



FAUCHON

RÉSIDENCES

BY PRESTIGE ONE

JUMEIRAH GARDEN CITY



A Heritage Lived

A woman with long brown hair, wearing a strapless, floor-length red gown with a large ruffled detail on the right shoulder, stands in front of the entrance to Fauchon L'Hôtel. The hotel's name is displayed in large, white, three-dimensional letters on a dark sign above the entrance. The building has a classic Parisian architectural style with light-colored stone and arched windows. The entrance is framed by a dark metal canopy with glass panels. The woman is positioned in the center-left of the frame, looking directly at the camera. The right side of the image is partially obscured by a dark, curved graphic element that serves as a background for the text.

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.



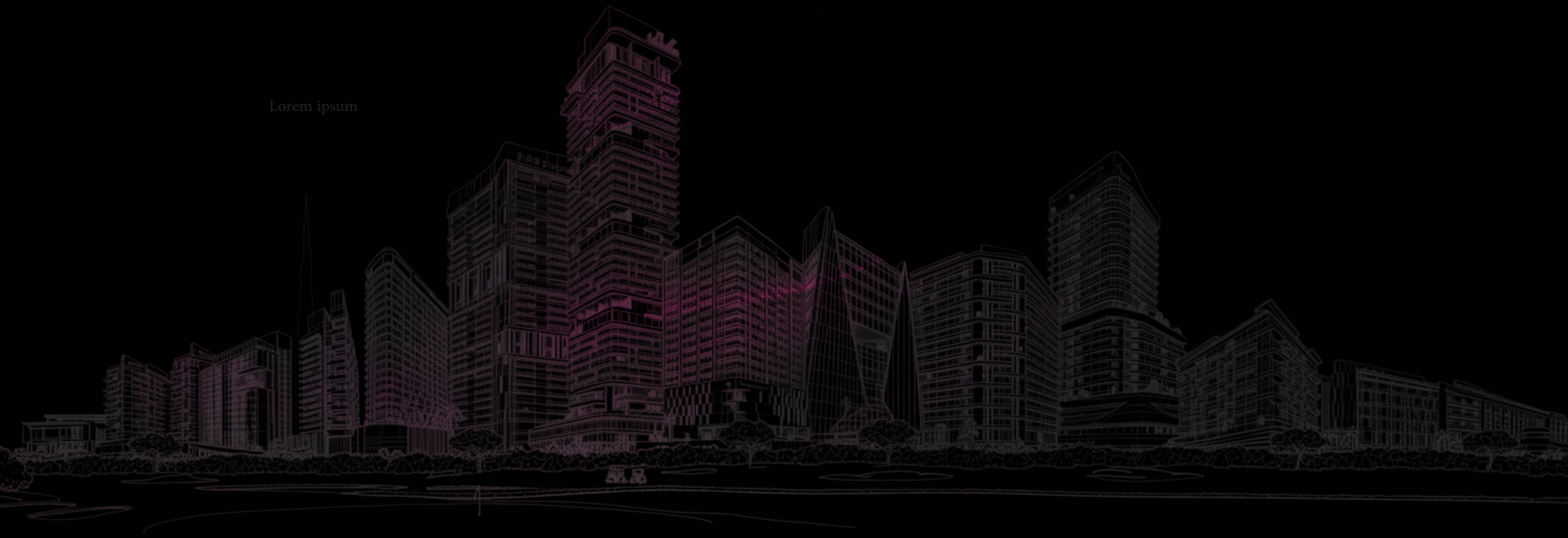
Unique Design & Space Planning

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

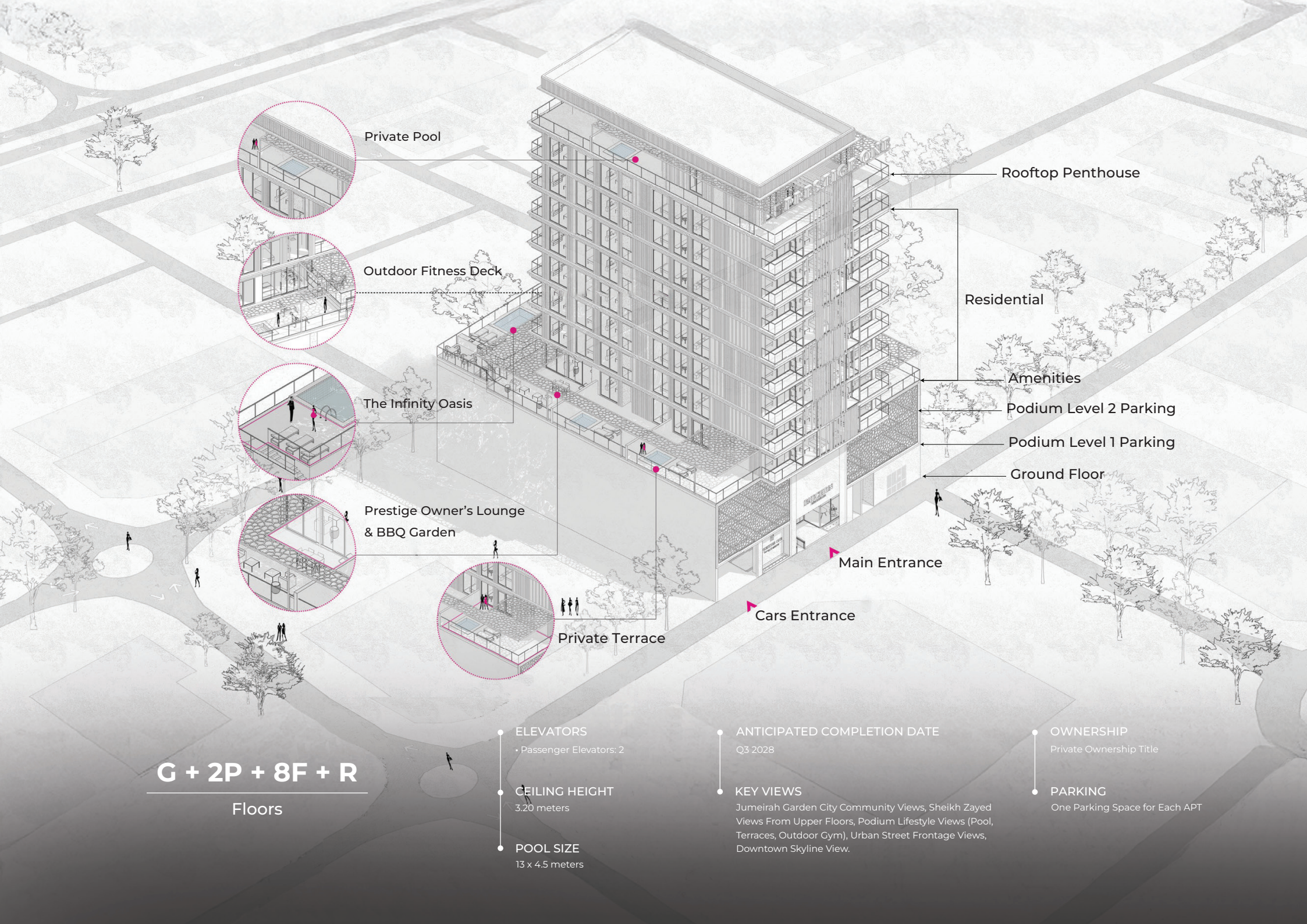
Powered by Experience & Expertise





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

E

SUMMER
SUNRISE

PRESTIGE ONE

BAUCHON



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.

Driving Distance

5 min
DIFC

5 min
Museum of The Future

5 min
Dubai Mall

5 min
Downtown Dubai

5 min
Trade Center

3 min
City Walk

10 min
Jumeirah Beach

13 min
Dubai
International Airport

15 min
Palm Jumeirah

20 min
Dubai Marina



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.

FAUCHON
RESIDENCES
BY PRESTIGE ONE

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



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



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



FAUCHON
RÉSIDENCES
BY PESTRESCONE

Grand Arrival

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



Entrance Lounge



2↑

2↑

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.



FUACHON

Gourmet Lounge

FIRST FLOOR



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
RÉSIDENT
BY PRESTIGE

Prestige One Fitness

Designed for **Everyday Living**

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



FAUCHON
RÉSIDENCES
—
BY PRESTIGE ONE

TV Unit



Dining & Kitchen



Bedroom



Bedroom



Private Terrace

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

