



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

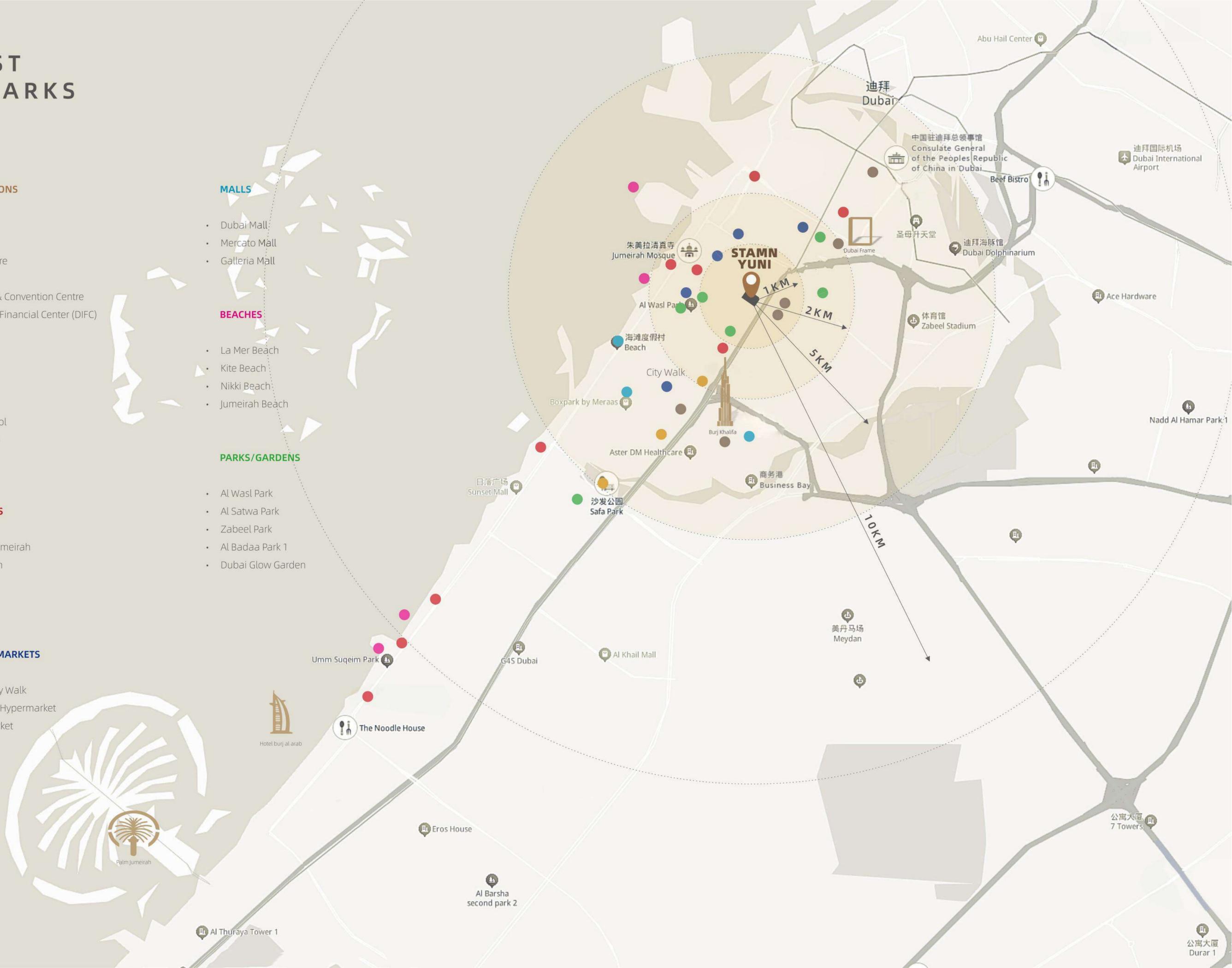
- Dubai Mall
- Mercato Mall
- Galleria Mall

## 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



Palm Jumeirah

Al Thuraya Tower 1



Hotel burj al arab

The Noodle House

Eros House

Al Barsha second park 2

公寓大厦 7 Towers

公寓大厦 Durar 1

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

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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





STAMN



## LOBBY

A timeless home space  
elegant in form and joyful in heart



## LOBBY

A timeless home space  
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# 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



YUNNI  
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



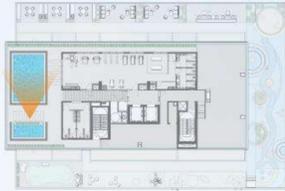
# FUTERE SWIMMING POOL

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



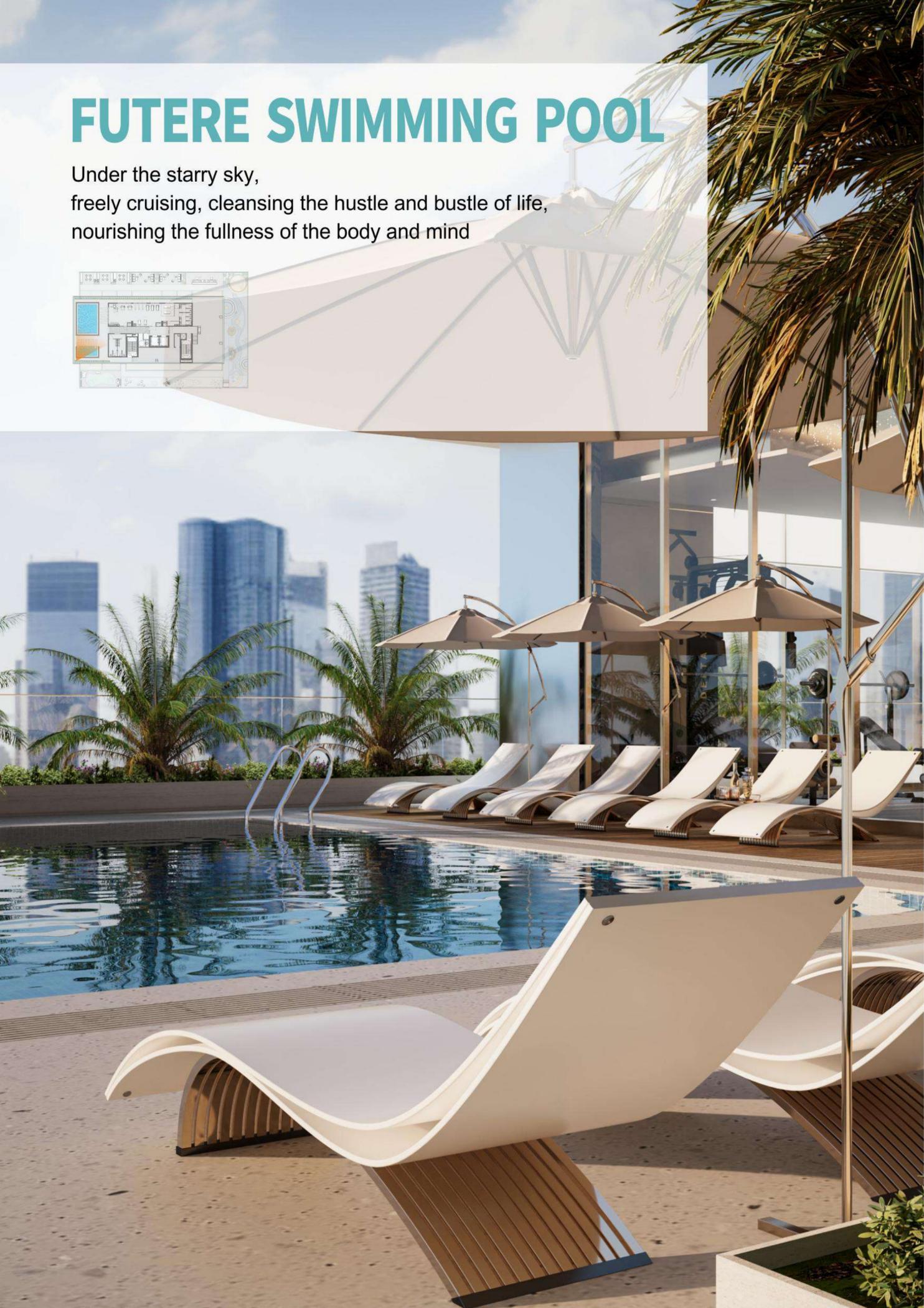
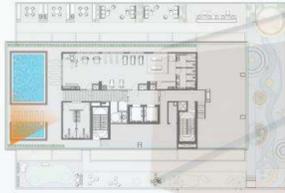
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# FUTERE SWIMMING POOL

Under the starry sky,  
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# FITNESS STUDIO

