STAMN

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.



STAMN

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.

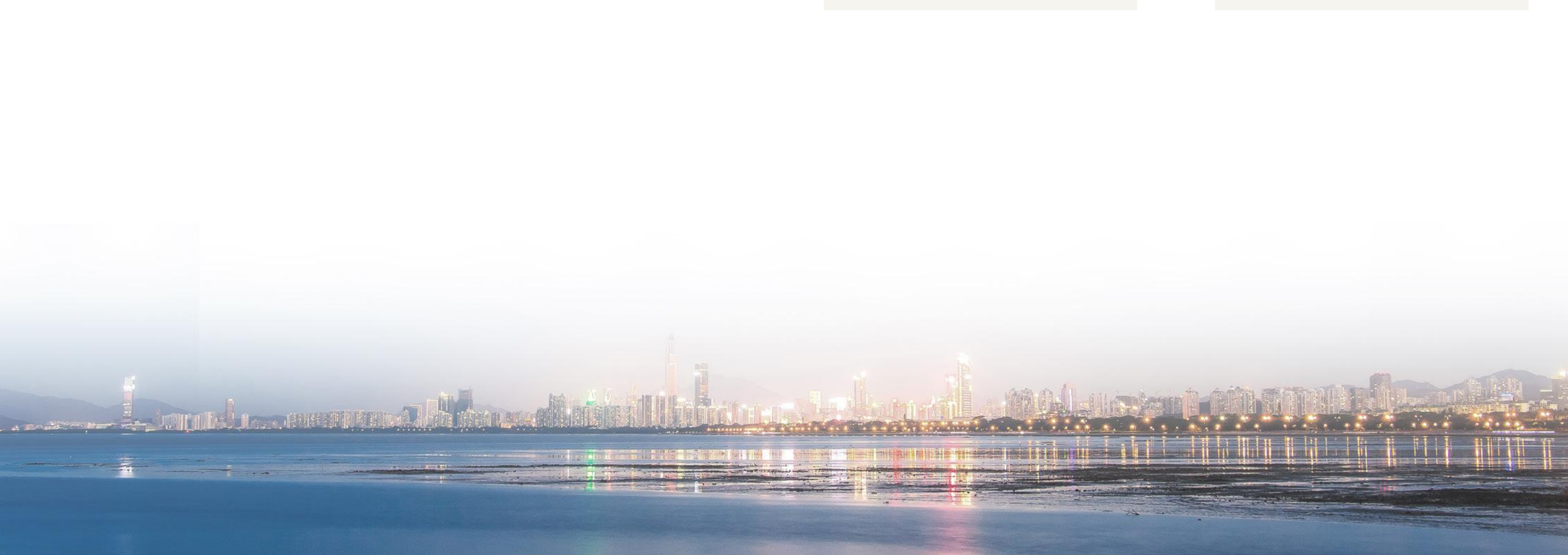
Xinwan Group Overseas Company - STAMN's future business development model is "driven" by four major sectors, namely real estate development and operation, commercial investment operation, real estate sales and leasing, and immigration and study abroad services. The four major sectors assist each other 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.

