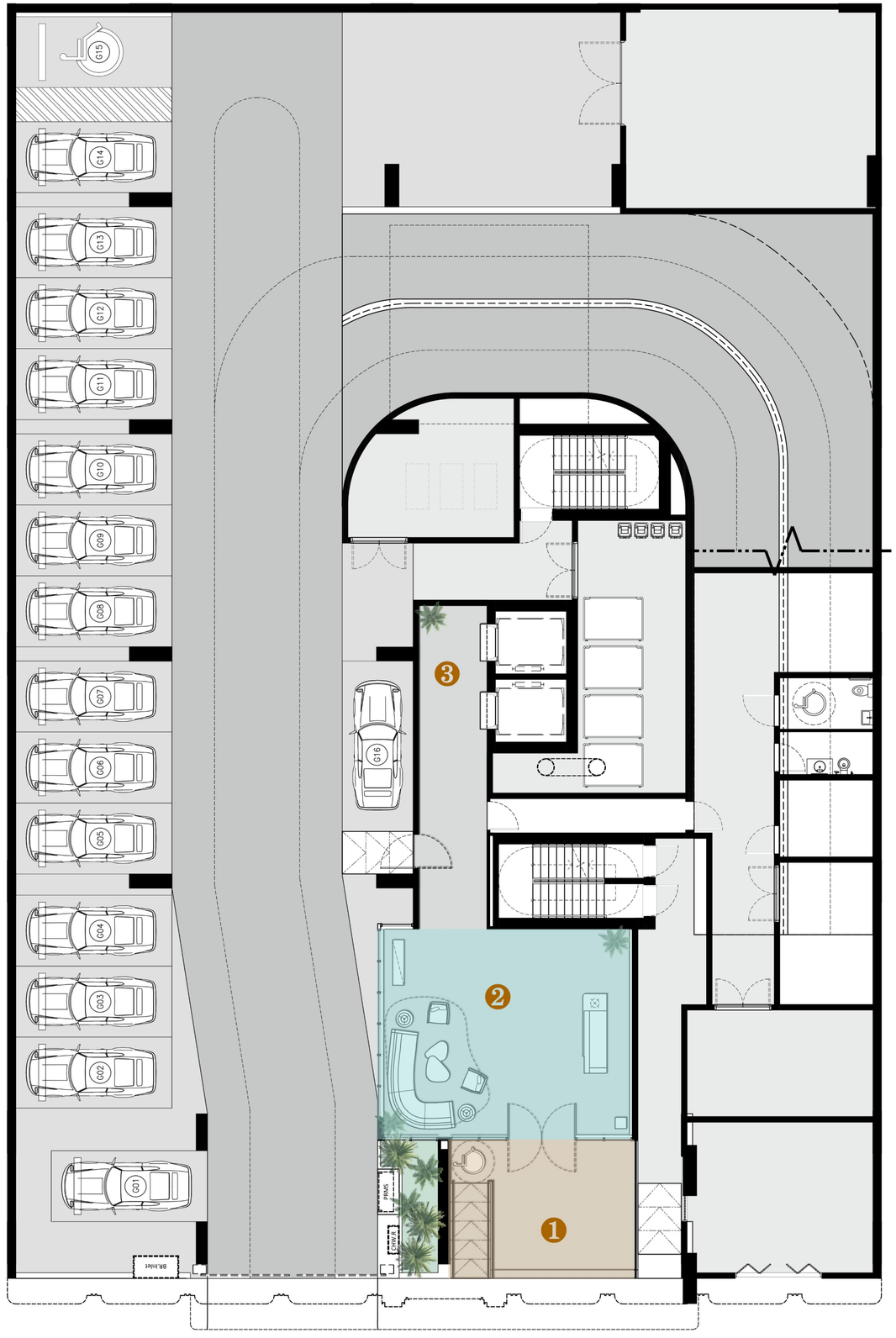
Professional fitness equipment,
bright and comfortable environment,
awakening health and releasing vitality



