STAX

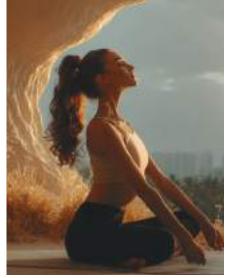
PROJECT USPS

- 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.

















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 O Countries

14 Offices Worldwide $\underset{\text{Employees}}{5,000} +$

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.

TO

ABU DHABI

Al Maktoum International

Airport (DWC)

30 minutes

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.









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







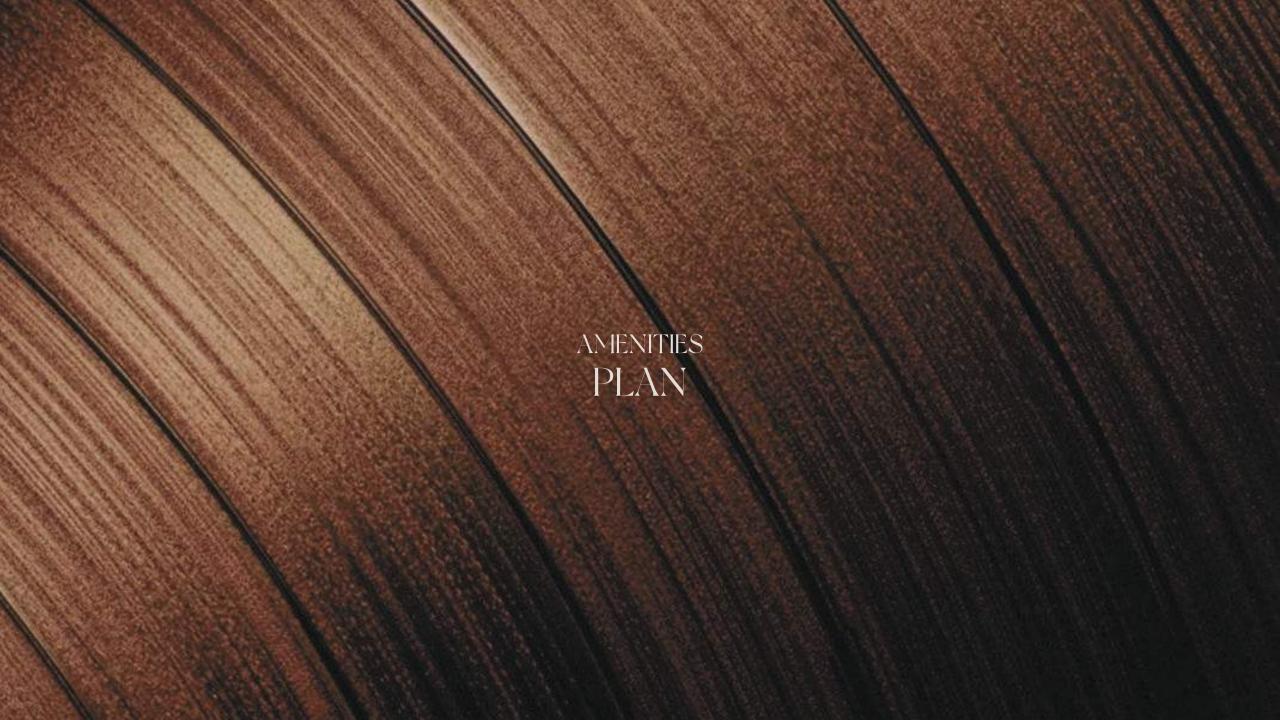














QUALITY SPECIFICATIONS

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 hedrooms
- 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



































