



YUNI
STAMN

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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

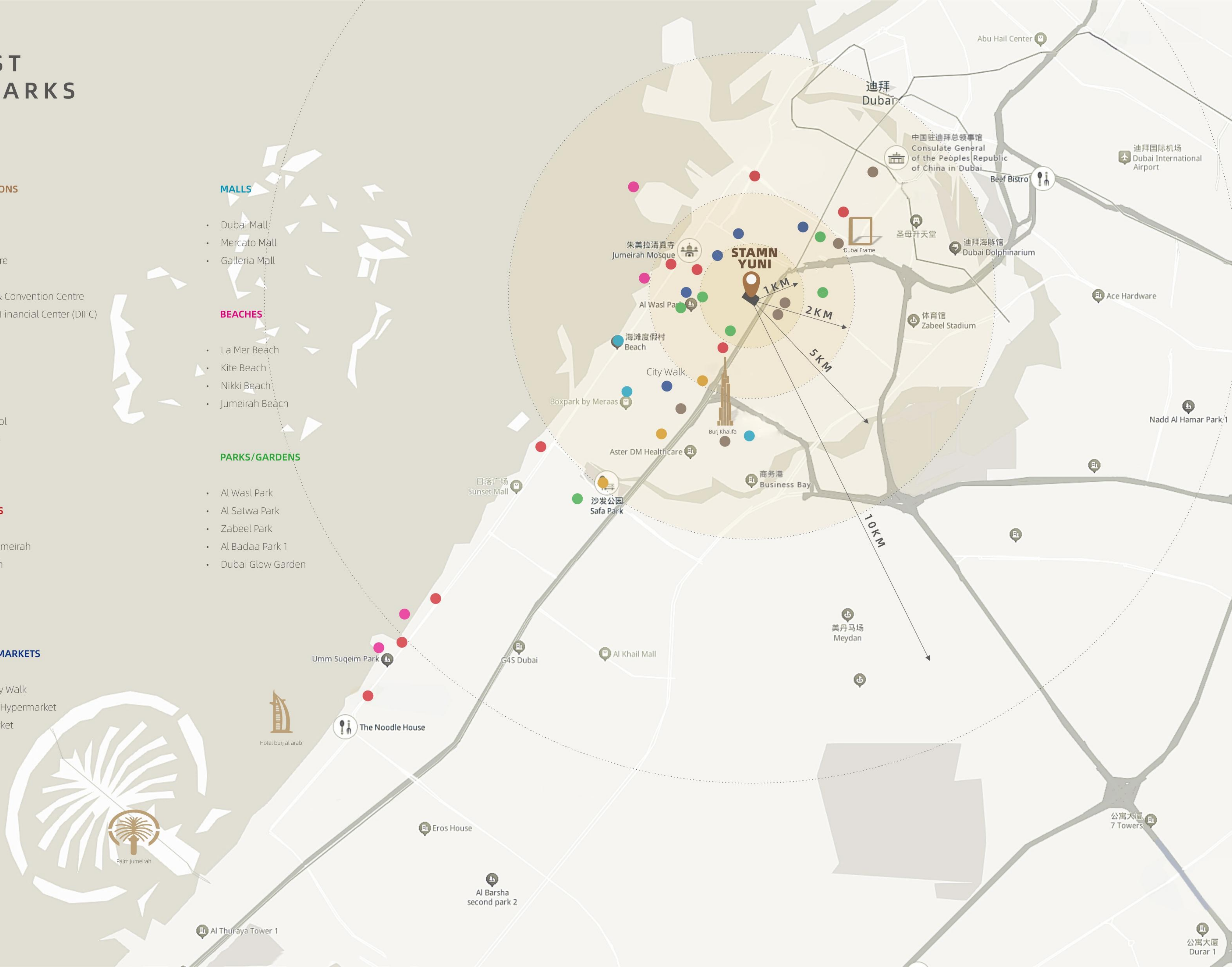
- Dubai Mall
- Mercato Mall
- Galleria Mall

