



YUNI
STAMN

YUNI

STAMN



The enduring premium asset

at the center of Dubai

The rare and precious life

in Jumeirah Garden City



CITY WALK

COCA COLA ARENA

STAMN
ONE

SUBWAY STATION
(UNDER PLANNING)

STAMN
YUNI

FINANCIAL CENTRE
METRO STATION

SZR

EMIRATES TOWER
METRO STATION

WORLD TRADE CENTRE
METRO STATION

DUBAI WORLD TRADE
CENTER

DIFC

MUSEUM OF
THE FUTURE

BURJ KHALIFA
DIRECTION

DUBAI MALL
DIRECTION

DUBAI FRAME
DIRECTION

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

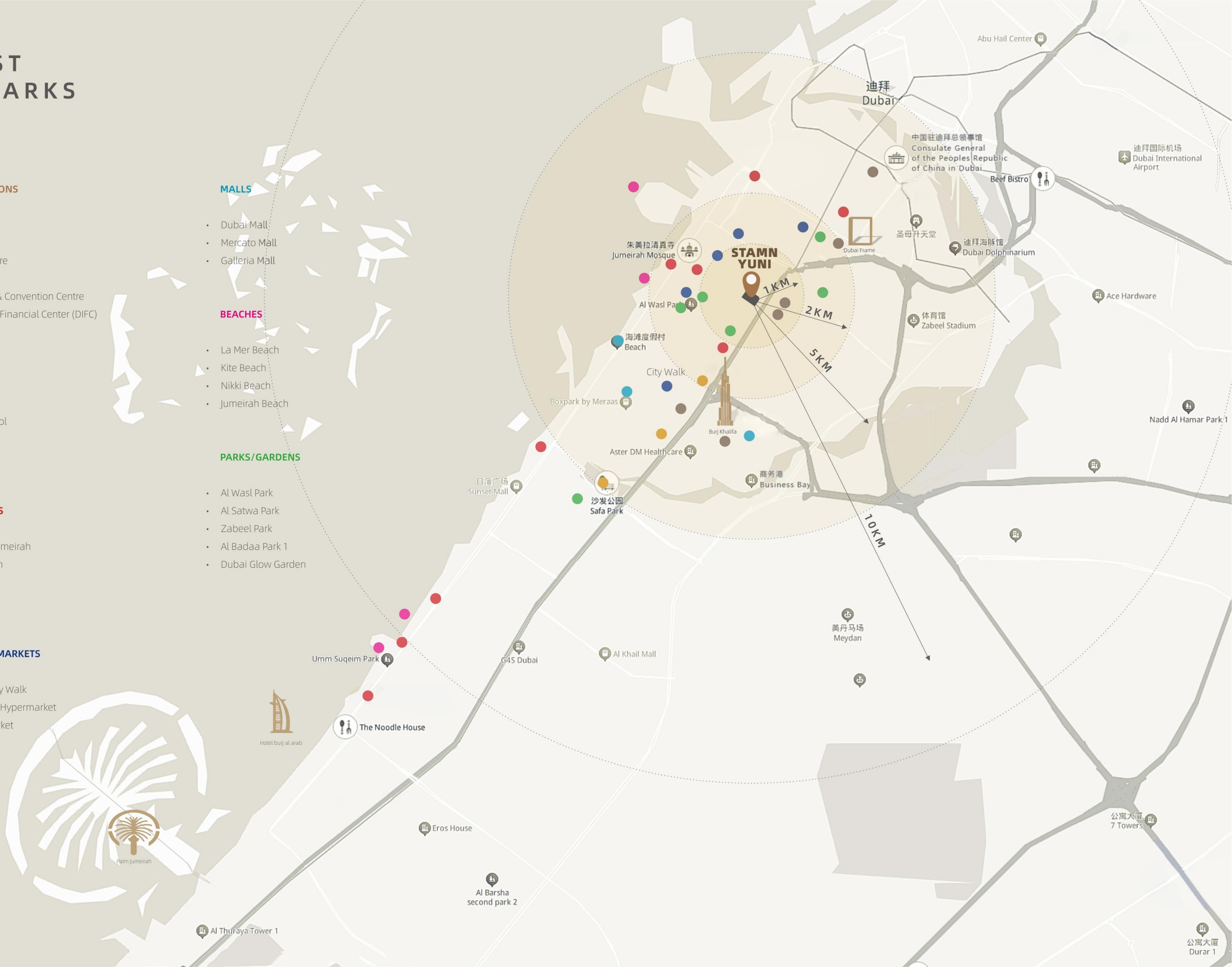
- Dubai Mall
- Mercato Mall
- Galleria Mall

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

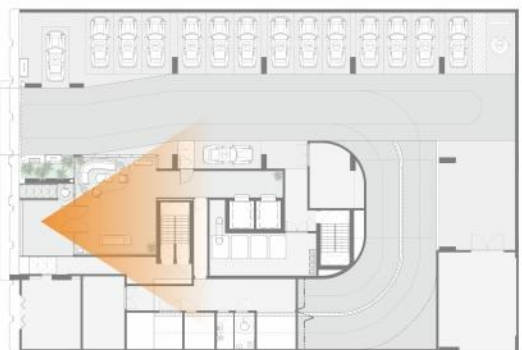
STAMN YUNI is a masterpiece of contemporary architecture, seamlessly blending natural and urban living with its simple yet elegant design language. It is more than just a living space, it is an artistic embodiment of a modern lifestyle, a paragon that perfectly integrates modern design, natural beauty, 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 Hall



ELEVATOR FOYER

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



YUNI
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,
freely cruising, cleansing the hustle and bustle of life,
nourishing the fullness of the body and mind



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

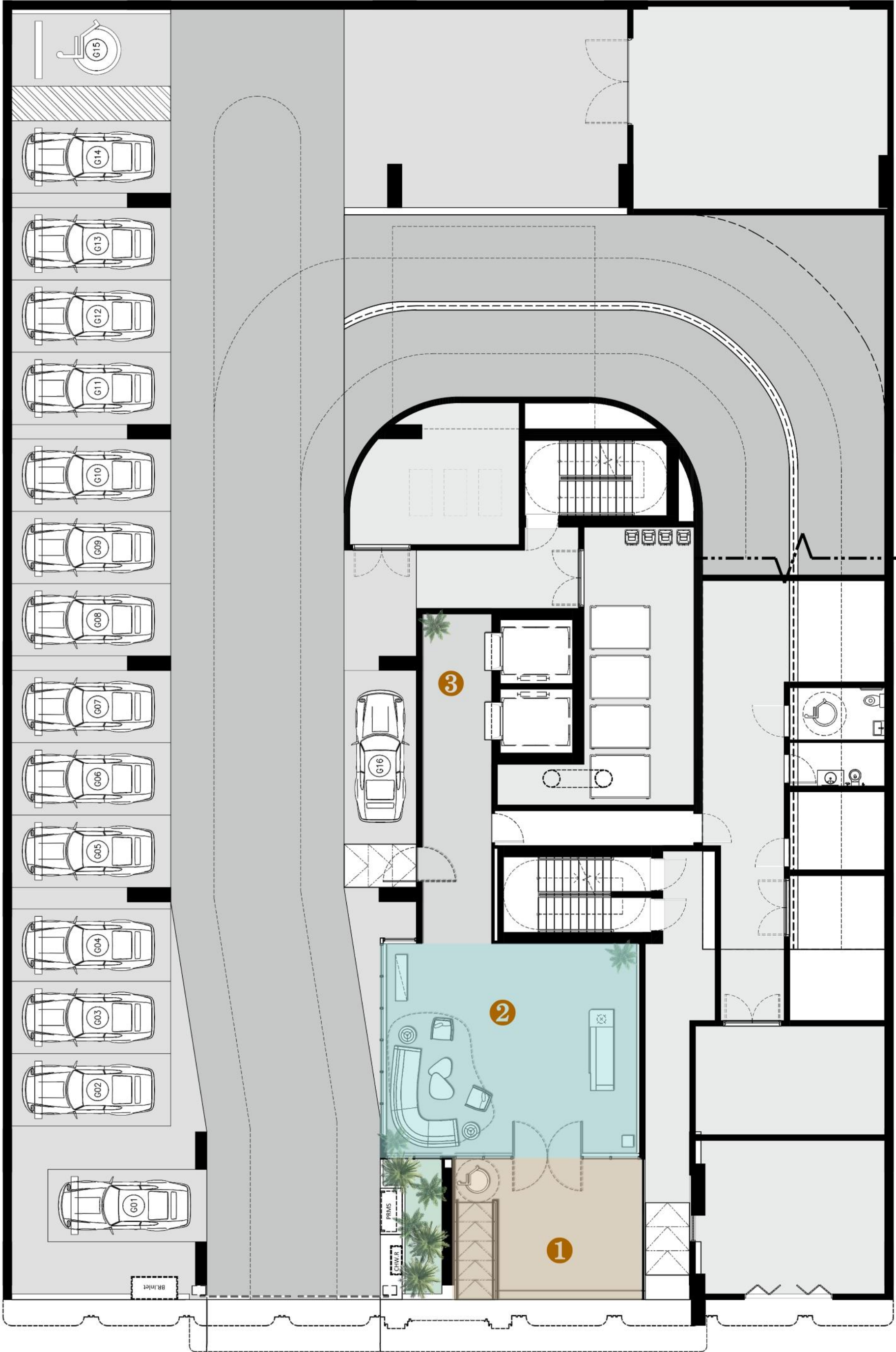
Professional fitness equipment,
bright and comfortable environment,
awakening health and releasing vitality



