



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

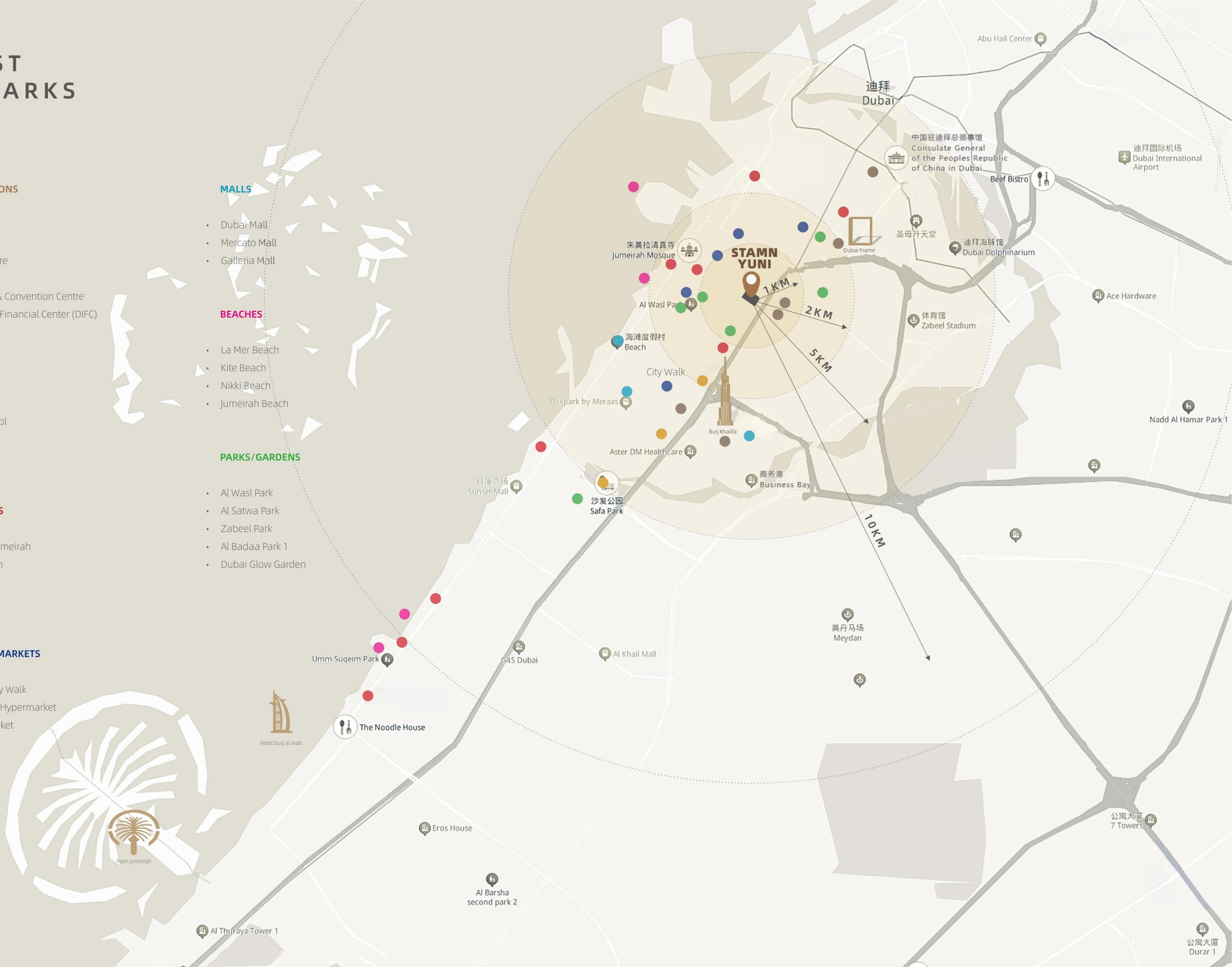
- Dubai Mall
- Mercato Mall
- Galleria Mall

## 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

47878.47 SQ.M

PLOT AREA

23939.23 SQ.M

FLOOR AREA RATIO ALLOWED

2.0

## 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



Apartment  
Parking Lot





STAMN



## 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





# YUNNI STAMN

## ELEVATOR FOYER

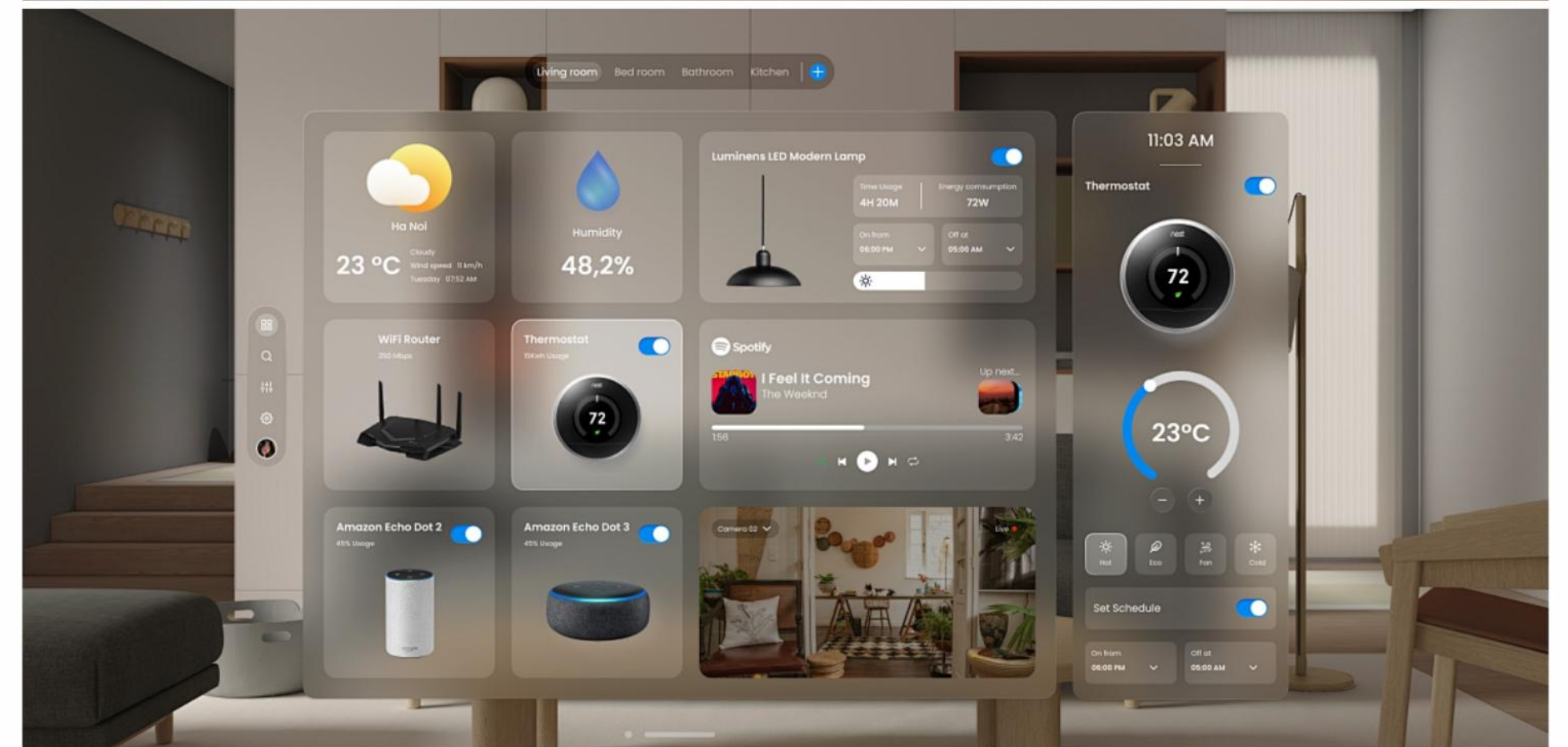
A spacious and bright waiting space  
waiting more calmly, elegant and timeless





