FLEURS DE JARDIN

DESIGNED BY

JACOB&CO

Signature VILLAS

PRESENTED BY

AMIS | GPD

DUBAI'S *rare* FLOWER

In the quiet of the desert,
life gathers, greenery rises, colour returns.
Your oasis, chosen not by chance,
but by instinct.

OUR INSPIRATION

INSPIRED BY JACOB & CO'S SIGNATURE TIMEPIECE,
FLEURS DE JARDIN MOVES WITH INTENTION,
AN EVER-CHANGING LANDSCAPE WHERE FORM,
LIGHT AND COLOUR COME ALIVE.

Set within the lush gardens of Meydan, just 25 villas and mansions are crafted with bespoke finishes and refined detail, designed to be lived in fully.

Like a secret garden, manicured landscapes and winding pathways invite connection and retreat, offering rare privacy and a life that moves at a more intentional pace.

A GARDEN ADDRESS WITH *the city* BEYOND

Fleurs de Jardin is nestled within District 11, Meydan, placing it in one of Dubai's most established and well-positioned residential districts. A setting where the city remains close, yet never intrusive.

Envisioned by His Highness Sheikh Mohammed Bin Rashid Al Maktoum, Meydan is recognised for its scale, openness and long-term vision.

Expansive landscapes, wide boulevards and generous green spaces shape an environment that feels considered and quietly prestigious.

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THE *perfect* LOCATION

5 min Meydan Mall & Racecourse	15 min Dubai Healthcare City
12 min Dubai Hills Mall	20 min Dubai International Airport
12 min Burj Khalifa & Downtown Dubai	23 min Burj Al Arab
12 min Museum of the Future & DIFC	25 min Palm Jumeirah

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Community MASTERPLAN

1. Clubhouse
2. Community Lagoon
3. Spa & Wellness Center
4. Kids Play Area
5. Basement Parking Entrance

A PRIVATE WORLD *for a* SELECT FEW

Designed as a secluded sanctuary, Fleurs de Jardin brings together green landscapes, leisure and privacy in a highly curated residential setting.

Signature Amenities

- Lush gardens and winding walkways
- A residents' clubhouse with fitness studio
- Community lagoon
- Dedicated children's play area
- 24/7 gated security
- Private pool in every villa

Villa Features

- An exclusive spa and wellness lounge
- Dedicated basement parking
- Home theatre

TERRIS JARDIN DESIGNED BY JACOB&CO
JACOB&CO
COMMUNITY Lagoon view
PRESENTED BY
AMIS GPD

CLUBHOUSE

An Exclusive Clubhouse Experience

A refined social retreat designed for relaxation, connection, and private moments of leisure. With elegant interiors and thoughtfully curated spaces, the clubhouse offers residents an exclusive setting to unwind, gather, and enjoy elevated community living.

FIFURSE JARDIN DESIGNED BY JACOB&CO
CLUBHOUSE
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FLEURS DE JARDIN DESIGNED BY JACOB&CO
FITNESS Studio
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SPA & WELLNESS *Lounge*

