STAMN

IN THE VAST EXPANSE OF STARSACROSS THE BOUNDLESS SKIES

One

1

PREFACE TO THE BUILDING BOOK

楼书序言

序 言

THE BRIEF

IN THE VAST EXPANSE OF STARS, ACROSS THE BOUNDLESS SKIES.

星辰大海 云月长空

COMPANY IMPLEMENTS THE BRAND CONCEPT OF "BEING NEW FROM THE HEART AND MAKING LIFE MORE BEAUTIFUL", BASED ON THE CITY'S HIGH QUALITY RESOURCES AND THE OUR OWN ADVANTAGES, ADAPTING THE CHANGES OF THE GENERATION, CONSTANTLY INNOVATING THE MODEL, AND CONSTANTLY SHAPING AND REFRESHING THE CITY'S LANDMARK BUSINESS CARD THROUGH THE EMPOWERMENT OF BUSINESS +: THROUGH CULTURE AND TOURISM + MODEL, CONSTANTLY OPTIMIZING THE NEW PATTERN OF URBAN CULTURE, TOURISM, COMMERCE, AND HUMAN SETTLEMENTS, AND BRINGING A NEW NEW LIFESTYLE TO THE CITY.

公司贯彻以心至新，人生更美的品牌理念，立足城市优质资源

及企业自身优势，紧随时代的更迭，不断创新模式，通过商业 + 的赋能，

不断塑造刷新城市地标名片：通过文旅 + 的模式，不断优化城市文化、旅游、商业、人居新格局，

给城市带来全新的新生活方式。

2

COMPANY BRAND INTRODUCTION

公司品牌介绍

新湾集团

XINWAN GROUP

ORIGINATED FROM THE GREATER BAY AREA AND 30 YEARS OF HARD WORK

源 起 湾 区　　30 载 砥 砺

XINWAN HOLDING GROUP IS A COMPREHENSIVE, DIVERSIFIED, LARGE-SCALE GROWTH GROUP COMPANY FOUNDED IN 1993 AND HEADQUARTERED IN SHENZHEN, THE GUANGDONG-HONG KONG-MACAO GREATER BAY AREA. THE GROUP HAS A NUMBER OF CORE BUSINESS SUBSIDIARIES, SUCH AS SHENZHEN CAUSEWAY BAY CULTURAL TOURISM GROUP CO., LTD., JIUJIANG CAUSEWAY BAY INVESTMENT CO., LTD., SHENZHEN SHIFANG COMMERCIAL MANAGEMENT CO., LTD., FUHANG COMMERCIAL MANAGEMENT CO., LTD., ETC., PROMOTING THE GROUP'S ALL-ROUND HIGH-QUALITY DEVELOPMENT .THE GROUP AND ITS SUBSIDIARIES HAVE BEEN SUCCESSIVELY HONORED SUCH AS "SHENZHEN'S TOP TEN REAL ESTATE BRAND SERVICE ORGANIZATIONS", "CHINA'S TOP 100 REAL ESTATE PLANNING AND OPERATION ENTERPRISES" AND "CHINA'S TOP 100 COMMERCIAL RETAIL ENTERPRISES".

THE GROUP HAS ALWAYS ADHERED TO THE CORPORATE MISSION OF "LIGHTING UP PROSPERITY FOR THE CITY AND CREATING BEAUTY FOR LIFE", CONTINUED TO PRACTICE THE BRAND CONCEPT OF "MAKING A NEW LIFE MORE BEAUTIFUL WITH HEART", AND IMPLEMENTED THE DEVELOPMENT OF "SHAPING NEW LANDMARKS IN THE CITY AND ACTIVATING NEW CULTURAL AND TOURISM LIFE" THE GOAL IS TO COORDINATE THE FOUR CORE SECTORS OF COMMERCIAL DEVELOPMENT AND OPERATION, CULTURAL TOURISM LANDMARK CREATION, COMPREHENSIVE REAL ESTATE DEVELOPMENT, AND ASSET MANAGEMENT TO GRADUALLY MOVE TOWARDS A COMPREHENSIVE CULTURAL, COMMERCIAL AND TOURISM GROUP INNOVATION, AND BUILD SUSTAINED AND UPWARD URBAN VALUE AND A BETTER LIFE.

SINCE THE DEVELOPMENT OF THE GROUP, THE CUMULATIVE INVESTMENT AND DEVELOPMENT AREA HAS EXCEEDED 4 MILLION SQUARE METERS, THE SELF-OWNED PROPERTIES HAVE REACHED NEARLY 1.2 MILLION SQUARE METERS, AND THE CUMULATIVE EXTERNAL INVESTMENT AMOUNT HAS EXCEEDED 30 BILLION YUAN. OVER THE YEARS, WE HAVE RELIED ON OUTSTANDING FORESIGHT AND PRECISE LAYOUT TO CONTINUOUSLY CONSOLIDATE THE SUSTAINABLE DEVELOPMENT AND GROWTH OF CITIES, INDUSTRIES, AND CUSTOMERS, AND STRIVE TO BECOME A WORLD-CLASS CULTURAL TOURISM COMMERCIAL REAL ESTATE OPERATOR.

新湾控股集团是一家综合性、多元化发展的大型成长型集团公司，始于 1993 年，总部位于粤港澳大湾区 - 深圳。集团旗下拥有多个核心业务子公司，如深圳市铜锣湾文旅集团有限公司、九江铜锣湾投资有限公司、深圳市世方商业管理有限公司、富航商业管理有限公司等，推动集团全方位高质量发展。集团及旗下子公司先后获得“深圳十大地产品牌服务机构”、“中国房地产策划运营百强企业”“中国商业零售百强企业”等荣誉。

集团始终秉持“为城市点亮繁华、为生活缔造美好”的企业使命，持续践行”以心致新 人生更美”的品牌理念，贯彻“塑造城市新地标，激活文旅新生活”的发展目标，协同商业开发运营、文旅地标打造、综合地产开发、资产管理四大核心板块逐步向综合性文商旅集团化革新迈步，建设持续向上的城市价值和美好生活。

集团发展至今，累计投资开发面积超 400 万平米，自持物业近 120 万平米，对外累计投资金额超 300 亿元。多年来凭借卓越远见和精准布局，不断夯实城市、行业、客户的可持续发成长，致力成为全球一流的文旅商业地产运营商。

STAMN

新湾集团

XINWAN GROUP

DEVELOPMENT HISTORY

发 展 历 程

1993

EXCELLENT URBAN TAX PAYING ENTERPRISE
城市纳税优秀企业

EXCELLENT CITY CULTURAL AND TOURISM ENTERPRISE
城市优秀文化和旅游企业

MEMBER OF JIANGXI PROPERTY MANAGEMENT INDUSTRY ASSOCIATION
江西省物业管理行业协会会员

TOP 10 COMPANIES IN THE INDUSTRY IN SHENZHEN, CHINA
中国深圳行业 10 强企业

THE 15TH CHINA REAL ESTATE INNOVATION AND DEVELOPMENT ENTERPRISE
第 15 届中国房地产创新发展企业

2004

TOP TEN BRAND REAL ESTATE CONSULTING COMPANIES AT CHINA LAND EXPO 2004
2004 年中国地博会十大品牌地产顾问公司

2008

TOP TEN BRAND REAL ESTATE CONSULTING AGENCIES IN SHENZHEN IN2008
2008 年深圳十大品牌地产顾问机构

2015

THE MOST INFLUENTIAL BRAND SERVICE ORGANIZATION OF CHINA'S REAL ESTATE IN 2015
2015 年中国房地产最具影响力品牌牌服务机构

2015 BEST COMMERCIAL REAL ESTATE BRAND AWARD
2015 年度最佳商业地产品牌大奖

2017

BEST COMMERCIAL REAL ESTATE PLANNING AND MARKETING SERVICE AGENCY IN 2017
2017 年最佳商业地产策划营销服务机构

TOP TEN PLANNING SERVICE ORGANIZATIONS IN THE NATIONAL COMMODITY TRADING MARKET INDUSTRY IN 2017
2017 年全国商品交易市场行业十大策划服务机构

2020

2020 PROFESSIONAL EXISTING COMMERCIAL PROPERTY OPERATION AND ASSET MANAGEMENT EXPE
2020 年专业存量商业物业运营与资产管理专家

2022

TOP 100 RETAIL COMMERCIAL REAL ESTATE ENTERPRISES IN COMPREHENSIVE STRENGTH IN 2022
2022 年度零售商业地产企业综合实力百强

Top 100 Commercial Assets Comprehensive Strength in 2022
2022 年商业资产综合实力百强

2022 Innovation and Development Enterprise
2022 年度创新发展企业

2023

JIANGXI PROVINCE PROPERTY SERVICE BENCHMARK IN 2023
2023 年江西省物业服务标杆

ENTERING DUBAI
成立 STAMN 进军迪拜

STAMN

新湾集团

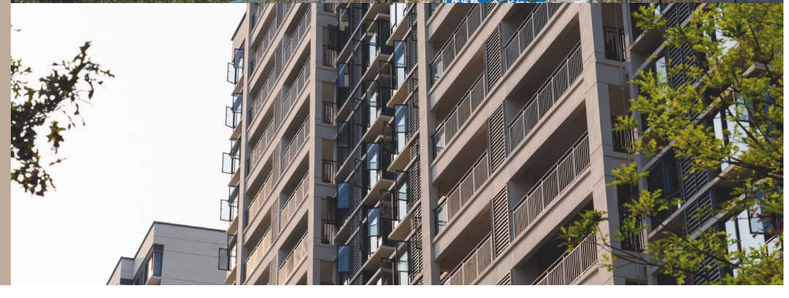
XINWAN GROUP

PROJECT EFFECT DISPLAY

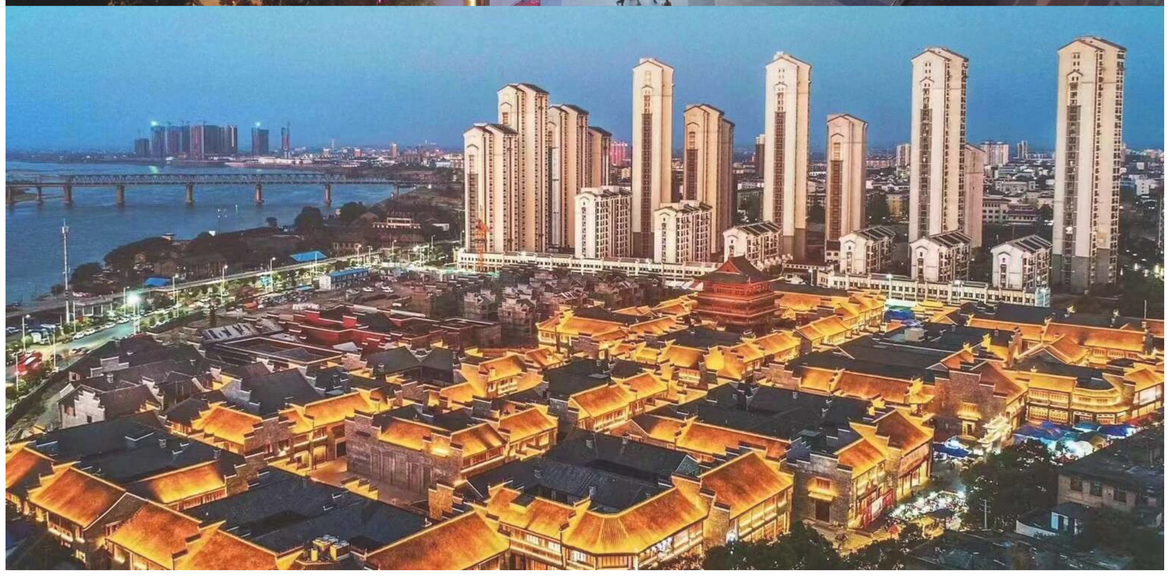
项 目 效 果 展 示

SHENZHEN°
RONGYUE
SHIFANG LI

LUSHAN°
XINWAN
YUNYA/YUNZHU



ZHANGSHU ° SANHUANGLI



STAMN

新湾集团

XINWAN GROUP

PROJECT EFFECT DISPLAY

项 目 效 果 展 示

LOTUS°
CAUSEWAY BAY
PLAZA

YONGXIU °
CAUSEWAY BAY
PLAZA

LUSHAN ° CAUSEWAY BAY PLAZA

STAMN

新湾集团

XINWAN GROUP

STAR AND MOON REAL ESTATE

S T A M N

DUBAI STAMN L.L.C IS AN INDEPENDENT OVERSEAS BRANCH OF "XINWAN HOLDINGS", A GROUP COMPANY HEADQUARTERED IN NANCHANG, JIANGXI, CHINA, WITH 30 YEARS OF COMPREHENSIVE DEVELOPMENT EXPERIENCE; THE GROUP COMPANY WAS ESTABLISHED IN 1993.