# 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



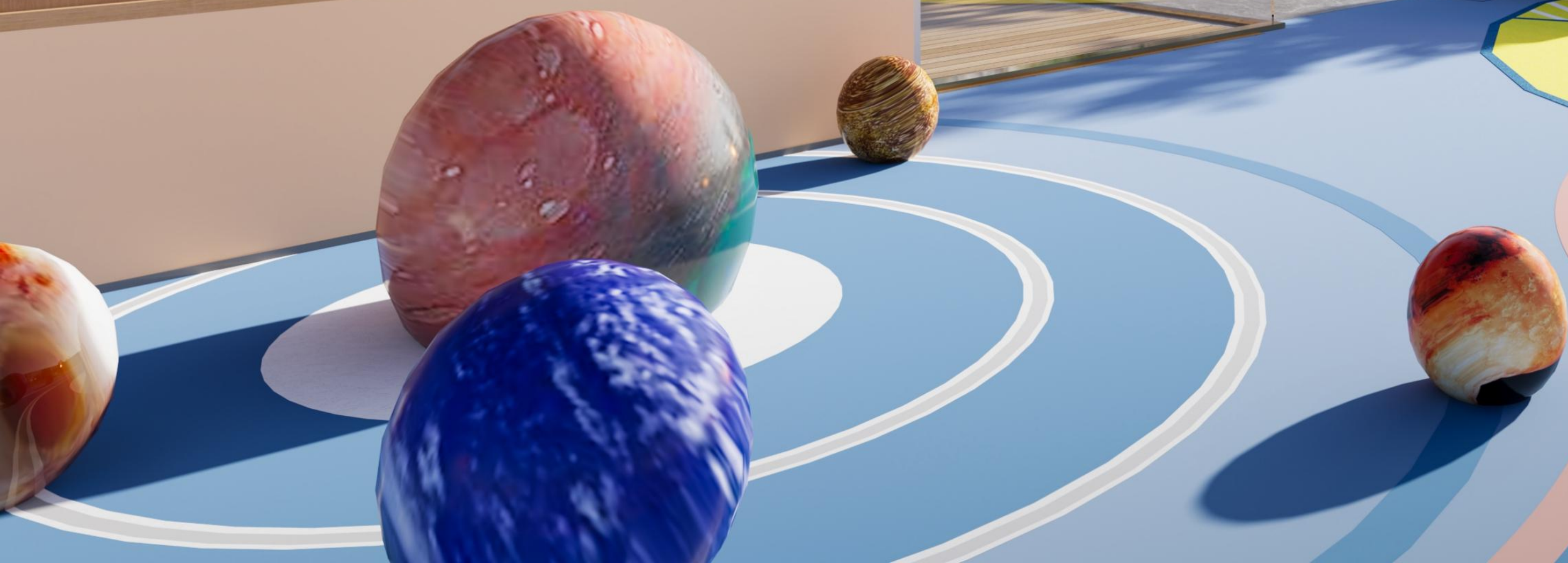


# OUTDOOR SPACE

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



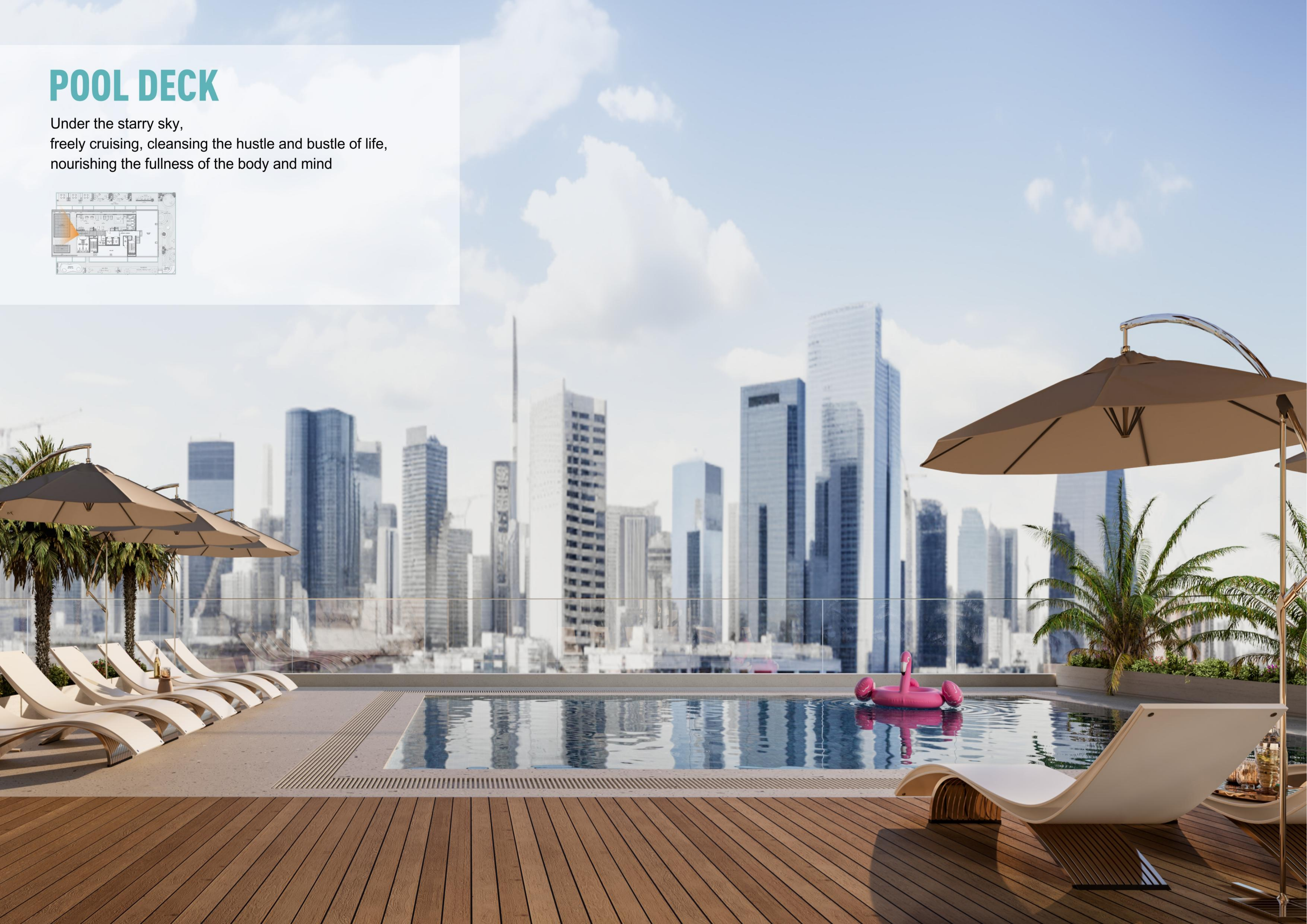
HERE RMI





# POOL DECK

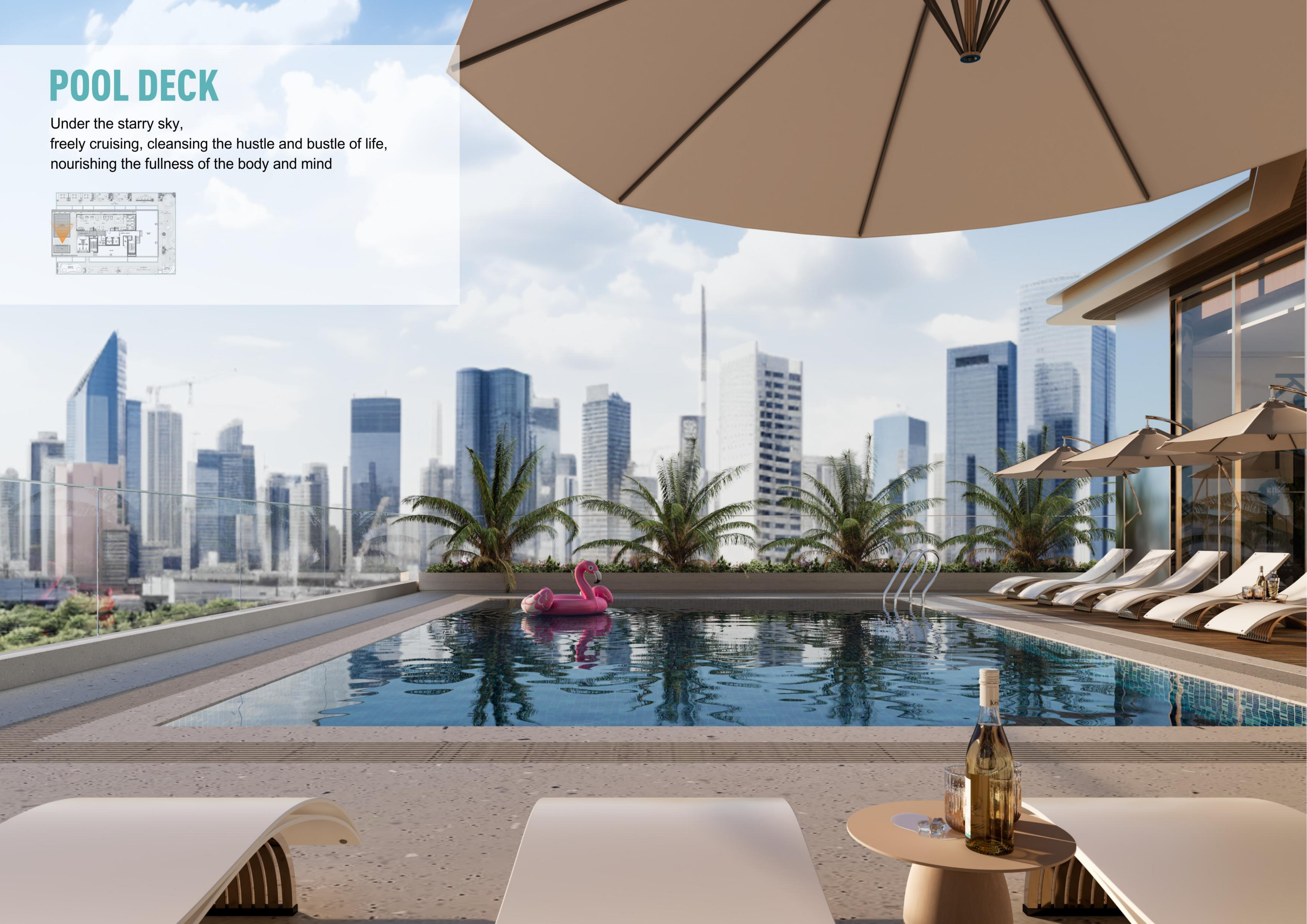
Under the starry sky,  
freely cruising, cleansing the hustle and bustle of life,  
nourishing the fullness of the body and mind





# POOL DECK

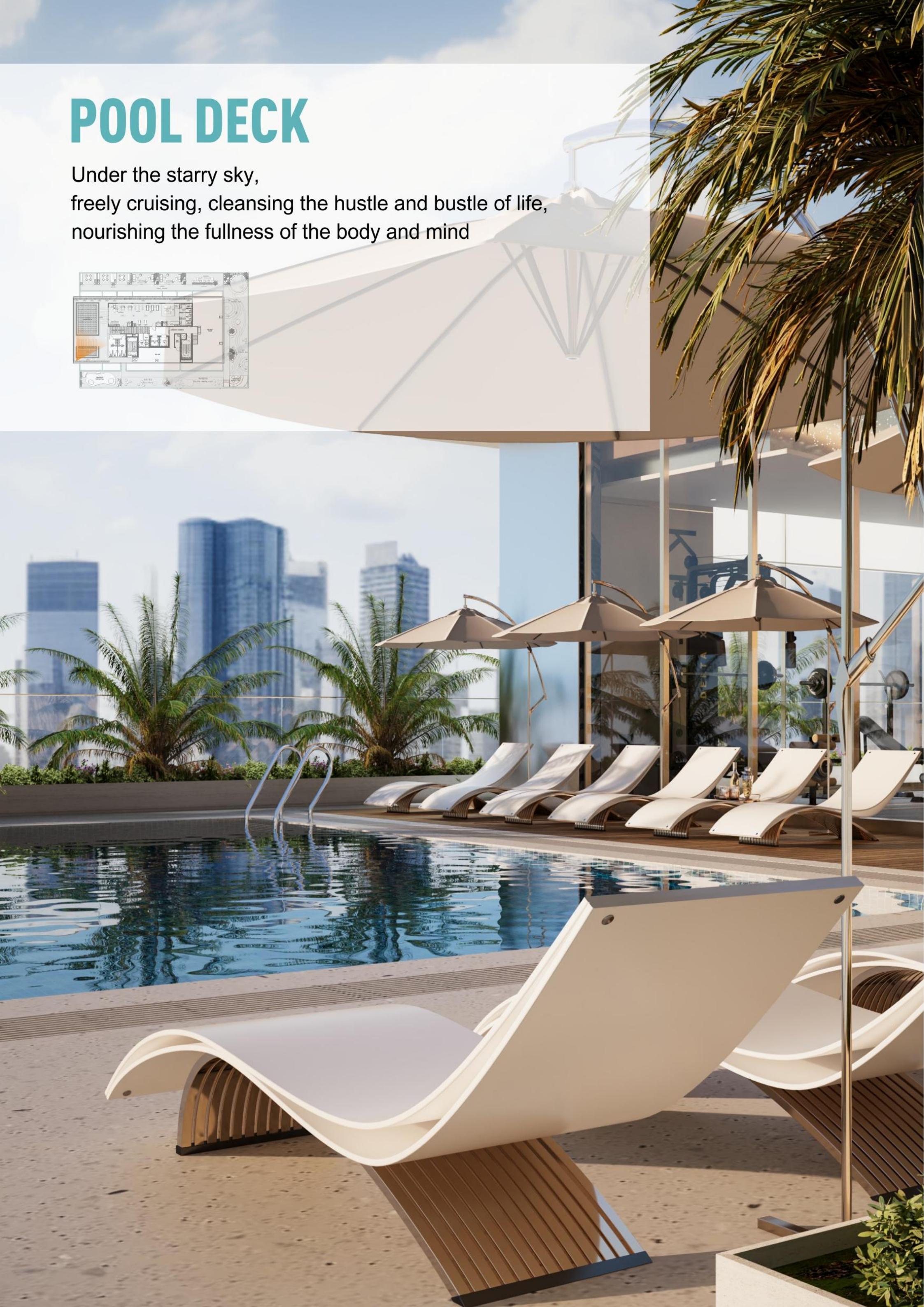
Under the starry sky,  
freely cruising, cleansing the hustle and bustle of life,  
nourishing the fullness of the body and mind