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SPA & WELLNESS *Lounge*

FLEURS DU JARDIN DESIGNED BY JACOB&CO

SPA & WELLNESS *Lounge*

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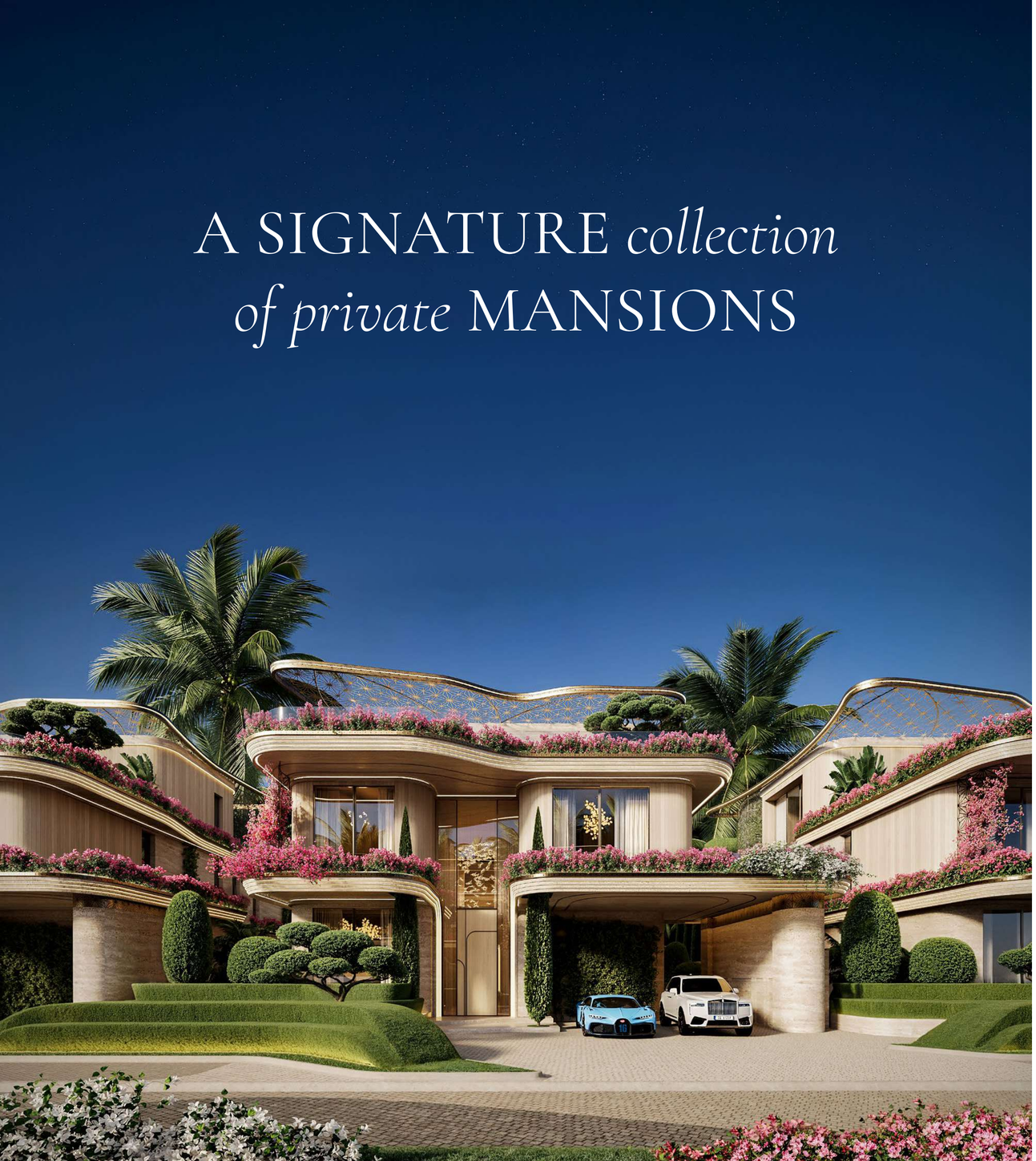
Some places impress you.
Others understand you.
This community listens to your pace, your pauses,
your need to exhale without explanation.