FLOOR PLANS

GROUND FLOOR PLAN

1. MAIN ENTRANCE
2. MAIN ENTRANCE LOBBY
3. ELEVATOR LOBBY



FLOOR PLANS

1 FLOOR PLAN

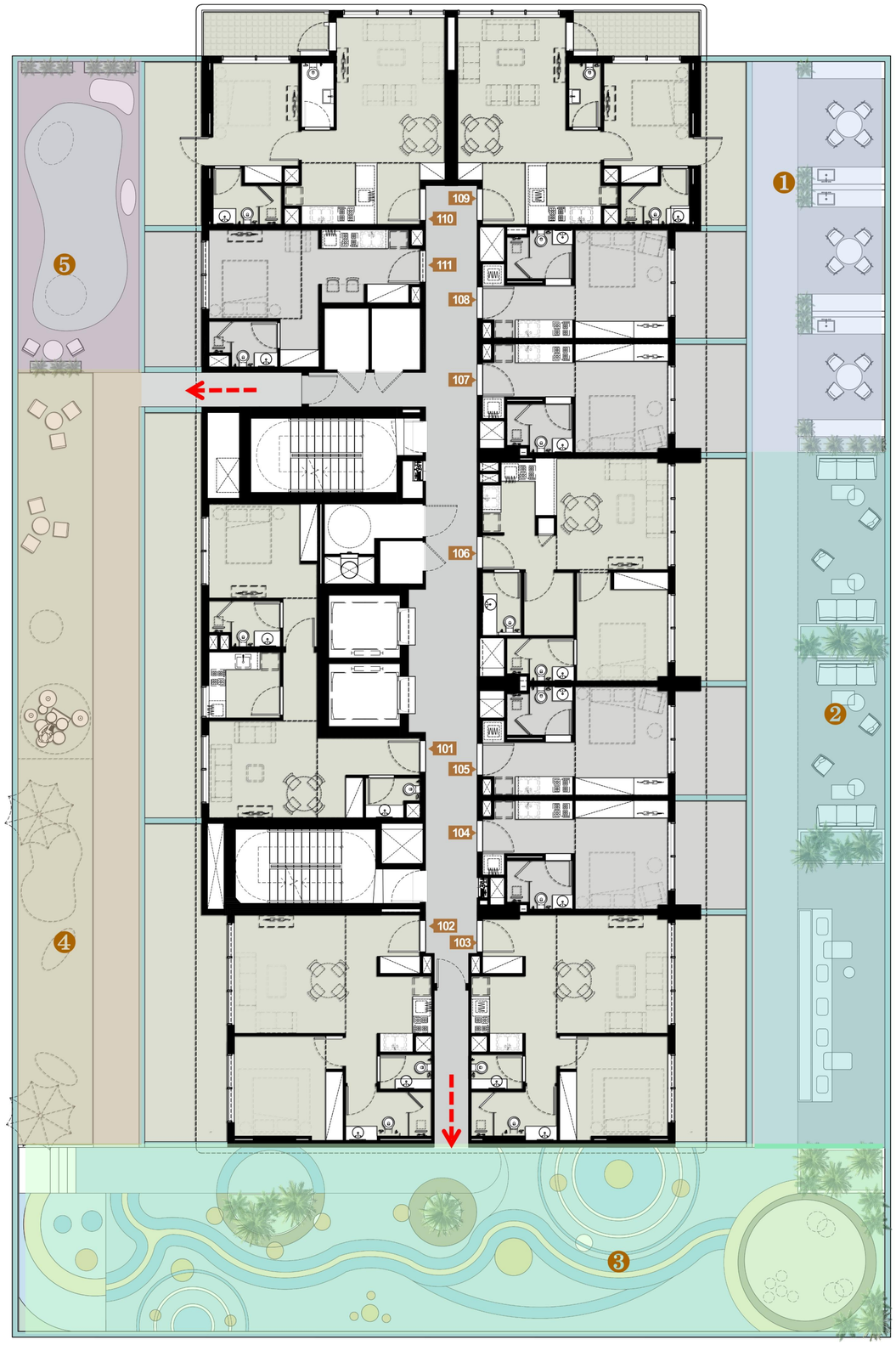
1 BARBECUE DECK

2 LOUNGE SEATING AREA

3 CHILDREN'S PLAY AREA

4 LEISURE LAWN AREA

5 MINIATURE GOLF COURSE

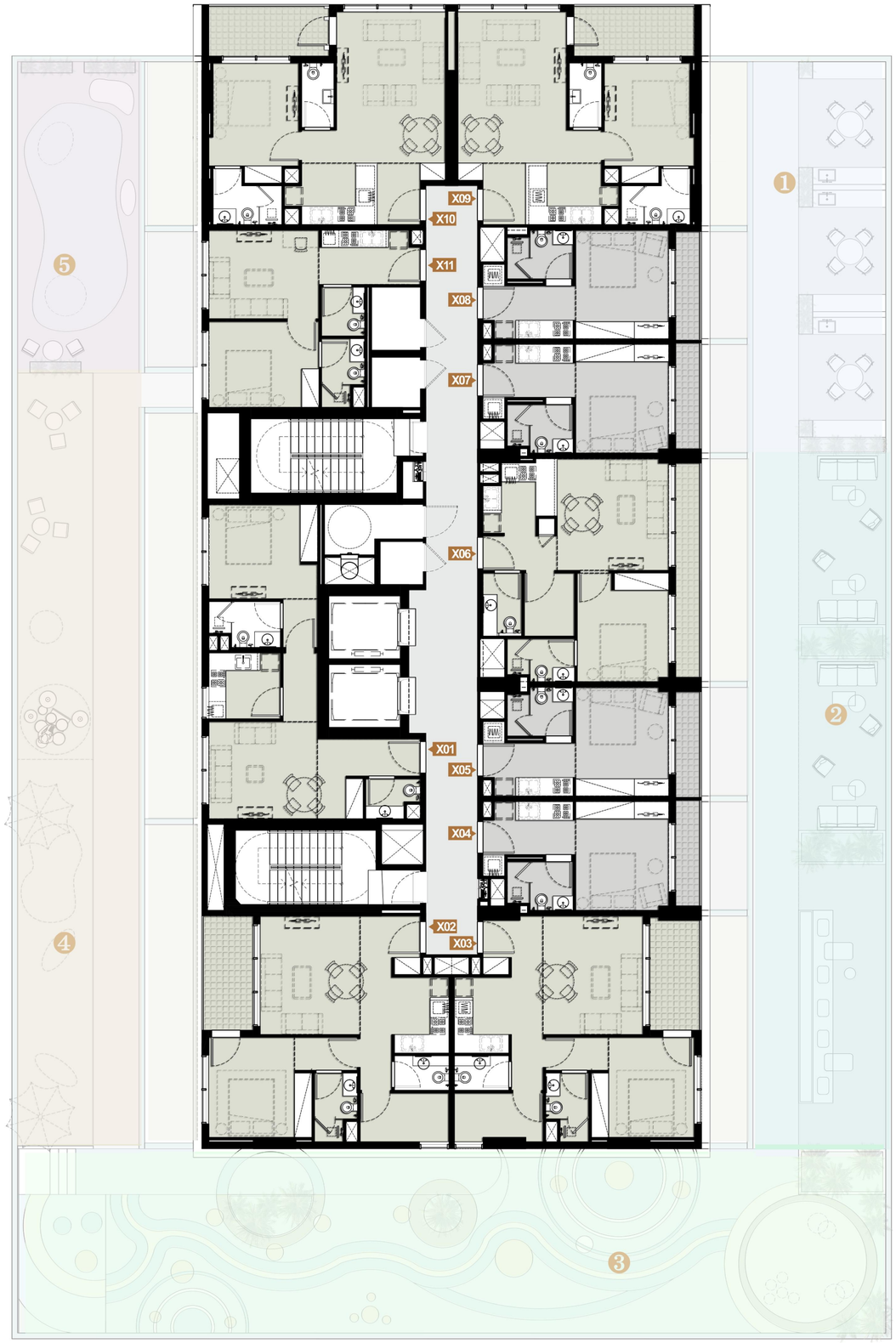


FLOOR PLANS

TYPICAL FLOOR PLAN

(2ND-8TH LEVEL FLOOR)

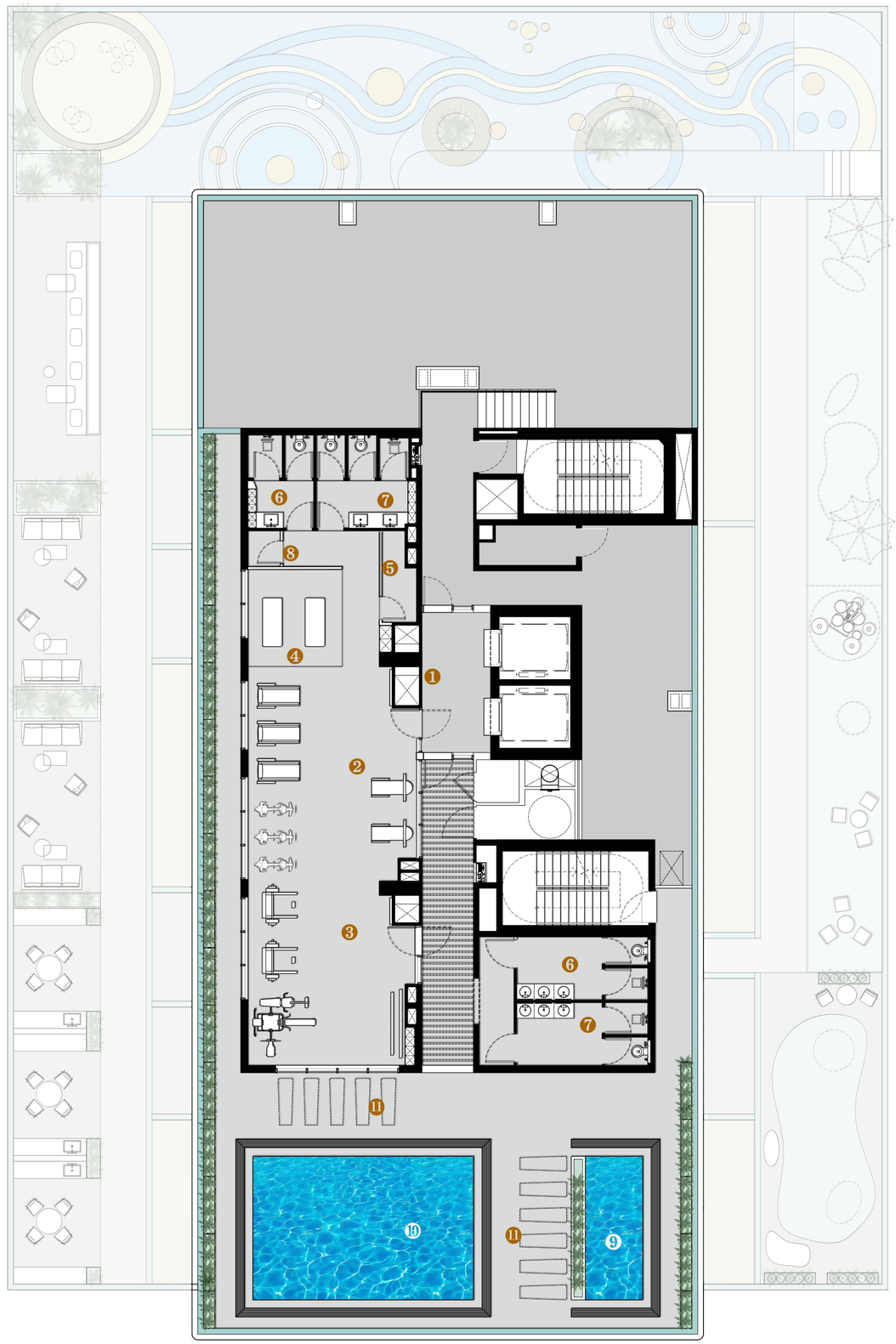
1. BARBECUE AREA
2. LOUNGE SEATING AREA
3. CHILDREN'S PLAY AREA
4. LEISURE LAWN AREA
5. GOLF AREA