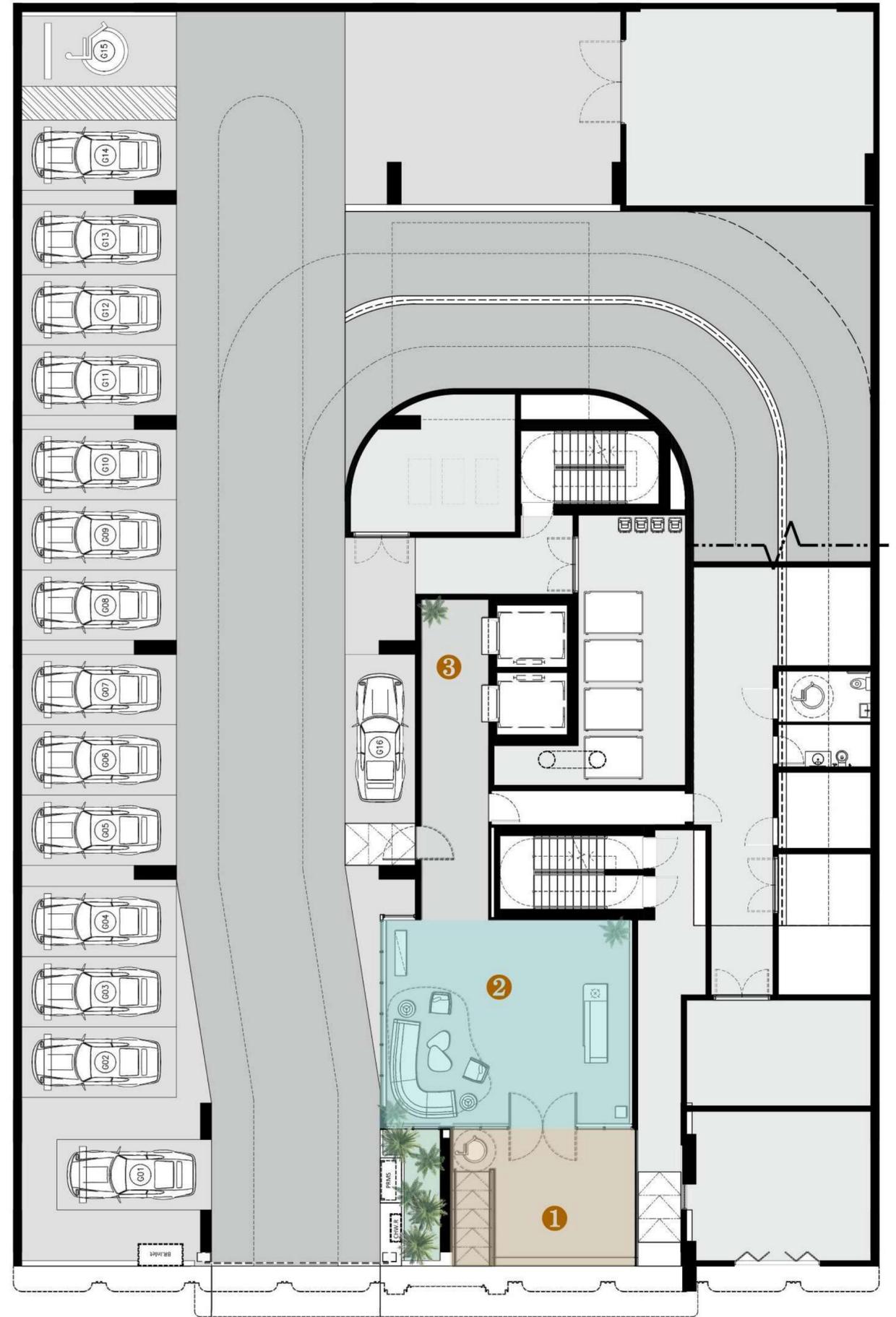
Professional fitness equipment,  
bright and comfortable environment,  
awakening health and releasing vitality



