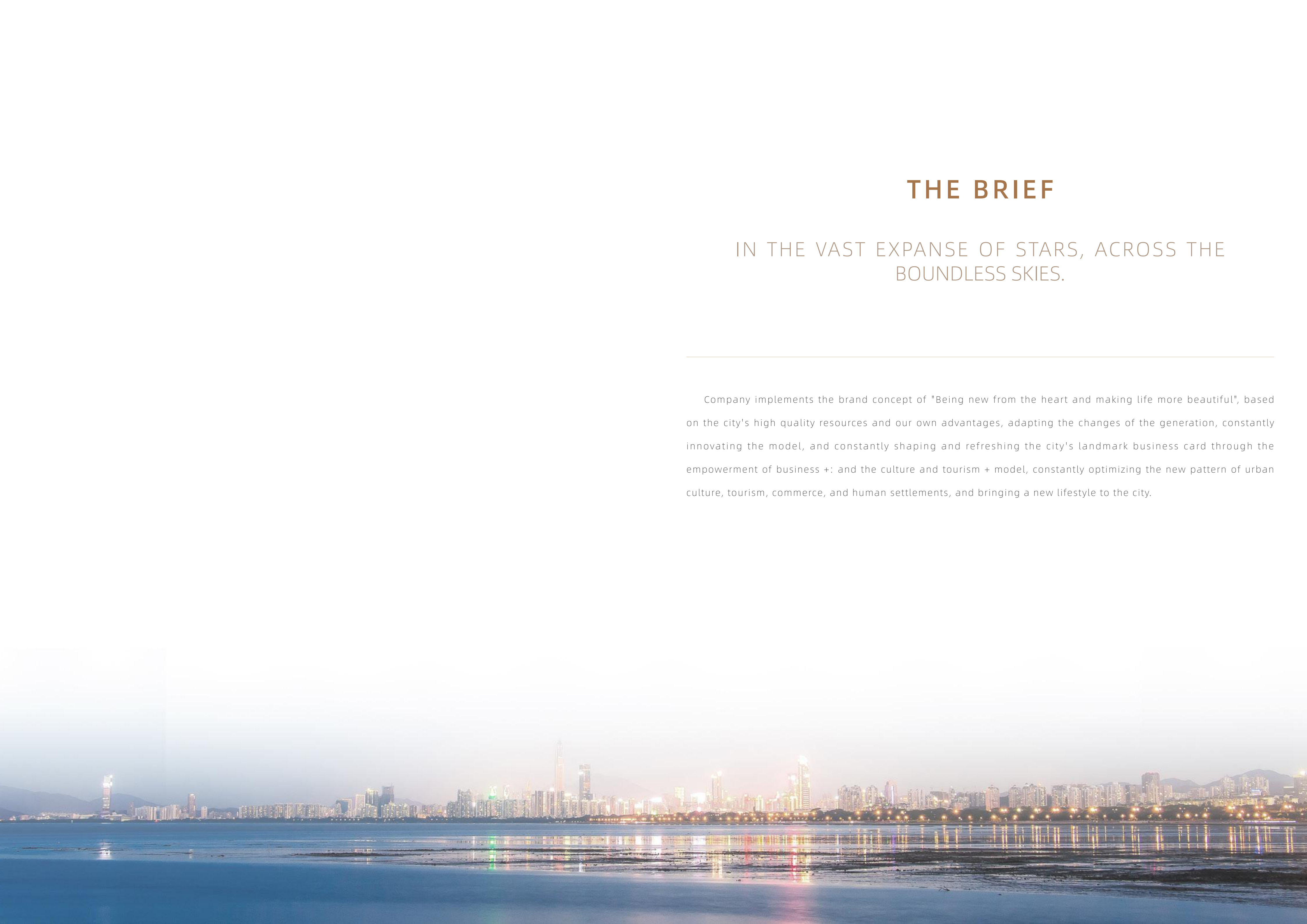


STAMEN

One





THE BRIEF

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

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 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 +: and the culture and tourism + model, constantly optimizing the new pattern of urban culture, tourism, commerce, and human settlements, and bringing a new lifestyle to the city.



XINWAN GROUP

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

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 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.





XINWAN GROUP

STAMN

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 sectors, 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 integrally; 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.

R E A L E S T A T E
DEVELOPMENT AND OPERATION

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

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



XINWAN GROUP

DEVELOPMENT HISTORY

Top Ten Brand Real Estate Consulting Companies at China Land Expo 2004

2004

1993

Excellent urban Tax-Paying enterprise

Excellent city cultural and tourism enterprise

Member of Jiangxi Property Management Industry Association

Top 10 companies in the industry in Shenzhen, China

The 15th China Real Estate Innovation and Development Enterprise

The Most Influential Brand Service Organization of China's Real Estate in 2015

2015 Best Commercial Real Estate Brand Award

2008

Top Ten Brand Real Estate Consulting Agencies in Shenzhen in 2008

2015

2020 Professional Existing Commercial Property Operation and Asset Management Expe

2017

Best Commercial Real Estate Planning and Marketing Service Agency in 2017

Top Ten Planning Service Organizations in the National Commodity Trading Market Industry in 2017

2020

Jiangxi Province Property Service Benchmark in 2023

Establishing presence in Dubai

2022

Top 100 Retail Commercial Real Estate Enterprises in Comprehensive Strength in 2022