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

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



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STAMN YUNI
RESIDENCES





LOBBY

A timeless home space
elegant in form and joyful in heart



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Elevator Hall



ELEVATOR FOYER

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



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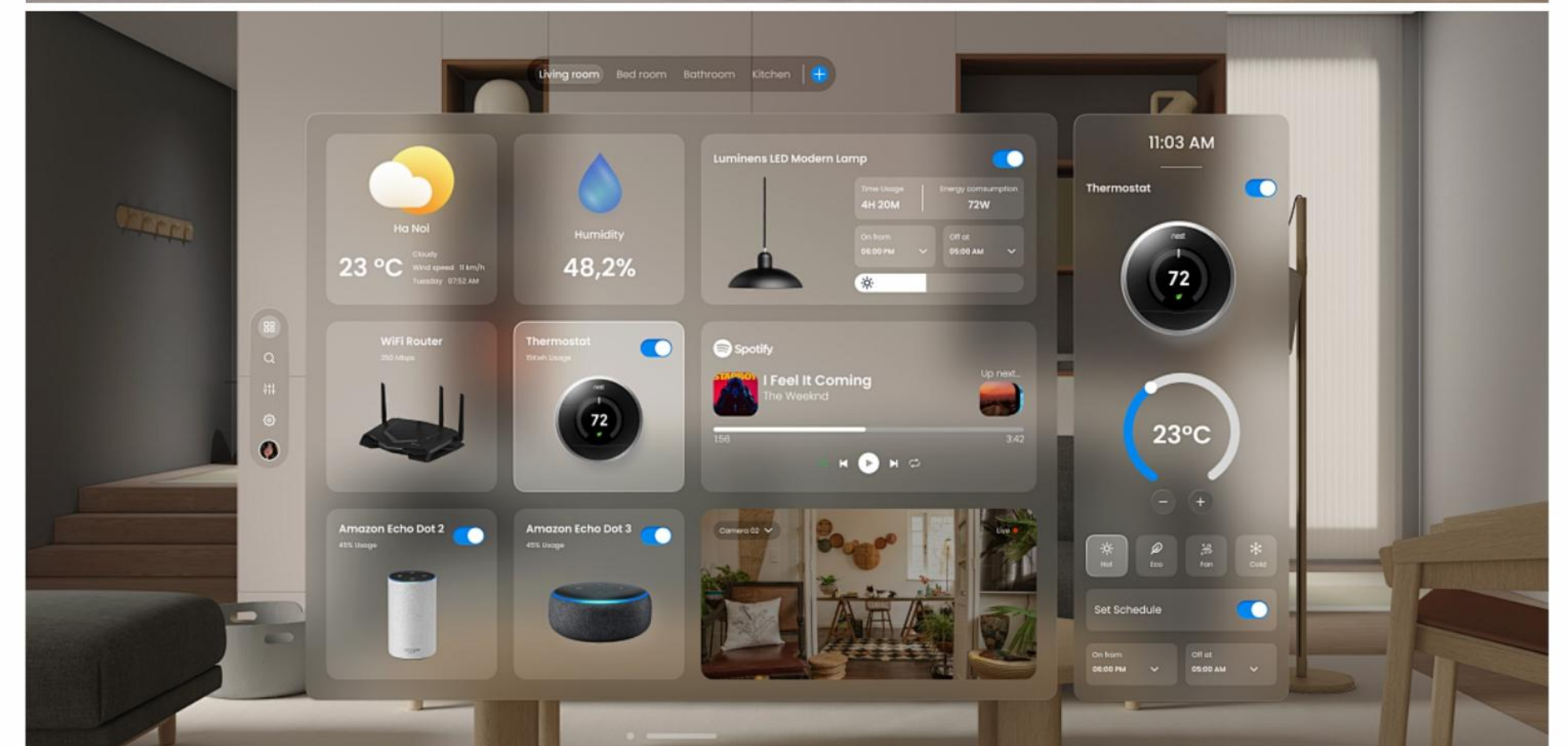
ELEVATOR FOYER

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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