XINWAN GROUP OVERSEAS COMPANY - STAMN'S FUTURE BUSINESS DEVELOPMENT MODEL IS "DRIVEN" BY FOUR MAJOR MODULES, NAMELY REAL ESTATE DEVELOPMENT AND OPERATION, COMMERCIAL INVESTMENT OPERATION, REAL ESTATE SALES AND LEASING, AND IMMIGRATION AND STUDY ABROAD SERVICES. THE FOUR MAJOR SECTORS ASSIST EACH OTHER AND DEVELOP INTEGRATEDLY; THE COMPANY IS COMMITTED TO BUILDING THE FOUR CORE SECTORS OF DUBAI REAL ESTATE-RELATED CHAIN BUSINESS, ESTABLISHING A SOLID PROFESSIONAL FOUNDATION, AND PROVIDING CUSTOMERS WITH A FULL RANGE OF PRODUCTS AND SERVICES.

迪拜 STAMN，是一家总部位于中国江西南昌，且拥有着 30 年综合性开发经验的集团化公司“新湾控股”在海外的独立分公司；集团公司成立于 1993 年。

新湾集团海外公司 -STAMN 未来业务发展模式，以四大模块“驱动”，分别为地产开发运营、商业投资运营、房产销售租赁、移民留学服务，四大板块相互协助、相互融合发展；公司致力于打造迪拜房地产相关链条业务的四大核心板块，建立坚实的专业基础，为客户提供全方位的产品服务。

REAL ESTATE DEVELOPMENT AND OPERATION

BUSINESS INVESTMENT MANAGEMENT

地 产 开 发 运 营

商 业 投 资 管 理

REAL ESTATE SALES AND LEASING

IMMIGRATION AND STUDY ABROAD SERVICES

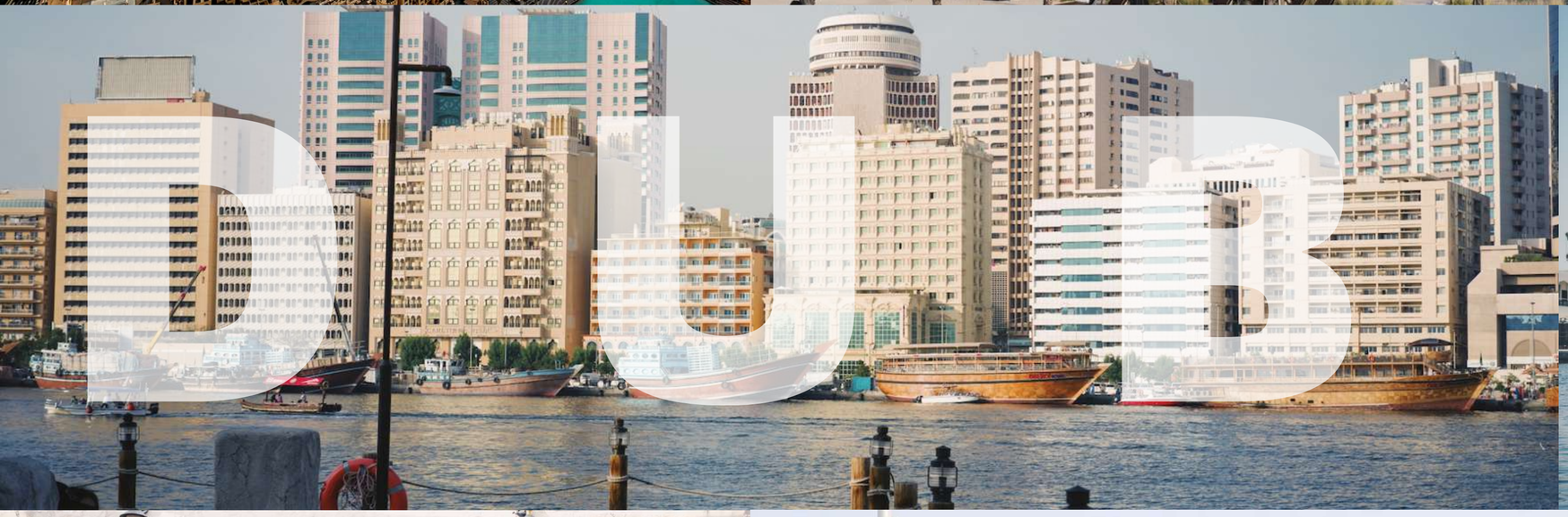
房 产 销 售 租 赁

移 民 留 学 服 务

3

OVERVIEW OF DUBAI URBAN DEVELOPMENT PLAN

迪拜城市发展规划概述



كينج سبايس للتجارة العامة ش.ذ.م.م (فرع)
KING SPICE GENERAL TRADING LLC Br

2024 URBAN DEVELOPMENT AND D33 DEVELOPMENT TRENDS

2024 年 城 市 发 展 及 D33 发 展 趋 势

DUBAI URBAN MASTER PLAN 2040- THE SEVENTH PLAN DEVELOPED SINCE 1960

FIVE MAJOR URBAN CENTERS WITH PLANNED LAYOUT:

01. DEIRA、BUR DUBAI (FOCUSING ON TRADITIONAL CULTURE AND URBAN HERITAGE)

02. DOWNTOWN、BUSINESS BAY (FOCUS ON BUSINESS AND FINANCIAL SERVICES)

03. DUBAI MARINA、JBR (FOCUSING ON TOURISM AND ENTERTAINMENT)

04. EXPO 2020 CITY (FOCUSING ON EXHIBITIONS, TOURISM, AND LOGISTICS)

05. DUBAI SILICON OASIS (FOCUSING ON INNOVATIVE DIGITAL ECONOMY DEVELOPMENT AND TALENT CULTIVATION)

AFTER THE COMPLETION OF THE 2040 PLAN, THE MAIN GOALS WILL BE ACHIEVED:

01. DAYTIME POPULATION INCREASED FROM 4.5 MILLION TO 7.8 MILLION

02. DEVELOP TWO ADDITIONAL MAJOR CITY CENTERS

03. INCREASE THE TOTAL LENGTH OF PUBLIC BEACHES BY 400%

04. RECEPTION AND TOURISM ACTIVITY SPACE INCREASED BY 134%

05. INCREASE LAND USE FOR EDUCATION AND HEALTH SERVICE FACILITIES BY 25%

06. THE POPULATION HAS INCREASED FROM THE CURRENT 3.3 MILLION TO 5.8 MILLION

07. INCREASE GREEN AND LEISURE AREAS BY 150%

08. DUBAI'S LOCAL NATIONAL LAND AREA OF 1.7 BILLION SQUARE FEET

09. 60% OF DUBAI'S AREA IS USED FOR NATURE RESERVES AND RURAL NATURAL AREAS

CITY REDEMPTION OF MAJOR SCENIC SPOTS - CITY NODES IMPLEMENTED BY TIMELINE

城 市 兑 现 大 景 点 - 时 间 轴 实 现 的 城 市 节 点

1960

阿勒马克图姆大桥和迪拜国际机场

Al Maktoum Bridge and Dubai International Airport

1971

杰贝阿里港和迪拜世界贸易中心（建国时间）

Jebel Ali Port and Dubai World Trade Center (founding date)

1985

阿联酋航空和杰贝阿里自由区

Emirates Airlines and Jebel Ali Free Zone

1995

DIFC、朱美拉棕榈岛和穆罕默德·本·拉希德航天中心

DIFC、 Jumeirah Palm Island and Mohammed bin Rashid Space Center

2008

迪拜地铁、阿勒马克图姆机场和迪拜国际机场 3 号航站楼

Dubai Metro, Al Maktoum Airport, and Terminal 3 of Dubai International Airport

2012

迪拜运河、穆罕默德·本·拉希德·阿勒马克图姆太阳能公园和未来博物馆启动

Dubai Canal, Mohammed bin Rashid Al Maktoum Solar Park, and Future Museum Launch

2040

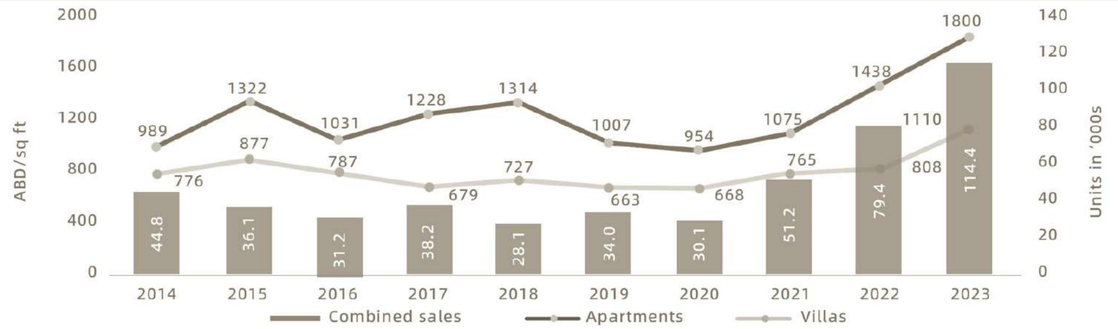
规划定调的五大城市中心

FIVE MAJOR URBAN CENTERS WITH PLANNED LAYOUT

ANNUAL DEVELOPMENT AND POPULATION DATA OF DUBAI REAL ESTATE OVER THE PAST 10 YEARS

迪拜楼市近10年的年度发展数据和人口数据

DUBAI APARTMENTS & VILLAS-SALES VOLUME & MEDIAN PRICES



BEFORE 2008, THE HIGHEST HOUSING PRICE IN DUBAI REACHED 1950 DIRHAMS PER SQUARE FOOT. IN 2008, DUE TO THE GLOBAL FINANCIAL CRISIS, THE REAL ESTATE MARKET EXPERIENCED A DECLINE.

FROM 2009 TO 2012, AFTER A SERIES OF ADJUSTMENTS BY THE DUBAI GOVERNMENT, HOUSING PRICES RETURNED TO A POSITIVE STATE. AT THAT TIME, THE AVERAGE HOUSING PRICE PER SQUARE FOOT WAS 1380 DIRHAMS.