REAL ESTATE DEVELOPMENT AND OPERATION

BUSINESS INVESTMENT MANAGEMENT

REAL ESTATE SALES AND LEASING

IMMIGRATION AND STUDY ABROAD SERVICES



STAMN

XINWAN GROUP

DEVELOPMENT HISTORY

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

2004

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

2008

Top Ten Brand Real Estate Consulting Agencies in Shenzhen in2008

2015

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

2015 Best Commercial Real Estate Brand Award

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

2020 Professional Existing Commercial Property Operation and Asset Management Expe

2022

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

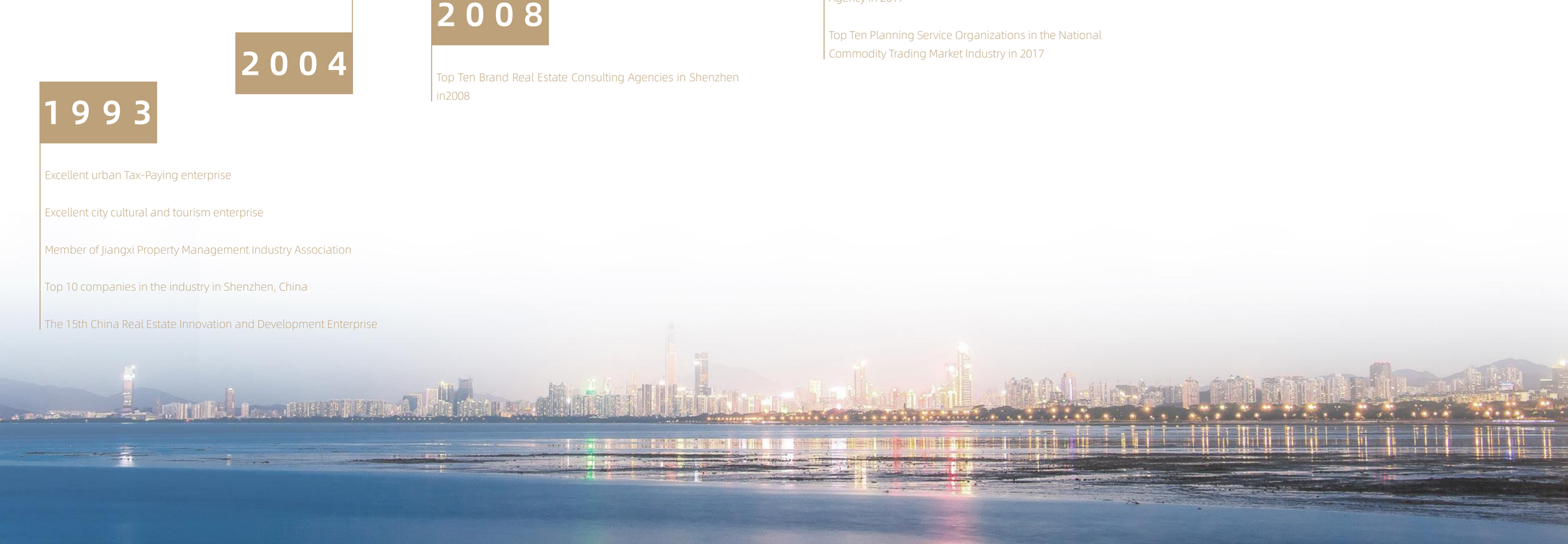
Top 100 Commercial Assets Comprehensive Strength in 2022

