



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 3 0 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。



XINWAN GROUP

DEVELOPMENT HISTORY

发展历程

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

2004

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

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服务机构

2015 BEST COMMERCIAL REAL ESTATE BRAND AWARD

2015年度最佳商业地产品牌大奖

2015

2008

TOP TEN BRAND REAL ESTATE CONSULTING AGENCIES IN SHENZHEN IN 2008

2008年深圳十大品牌地产顾问机构

2020 PROFESSIONAL EXISTING COMMERCIAL PROPERTY OPERATION AND ASSET MANAGEMENT EXPERT

2020年专业存量商业物业运营与资产管理专家

2020

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

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

2023

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



XINWAN GROUP

PROJECT EFFECT DISPLAY

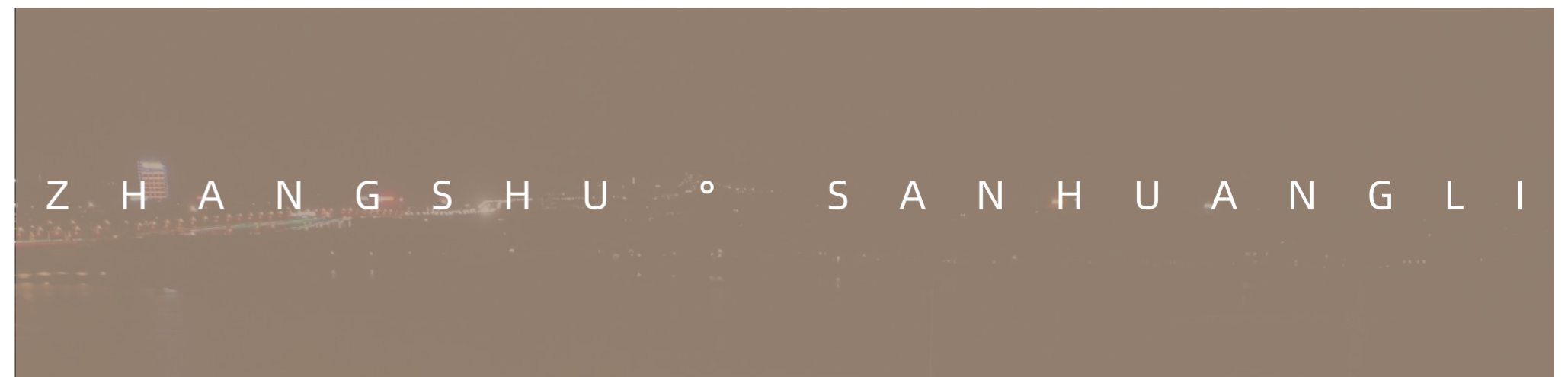
项目效果展示



SHENZHEN°
RONGYUE
SHIFANG LI



LUSHAN°
XINWAN
YUNYA/YUNZHU



新湾集团

XINWAN GROUP

PROJECT EFFECT DISPLAY

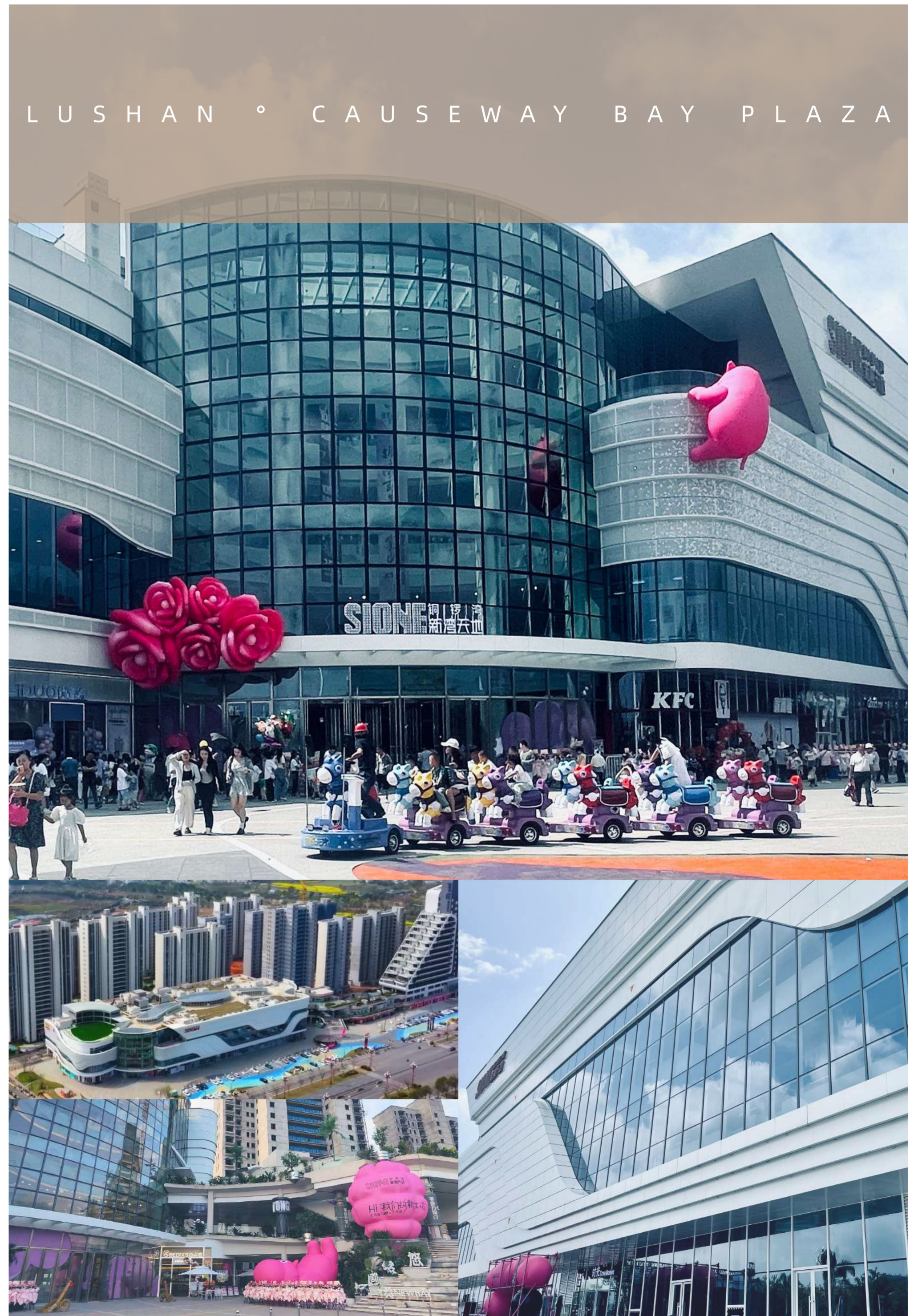
项目效果展示



LOTUS°
CAUSEWAY BAY
PLAZA



YONGXIU°
CAUSEWAY BAY
PLAZA



LUSHAN° CAUSEWAY BAY PLAZA



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。

R E A L E S T A T E
D E V E L O P M E N T A N D O P E R A T I O N

B U S I N E S S I N V E S T M E N T
M A N A G E M E N T

地 产 开 发 运 营

商 业 投 资 管 理

R E A L E S T A T E
S A L E S A N D L E A S I N G

I M M I G R A T I O N A N D
S T U D Y A B R O A D S E R V I C E S

房 产 销 售 租 赁

移 民 留 学 服 务



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OVERVIEW OF DUBAI URBAN DEVELOPMENT PLAN

迪拜城市发展规划概述





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

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

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)

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

1985



阿联酋航空和杰贝阿里自由区
Emirates Airlines and Jebel Ali Free Zone

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

DEIRA / BUR DUBAI
德伊勒和布尔迪拜

BURJ KHALIFA / BUSINESS BAY
哈利法塔和商业湾

DUBAI MARINA / JBR
迪拜码头和朱美拉海滩住宅

EXPO 2020 CITY
2020 年世博会城市

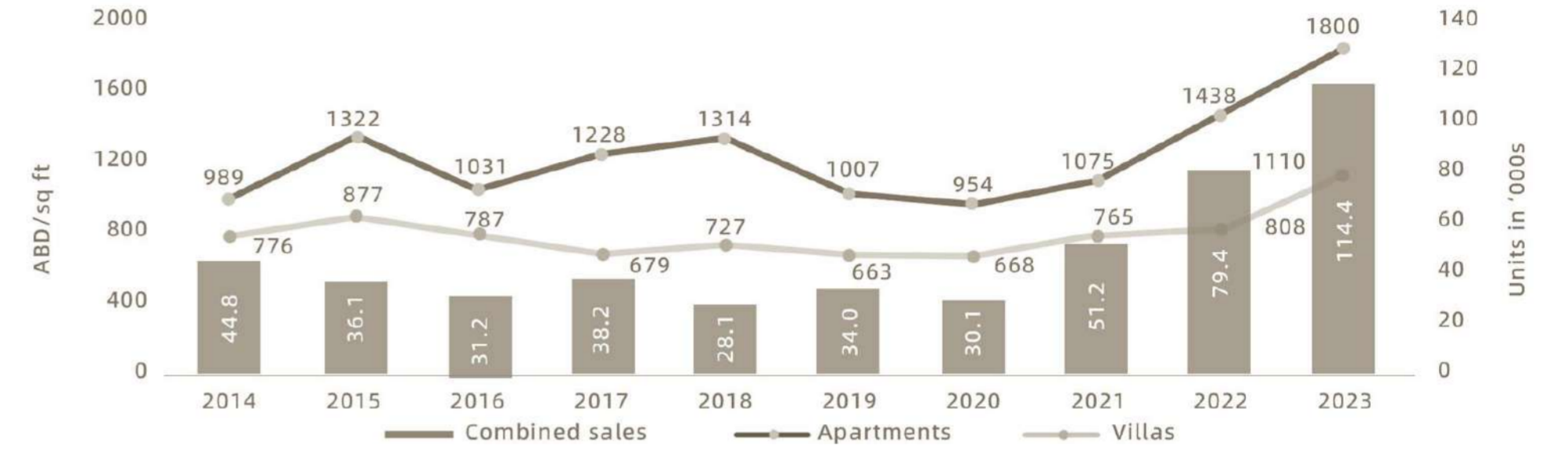
DUBAI SILICON OASIS
迪拜硅谷

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.