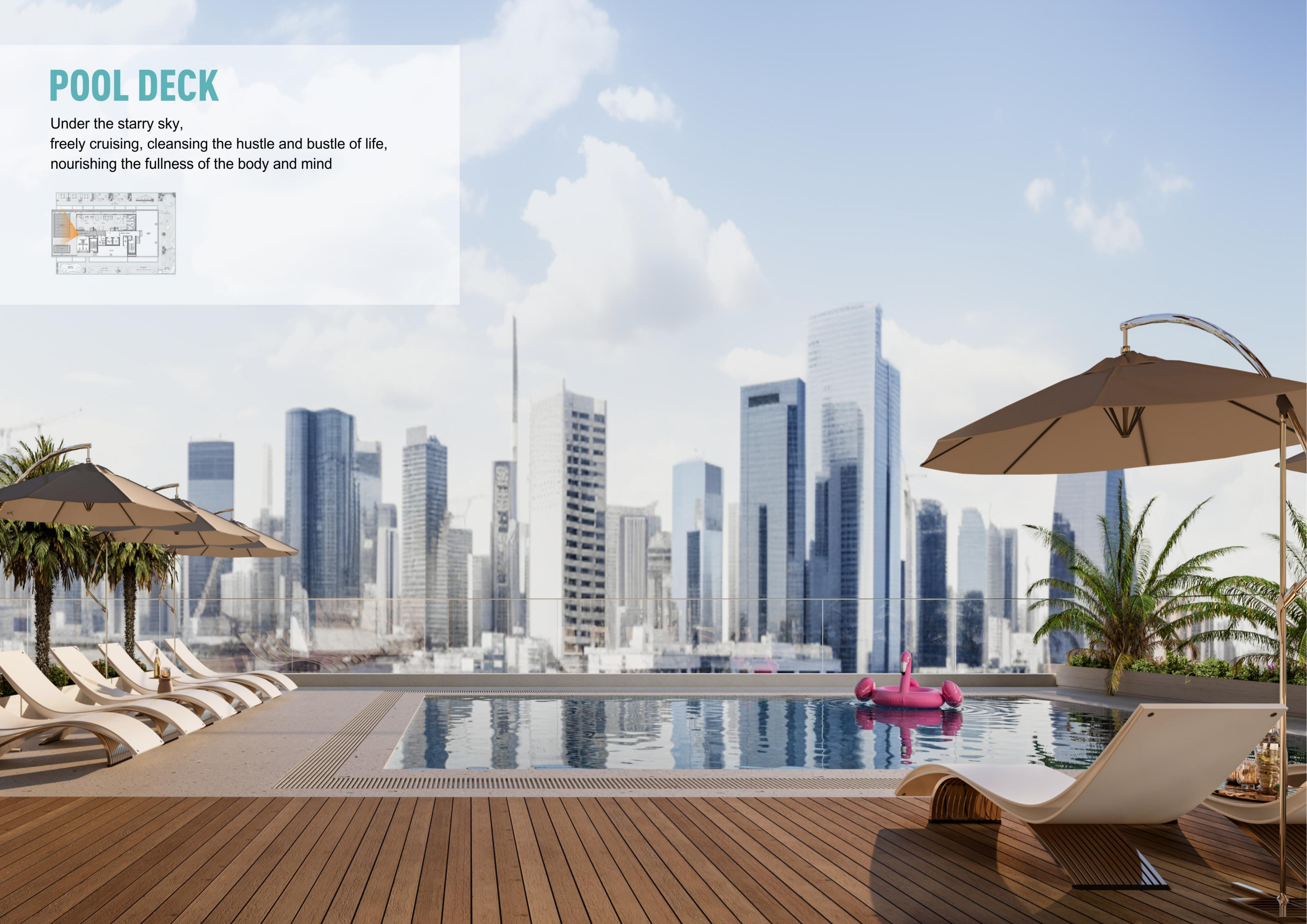
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Emotional realm,