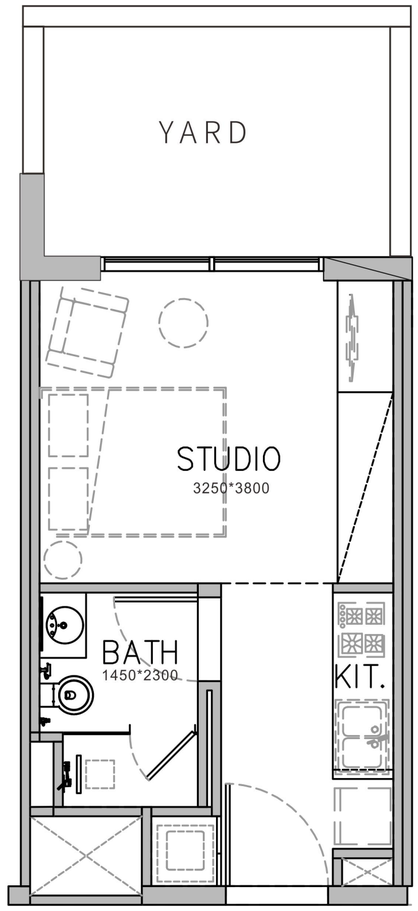
FLOOR PLANS

ROOF-LEVEL FLOOR PLAN

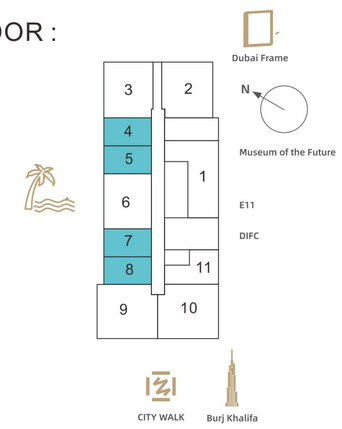
1. LIFT LOBBY
2. AEROBIC ZONE
3. ANAEROBIC ZONE
4. YOGA AREA
5. STORE ROOM
6. MEN CHANGE ROOM
7. FEMALE CHANGE ROOM
8. CLEANING ROOM
9. KID POOL
10. FUTERE SWIMMING POOL
11. POOL DECK



STUDIO
TYPE A104/105/107/108



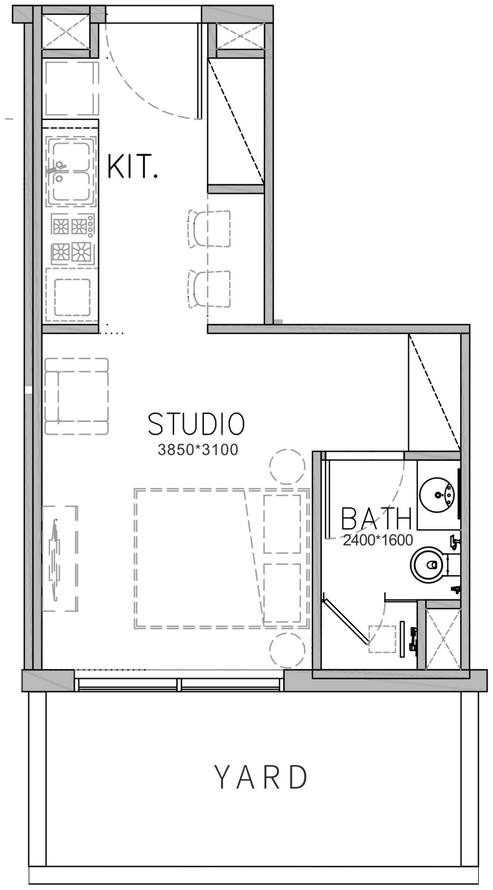
1st FLOOR :



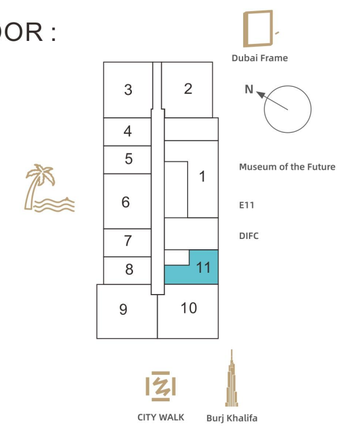
SUITE AREA:	276.20-276.31 Sq.Ft	25.66-25.67 Sq.M
YARD AREA:	113.88-115.07 Sq.Ft	10.58-10.69 Sq.M
TOTAL AREA:	390.19-391.38 Sq.Ft	36.25-36.36 Sq.M