# POOL DECK

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

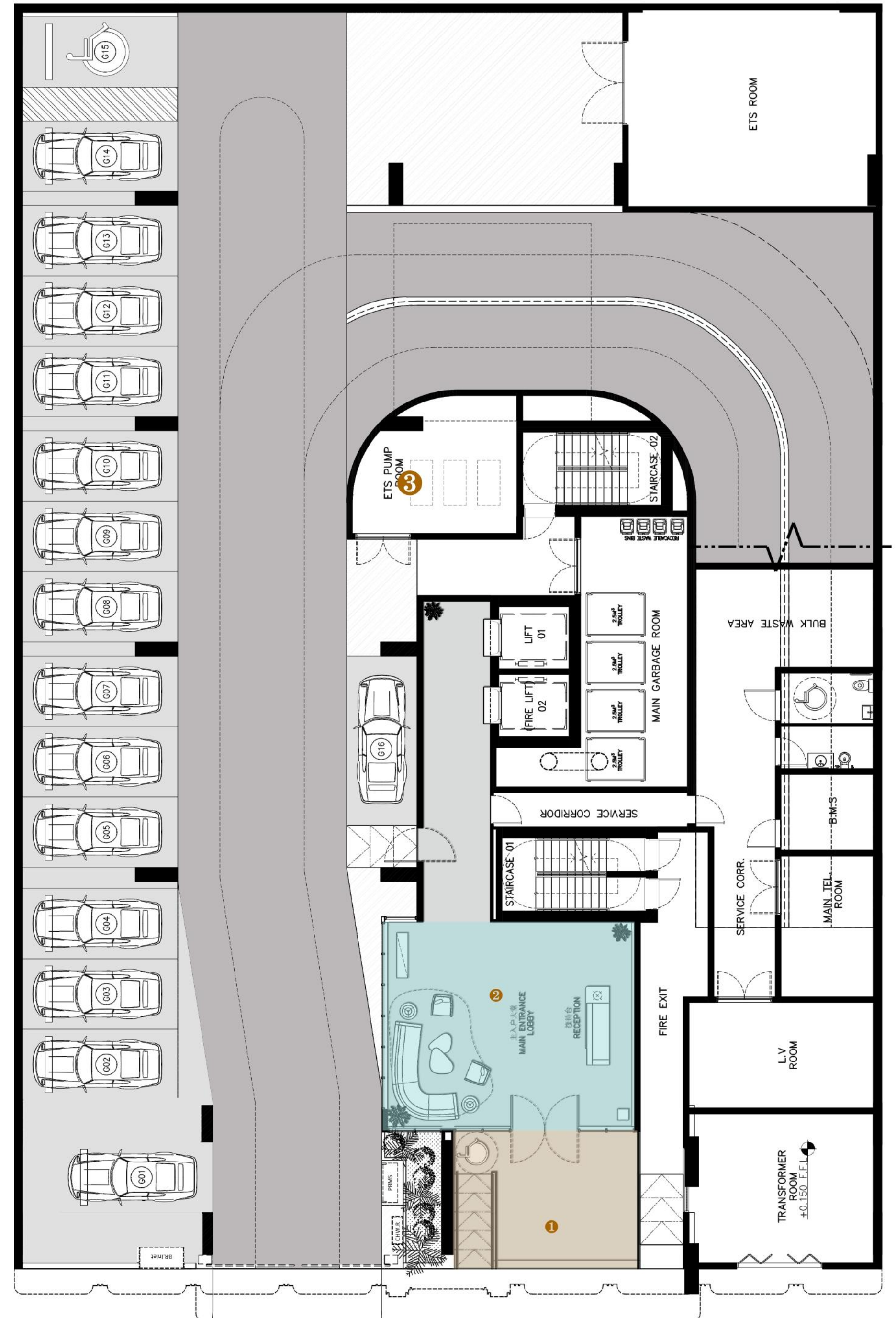




# FLOOR PLANS

## GROUND FLOOR LOBBY PLAN

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

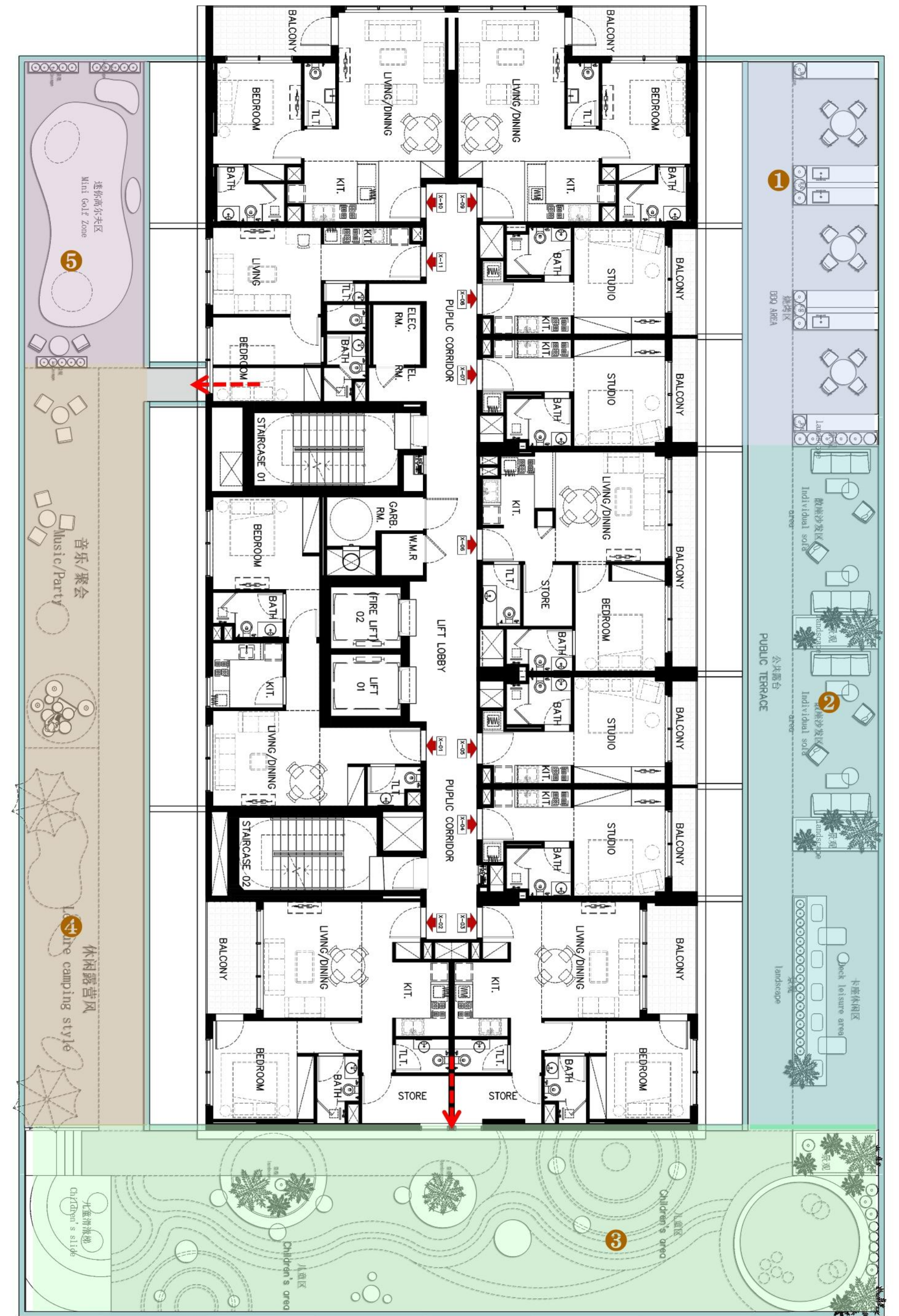




# FLOOR PLANS

## 1 FLOOR ACTIVITY AREA PLAN

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

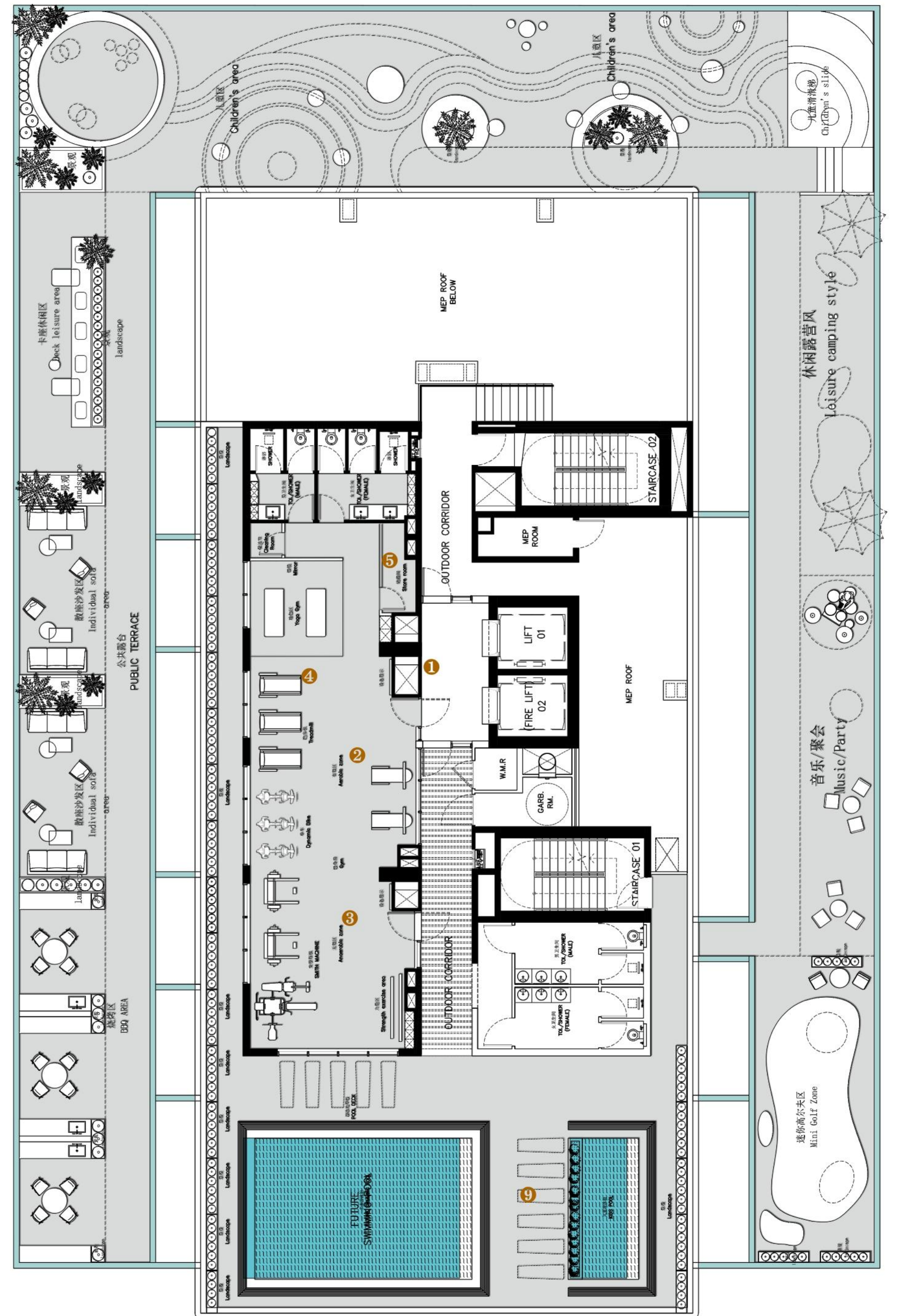




# FLOOR PLANS

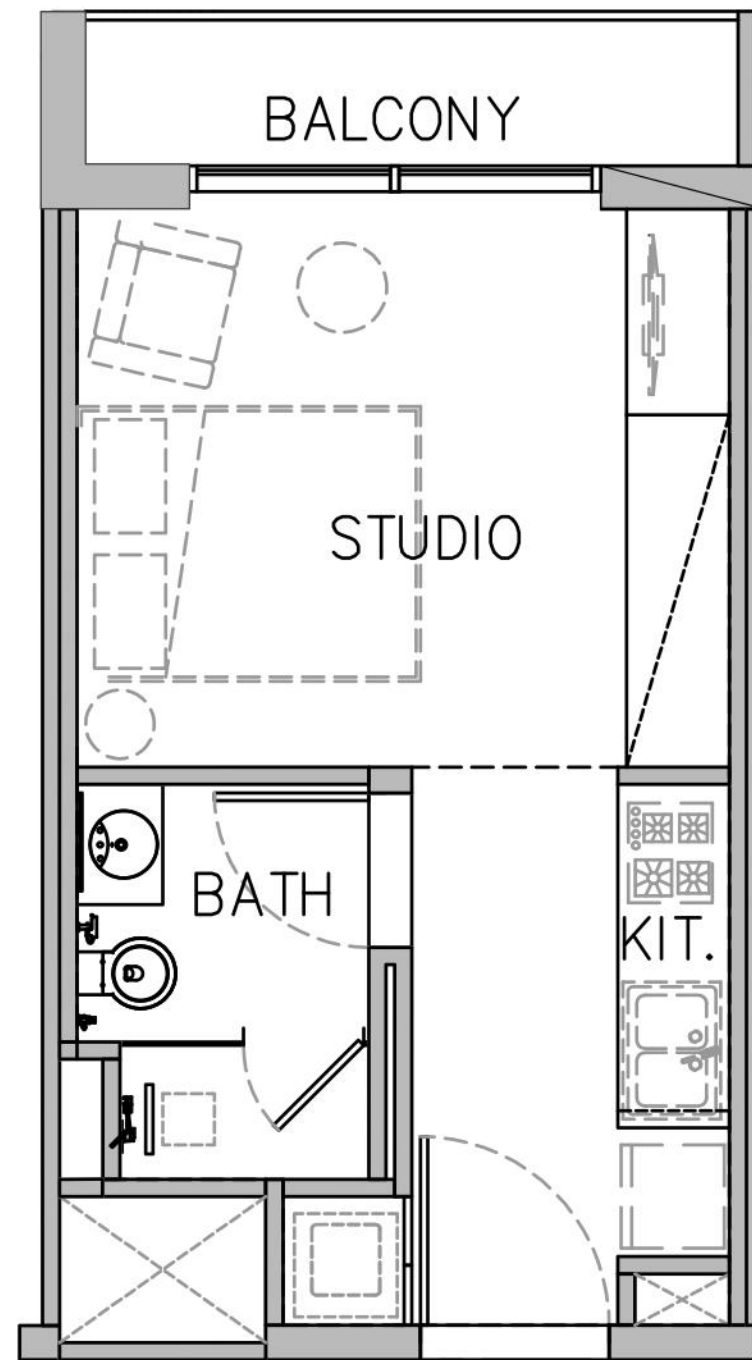
## ROOF-LEVEL GYM POOL PLAN

- 1 ELEVATOR LOBBY
- 2 AEROBIC AREA
- 3 ANAEROBIC AREA
- 4 YOGA AREA
- 5 STORAGE ROOM
- 6 WOMEN'S RESTROOM
- 7 MEN'S RESTROOM
- 8 CLEANING ROOM
- 9 DECK AREA
- 10 ADULT POOL
- 11 CHILDREN'S POOL
- 12 PUBLIC RESTROOM

