



**FAUCHON**

RÉSIDENCES

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BY PRESTIGE ONE

JUMEIRAH GARDEN CITY



A Heritage Lived

A woman with long brown hair, wearing a long, flowing, off-the-shoulder red gown with ruffled details, stands in front of the entrance to Fauchon L'Hôtel. The building has a classic facade with a dark canopy over the entrance and a sign that reads "FAUCHON L'HÔTEL" in white letters on a dark background. The entrance is framed by pinkish marble columns. A small black sign with the Fauchon logo is visible on the left column.

FAUCHON L'HÔTEL

## A Tradition of Living, by **FAUCHON**

Inspired by the Parisian way of living, FAUCHON Residences presents a more deliberate approach to Dubai, where everything is considered and nothing feels excessive. A structured expression of living, where materials and layouts align seamlessly.

**FAUCHON**  
PARIS

THE EXPERT  
IN CONTEMPORARY  
**FRENCH GASTRONOMY**



A Parisian-inspired  
distinct approach to architecture



**FAUCHON**  
PARIS

**1886**

First Paris store opens at Place de la Madeleine, offering premium produce and gourmet selections



**1890**

Auguste FAUCHON completes the offer of his shop with a wine cellar



**1923**

Extension of the store at 28, Place de la Madeleine



**1898**

Opening of the "Grand Salon" tea room



**1895**

And with a bakery and pastry shop

**AF/**

**1952**

FAUCHON partners with Air France to import rare and exotic products to Paris



**1972**

Launch of the FAUCHON grocery and tea range in Japan



**FAUCHON**  
L'HÔTEL  
PARIS

**2018**

Opening of the first Hotel FAUCHON and its Grand Café Fauchon Place de la Madeleine



2022

Opening of a FAUCHON gastronomy school in Rouen which will welcome nearly 800 French and foreign students

2021

Opening of a second hotel, in Kyoto, Japan

FAUCHON  
L'HÔTEL  
JEDDAH

2025

Announced FAUCHON L'hôtel Jeddah

FAUCHON  
RÉSIDENCES  
BY PRESTIGE ONE

2026

FAUCHON Hospitality and Prestige One Developments collaborated and announced branded residences in Dubai.

## A Parisian Icon in Dubai

FAUCHON brought Parisian Cafés elegance to Fashion Avenue Dubai

### Prime Fashion Avenue Location

Positioned in the most prestigious zone of The Dubai Mall, surrounded by world-leading luxury brands.

### VVIP Destination

A preferred stop for elite guests seeking refined Parisian café culture and gourmet experiences.

### High-Net-Worth Brand Association

Strengthened FAUCHON'S alignment with luxury labels and affluent clientele in the region.



WHY  
PRESTIGE ONE  
DEVELOPMENTS

*The* HEART OF  
OF EVERY LOCATION

**CREATING PREMIUM LIVING EXPERIENCES ACROSS DUBAI**

Prestige One Developments creates thoughtfully designed residences in some of Dubai's most sought-after locations. Every project reflects a commitment to quality, refined design, and long-term value. With a growing portfolio across the city, we continue to shape living environments that combine comfort, elegance, and everyday convenience.

# 13+

## Prime Locations

A growing collection of residential developments located in key destinations across Dubai.

# 20+

## Ongoing Projects

Thoughtfully planned communities designed to deliver quality living and strong investment value.

# 4000+

## Happy Clients

A trusted developer chosen by homeowners and investors from around the world.



## Curated Property Portfolio

A range of apartments, penthouses, and retail and office spaces for different lifestyles and investment needs.

UPTO  

# 45%

## Premium Yield Potential

Demonstrated by the success of our existing investors. Consistent performance across projects reflects strong market confidence.



## Flexible Payment Plans

Structured plans that support both homeowners and investors.



## Mortgage Support Services

Access to trusted mortgage partners offering tailored financing solutions for homeowners and investors.

# 100%

## Completed Project Occupancy

A strong track record of delivering projects with commitment and attention to detail.



## Dedicated Customer Care

Dedicated support from purchase to handover, ensuring a smooth ownership experience.



## Luxury Lifestyle Experience

Elevated living through refined design, premium amenities, and curated everyday experiences.



## Hotel- & Private Club Inspired Amenities

A curated selection of lifestyle amenities designed to elevate everyday living.