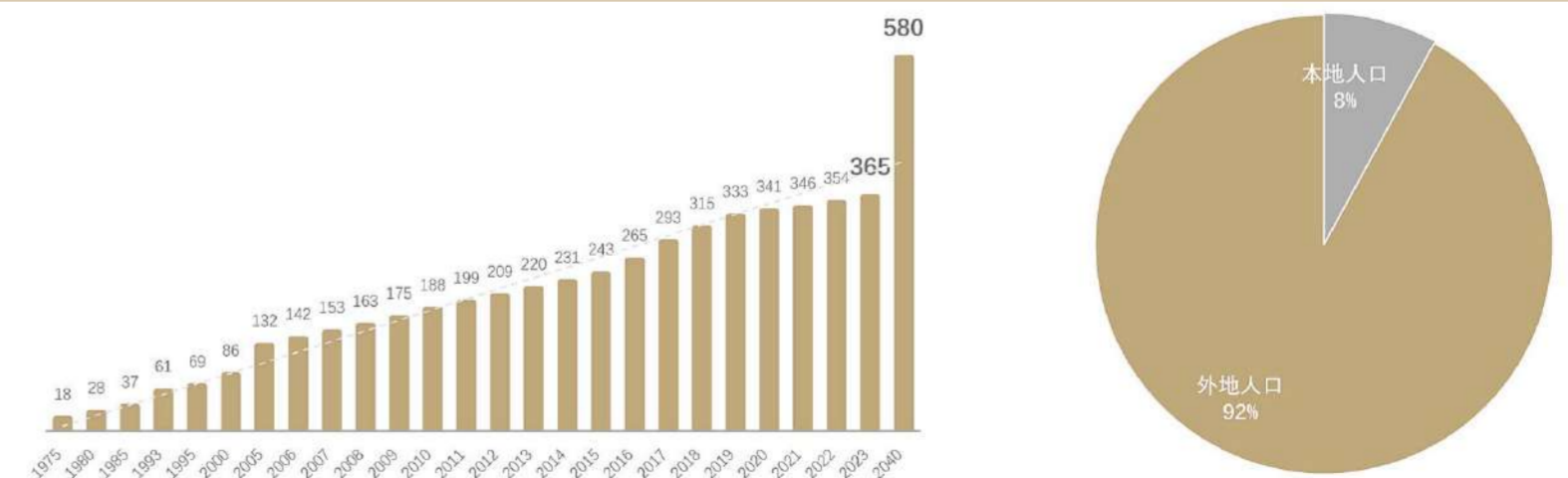
FROM 2015 TO 2019, DUE TO OVERSUPPLY IN THE REAL ESTATE MARKET AND AN INVERTED SUPPLY-DEMAND RELATIONSHIP, A LARGE NUMBER OF PROJECTS WERE BACKLOGGED, LEADING TO A DECLINE IN THE REAL ESTATE MARKET. BY THE END OF 2020, THE AVERAGE PRICE PER SQUARE FOOT HAD DROPPED BELOW 900 DIRHAMS, RESULTING IN A LOSS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

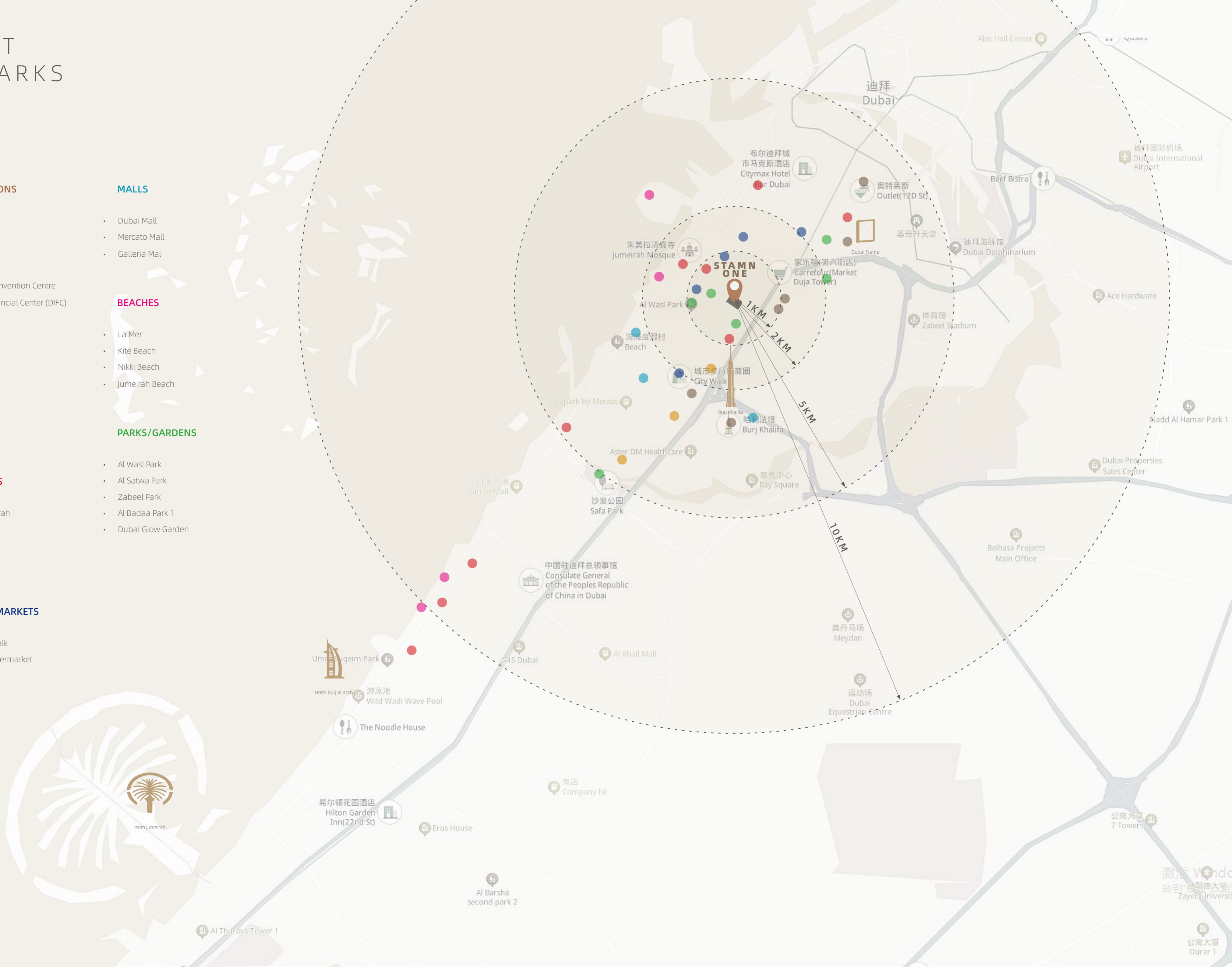
- Dubai Mall
- Mercato Mall
- Galleria Mal

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



Al Thuraya Tower 1

希尔顿花园酒店
Hilton Garden Inn(22nd St)

The Noodle House

Wild Wadi Wave Pool

Umm Suqeim Park

Eros House

Al Barsha second park 2

商店
Company hk

中国驻迪拜总领事馆
Consulate General
of the Peoples Republic
of China in Dubai

日落广场
Sunset Mall

Al Khail Mall

645 Dubai

Aster DM Healthcare

商务中心
Bay Square

哈利法塔
Burj Khalifa

城市步行街商圈
City Walk

海滩度假村
Beach

朱美拉清真寺
Jumeirah Mosque

布尔迪拜城市
马克斯酒店
Citymax Hotel
Bur Dubai

奥特莱斯
Outlet(12D St)