FLOOR PLANS

GROUND FLOOR PLAN

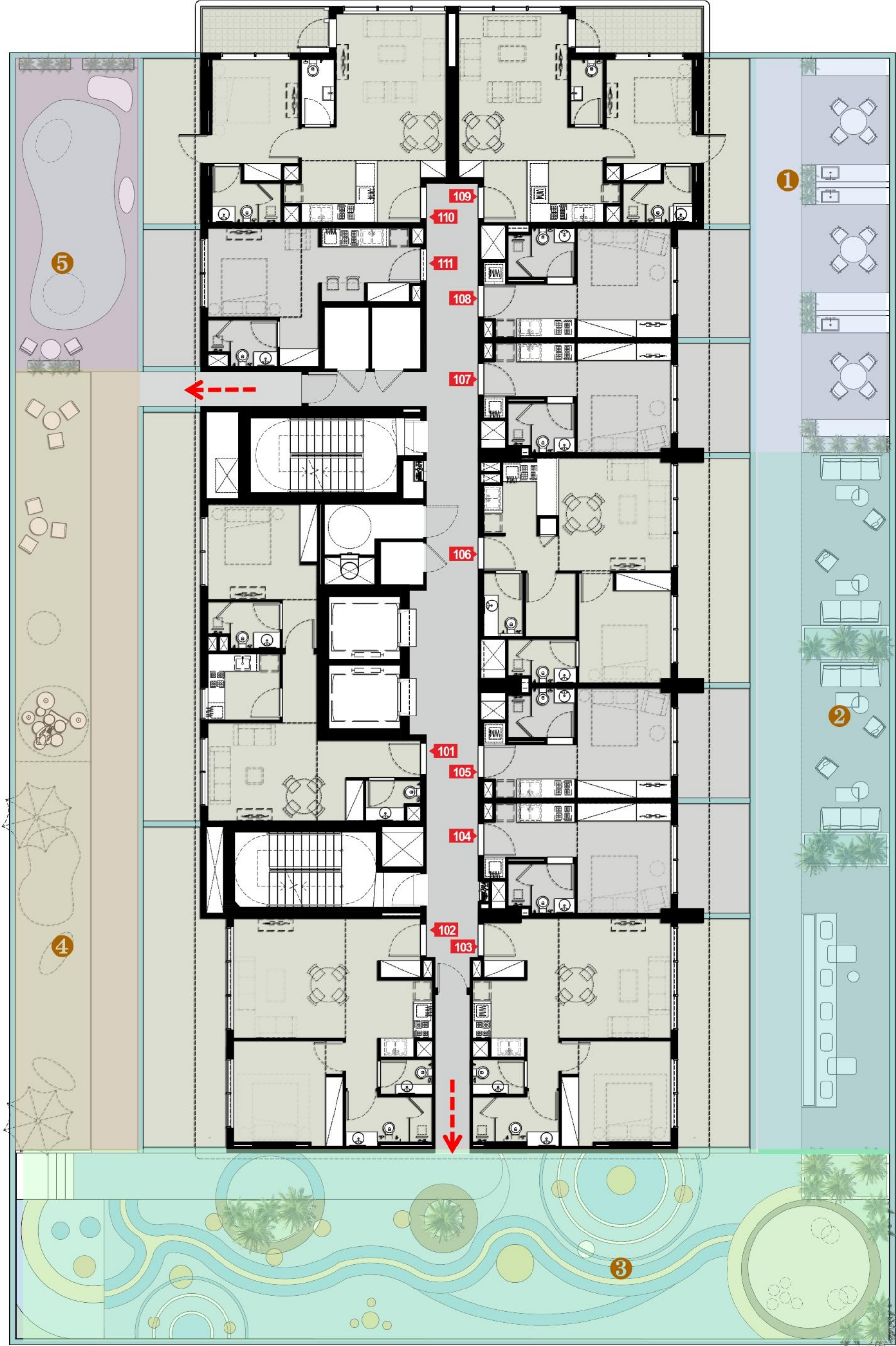
- 1 MAIN ENTRANCE
- 2 MAIN ENTRANCE LOBBY
- 3 ELEVATOR LOBBY



FLOOR PLANS

1 FLOOR PLAN

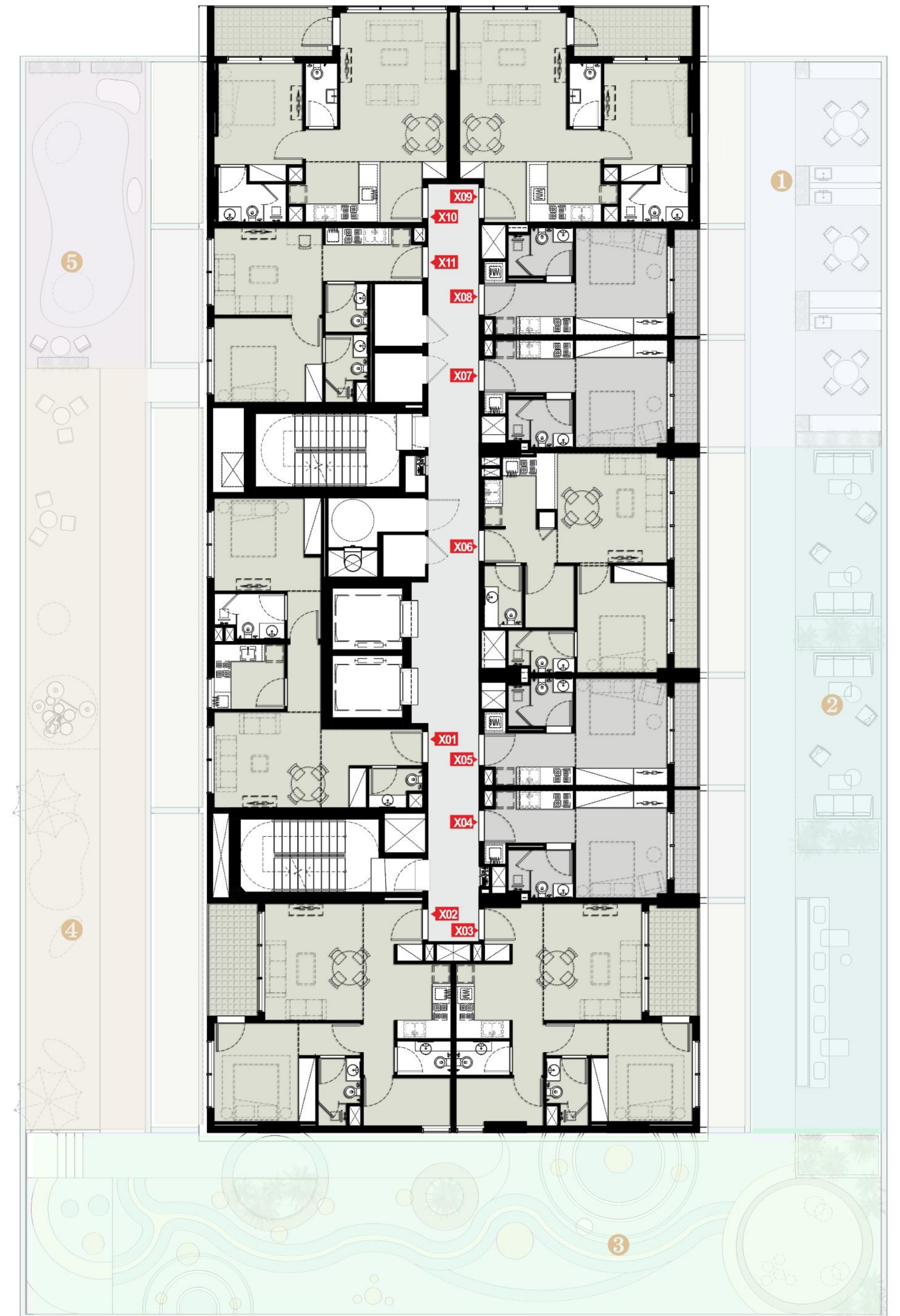
- 1 BARBECUE DECK
- 2 KIDS PLAY AREA
- 3 CHILDREN'S PLAY AREA
- 4 LEISURE LAWN AREA
- 5 MINIATURE GOLF COURSE



FLOOR PLANS

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

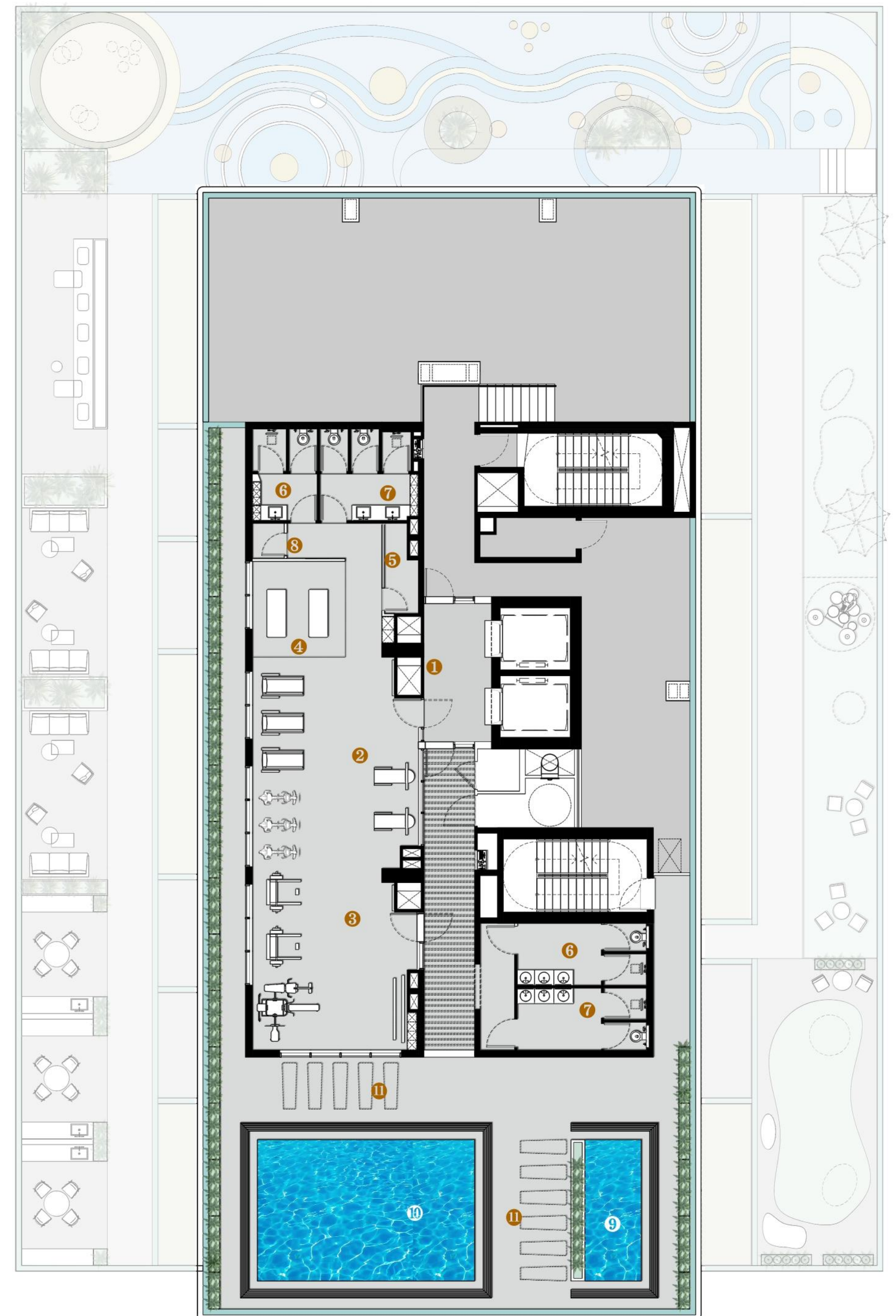
- ① BARBECUE AREA
- ② LOUNGE SEATING AREA
- ③ CHILDREN'S PLAY AREA
- ④ LEISURE LAWN AREA
- ⑤ GOLF AREA