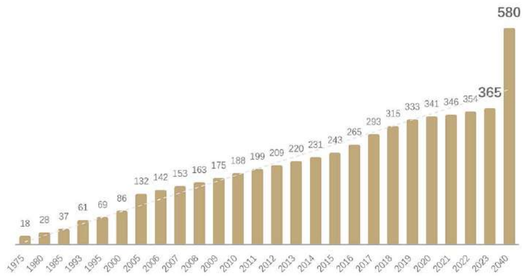
FROM 2015 TO 2019, DUE TO OVERSUPPLY IN THE REAL ESTATE MARKET AND AN INVERTED SUPPLY-DEMAND RELATIONSHIP, A LARGE NUMBER OF PROJECTS WERE BACKLOGGED, LEADING TO A DECLINE IN THE REAL ESTATE MARKET. BY THE END OF 2020, THE AVERAGE PRICE PER SQUARE FOOT HAD DROPPED BELOW 900 DIRHAMS, RESULTING IN A LOSS OF 9% IN THE PROCESS. THIS IS WHEN THE DUBAI MARKET IS TRULY EXPERIENCING A CYCLICAL DOWNTURN.

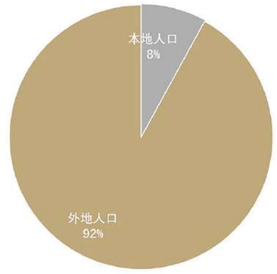
IN THE FIRST HALF OF 2022, DUBAI'S HOUSING PRICES CONTINUED TO RISE, AND SALES ONCE AGAIN SET A NEW RECORD. HOWEVER, THE PACE OF PRICE GROWTH HAS SLOWED DOWN, WITH VILLAS GROWING AN AVERAGE OF 2.3% PER MONTH LAST YEAR. IN ADDITION, THE VAST MAJORITY OF APARTMENTS, WHICH ACCOUNT FOR 85% OF THE MARKET, SEEM TO HAVE ACHIEVED PRICE STABILIZATION.

ACCORDING TO THE VALUSTRAT PRICE INDEX (VPI), A HOUSING PRICE INDEX BASED ON A VALUATION OF 100 POINTS SET IN JANUARY 2014, IT HIT A LOW OF 65.4 POINTS IN DECEMBER 2020. AS OF APRIL 2024, THE VPI INDEX HAS GROWN NEARLY THREEFOLD TO 170.8 POINTS.

COMPARED TO THE PRICE OF 900 DIREES PER SQUARE FOOT IN 2020, THE PRICE WILL RECOVER TO 1350 DIREES PER SQUARE FOOT BY THE END OF APRIL 2024. HOWEVER, THERE IS STILL A CERTAIN DISTANCE TO GO COMPARED TO THE HISTORICAL HIGH OF 1950 DIREES PER SQUARE FOOT IN 2008.

POPULATION TRENDS IN DUBAI FROM 1975 TO 2040





IN 2000, THE POPULATION WAS LESS THAN ONE MILLION. BY 2010, THE POPULATION HAD APPROACHED 2 MILLION IN 10 YEARS. IN 2012, IT EXCEEDED 2 MILLION, AND IN 2018, IT EXCEEDED 3 MILLION. IN 2020, IT EVEN EXCEEDED 3.4 MILLION. FROM 2000 TO 2023, THE URBAN POPULATION OF DUBAI HAS MORE THAN DOUBLED IN 23 YEARS, REACHING 3.65 MILLION IN 2023 (COVERING MORE THAN 200 ETHNIC GROUPS - A MORE OPEN AND INCLUSIVE CITY, WITH A DIRECT INCREASE OF 100000 POPULATION IN 2023). WITH DEVELOPMENT, THE PLANNED URBAN POPULATION IS 5.8 MILLION BY 2040, WHICH MEANS THE URBAN POPULATION WILL INCREASE BY 0.6 TIMES.

BEFORE THE EPIDEMIC, THE POPULATION GROWTH RATE WAS ABOVE 5%, AND DURING THE EPIDEMIC, THE POPULATION GROWTH RATE WAS BETWEEN 1% AND 3%. THE INCREASE IN POPULATION HAS STIMULATED GREATER DEVELOPMENT SPACE IN CITIES.

4

VALUE OF PROJECT AREA

项目区域价值

DRIVING DISTANCES

• Emirates Tower Metro Station	6	minute
• Museum of The Future	8	minute
• Dubai World Trade Center	8	minute
• Dubai International Financial Center	6	minute
• City Walk	5	minute
• Coca-Cola Arena	5	minute
• Burj Khalifa	9	minute
• Dubai Mall	9	minute
• La Mer beach	7	minute
• Dubai International Airport	12	minute
• Jumeirah Mosque	7	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

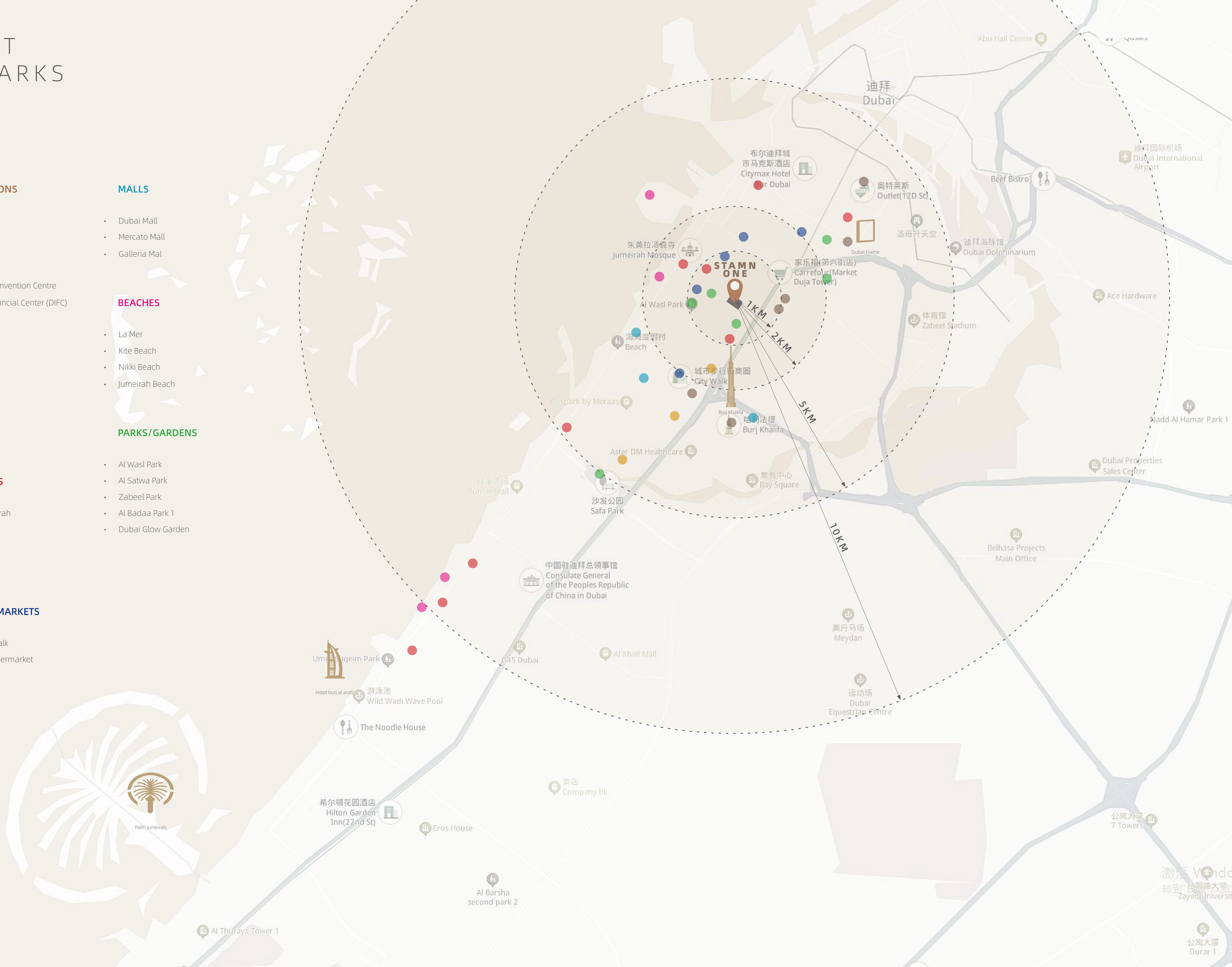
- Dubai Mall
- Mercato Mall
- Galleria Mal

BEACHES

- La Mer
- Kite Beach
- Nikki Beach
- Jumeirah Beach

PARKS/GARDENS

- Al Wasl Park
- Al Satwa Park
- Zabeel Park
- Al Badaa Park 1
- Dubai Glow Garden



5

INDICATORS ECONOMIC PARAMETERS

项目规划指标经济参数

F.A.R CALCULATION

TOTAL GROSS FLOOR AREA	=	4,604.00 SQ.M (49.557.04SQ.FT)
PLOT AREA	=	1,315.38SQ.M (14,158.61 SQ.FT)
FLOOR AREA RATIO ALLOWED	=	3.50

TOTAL NO.OF APARTMENT

GRAND TOTAL	=	77
STUDIO	=	42
1 BHK	=	35

6

PROJECT PLANNING CONCEPT

项目规划理念

INTRODUCING

STAMN ONE

STAMN ONE PROVIDES YOU WITH A COZY AND TRANQUIL HOME

STAMN ONE 为您提供一个温馨静逸的舒适家园

STAMN ONE IS A MASTERPIECE THAT PERFECTLY BLENDS CONTEMPORARY ARCHITECTURAL AESTHETICS WITH PROFOUND ARAB CULTURAL HERITAGE. THIS BUILDING IS NOT ONLY AN AVANT-GARDE LIVING SPACE, BUT ALSO AN EXTRAORDINARY CULTURAL ARTWORK. IT SHOWCASES A DEEP DIALOGUE BETWEEN TRADITION AND INNOVATION THROUGH EXQUISITE DESIGN LANGUAGE, WHILE ELEVATING THE PERFECT INTEGRATION OF ARCHITECTURE AND CONTEMPORARY LIFESTYLE.

STAMN ONE 是一座将当代建筑美学艺术与深厚阿拉伯文化底蕴完美融合的杰作。这座建筑不仅是一个前卫的居所空间，更是一件超凡脱俗的文化艺术品。它以精巧的设计语言，展现了传统与创新的深度对话，同时升华了建筑与当代生活方式的完美融合。