# FLOOR PLANS

## GROUND FLOOR PLAN

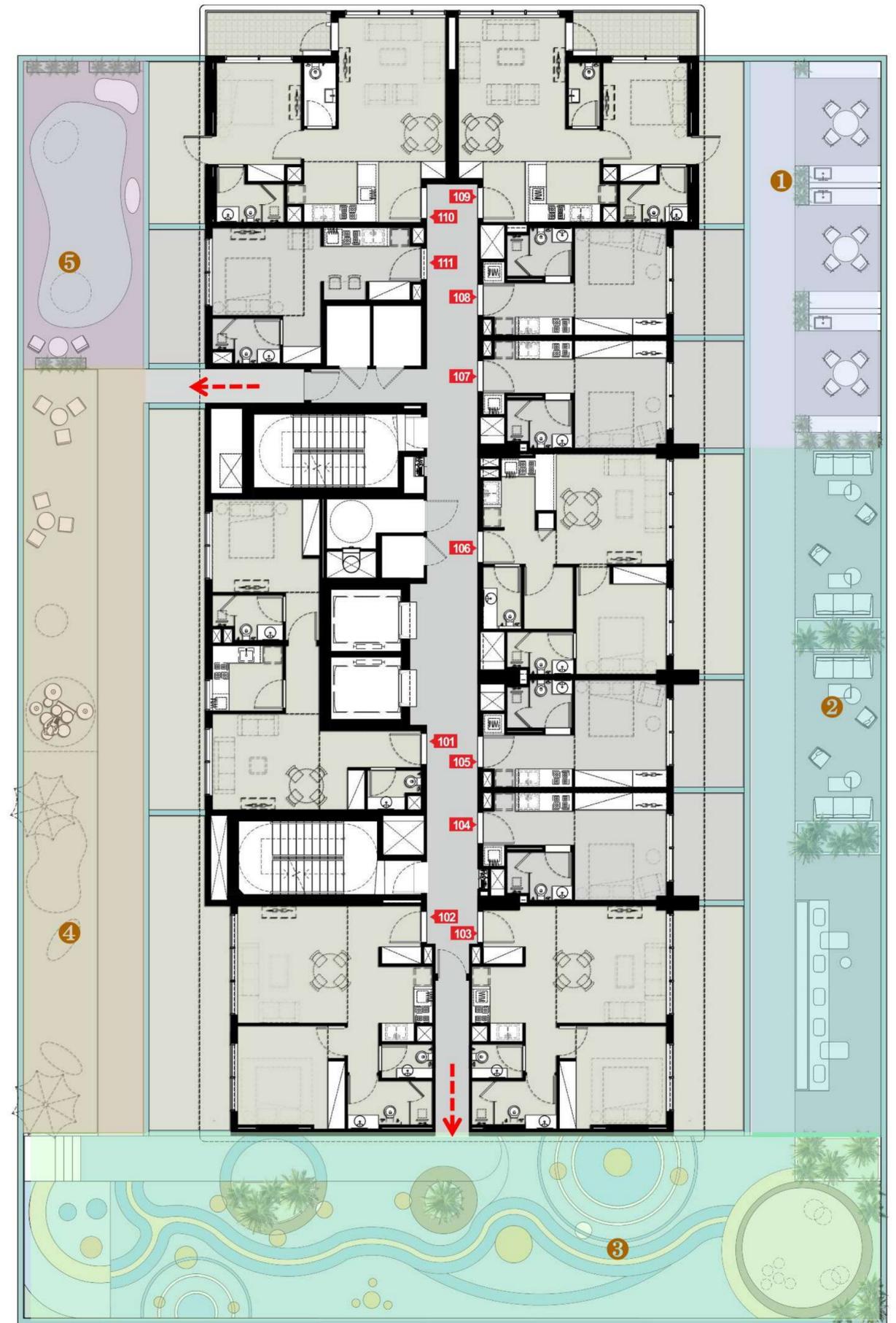
- 1 MAIN ENTRANCE
- 2 MAIN ENTRANCE LOBBY
- 3 ELEVATOR LOBBY



# FLOOR PLANS

## 1 FLOOR PLAN

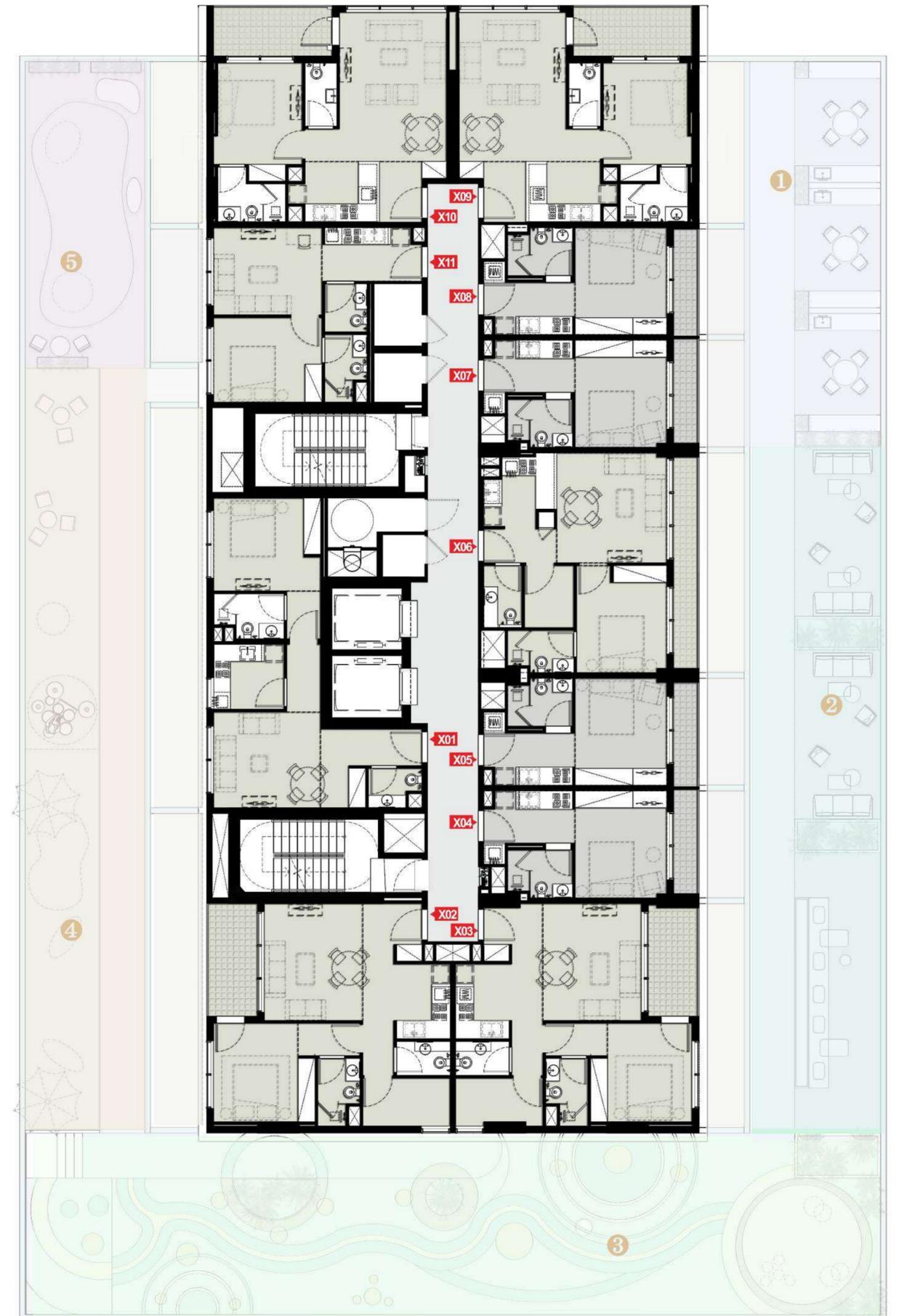
- ① BARBECUE DECK
- ② KIDS PLAY AREA
- ③ CHILDREN'S PLAY AREA
- ④ LEISURE LAWN AREA
- ⑤ MINIATURE GOLF COURSE



# FLOOR PLANS

## TYPICAL FLOOR PLAN (2ND - 8TH LEVEL FLOOR)

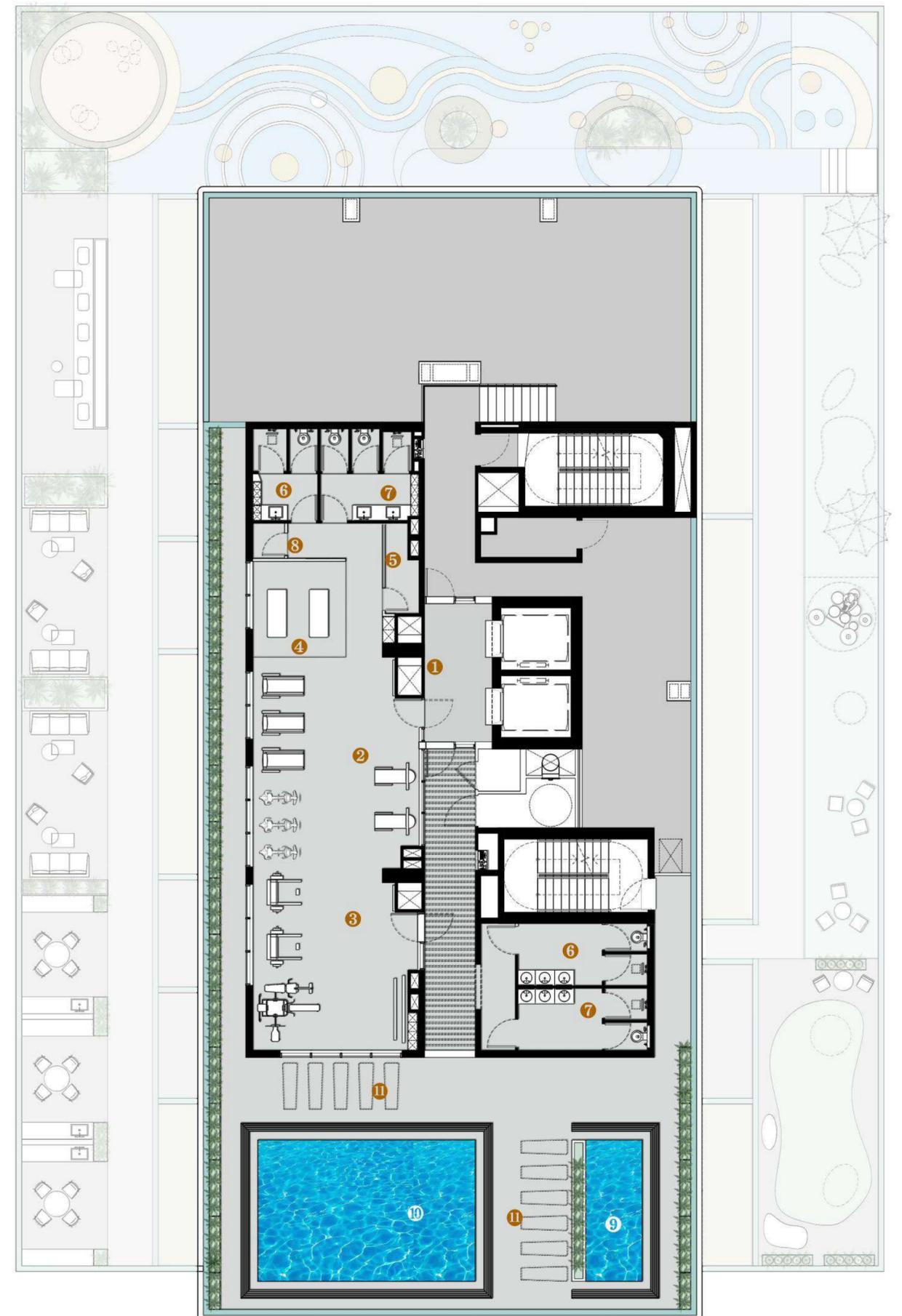
- ① BARBECUE AREA
- ② LOUNGE SEATING AREA
- ③ CHILDREN'S PLAY AREA
- ④ LEISURE LAWN AREA
- ⑤ GOLF AREA



# FLOOR PLANS

## ROOF-LEVEL FLOOR PLAN

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



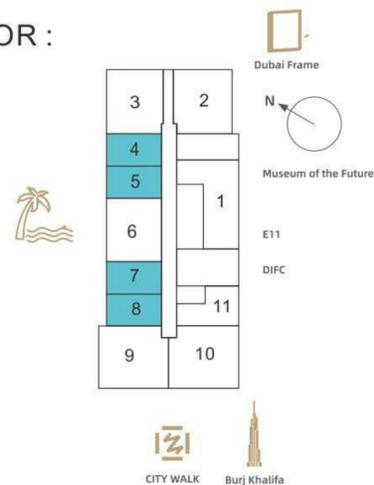
# STUDIO TYPE A104/105/107/108



# STUDIO TYPE A111



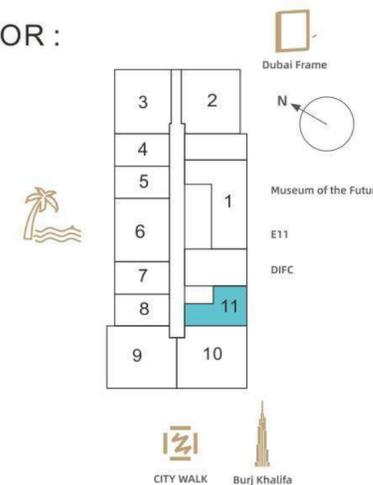
1<sup>st</sup> FLOOR :



SUITE AREA:	276.20-276.31 Sq.Ft	25.66-25.67 Sq.M
YARD AREA:	73.30-74.27 Sq.Ft	6.81-6.90 Sq.M
BALCONY AREA:	40.58-40.80 Sq.Ft	3.77-3.80 Sq.M
TOTAL AREA:	390.19-391.38 Sq.Ft	36.25-36.36 Sq.M

1<sup>st</sup>Floor: 104 105 107 108

1<sup>st</sup> FLOOR :