Top 100 Commercial Assets Comprehensive Strength in 2022

2022 Innovation and Development Enterprise

2023



XINWAN GROUP

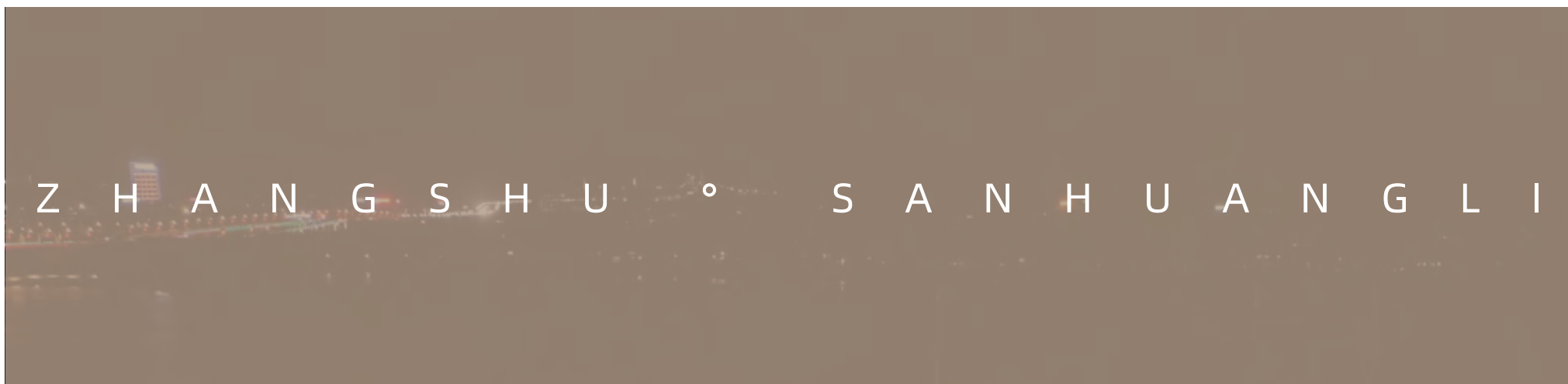
PROJECT EFFECT DISPLAY



SHENZHEN°
RONGYUE
SHIFANG LI



LUSHAN°
XINWAN
YUNYA/YUNZHU



ZHANGSHU° SANCHUANGLI



XINWAN GROUP

PROJECT EFFECT DISPLAY



LOTUS°
CAUSEWAY BAY
PLAZA



YONG XIU °
CAUSEWAY BAY
PLAZA



LUSHAN ° CAUSEWAY BAY PLAZA

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

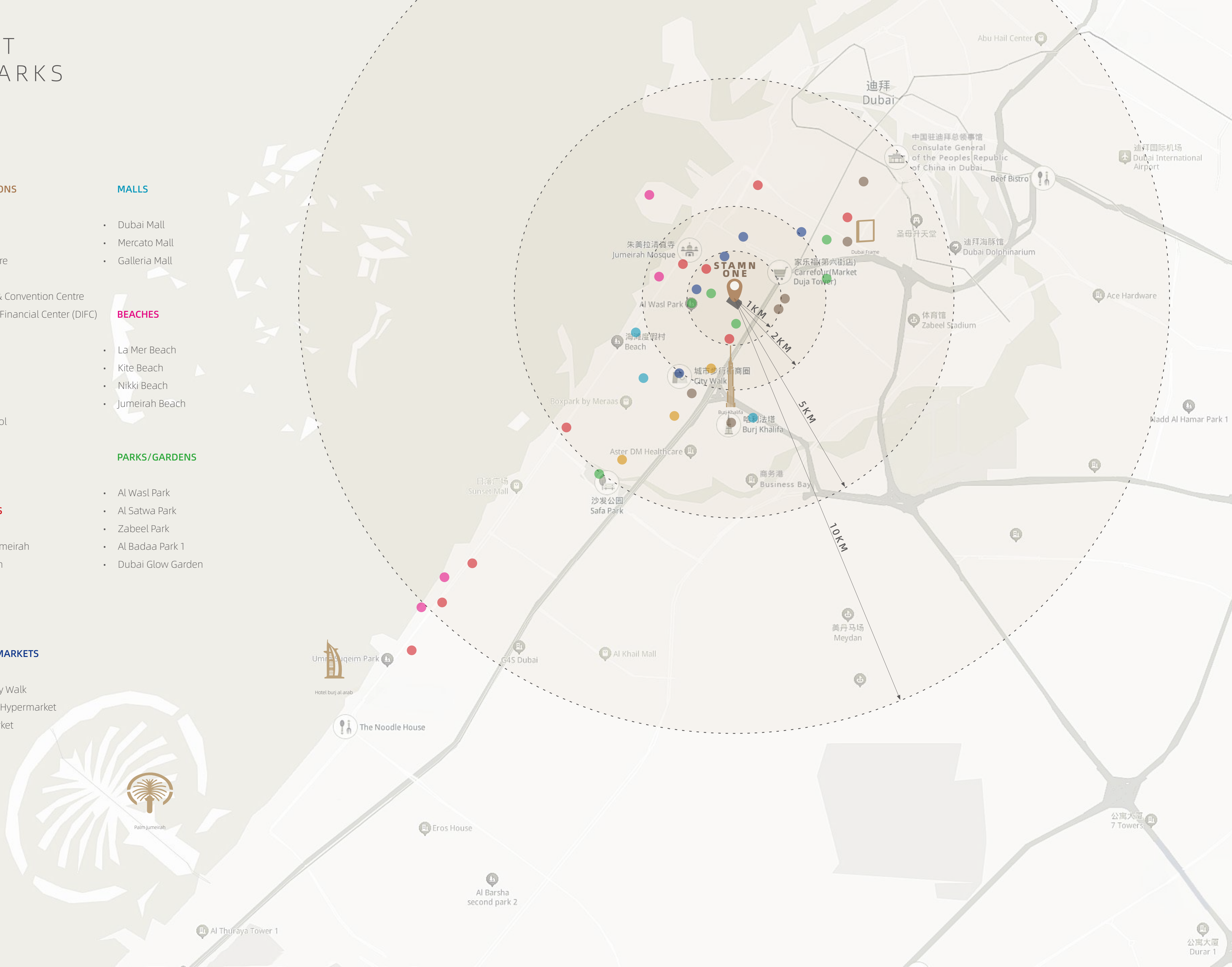
- Dubai Mall
- Mercato Mall
- Galleria Mall

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



F.A.R CALCULATION

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

TOTAL NO.OF APARTMENT

GRAND TOTAL	77
STUDIO	42
1 BHK	28
2 BHK	7

I N T R O D U C I N G

S T A M N
O N E

STAMN ONE PROVIDES YOU WITH A COZY AND TRANQUIL HOME

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.

WELCOME TO

STAMN ONE

RESIDENCES



WELCOME TO

STAMN ONE

RESIDENCES







STAMN
One



LOBBY

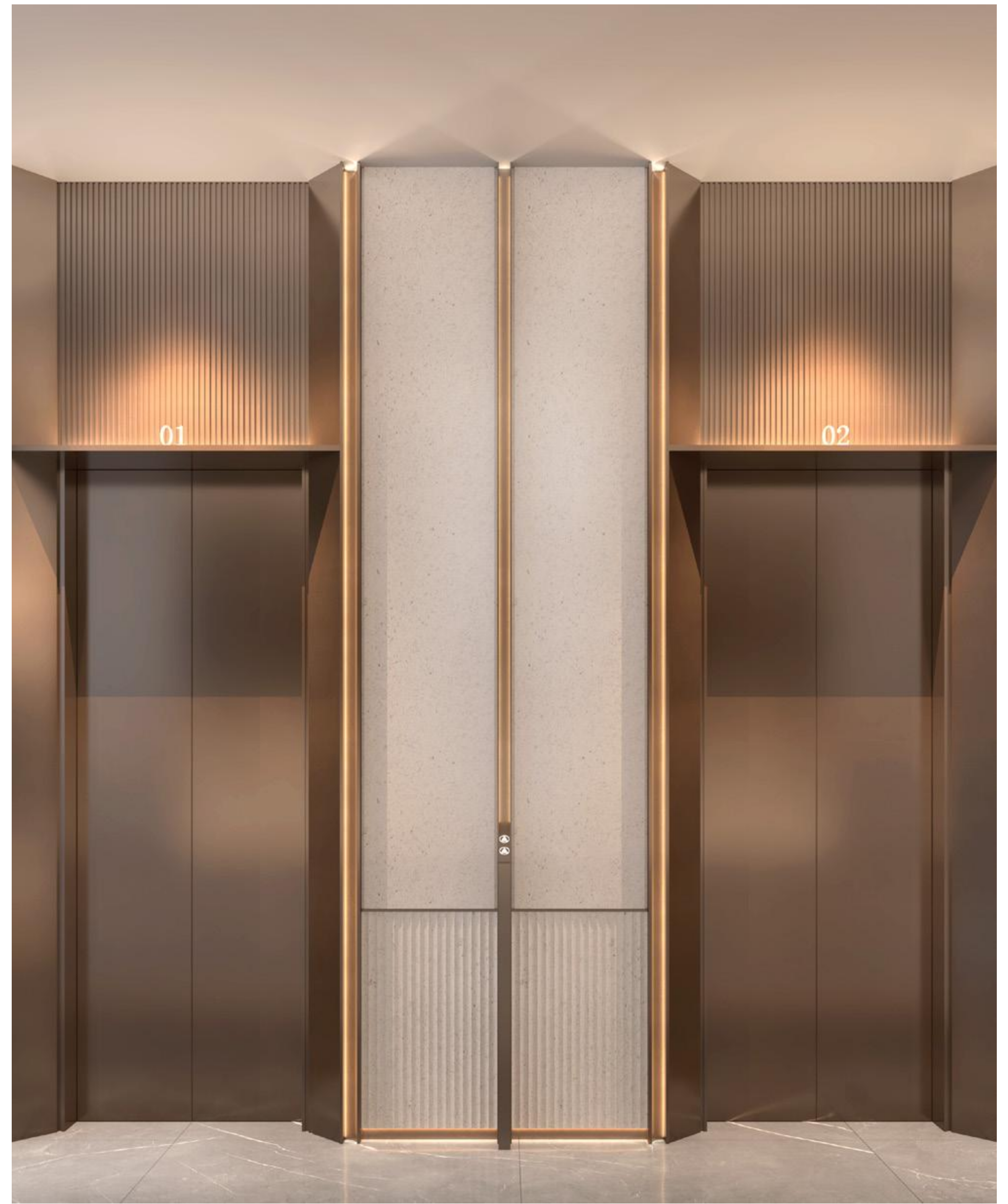
ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS