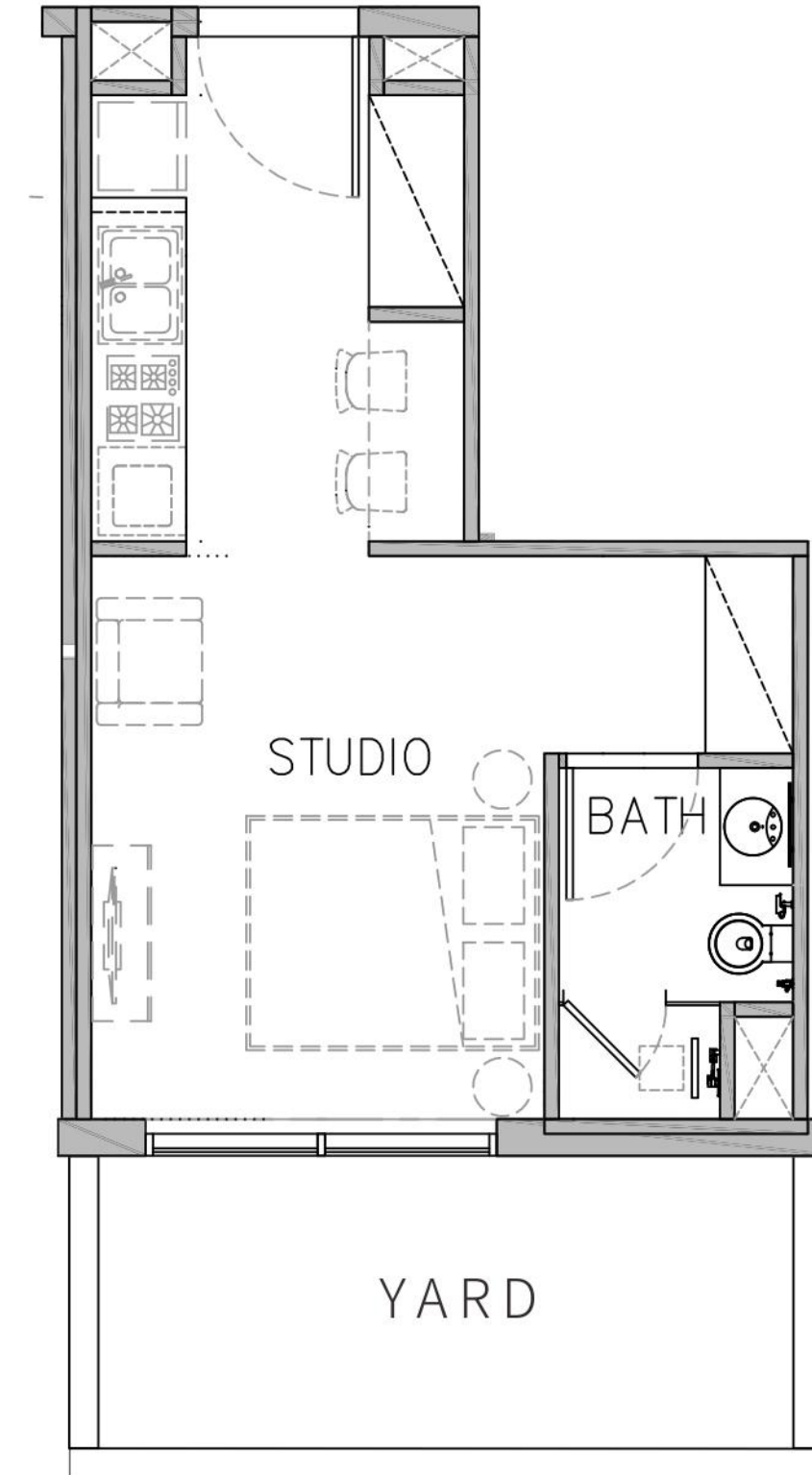




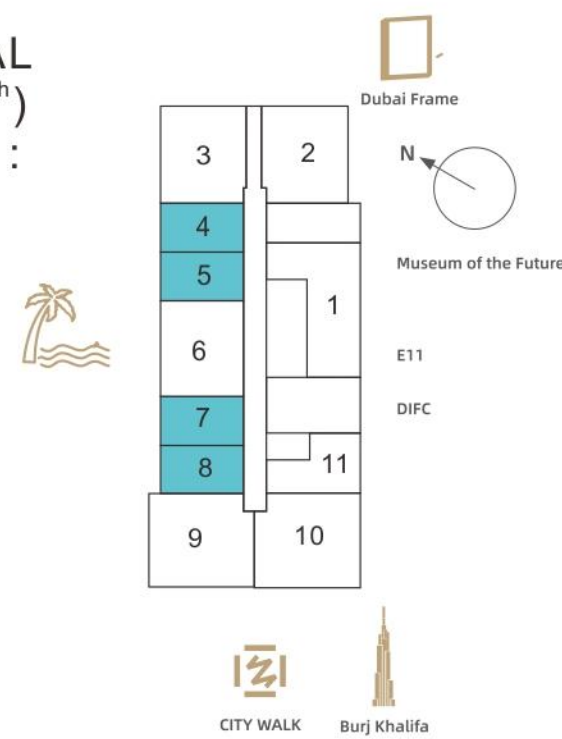
# STUDIO TYPE A04/05/07/08



# STUDIO TYPE A11



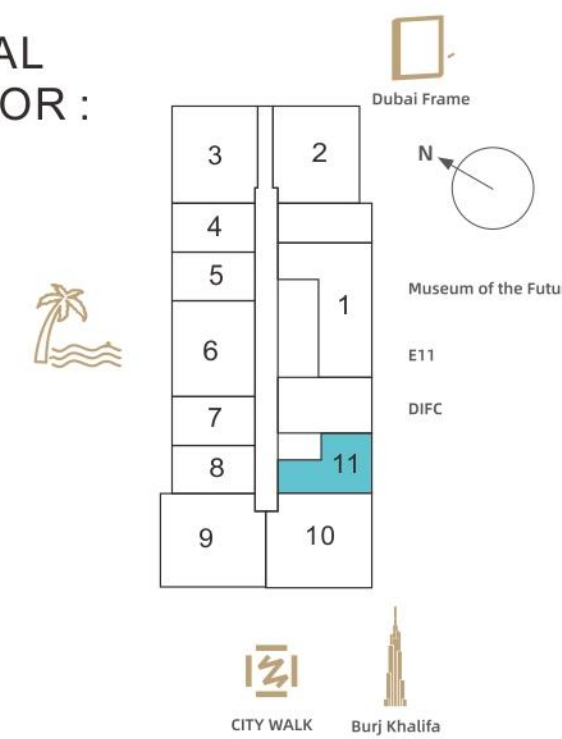
TYPICAL  
(1<sup>st</sup> to 8<sup>th</sup>)  
FLOOR :



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

1 <sup>rd</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:
104 304 504 704	204 404 604 804
105 305 505 705	205 405 605 805
107 307 507 707	207 407 607 707