WELCOME TO

STAMN ONE

RESIDENCES

WELCOME TO

STAMN ONE

RESIDENCES

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

STAMN
STAMN
STAMN
One

STAMN
One
STAMN

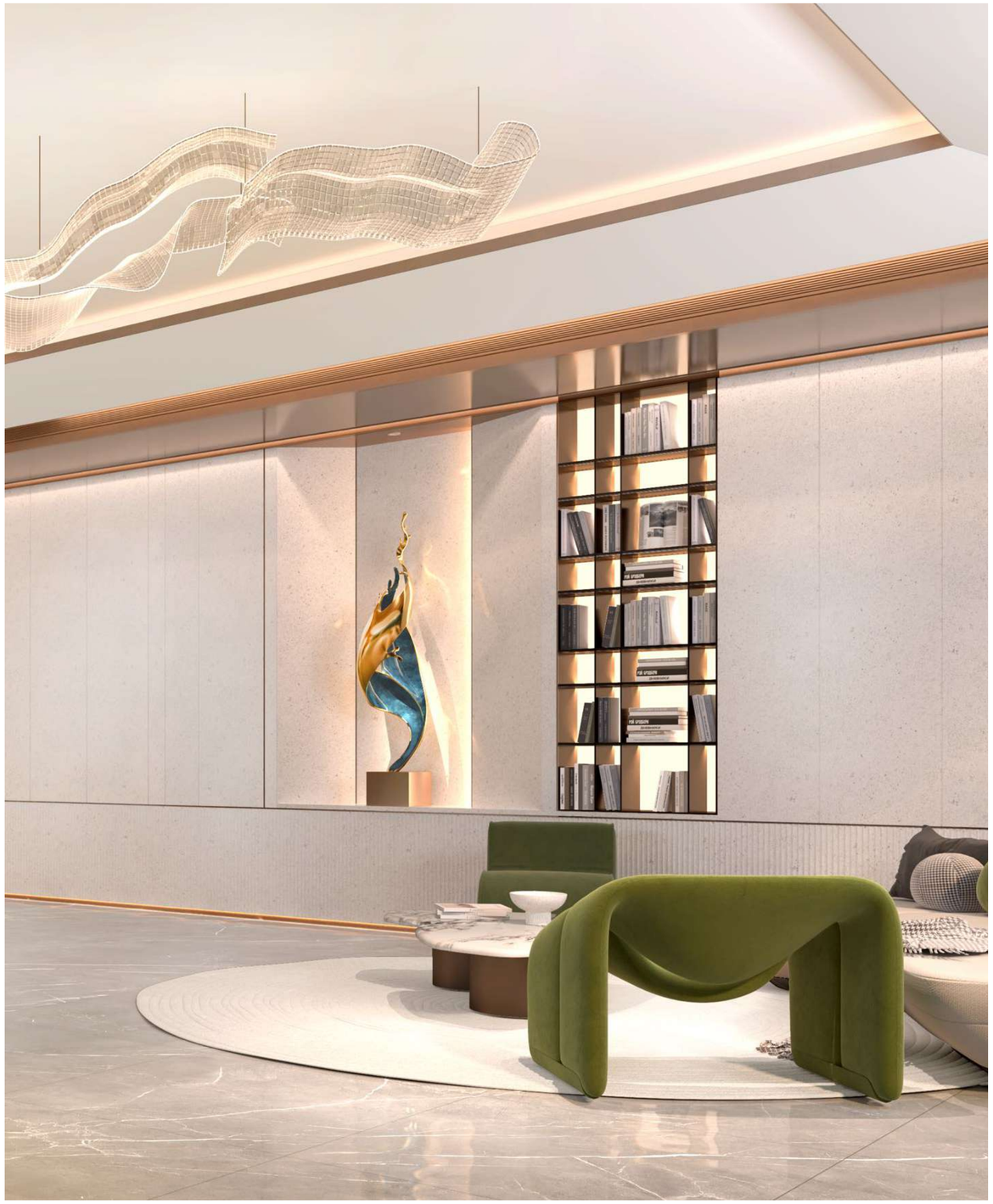
7

INTERNAL QUALITY DISPLAY

内部品质展现

LOBBY

ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS



LOBBY

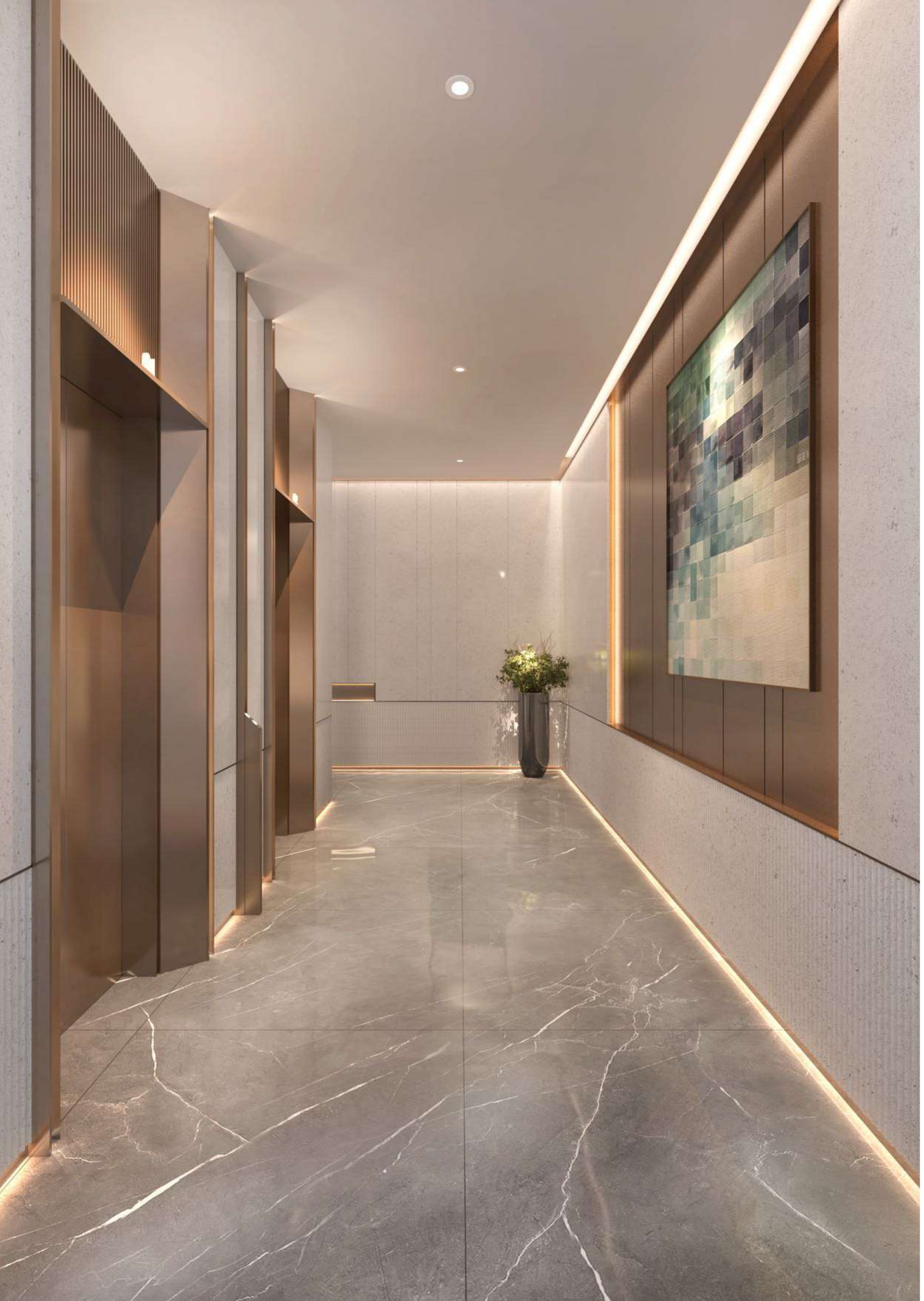
ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS

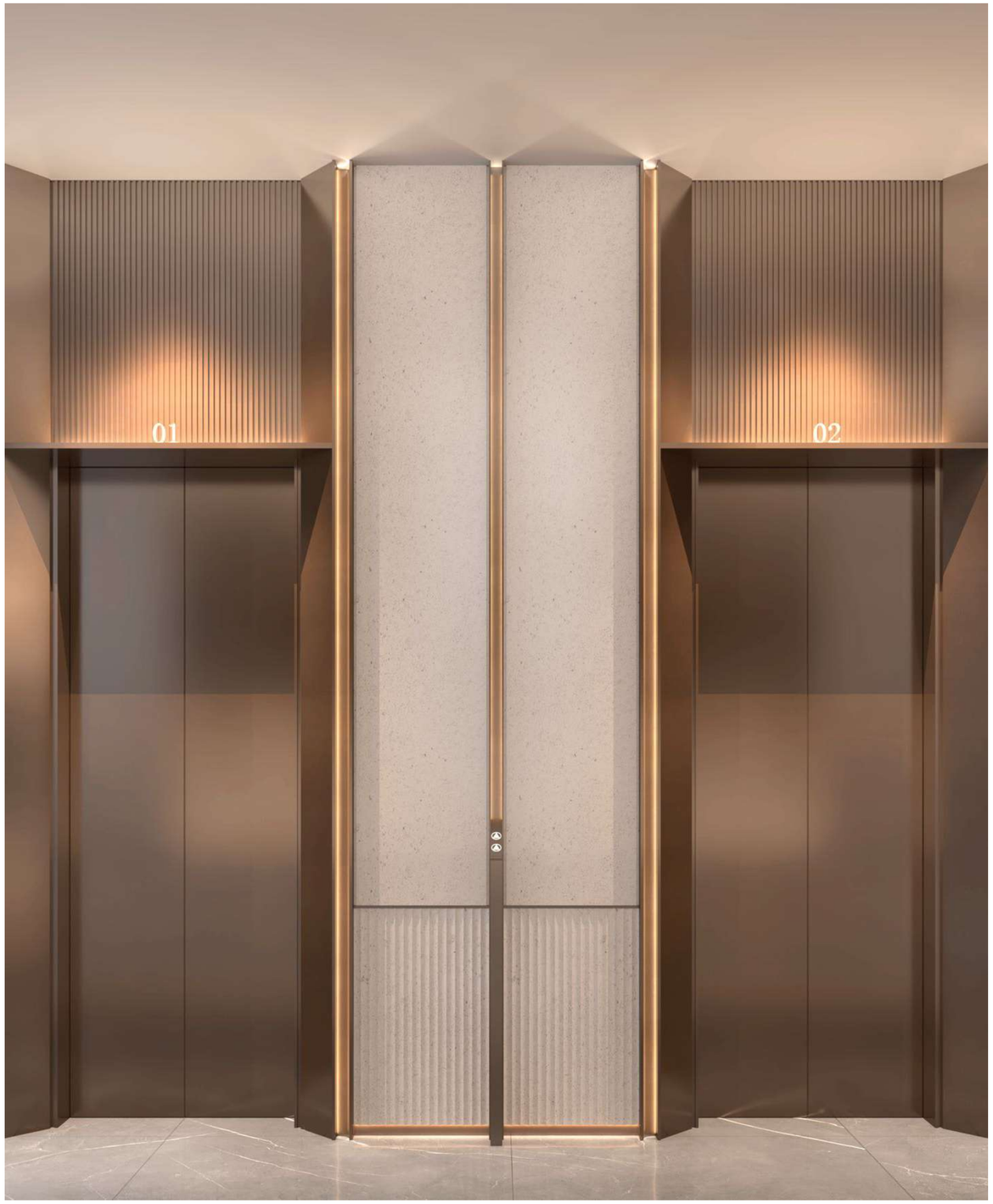
STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