2022 Innovation and Development Enterprise

2023

Jiangxi Province Property Service Benchmark in 2023

Establishing presence in Dubai



STAMN

XINWAN GROUP

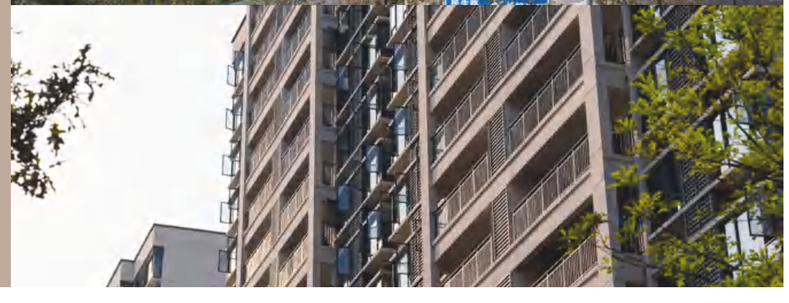
PROJECT EFFECT DISPLAY



SHENZHEN°
RONGYUE
SHIFANG LI

LUSHAN°
XINWAN
YUNYA/YUNZHU





ZHANGSHU ° SANHUANGLI





STAMN

XINWAN GROUP

PROJECT EFFECT DISPLAY



LOTUS°
CAUSEWAY BAY
PLAZA

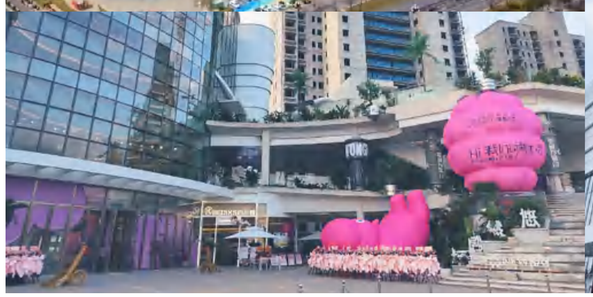
YONGXIU °
CAUSEWAY BAY
PLAZA



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

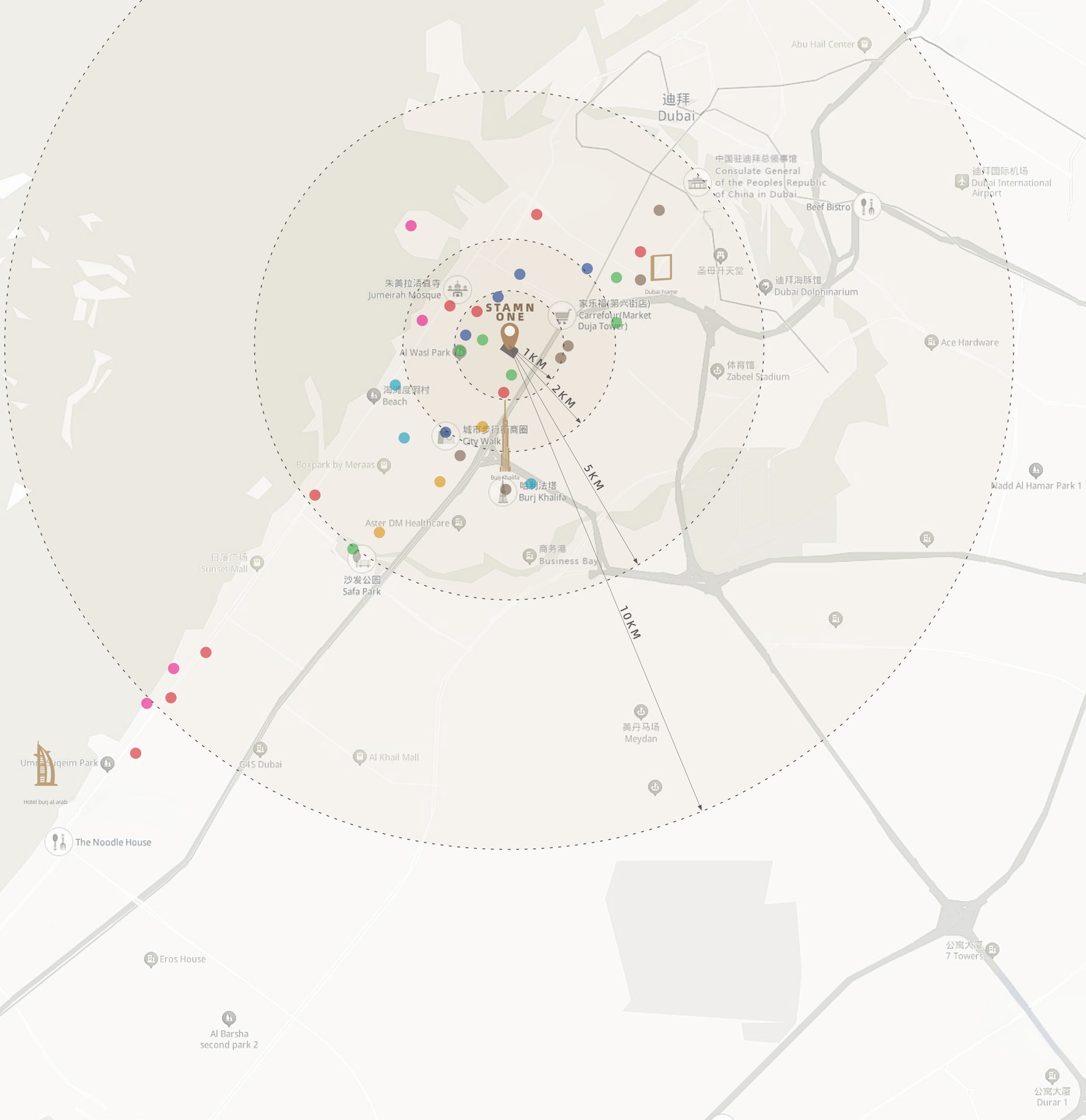
- Dubai Mall
- Mercato Mall
- Galleria Mall