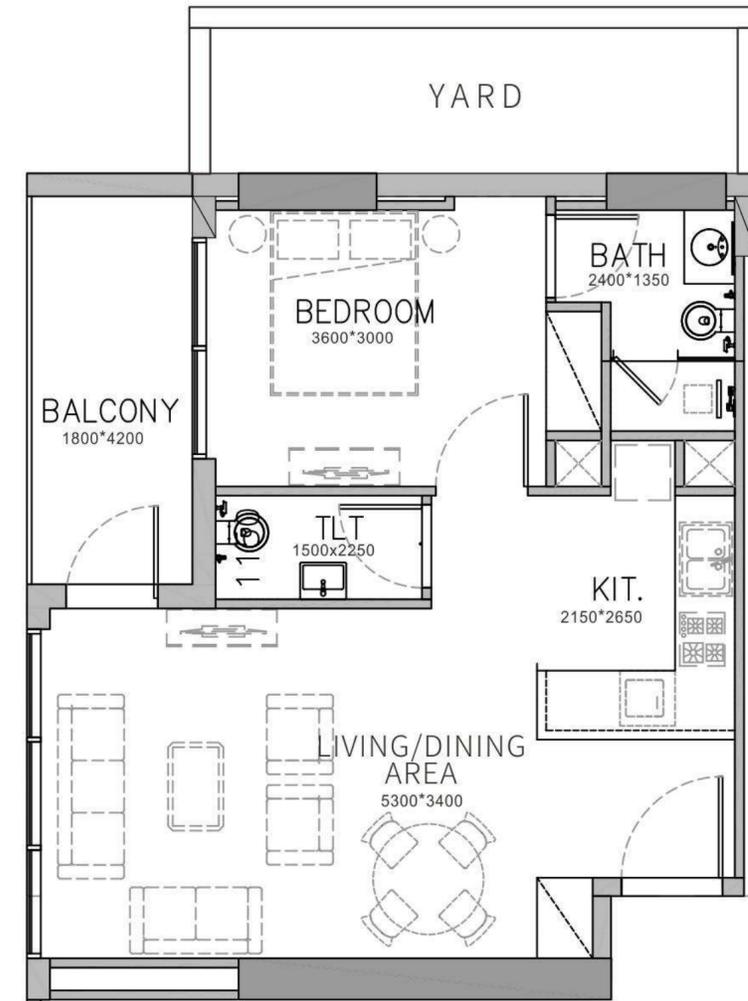
SUITE AREA:	314.63 Sq.Ft	29.23 Sq.M
YARD AREA:	117.65 Sq.Ft	10.93 Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	432.28 Sq.Ft	40.16 Sq.M

1<sup>st</sup>Floor: 111

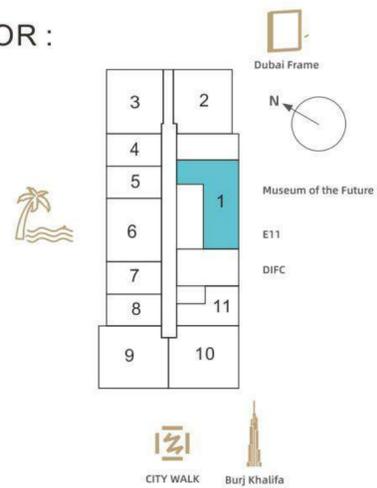
# 1 BED ROOM TYPE A101



# 1 BED ROOM TYPE A109/110

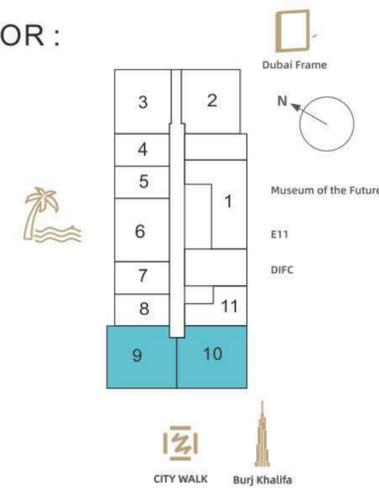


1<sup>st</sup> FLOOR :



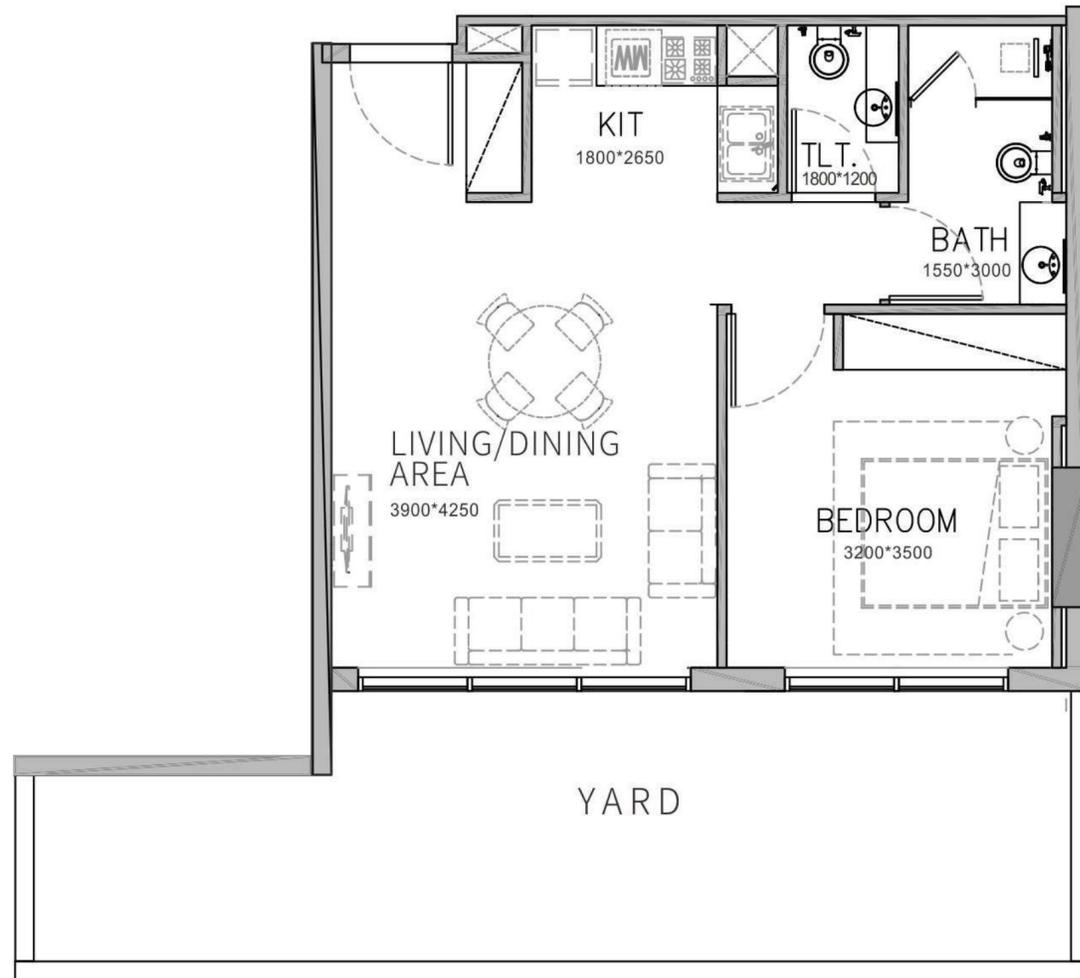
SUITE AREA:	615.48 Sq.Ft	57.18 Sq.M
YARD AREA:	339.49 Sq.Ft	31.54 Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	54.97 Sq.Ft	88.72 Sq.M
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1 <sup>st</sup> Floor:		101

1<sup>st</sup> FLOOR :

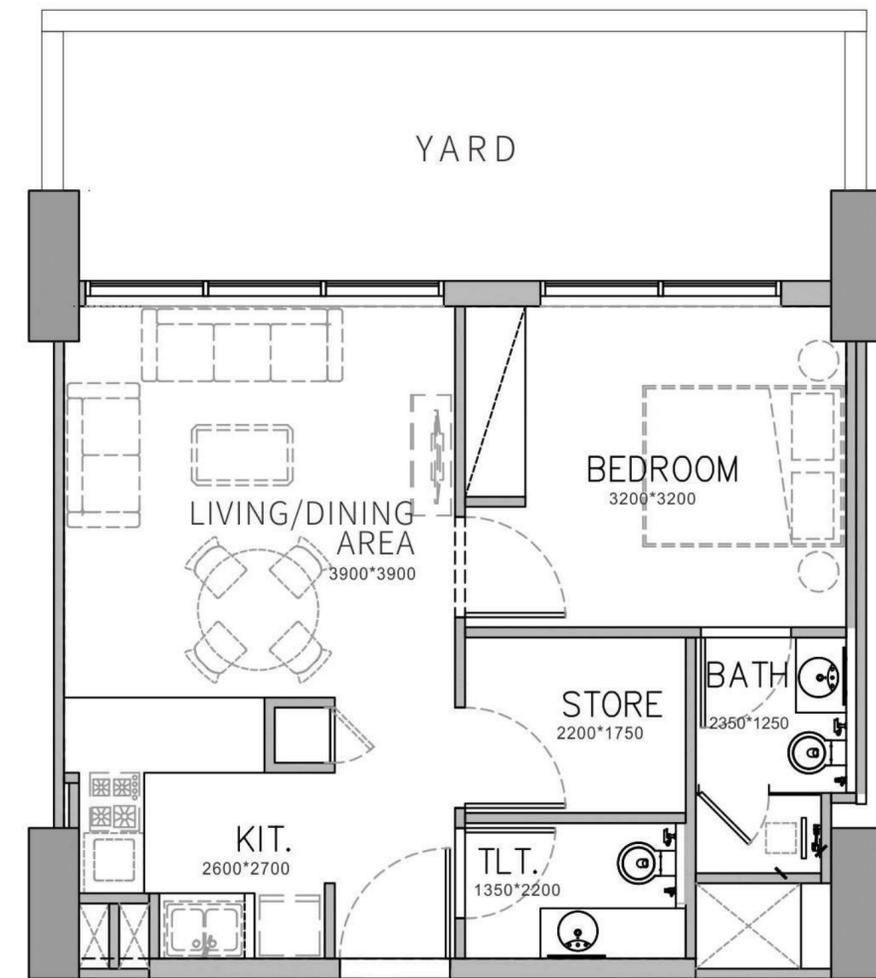


SUITE AREA:	603.64 Sq.Ft	56.08 Sq.M
YARD AREA:	121.52-146.17 Sq.Ft	11.29-13.58 Sq.M
BALCONY AREA:	89.34 Sq.Ft	8.30 Sq.M
TOTAL AREA:	814.50-839.15 Sq.Ft	75.67-77.96 Sq.M
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1 <sup>st</sup> Floor:		109 110