A SIGNATURE *collection of private* MANSIONS



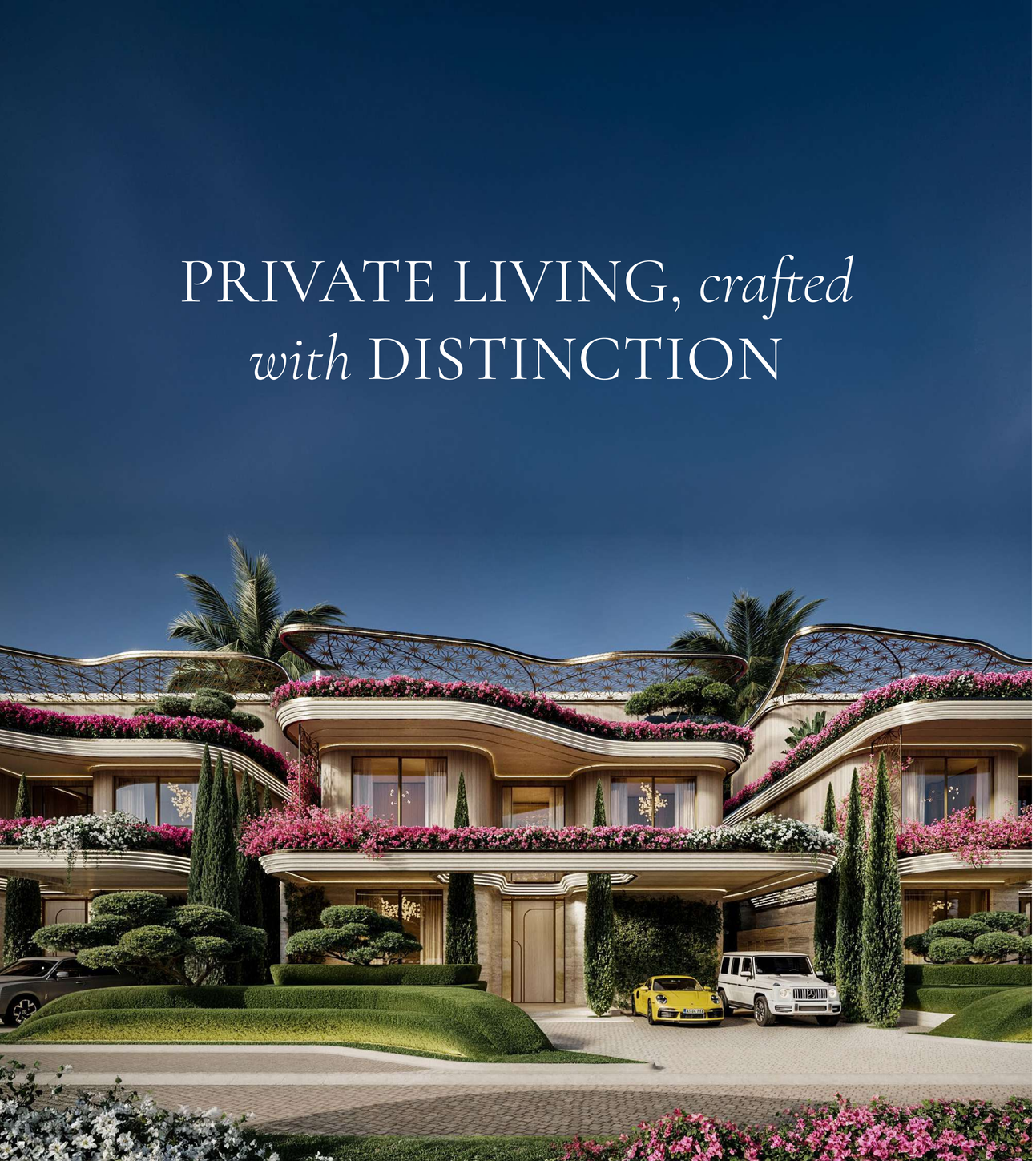
Privy to few, the mansions represent the most expansive expression of Fleurs de Jardin.

Key highlights:

- An exclusive, limited-edition mansion collection
- Separate maid's rooms, nanny's room and driver's room
- Private study and office space
- Outdoor Fireplace and Private swimming pool
- Private gym and courtyard with yoga and meditation
- Bespoke detailing inspired by Jacob & Co design heritage
- Integrated smart home technology and sustainability features

Set on private land within the community, each 6-bedroom mansion is defined by a grand arrival via two elevators, unfolding into expansive living spaces shaped by exceptional craftsmanship. Inspired by Jacob & Co's world of haute horology and high jewellery, curated materials and bespoke detailing reflect a meticulous approach to design. A private infinity pool, outdoor fireplace and tranquil courtyard for yoga and meditation extend the experience outdoors, complemented by exclusive access to a private wellness centre for mansion residents only.

