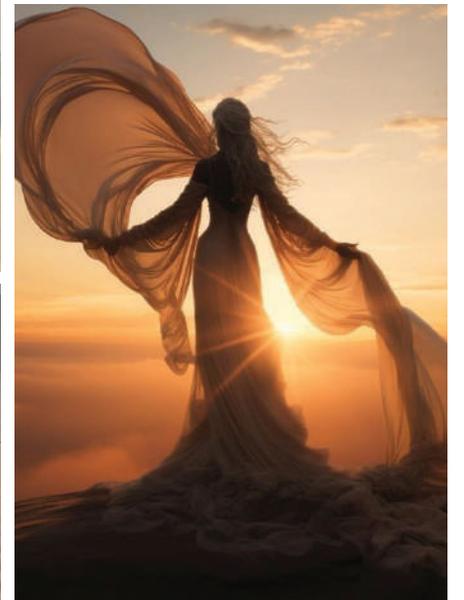
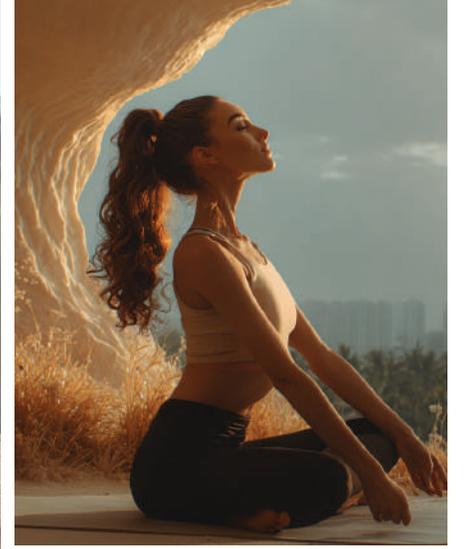


The image features a background of flowing, textured brown fabric, possibly silk or satin, with a rich, warm tone. The fabric is draped and folded, creating deep shadows and bright highlights that emphasize its texture. In the center of the image, the word "STAX" is written in a clean, white, sans-serif font. The letters are bold and evenly spaced, standing out against the darker, textured background.

STAX

# PROJECT USPS

- A modern, trendy urban inspired residential community.
- Unique architecture: inspired design & dimensional living.
- A superb location in District 15, JVC offering accessibility and connectivity.
- Close proximity to parks & a plethora of amenities & attractions.
- Contemporary interior design with high quality finishing.
- Attractive floor plan layouts.
- Competitive pricing & PHPP.



TOWER A



TOWER B



GFA 403,780 sq.ft  
BUA 775,391 sq.ft

STAX

# PASHA1

## DEVELOPERS

Pasha1 Developers, part of a family with a global legacy in industries like commodity trading and steel manufacturing, is now bringing its expertise to Dubai's real estate market.

Known internationally as PJS Global, they're committed to excellence, trust and quality.

It's debut project, Stax by Pasha1 in JVC combines architectural elegance with functional luxury, offering spacious designs and world-class amenities.

## PJS GLOBAL IN NUMBERS

1985  
Established

40  
Years of Industry  
Experience

9  
Countries

14  
Offices Worldwide

5,000+  
Employees

AED 3 BN  
Annual Turnover



# DUBAI OFFICE

Pasha1 Developers is headquartered in the iconic Opus Tower in Business Bay.

Home to a show apartment, 3D model, coffee bar and sales office, perfect for client viewings and broker briefings.

Office no. C701, the Opus by Omniyat, Business Bay.