1st Floor: 104 105 107 108

STUDIO
TYPE A111



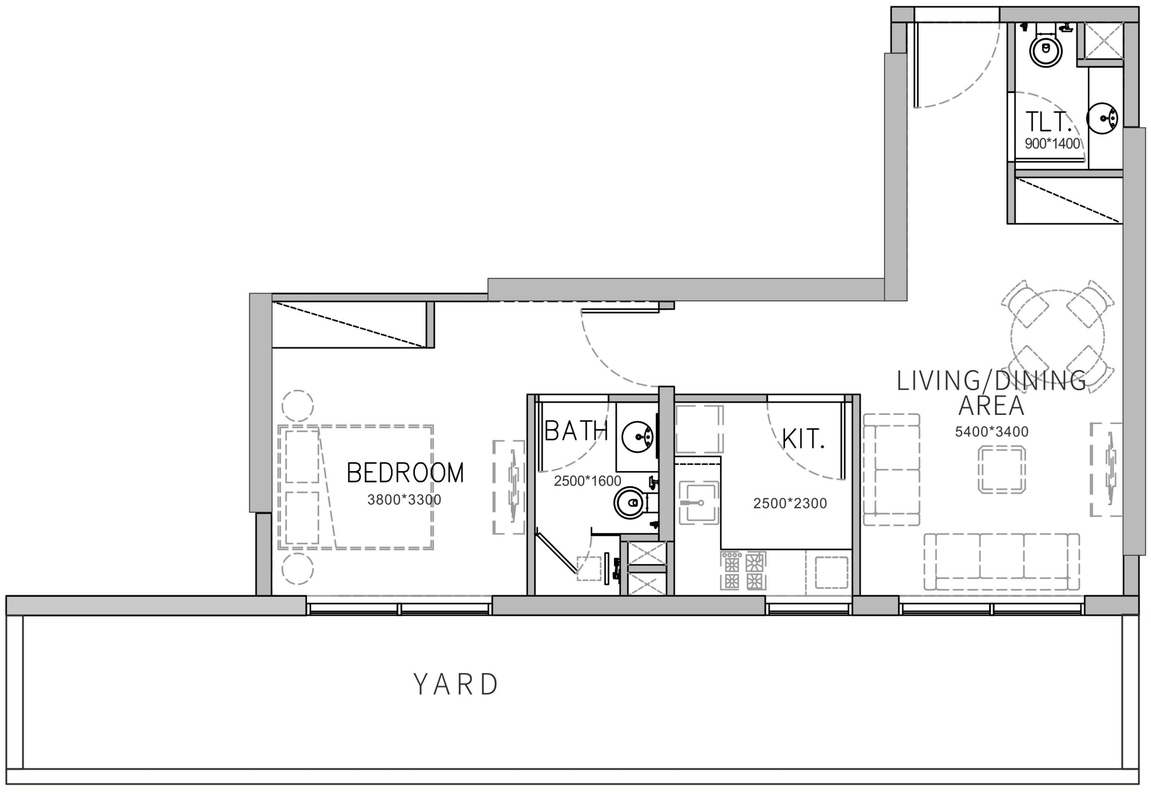
1st FLOOR :



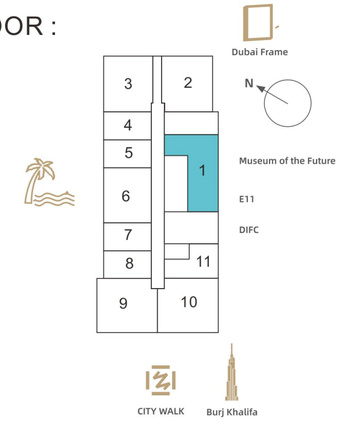
SUITE AREA:	314.63 Sq.Ft	29.23 Sq.M
YARD AREA:	117.65 Sq.Ft	10.93 Sq.M
TOTAL AREA:	432.28 Sq.Ft	40.16 Sq.M

1st Floor: 111

1 BED ROOM
TYPE A101



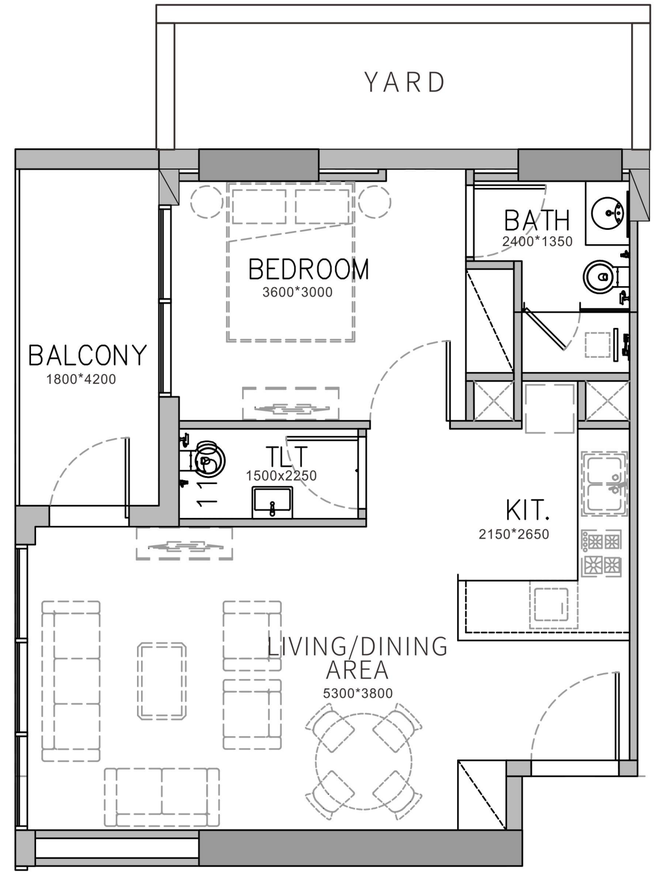
1st FLOOR :



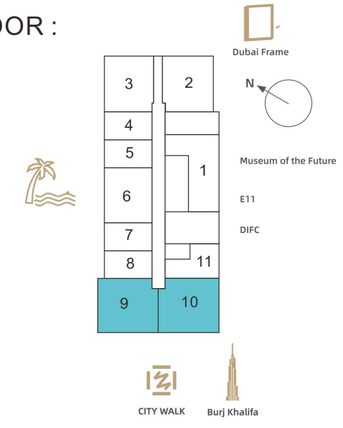
SUITE AREA:	615.48 Sq.Ft	57.18 Sq.M
YARD AREA:	339.49 Sq.Ft	31.54 Sq.M
TOTAL AREA:	954.97 Sq.Ft	88.72 Sq.M

1st Floor: 101

1 BED ROOM
TYPE A109/110



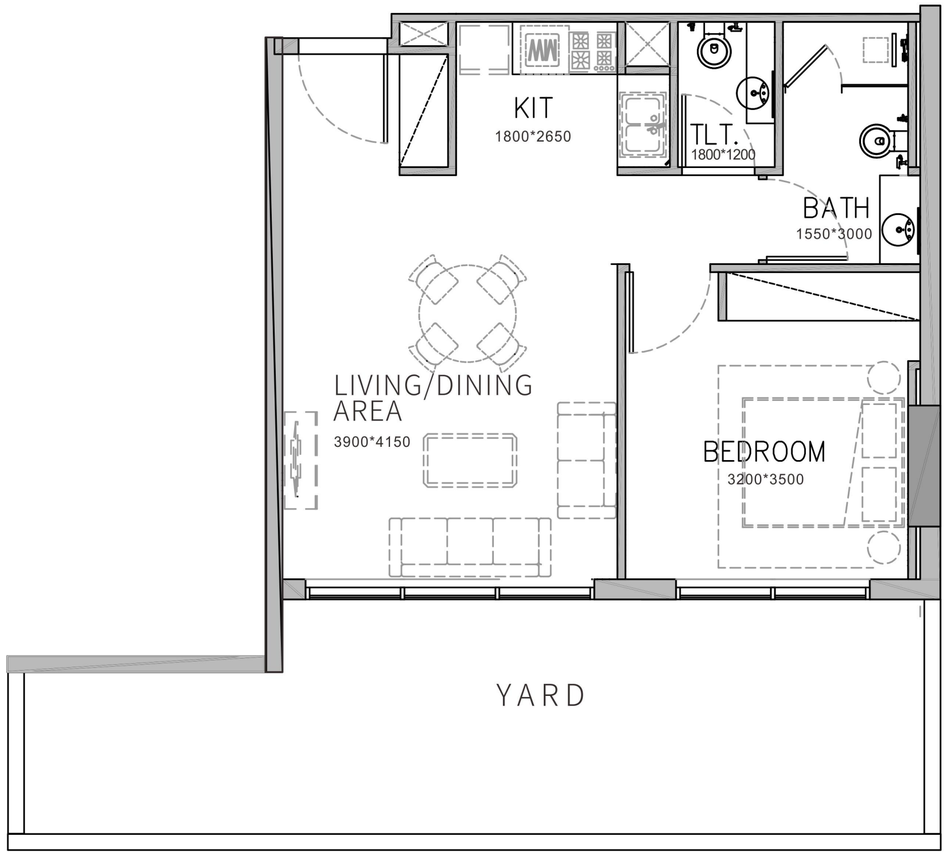
1st FLOOR :