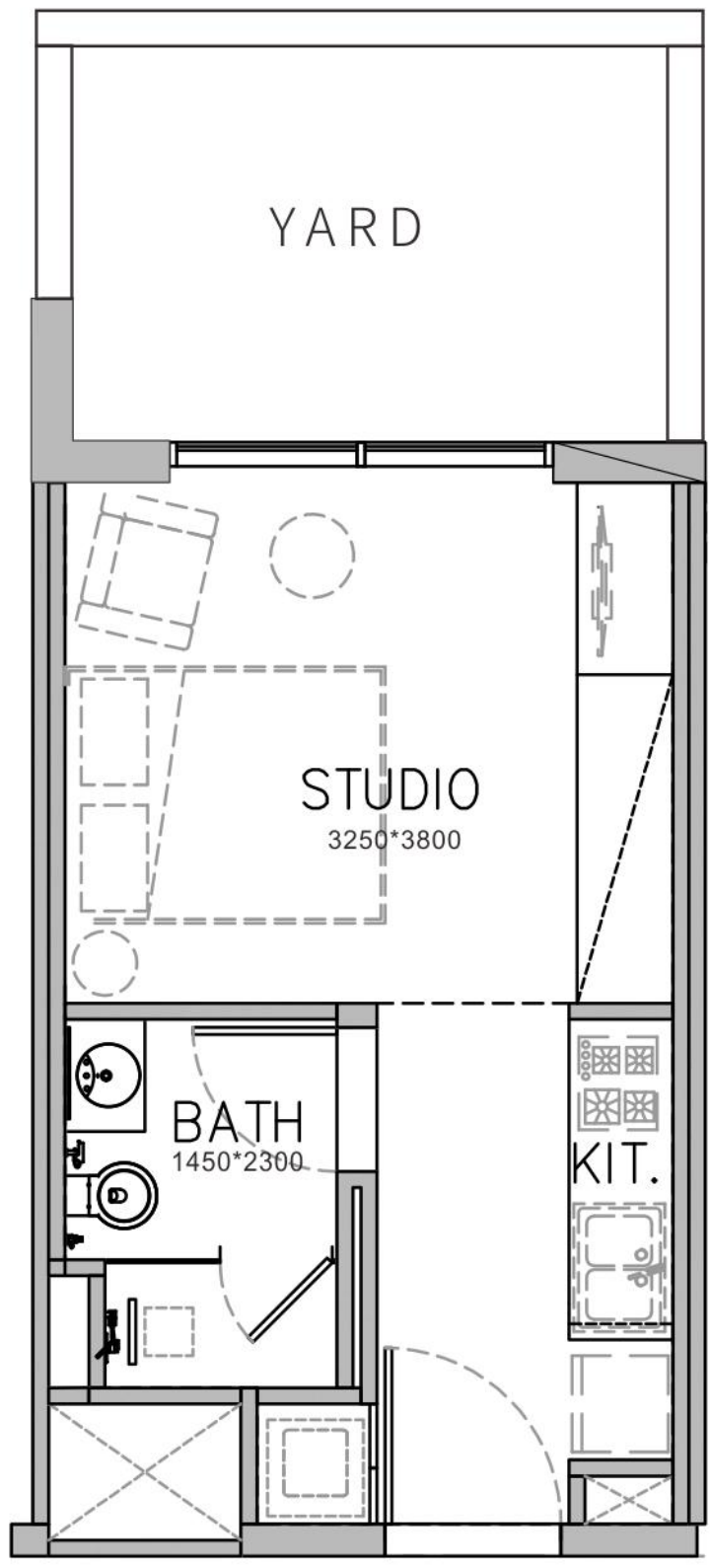
FLOOR PLANS

ROOF-LEVEL FLOOR PLAN

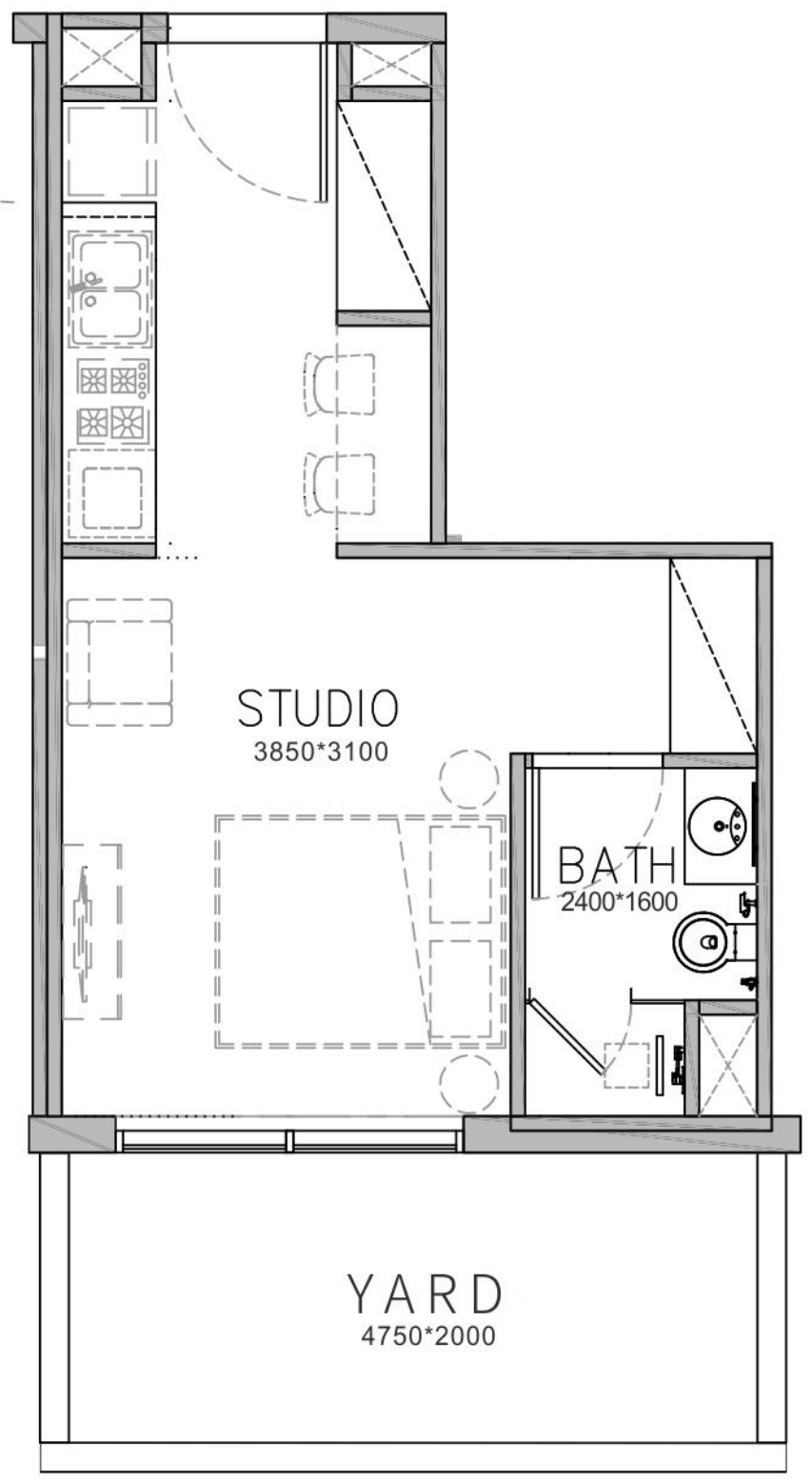
- | | |
|-------------------|------------------------|
| ① LIFT LOBBY | ⑦ FEMALE CHANGE ROOM |
| ② AEROBIC ZONE | ⑧ CLEANING ROOM |
| ③ ANAEROBIC ZONE | ⑨ KID POOL |
| ④ YOGA AREA | ⑩ FUTERE SWIMMING POOL |
| ⑤ STORE ROOM | ⑪ POOL DECK |
| ⑥ MEN CHANGE ROOM | |



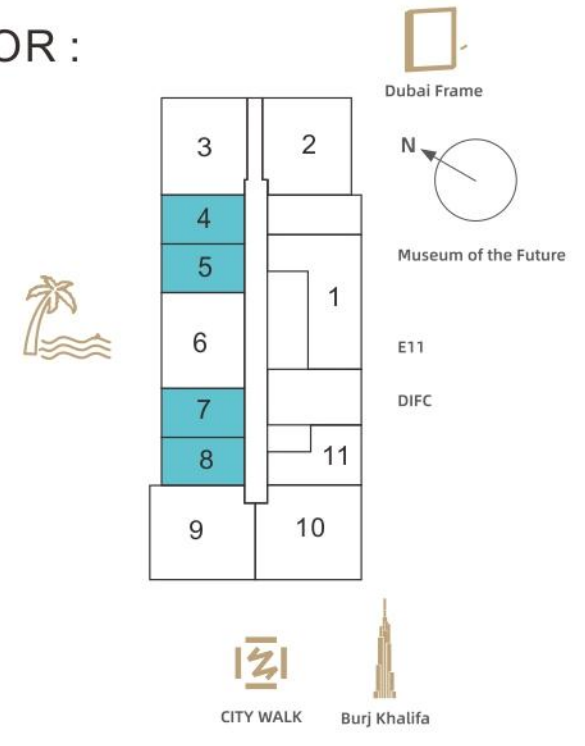
STUDIO TYPE A104/105/107/108



STUDIO TYPE A111

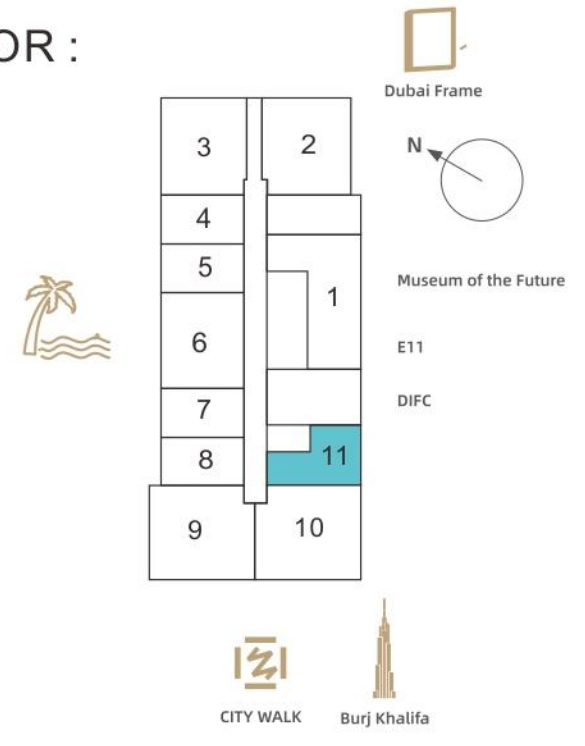


1st FLOOR :



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 st Floor:		
104 105 107 108		

1st FLOOR :

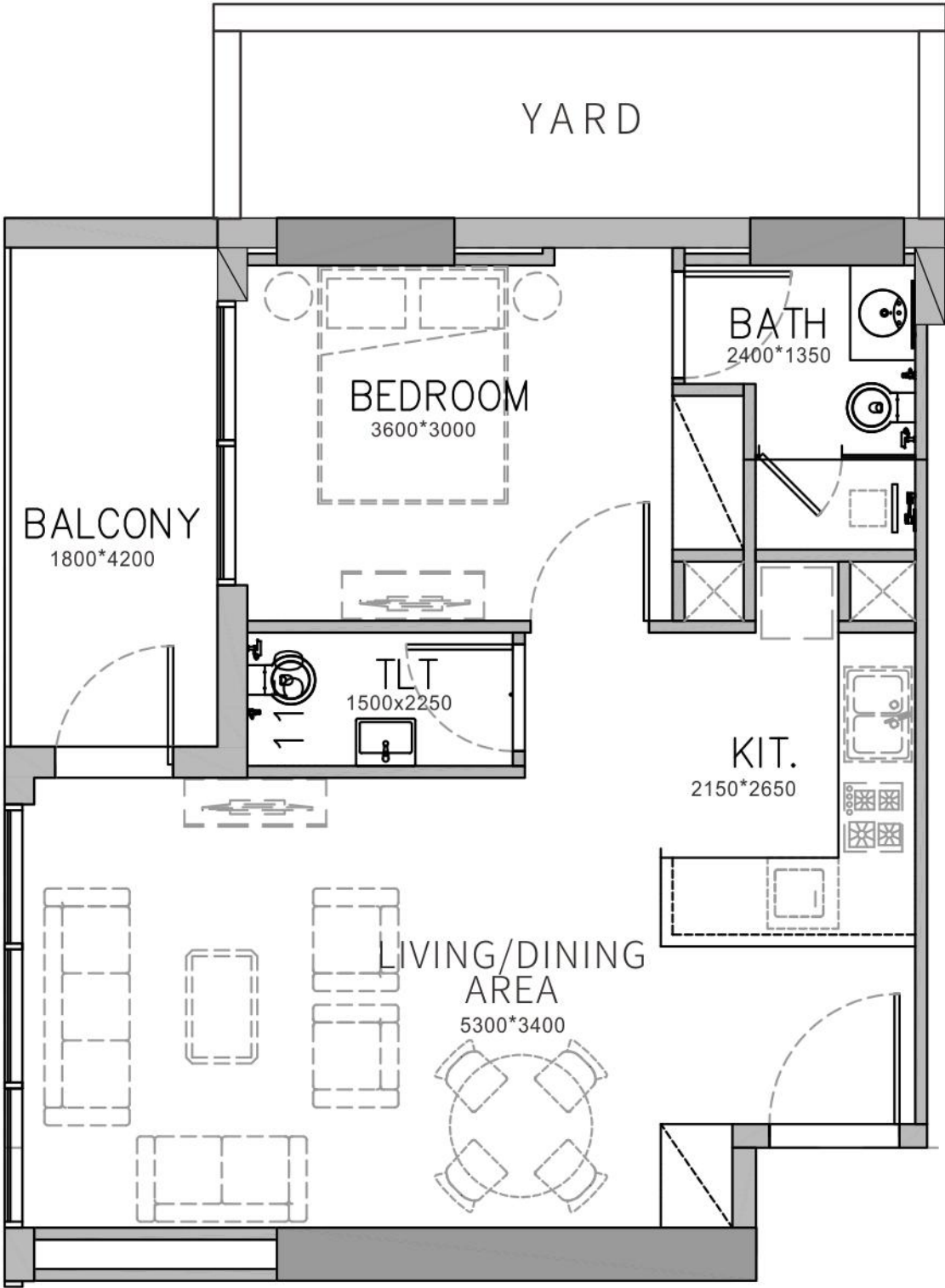


SUITE AREA:	314.63 Sq.Ft	29.23 Sq.M
YARD AREA:	117.65 Sq.Ft	10.93 Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	432.28 Sq.Ft	40.16 Sq.M
1 st Floor:		
111		