## LUXURY & FUNCTIONALITY

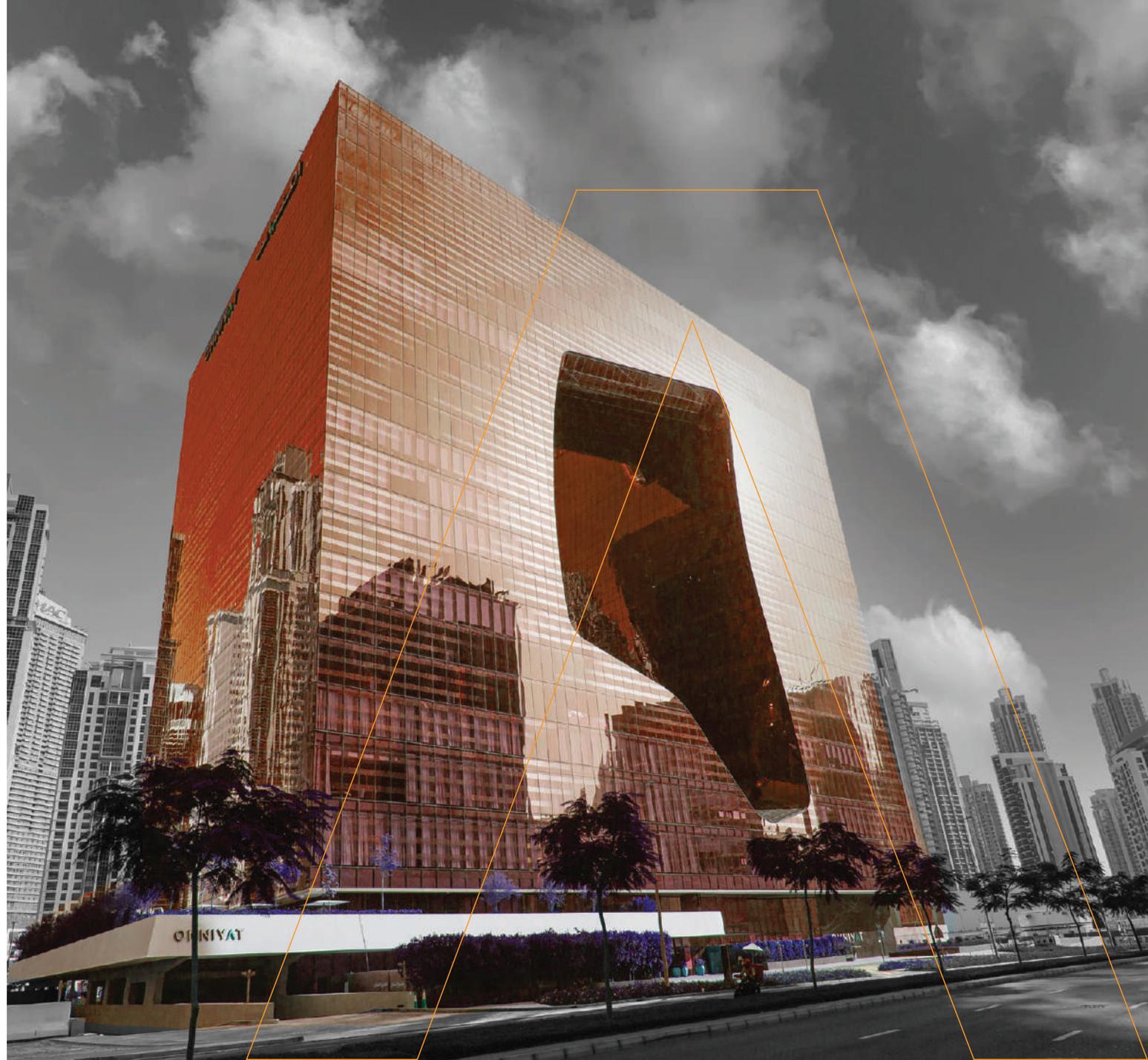
Creating spaces that reflect modern-day aspirations while ensuring practicality and comfort.

## GLOBAL EXPERTISE. LOCAL INSIGHT

Marrying decades of international business acumen with a nuanced understanding of Dubai's property market.

## SUSTAINABILITY & INNOVATION

Embracing cutting-edge technologies and eco-conscious practices to meet today's demands and tomorrow's challenges.



# YOUR HOME IN JUMEIRAH VILLAGE CIRCLE

Nestled within the vibrant community of JVC in District 15, Stax offers a prime location with excellent connectivity to all areas of the city.

Within close proximity to parks, schools, colleges, medical facilities, malls and sports and leisure attractions, this is the perfect address for professionals and families.