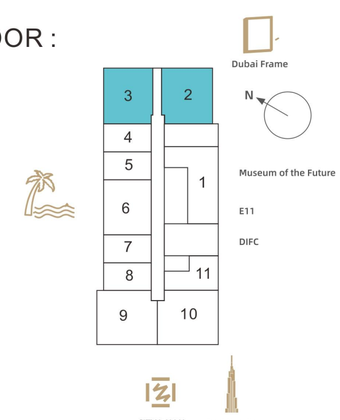
SUITE AREA:	603.64 Sq.Ft	56.08 Sq.M
YARD AREA:	210.86-235.51 Sq.Ft	19.59-21.88 Sq.M
TOTAL AREA:	814.50-839.15 Sq.Ft	75.67-77.96 Sq.M

1st Floor: 109 110

1 BED ROOM+STUDY
TYPE A102/103



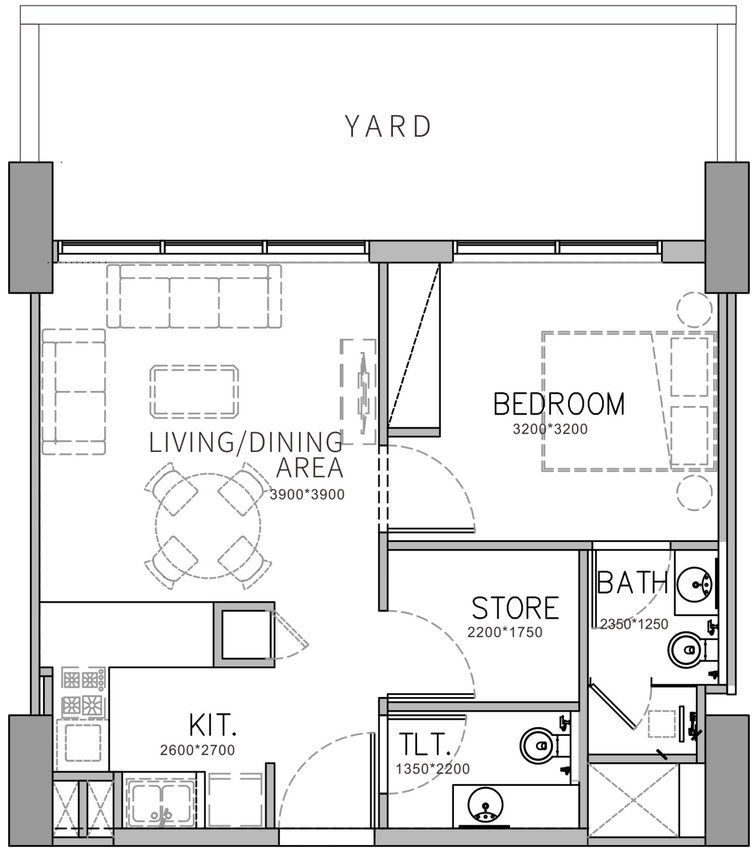
1st FLOOR :



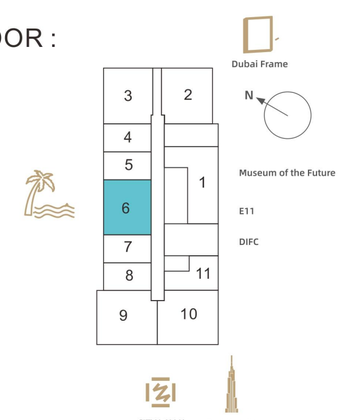
SUITE AREA:	607.30-617.20 Sq.Ft	56.42-57.34 Sq.M
YARD AREA:	233.47-343.58 Sq.Ft	21.69-31.92 Sq.M
TOTAL AREA:	840.77-960.78 Sq.Ft	78.11-89.26 Sq.M

1st Floor: 102 103

1 BED ROOM+STUDY
TYPE A106



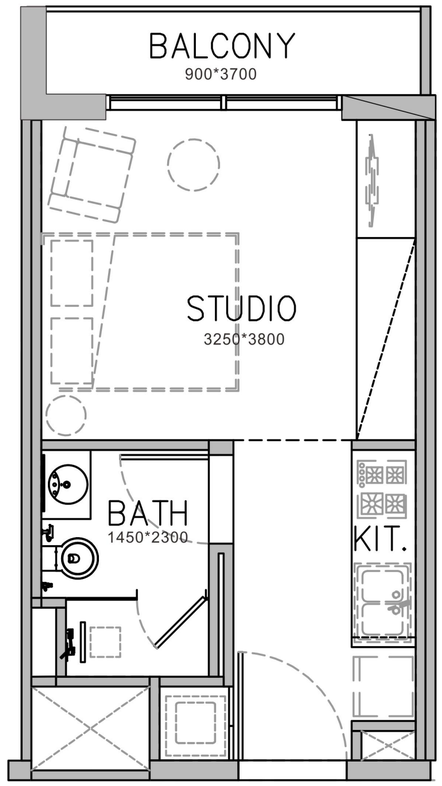
1st FLOOR :



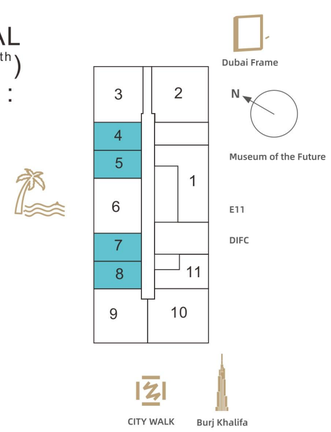
SUITE AREA:	561.12 Sq.Ft	52.13 Sq.M
YARD AREA:	229.06 Sq.Ft	21.28 Sq.M
TOTAL AREA:	790.18 Sq.Ft	73.41 Sq.M