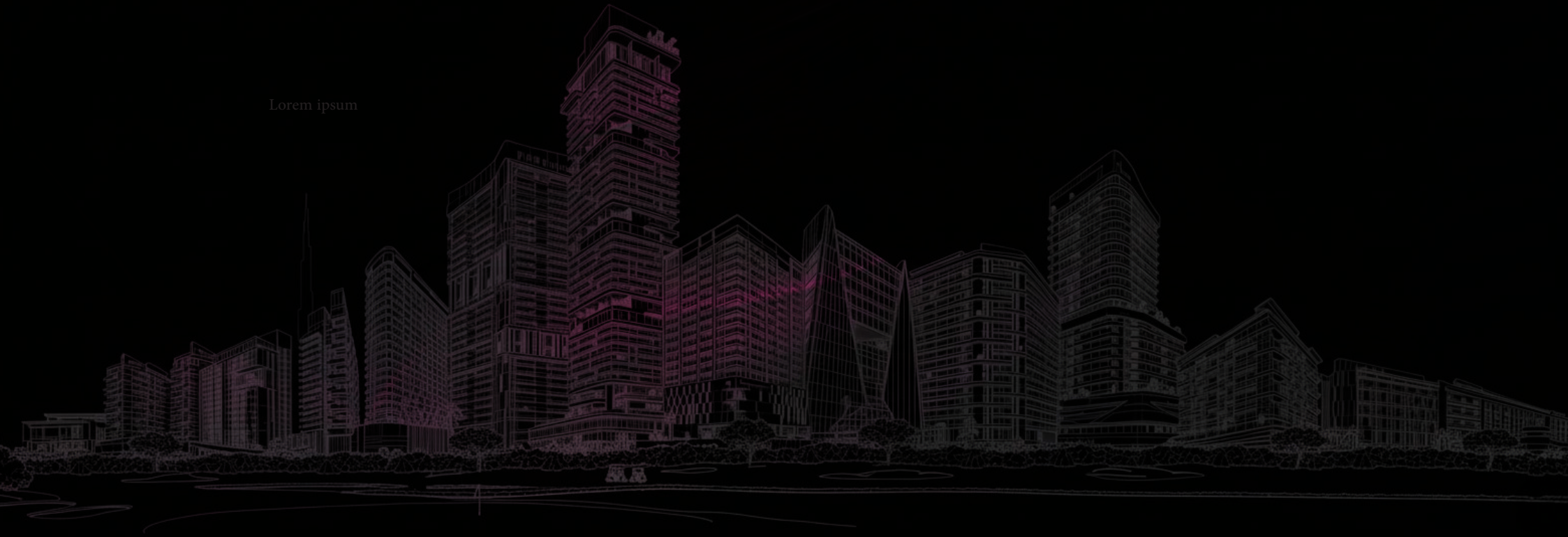
## Unique Design & Space Planning

Layouts designed for comfort, efficiency, and refined living.

# When Design Integrity Meets Glamorous Art De Vivre

**Prestige One Developments and FAUCHON Hospitality** come together to create a residential experience shaped by clarity, quality, and intention. Prestige One's design-led approach and focus on long-term value is complemented by FAUCHON'S refined French perspective and celebrated art de vivre, resulting in homes that feel curated rather than branded, refined rather than overstated, where lifestyle, design and hospitality align naturally.