108 308 508 708	208 408 608 808

TYPICAL  
1<sup>st</sup> FLOOR :

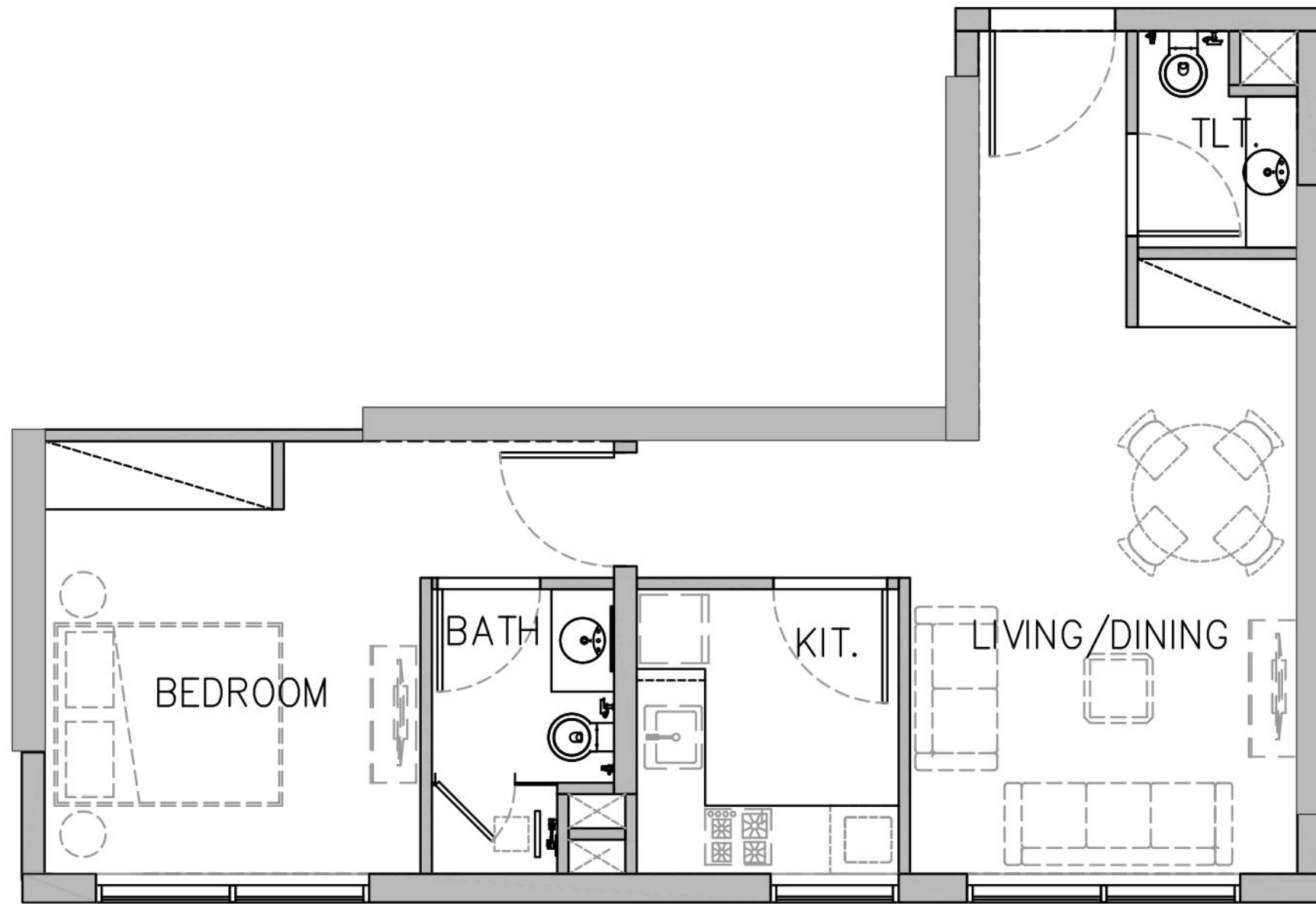


SUITE AREA:	314.63 Sq.Ft	29.23 Sq.M
YARD AREA:	117.65 Sq.Ft	10.93 Sq.M
TOTAL AREA:	432.28 Sq.Ft	40.16 Sq.M

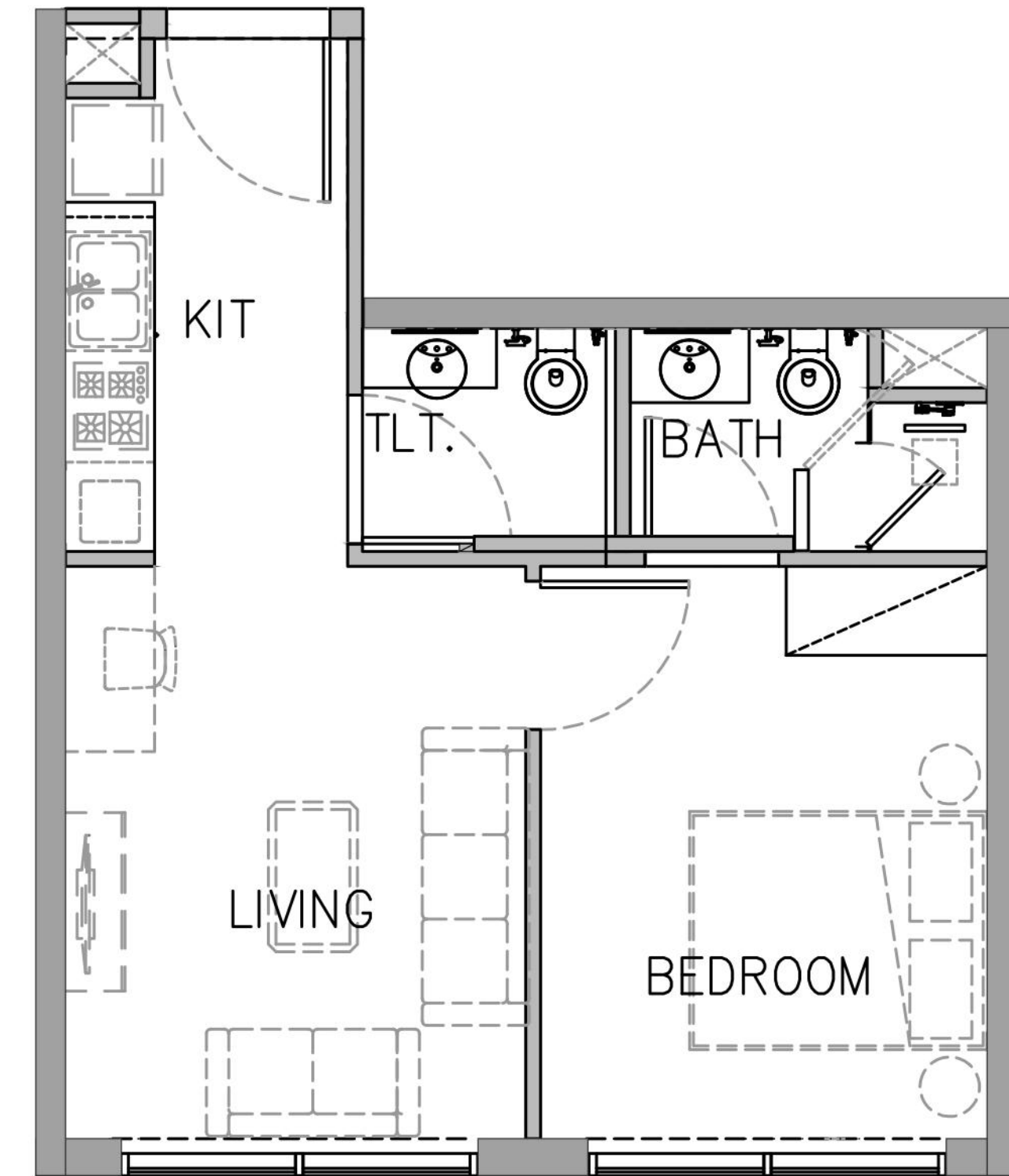
1<sup>st</sup> Floor: 111



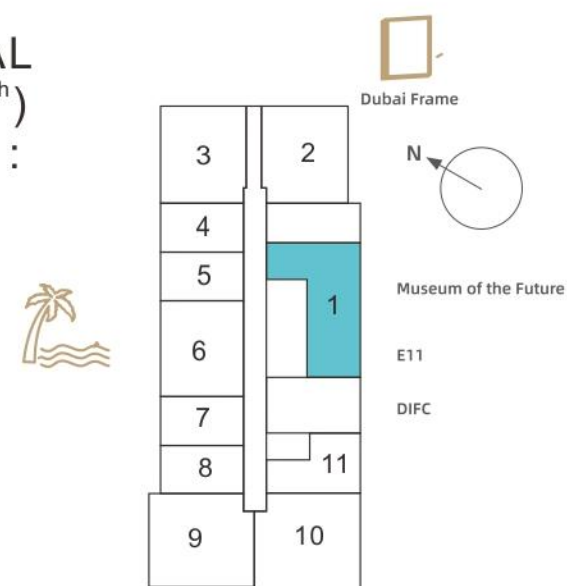
# 1 BED ROOM TYPE A01



# 1 BED ROOM TYPE B11



TYPICAL  
(1<sup>st</sup> to 8<sup>th</sup>)  
FLOOR :