圣母升天堂

迪拜海豚馆
Dubai Dolphinarium

体育馆
Zabeel Stadium

Abu Hail Center

迪拜国际机场
Dubai International
Airport

Ace Hardware

Dubai Properties
Sales Center

Belhasa Projects
Main Office

美丹马场
Meydan

运动场
Dubai
Equestrian Centre

公寓大厦
7 Towers

公寓大厦
Durar 1

激活 Wond
转回 转回 转回
Zayed University

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



W E L C O M E T O

S T A M N O N E

R E S I D E N C E S



STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME





STAMN

STAMN
One



STAMN
One

7

INTERNAL QUALITY DISPLAY

内部品质展现

STAMN

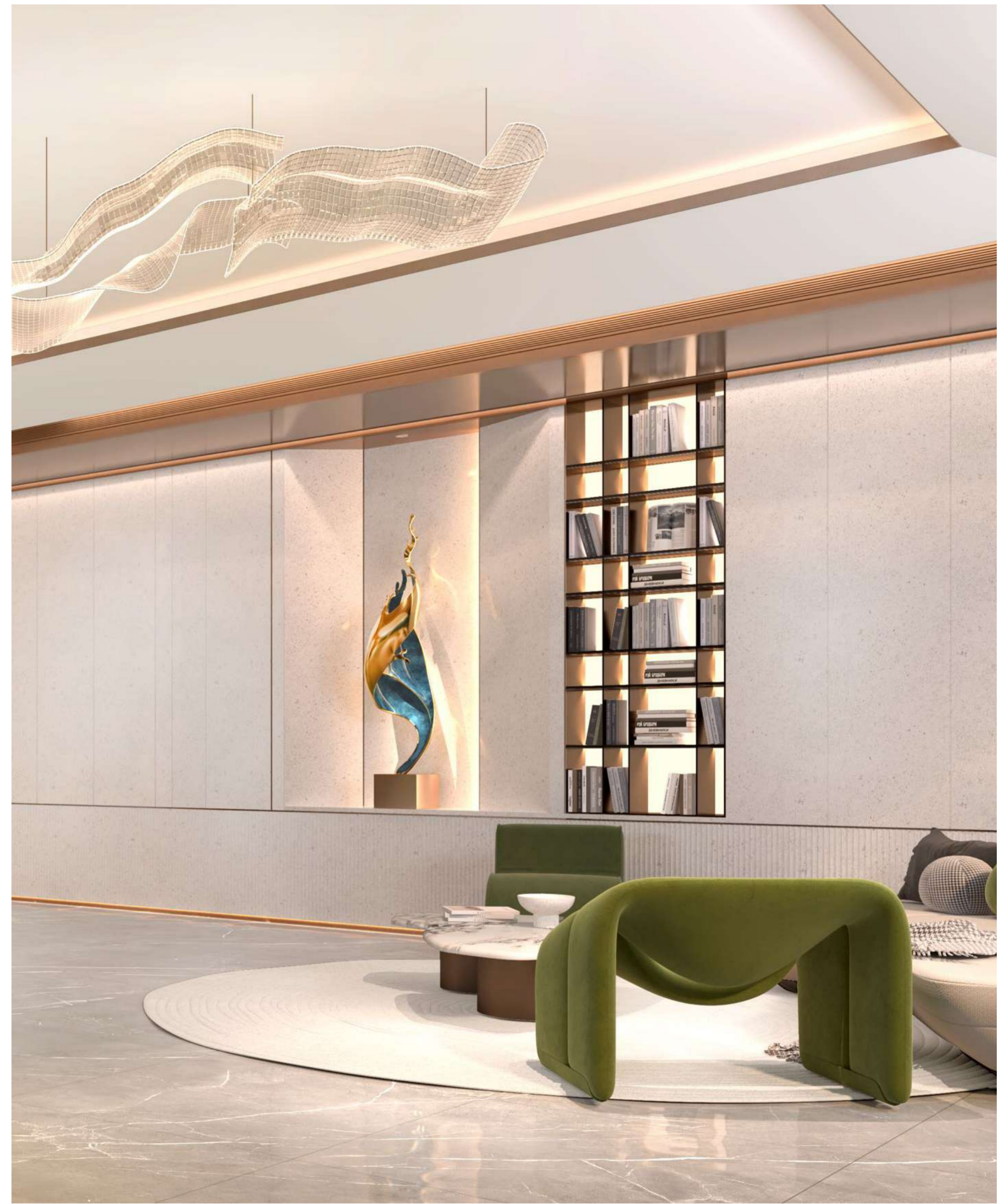


STAMN

STAMN

LOBBY

ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS

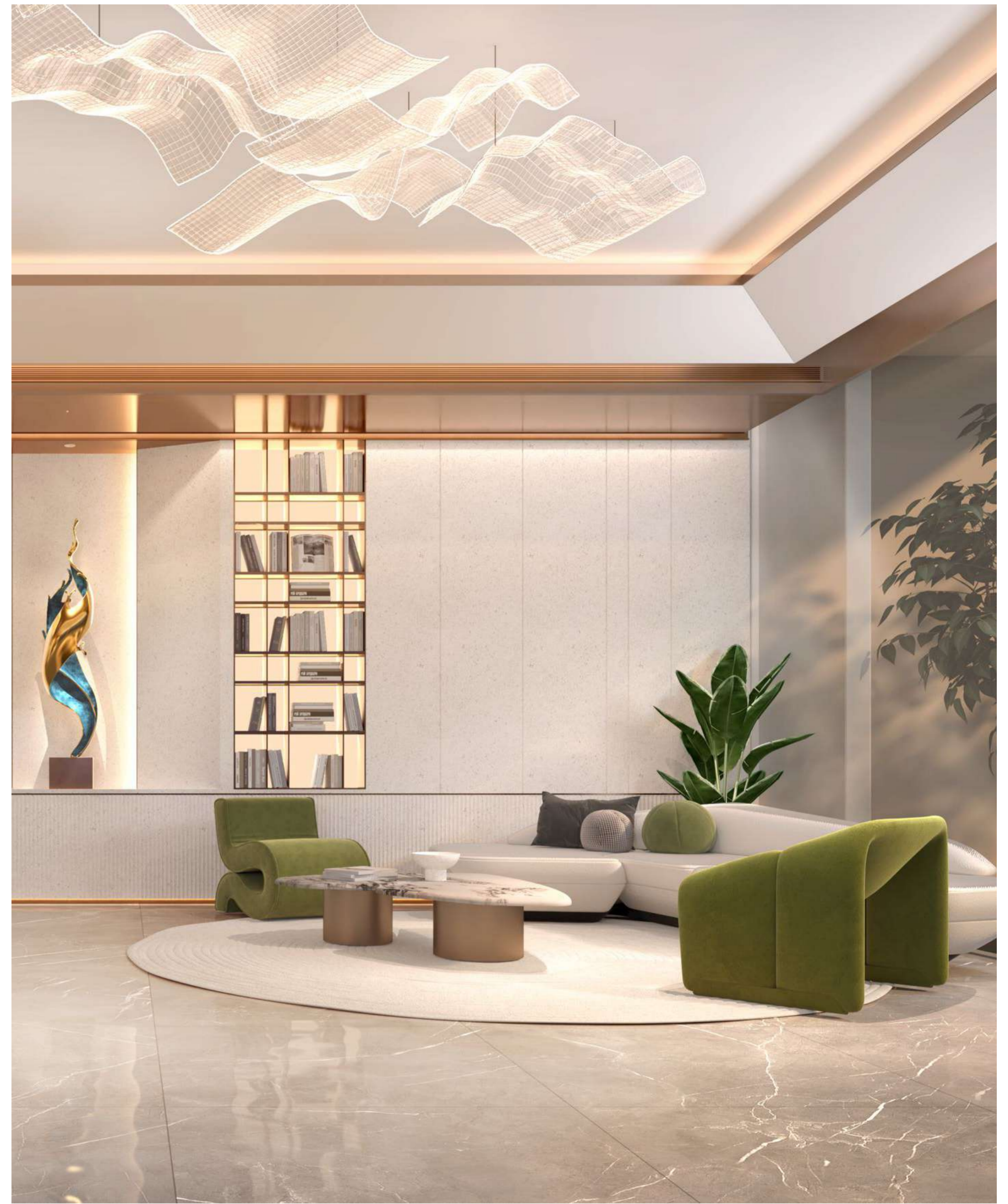


LOBBY

ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS

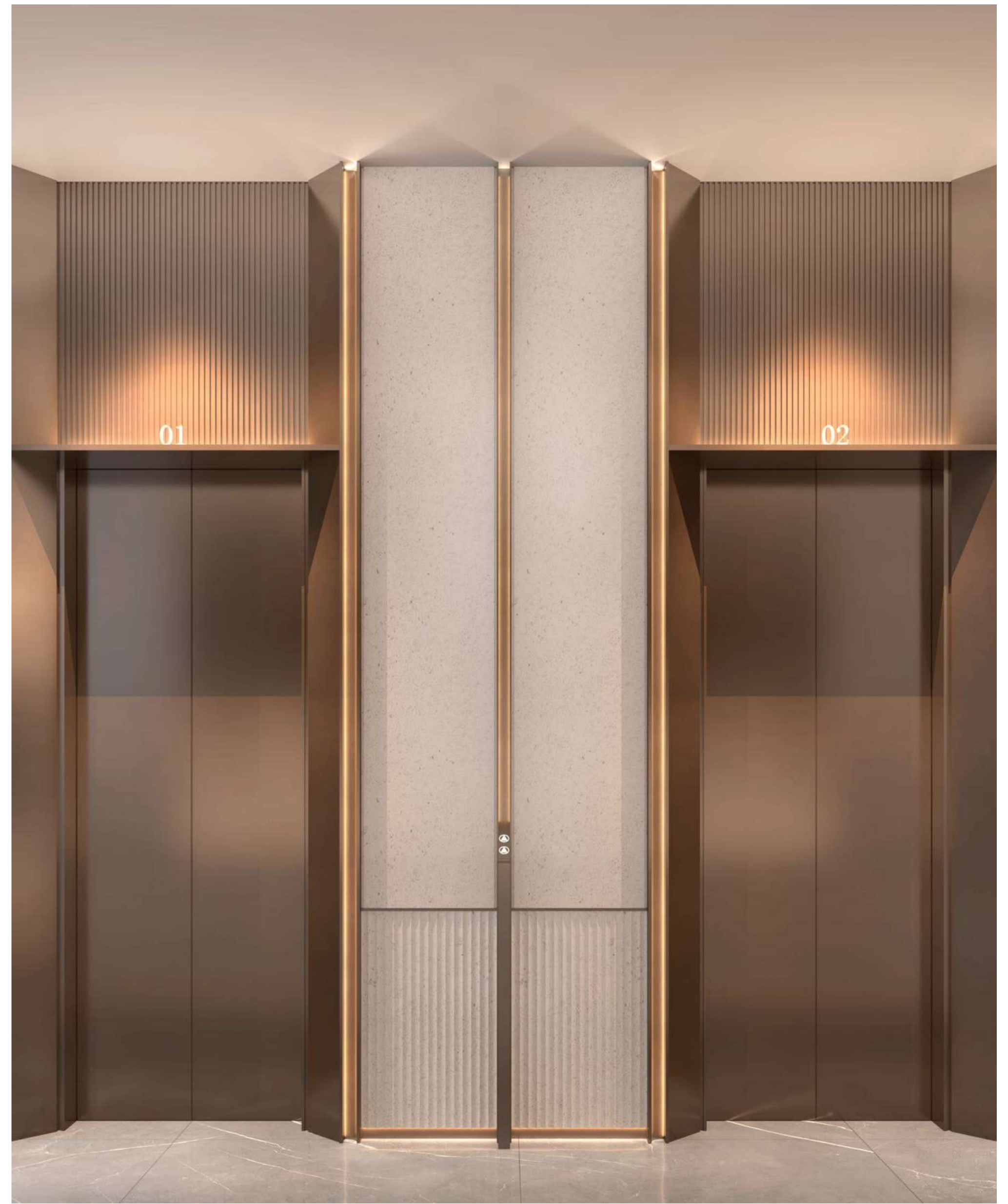
STAMN ONE

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



PLANNING AND SUPPORTING FACILITIES

项目规划配套



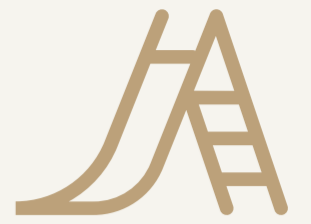
LANDSCAPE OF PARKING LOT

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



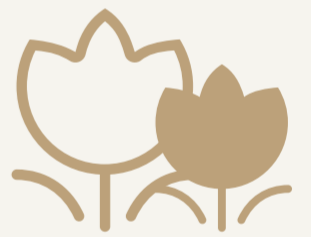
BALL GAME

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



← 3C ↑ 3B 3A →

LANDSCAPE OF PARKING LOT

HUMANIZED AND INTELLIGENT HOME SPACE



OUTDOOR SPACE

VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

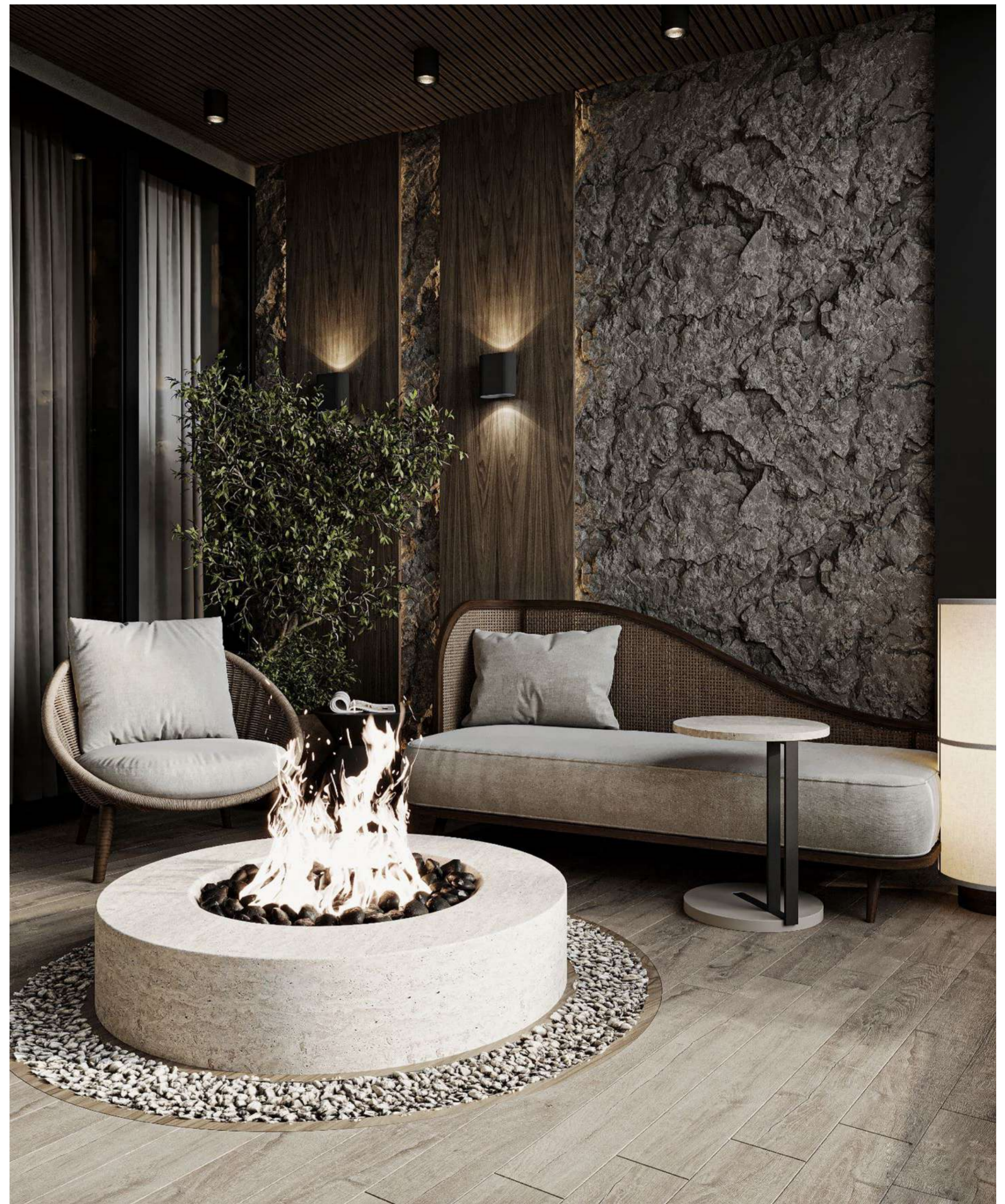
STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



