

新湾集团

XINWAN GROUP

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

源起湾区 30载砥砺前行

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。



新湾集团

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

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

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

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

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

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

新湾集团

XINWAN GROUP

P R O J E C T E F F E C T D I S P L A Y

项 目 效 果 展 示

新湾集团

XINWAN GROUP

PROJECT EFFECT DISPLAY

项目效果展示



新湾集团

XINWAN GROUP

S T A R A N D M O O N R E A L E S T A T E

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
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

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





2024 URBAN DEVELOPMENT AND D33 DEVELOPMENT TRENDS

2 0 2 4 年 城 市 发 展 及 D 3 3 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



2040

规划定调的五大城市中心
FIVE MAJOR URBAN CENTERS WITH PLANNED LAYOUT



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

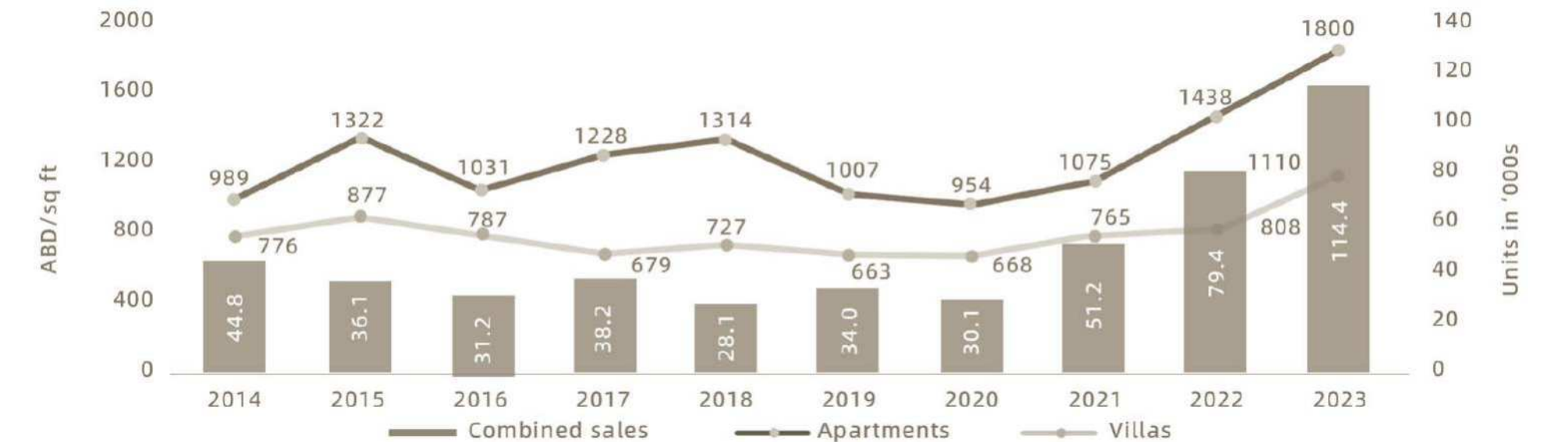




ANNUAL DEVELOPMENT AND POPULATION DATA OF DUBAI REAL ESTATE OVER THE PAST 10 YEARS

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.

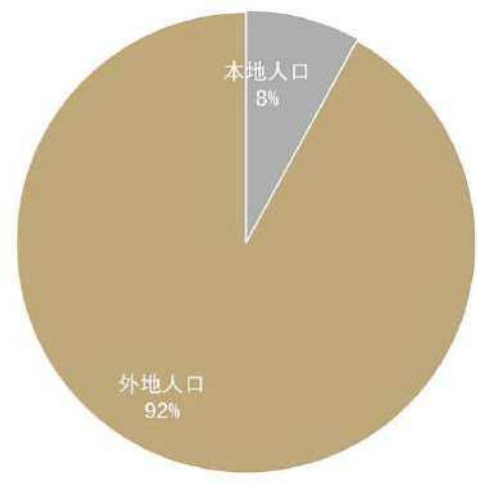
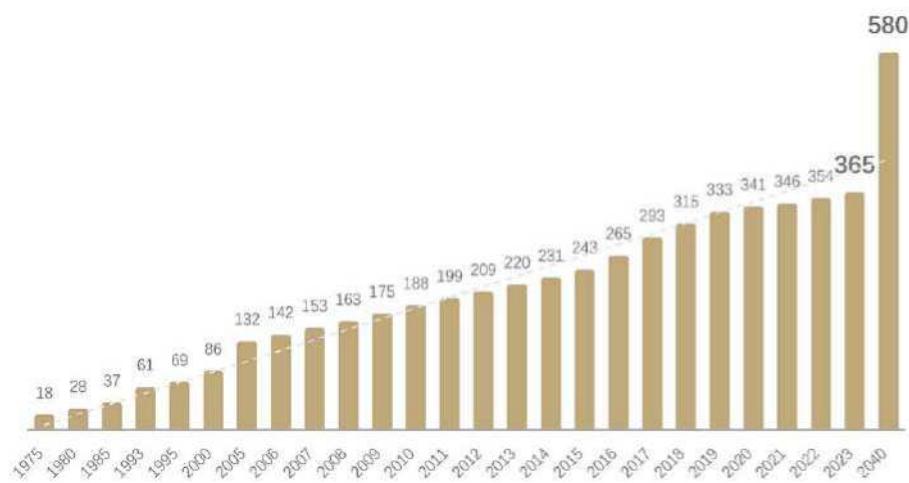
FROM 2015 TO 2019, DUE TO OVERSUPPLY IN THE REAL ESTATE MARKET AND AN INVERTED SUPPLY-DEMAND RELATIONSHIP, A LARGE NUMBER OF PROJECTS WERE BACKLOGGED, LEADING TO A DECLINE IN THE REAL ESTATE MARKET. BY THE END OF 2020, THE AVERAGE PRICE PER SQUARE FOOT HAD DROPPED BELOW 900 DIRHAMS, RESULTING IN A LOSS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