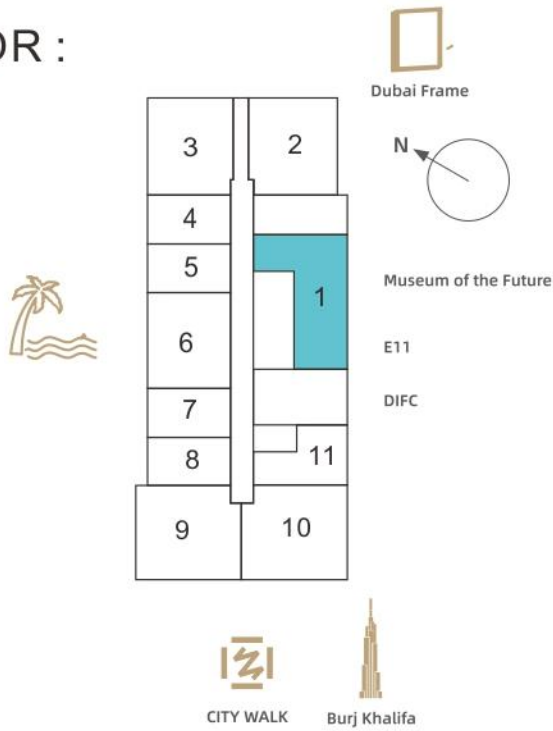
1 BED ROOM
TYPE A101



1 BED ROOM
TYPE A109/110



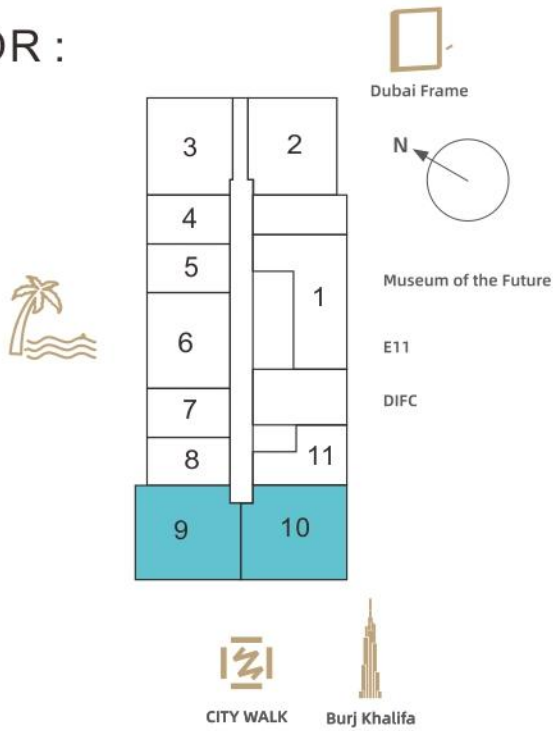
1st FLOOR :



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

1stFloor: 101

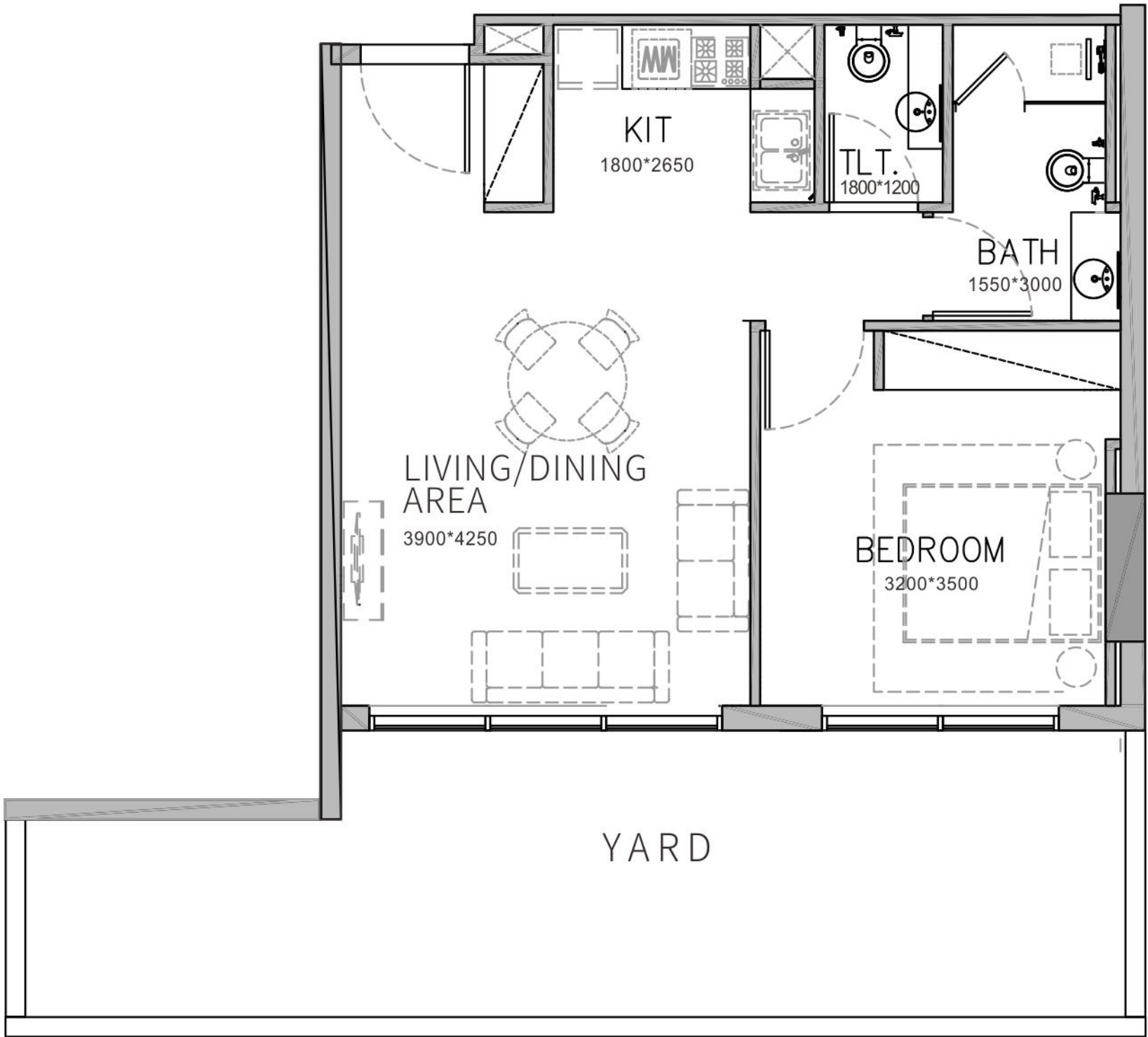
1st FLOOR :



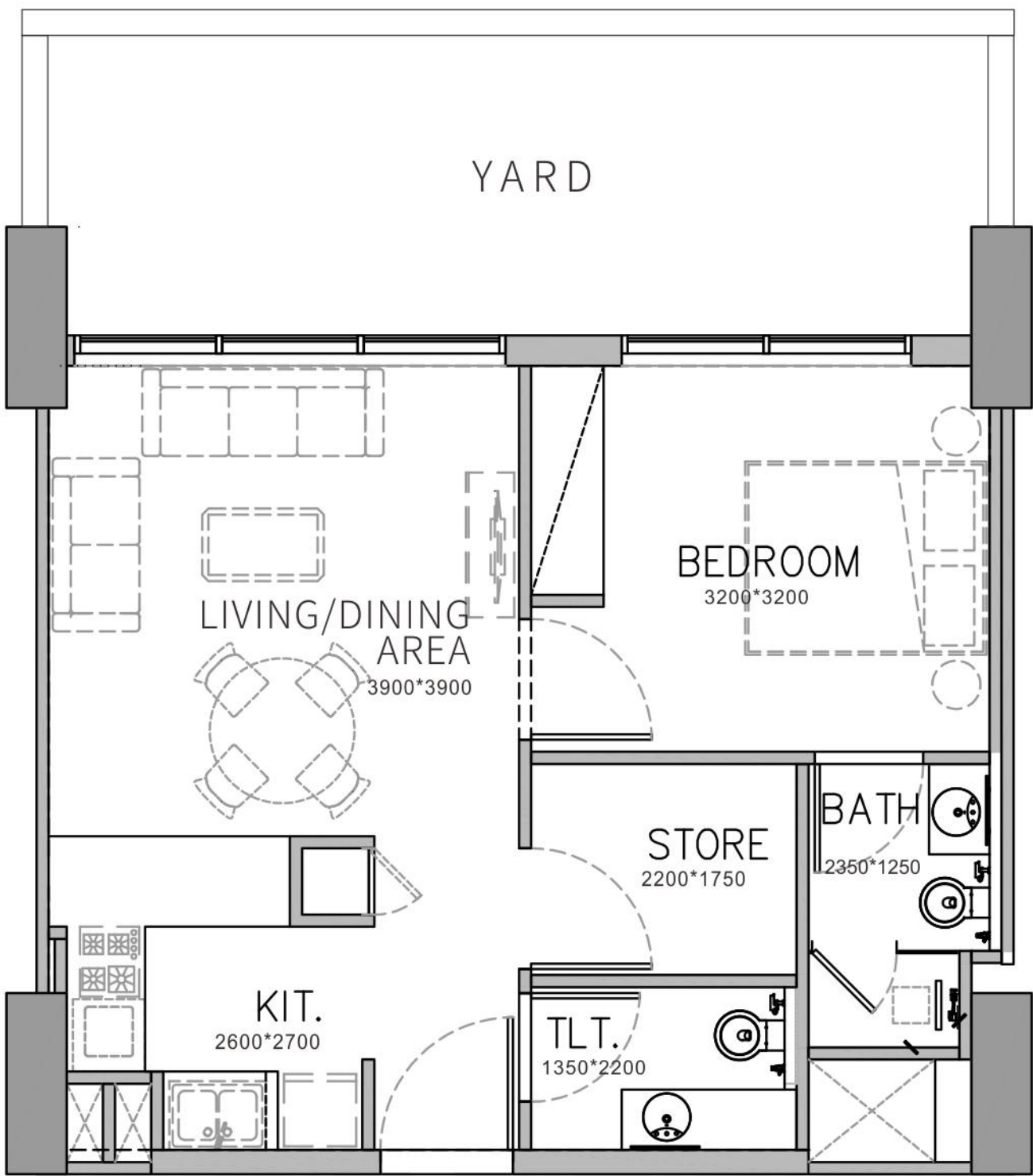
SUITE AREA:	603.64 Sq.Ft	56.08 Sq.M
YARD AREA:	121.52-146.17 Sq.Ft	11.29-13.58 Sq.M
BALCONY AREA:	89.34 Sq.Ft	8.30 Sq.M
TOTAL AREA:	814.50-839.15 Sq.Ft	75.67-77.96 Sq.M