Lorem ipsum



# FAUCHON Hospitality: A Natural Alignment

A Legacy of French Excellence

A Recognized Brand Name

A Distinct Lifestyle Concept

Signature Hospitality Experience

Glamorous Design

Curated & Experiential Living

Present on 5 Continents

Desirable to Chic Clienteles

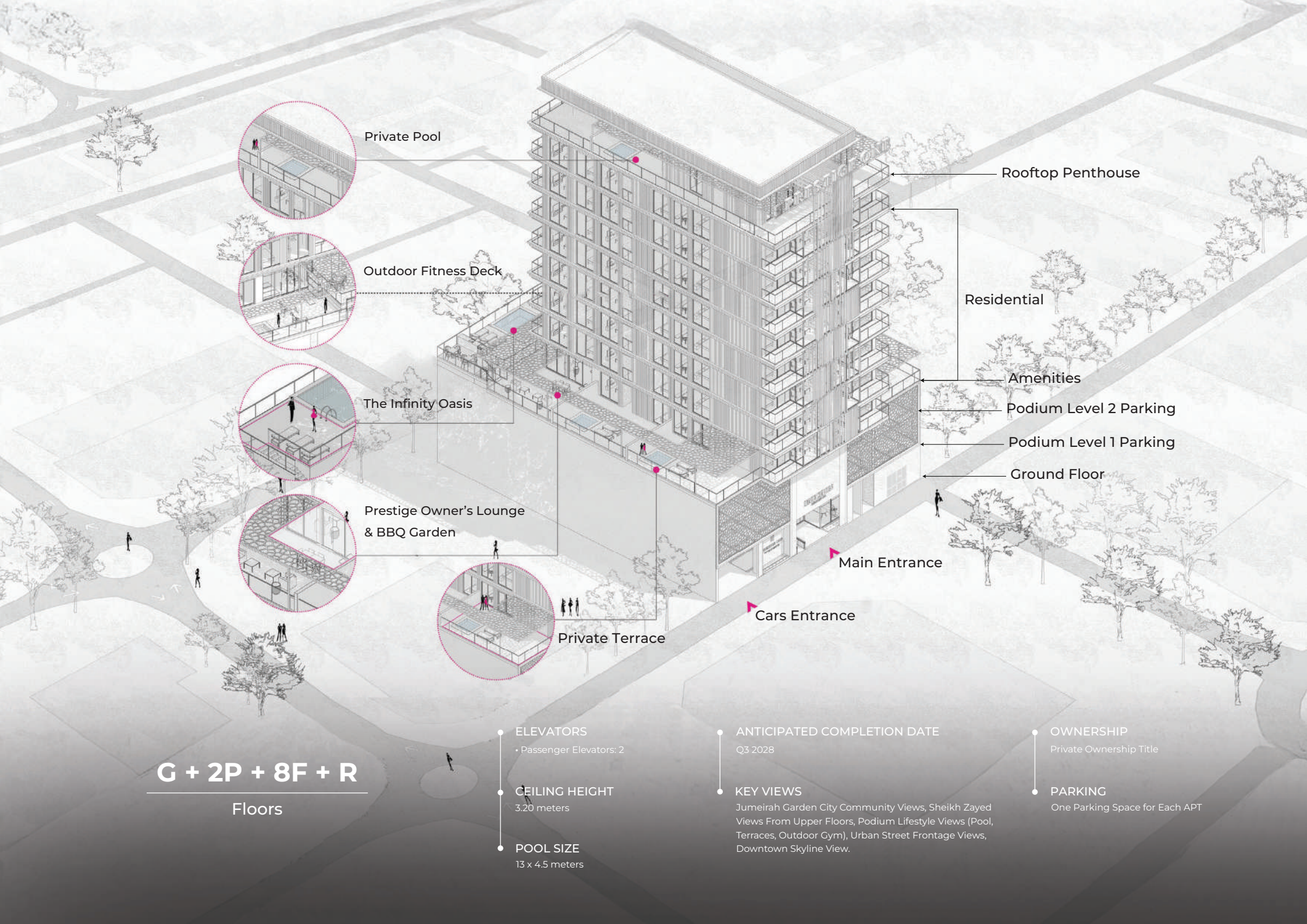
Powered by Experience & Expertise



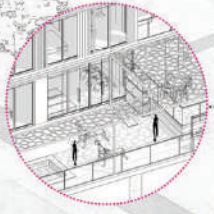


**Quietly Urban** by **Design**

FAUCHON Residences is thoughtfully crafted for serene city living.



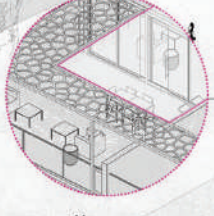
Private Pool



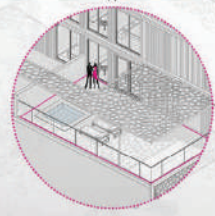
Outdoor Fitness Deck



The Infinity Oasis



Prestige Owner's Lounge & BBQ Garden



Private Terrace

Rooftop Penthouse

Residential

Amenities

Podium Level 2 Parking

Podium Level 1 Parking

Ground Floor

Main Entrance

Cars Entrance

**G + 2P + 8F + R**

Floors

**ELEVATORS**

• Passenger Elevators: 2

**CEILING HEIGHT**

3.20 meters

**POOL SIZE**

13 x 4.5 meters

**ANTICIPATED COMPLETION DATE**

Q3 2028

**KEY VIEWS**

Jumeirah Garden City Community Views, Sheikh Zayed Views From Upper Floors, Podium Lifestyle Views (Pool, Terraces, Outdoor Gym), Urban Street Frontage Views, Downtown Skyline View.

**OWNERSHIP**

Private Ownership Title

**PARKING**

One Parking Space for Each APT



S

W

WINTER  
SUNSET

WINTER  
SUNRISE

SUMMER  
SUNSET

N

SUMMER  
SUNRISE

E

PRESTIGE ONE

FAUCON



**Warm.**  
**Intimate. Composed**

As the city softens into evening, the **FAUCHON Residences** reveals its most authentic character. A place that feels lived in — not performed.