LOBBY

ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS





ELEVATOR HALL

BRIGHT, COMFORTABLE, AND REASONABLY SIZED ELEVATOR HALL SPACE

HOME AUTOMATION

SMART DOOR LOCK WITH MOBILE APP CONTROL

8

PLANNING AND SUPPORTING FACILITIES

项目规划配套

LANDSCAPE OF PARKING LOT

停车场场景化

SMART HOME

智能家居

KID'S PLAY AREA

儿童游乐区

FITNESS CENTRE

健身房

DYNAMIC BIKE

动感单车

YOGA SPACE

瑜伽空间

BALL GAME

球类

ROOF LANDSCAPE

屋顶景观

BALCONY LIVING SCENE

阳台生活场景

AQUATIC SPORTS

水上运动

SCENE BASED LIVING OF CORNER BUBBLE POOL

转角泡池生活场景化

SWIMMING POOL

泳池

P L A N N I N G S U P P O R T I N G F A C I L I T I E S

LANDSCAPE OF PARKING LOT

HUMANIZED AND INTELLIGENT HOME SPACE

OUTDOOR SPACE

VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

KID'S PLAY AREA

ENGAGING SPACE DESIGNED FOR CHILDREN'S RECREATION AND ENJOYMENT

OUTDOOR BALCONY

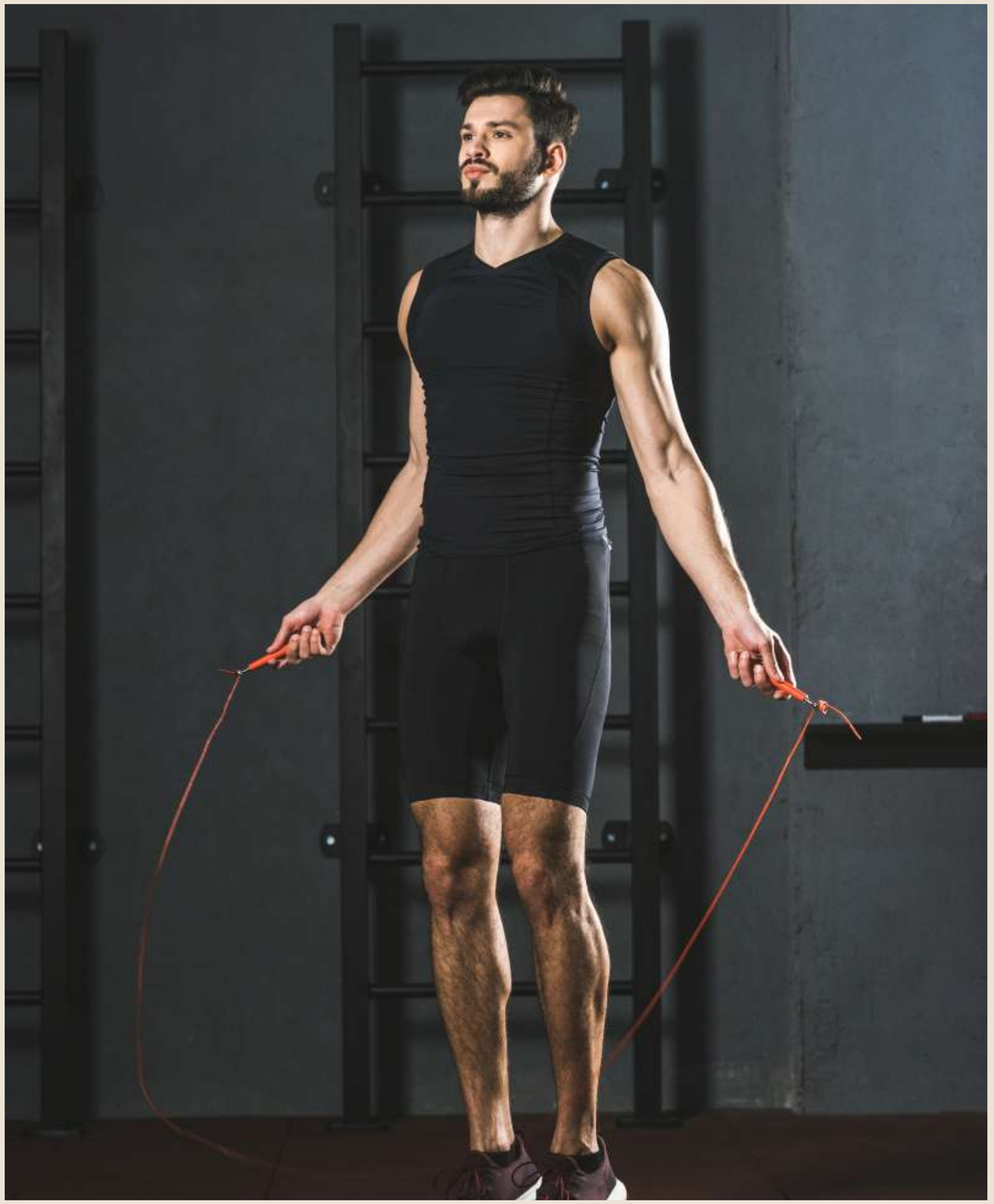
VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