KID'S PLAY AREA

ENGAGING SPACE DESIGNED FOR CHILDREN'S RECREATION AND ENJOYMENT



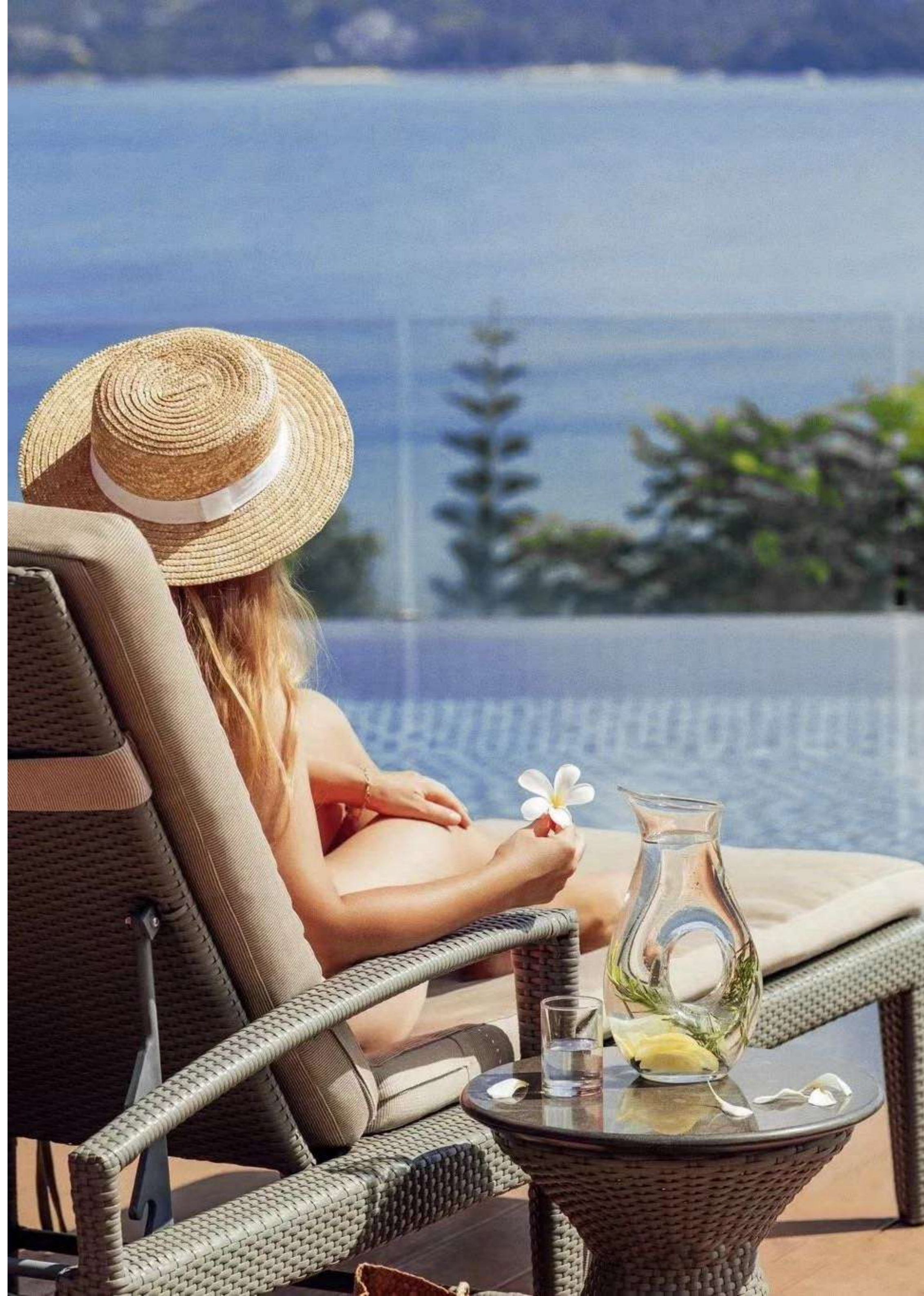
OUTDOOR BALCONY

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



FLOOR PLANS

GROUND FLOOR PLAN

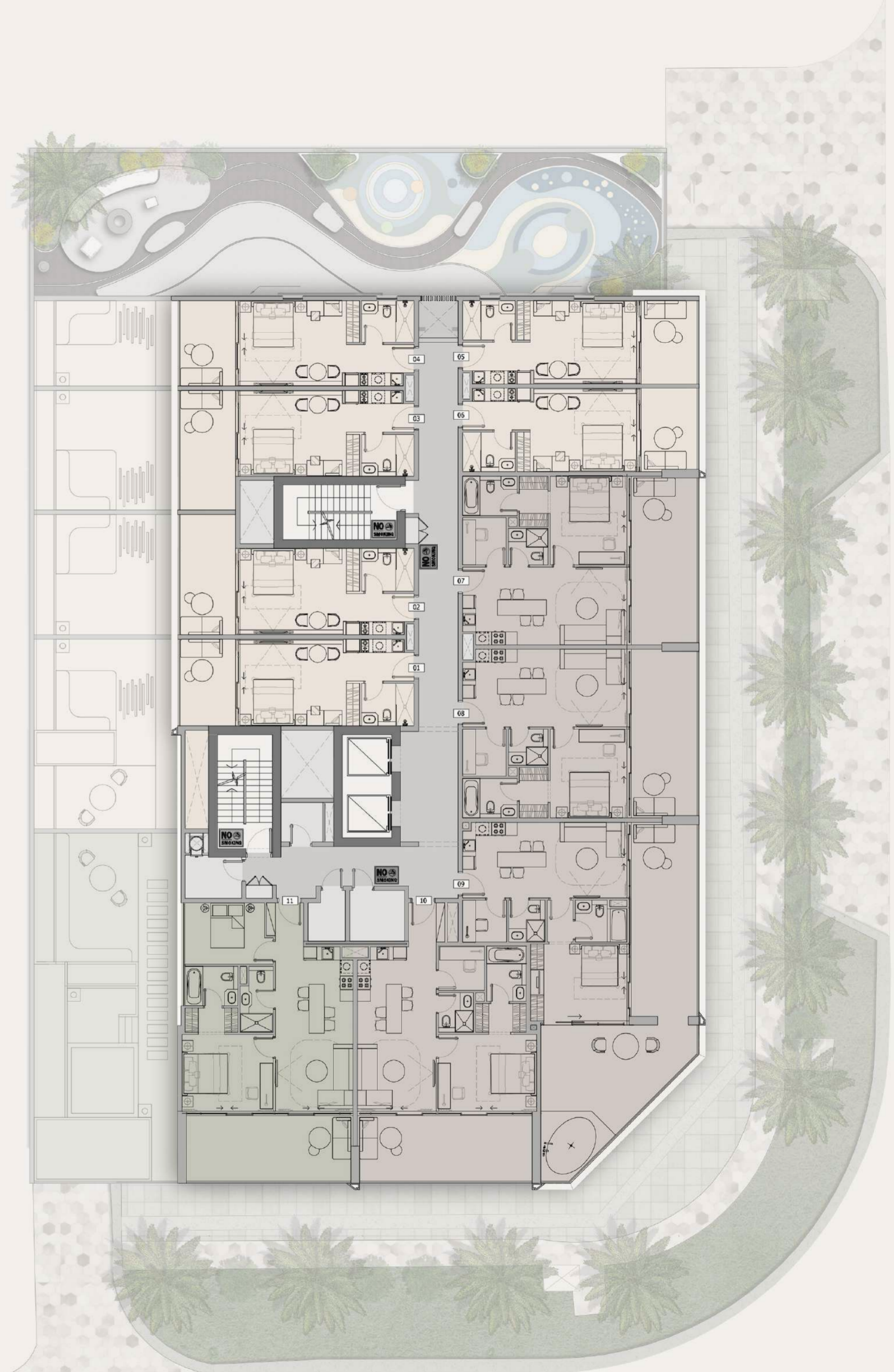
- LOBBY
- ELEVATOR HALL
- PARKING LOT
- OTHER ROOMS
- UTILITY CORRIDOR



FLOOR PLANS

TYPICAL FLOOR PLAN

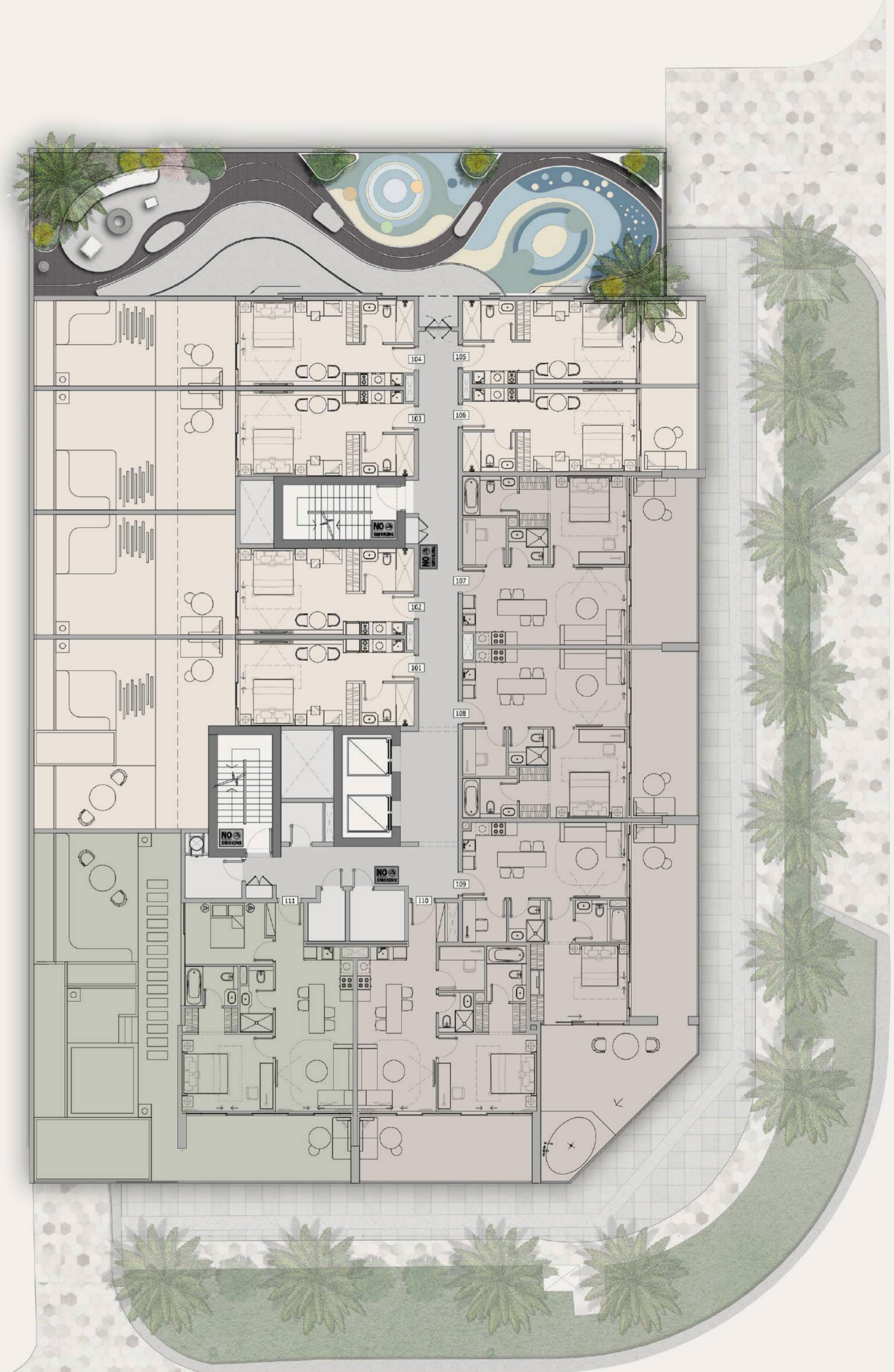
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



FLOOR PLANS

1 S T F L O O R P L A N

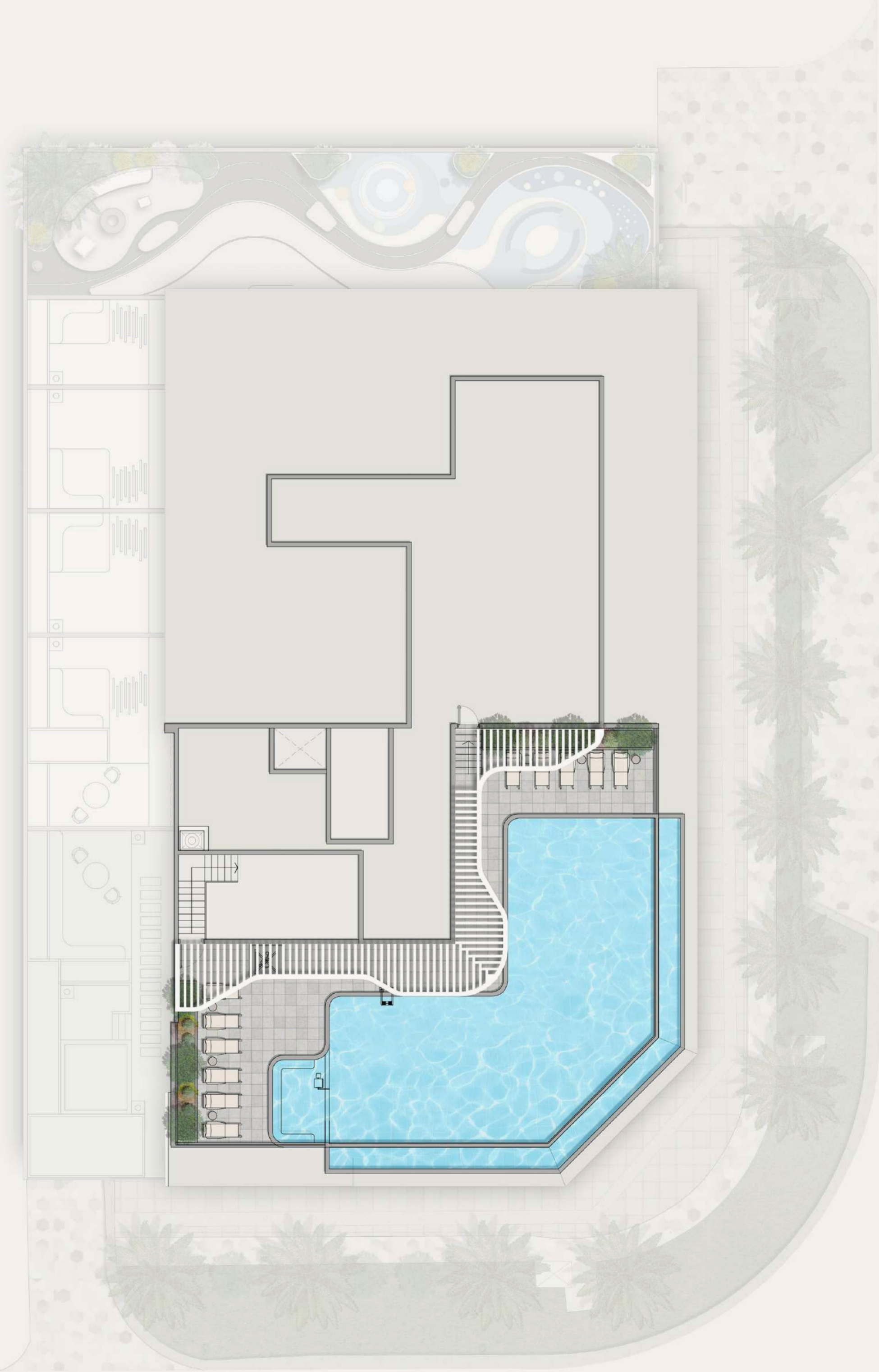
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



FLOOR PLANS

U P P E R F L O O R P L A N

- ROOF DECK
- SERVICE ROOF
- SWIMMING POOL
- POOL DECK



STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



STUDIO

TYPE A01

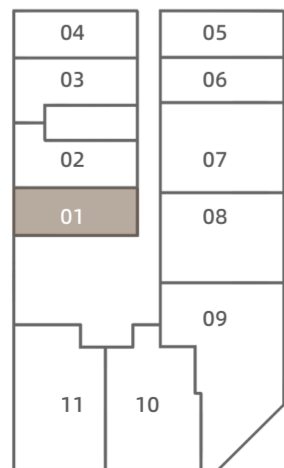
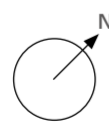


STUDIO

TYPE A02



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



Burj Khalifa

DIFC

Museum of the Future

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

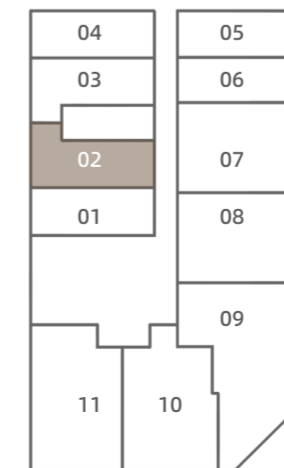
2nd, 4th, 6th Floor:

201 401 601

3rd, 5th, 7th Floor:

301 501 701

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



Burj Khalifa

DIFC