STAMN ONE
PROVIDES YOU WITH A COZY AND TRANQUIL HOME



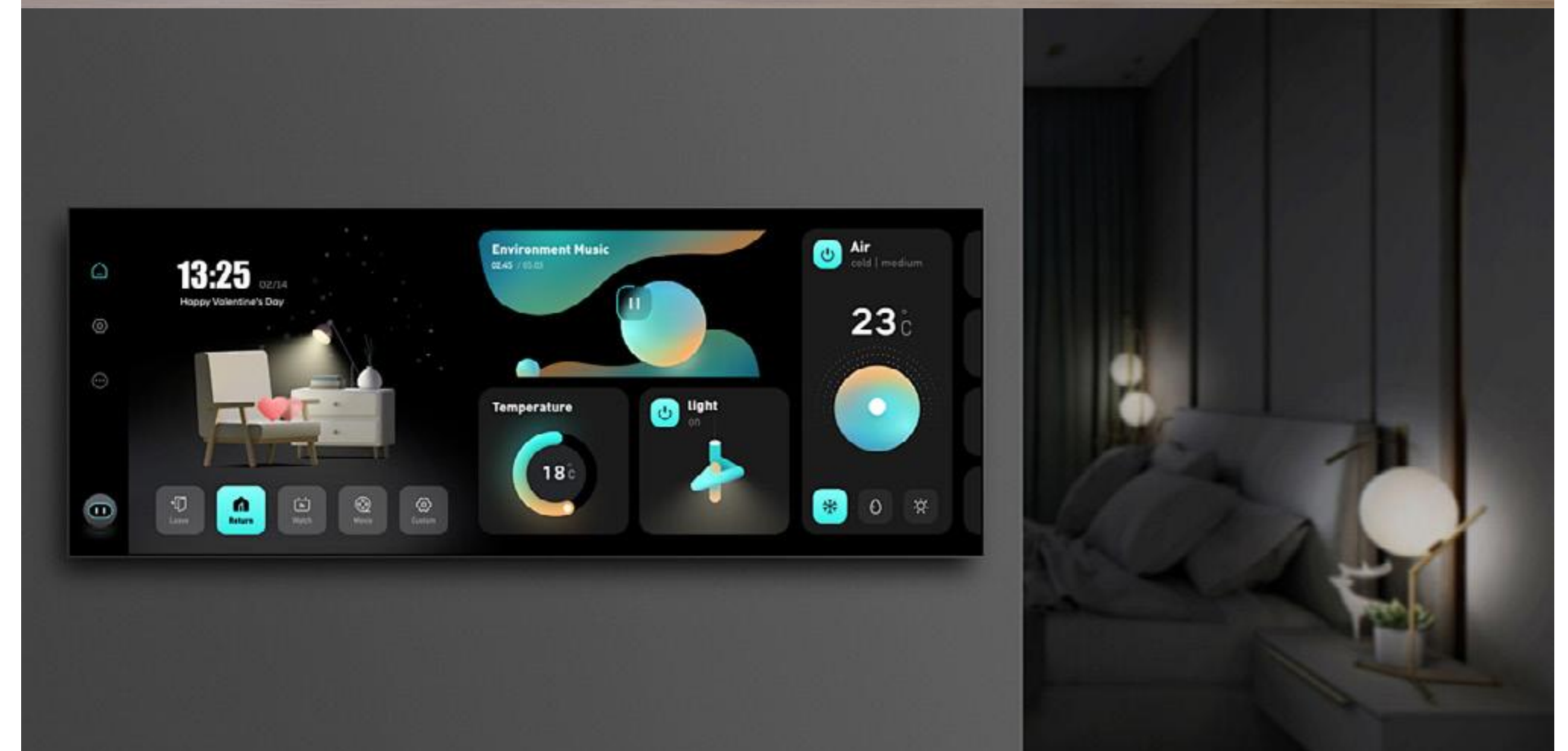
LOBBY

ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS



ELEVATOR HALL

BRIGHT, COMFORTABLE, AND REASONABLY SIZED ELEVATOR HALL SPACE



HOME AUTOMATION

HUMANIZED SMART HOME SPACE, MAKING HOME LIFE WARM, COMFORTABLE AND MORE COMFORTABLE

PLANNING SUPPORTING FACILITIES



LANDSCAPE OF PARKING LOT



PUBLIC RECEPTION AREA



COFFEE BAR



SMART HOME



YOGA SPACE



SINGINGBOWL HEALING



BALL GAMES



BALCONY LIVING SCENE



KID'S PLAY AREA



PARENT-CHILD SPACE



FITNESS CENTRE



DYNAMIC BIKE



ROOF LANDSCAPE



AQUATIC SPORTS



SCENE-BASED LIVING FOR CORNER BUBBLE POOL



SWIMMING POOL



← 3C ↑ 3B 3A →

LANDSCAPE OF PARKING LOT

SPACIOUS, TIDY, AND WELL SERVICED



OUTDOOR SPACE

EXCLUSIVE RETREAT FOR RESIDENTS TO UNWIND AND SOCIALIZE



OUTDOOR SPACE

EXCLUSIVE RETREAT FOR RESIDENTS TO UNWIND AND SOCIALIZE





FITNESS STUDIO

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



POOL DECK

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

FLOOR PLANS

GROUND FLOOR PLAN

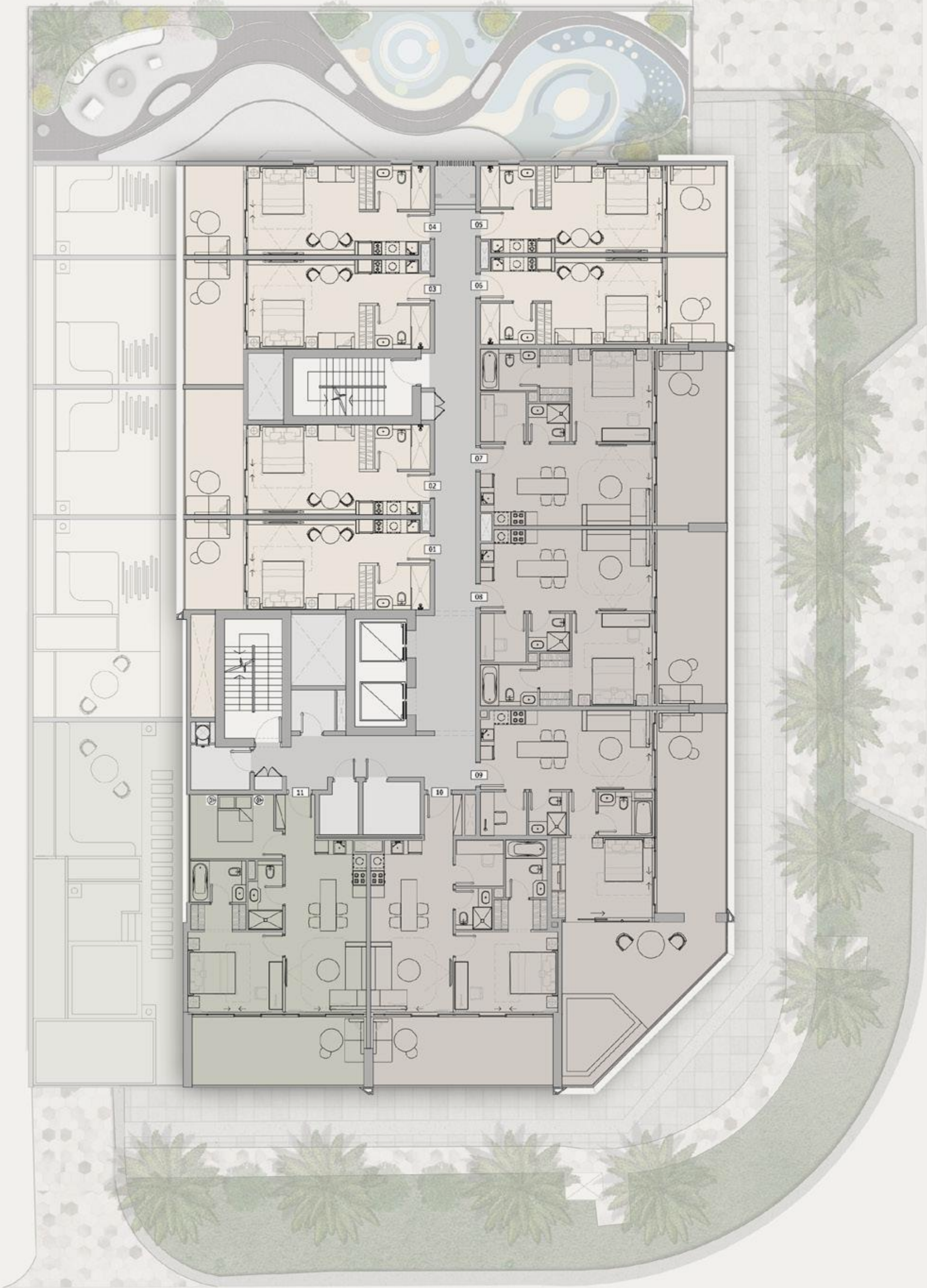
- LOBBY
- ELEVATOR HALL
- PARKING LOT
- OTHER ROOMS
- UTILITY CORRIDOR



FLOOR PLANS

TYPICAL FLOOR PLAN

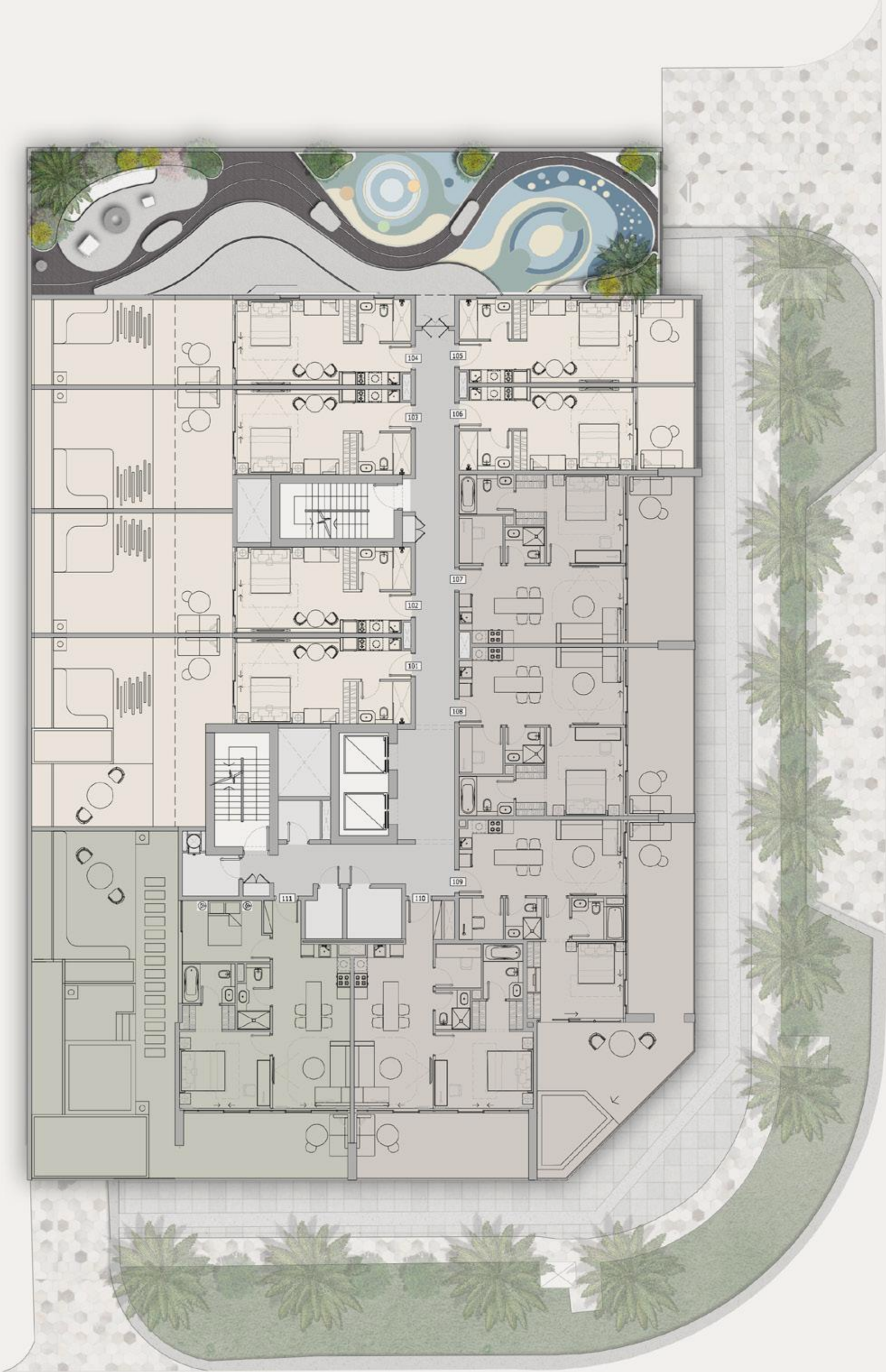
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