PRIVATE LIVING, *crafted with* DISTINCTION



The villas at Fleurs de Jardin are designed as intimate sanctuaries within a curated garden setting.

Key highlights:

- A limited collection of branded luxury villas
- Private elevator, double-height living and expansive glazing
- Separate driver's and maid's rooms
- Basement recreational room and study
- Breathtaking pool, gardens and outdoor leisure spaces
- Bespoke finishes and refined material palettes
- Integrated smart home and sustainability features

Refined in scale yet generous in proportion, each 5-bedroom villa balances architectural clarity with quiet warmth. Light-filled living spaces and expansive glazing open to a private pool, landscaped gardens and terraces, creating a seamless flow for family life and entertaining. Bespoke finishes and sculptural detailing, inspired by Jacob & Co's design language, bring a contemporary yet enduring feel, while integrated smart technology ensures comfort remains effortless.

Time lives in every detail.
Measured in lines and light.
Balanced through form and space.
Beauty paired with purpose.
Not for the moment, but for eternity.

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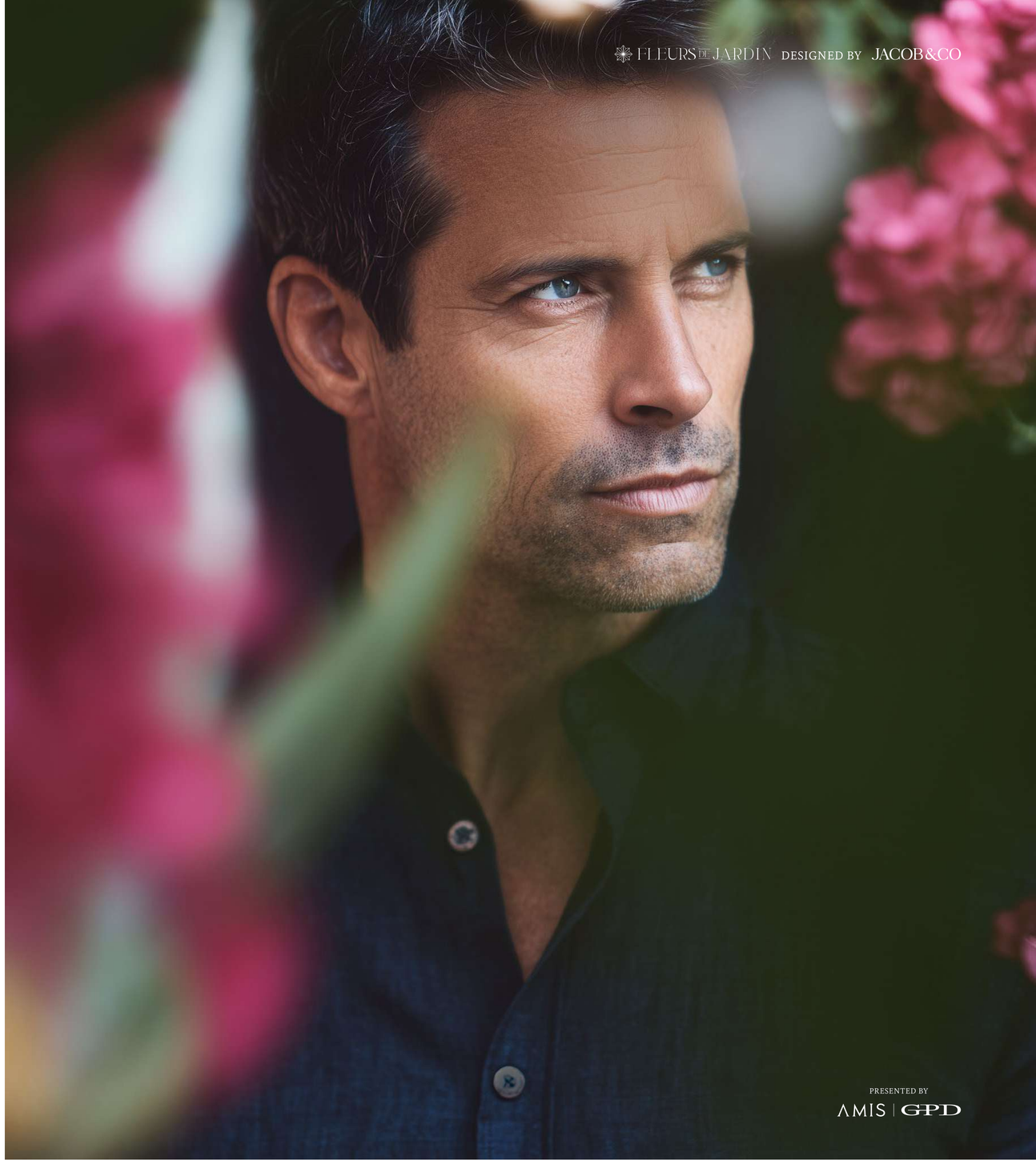
AMIS GPD