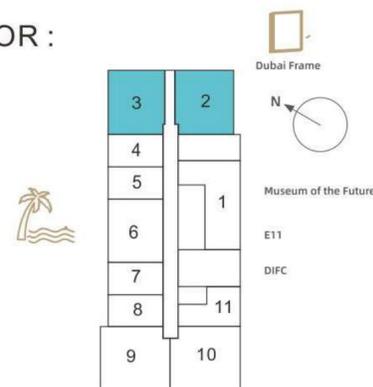
# 1 BED ROOM+STUDY TYPE A102/103



# 1 BED ROOM+STUDY TYPE A106



1<sup>st</sup> FLOOR :

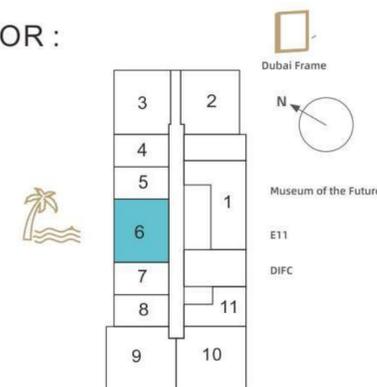


SUITE AREA:	607.30-617.20 Sq.Ft	56.42-57.34 Sq.M
YARD AREA:	150.37-260.59 Sq.Ft	13.97-24.21 Sq.M
BALCONY AREA:	82.99-83.10 Sq.Ft	7.71-7.72 Sq.M
TOTAL AREA:	840.77-960.78 Sq.Ft	78.11-89.26 Sq.M

1<sup>st</sup>Floor: 102 103



1<sup>st</sup> FLOOR :

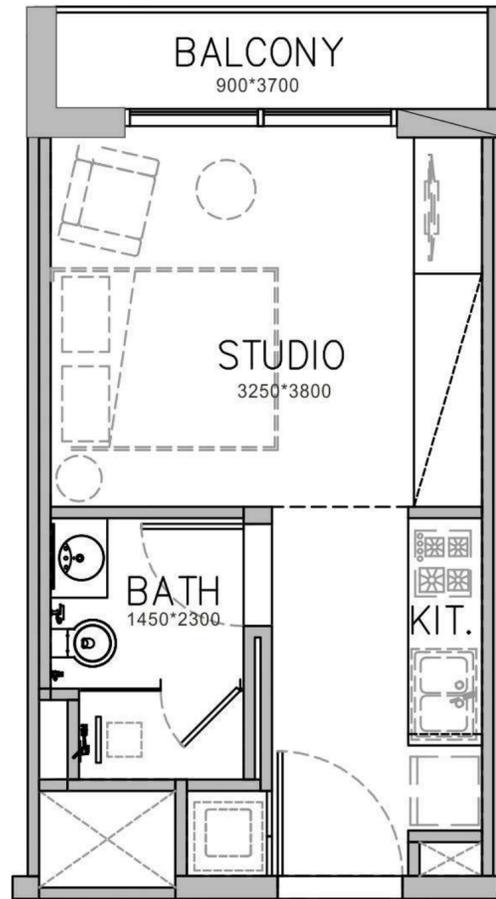


SUITE AREA:	561.12 Sq.Ft	52.13 Sq.M
YARD AREA:	148.55 Sq.Ft	13.80 Sq.M
BALCONY AREA:	80.51 Sq.Ft	7.48 Sq.M
TOTAL AREA:	790.18 Sq.Ft	73.41 Sq.M

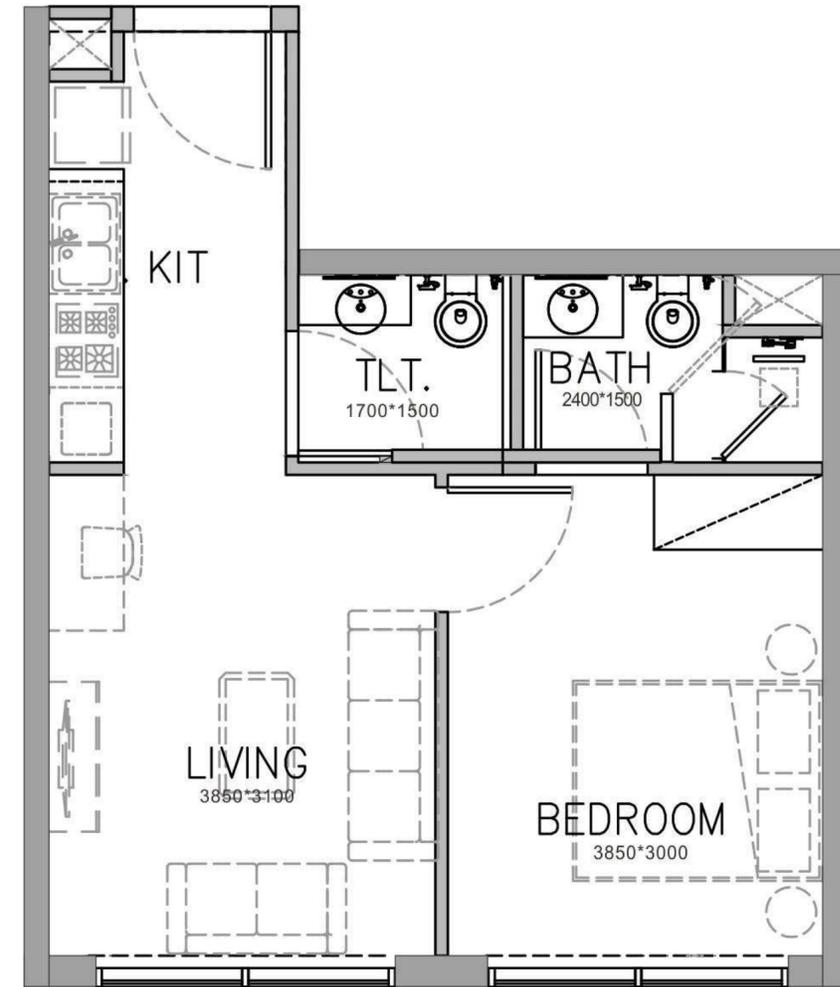
1<sup>st</sup>Floor: 106



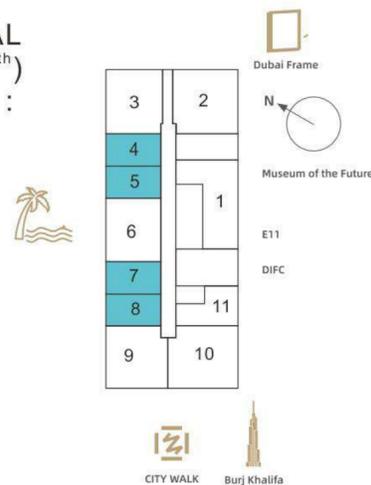
# STUDIO TYPE B04/05/07/08



# 1 BED ROOM TYPE B11



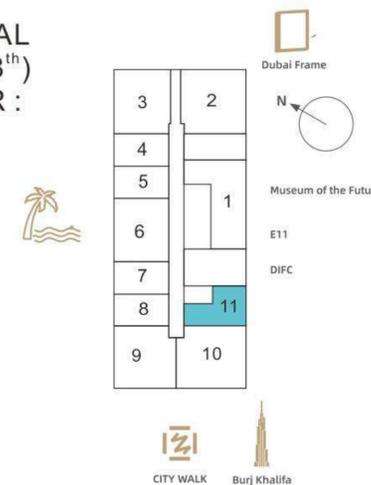
TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup>)  
FLOOR :



SUITE AREA:	276.31 Sq.Ft	25.67 Sq.M
BALCONY AREA:	40.58 Sq.Ft	3.77 Sq.M
TOTAL AREA:	316.89 Sq.Ft	29.44 Sq.M

2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:	3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:
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