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

BURJ KHALIFA
DUBAI MALL

COCA-COLA ARENA

CITY WALK

SZR

EMIRATES TOWER
METRO STATION

MUSEUM OF
THE FUTURE

CENTER

STAM
ONE



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



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



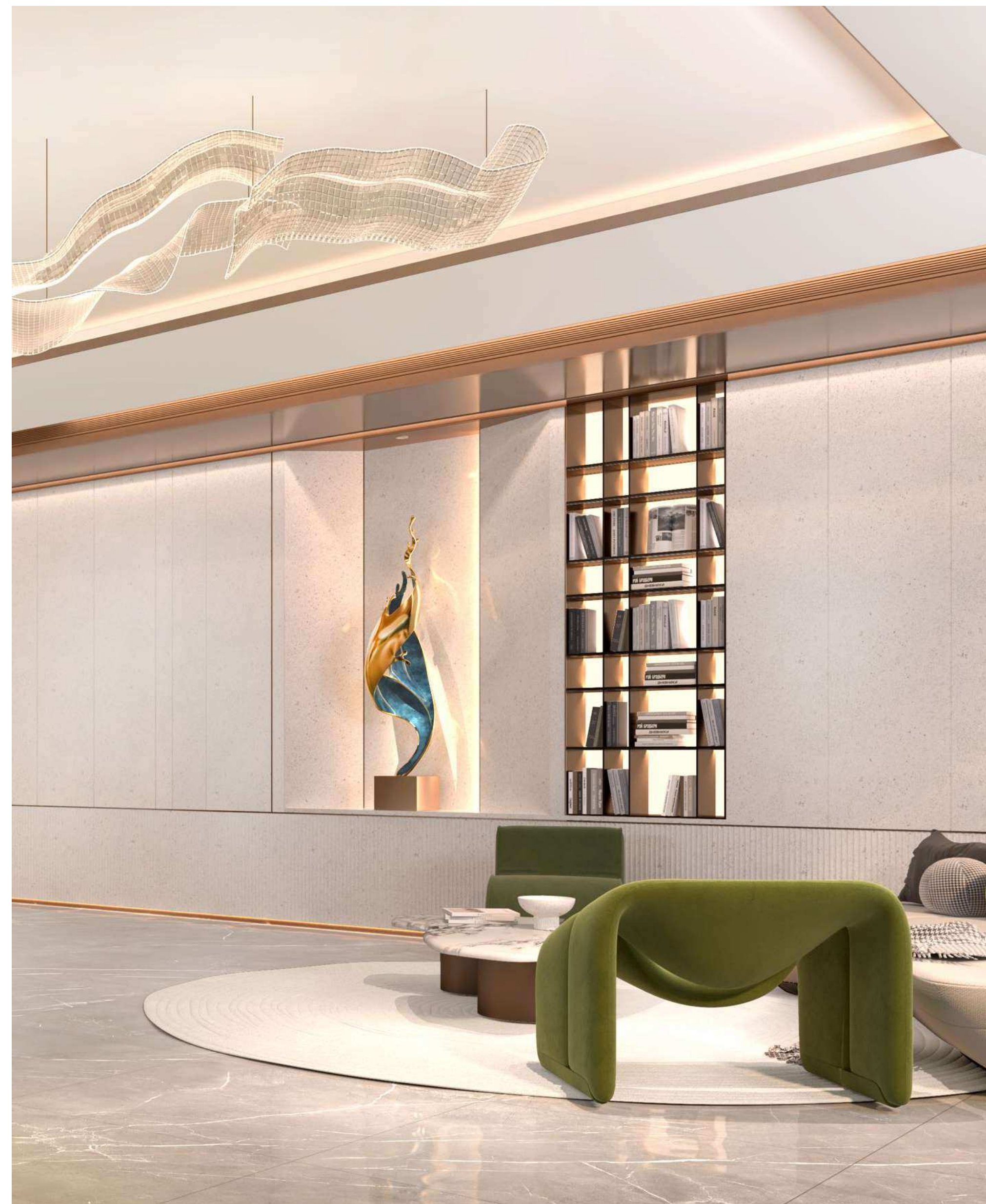






LOBBY

ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS

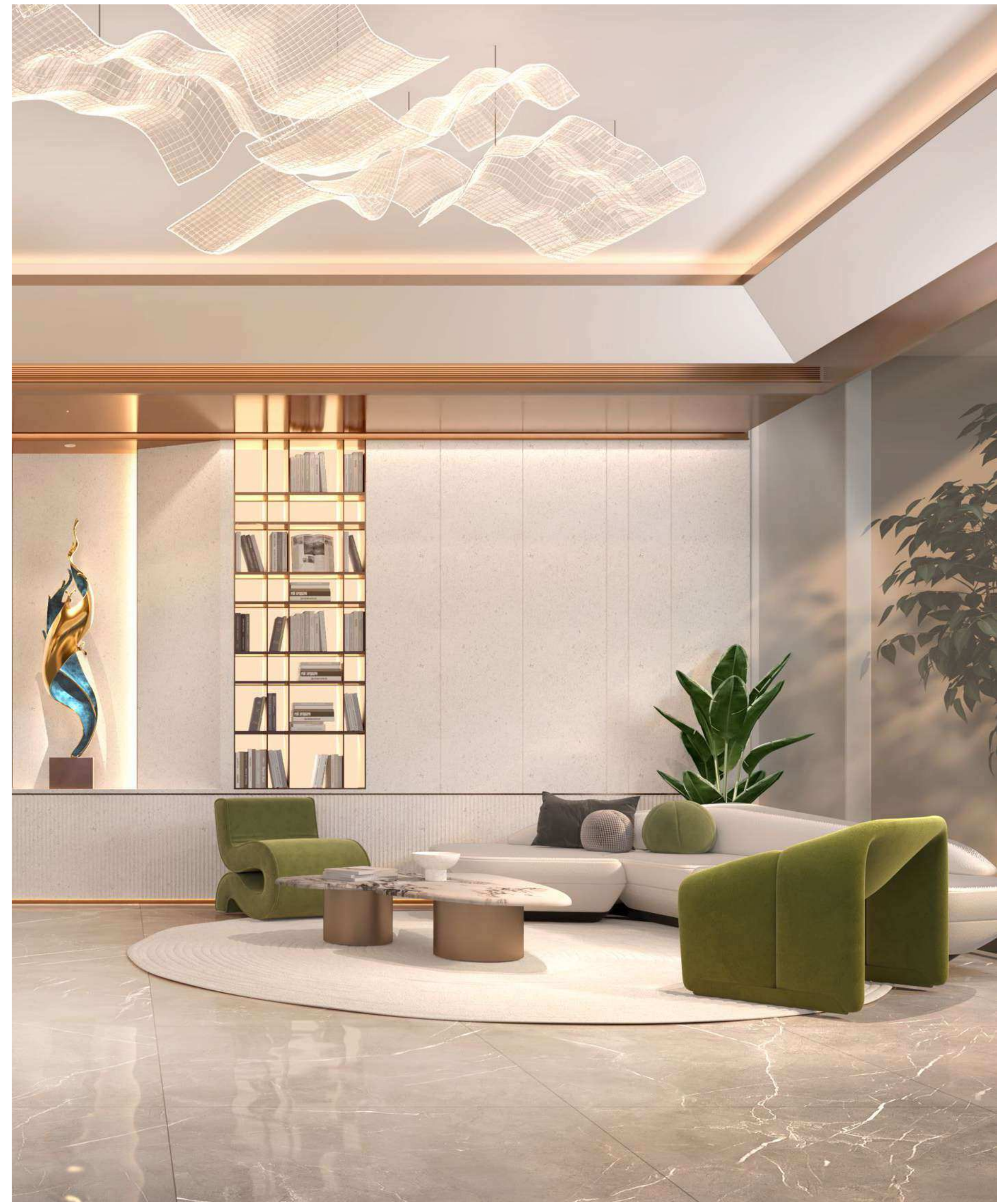


LOBBY

