
STAX

PROJECT USPS

- Competitive pre-launch ticket price.
- 6 yrs payment plan with 3 yrs post handover.
- Forward thinking architectural design.
- Modern and efficient interior design and layouts.
- A variety of lifestyle and wellness amenities.
- Surrounded by parks.
- Central location in JVC with immediate access to Al Khail Rd.













PASHA1
DEVELOPERS

Pasha1 Developers, part of a family with a global legacy in industries like commodity trading and steel manufacturing, is now bringing its expertise to Dubai's real estate market.

Known internationally as PJS Global, they're committed to excellence, trust and quality.

Its debut project, Stax by Pasha1 in JVC combines architectural elegance with functional luxury, offering spacious designs and world-class amenities.

PJS GLOBAL IN NUMBERS

1985 Established	40 Years of Industry Experience	9 Countries
14 Offices Worldwide	5,000+ Employees	AED 3 BN Annual Turnover

PJS
Known for Quality



DUBAI OFFICE

Headquartered in the iconic Opus Tower in Business Bay.

Home to a show apartment, 3D model, coffee bar and sales office, perfect for client viewings and broker briefings.

Office no. C701, the Opus by Omniyat, Business Bay.

YOUR HOME IN JUMEIRAH VILLAGE CIRCLE

① Summer Park JVC	**1 mins**
② Five Hotel JVC	**2 mins**
③ Modern Vet JVC	**3 mins**
④ Erudio Early Childhood Center	**3 mins**
⑤ Al Khail Road	**4 mins**
⑥ Circle Mall	**6 mins**
⑦ JSS International School	**6 mins**

PROXIMITY TO OTHER LANDMARKS

• Sports City	**7 mins**
• Motor City	**10 mins**
• Dubai Hills Estate	**12 mins**
• Dubai Butterfly Garden	**14 mins**
• JVT	**14 mins**
• Emirates Living	**14 mins**
• Dubai Marina	**15 mins**
• Mall of the Emirates	**15 mins**
• Bluewaters Island	**15 mins**
• Global Village	**18 mins**
• IMG Worlds of Adventure	**19 mins**
• Palm Jumeirah	**20 mins**
• Dubai Mall	**20 mins**
• Downtown Dubai	**20 mins**
• Dubailand	**22 mins**
• City Walk	**24 mins**
• Jumeirah Beach	**25 mins**
• Dubai International Airport (DXB)	**30 mins**
• Al Maktoum International Airport (DWC)	**30 mins**