True craft begins with restraint.
What to refine.
What to perfect.
What to leave untouched.
This is rarity, by design.

REFINED *living*, WITHOUT INTERRUPTION

Contemporary architecture is softened by natural light and garden views, creating interiors that balance comfort with quiet sophistication. Generous layouts extend to terraces framed by layered planting.

At the heart of the home, a bespoke kitchen with refined cabinetry and Italian stone is paired with discreet smart technology for effortless control.



FAMILY *Living room*

DINING *Area*

SCULPTED TO *Elevate*

A staircase designed as a defining architectural gesture

With its flowing silhouette and commanding presence, the staircase introduces a sense of artistry at the heart of the residence. More than a functional feature, it expresses the mansion's refined character through form, proportion, and timeless elegance.

WHERE *time* SLOWS DOWN

Bedrooms at Fleurs de Jardin are conceived as private retreats, designed to slow the pace and invite rest. Soft natural light, generous proportions and garden-facing views create spaces that feel calm and personal, removed from the rhythm of the day. Bespoke wardrobes, refined finishes and carefully considered lighting support an atmosphere of quiet luxury, where comfort is intuitive and every detail feels intentional.

MASTER
Bedroom

A Sanctuary of Distinction

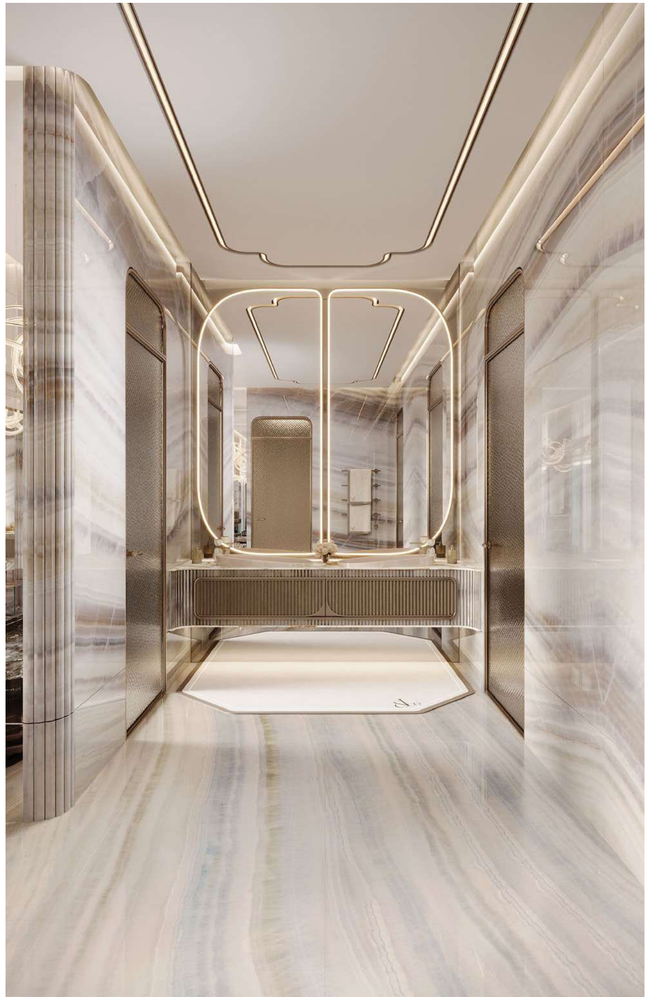
A private sanctuary shaped by calm elegance and refined comfort. The master bedroom pairs sculpted design, warm materiality, and a serene atmosphere to create a space that feels both intimate and exceptional.