1st Floor: 106

STUDIO
TYPE B04/05/07/08



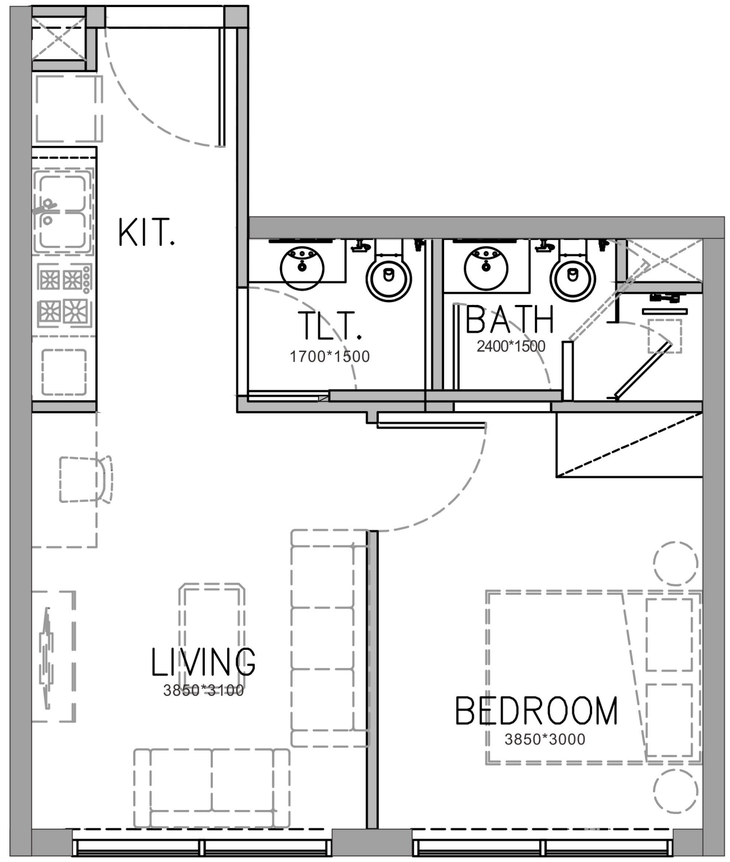
TYPICAL
(2nd to 8th)
FLOOR :



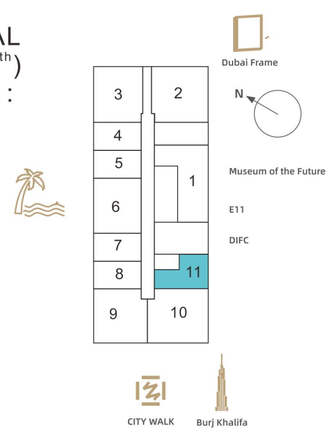
SUITE AREA:	276.20-276.31 Sq.Ft	25.66-25.67 Sq.M
BALCONY AREA:	40.58-40.80 Sq.Ft	3.77-3.80 Sq.M
TOTAL AREA:	316.89-317.11 Sq.Ft	29.44-29.46 Sq.M

2nd,4th,6th,8thFloor:	3rd,5th,7thFloor:
204 404 604 804	304 504 704
205 405 605 805	305 505 705
207 407 607 707	307 507 707
208 408 608 808	308 508 708

1 BED ROOM
TYPE B11



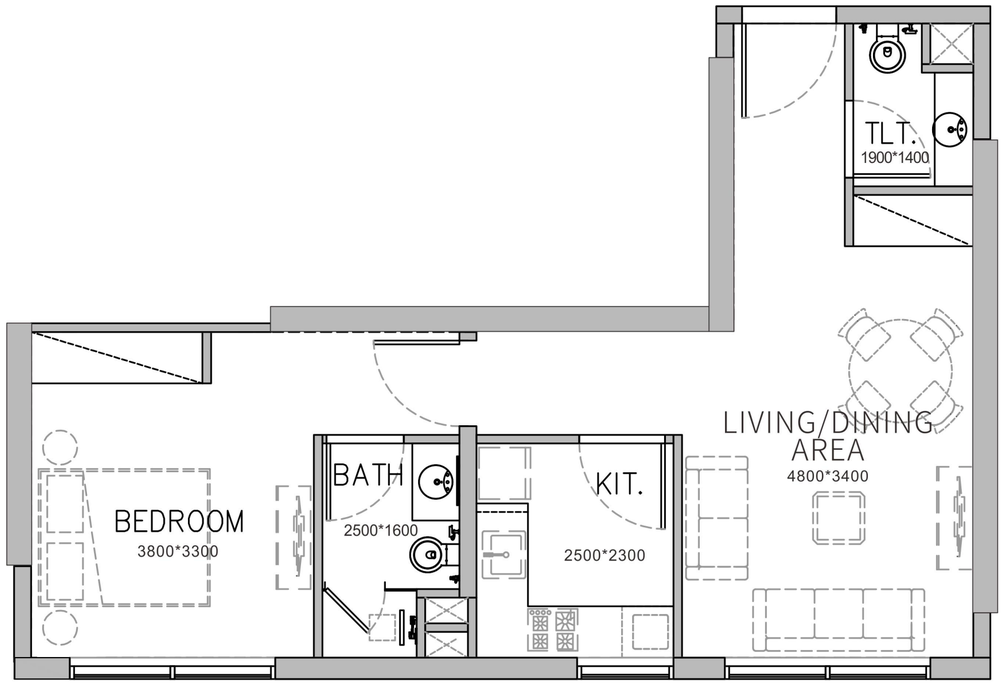
TYPICAL
(2nd to 8th)
FLOOR :



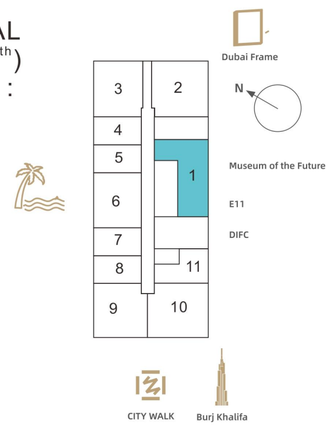
SUITE AREA:	432.60 Sq.Ft	40.19 Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	432.60 Sq.Ft	40.19 Sq.M

2nd,4th,6th,8thFloor:	211 411 611 811
3rd,5th,7thFloor:	311 511 711

1 BED ROOM
TYPE B01



TYPICAL
(2nd to 8th)
FLOOR :

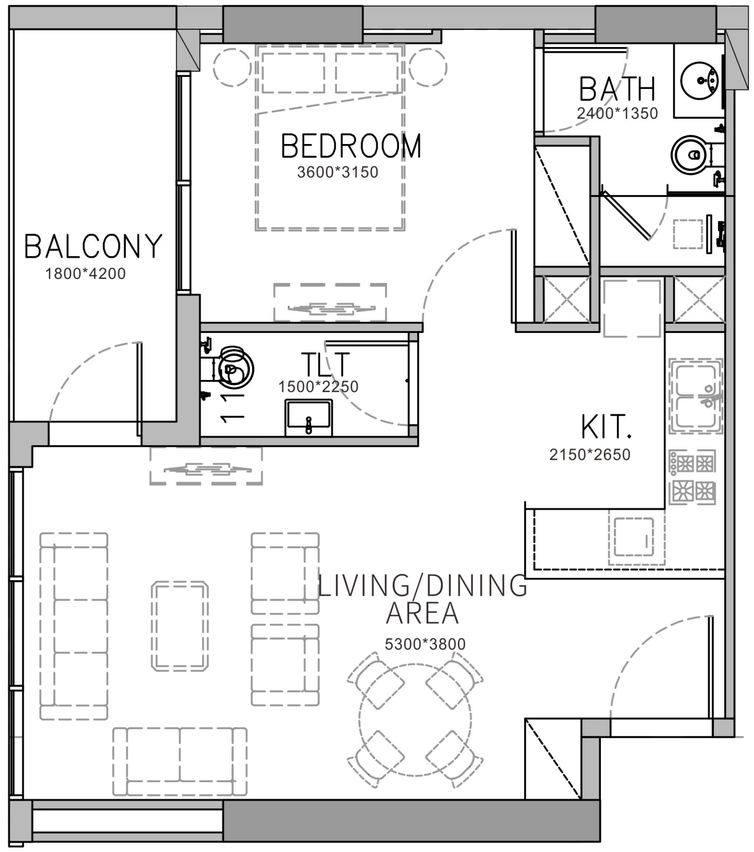


SUITE AREA:	615.80 Sq.Ft	57.21Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	615.80 Sq.Ft	57.21Sq.M