1stFloor: 109 110

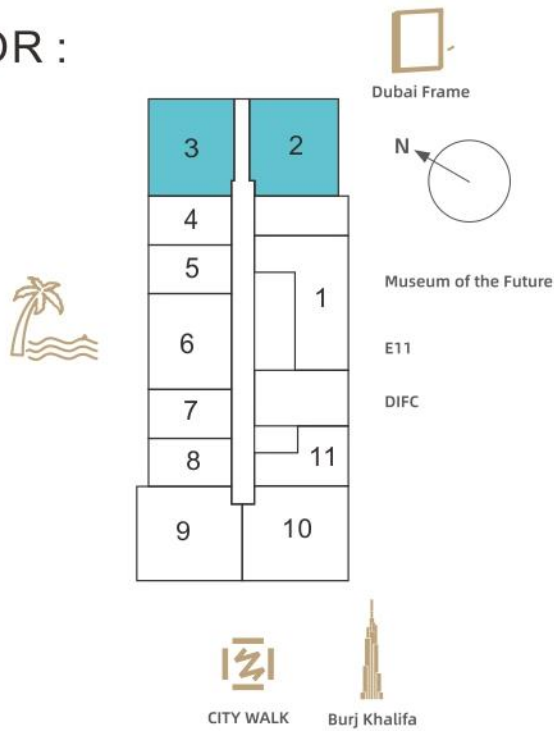
1 BED ROOM+STUDY
TYPE A102/103



1 BED ROOM+STUDY
TYPE A106



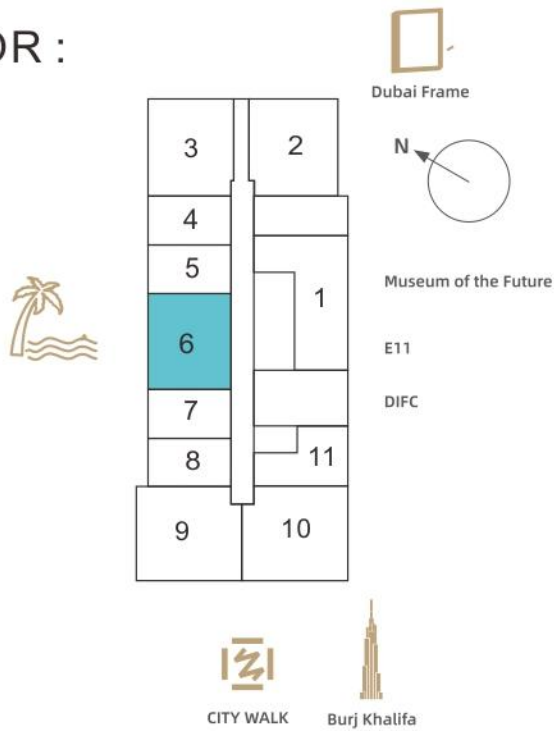
1st FLOOR :



SUITE AREA:	607.30-617.20 Sq.Ft	56.42-57.34 Sq.M
YARD AREA:	150.37-260.59 Sq.Ft	13.97-24.21Sq.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

1stFloor: 102 103

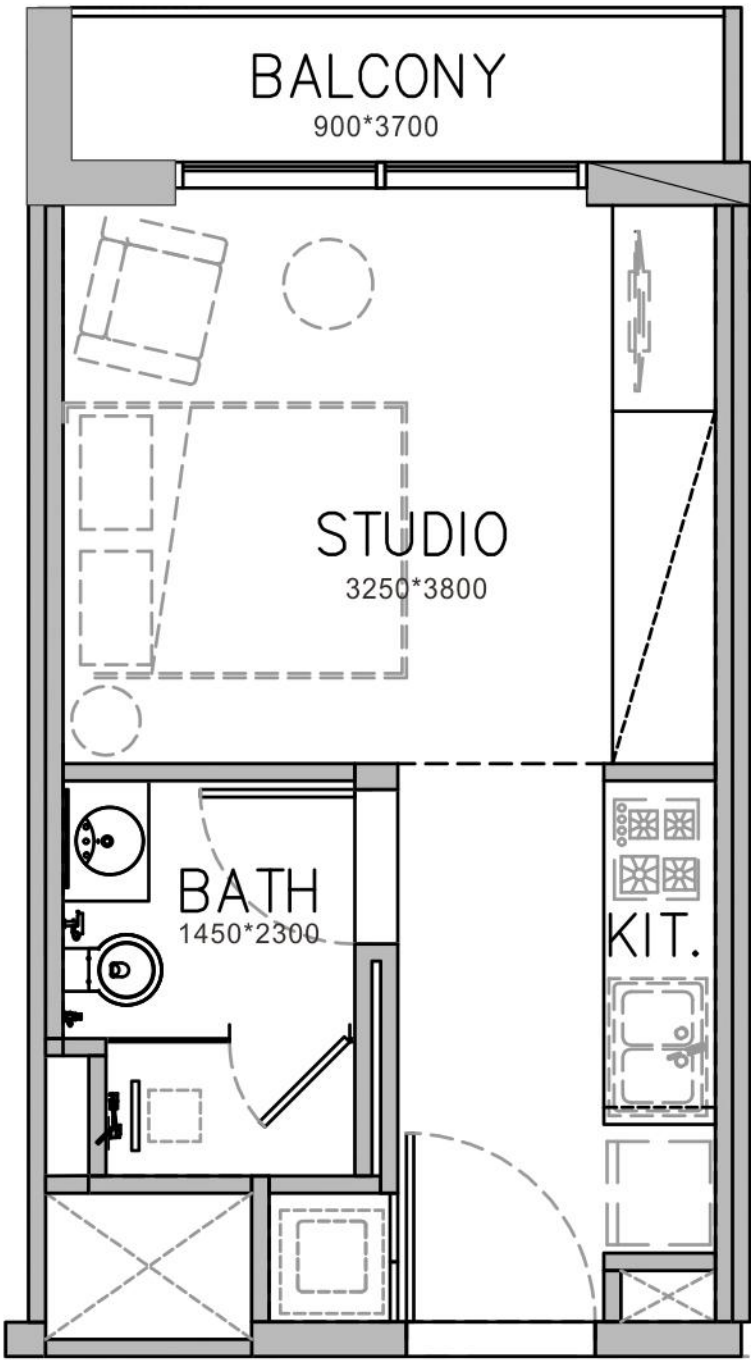
1st FLOOR :



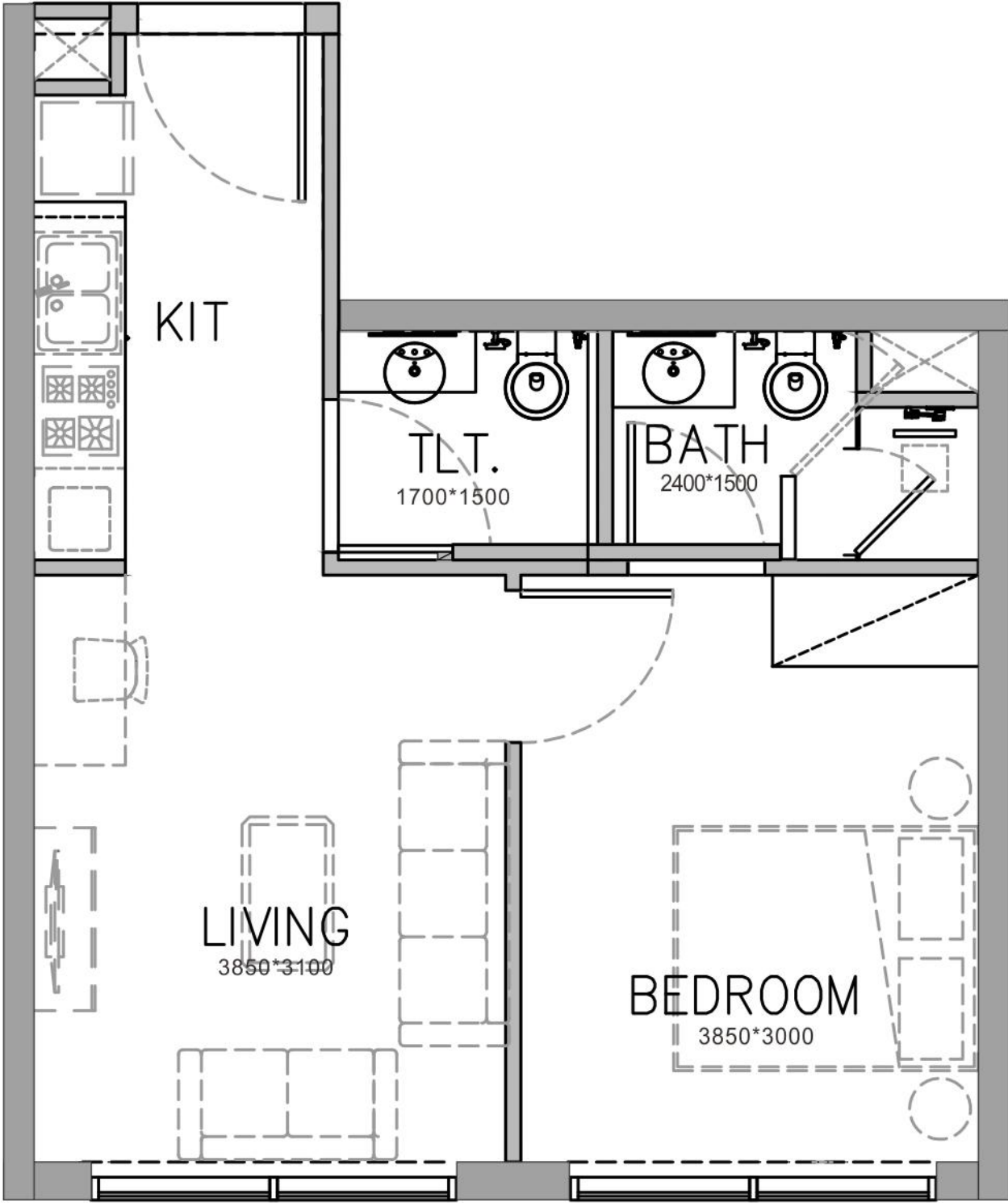
SUITE AREA:	561.12 Sq.Ft	52.13Sq.M
YARD AREA:	148.55 Sq.Ft	13.80 Sq.M
BALCONY AREA:	80.51 Sq.Ft	7.48 Sq.M
TOTAL AREA:	790.18 Sq.Ft	73.41Sq.M