ELEGANT ENTRANCE SPACE WELCOMING RESIDENTS AND GUESTS

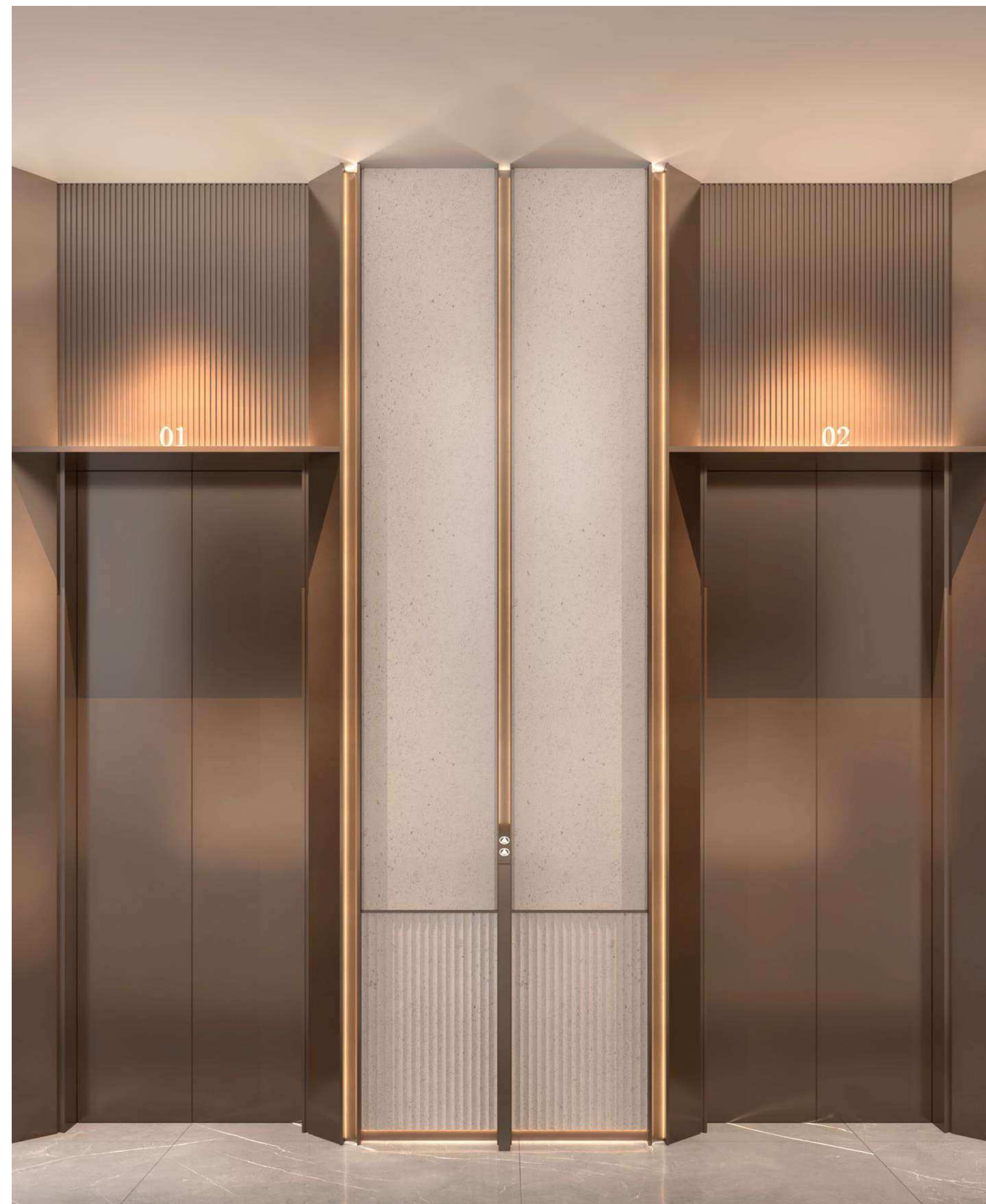
STAMN ONE

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



← 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



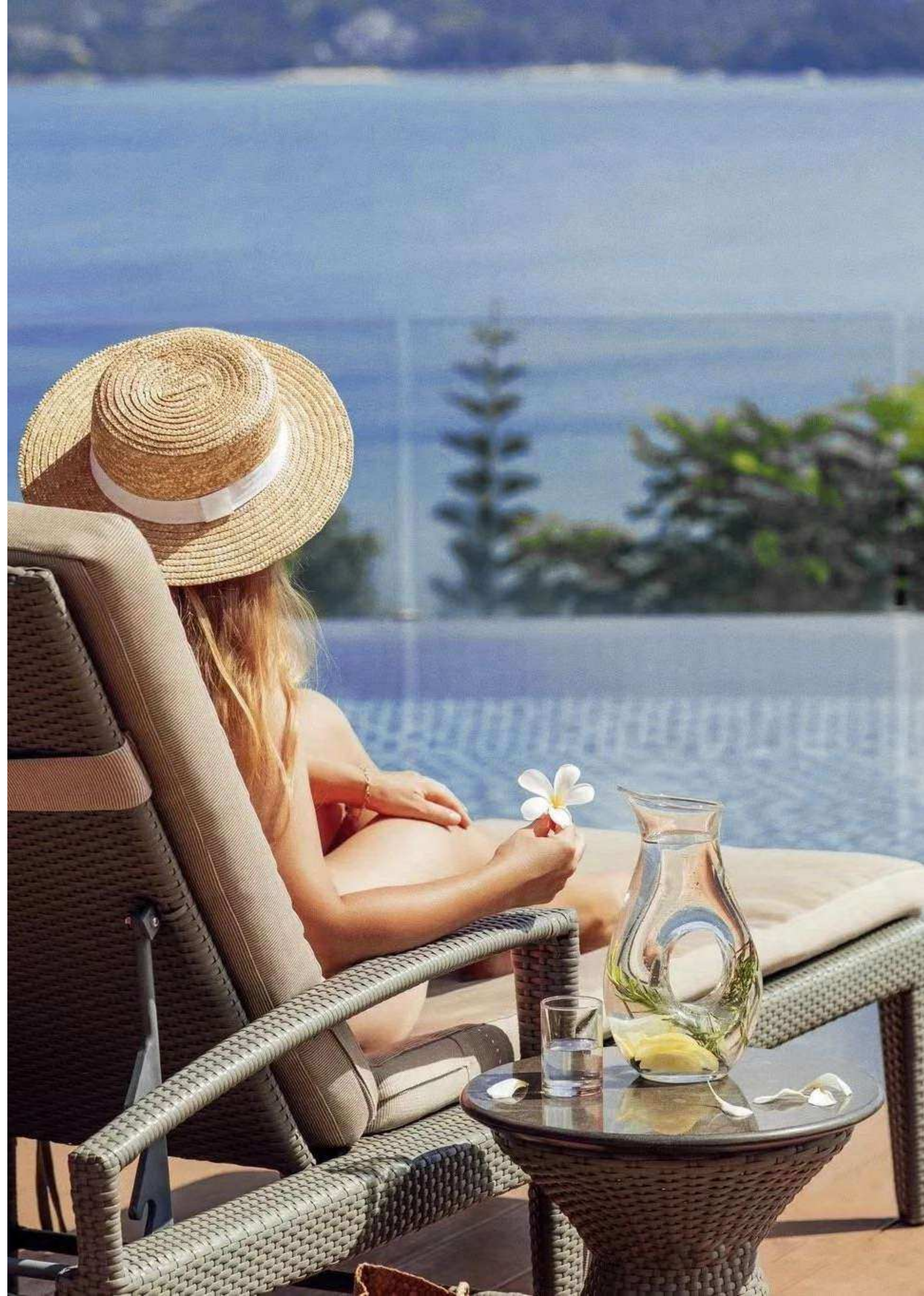
OUTDOOR BALCONY

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

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

STAMN ONE

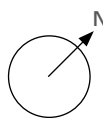
PROVIDES YOU WITH A COZY AND TRANQUIL HOME