Stax provides easy access to Al Khail Road, Sheikh Mohammed Bin Zayed and Sheikh Zayed Road and will benefit from the Dubai Metro blue line in the near future.



VIEW  
ANALYSIS



TOWER A

TOWER B

VIEW  
ANALYSIS

TOWER A

TOWER B



An architectural rendering of a city skyline at sunset. The sky is a mix of soft orange, yellow, and light blue. In the foreground, there are palm trees and a road. In the middle ground, three towers are prominent. Tower A is the tallest, with a curved facade and many balconies. Tower B is shorter and has a similar curved facade. Tower C is a glass skyscraper. In the background, other buildings and the sun are visible.

TOWER A

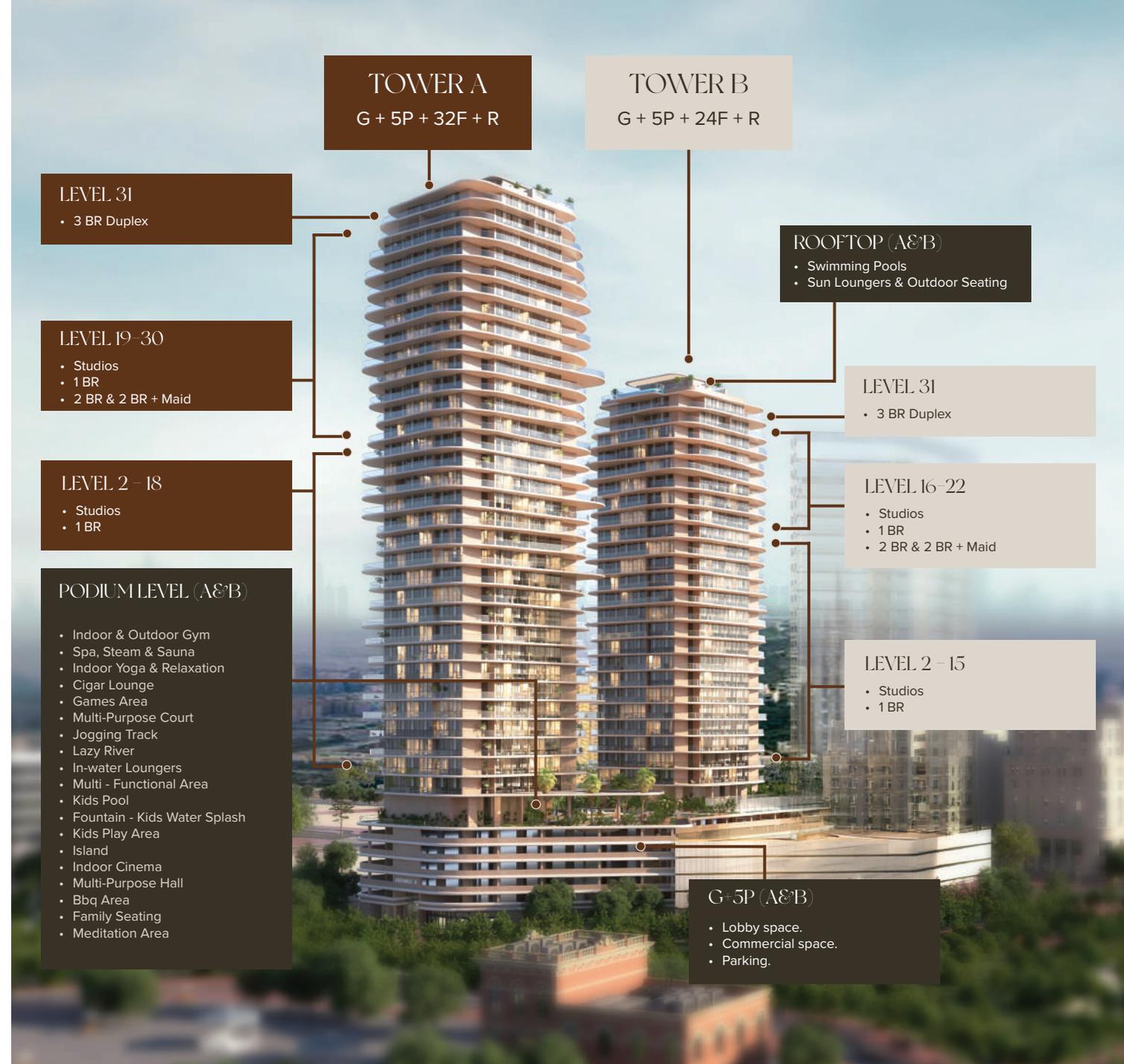
TOWER B

VIEW  
ANALYSIS

# TOWER CONFIGURATION

Two interconnected towers with a shared podium comprising 528 properties.