OUTDOOR DECK

VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

FITNESS STUDIO

STATE-OF-THE-ART FACILITY FOR HEALTH AND WELLNESS PURSUITS



FITNESS STUDIO

STATE-OF-THE-ART FACILITY FOR HEALTH AND WELLNESS PURSUITS

YOGA SPACE

STATE-OF-THE-ART FACILITY FOR HEALTH AND WELLNESS PURSUITS

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

POOL DECK

TRANQUIL SPACE FOR SUNBATHING AND RELAXATION

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

POOL DECK

SEPARATE RESIDENTS POOL - INFINITY-EDGE LEISURE POOL,TRANQUIL SPACE FOR SUNBATHING AND RELAXATION

9

LAYOUT DISPLAY

户型展现

GROUND FLOOR PLAN

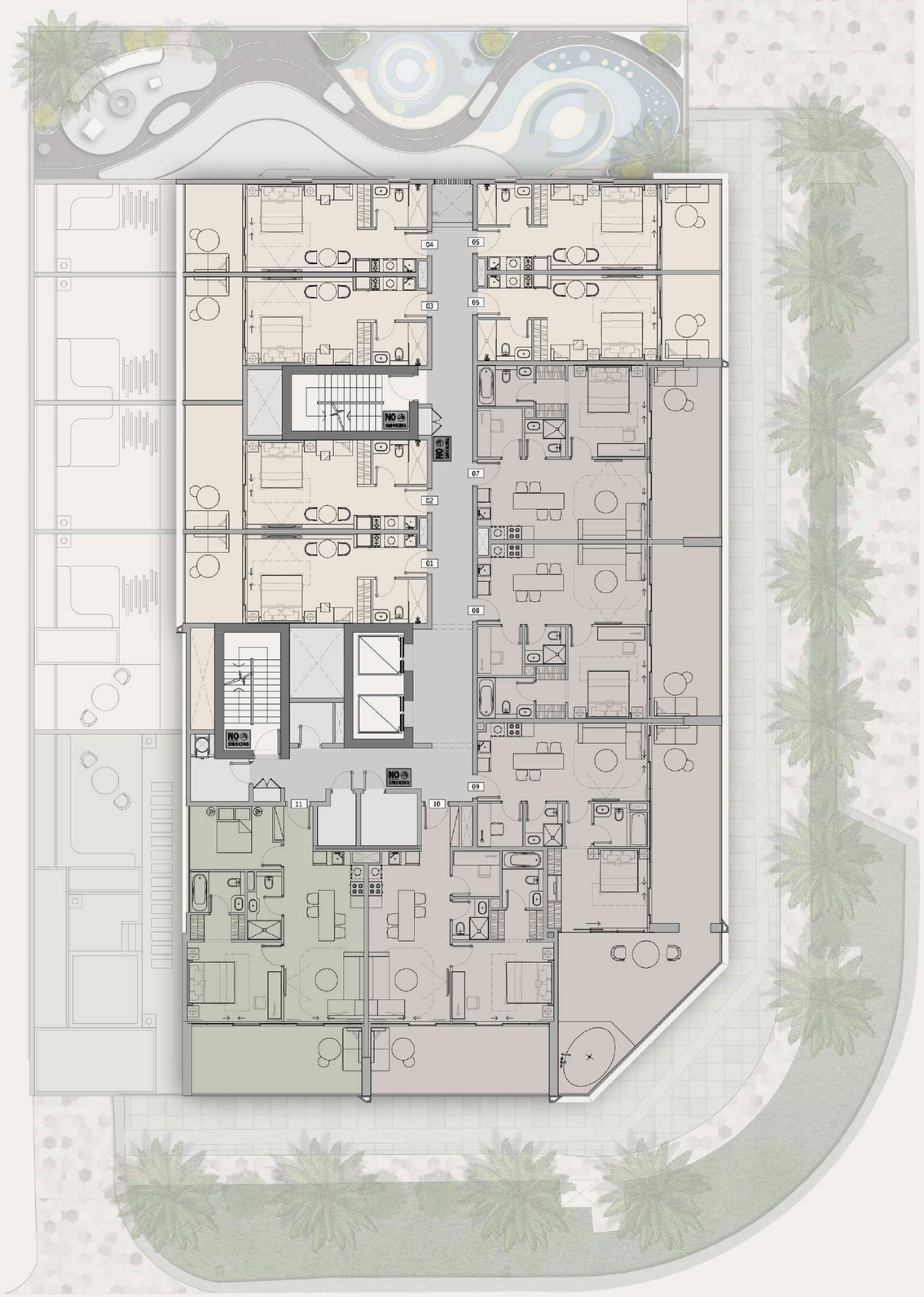
- LOBBY
- ELEVATOR HALL
- PARKING LOT
- OTHER ROOMS
- UTILITY CORRIDOR

TYPICAL FLOOR PLAN

STUDIO

1 BEDROOM

2 BEDROOM



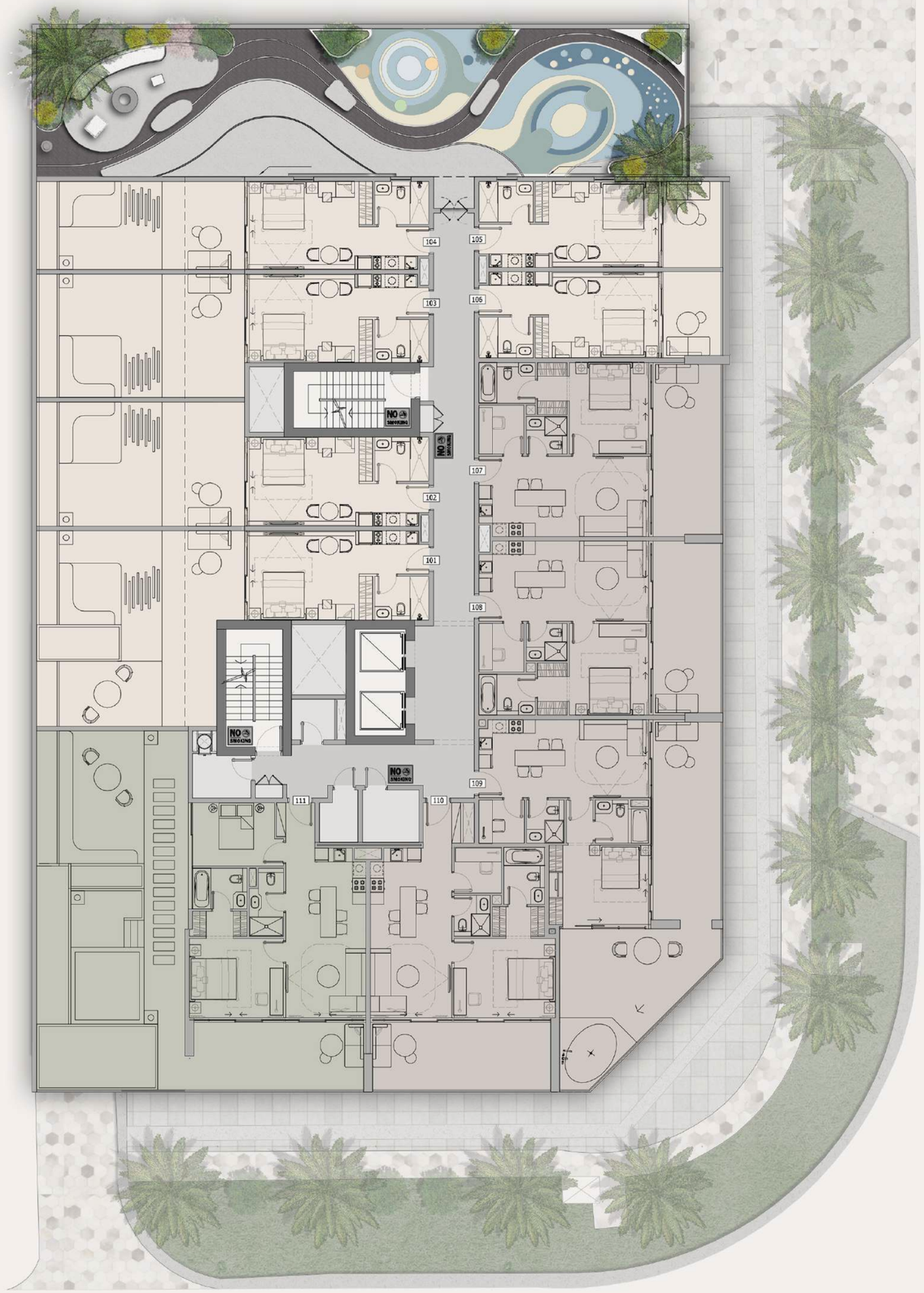
FLOOR PLANS

1ST FLOOR PLAN

STUDIO

1 BEDROOM

2 BEDROOM



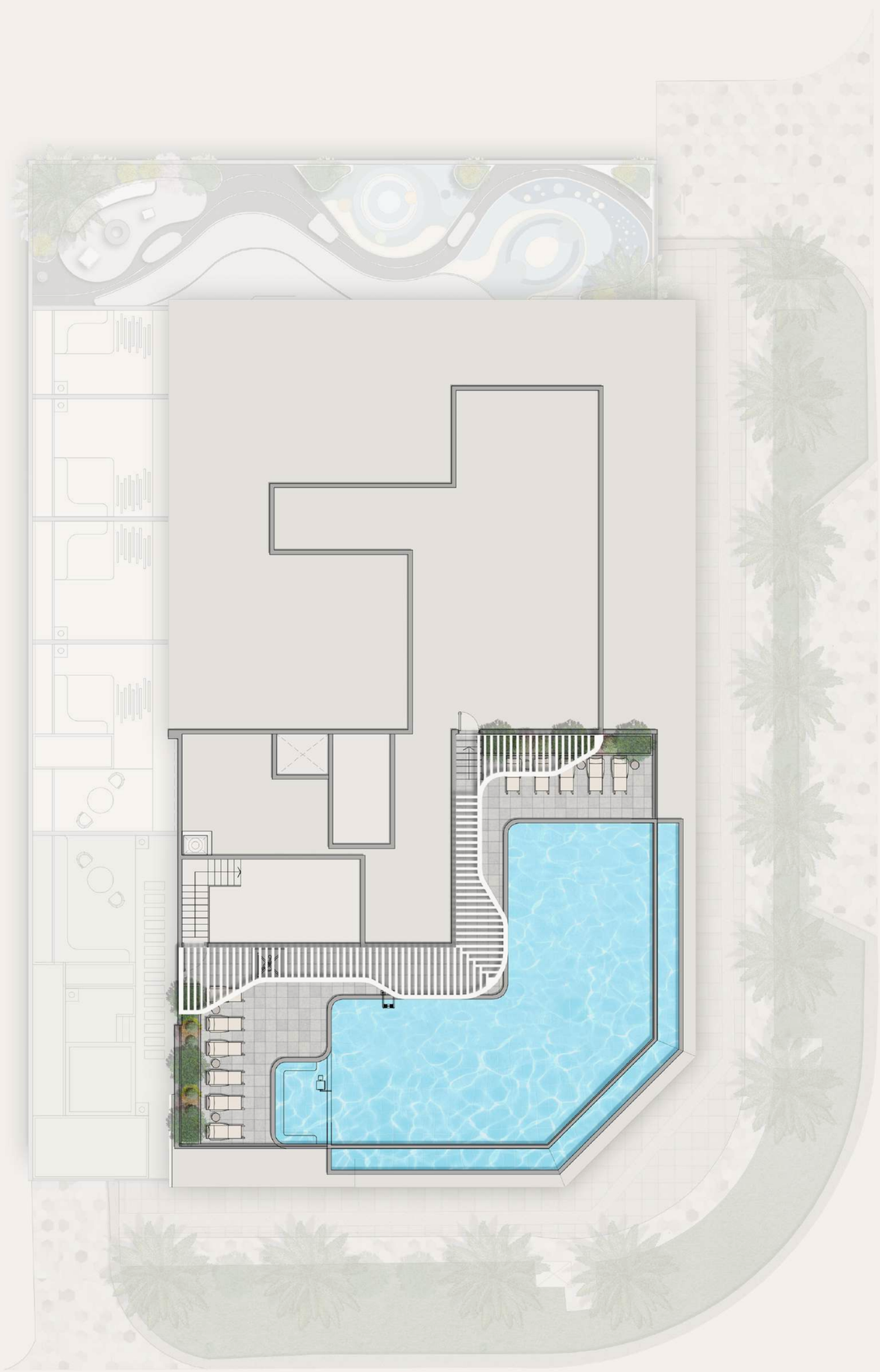
UPPER FLOOR PLAN

ROOF DECK

SERVICE ROOF

SWIMMING POOL

POOL DECK

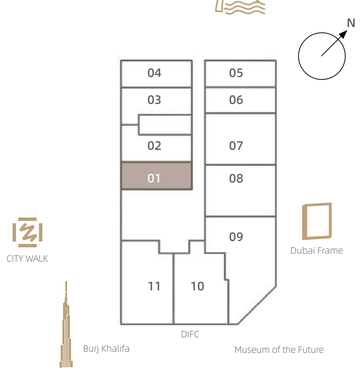


STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

STUDIO
TYPE A01

TYPICAL(2ND,4TH,6TH)FLOOR:



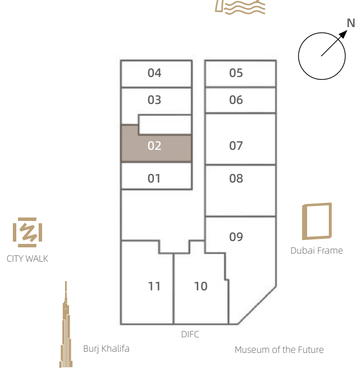
APARTMENT AREA:	364.04 Sq. Ft	33.82 Sq. M
BALCONY AREA:	118.08 Sq. Ft	10.97 Sq. M
TOTAL AREA:	482.12 Sq. Ft	44.79 Sq. M

2nd,4th,6thFloor: **201** **401** **601**

3nd,5th,7thFloor: **301** **501** **701**

STUDIO
TYPE A02

TYPICAL(2ND,4TH,6TH)FLOOR:



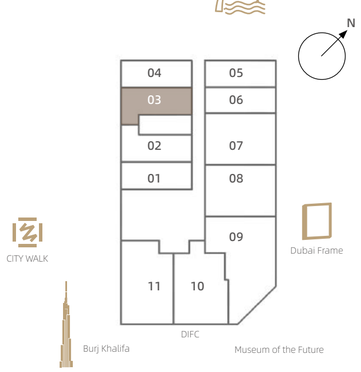
APARTMENT AREA:	364.04 Sq. Ft	33.82 Sq. M
BALCONY AREA:	162.21 Sq. Ft	15.07 Sq. M
TOTAL AREA:	526.25 Sq. Ft	48.89 Sq. M

2nd,4th,6thFloor: **202** **402** **602**

3nd,5th,7thFloor: **302** **502** **702**

STUDIO
TYPE A03

TYPICAL(2ND,4TH,6TH)FLOOR:

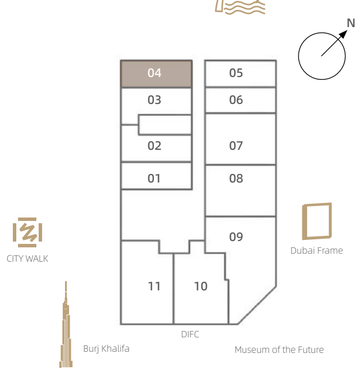


APARTMENT AREA:	359.73 Sq. Ft	33.42 Sq. M
BALCONY AREA:	160.81 Sq. Ft	14.94 Sq. M
TOTAL AREA:	520.54 Sq. Ft	48.36 Sq. M

2nd,4th,6thFloor:			3nd,5th,7thFloor:		
203	**403**	**603**	**303**	**503**	**703**

STUDIO
TYPE A04

TYPICAL(2ND,4TH,6TH)FLOOR:



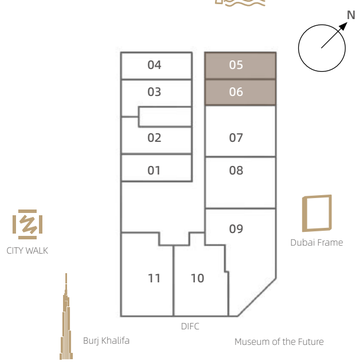
APARTMENT AREA:	359.73 Sq. Ft	33.42 Sq. M
BALCONY AREA:	116.68 Sq. Ft	10.84 Sq. M
TOTAL AREA:	476.41 Sq. Ft	44.26 Sq. M

2nd,4th,6thFloor:			3nd,5th,7thFloor:		
204	**404**	**604**	**304**	**504**	**704**

STUDIO

TYPE A05-06

TYPICAL(2ND,4TH,6TH)FLOOR:



APARTMENT AREA:	350.90 Sq. Ft	32.60 Sq. M
BALCONY AREA:	114.10 Sq. Ft	10.60 Sq. M
TOTAL AREA:	465.00 Sq. Ft	43.20 Sq. M

1st Floor:		2nd,4th,6th Floor:			3nd,5th,7th Floor:		
105	106	205	405	605	305	505	705
		206	406	606	306	506	706

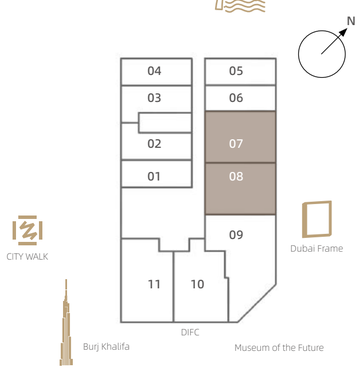
STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

1 BED ROOM

TYPE B07-08

TYPICAL(2ND,4TH,6TH)FLOOR:



APARTMENT AREA:	654.77 Sq. Ft	60.83 Sq. M
BALCONY AREA:	263.61 Sq. Ft	24.49 Sq. M
TOTAL AREA:	918.38 Sq. Ft	85.32 Sq. M

1st Floor:		2nd,4th,6th Floor:			3nd,5th,7th Floor:		
107	108	207	407	607	307	507	707
		208	408	608	308	508	708

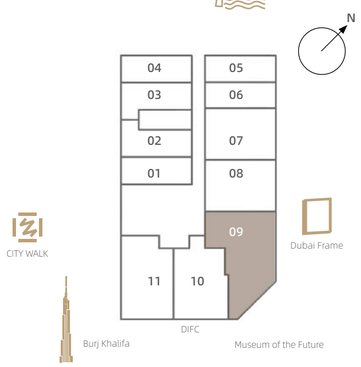
STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

1 BED ROOM

TYPE B09

TYPICAL(2ND,4TH,6TH)FLOOR:



APARTMENT AREA:	646.27 Sq. Ft	60.04 Sq. M
BALCONY AREA:	694.81 Sq. Ft	64.55 Sq. M
TOTAL AREA:	1341.08 Sq. Ft	124.59 Sq. M

1st Floor:	2nd,4th,6th Floor:			3nd,5th,7th Floor:		
109	**209**	**409**	**609**	**309**	**509**	**709**

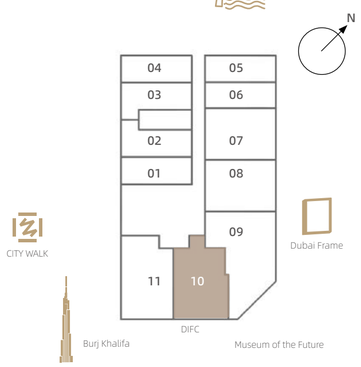
STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