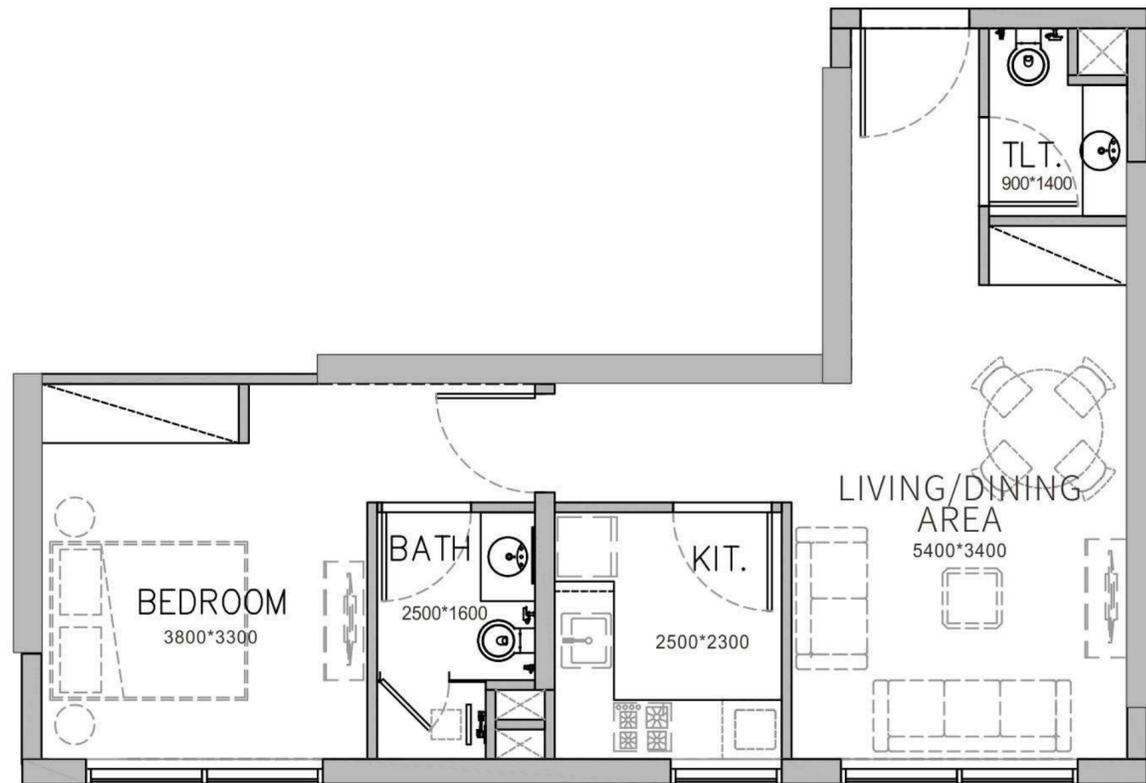
TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup>)  
FLOOR :



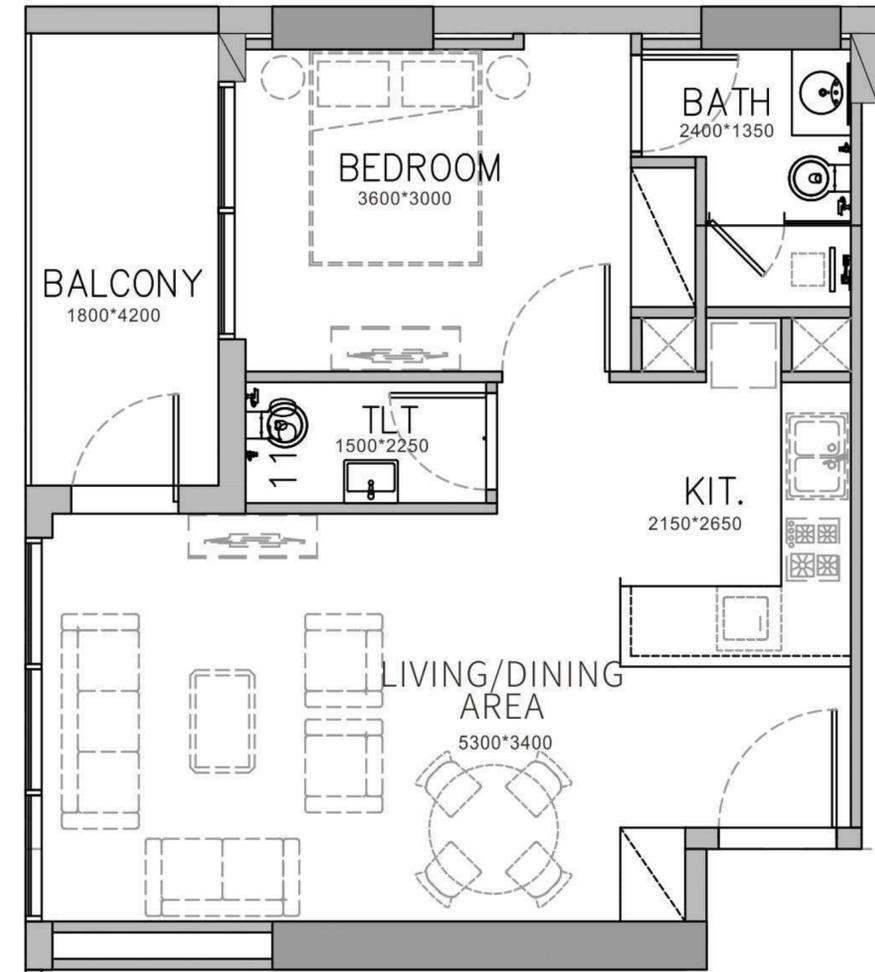
SUITE AREA:	432.60 Sq.Ft	40.19 Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	432.60 Sq.Ft	40.19 Sq.M

2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:	211 411 611 811
3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	311 511 711

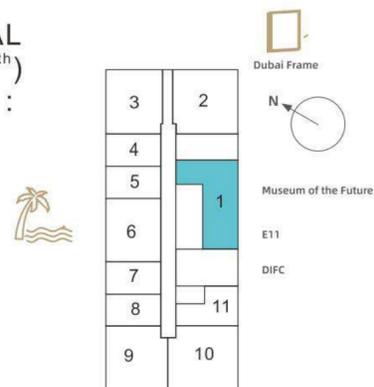
# 1 BED ROOM TYPE B01



# 1 BED ROOM TYPE B09/10



TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup>)  
FLOOR :



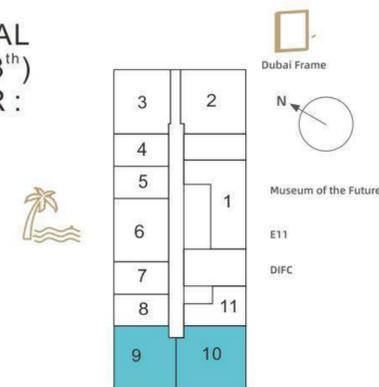
SUITE AREA:	615.80 Sq.Ft	57.21Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	615.80 Sq.Ft	57.21Sq.M

2<sup>nd</sup>,4<sup>th</sup>,6<sup>th</sup>,8<sup>th</sup>Floor: 201 401 601 801

3<sup>rd</sup>,5<sup>th</sup>,7<sup>th</sup>Floor: 301 501 701



TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup>)  
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

2<sup>nd</sup>,4<sup>th</sup>,6<sup>th</sup>,8<sup>th</sup>Floor: 209 409 609 809  
210 410 610 810

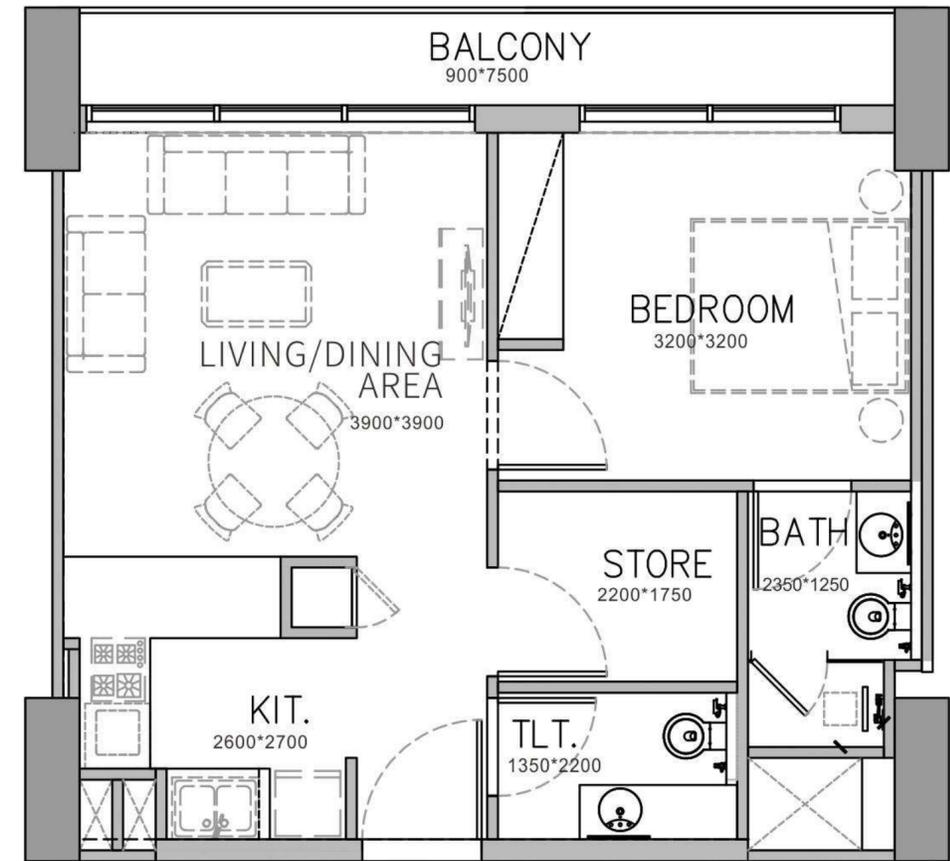
3<sup>rd</sup>,5<sup>th</sup>,7<sup>th</sup>Floor: 309 509 709  
310 510 710