FLOOR PLANS

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

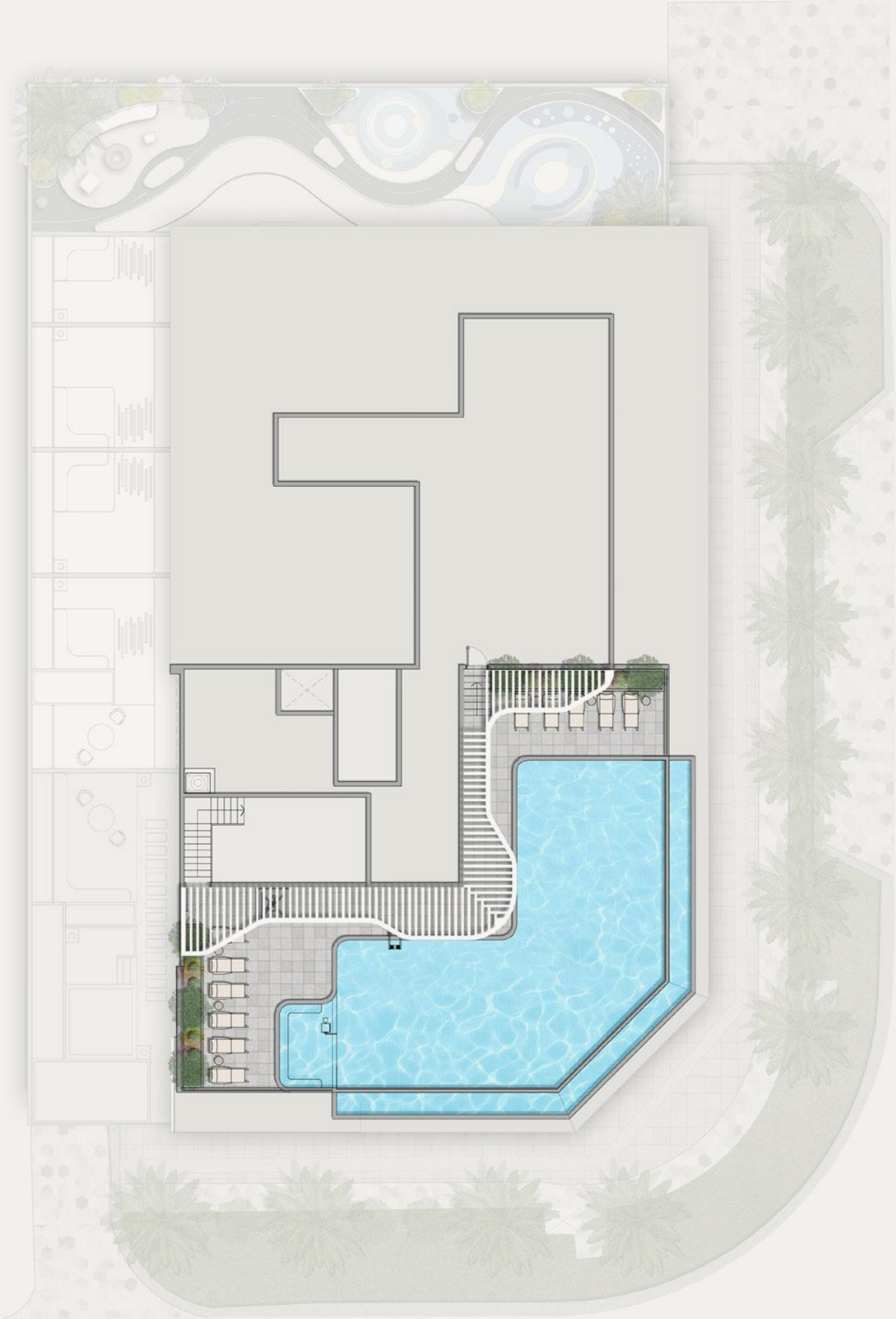
- STUDIO
- 1 BEDROOM
- 2 BEDROOM



FLOOR PLANS

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

- SERVICE ROOF
- SWIMMING POOL
- POOL DECK



STUDIO
TYPE A01



STUDIO
TYPE A02



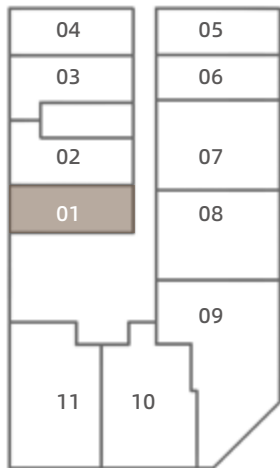
TYPICAL(2ND,4TH,6TH)FLOOR:



CITY WALK



Burj Khalifa



Dubai Frame

Museum of the Future

SUITE AREA:	365.33 Sq. Ft	33.94 Sq. M
BALCONY AREA:	120.77 Sq. Ft	11.22 Sq. M
TOTAL AREA:	486.10 Sq. Ft	45.16 Sq. M

2 nd ,4 th ,6 th Floor:	3 rd ,5 th ,7 th Floor:
201 401 601	301 501 701

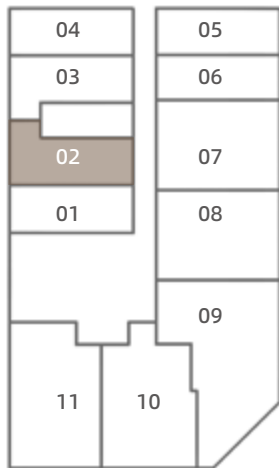
TYPICAL(2ND,4TH,6TH)FLOOR:



CITY WALK



Burj Khalifa



Dubai Frame

Museum of the Future

SUITE AREA:	367.80 Sq. Ft	34.17 Sq. M
BALCONY AREA:	164.04 Sq. Ft	15.24 Sq. M
TOTAL AREA:	531.84 Sq. Ft	49.41 Sq. M

2 nd ,4 th ,6 th Floor:	3 rd ,5 th ,7 th Floor:
202 402 602	302 502 702

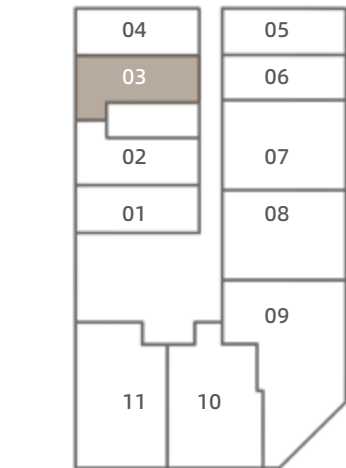
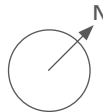
STUDIO
TYPE A03



STUDIO
TYPE A04



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

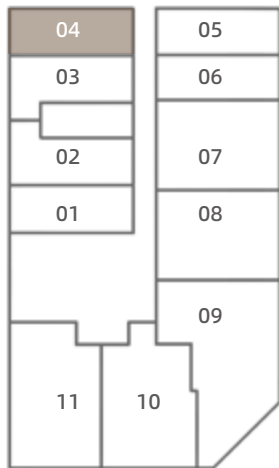
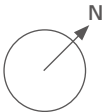


Burj Khalifa DIFC Museum of the Future

SUITE AREA:	362.64 Sq. Ft	33.69 Sq. M
BALCONY AREA:	163.07 Sq. Ft	15.15 Sq. M
TOTAL AREA:	525.71 Sq. Ft	48.84 Sq. M

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

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



Burj Khalifa DIFC Museum of the Future

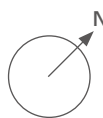
SUITE AREA:	352.09 Sq. Ft	32.71 Sq. M
BALCONY AREA:	118.30 Sq. Ft	10.99 Sq. M
TOTAL AREA:	470.38 Sq. Ft	43.70 Sq. M

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

STUDIO
TYPE A05-06



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



CITY WALK



Burj Khalifa

DIFC



Dubai Frame

Museum of the Future

SUITE AREA:	346.81/348.97 Sq. Ft	32.22/32.42 Sq. M
BALCONY AREA:	112.48/113.56 Sq. Ft	10.45/10.55 Sq. M
TOTAL AREA:	459.30/462.53 Sq. Ft	42.67/42.97 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