Tower A (302 units) | Tower B (226 units)





# UNIT SIZES

Unit Mix Tower A			
Unit Type	Qty	Min Area	Max Area
Studio	80	384.16	421.30
1 BR	170	653.05	824.62
2 BR	48	1035.81	1524.38
3 BR Duplex	4	3251.89	3367.48
Total Units		302	

Unit Mix Tower B			
Unit Type	Qty	Min Area	Max Area
Studio	63	384.16	421.30
1 BR	131	653.05	824.62
2 BR	28	1035.81	1524.38
3 BR Duplex	4	3271.36	3375.35
Total Units		226	



# AMENITIES

## COMFORT & CONVENIENCE

- Professional business centre
- Multi-purpose outdoor area
- BBQ area
- Inviting family seating area
- Pet-friendly walking area

## RECREATION & REJUVENATION

- Luxury spa
- Relaxing steam room
- Soothing sauna
- Tranquil meditation & yoga area
- Indoor cinema

## PERSONAL PARADISE

- Cosy sunken seating
- Serene island
- Calming fountain

## FUNCTIONAL FITNESS

- Multi-purpose court
- Jogging track
- State-of-the-art indoor gym
- Outdoor gym
- Indoor kids play area
- Relaxing adults & kids pool
- Kids splash fountain
- Lazy river
- Games area



The background of the image is a dark brown wood-grain texture. It features several prominent, parallel diagonal lines that run from the top-left towards the bottom-right, creating a sense of depth and movement. The wood grain itself is a mix of light and dark brown tones, with fine, linear patterns. The overall lighting is slightly darker towards the bottom-right corner.

AMENITIES  
PLAN



Spa, Steam & Sauna

Indoor Gym

Indoor Yoga & Relaxation

Cigar Lounge

Games Area

Outdoor Gym

Multi-Purpose Court

Jogging Track

In-water Loungers

Lazy River

Multi-Functional Area

Kids Pool

Fountain - Kids Water Splash

Indoor Kids Play Area

Kids Play Area

Pool Deck

Island

Lazy River

Jogging Track

Indoor Cinema

Multi-Purpose Hall

Business Center  
Multi-Purpose Hall

Bbq Area

Family Seating

Meditation Area

Jogging Track

The background of the image is a dark brown wood-grain texture. It features several prominent, parallel diagonal lines that run from the top-left towards the bottom-right, creating a sense of depth and movement. The lighting is slightly brighter in the upper-left quadrant, fading towards the bottom-right.