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

INTRODUCING

STAMN ONE

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


STAMIN
STAMIN
STAMIN
One


STAMN
One
STAMN

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



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



OUTDOOR DECK

VERSATILE OUTDOOR SPACE FOR SOCIALIZING AND LEISURE ACTIVITIES

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

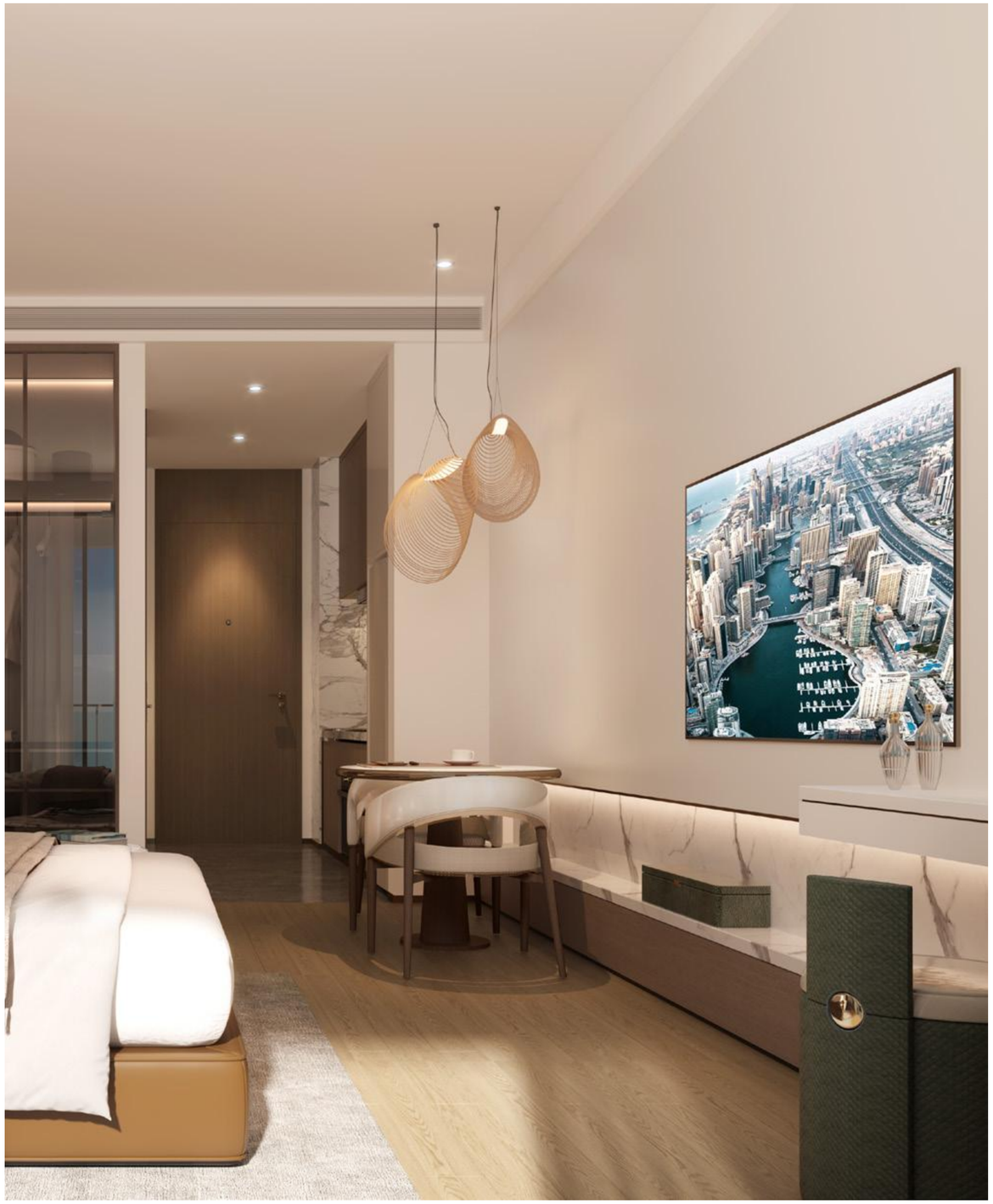
BEDROOM

COMFORTABLE HARBOR, OFFERING RESTFUL NIGHTS AND REJUVENATING MORNINGS

BEDROOM

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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