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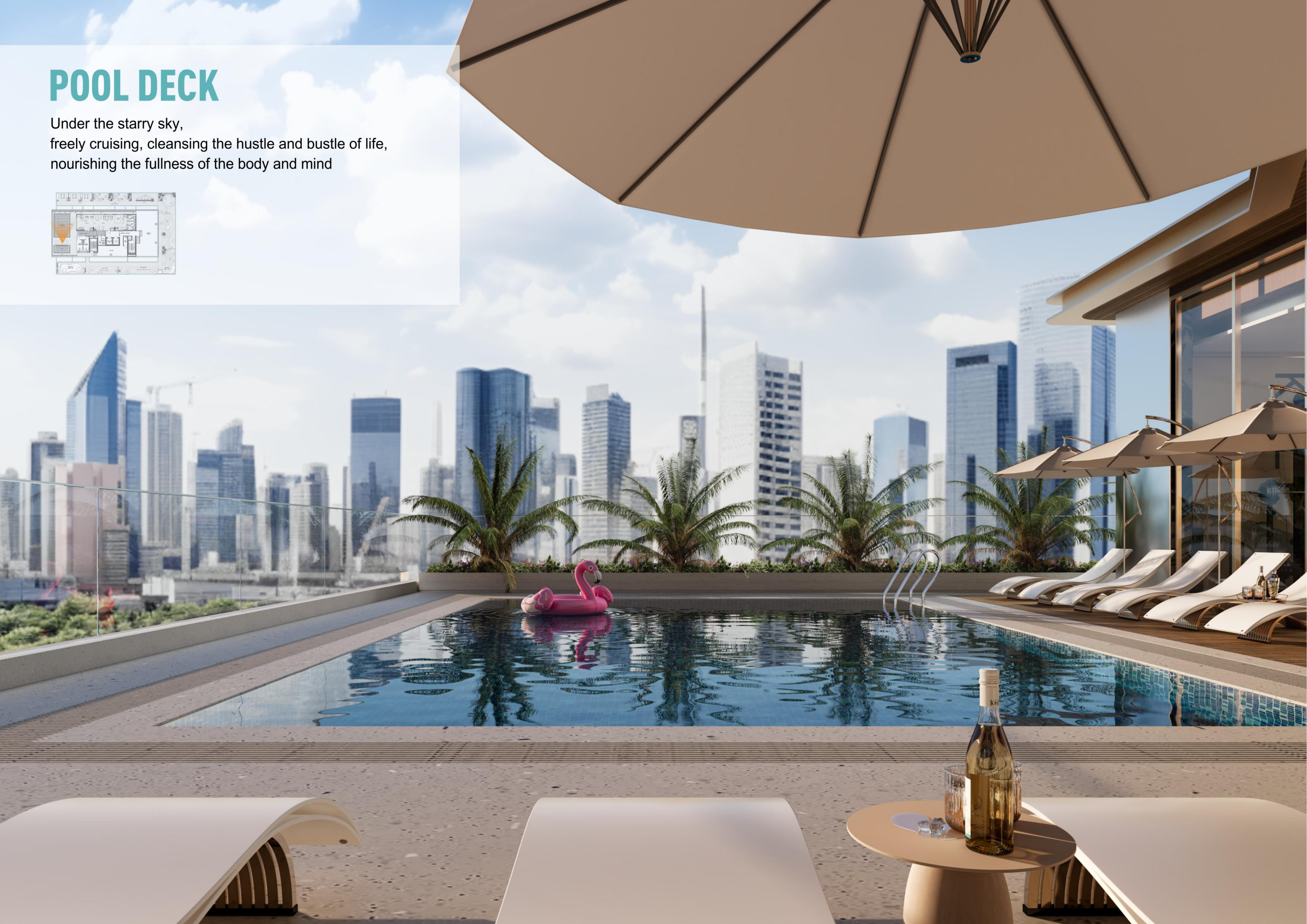
POOL DECK