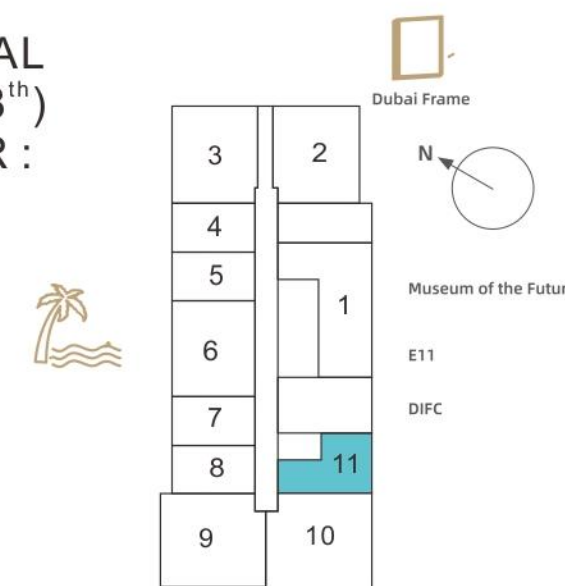


SUITE AREA:	615.80 Sq.Ft	57.21 Sq.M
BALCONY AREA:	0 Sq.Ft	0 Sq.M
TOTAL AREA:	615.80 Sq.Ft	57.21 Sq.M

1 <sup>st</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	101 301 501 701
2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:	201 401 601 801



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

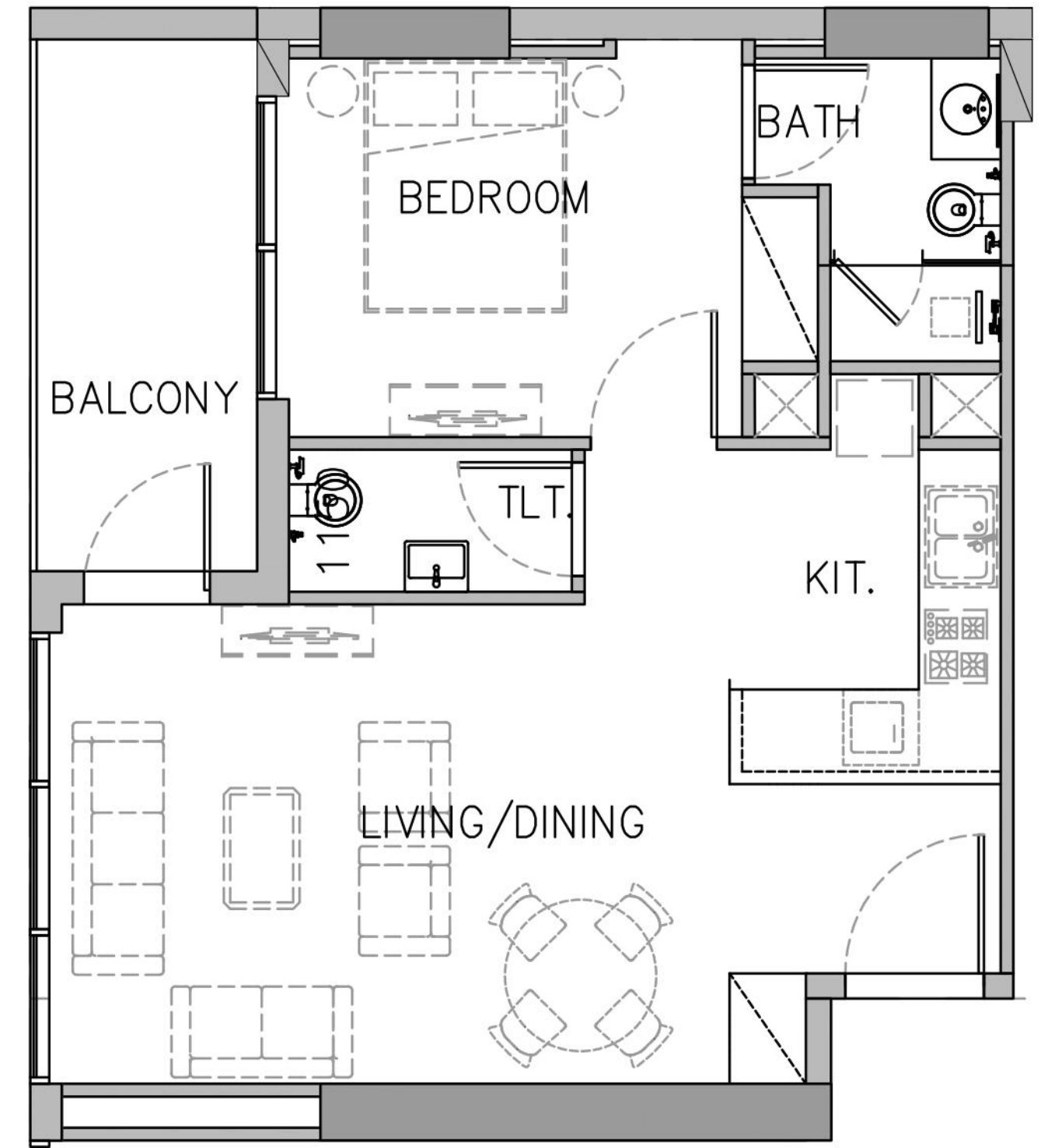
2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:	211 411 611 811
3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	311 511 711



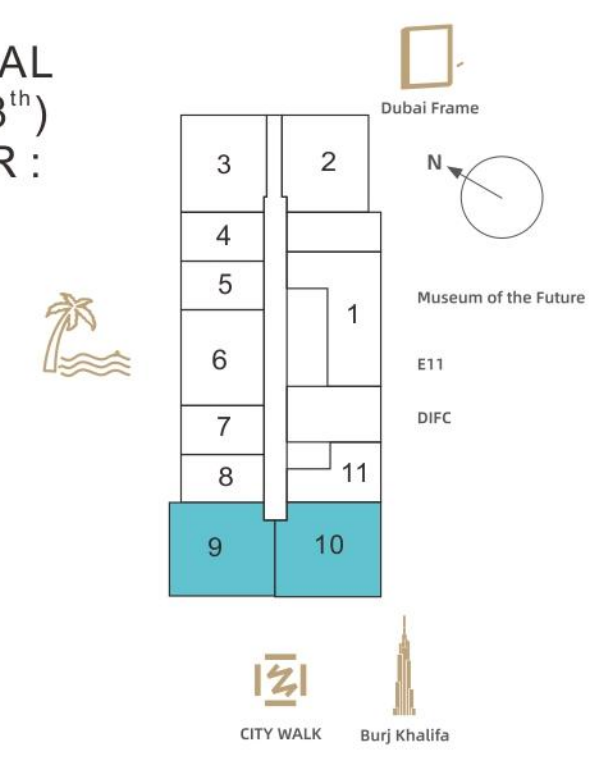




# 1 BED ROOM TYPE A09/10



TYPICAL  
(1<sup>st</sup> to 8<sup>th</sup>)  
FLOOR :