UNIT  
LAYOUTS

# STUDIO APARTMENT – TYPE A

Suite Area: 337 sq.ft

Balcony Area: 48–83 sq.ft

Total Area: 385–420 sq.ft



**Disclaimer:**

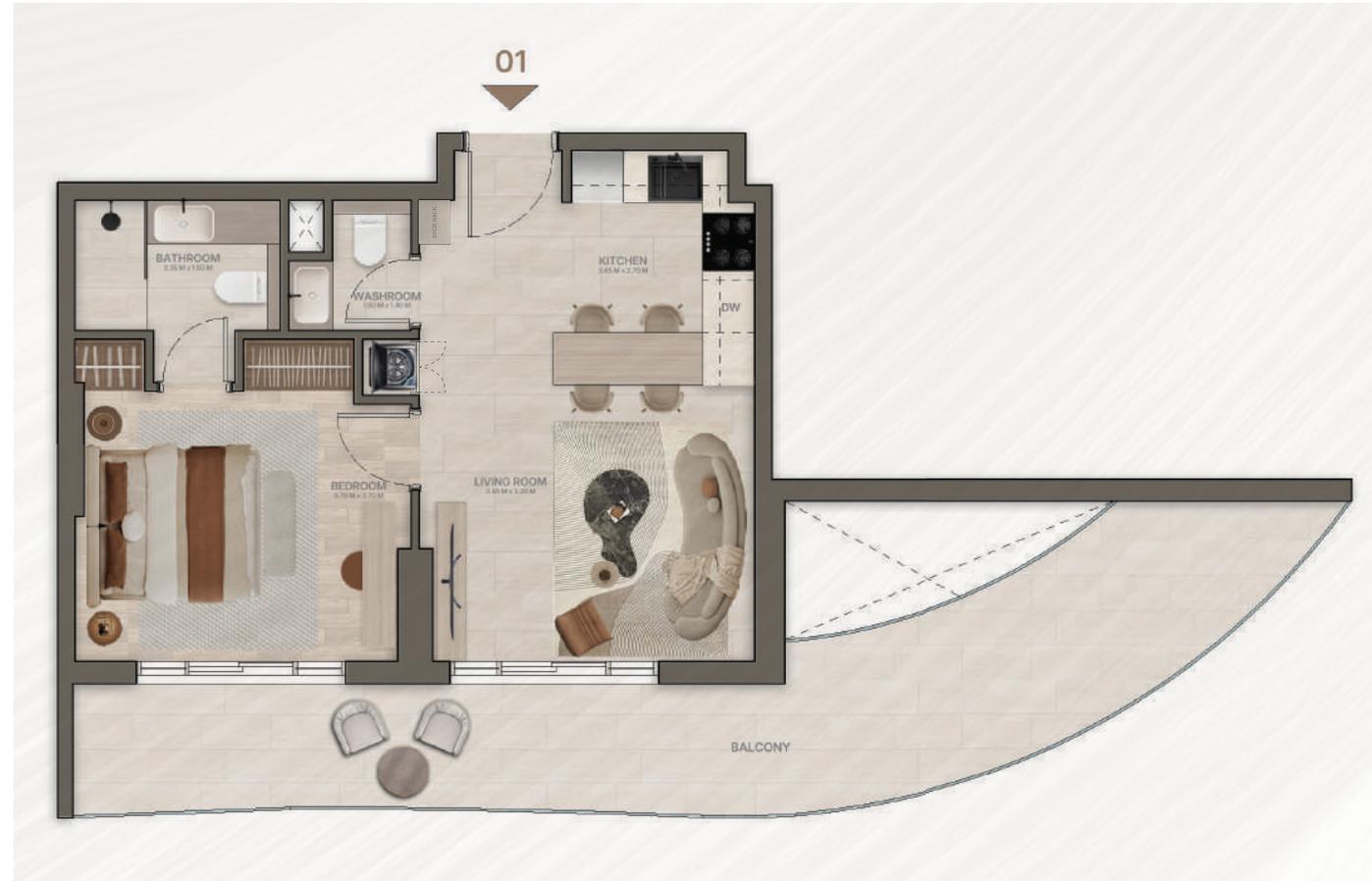
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the Unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations. Apartment unit sizes may vary. Actual unit sizes will be reflected on the Sales and Purchase Agreement.

# 1 BEDROOM APARTMENT – TYPE A

Suite Area: 493 - 501 sq.ft

Balcony Area: 223 – 329 sq.ft

Total Area: 719 – 825 sq.ft



**Disclaimer:**

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# 2 BEDROOM APARTMENT – TYPE A

Suite Area: 854 sq.ft

Balcony Area: 181 – 281 sq.ft

Total Area: 1,035 – 1,135 sq.ft



**Disclaimer:**

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# 2 BEDROOM + MAIDS APARTMENT – TYPE A

Suite Area: 1,012 sq.ft  
Balcony Area: 413 – 507 sq.ft  
Total Area: 1,425 – 1,519 sq.ft



**Disclaimer:**

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# 3 BEDROOM DUPLEX APARTMENT – TYPE A