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



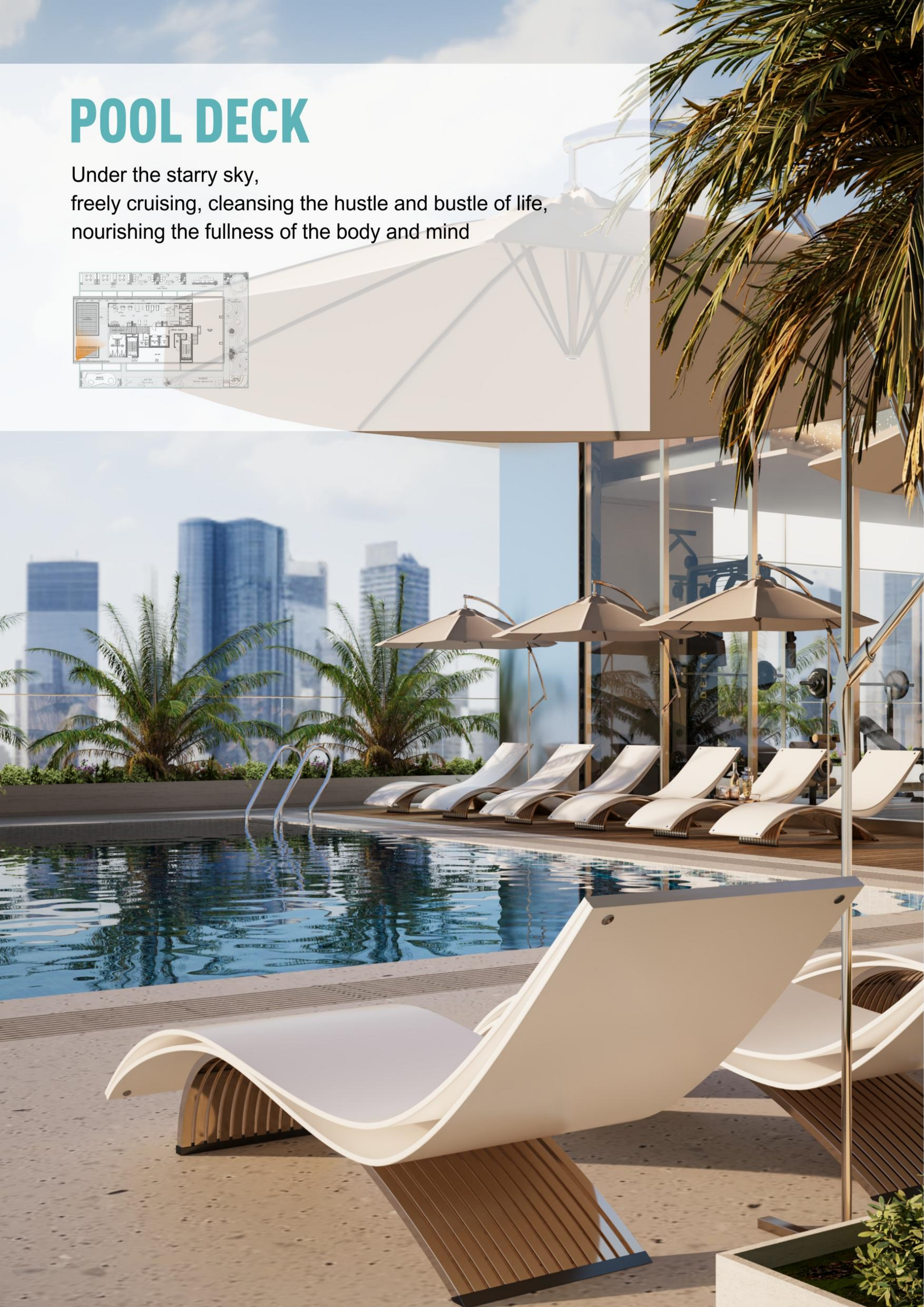
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FITNESS STUDIO

Professional fitness equipment,
bright and comfortable environment,
awakening health and releasing vitality



BEDROOM

Panoramic design, beautifully sun-oriented where nature and life coexist in harmony





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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