Rooted in  
the Rhythm of Dubai



## An Address **Guided by Taste**

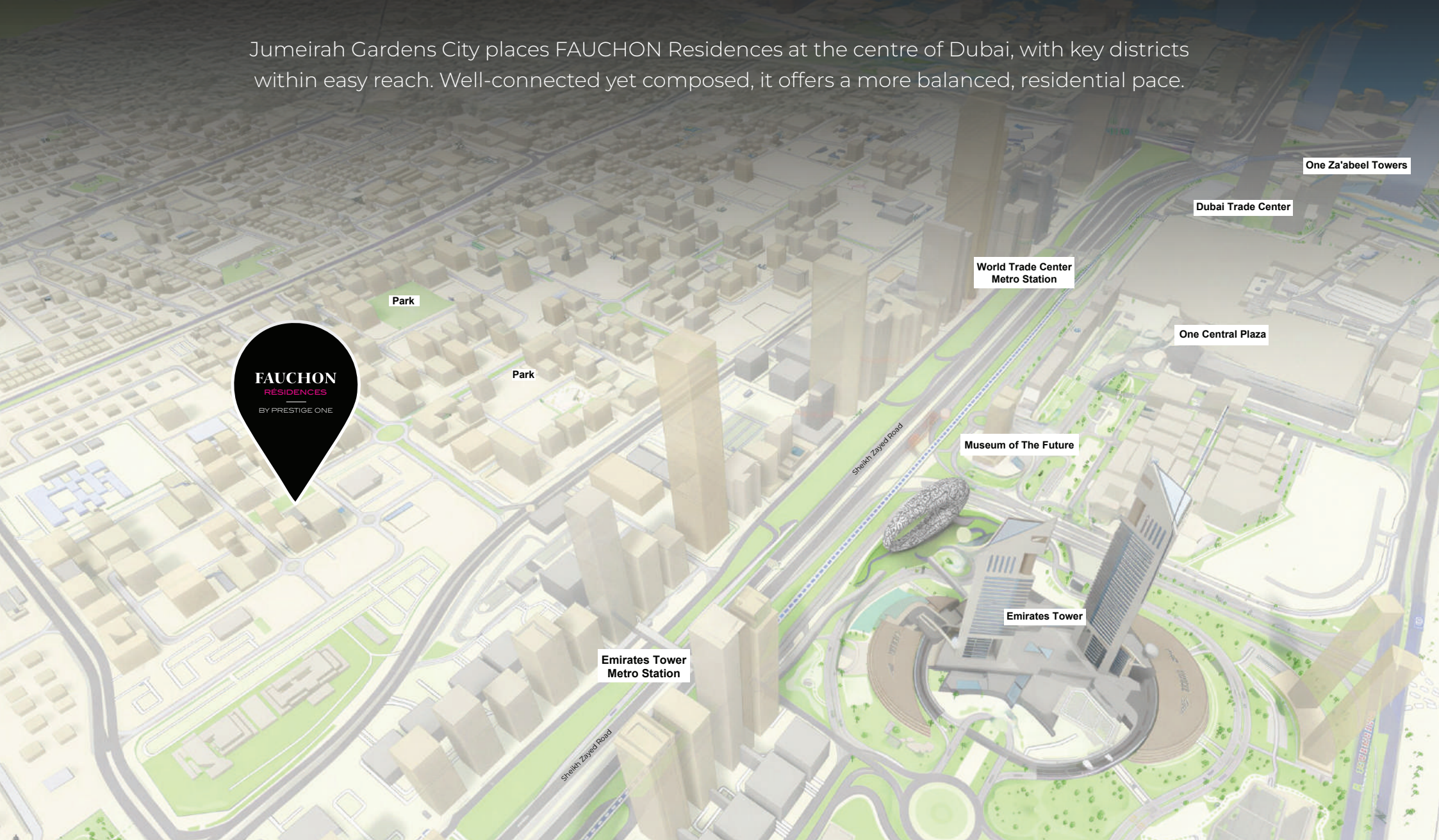
A neighbourhood chosen for its position, **Jumeirah Gardens City** sits at the centre of Dubai's cultural and commercial life — close to everything, yet removed from distraction. Urban energy is present without being overwhelming, supported by strong connectivity to key business districts, lifestyle destinations, and major road networks. Defined by a composed residential scale rather than density, the area offers a balanced setting where convenience feels effortless and city living remains calm, considered, and refined.