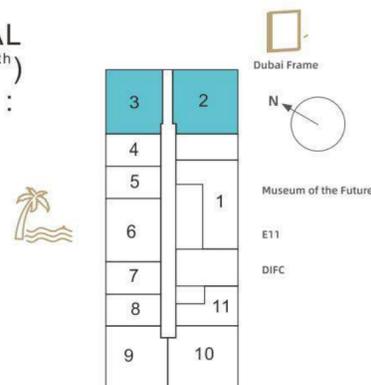
# 1 BED ROOM+STUDY TYPE B02/03



# 1 BED ROOM+STUDY TYPE B06



TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup>)  
FLOOR :



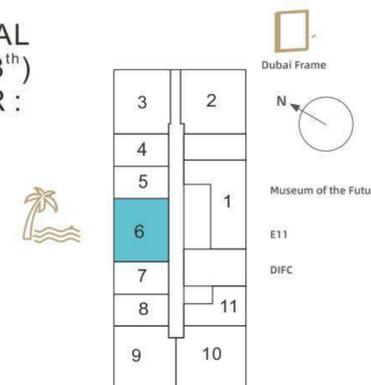
SUITE AREA:	646.16 Sq.Ft	60.03 Sq.M
BALCONY AREA:	83.10 Sq.Ft	7.72 Sq.M
TOTAL AREA:	729.26 Sq.Ft	67.75 Sq.M

2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:	202 402 602 802	203 403 603 803
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3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	302 502 702	303 503 703
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TYPICAL  
(2<sup>nd</sup> to 8<sup>th</sup>)  
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	59.61 Sq.M

2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:	206 406 606 806
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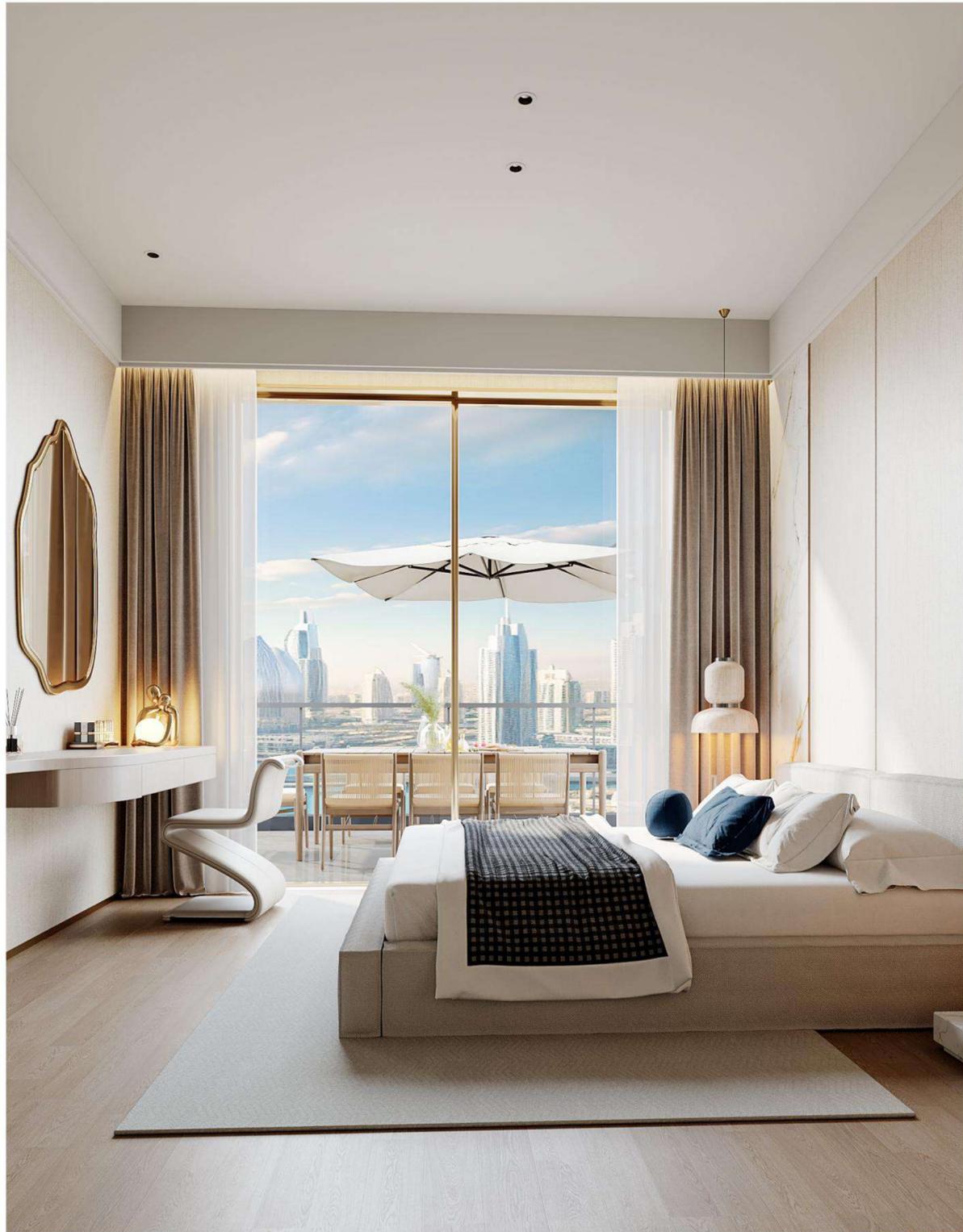
3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	306 506 706
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# BEDROOM