1stFloor: 106

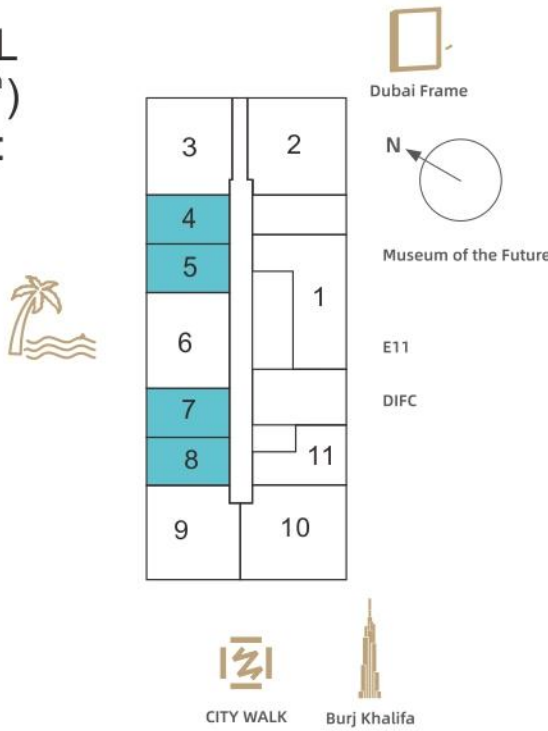
STUDIO
TYPE B04/05/07/08



1 BED ROOM
TYPE B11



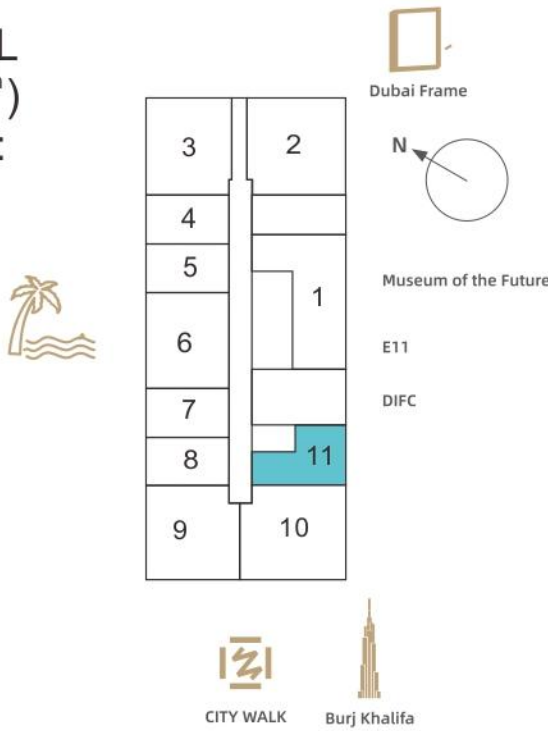
TYPICAL
(2nd to 8th)
FLOOR :



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 nd , 4 th , 6 th , 8 th Floor:	3 rd , 5 th , 7 th 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

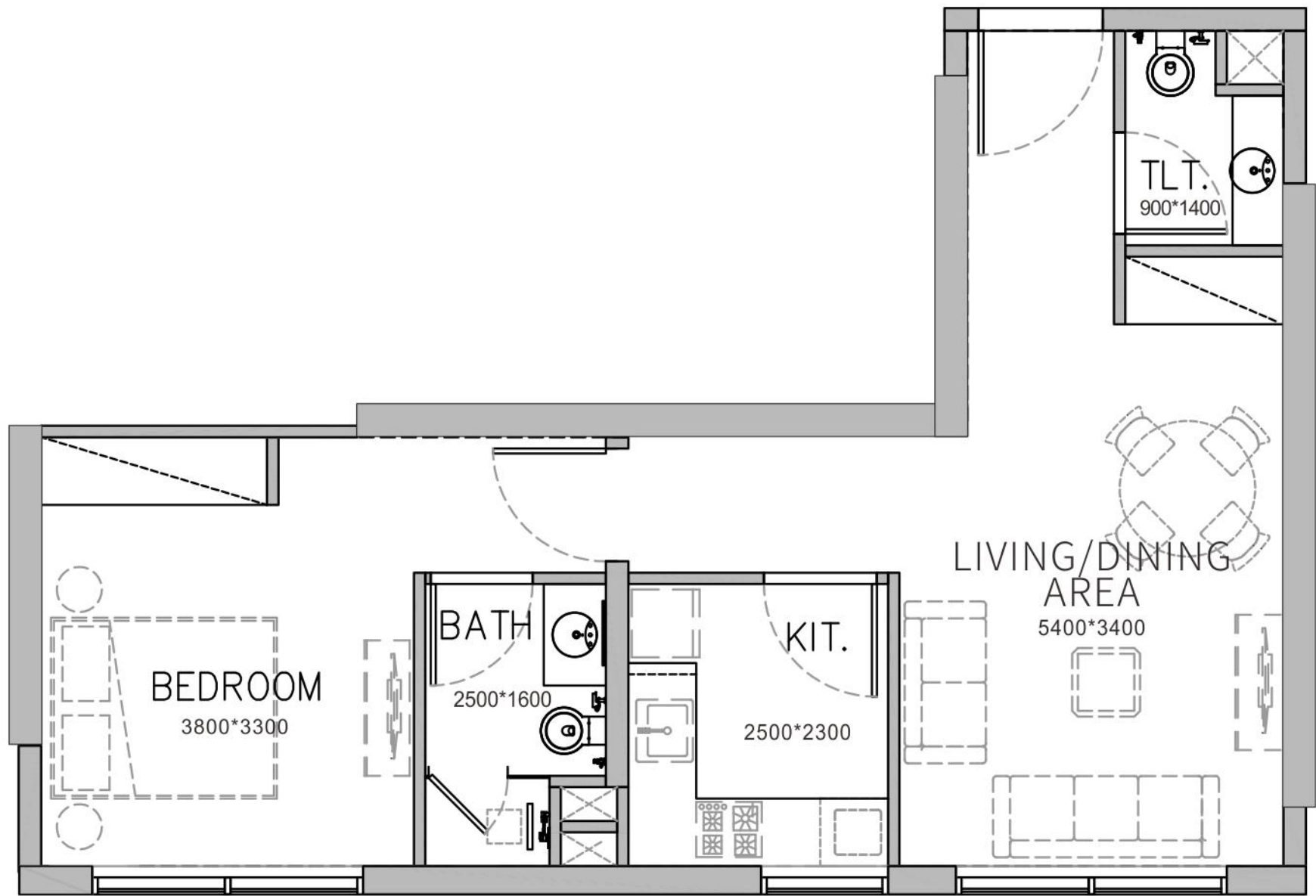
TYPICAL
(2nd to 8th)
FLOOR :



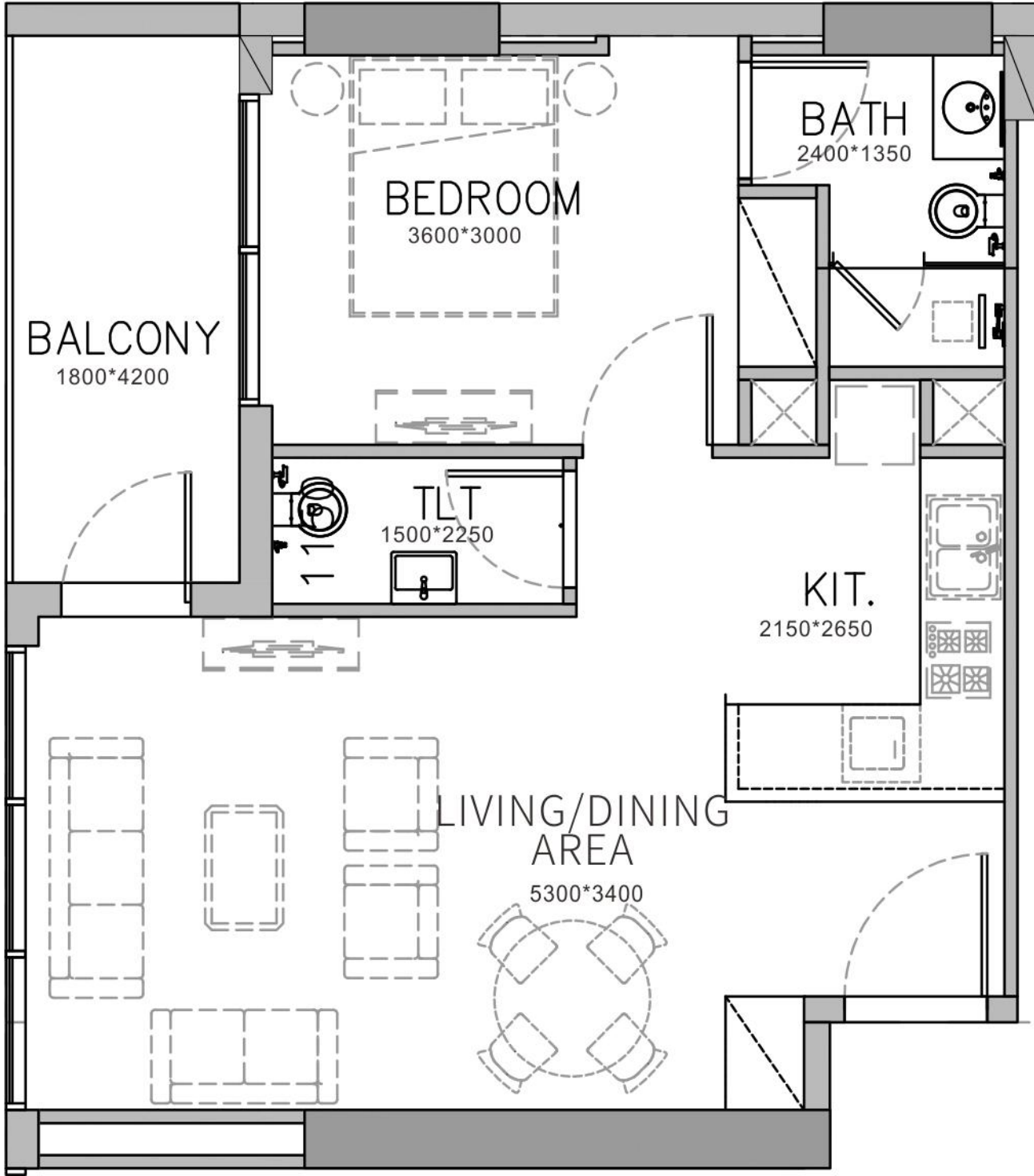
SUITE AREA:	432.60 Sq.Ft	40.19 Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	432.60 Sq.Ft	40.19 Sq.M

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

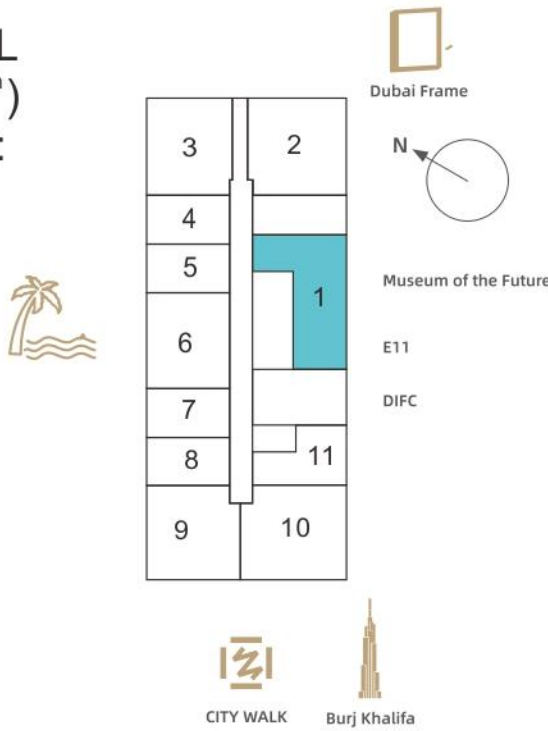
1 BED ROOM
TYPE B01



1 BED ROOM
TYPE B09/10



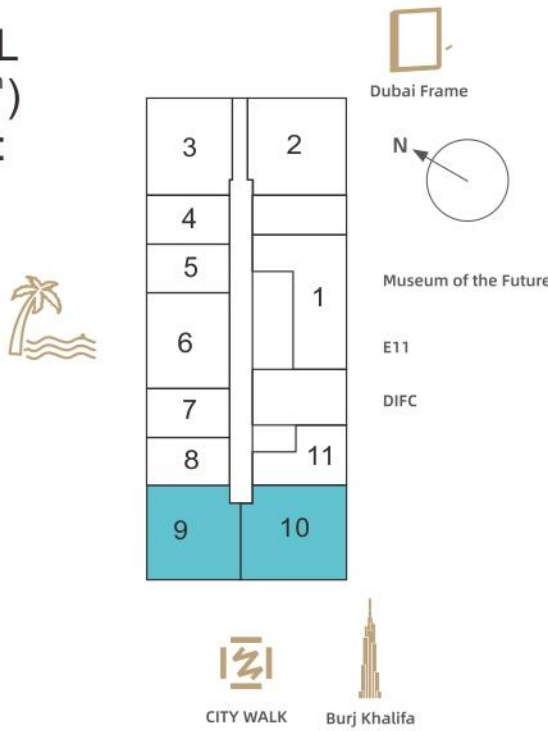
TYPICAL
(2nd to 8th)
FLOOR :