Museum of the Future

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, 6th Floor:

202 402 602

3rd, 5th, 7th Floor:

302 502 702

STUDIO

TYPE A03

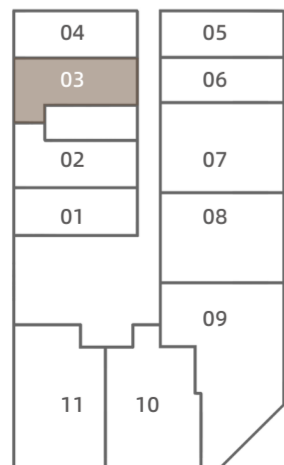
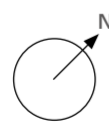


STUDIO

TYPE A04



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



Burj Khalifa

DIFC

Museum of the Future

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

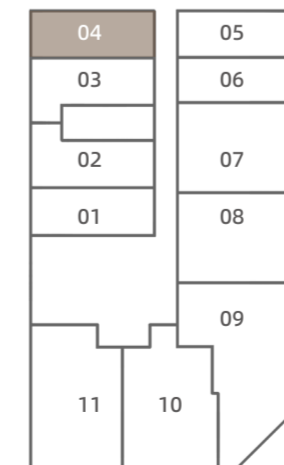
2nd, 4th, 6th Floor:

203 403 603

3rd, 5th, 7th Floor:

303 503 703

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



Burj Khalifa

DIFC

Museum of the Future

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, 6th Floor:

204 404 604

3rd, 5th, 7th Floor:

304 504 704

STUDIO

TYPE A05-06

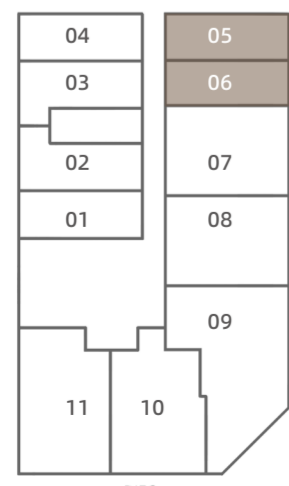
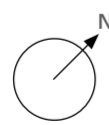


STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



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



Dubai Frame



CITY WALK



Burj Khalifa

DIFC

Museum of the Future

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

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

1 BED ROOM

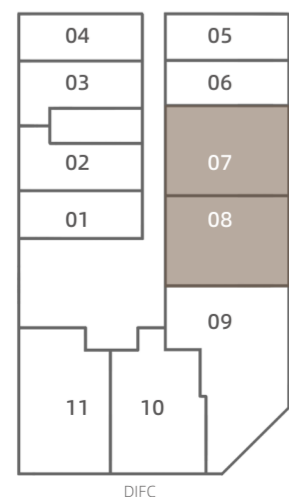
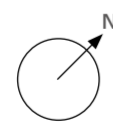
TYPE B07-08