STUDIO
TYPE A01



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



04 05
03 06

02 07
08
09

11 10



CITY WALK



Burj Khalifa

DIFC

Museum of the Future



Dubai Frame

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

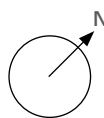
3rd,5th,7thFloor:

301 501 701

STUDIO
TYPE A02



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



04 05
03 06

07
08
09

11 10



CITY WALK



Burj Khalifa

DIFC

Museum of the Future



Dubai Frame

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

3rd,5th,7thFloor:

302 502 702

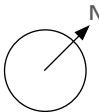
STUDIO
TYPE A03



STUDIO
TYPE A04



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



04 05
06

02 07
01 08

09



Burj Khalifa

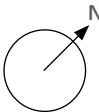
DIFC

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

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:



03 05
06

02 07
01 08

09



Burj Khalifa

DIFC

Museum of the Future

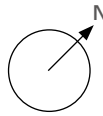
APARTMENT AREA:	359.73 Sq. Ft	33.42 Sq. M
BALCONY AREA:	116.68 Sq. Ft	10.84 Sq. M
TOTAL AREA:	476.41 Sq. Ft	44.26 Sq. M

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:



04
03

02
01

07
08

09

11 10



CITY WALK



Burj Khalifa

DIFC

Museum of the Future



Dubai Frame

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

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



1 BED ROOM

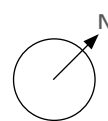
TYPE B07-08



STAMN ONE
PROVIDES YOU WITH A COZY AND TRANQUIL HOME



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



04 05
03 06

02
01

11 10



CITY WALK



Burj Khalifa



Dubai Frame

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

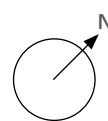
1 st Floor:		2 nd ,4 th ,6 th Floor:			3 rd ,5 th ,7 th Floor:		
107	108	207	407	607	307	507	707
		208	408	608	308	508	708