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



1 BED ROOM

TYPE B07-08

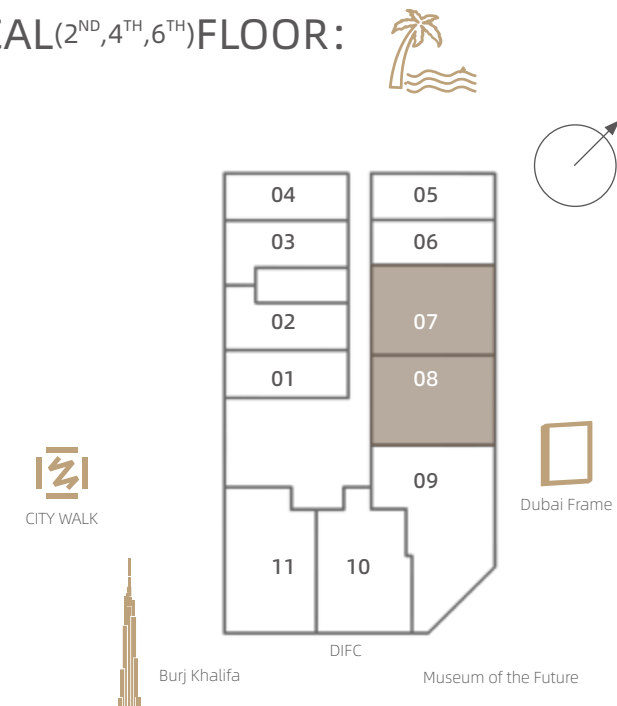


1 BED ROOM

TYPE B09



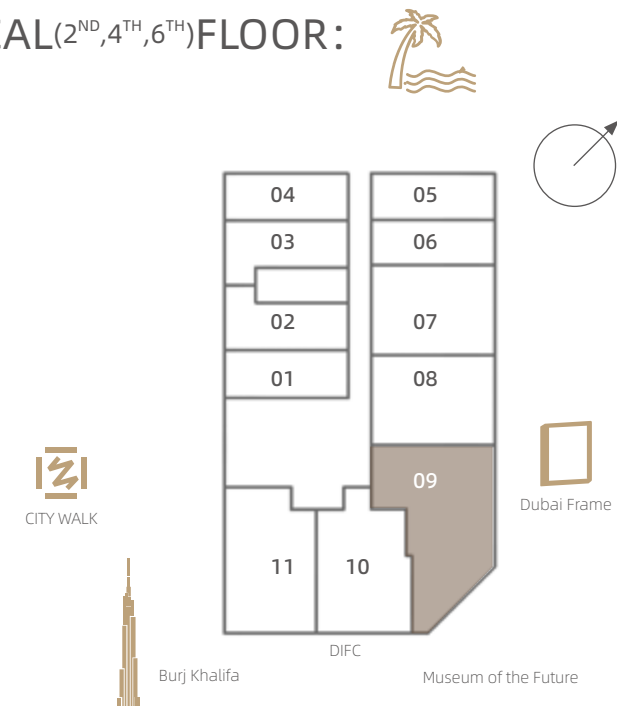
TYPICAL(2ND,4TH,6TH)FLOOR:



SUITE AREA:	650.68 Sq. Ft	60.45 Sq. M
BALCONY AREA:	262.64 Sq. Ft	24.40 Sq. M
TOTAL AREA:	913.32 Sq. Ft	84.85 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

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



SUITE AREA:	640.24 Sq. Ft	59.48 Sq. M
BALCONY AREA:	698.58 Sq. Ft	64.90 Sq. M
TOTAL AREA:	1338.82 Sq. Ft	124.38 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

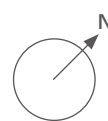


2 BED ROOM

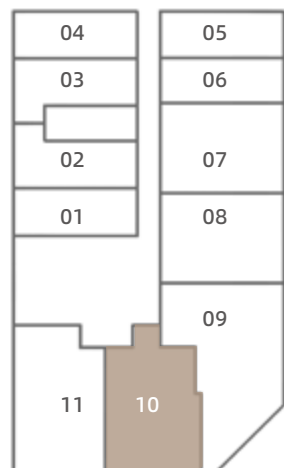
TYPE C11



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



Burj Khalifa

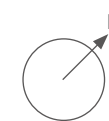


Museum of the Future

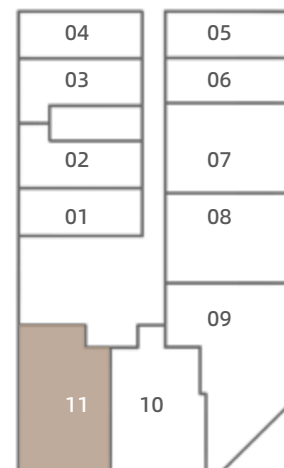
SUITE AREA:	708.80 Sq. Ft	65.85 Sq. M
BALCONY AREA:	275.13 Sq. Ft	25.56 Sq. M
TOTAL AREA:	983.93 Sq. Ft	91.41 Sq. M

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

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



Burj Khalifa



Museum of the Future

SUITE AREA:	769.19 Sq. Ft	71.46 Sq. M
BALCONY AREA:	262.64 Sq. Ft	24.40 Sq. M
TOTAL AREA:	1031.83 Sq. Ft	95.86 Sq. M

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

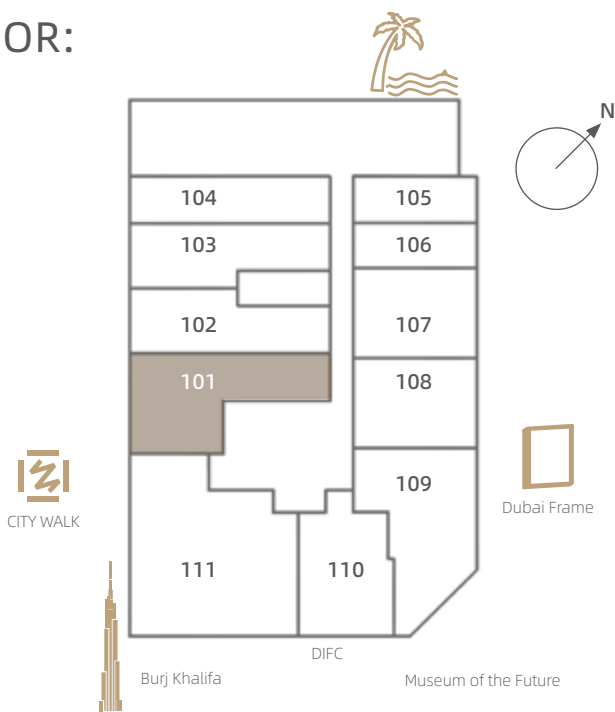
STAMN ONE
PROVIDES YOU WITH A COZY AND TRANQUIL HOME



STUDIO
TYPE A101



1ST FLOOR:



SUITE AREA:	366.30 Sq. Ft	34.03 Sq. M
BALCONY AREA:	838.19 Sq. Ft	77.87 Sq. M
TOTAL AREA:	1204.48 Sq. Ft	111.90 Sq. M

1st Floor:

101



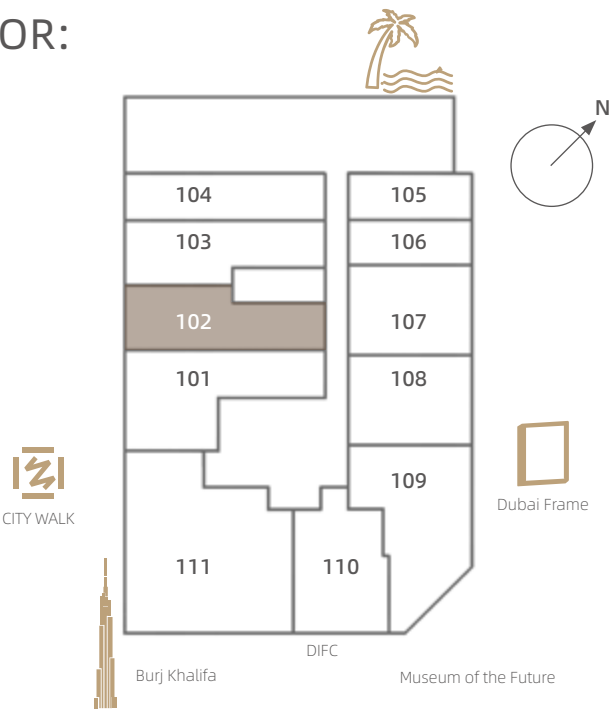
OUTDOOR DECK

VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

STUDIO
TYPE A102



1ST FLOOR:



SUITE AREA:	368.77 Sq. Ft	34.26 Sq. M
BALCONY AREA:	575.65 Sq. Ft	53.48 Sq. M
TOTAL AREA:	944.43 Sq. Ft	87.74 Sq. M

1st Floor:

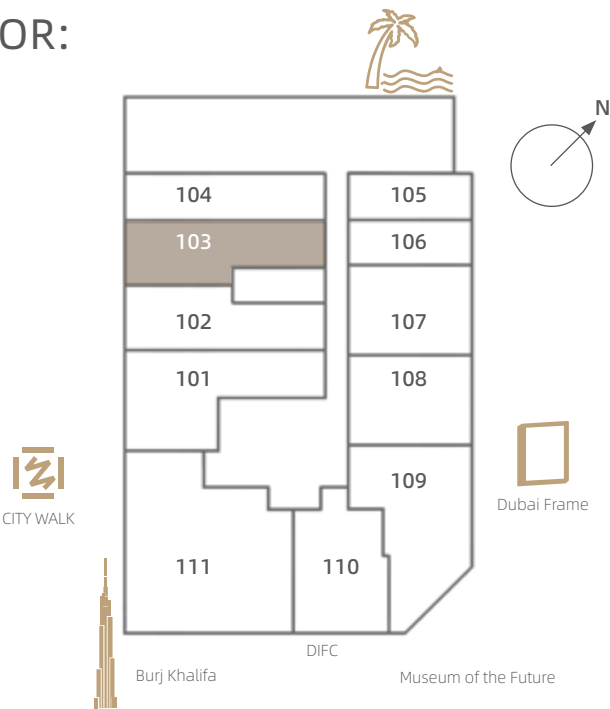
102

STAMN ONE
PROVIDES YOU WITH A COZY AND TRANQUIL HOME

STUDIO
TYPE A103



1ST FLOOR:



SUITE AREA:	364.04 Sq. Ft	33.82 Sq. M
BALCONY AREA:	570.59 Sq. Ft	53.01 Sq. M
TOTAL AREA:	934.63 Sq. Ft	86.83 Sq. M

1st Floor:

103



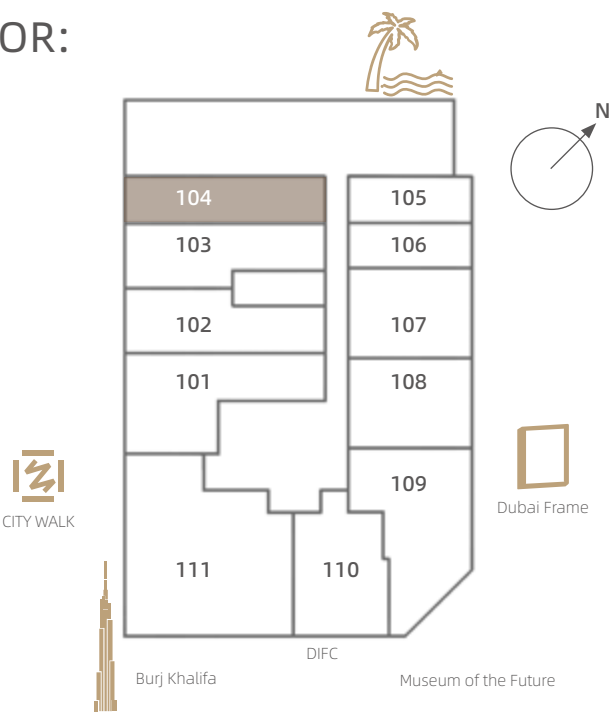
OUTDOOR DECK

VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

STUDIO
TYPE A104



1ST FLOOR:



SUITE AREA:	353.38 Sq. Ft	32.83 Sq. M
BALCONY AREA:	413.76 Sq. Ft	38.44 Sq. M
TOTAL AREA:	767.14 Sq. Ft	71.27 Sq. M

1st Floor:

104

STAMN ONE

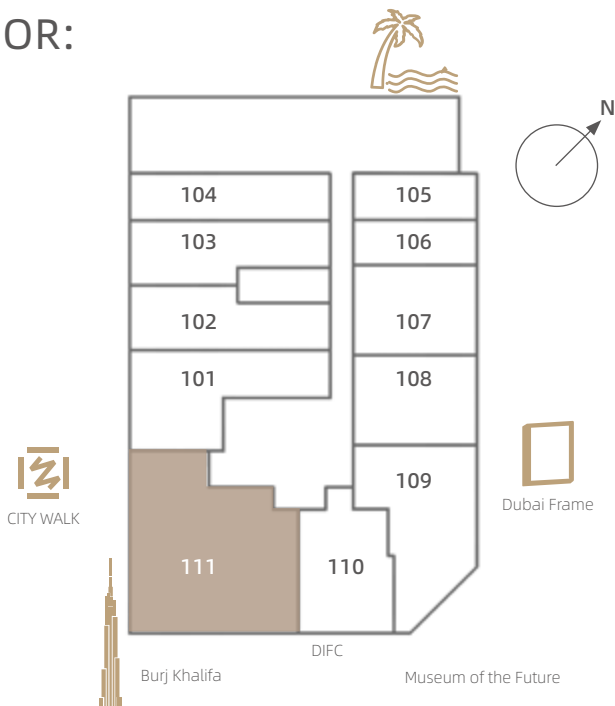
PROVIDES YOU WITH A COZY AND TRANQUIL HOME

2 BED ROOM

TYPE C111



1ST FLOOR:



SUITE AREA:	767.47 Sq. Ft	71.30 Sq. M
BALCONY AREA:	1447.32 Sq. Ft	134.46 Sq. M
TOTAL AREA:	2214.78 Sq. Ft	205.76 Sq. M

1st Floor:

111



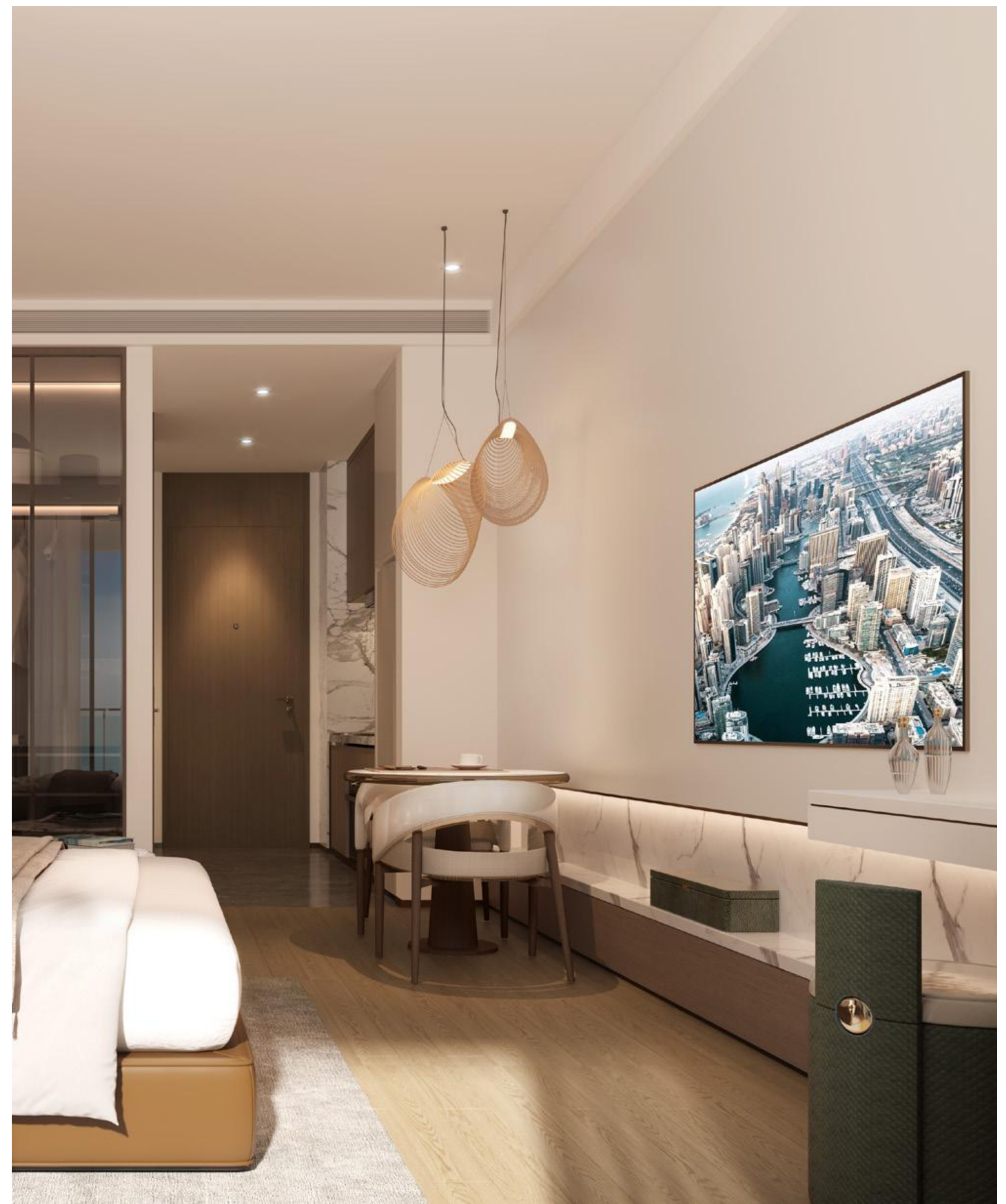
BEDROOM

COMFORTABLE HARBOR, OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS



BEDROOM

COMFORTABLE HARBOR, OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS



BEDROOM

COMFORTABLE HARBOR, OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS



BEDROOM

COMFORTABLE HARBOR, OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS



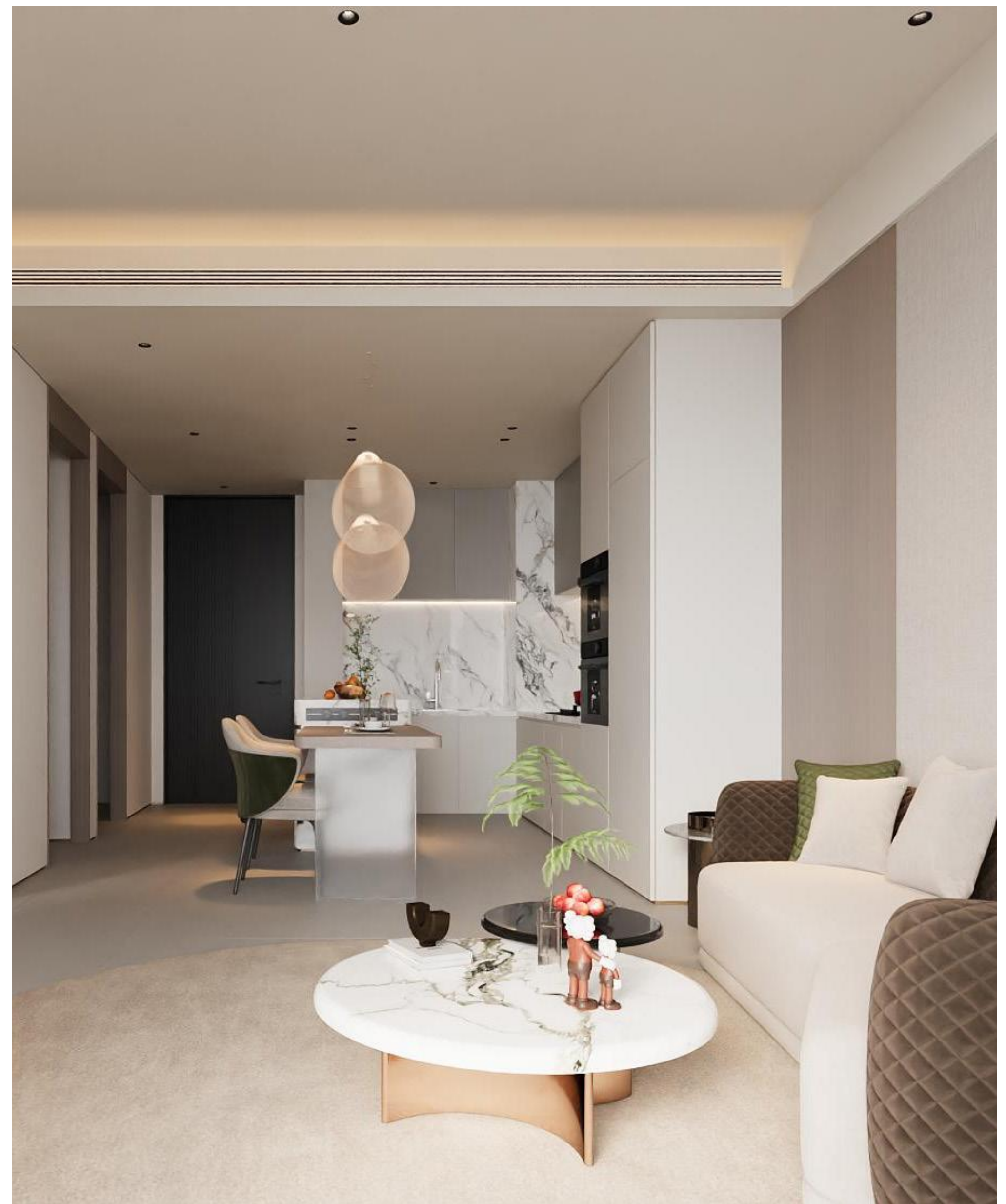
BEDROOM

COMFORTABLE HARBOR, OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS



LIVING & DINING

A SANCTUARY FOR RELAXATION AND SOCIAL GATHERINGS



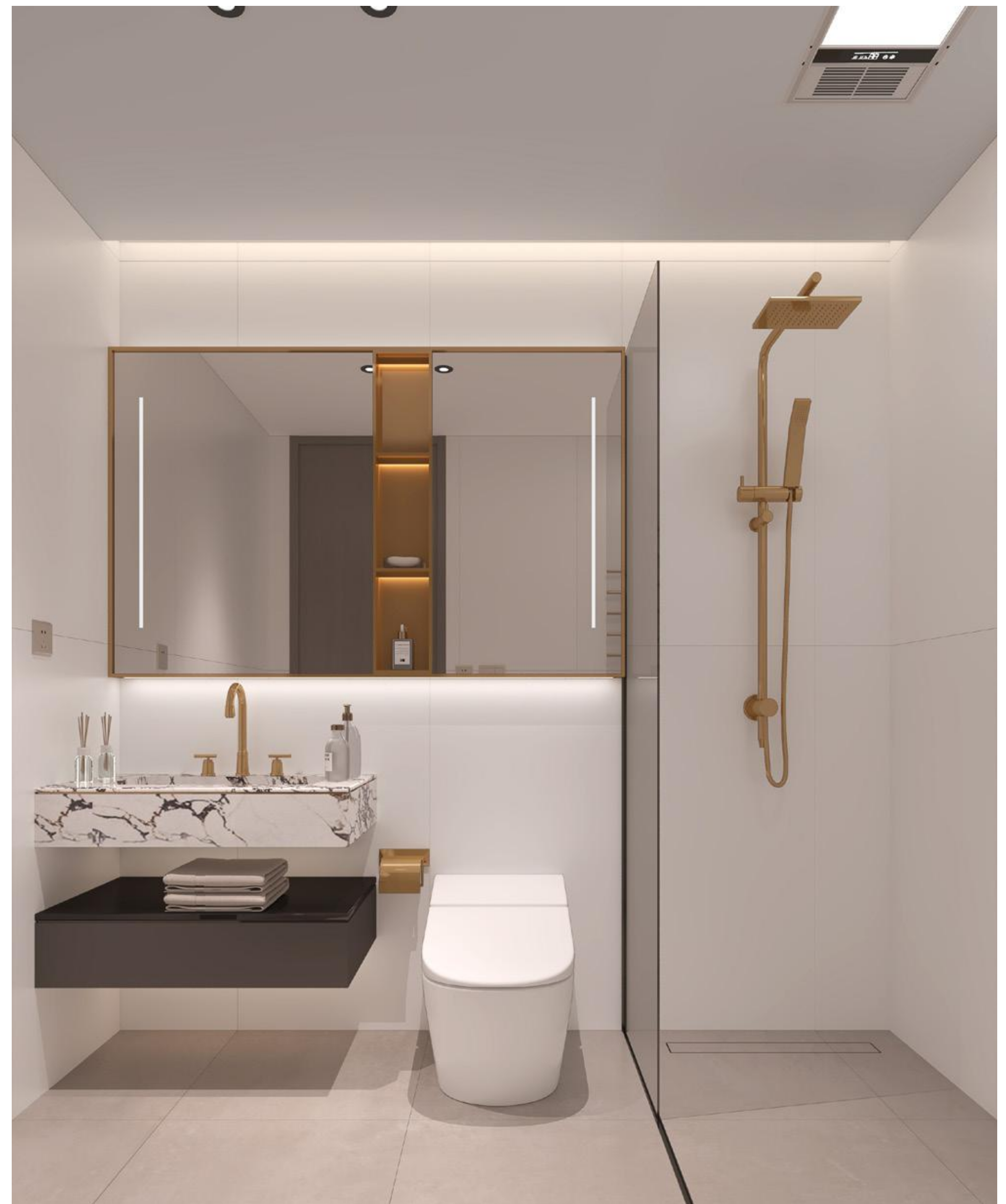
LIVING & DINING

A SANCTUARY FOR RELAXATION AND SOCIAL GATHERINGS



LIVING & DINING

A SANCTUARY FOR RELAXATION AND SOCIAL GATHERINGS



BATHROOM

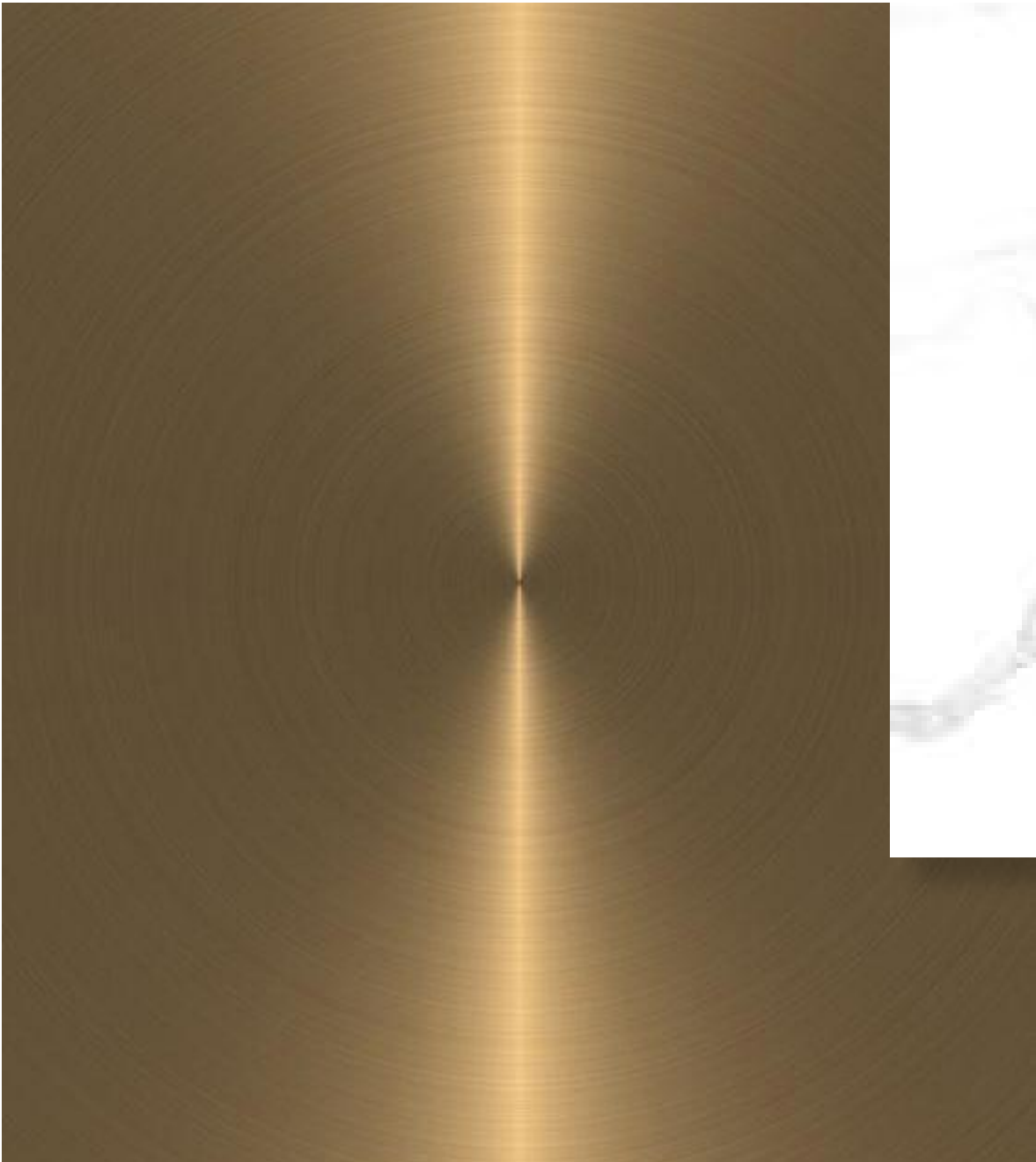
DESIGNED FOR INDULGENT SELF-CARE AND REVITALIZATION



BUILDING FACADE

RICH IN DETAILS AND FULL OF PERSONALITY

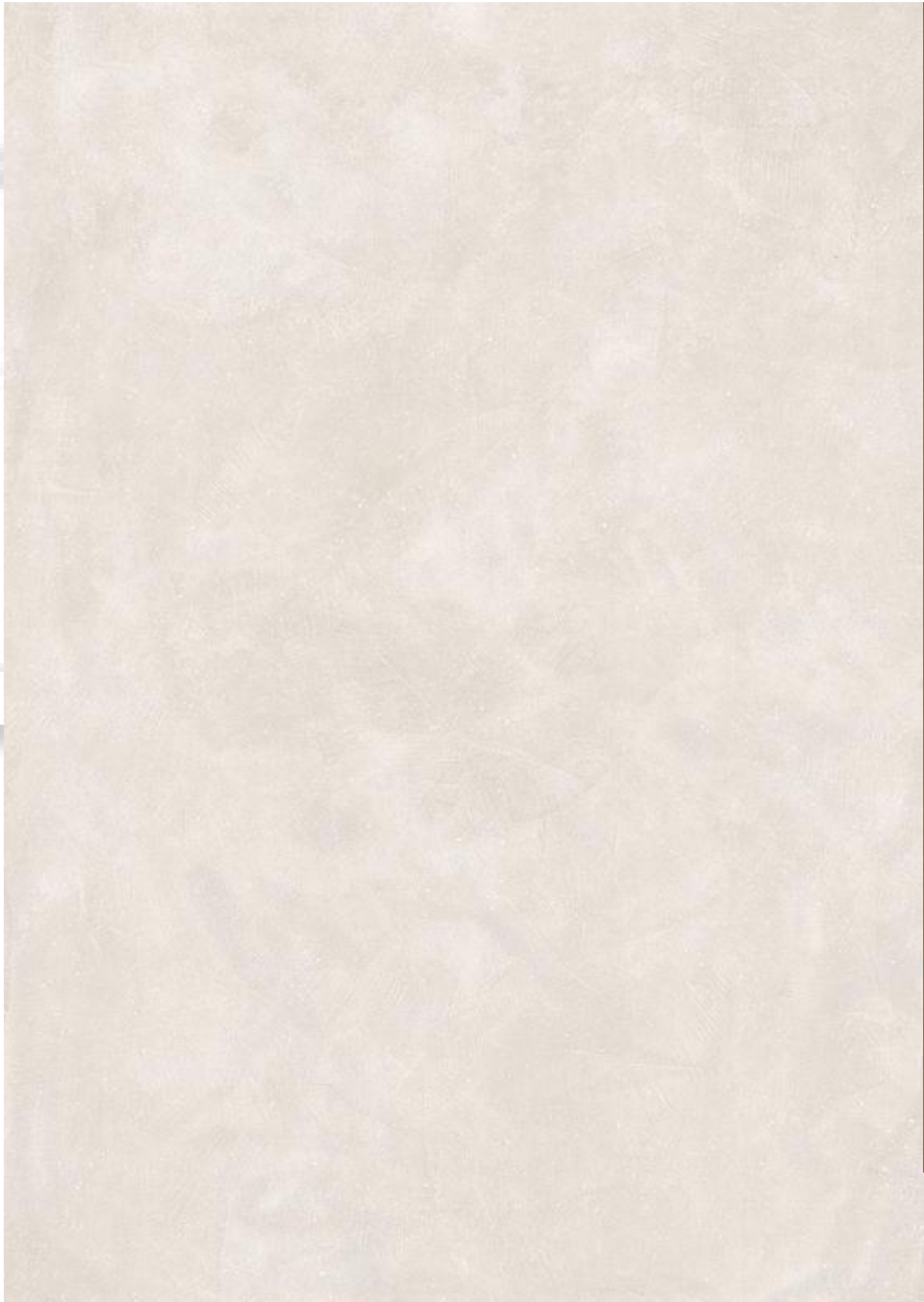