1 BED ROOM

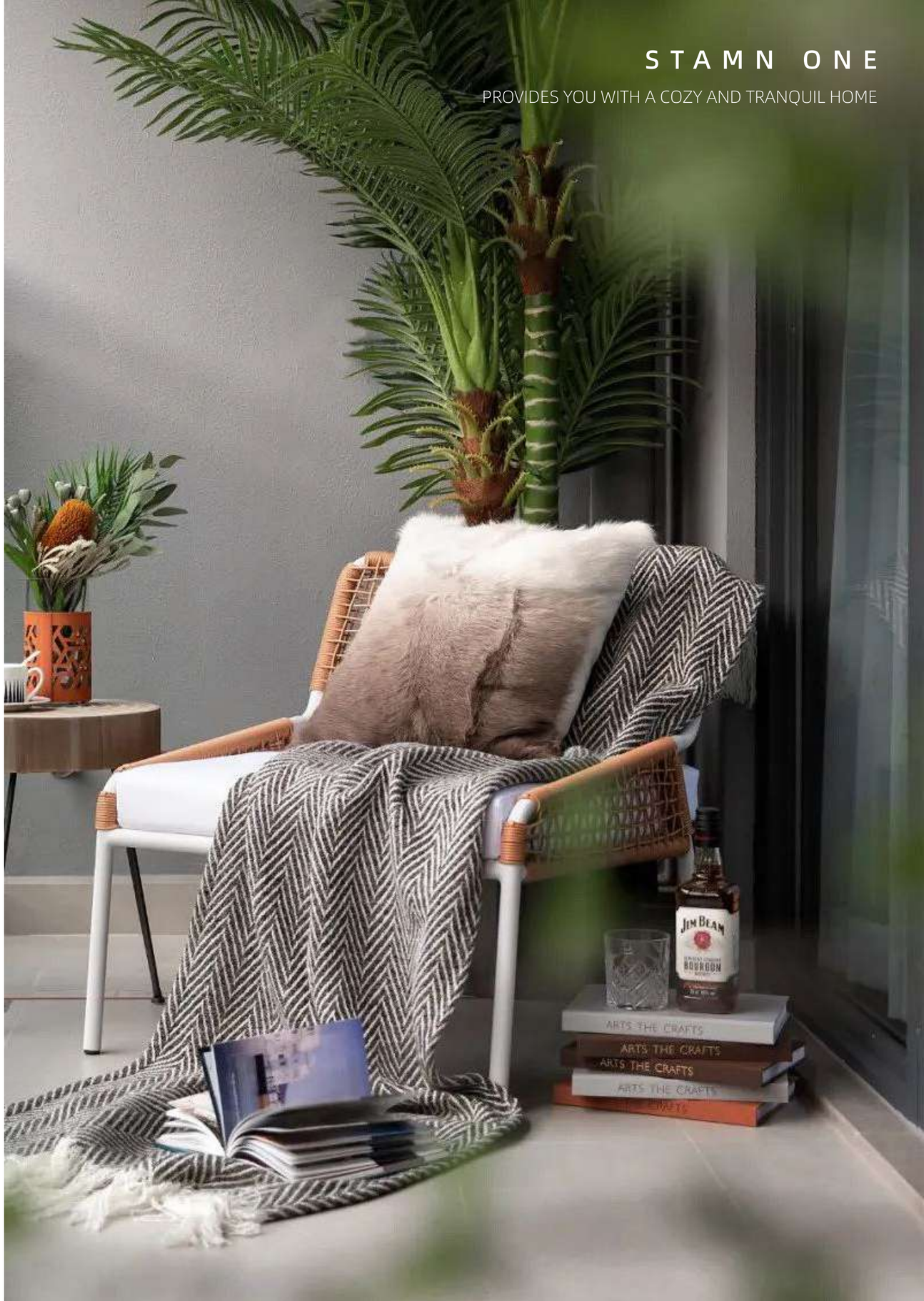
TYPE B10

TYPICAL(2ND,4TH,6TH)FLOOR:



APARTMENT AREA:	726.24 Sq. Ft	67.47 Sq. M
BALCONY AREA:	272.76 Sq. Ft	25.34 Sq. M
TOTAL AREA:	999.00 Sq. Ft	92.81 Sq. M

1st Floor:	2nd,4th,6th Floor:			3nd,5th,7th Floor:		
110	210	410	610	310	510	710



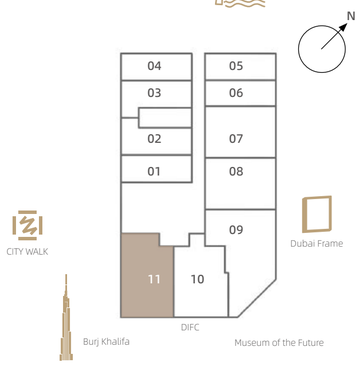
STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

2 BED ROOM

TYPE C11

TYPICAL(2ND,4TH,6TH)FLOOR:



APARTMENT AREA:	777.80 Sq. Ft	72.26 Sq. M
BALCONY AREA:	260.27 Sq. Ft	24.18 Sq. M
TOTAL AREA:	1038.07 Sq. Ft	96.44 Sq. M

2nd,4th,6thFloor:			3nd,5th,7thFloor:		
211	**411**	**611**	**311**	**511**	**711**

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

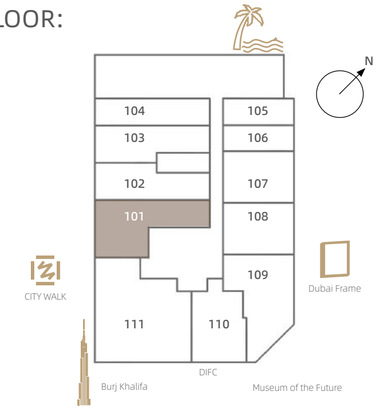
STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

STUDIO

TYPE A101

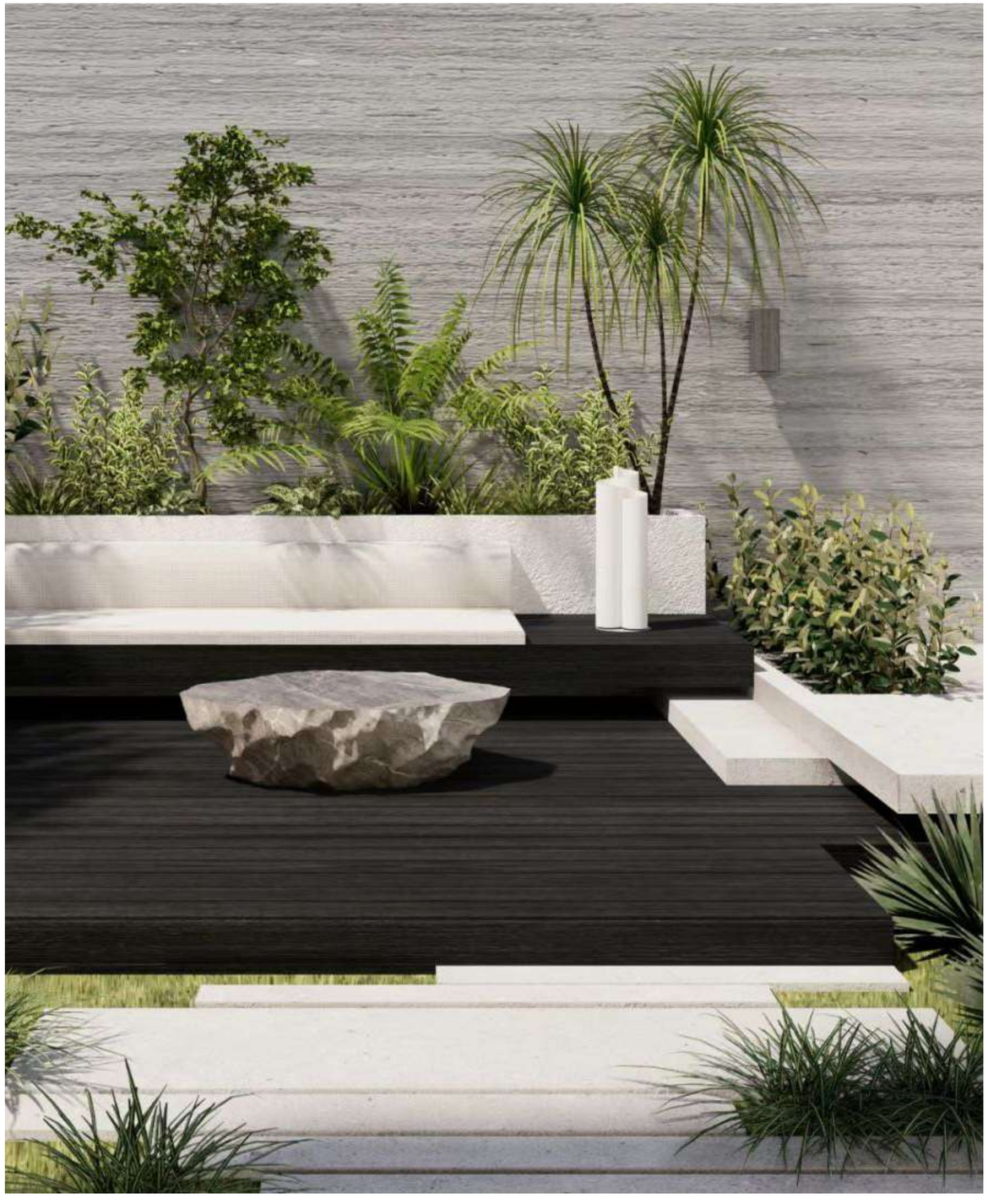
1ST FLOOR:



APARTMENT AREA:	364.04 Sq. Ft	33.82 Sq. M
BALCONY AREA:	837.65 Sq. Ft	77.82 Sq. M
TOTAL AREA:	1201.69 Sq. Ft	111.64 Sq. M

1st Floor:

101



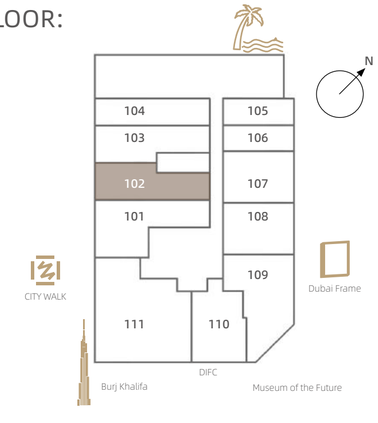
OUTDOOR DECK

VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

STUDIO

TYPE A102

1ST FLOOR:



APARTMENT AREA:	364.04 Sq. Ft	33.82 Sq. M
BALCONY AREA:	576.30 Sq. Ft	53.54 Sq. M
TOTAL AREA:	940.34 Sq. Ft	87.36 Sq. M

1st Floor:

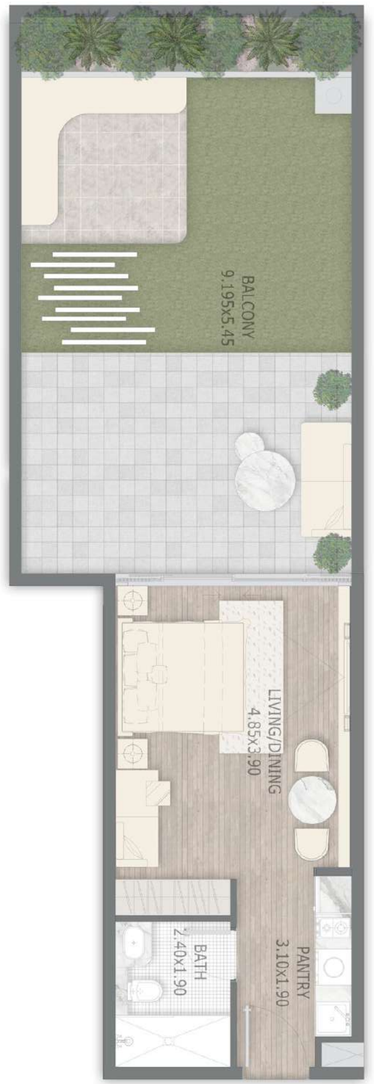
102

STAMN ONE

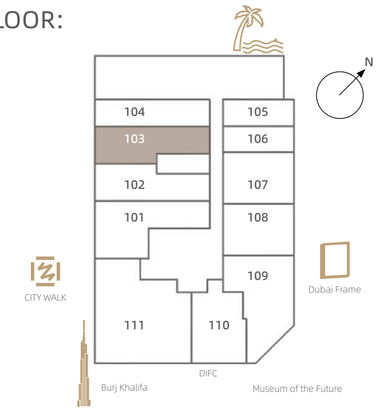
PROVIDES YOU WITH A COZY AND TRANQUIL HOME