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

2 nd ,4 th ,6 th ,8 th Floor:	201	401	601	801
3 rd ,5 th ,7 th Floor:	301	501	701	

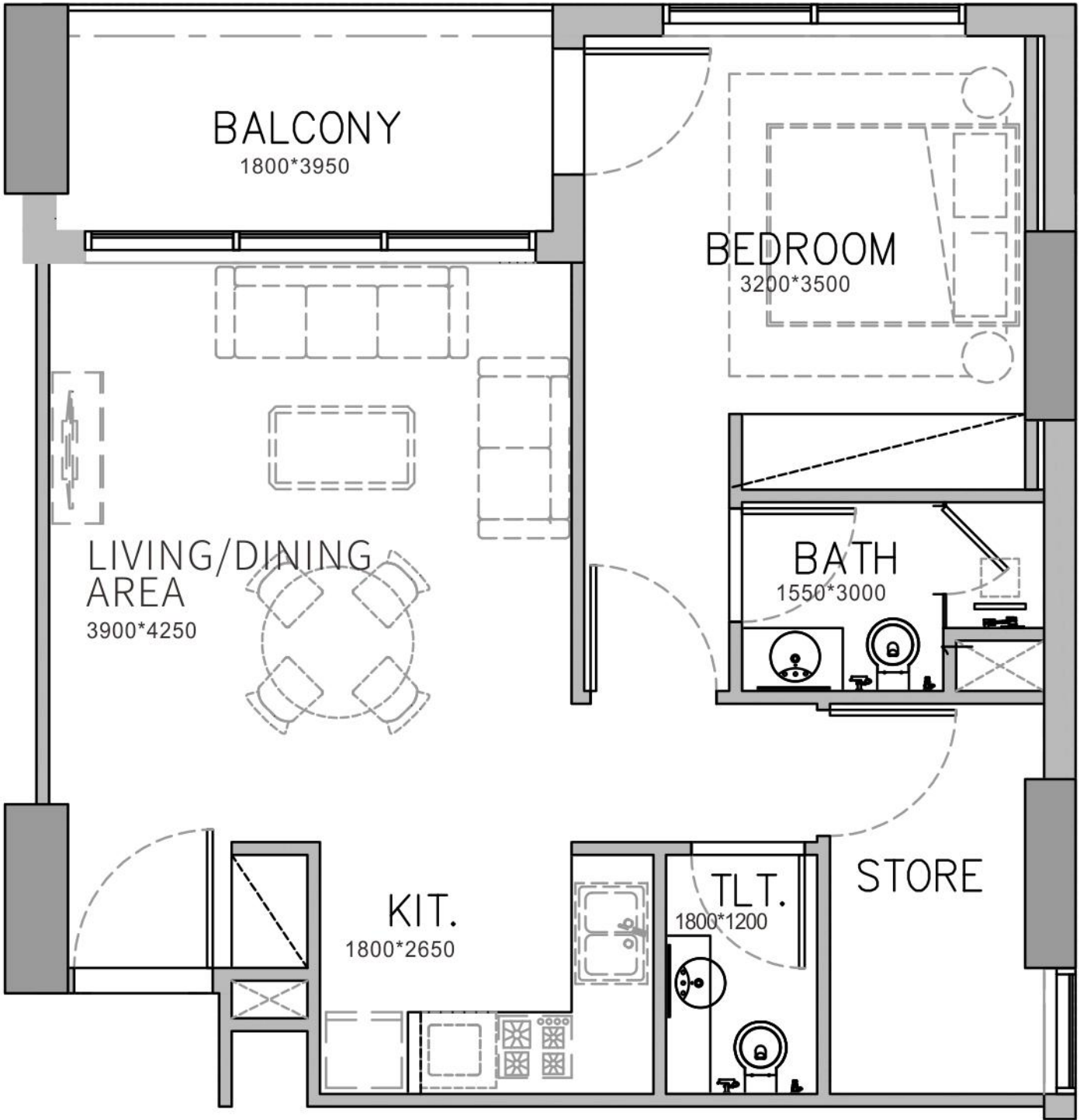
TYPICAL
(2nd to 8th)
FLOOR :



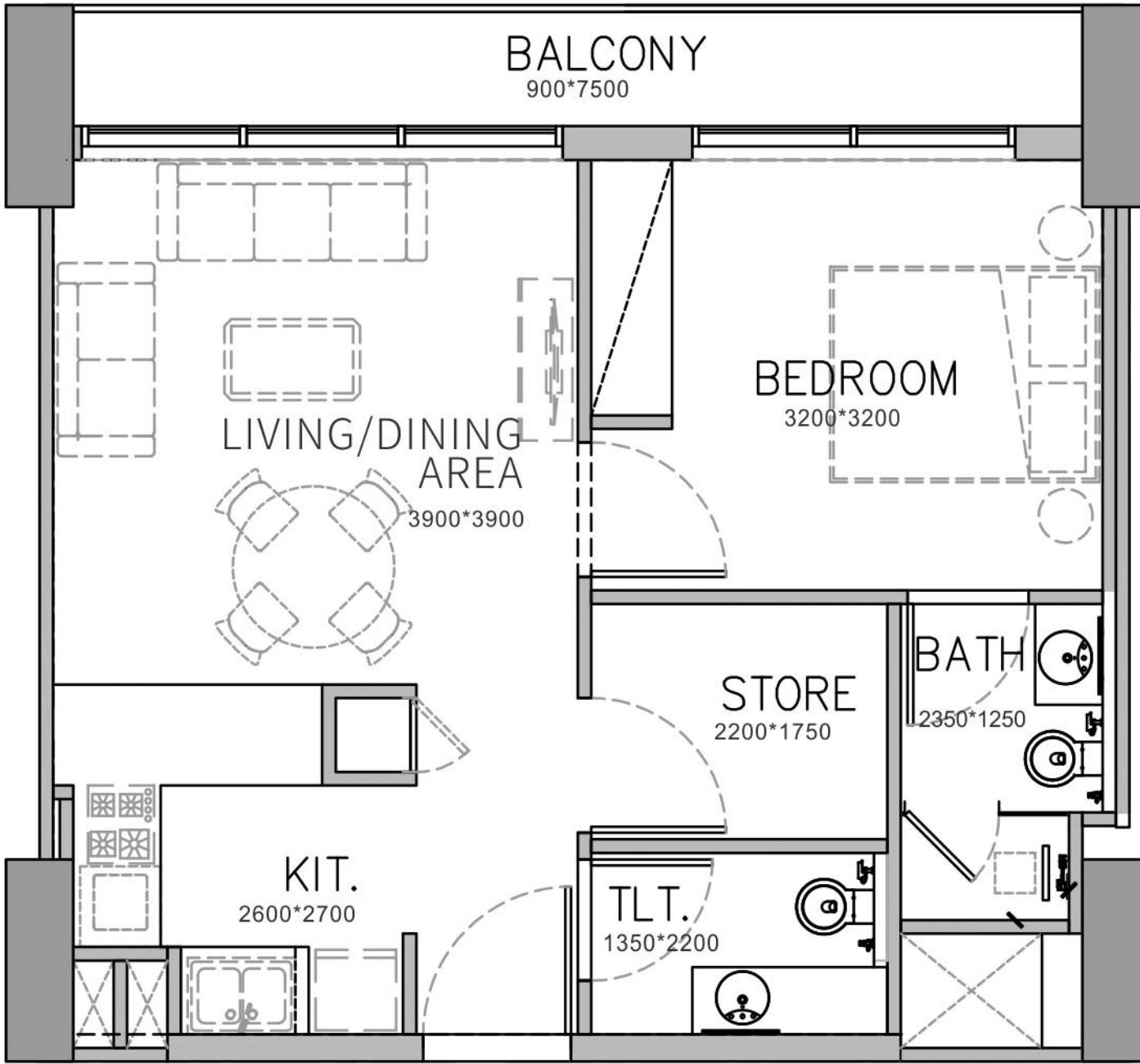
SUITE AREA:	603.64 Sq.Ft	56.08 Sq.M
BALCONY AREA:	89.34 Sq.Ft	8.30 Sq.M
TOTAL AREA:	692.98 Sq.Ft	64.38 Sq.M

2 nd ,4 th ,6 th ,8 th Floor:	209	409	609	809
	210	410	610	810
3 rd ,5 th ,7 th Floor:	309	509	709	
	310	510	710	

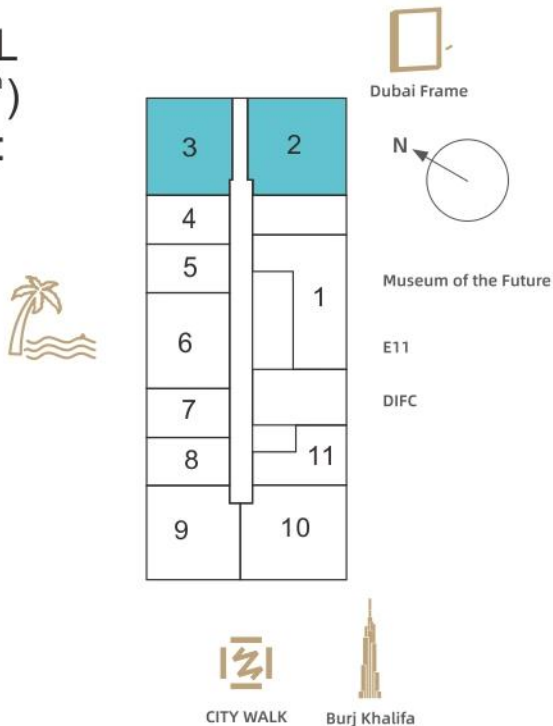
1 BED ROOM+STUDY
TYPE B02/03



1 BED ROOM+STUDY
TYPE B06



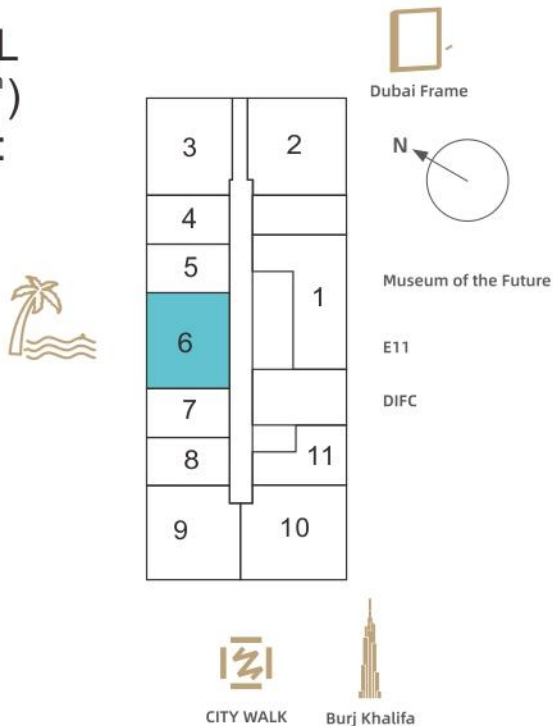
TYPICAL
(2nd to 8th)
FLOOR :



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

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	59.61 Sq.M

2 nd , 4 th , 6 th , 8 th Floor:	206 406 606 806
3 rd , 5 th , 7 th Floor:	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