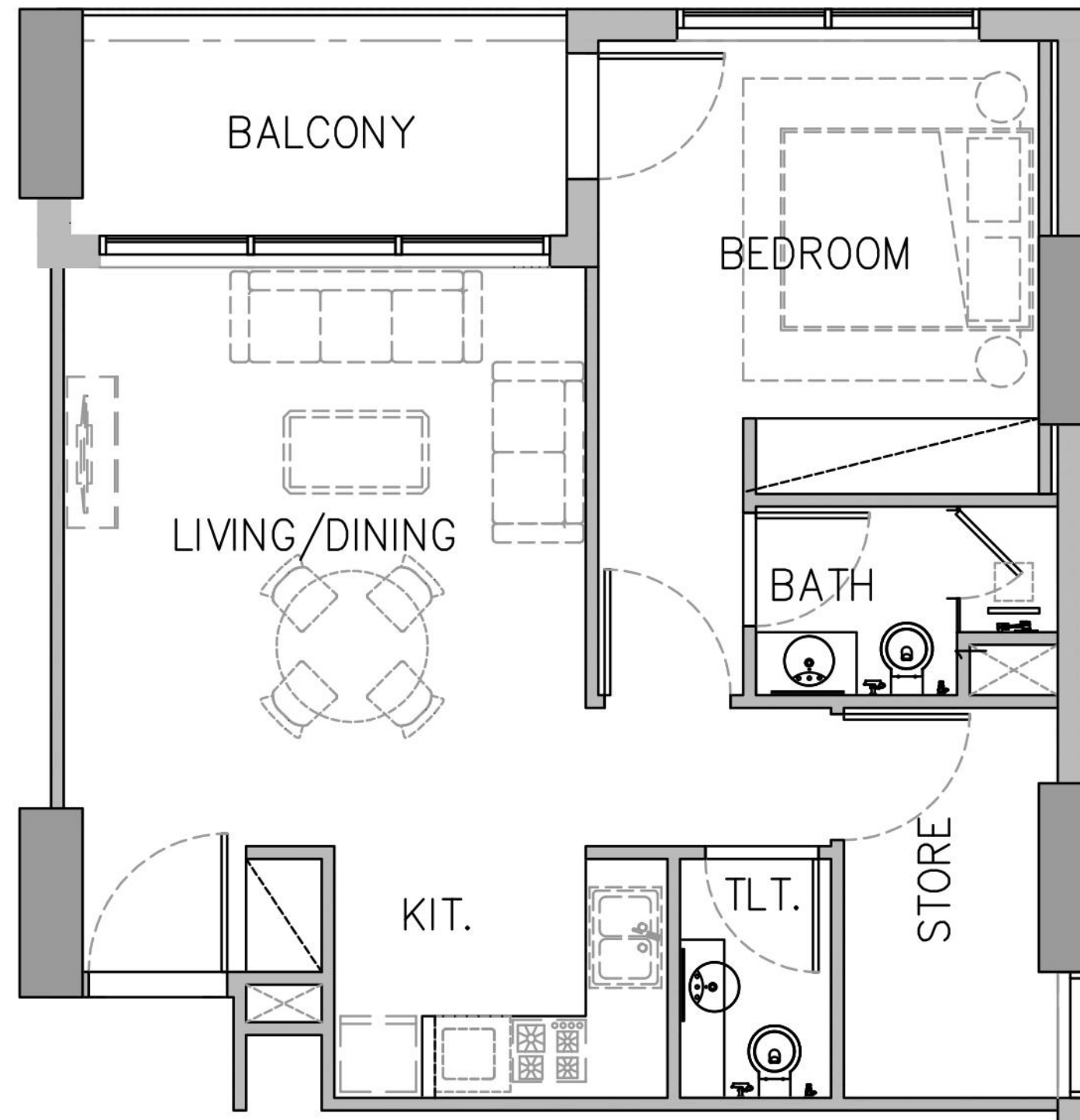


SUITE AREA:	603.64 Sq.Ft	56.08 Sq.M
BALCONY AREA:	89.34 Sq.Ft	8.30 Sq.M
TOTAL AREA:	692.98 Sq.Ft	64.38 Sq.M

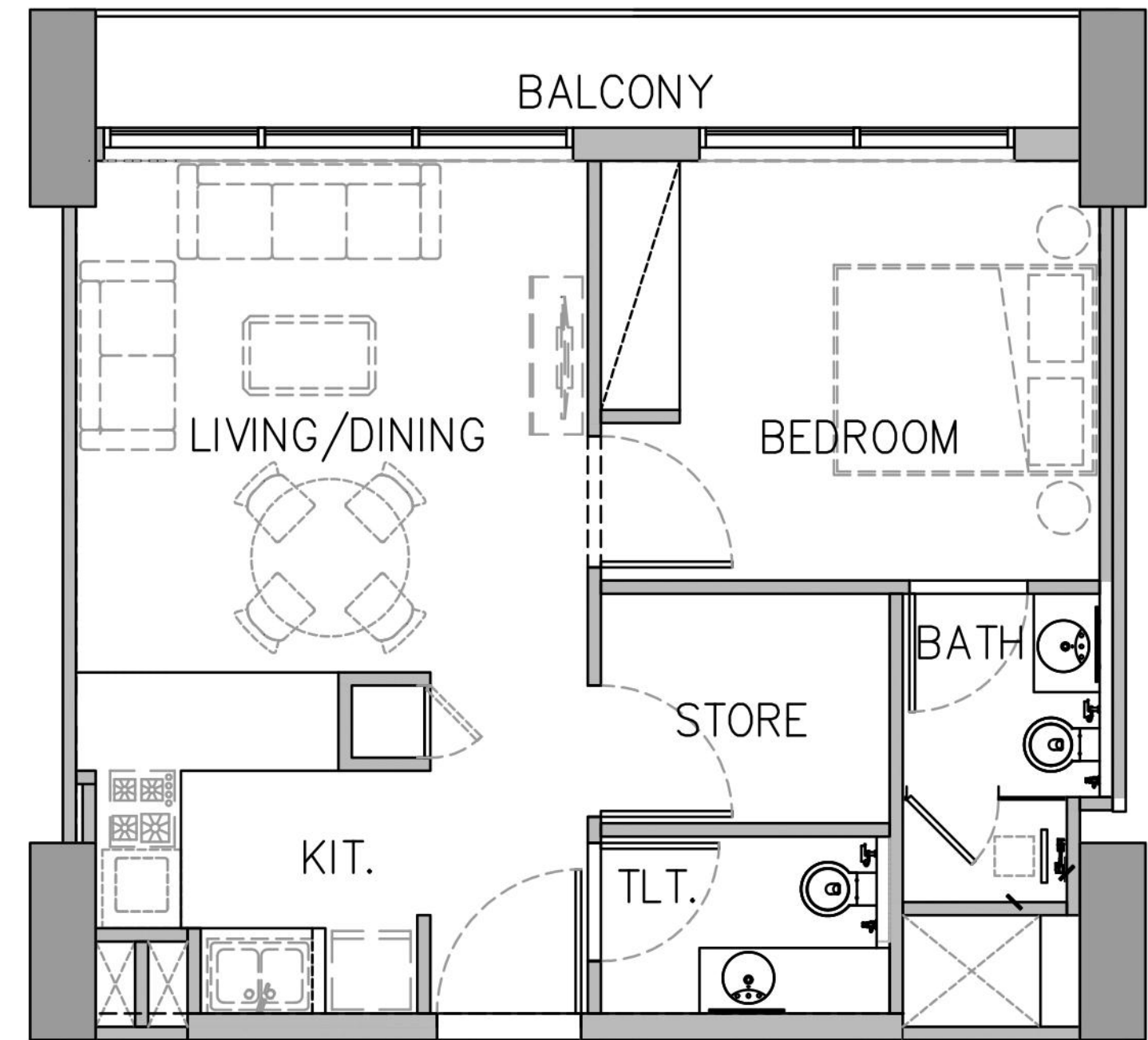
1 <sup>st</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	109 309 509 709	110 310 510 710
2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:	209 409 609 809	210 410 610 810



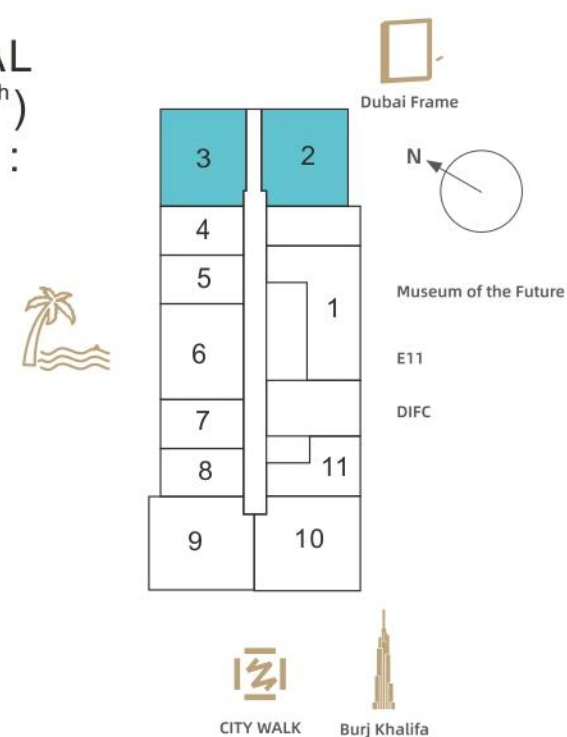
# 1 BED ROOM+1 TYPE A02/03



# 1 BED ROOM+1 TYPE A06



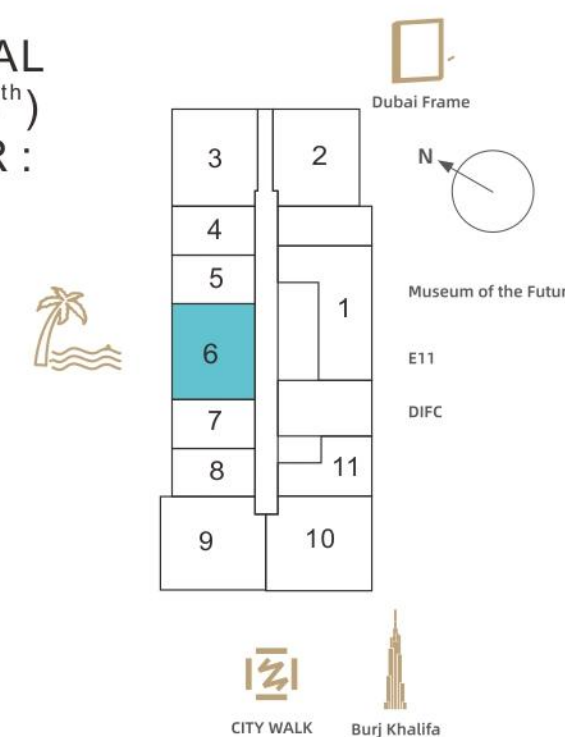
TYPICAL  
(1<sup>st</sup> to 8<sup>th</sup>)  
FLOOR :



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

1 <sup>st</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	102 302 502 702	103 303 503 703
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

TYPICAL  
(1<sup>st</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

1 <sup>st</sup> , 3 <sup>rd</sup> , 5 <sup>th</sup> , 7 <sup>th</sup> Floor:	106 306 506 706
2 <sup>nd</sup> , 4 <sup>th</sup> , 6 <sup>th</sup> , 8 <sup>th</sup> Floor:	206 406 606 806