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



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



CITY WALK



Burj Khalifa

DIFC

Museum of the Future

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

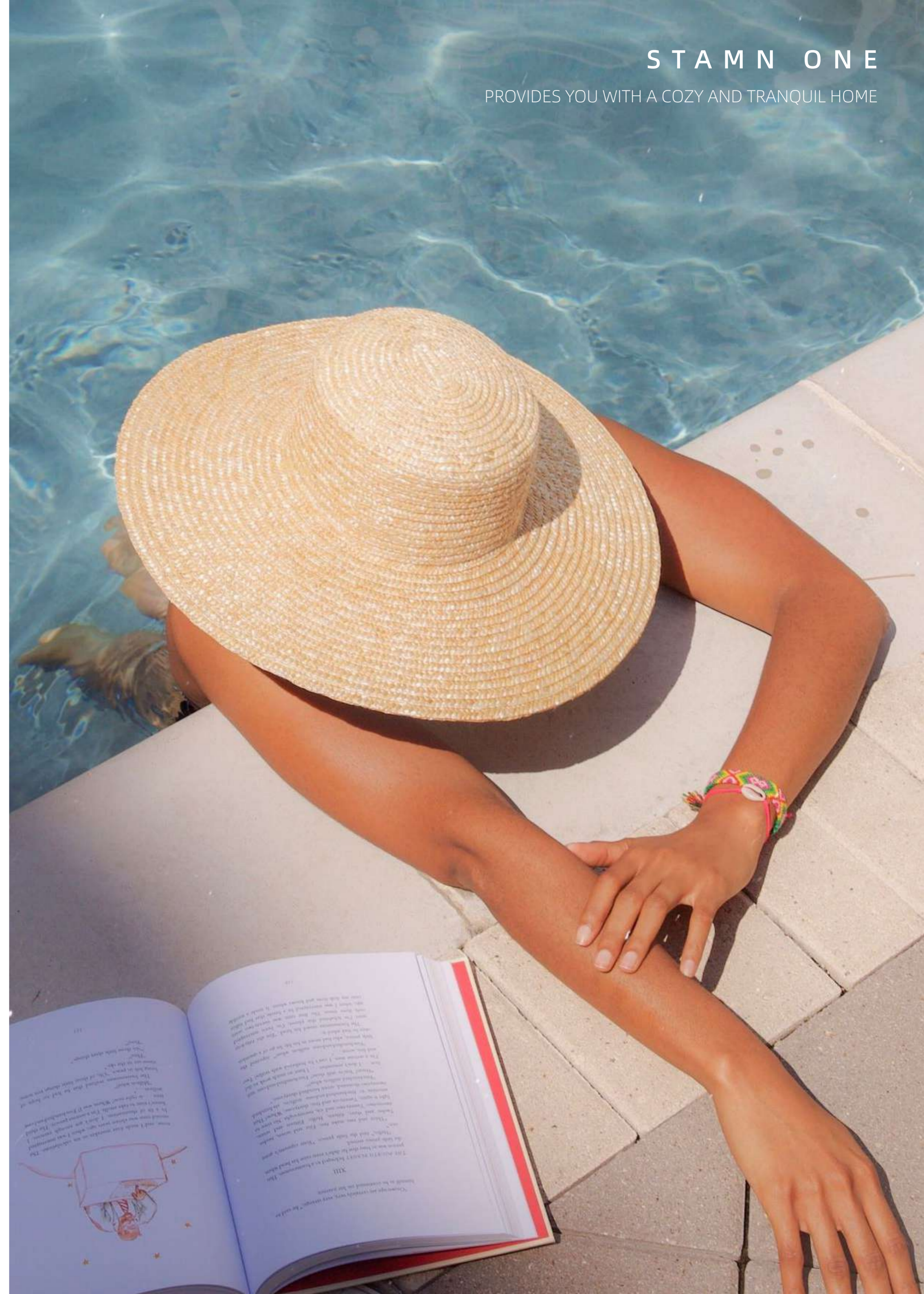
1 st Floor:	2 nd , 4 th , 6 th Floor:	3 rd , 5 th , 7 th Floor:
107 108	207 407 607	307 507 707
	208 408 608	308 508 708

1 BED ROOM

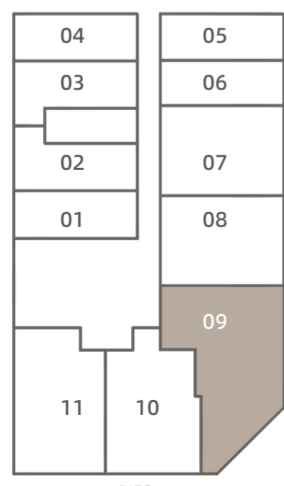
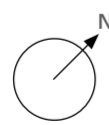
TYPE B09

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



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



Burj Khalifa

DIFC

Museum of the Future

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

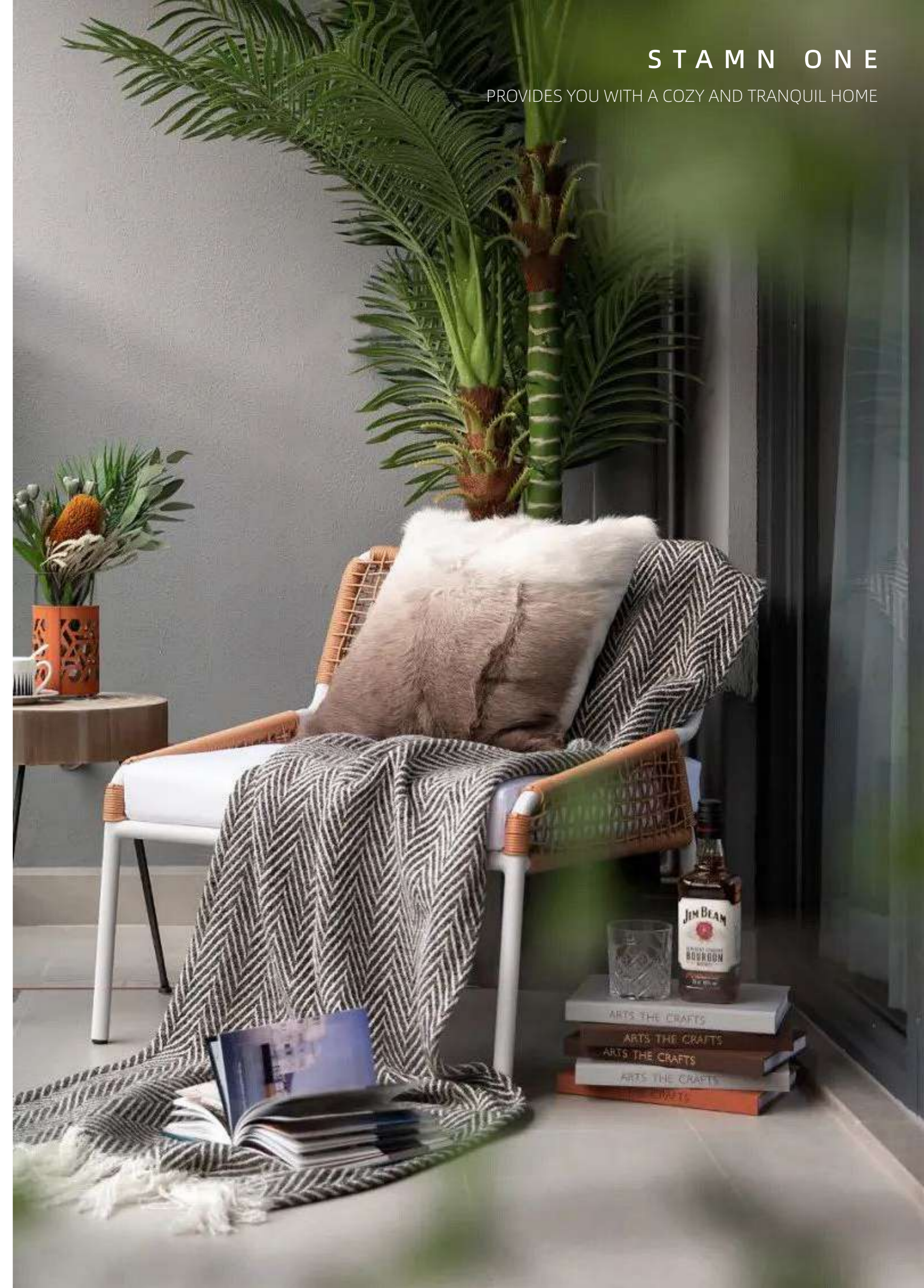
1 st Floor:	2 nd , 4 th , 6 th Floor:	3 rd , 5 th , 7 th Floor:
109	209 409 609	309 509 709

1 BED ROOM

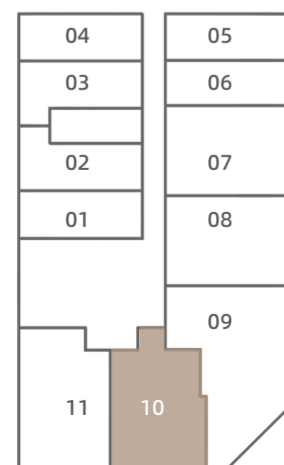
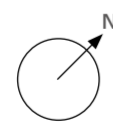
TYPE B10