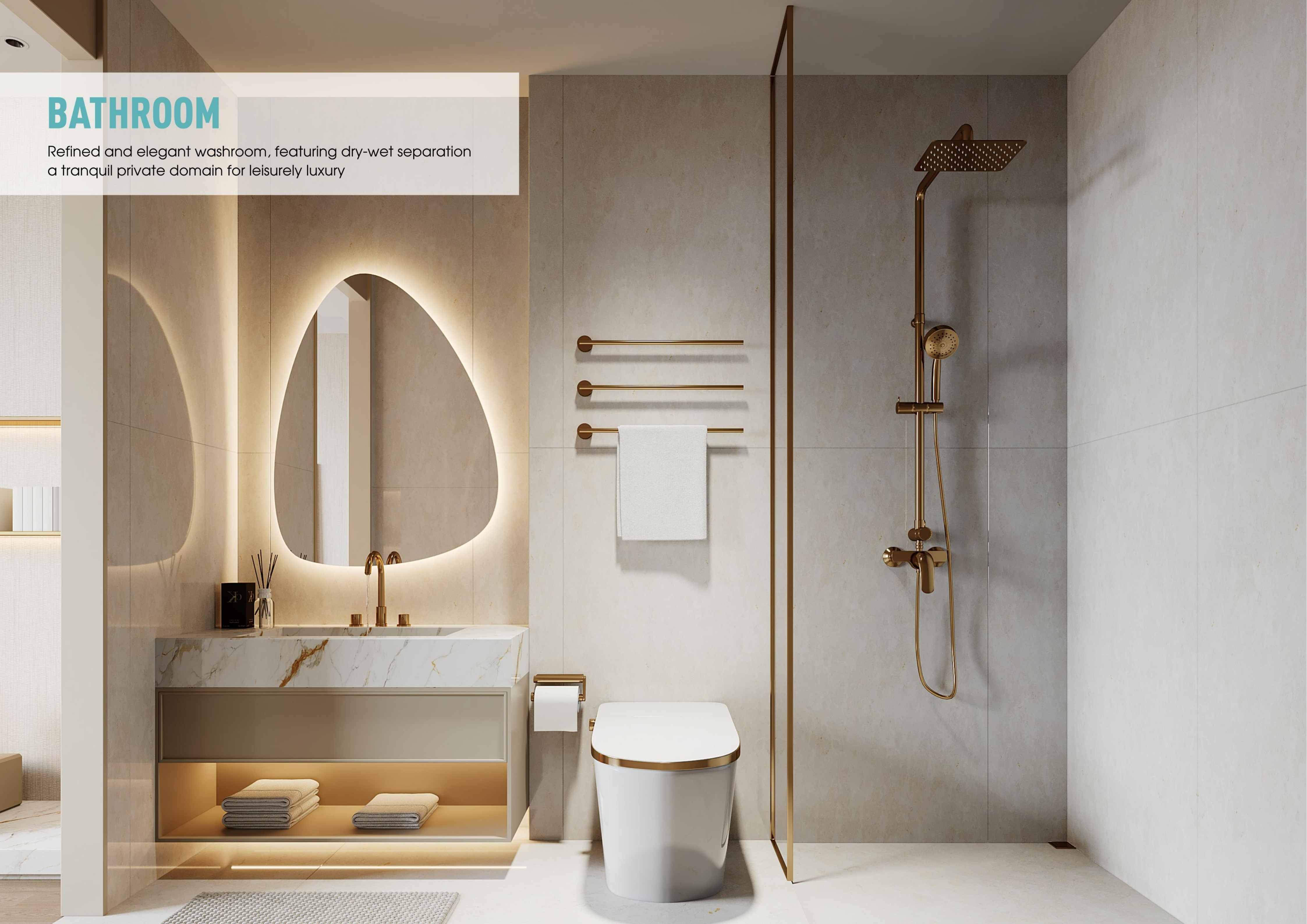
LIVING&DINING

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

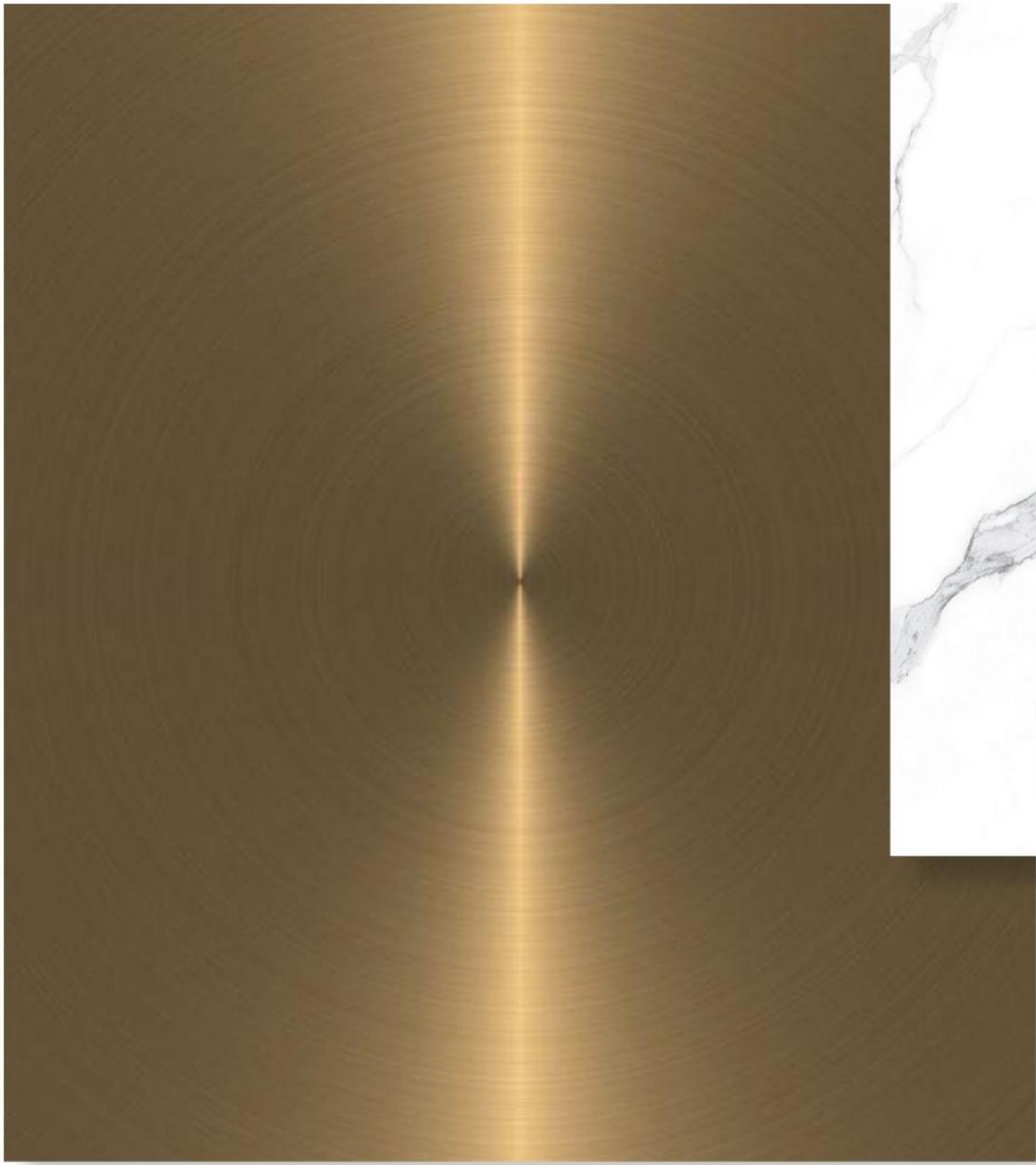




BATHROOM

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

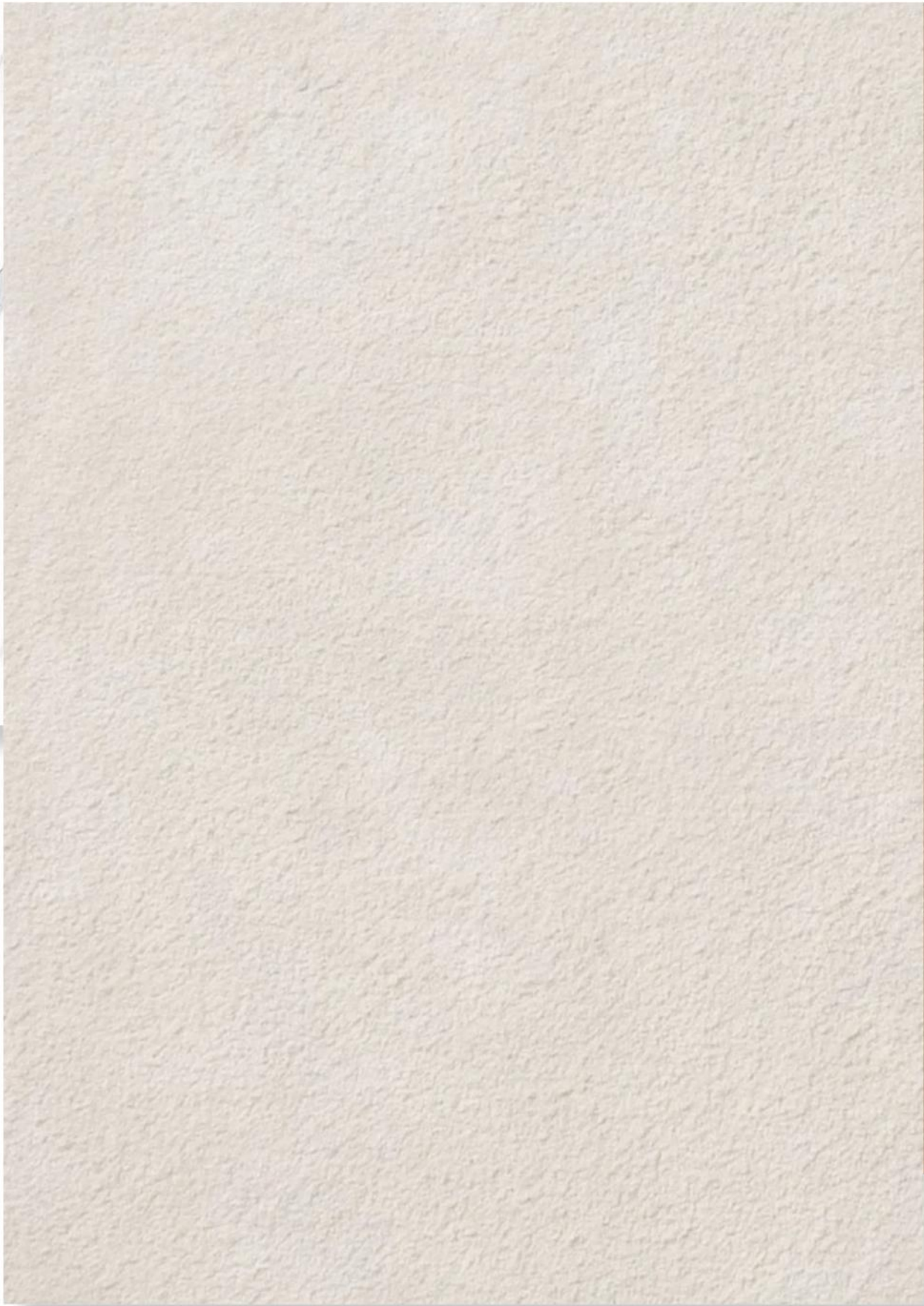
INTERNAL MATERIALS



S T A I N L E S S S T E E L



R O C K S L A B S / S T O N E M A T E R I A L S



A R T P A I N T



W O O D E N V E N E E R

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.

CONTACT US

TEL:

971 4332 6668

Web:

WWW.STAMNDEVELOPMENT.COM

Address:

Office 1106, Court Tower, Business Bay, Dubai, UAE