IN BALANCE *with the* ELEMENTS

Bathrooms and en-suites are designed as moments of pause within the home.

Tactile surfaces, freestanding bathtubs and walk-in showers create a sense of serenity, while clean-lined fittings and concealed details keep the space uncluttered and serene. Every element is considered to support a daily ritual that feels restorative, private and refined.

MASTER
Bathroom

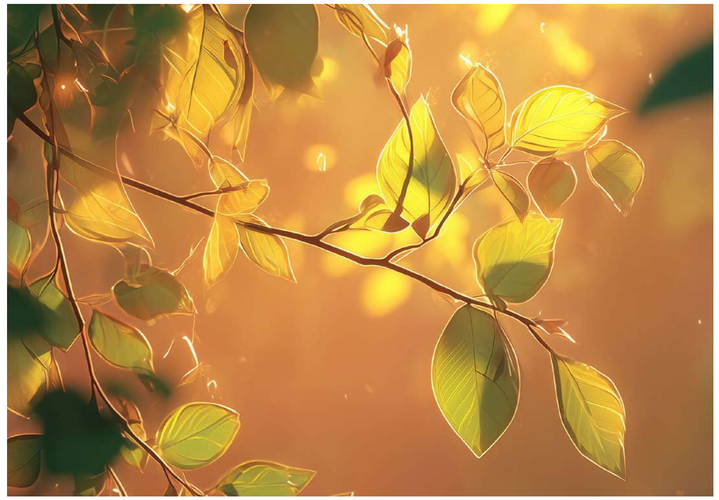


GUEST
Bedroom

A Welcome in Refined Comfort

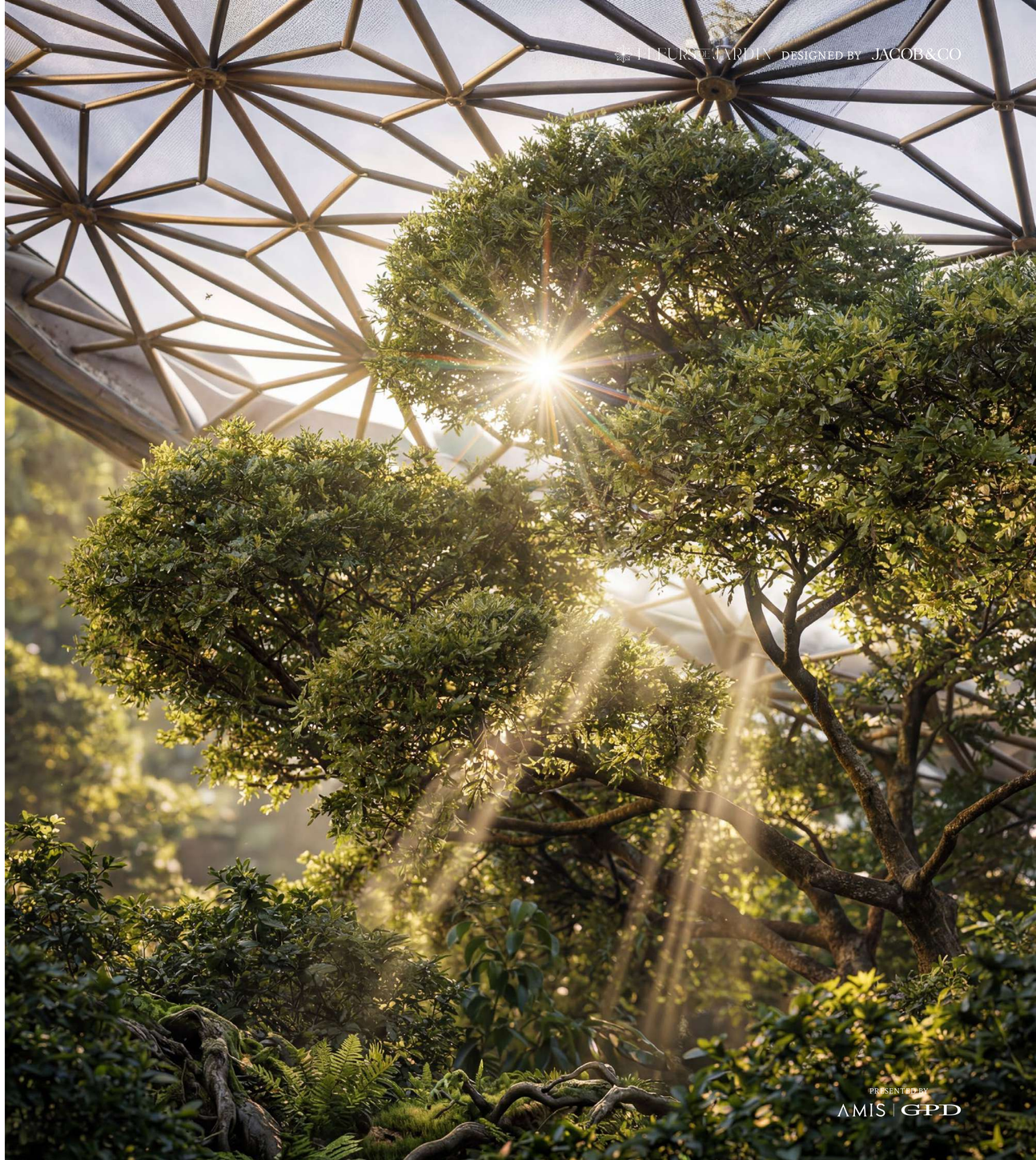
Thoughtfully designed to welcome with understated luxury. The guest bedroom blends soft tones, refined detailing, and quiet sophistication, offering a stay defined by comfort, privacy, and style.

LIFE, *in full* BLOOM



Outdoor living is as much felt as experienced. Flowering terraces, swaying palms and layered greenery wrap each home in colour and scent, where soft pinks, deep greens and natural stone feel cultivated rather than constructed.

Expansive openings blur inside and out, allowing light and air to move freely through spaces that are sensory and quietly enchanting.



FLEURS DE JARDIN DESIGNED BY JACOB&CO
ROOFTOP Terrace
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The enchantment of colour.
Foliage filtered through light.
Architecture in harmony with nature.
An ever-changing landscape,
yours to call home.

FLOORPLANS

VILLA *floor plan*

Plot Area	6,258.88sq.ft.	581.47sq.m.
Basement Area	1,617.49 sq.ft.	150.27 sq.m.
Ground Floor Area	3,012.17 sq.ft.	279.84 sq.m.
First Floor Area	2,550.51 sq.ft.	236.95 sq.m.
Second Floor Area	2,455.68 sq.ft.	228.14 sq.m.
Total Area	**9,635.84 sq.ft.**	**895.20 sq.m.**

KEY PLAN

BASEMENT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

FLOOR PLAN - 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at it's absolute discretion, without any liability whatsoever.

FLEURS DE JARDIN DESIGNED BY JACOB&CO

A leading force in Dubai's luxury real estate scene, redefining urban living with projects that are both inspiring and sophisticated.

Each development continues to push standards of what is possible, from upscale towers to vibrant mixed-use communities. Driven by globally recognised experts, the AMIS GPD team orchestrate excellence in design and build quality with smart home technology to create unforgettable living experiences and stand-out investability.

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