STUDIO

TYPE A103



1ST FLOOR:



APARTMENT AREA:	359.73 Sq. Ft	33.42 Sq. M
BALCONY AREA:	571.24 Sq. Ft	53.07 Sq. M
TOTAL AREA:	930.97 Sq. Ft	86.49 Sq. M

1st Floor:

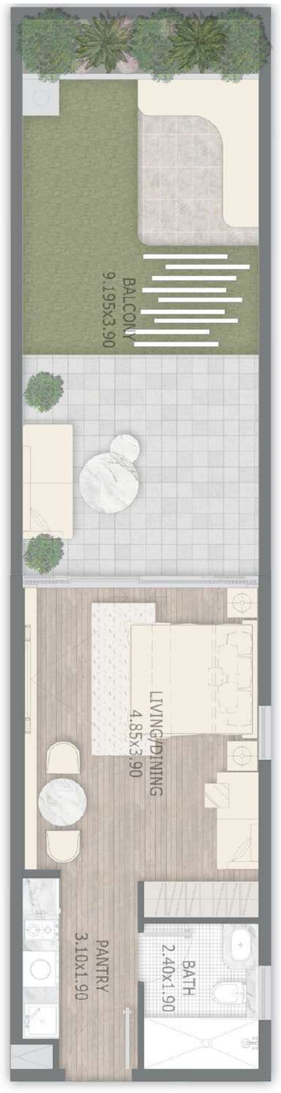
103

OUTDOOR DECK

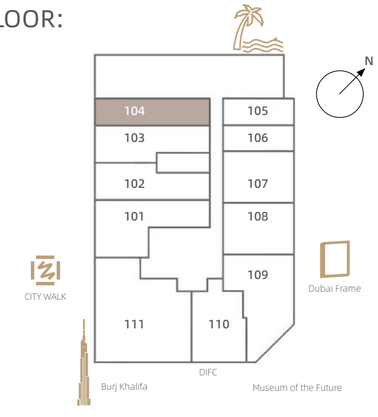
VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

STUDIO

TYPE A104



1ST FLOOR:



APARTMENT AREA:	359.73 Sq. Ft	33.42 Sq. M
BALCONY AREA:	414.52 Sq. Ft	38.51 Sq. M
TOTAL AREA:	774.25 Sq. Ft	71.93 Sq. M

1st Floor:

104

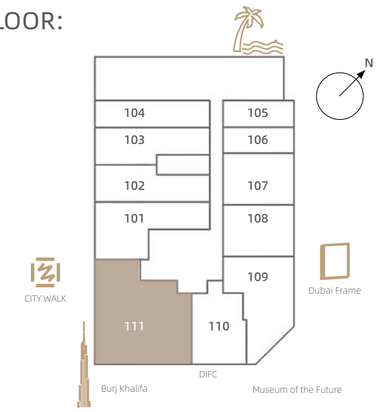
STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

2 BED ROOM

TYPE C111

1ST FLOOR:



APARTMENT AREA:	777.80 Sq. Ft	72.26 Sq. M
BALCONY AREA:	1458.83 Sq. Ft	135.53 Sq. M
TOTAL AREA:	2236.63 Sq. Ft	207.79 Sq. M

1st Floor:

111

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

BEDROOM

AN OASIS OF TRANQUILITY, OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS

BEDROOM

OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS

LIVING & DINING

A SANCTUARY FOR RELAXATION AND SOCIAL GATHERINGS

LIVING & DINING

A SANCTUARY FOR RELAXATION AND SOCIAL GATHERINGS

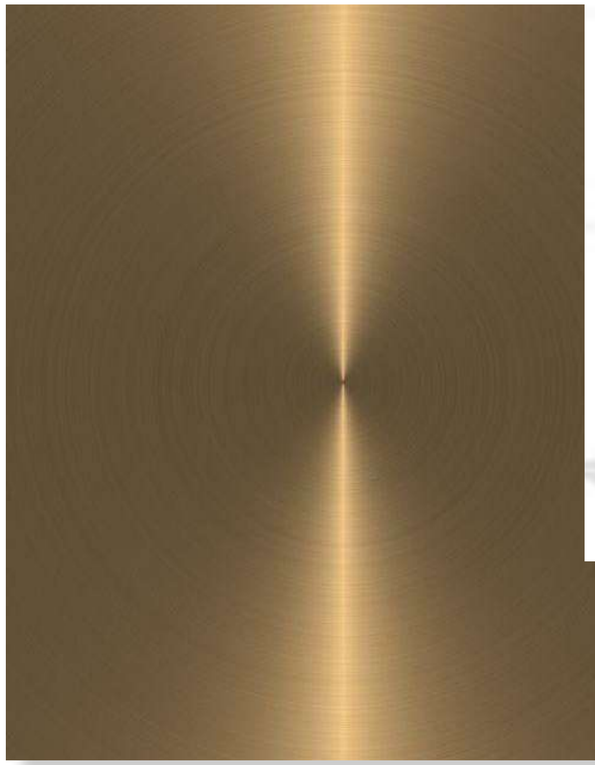
BATHROOM

DESIGNED FOR INDULGENT SELF-CARE AND REVITALIZATION

BUILDING FACADE

RICH IN DETAILS AND FULL OF PERSONALITY

INTERNAL MATERIALS



STAINLESS STEEL

不锈钢

ROCK SLABS/STONE MATERIALS

岩板 / 石材

ART PAINT

艺术漆

WOODEN VENEER

木饰面

10 BRAND COOPERATION

品牌合作

GROUP COOPERATIVE BRAND -
BUILDING MATERIALS MERCHANT

INTENDED BRAND MERCHANTS

11

PROPERTY SERVICES

物业服务

Kingfield

OWNERS ASSOCIATION
AND COMMUNITY
MANAGEMENT SERVICES

ABOUT KINGFIELD

Kingfield is a UAE-based company that specialises in the management of projects with and on behalf of developers & owners associations and is a service provider in quality and innovative community management.The company is known for its dynamic professionals that go above and beyond to provide unique solutions that positions Kingfield as a leader in the industry.

One of the first companies to qualify and obtain its OA Management License and Certification from RERA, Kingfield has established itself as a leader in its field and has managed some of the most prominent developments in Dubai. These collectively include approximately 35,000 residential, retail and commercial units covering over 25,000,000 square feet of entitlements.

A proactive management team with high-end customer service standards, the Kingfield team is committed to providing project management and consultancy services based on the principles of integrity, quality management ethics and a focus on sustainability. With our determination towards review and improvement cycles, we develop and implement innovations that drive the potential of our clients' projects to new frontiers, create new opportunities and enhance the balance between sustainability and development.

KINGFIELD AT A GLANCE

AED 44bn+
Assets under management

35,000+
Total units under management

AED 600m+
Owners association funds managed

100+
Number of employees

49m sq. ft.
Managed in built-up area

13 years
in operation

Regional Presence
Operating in the UAE, Oman and Egypt

THE SERVICES

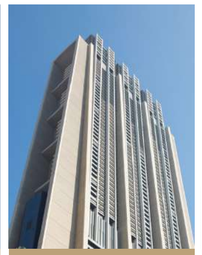
- Community Management
- Owners Association Management
- Handover Services
- Financial Asset Management & Reporting
- Service charge Budgeting & Collection
- Community Event Management
- Online Service for Residents & Owners
- Master Community Management
- Facility Management and Contractor Supervision

THE PARTNERS

NAKHEEL · HOLDING القـــابضة · ISHRAQAH
ELLINGTON PROPERTIES · CAYAN · Real Estate Development أبراج للتطوير العقاري
VILLA LANTANA · DIAMOND DEVELOPERS · SELECT GROUP
FAB First Abu Dhabi Bank · ARTAR Artar Real Estate Development LLC. · AL SONDOS HOLDING
DEYAAR · al tamimi investments · MAJID AL FUTTAIM
THE FIRST GROUP · ADIB مصرف أبوظبي الإسلامي · IMKAN

THE PROJECTS

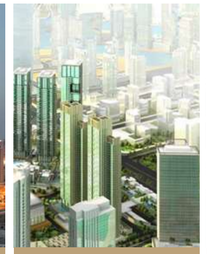
CAYAN TOWER
BY CAYAN



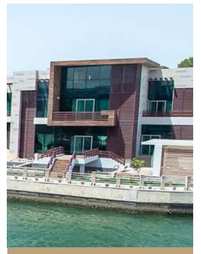
INDEX TOWER
BY UNION PROPERTIES

PRINCESS TOWER
BY TAMEER HOLDINGS

CITY OF LIGHTS
BY Q HOLDINGS



MARINA SQUARE
BY Q HOLDINGS



THE HILLS ABU DHABI

MAJOR ACHIEVEMENTS

- One of the first licensed and RERA-certified Owners Association Management companies in Dubai
- Awarded the management contract of Princess Tower which held the Guinness World Record as the highest residential tower in the world at a height of 413.4m and 101 floors above ground level for residential use
- The first community management company to introduce an innovative idea to waterproof lift shafts in a high-rise building to prevent water damage
- The first community management company to appoint a compliance officer
- The first company in the UAE to provide emergency accommodation, alternative accommodation and rental loss for units affected in a major fire
- The first company to be awarded a management contract for to the first sustainable community (The Sustainable City) in Dubai
- The first company to manage a community that won an award for the 'happiest community'
- The first company in Dubai to launch a government pilot project to collect'happiness' data based on the communities it manages
- Ranked as a finalist for the 'Best Owners Association Management Initiative' at the Gulf Real Estate Awards in 2018
- The first company to register on the Mollak government system for online management of communities
- The first company to officially register three core profiles on the RERA Mollak system:
  - Director of Owners Affairs
  - Accounts Manager
  - Director of Facilities Management
- The first company to implement financial guarantees to contractors, enabling long term payments
- The first company to have a pilot project invoiced for community service charges through the Mollak system
- Registered and won court cases against defaulting units for services fees in excess of AED one million
- Achieved savings of almost 40% on electrical bills for selected Kingfield projects as a result of solar panel installation initiatives
- The first community management company to comply with the submission requirement of bi-annual management reports to RERA
- The first community management company to complete the registration for the 4th core profile on Mollak for the compliance officer category
- Executed over 30 cases through the Mollak system to protect the communities from insufficient funding
- The first company in the world to install an early warning fire sensor system in balconies to raise alarm to control rooms within the community
- Completed PV panel activation in one of our communities which is set to produce 25% of the energy needed for the community
- Enrolled in the WELL Healthy-Safety Rating
- Presented the 'Colour Your Life' Award from the Dubai Land Department for the 'CSR Initiative of 2021'
- Awarded runner up in the Sustainable Community Award for Torch Tower at the Smart Built Environment Awards

GUINNESS WORLD RECORDS · WELL HEALTH-SAFETY RATED 2020 · GULF REAL ESTATE AWARDS 2019 FINALIST · MOLLAK

12 PAYMENT PLAN

付款计划

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S T A M N

STAMN IN THE VAST EXPANSE OF STARSACROSS THE BOUNDLESS SKIES