# CENTRAL & COMPOSED

## JUMEIRAH GARDENS CITY

Jumeirah Gardens City places FAUCHON Residences at the centre of Dubai, with key districts within easy reach. Well-connected yet composed, it offers a more balanced, residential pace.



Park

Park

Emirates Tower  
Metro Station

Sheikh Zayed Road

World Trade Center  
Metro Station

Museum of The Future

Emirates Tower

Dubai Trade Center

One Central Plaza

One Za'abeel Towers

# The Value of Location

## Jumeirah Gardens City

• Central Urban Location

• High Rental Demand

• Everyday Convenience

• Residency Eligibility

• Vibrant City Living

• Contemporary Developments

• Freehold Opportunities

• Future Value Growth

• Seamless Connectivity

• Secure & Well-Planned

• Tax-Efficient Investment

• Digital-Ready Transactions

## Key Attractions



BURJ KHALIFA



CITY WALK



DUBAI FRAME



THE DUBAI MALL  
DUBAI MALL



DIFC  
DUBAI INTERNATIONAL  
FINANCIAL CENTRE



MUSEUM OF THE FUTURE



DUBAI  
WORLD TRADE CENTER

# Jumeirah Gardens City, *Evolving at Pace*

## TARGETED COMPLETION TIMELINE

Jumeirah Garden City is progressing toward a fully realized urban district by 2028. A clear development horizon shaping a complete central community.

## ALIGNED WITH DUBAI 2040

Planned growth focused on density, sustainability, and central living.

## FREEHOLD STATUS OPENED

Now accessible to all nationalities, unlocking strong market growth.

## 9M SQM MASTERPLAN

A large-scale mixed-use district with residential, retail, and parks.



## Living The Gourmet Philosophy

At **FAUCHON Paris**, gourmet is not indulgence. It is discipline elevated into pleasure. This philosophy extends beyond cuisine into the home itself, where spaces are designed to host, to share, and to celebrate everyday moments with elegance.



# Boutique Amenities

## GROUND LEVEL

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The Water Cascade



Grand Lobby



Entrance Lounge



Lift Lobby



Gourmet Lounge



Social Seating Lounge



Dining Lounge



Culinary Kitchen



Executive Suite



Relaxation Area



Co-Working Zone



The Reading Atelier



Digital Library



Podcast Nook



Gentlemen's Washroom



Ladies Washroom



# Grand Arrival

A memorable arrival and a calm transition from the city to your home.



Entrance Lounge



21

21

GF

Lift Lobby



Corridor



A shared space for work, conversation, or a quiet pause during the day. With café-style seating and relaxed corners, Gourmet Lounge invites you to settle in, socialize, or simply enjoy a coffee at your own pace.



Gourmet Lounge

## FIRST FLOOR

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The Little Oasis



The Infinity Oasis



Sun Retreat Deck



Poolside Retreat



BBQ Garden



Fauchon  
Gourmet Bar



Prestige  
Owners' Lounge



Prestige One  
Fitness



Prestige  
Yoga Retreat



Grill Pavilion



Prestige Yoga



Outdoor  
Fitness Deck



Floating Cinema



Social Garden

# Elevated Amenities at Leisure Deck



Positioned at leisure deck, this pool offers a balanced sense of openness and seclusion. Inspired by FAUCHON'S approach to hospitality, the space delivers comfort, clarity and understated refinement.



The Infinity Oasis



Sun Retreat Deck



**A Nuanced  
Way of Living**



BBQ Garden

# The Perfection of French Hospitality





BBQ Garden



**Moments**

**Made Meaningful**



Prestige Owner's Lounge

## **Movement, Made Effortless**

The gym is designed as a calm space where movement feels natural and part of everyday life. Move between the indoor fitness studio and open-air training areas, choosing the setting that suits their routine. Whether it's a morning workout or an evening reset, wellness becomes an effortless part of living here.





FAUC  
RÉSIDENTIEL  
BY PRESTIGE

Prestige One Fitness

## Designed for **Everyday Living**

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Designed with clarity and purpose, each space balances comfort, function, and refined detail. Clean layouts, natural flow, and carefully selected finishes create an environment that feels effortless, considered, and distinctly modern.



Living Room



Books and decorative objects	Decorative objects	Flowers in a vase
Decorative objects	Decorative objects	Decorative objects
<b>FAUCHON</b> RÉSIDENCES — BY PRESTIGE ONE		
Decorative objects	Decorative objects	Decorative objects
Decorative objects	Decorative objects	Decorative objects

TV Unit



Dining & Kitchen



Bedroom



Bedroom



Private Terrace

Tastefully designed living,  
shaped by **parisian refinement.**