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



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



Dubai Frame



CITY WALK



Burj Khalifa

DIFC

Museum of the Future

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

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

2 BED ROOM

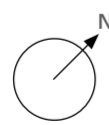
TYPE C11

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



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



CITY WALK



Burj Khalifa

Museum of the Future

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

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

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

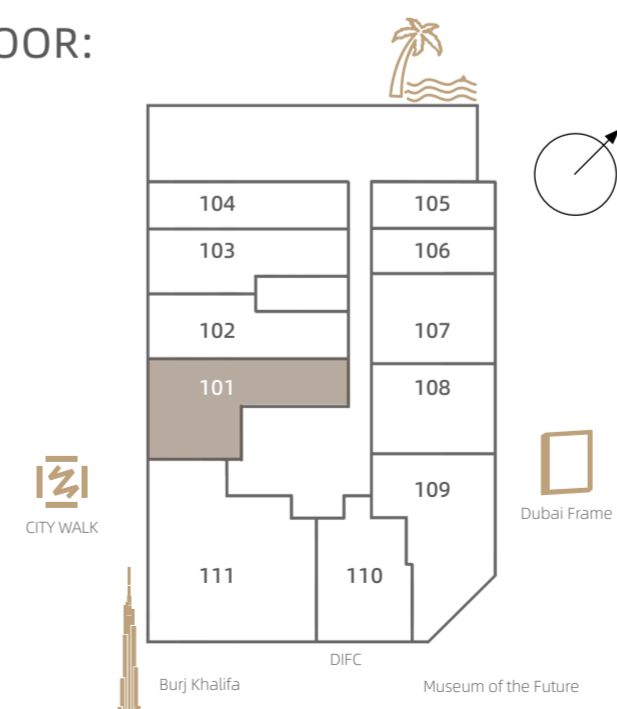


STUDIO

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



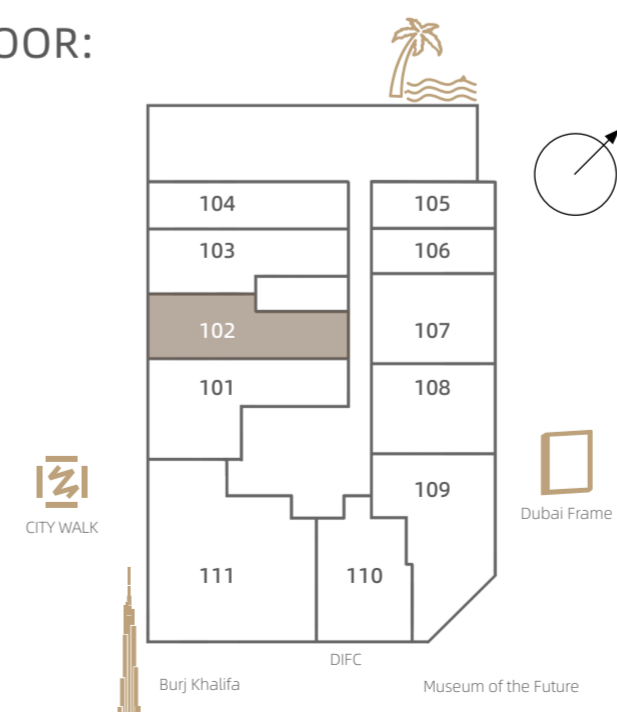
OUTDOOR DECK

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

STAM ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

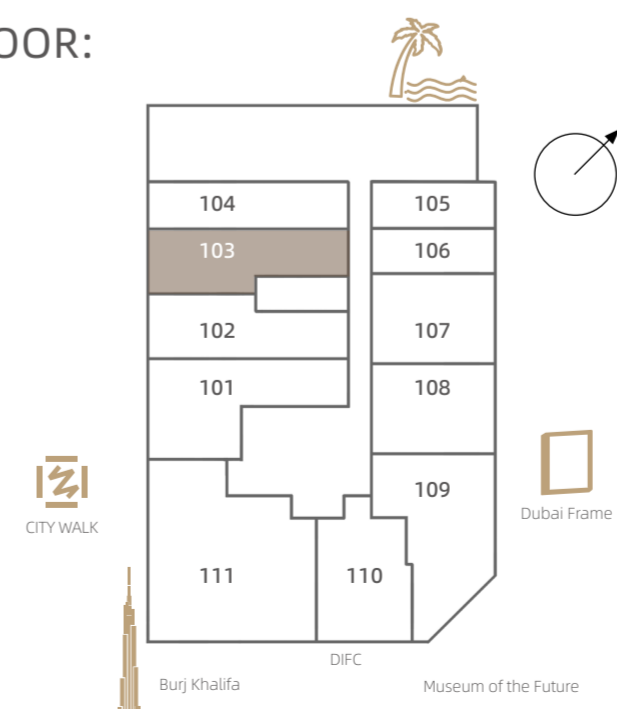


STUDIO

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



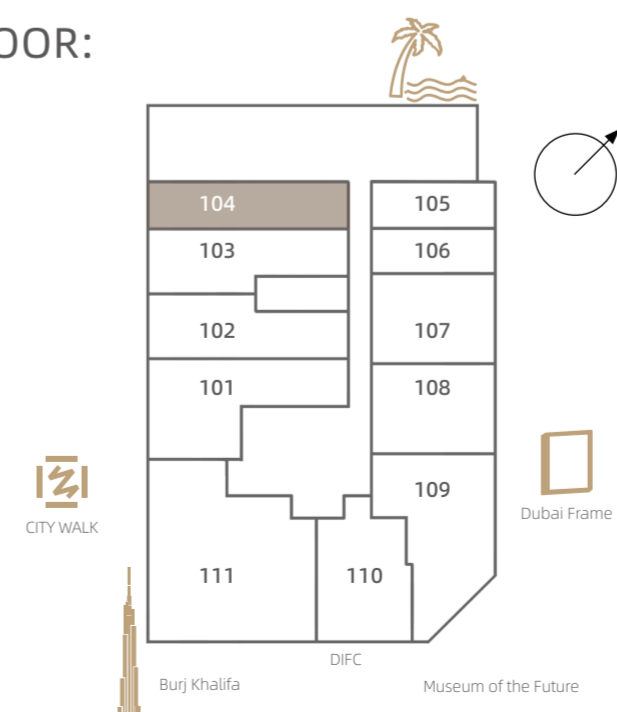
OUTDOOR DECK

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

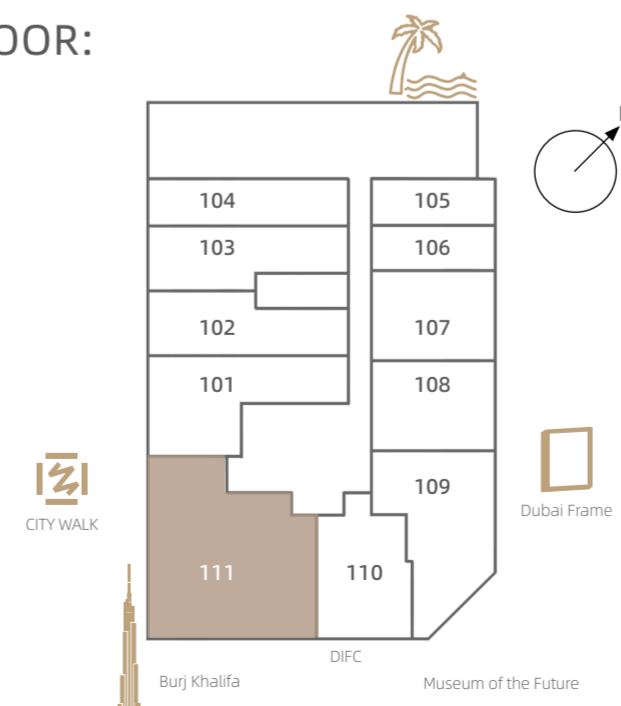


2 BED ROOM

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

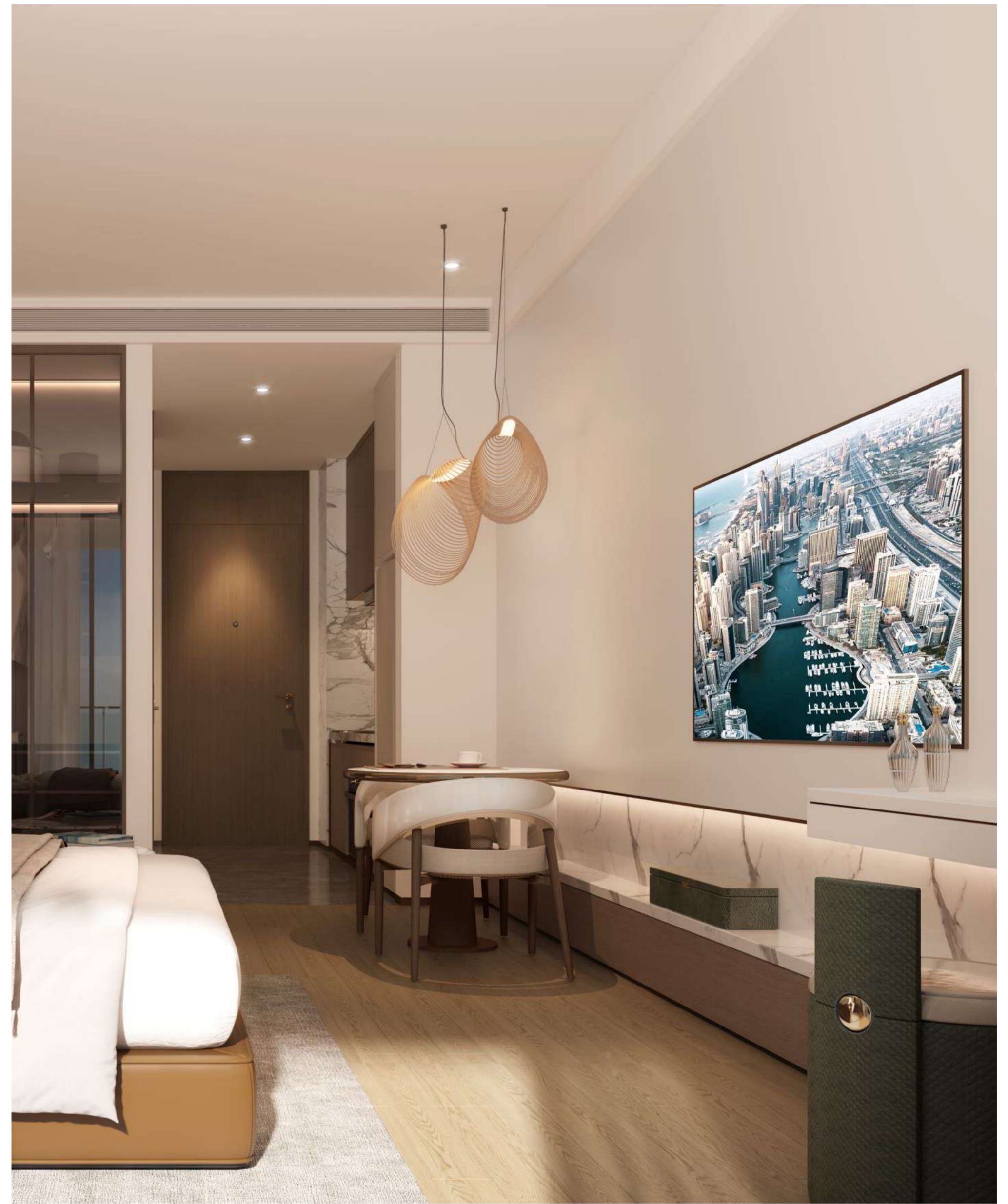
PROVIDES YOU WITH A COZY AND TRANQUIL HOME