Suite Area: 1,716 – 1,728 sq.ft

Balcony Area: 1,390 – 1,504 sq.ft

Total Area: 3,107 – 3,232 sq.ft



**Disclaimer:**

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# QUALITY SPECIFICATIONS

## KITCHENS

- Bosch branded appliances
- Modern glossy sintered stone countertops and backsplashes
- White semi-matte kitchen cabinetry

## FLOORING

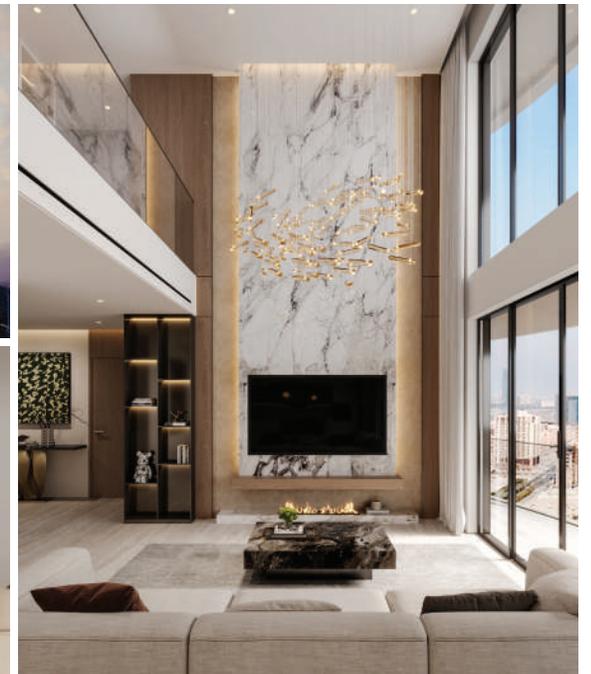
- Herringbone SPC wood-effect flooring in living / dining room and bedrooms
- Glazed porcelain tiles in kitchen, bathrooms and powder rooms

## BATHROOMS

- Porcelain floor and wall tiles
- Sienna cherry flamed wood veneer cabinets
- Glossy sintered stone countertops and backsplashes
- Walk-in showers with high-quality accessories

## TERRACES

- Natural beige, matte floor tiles



The background of the image is a close-up, high-resolution view of a wood grain. The wood is oriented diagonally, with the grain lines running from the top-left towards the bottom-right. The color palette is a range of browns, from light tan and beige to deep, dark chocolate and near-black tones, creating a rich, textured appearance. The lighting is soft, highlighting the natural grain patterns and the subtle variations in wood color.