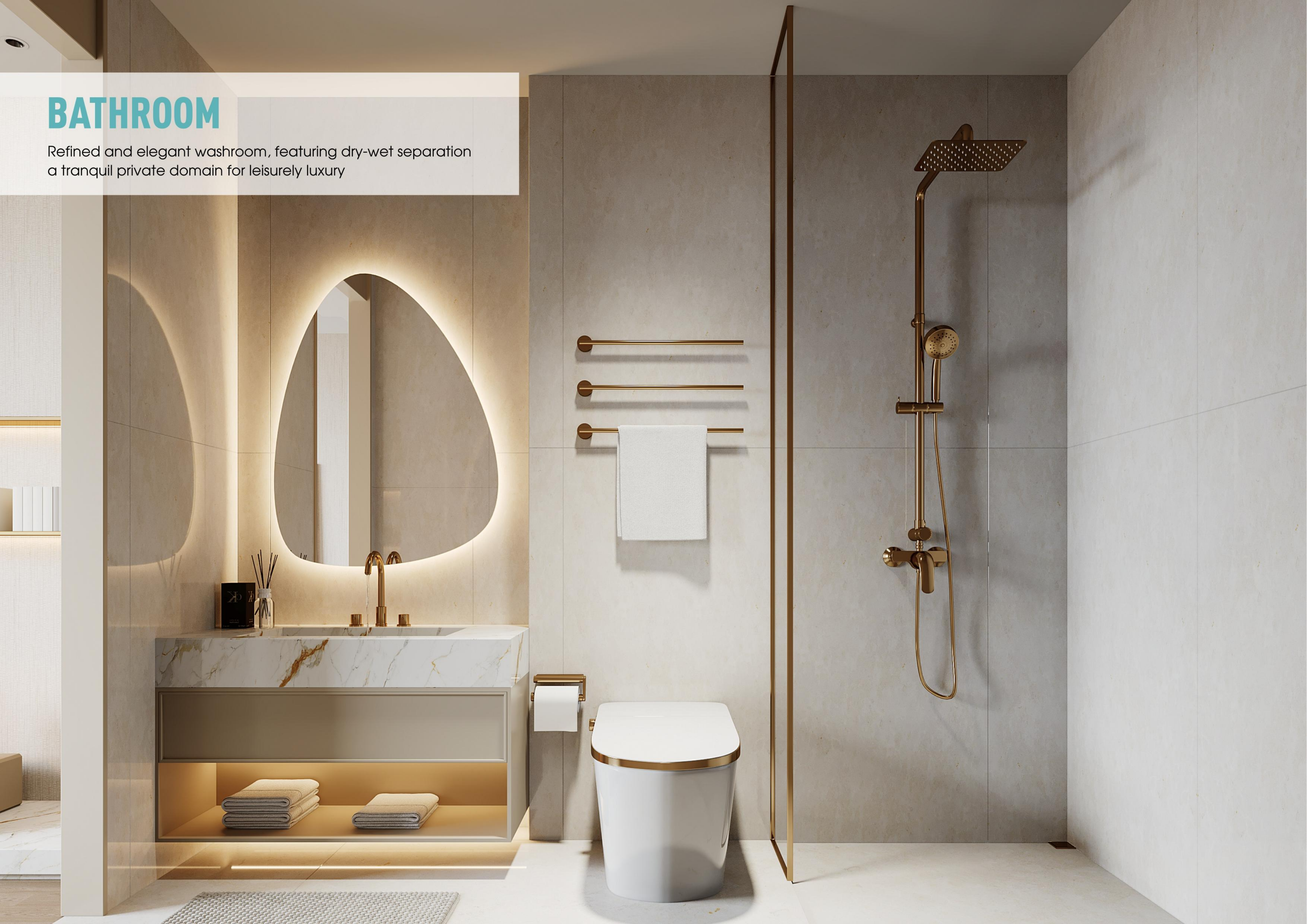
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BATHROOM