1 BED ROOM

TYPE B09



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



- 04 05
- 03 06
- 02 07
- 01 08



CITY WALK



Burj Khalifa



Dubai Frame

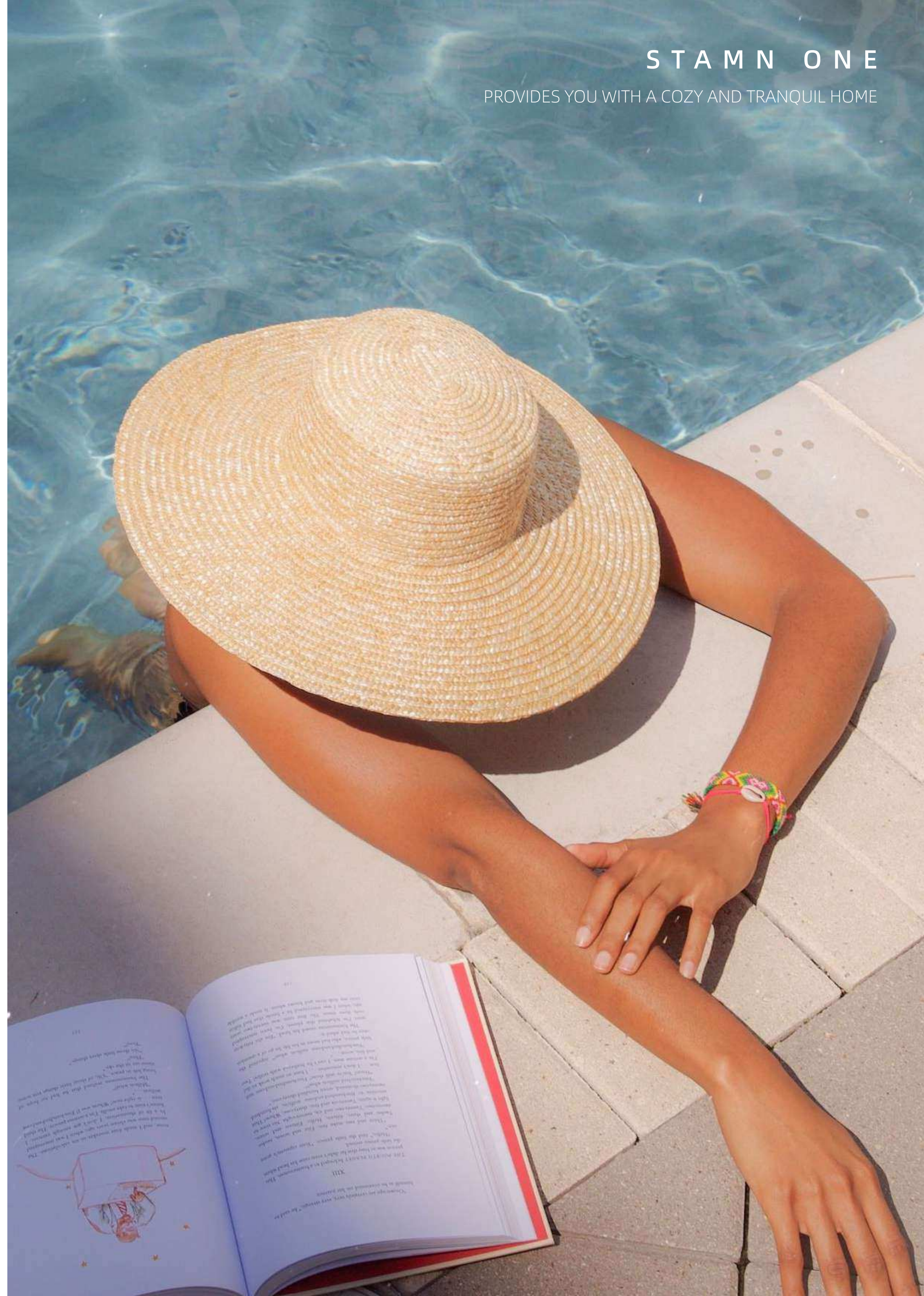
- 11 10

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

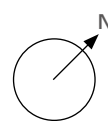


1 BED ROOM

TYPE B10



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



- 04
- 05
- 03
- 06
- 02
- 07
- 01
- 08



Dubai Frame



CITY WALK



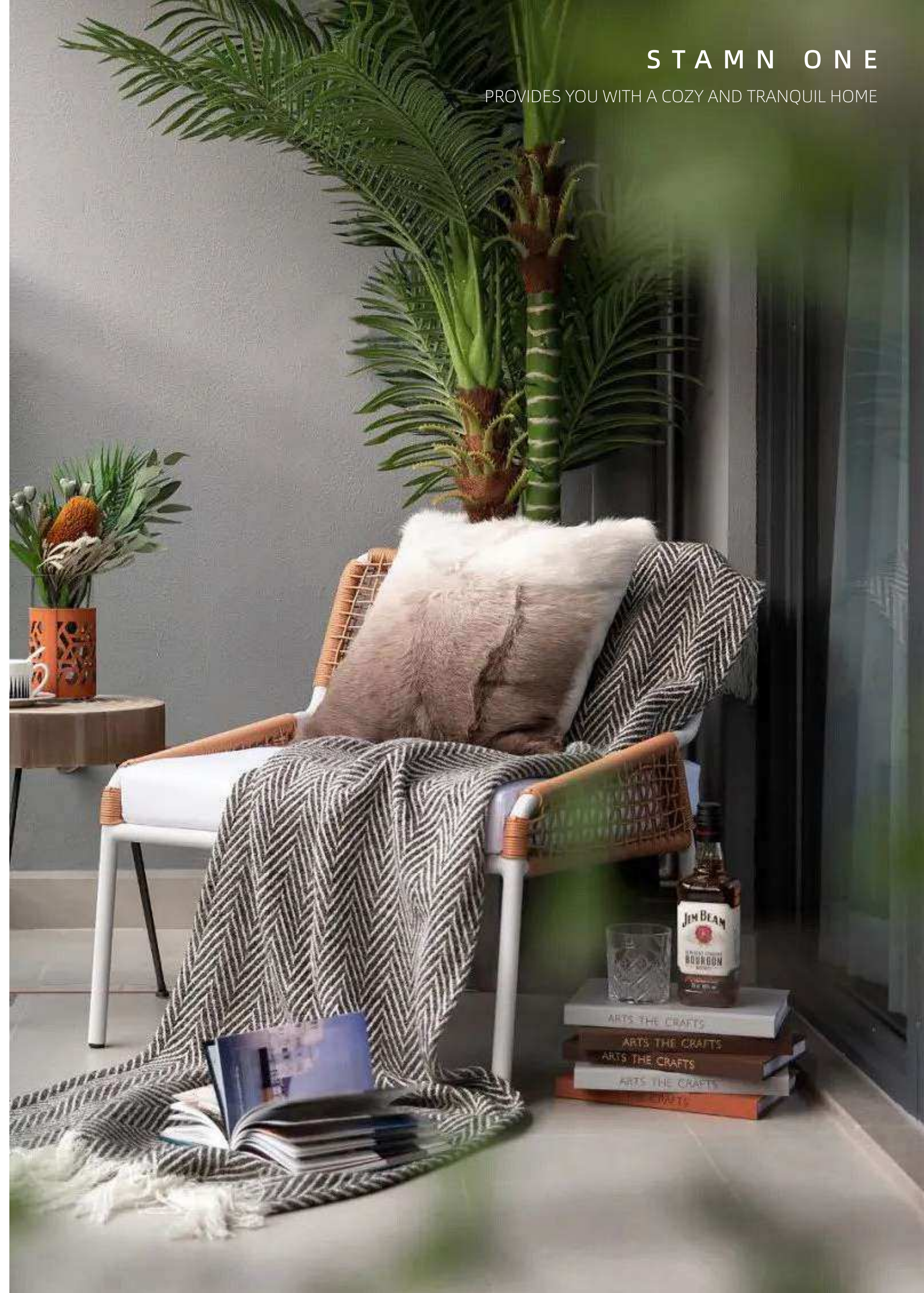
Burj Khalifa

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

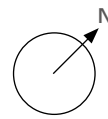


STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME



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



04 05
03 06

02 07
01 08

09

10

DIFC

Museum of the Future



CITY WALK



Burj Khalifa



Dubai Frame

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

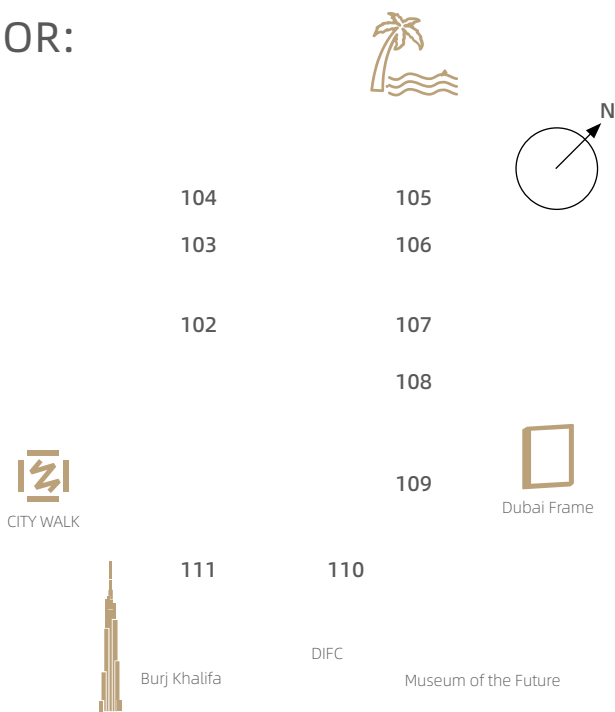
STAMN ONE
PROVIDES YOU WITH A COZY AND TRANQUIL HOME



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



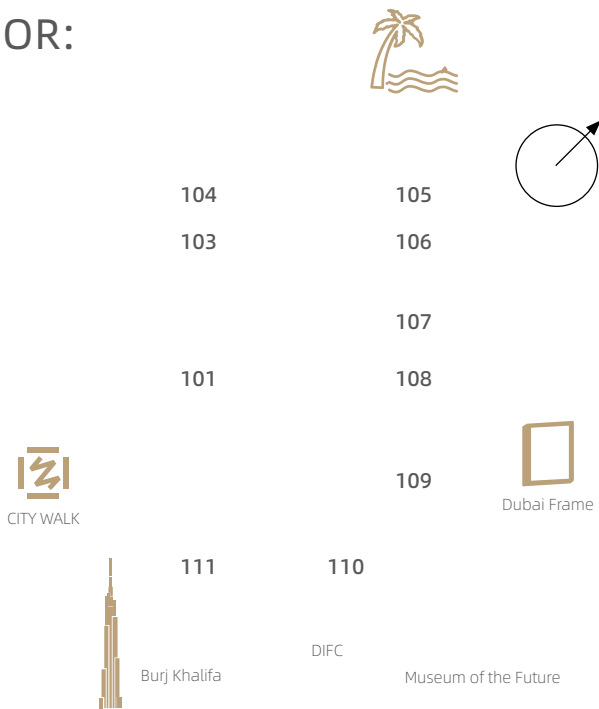
OUTDOOR DECK

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

STAMN ONE

PROVIDES YOU WITH A COZY AND TRANQUIL HOME

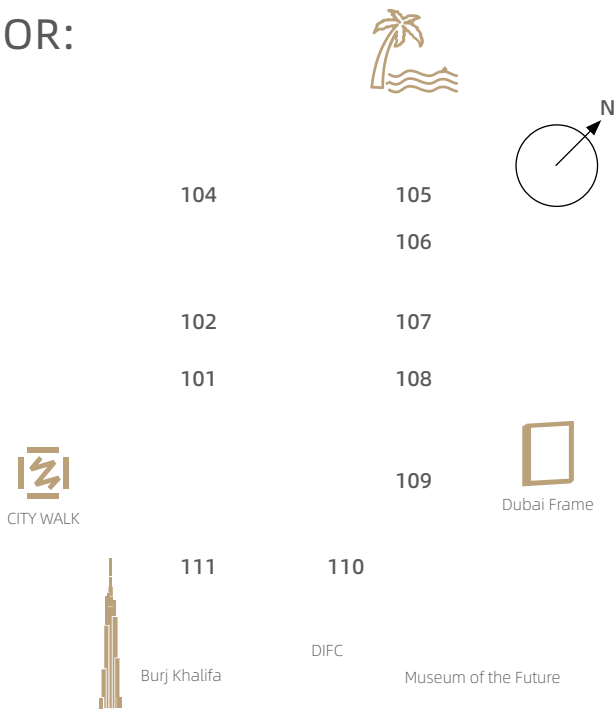


STUDIO

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:

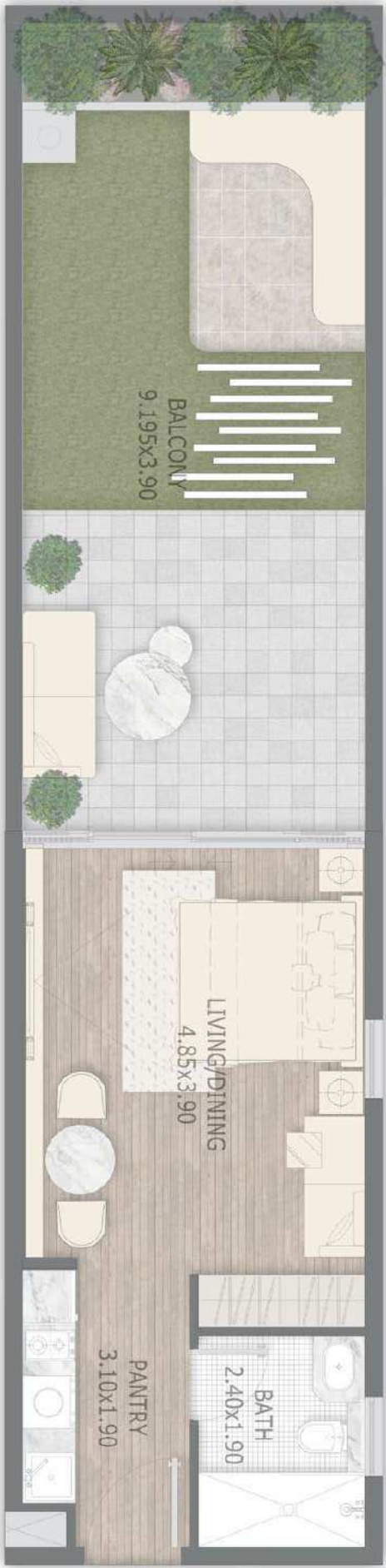
103



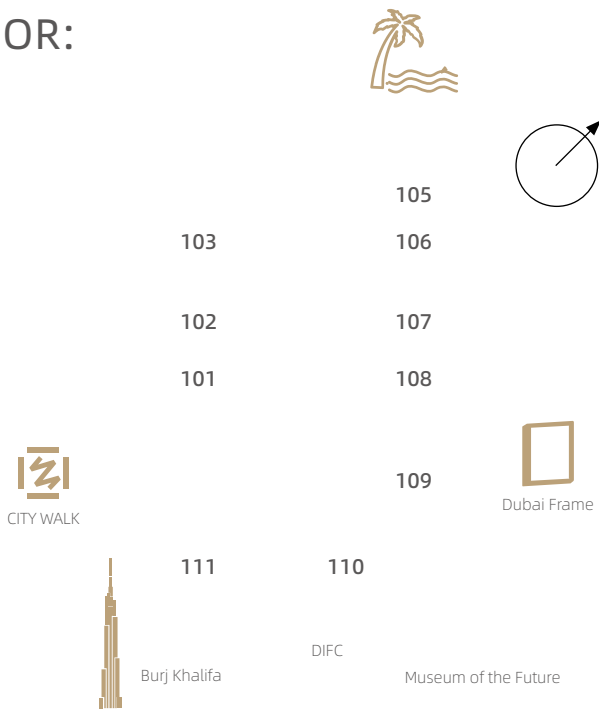
OUTDOOR DECK

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:

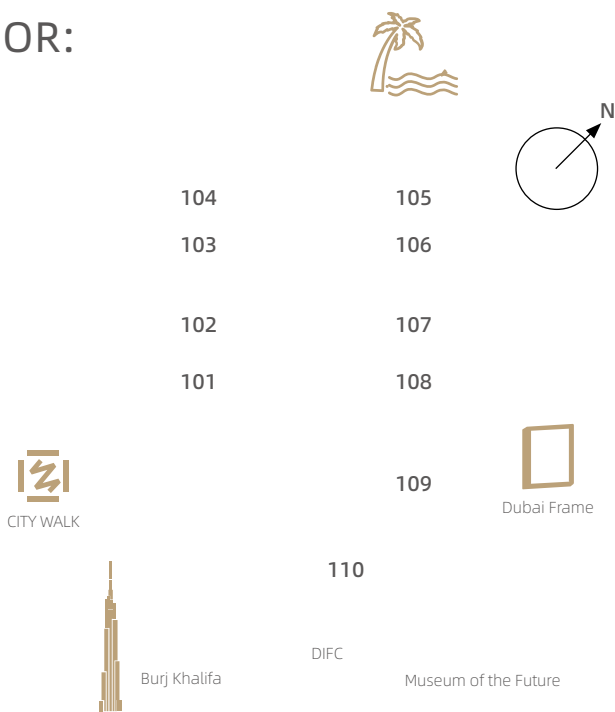
104

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

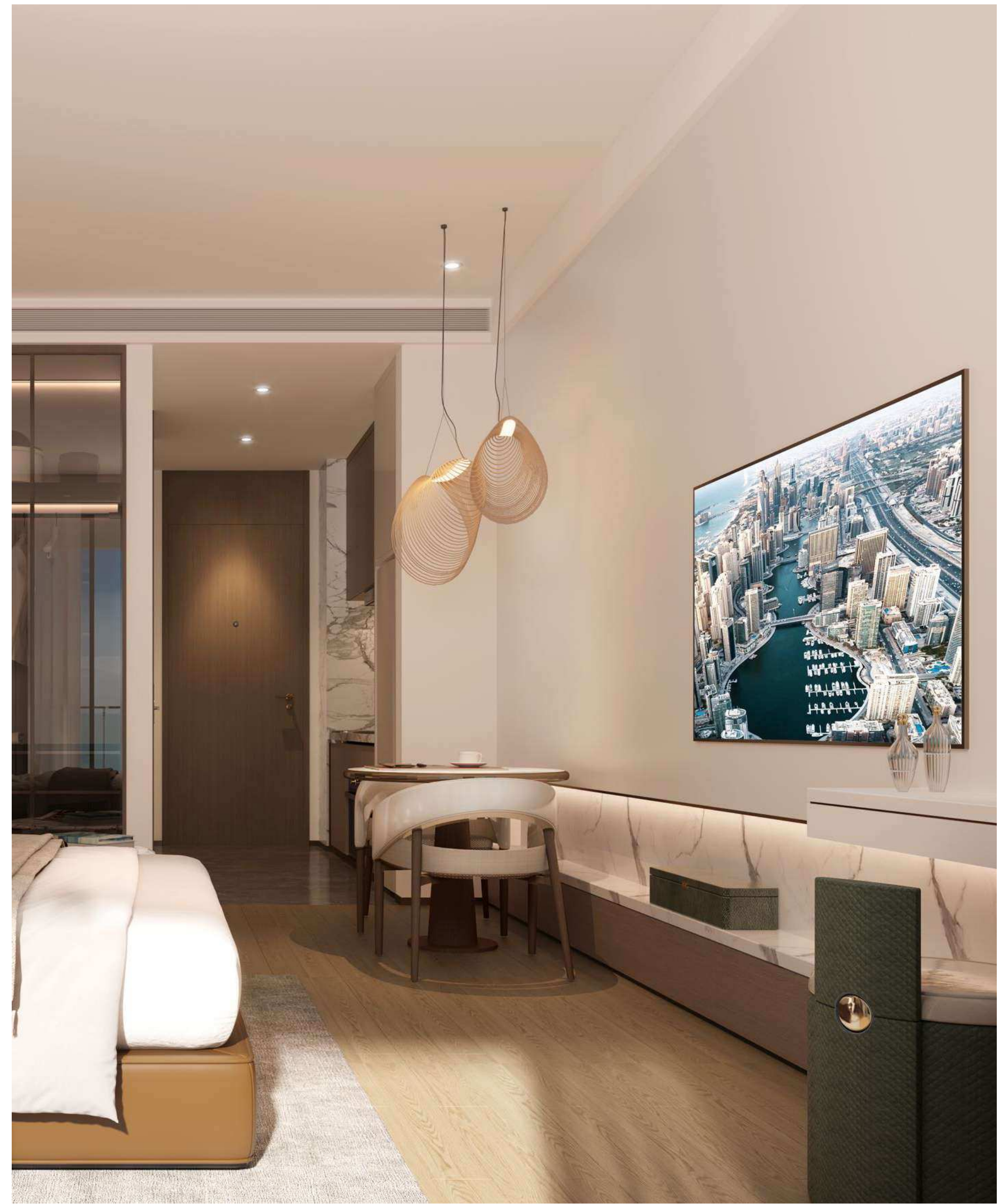
PROVIDES YOU WITH A COZY AND TRANQUIL HOME