INTERIOR  
RENDERS







ONE BED



ONE BED



TWO BED



TWO BED



3 BED DUPLEXES



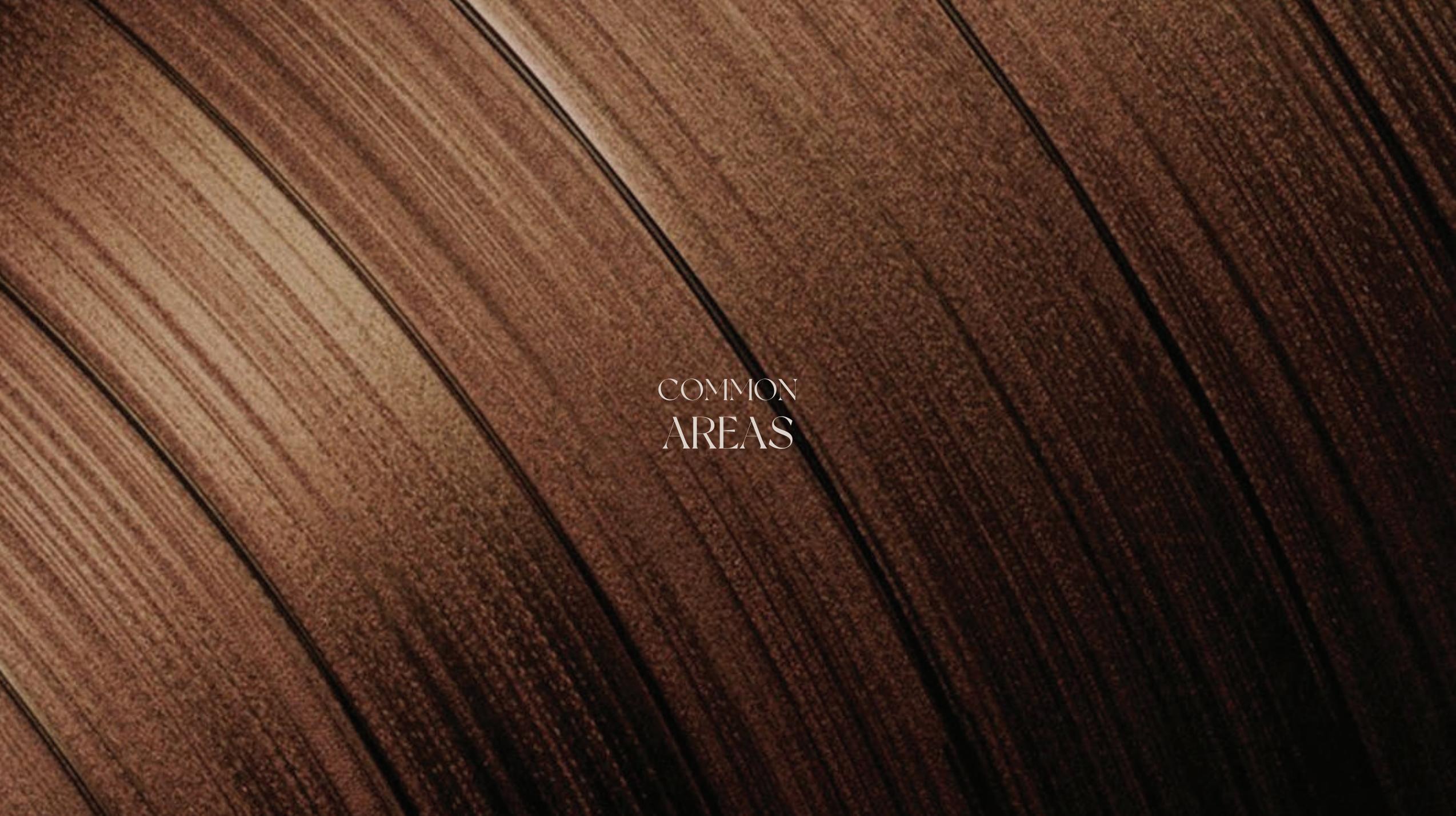
3 BED DUPLEXES



3 BED DUPLEXES



3 BED DUPLEXES



COMMON  
AREAS



COFFEE CORNER

CO WORKING SPACE



CINEMA



LOBBY



SUNKEN SEATING



ISLAND



OUTDOOR YOGA AREA



MULTI-PURPOSE COURT

# STARTING PRICES

Studios from

AED 699K

1 beds from

AED 961K

2 beds from

AED 1.53MN

2 beds + maid's room from

AED 1.96MN

3 bed duplexes from

AED 3.89MN

Furniture packages are also available from AED 35K.



# COMMERCIAL TERMS

## COMPLETION DATE

Q3 2028

## PAYMENT PLAN

10%  
On Booking + 4%  
DLD Fees

30%  
During  
Construction

30%  
On  
Completion

30%  
Post Handover  
Payment Plan (3 Yrs)



# PAYMENT PLAN

Installment	Percentage	Payment Details
Down Payment + 4% DLD	10%	On Booking + 4% DLD
1st Installment	10%	1 Month from Booking Date
2nd Installment	5%	6 Month from Booking Date
3rd Installment	5%	10 Month from Booking Date
4th Installment	5%	14 Month from Booking Date
5th Installment	5%	18 Month From Booking Date
6th Installment - On Completion	30%	On Completion - Q3-2028
7th Installment - Post Handover	5%	6 Months - Post Handover
8th Installment - Post Handover	5%	12 Months - Post Handover
9th Installment - Post Handover	5%	18 Months - Post Handover
10th Installment - Post Handover	5%	24 Months - Post Handover
11th Installment - Post Handover	5%	30 Months - Post Handover
12th Installment - Post Handover	5%	36 Months - Post Handover



# STAX

Developed by

PASHA1  
DEVELOPERS

powered by

refine