# 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

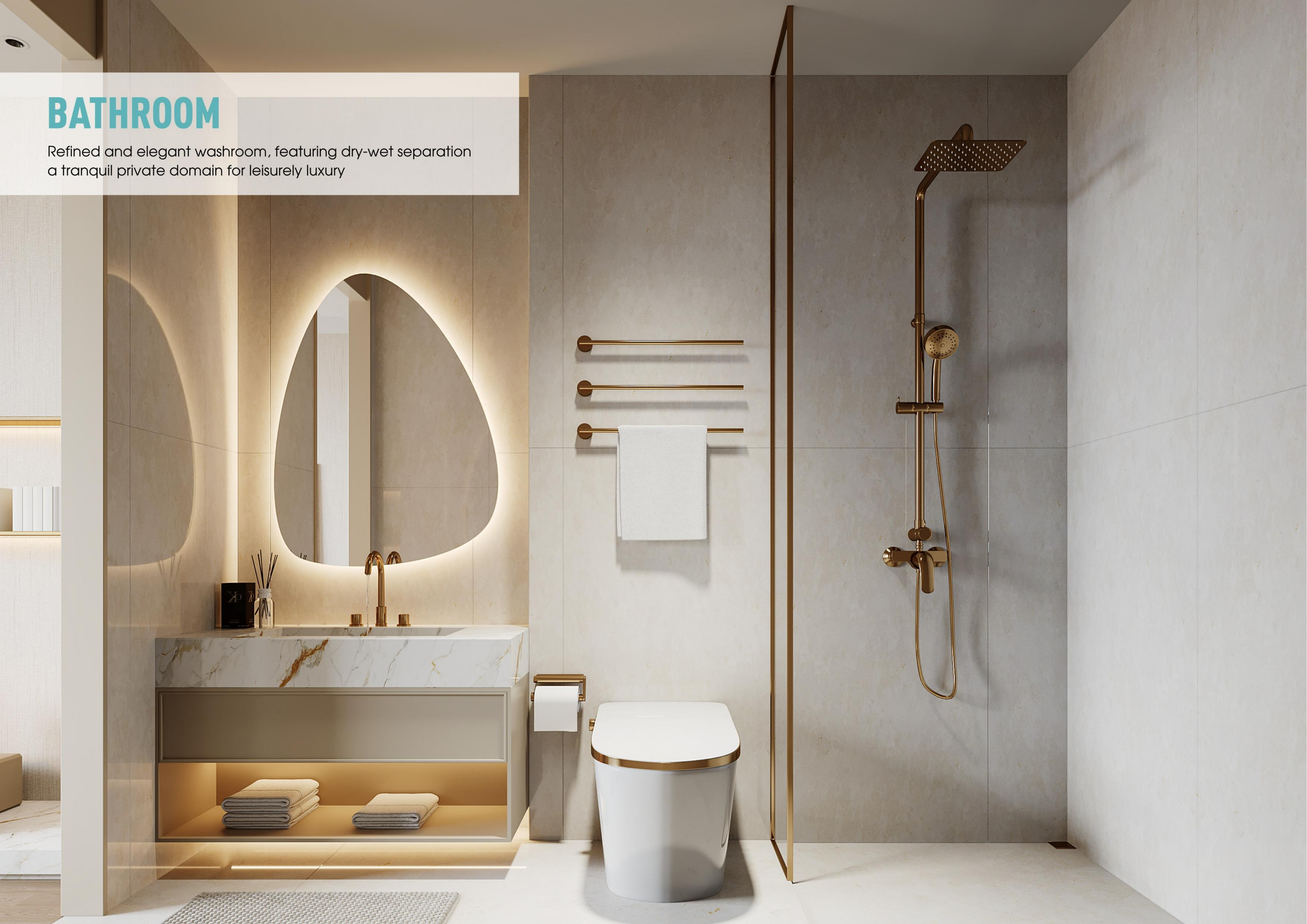
Full-frame vision allows the morning light and the Milky Way to accompany each other





# BATHROOM

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





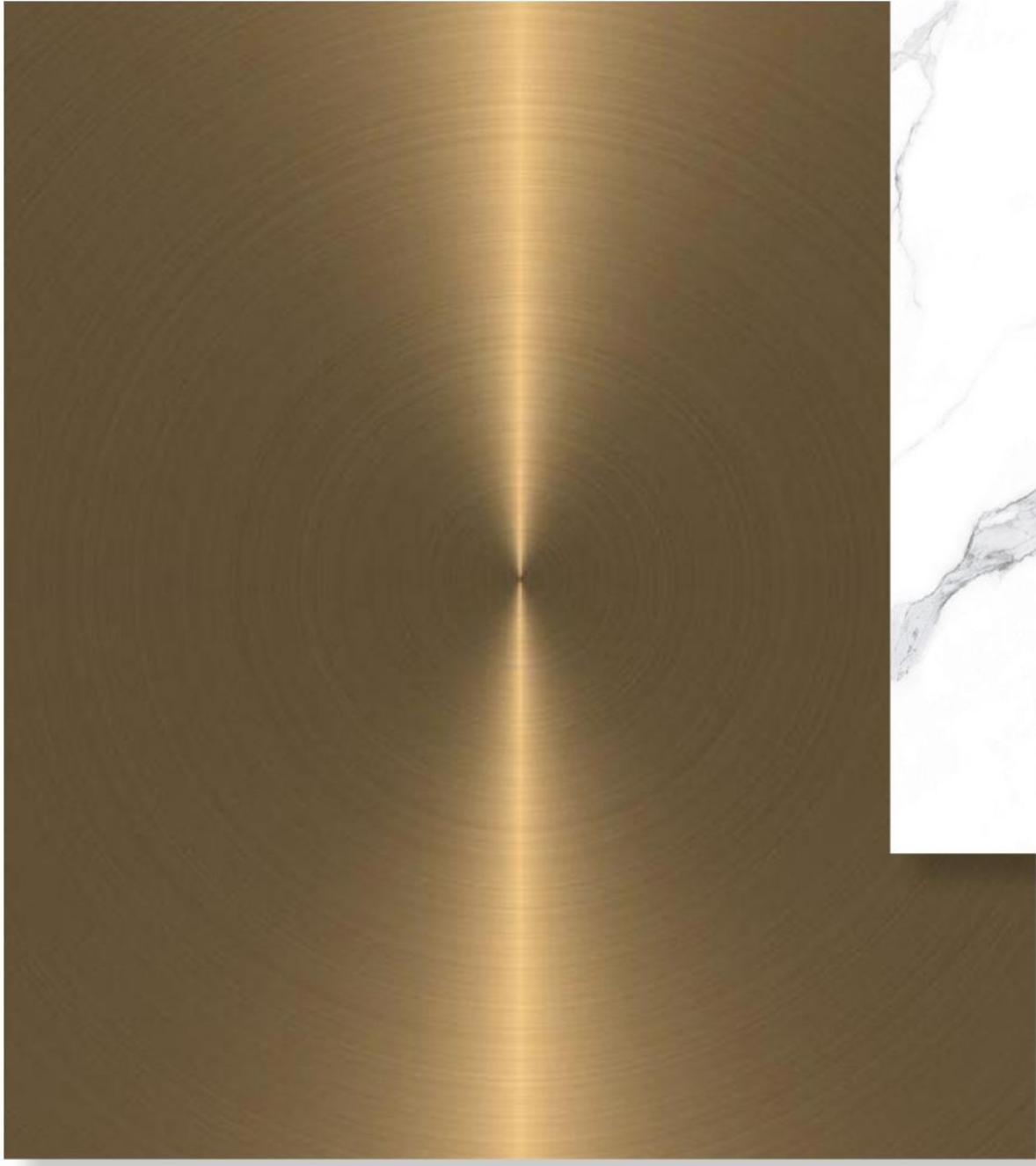


## BATHROOM

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



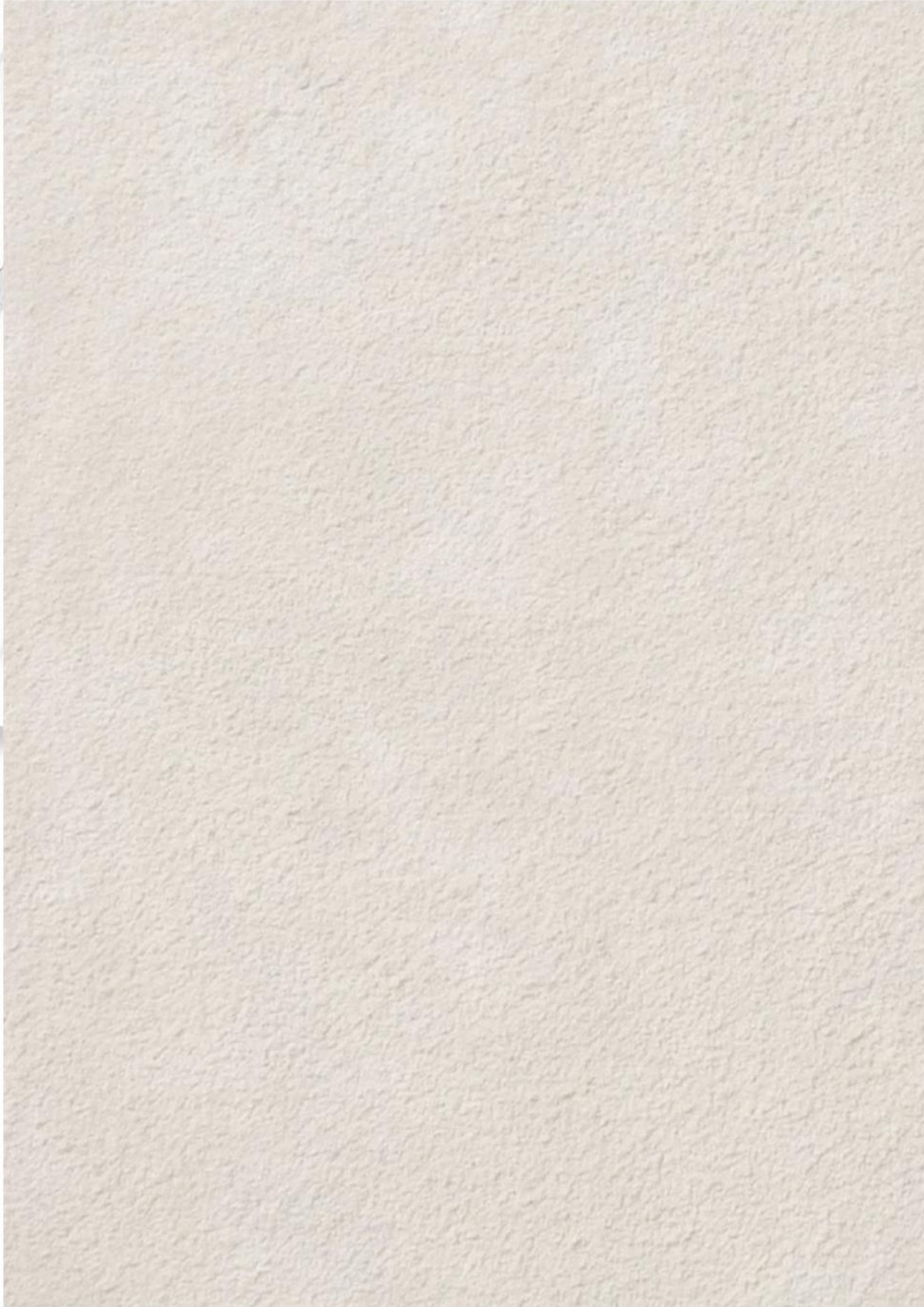
INTERNAL MATERIALS



STAINLESS STEEL



ROCK SLABS/STONE MATERIALS



A R T P A I N T



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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