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



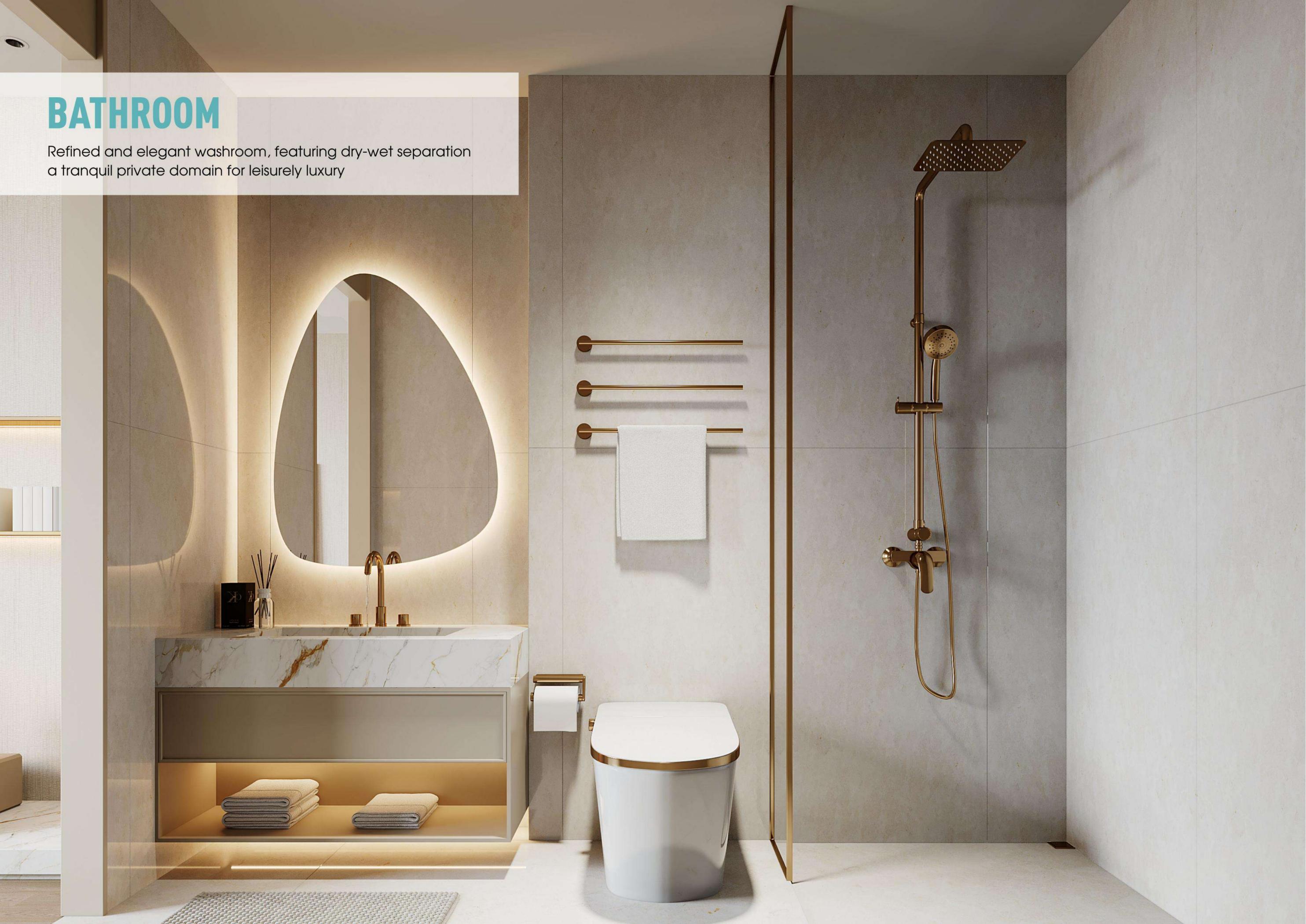
# LIVING&DINING

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

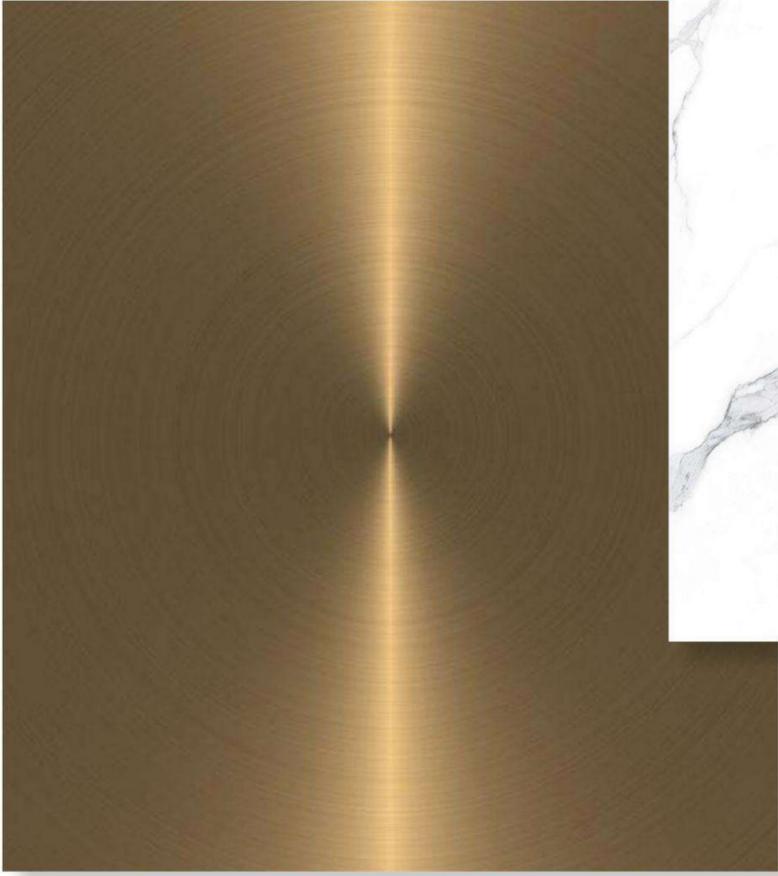
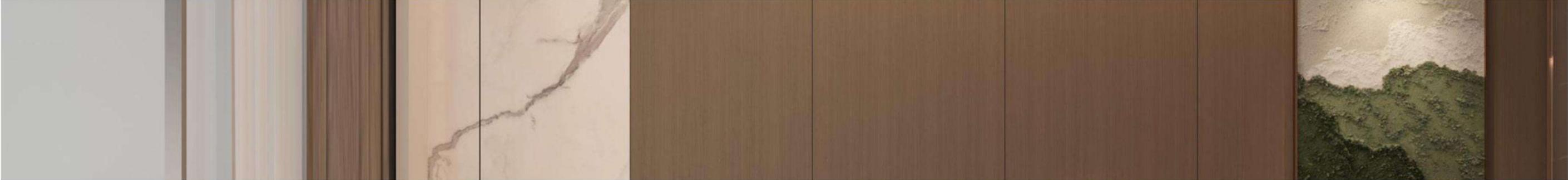




## BATHROOM

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

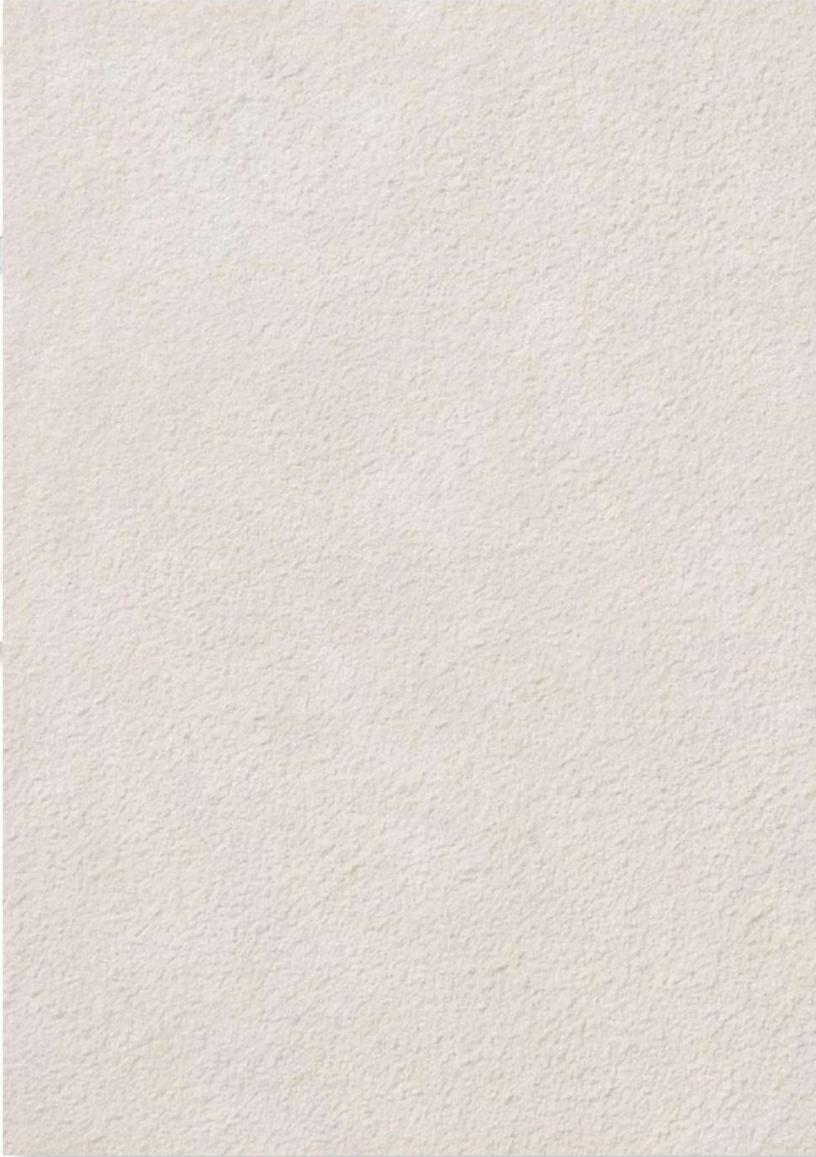
INTERNAL MATERIALS



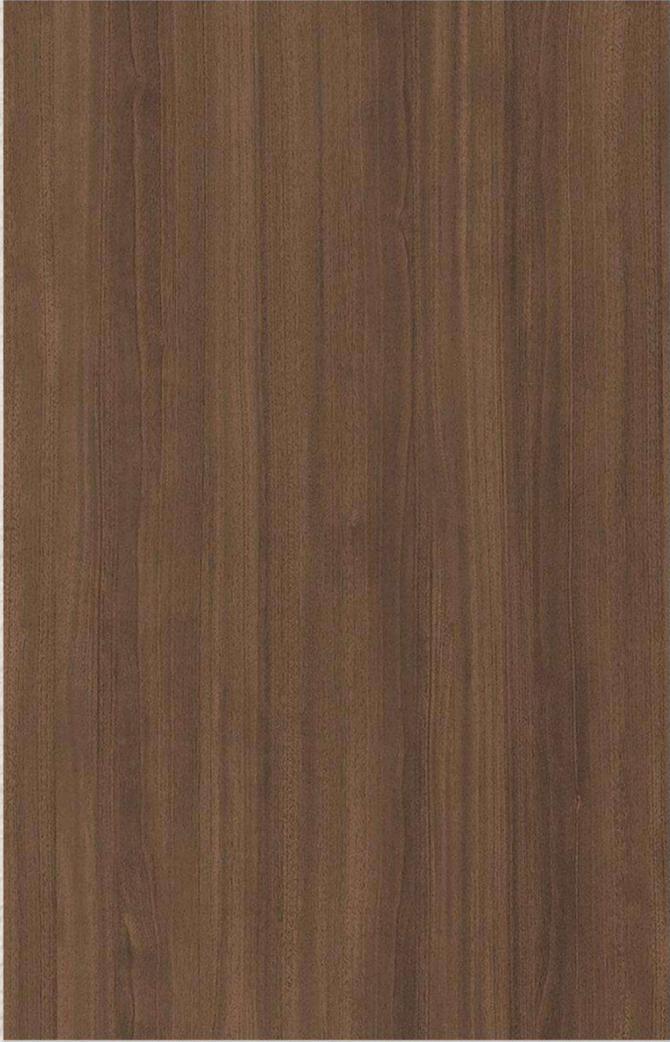
STAINLESS STEEL



ROCK SLABS/STONE MATERIALS



ART PAINT



WOODEN VENEER

# STAMN YUNI PAYMENT PLAN

5%

Down Payment  
On Booking

5%

1<sup>st</sup> Installment  
Signing SPA

8%

2<sup>nd</sup> Installment  
July 2025

8%

3<sup>rd</sup> Installment  
November 2025

8%

4<sup>th</sup> Installment  
March 2026

8%

5<sup>th</sup> Installment  
July 2026

8%

6<sup>th</sup> Installment  
November 2026

50%

7<sup>th</sup> 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.

## CONTACT US

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**Web:**

[WWW.STAMNDEVELOPMENT.COM](http://WWW.STAMNDEVELOPMENT.COM)

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