BEDROOM

AN OASIS OF TRANQUILITY, OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS



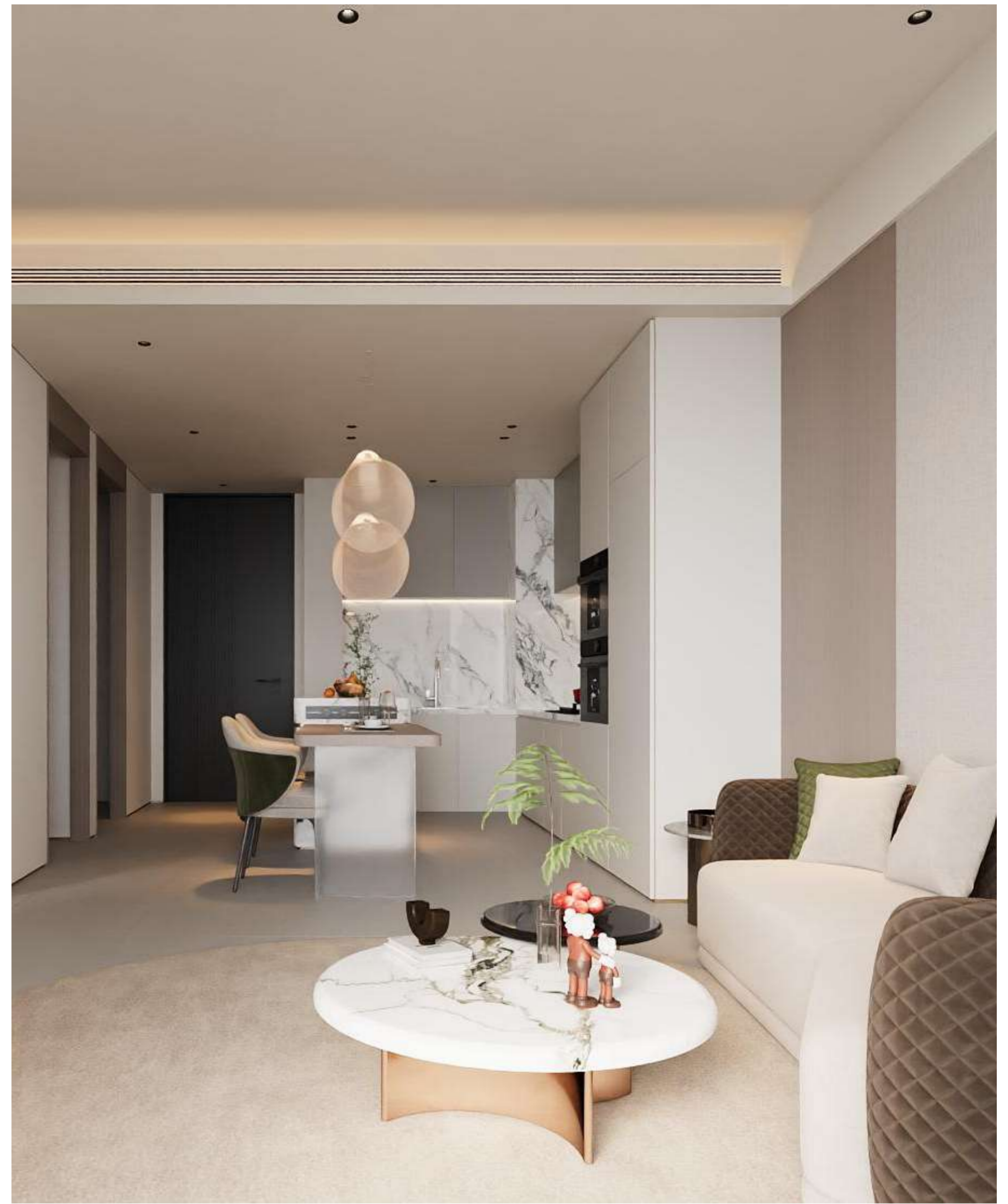
BEDROOM

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

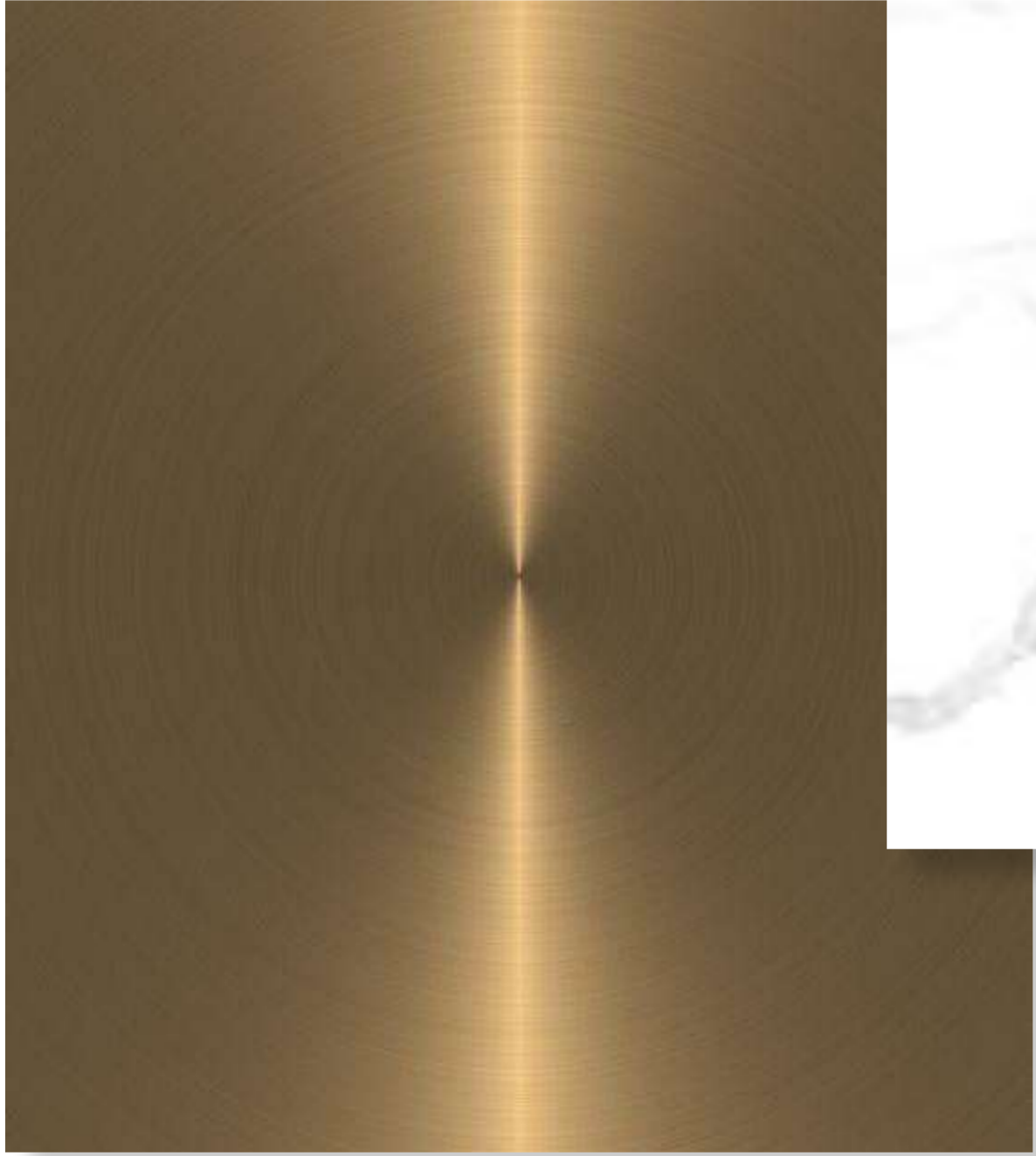
DESIGNED FOR INDULGENT SELF-CARE AND REVITALIZATION



BUILDING FACADE

RICH IN DETAILS AND FULL OF PERSONALITY

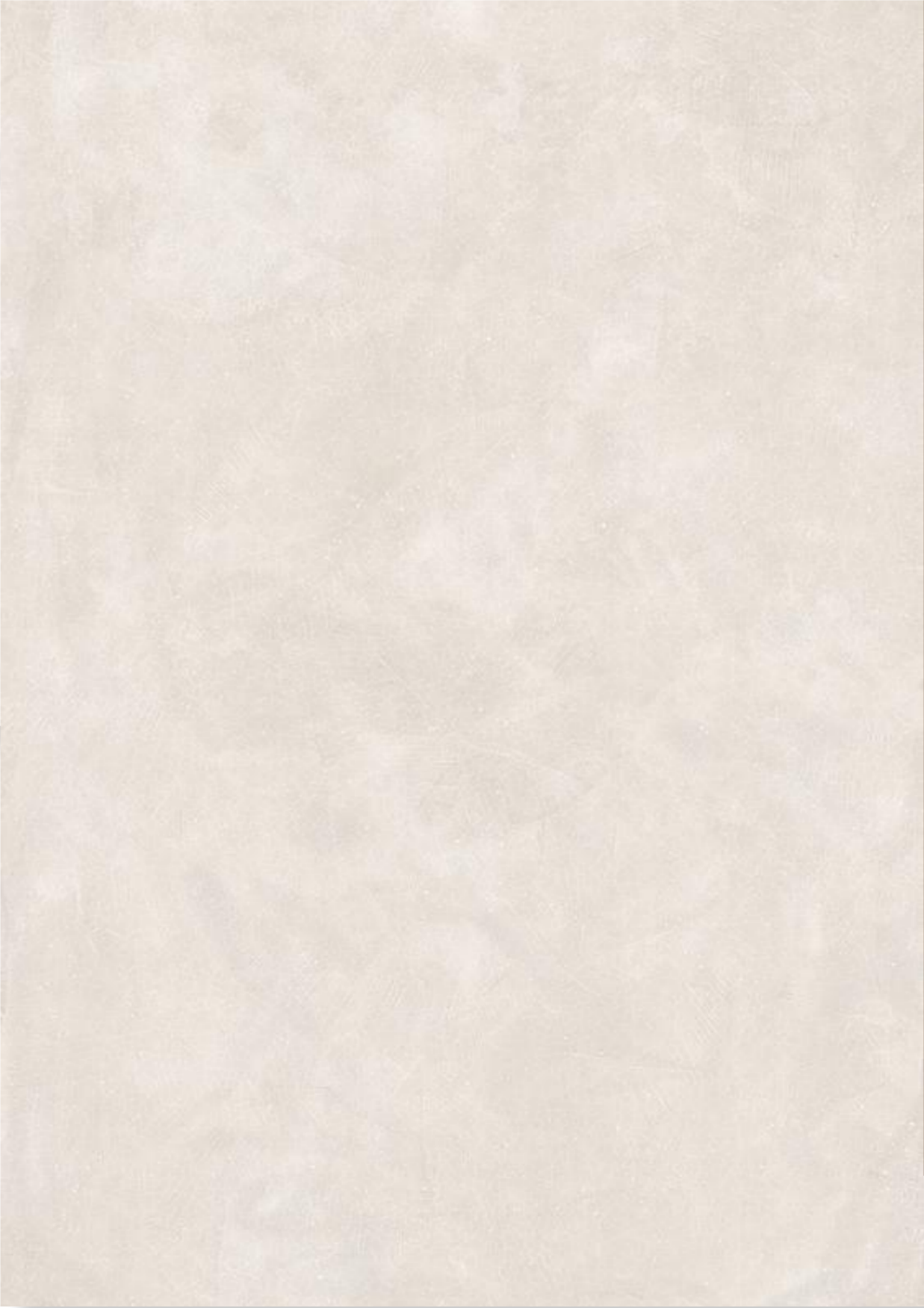
INTERNAL MATERIALS



STAINLESS STEEL
不锈钢



ROCK SLABS/STONE MATERIALS
岩板 / 石材



A R T P A I N T
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

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

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 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



12

PAYMENT PLAN

付款计划

PAYMENT PLAN

One

S T A M N

STAMN IN THE VAST EXPANSE OF STARSACROSS THE BOUNDLESS SKIES