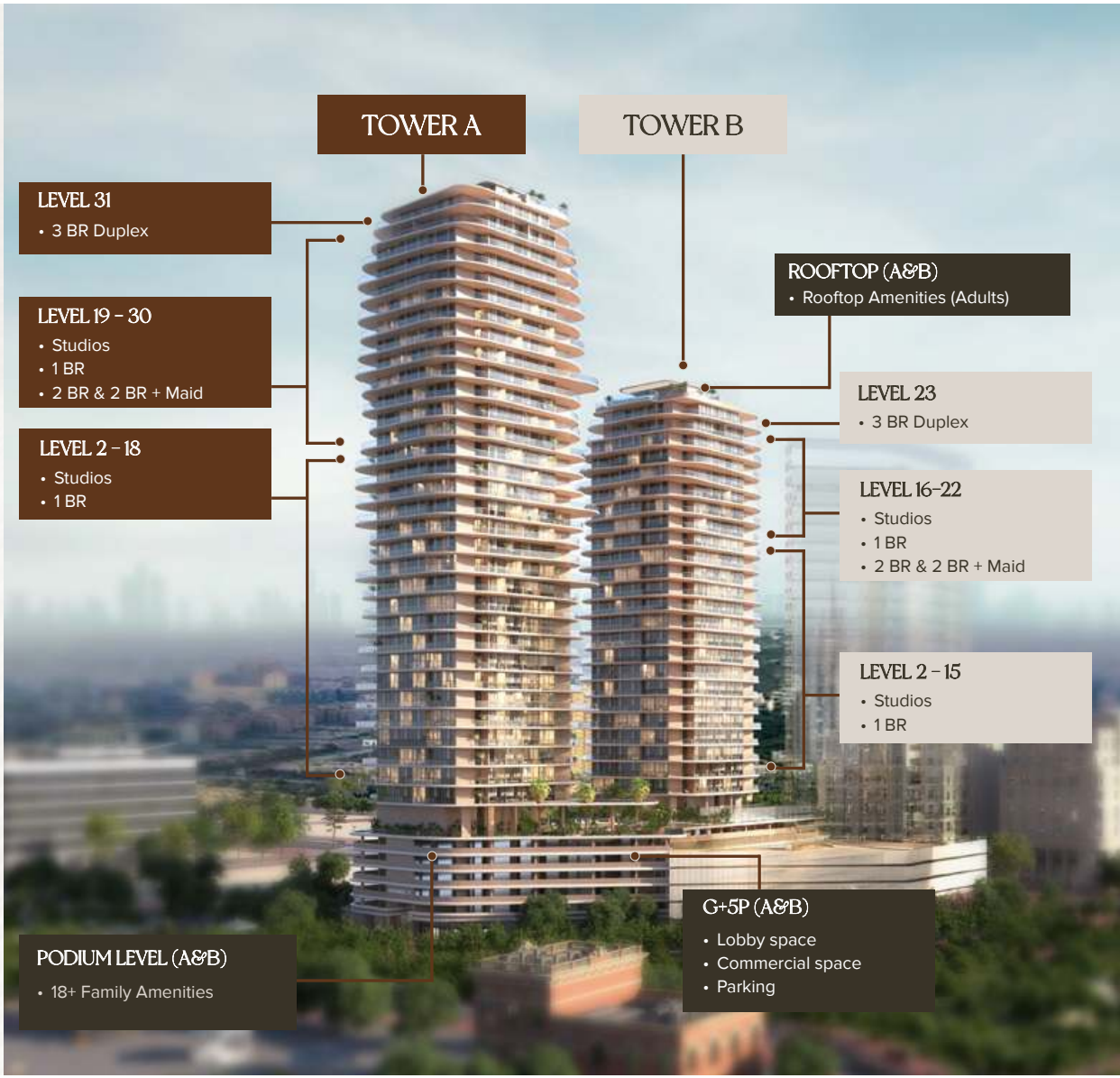



TOWER A
TOWER B


TOWER A
TOWER B

TOWER CONFIGURATION

TOWER A	TOWER B
G + 5P + 32F + R	G + 5P + 24F + R



UNIT SIZES

Unit Mix Tower A			
Unit Type	Qty	Min Area	Max Area
Studio	80	384	421
1 BR	170	653	824
2 BR	48	1,035	1,524
3 BR Duplex	4	3,251	3,367

Unit Mix Tower B			
Unit Type	Qty	Min Area	Max Area
Studio	63	384	421
1 BR	131	653	824
2 BR	28	1,035	1,524
3 BR Duplex	4	3,271	3,375









URBAN WELLNESS

- FAMILY & KIDS FACILITIES
- WELLNESS & ENTERTAINMENT
- POOLSIDE FACILITIES
- SPORT & FITNESS
- SPECIALTY AMENITIES










QUALITY
SPECIFICATIONS

LIVING ROOM

- **Flooring:** Travertine marble looking porcelain tiles or equivalent.

KITCHENS

- **Flooring:** Travertine marble looking porcelain tiles or equivalent.
- **Countertop:** Travertine marble looking porcelain slab or equivalent.
- **Cabinetry:** Walnut wood looking laminate cabinets and tinted glass accent shutters.
- **Appliances:** Siemens built-in appliances or equivalent.

BATHROOMS

- **Wall Finish & Flooring:** Travertine marble looking ceramic tiles or equivalent.
- **Vanity Countertop:** Travertine marble looking porcelain slab or equivalent.
- **Cabinetry:** Wood looking laminated cabinets.

BEDROOMS

- **Flooring:** Wood-looking porcelain tiles or equivalent.
- **Wardrobes:** PU-painted laminated shutters.



TWO BED



ONE BED


ISLAND

STARTING PRICES*

Studios from
AED 663 K

1 beds from
AED 903 K

2 beds from
AED 1.47 MN

2 beds + maid's room from
AED 1.85 MN

3 bed duplexes from
AED 3.85MN

Furniture packages are also available from AED 35K.

*Starting price are based on standard 40/60 payment plan.



COMMERCIAL TERMS

COMPLETION DATE

AUGUST 2028

PAYMENT PLAN

10%
On Booking +
4% DLD Fees

30%
During
Construction

30%
On
Completion

30%
Post Handover
Payment Plan (3 Yrs)



PAYMENT PLAN

Installment	Percentage	Payment Details
Down Payment + 4% DLD	10%	On Booking + 4% DLD
1st Instalment	10%	1 Month from Booking Date
2nd Instalment	5%	6 Months from Booking Date
3rd Instalment	5%	10 Months from Booking Date
4th Instalment	5%	14 Months from Booking Date
5th Instalment	5%	18 Months From Booking Date
6th Instalment - On Completion	30%	On Completion - August 2028
7th Instalment - Post Handover	5%	6 Months - Post Handover
8th Instalment - Post Handover	5%	12 Months - Post Handover
9th Instalment - Post Handover	5%	18 Months - Post Handover
10th Instalment - Post Handover	5%	24 Months - Post Handover
11th Instalment - Post Handover	5%	30 Months - Post Handover
12th Instalment - Post Handover	5%	36 Months - Post Handover




STAX
Developed by
PASHA1
DEVELOPERS
Powered by
DRIVEN
Forbes
GLOBAL PROPERTIES