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

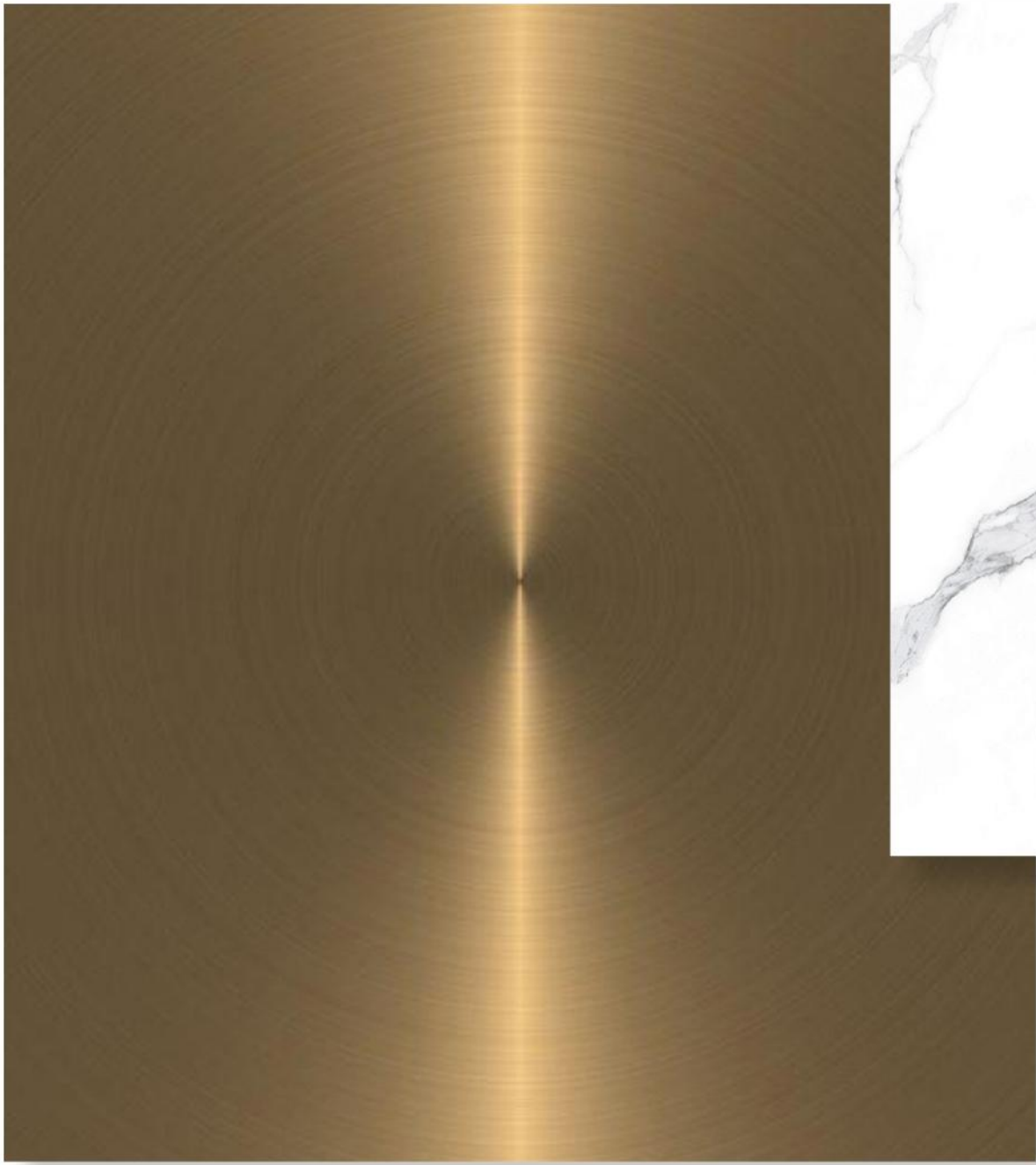




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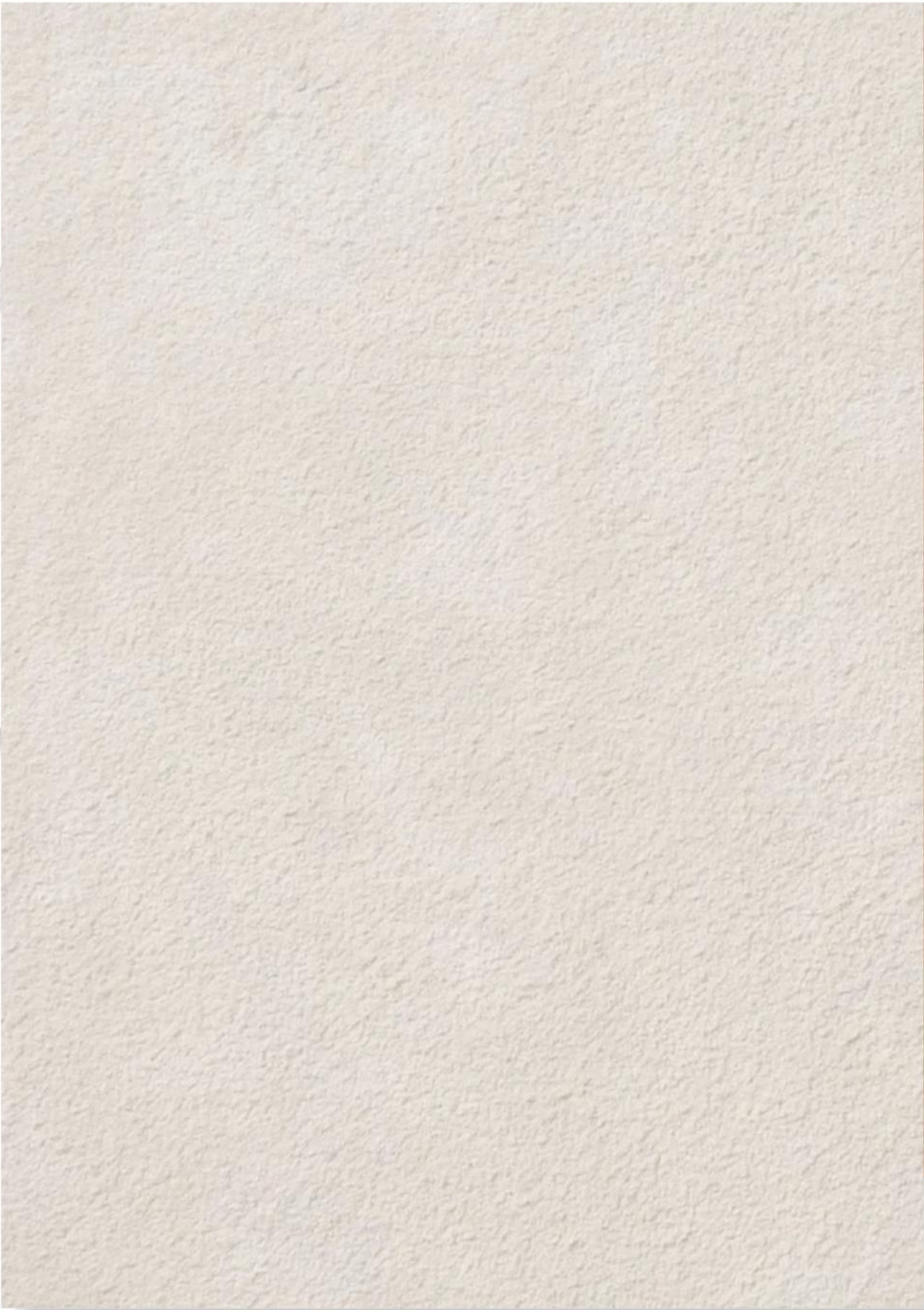
INTERNAL MATERIALS



S T A I N L E S S S T E E L



R O C K S L A B S / S T O N E M A T E R I A L S



A R T P A I N T



W O O D E N V E N E E R

STAMN YUNI PAYMENT PLAN

5%

Down Payment
On Booking

5%

1st Installment
Signing SPA

8%

2nd Installment
July 2025

8%

3rd Installment
November 2025

8%

4th Installment
March 2026

8%

5th Installment
July 2026

8%

6th Installment
November 2026

50%

7th Installment
Upon Handover
Q1 2027