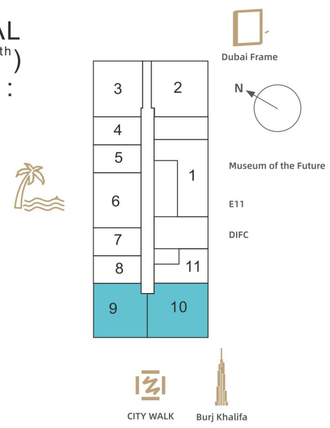
2nd,4th,6th,8thFloor: 201 401 601 801

3rd,5th,7thFloor: 301 501 701

1 BED ROOM
TYPE B09/10



TYPICAL
(2nd to 8th)
FLOOR :

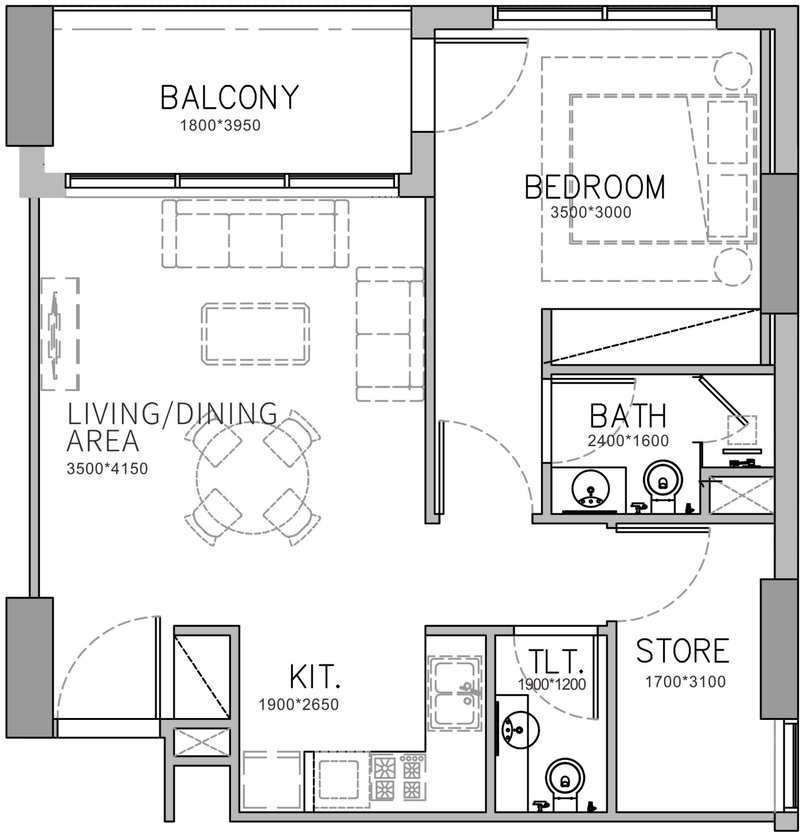


SUITE AREA:	603.64 Sq.Ft	56.08 Sq.M
BALCONY AREA:	89.34 Sq.Ft	8.30 Sq.M
TOTAL AREA:	692.98 Sq.Ft	64.38 Sq.M

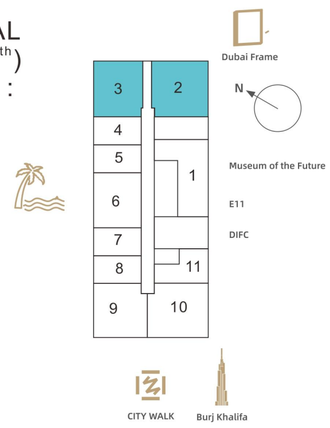
2nd,4th,6th,8thFloor: 209 409 609 809
210 410 610 810

3rd,5th,7thFloor: 309 509 709
310 510 710

1 BED ROOM+STUDY
TYPE B02/03



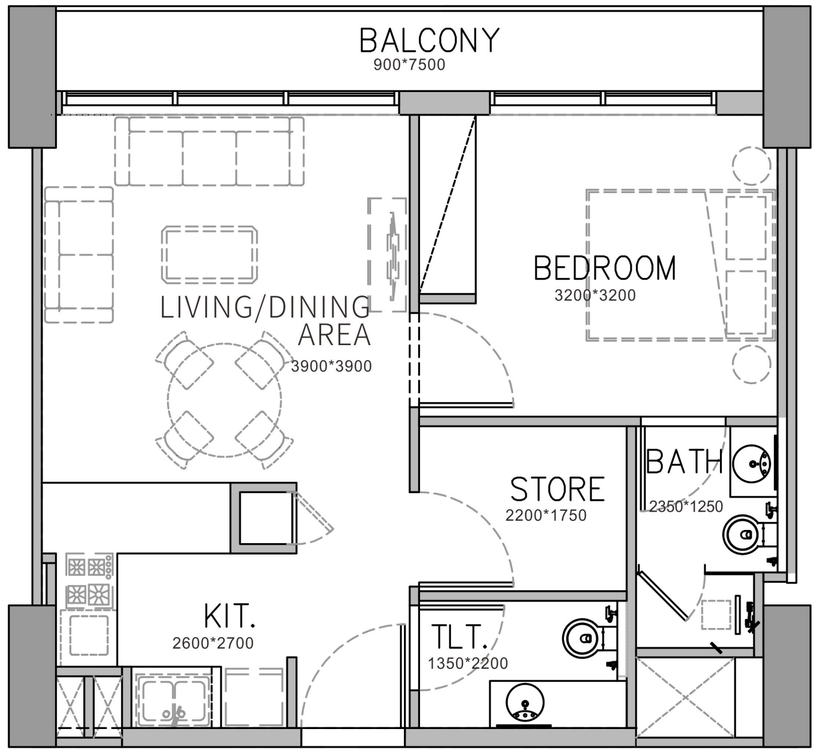
TYPICAL
(2nd to 8th)
FLOOR :



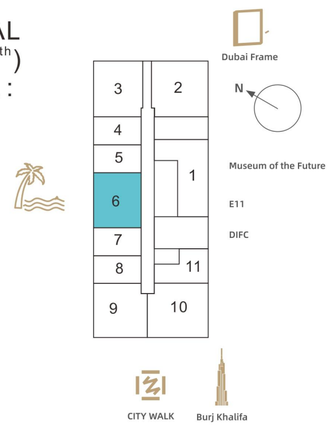
SUITE AREA:	646.16-655.31 Sq.Ft	60.03-60.88 Sq.M
BALCONY AREA:	82.99-83.10 Sq.Ft	7.71-7.72 Sq.M
TOTAL AREA:	729.26-738.30 Sq.Ft	67.75-68.59 Sq.M

2nd,4th,6th,8thFloor:	202 402 602 802 203 403 603 803
3rd,5th,7thFloor:	302 502 702 303 503 703