INTERNAL MATERIALS



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

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.

1 LARGE SCALE SERVICE



35,000+
Total units under
management



100+
Number of
employees



13 years
in operation

2 THE EARLIEST TO OBTAIN CERTIFICATION

One of the first companies to obtain the RERA management license and certification.

3 BEST PROPERTY HONOR

The first company to receive the "Happiest Community" award for its management.

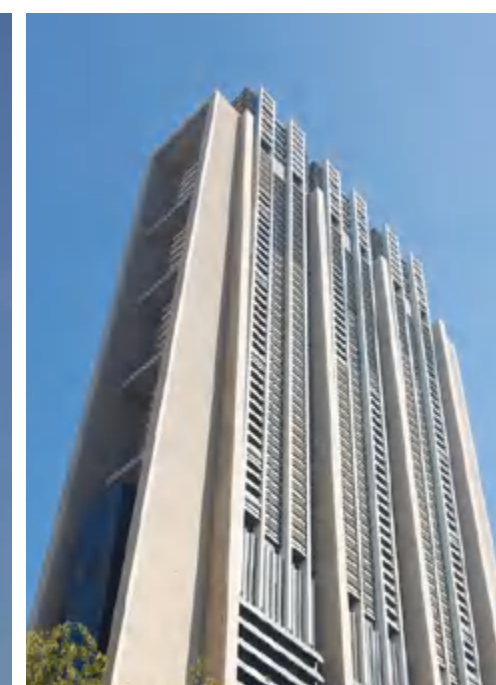
4 INTERNATIONAL MANAGEMENT

International property management company, with property services covering the United Arab Emirates, Oman, Egypt, and other countries.

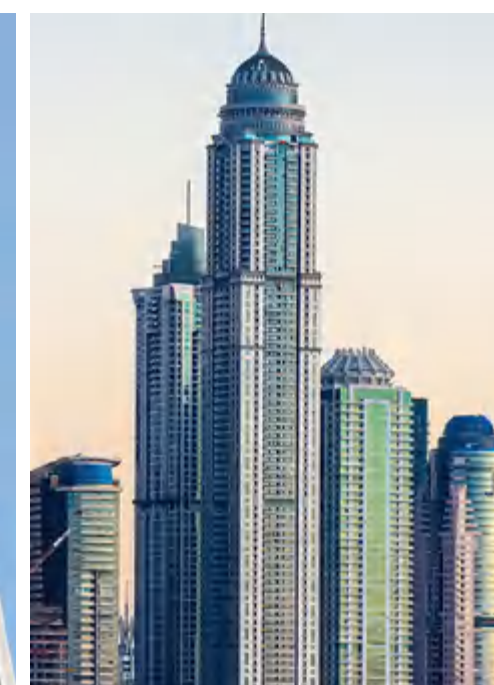
5 SERVE WELL-KNOWN PROPERTIES



CAYAN TOWER
BY CAYAN



INDEX TOWER
BY UNION PROPERTIES



PRINCESS TOWER
BY TAMEER HOLDINGS



CITY OF LIGHTS
BY Q HOLDINGS

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.

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