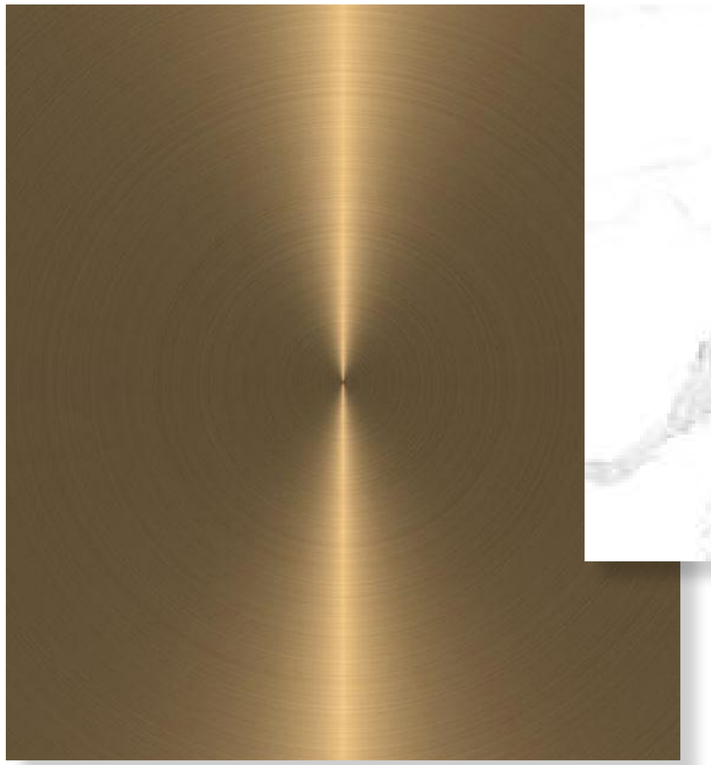


BUILDING FACADE

RICH IN DETAILS AND FULL OF PERSONALITY

INTERNAL MATERIALS





STAINLESS STEEL



ROCK SLABS/STONE MATERIALS

ART PAINT



WOODEN VENEER

Kingfield

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.

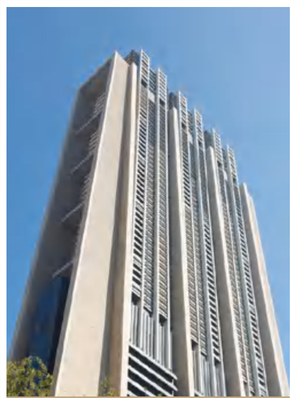
4 INTERNATIONAL MANAGEMENT

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

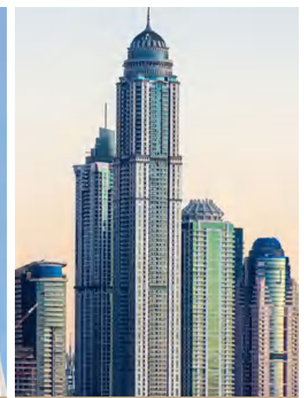
5 SERVE WELL-KNOWN PROPERTIES



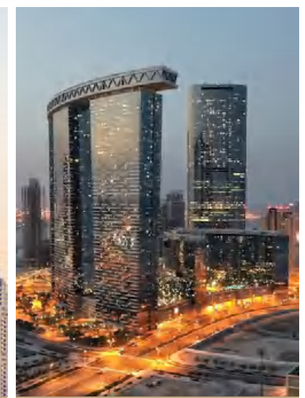
CAYAN TOWER
BY CAYAN



INDEX TOWER
BY UNION PROPERTIES



PRINCESS TOWER
BY TAMEER HOLDINGS



CITY OF LIGHTS
BY Q HOLDINGS