1 BED ROOM+STUDY
TYPE B06



TYPICAL
(2nd to 8th)
FLOOR :



SUITE AREA:	561.12 Sq.Ft	52.13 Sq.M
BALCONY AREA:	80.51 Sq.Ft	7.48 Sq.M
TOTAL AREA:	641.63 Sq.Ft	59.61Sq.M

2nd,4th,6th,8thFloor:	206 406 606 806
3rd,5th,7thFloor:	306 506 706

BEDROOM

Panoramic design, beautifully sun-oriented
where nature and life coexist in harmony



BEDROOM

Panoramic design, beautifully sun-oriented
where nature and life coexist in harmony



LIVING&DINING

Full-frame vision allows the morning light
and the Milky Way to accompany each other

LIVING&DINING

Full-frame vision allows the morning light
and the Milky Way to accompany each other

BATHROOM

Refined and elegant washroom, featuring dry-wet separation
a tranquil private domain for leisurely luxury



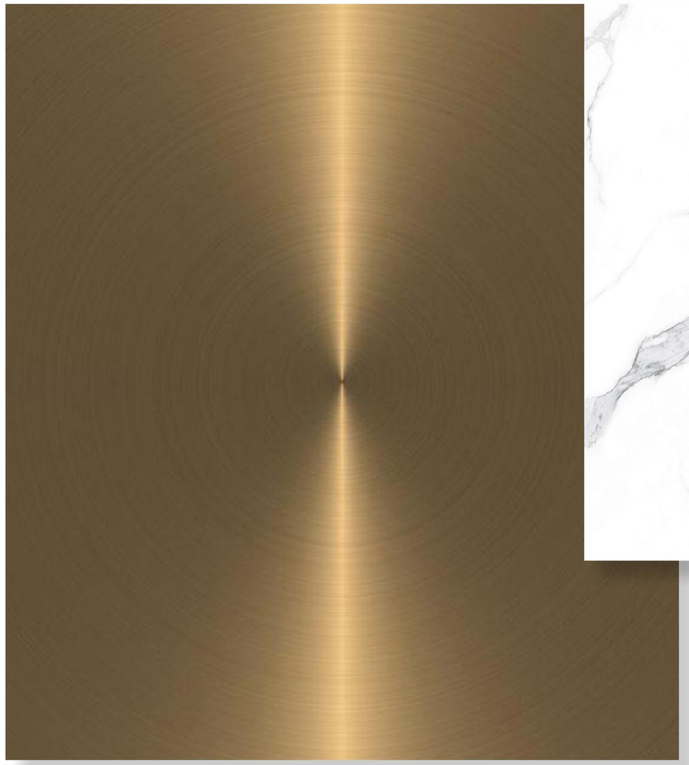


BATHROOM

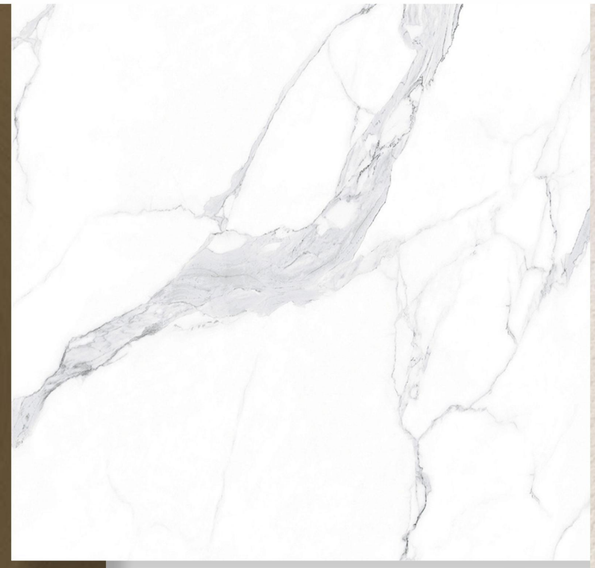
Refined and elegant washroom, featuring dry-wet separation
a tranquil private domain for leisurely luxury

INTERNAL MATERIALS

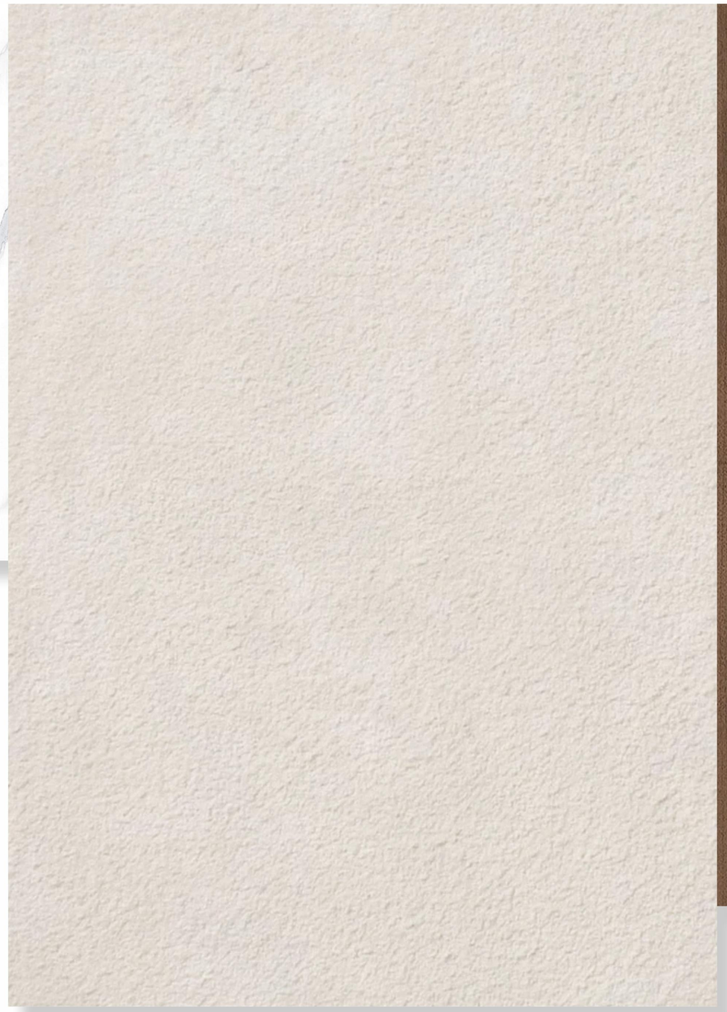




STAINLESS STEEL



ROCK SLABS/STONE MATERIALS



ART PAINT



WOODEN VENEER

STAMN YUNI
PAYMENT PLAN

5%
Down Payment
On Booking

5%
1st Installment
Signing SPA

8%
2nd Installment
July 2025

8%
3rd Installment
November 2025

8%
4th Installment
March 2026

8%
5th Installment
July 2026

8%
6th Installment
November 2026

50%
7th Installment
Upon Handover
Q1 2027



DISCLAIMER

1.All dimensions are imperial and metric, and measured from finish to finish excluding construction tolerances.

2.All materials, dimensions, and drawings are approximate only.

3.Information is subject to change without notice, at the developer's absolute discretion.

4.Actual area may vary from the stated area.

5.Drawings are not to scale.

6.All images used are for illustrative purposes only and do not represent the actual size,features, specifications, fittings, and furnishings

7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability.

8.Refer to the Sales Offer for the exact sizes.

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