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

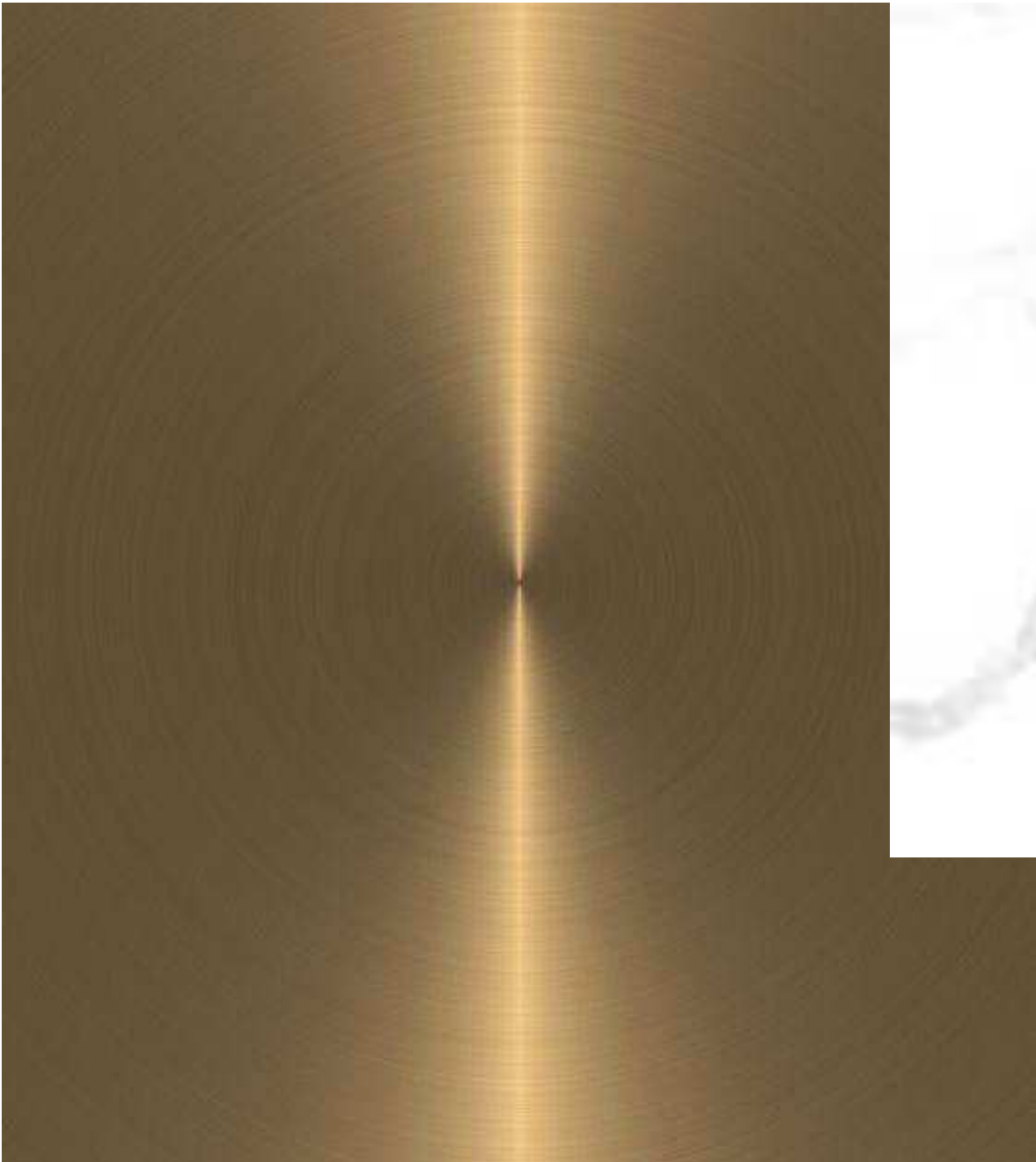
DESIGNED FOR INDULGENT SELF-CARE AND REVITALIZATION



BUILDING FACADE

RICH IN DETAILS AND FULL OF PERSONALITY

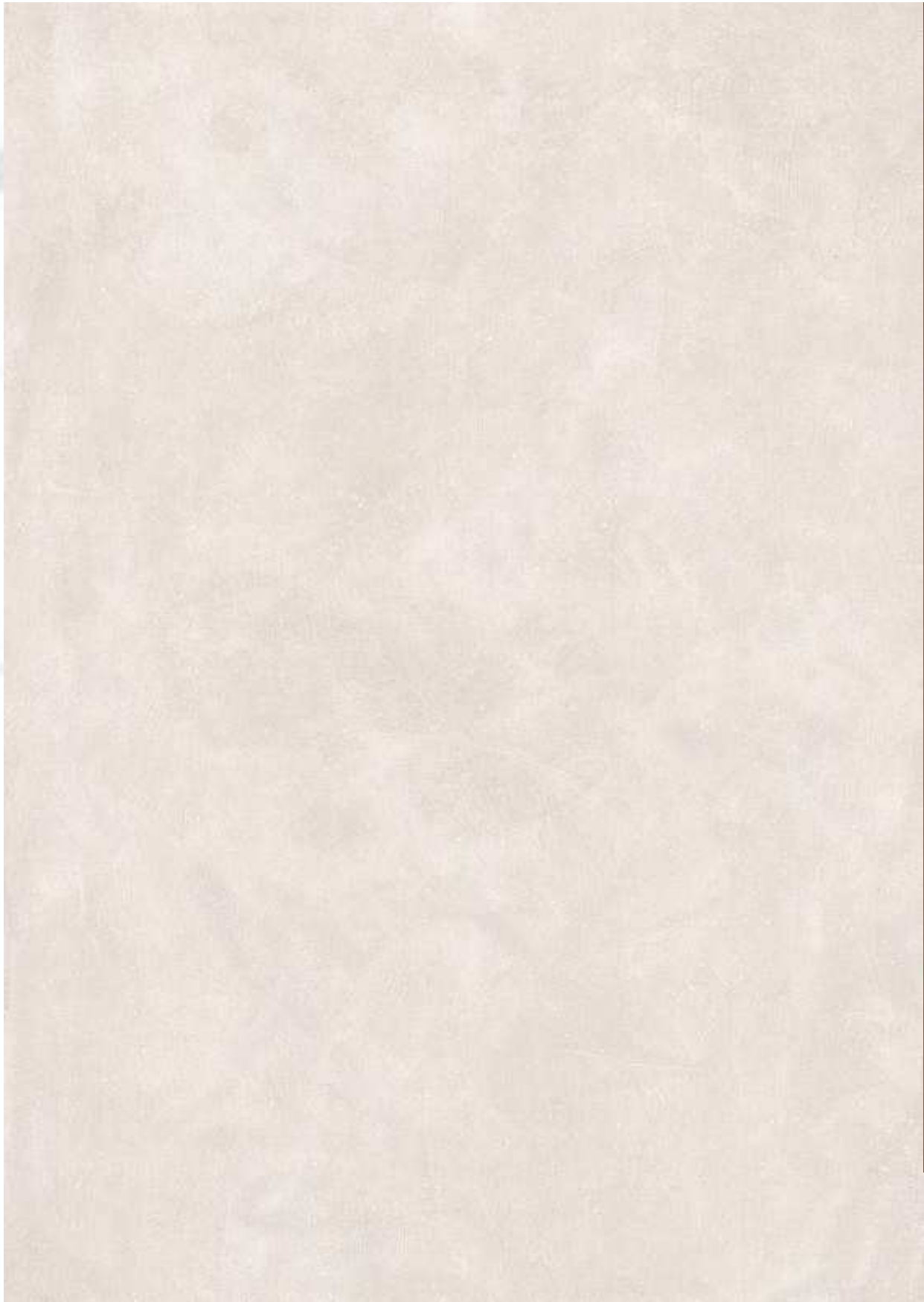
INTERNAL MATERIALS



STAINLESS STEEL
不锈钢



ROCK SLABS/STONE MATERIALS
岩板 / 石材



ART PAINT
艺术漆



WOODEN VENEER
木饰面

GROUP COOPERATIVE BRAND -
BUILDING MATERIALS MERCHANT

INTENDED BRAND MERCHANTS



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.

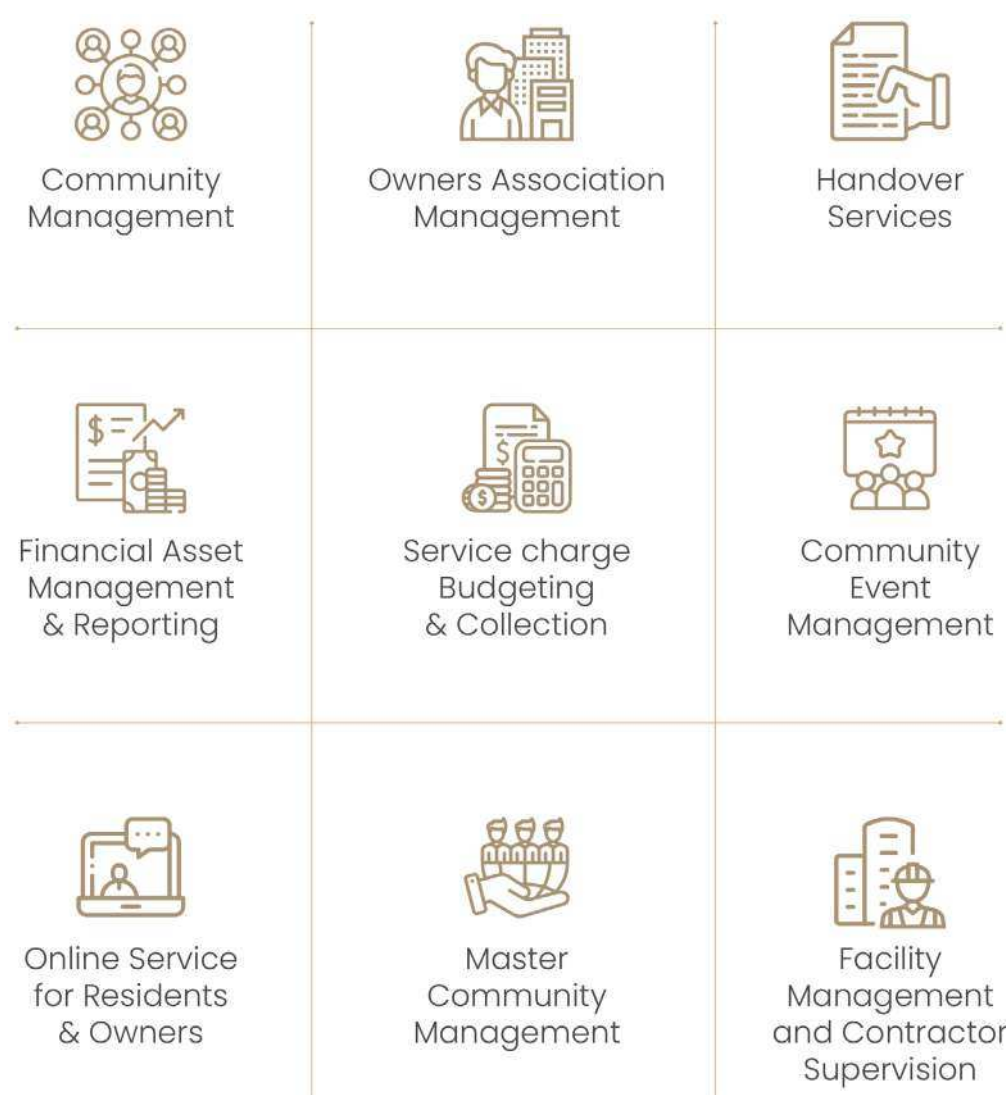
One of the first companies to qualify and obtain its OA Management License and Certification from RERA, Kingfield has established itself as a leader in its field and has managed some of the most prominent developments in Dubai. These collectively include approximately 35,000 residential, retail and commercial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



THE SERVICES



THE PARTNERS



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

THE PROJECTS

