

# MAISON ELYSÉE III

BY

بـانـثـيـون

PANTHEON

DEVELOPMENT



01 Welcome to Maison Elysee 3

---

02 Central JVC Living

---

03 Craftsmanship and Design

---

04 Step Inside the Residences

---

05 Luxury Amenities

---

06 Style Guide


---

07 Meet the Developer

---

08 Project Details

---



Maison  
Elysée III  
A Home  
that Whispers  
your Name



# MAISON ELYSÉE III

BY

بانتيون  
PANTHEON  
DEVELOPMENT

Welcome to Maison Elysee 3, a landmark of refined living in the heart of Dubai. This is not just a residence; it's a statement. Here, every detail is designed to elevate your lifestyle, from the sophisticated architectural lines that grace the skyline to the meticulously crafted interiors that blend beauty with functionality.

Maison Elysee 3 is where modern elegance meets everyday comfort, offering you a home that is as inspiring as it is welcoming. Discover a new standard of living, where luxury is not an exception, but the rule.



# Dubai

## A Cosmopolitan Hub

Dubai is more than just a metropolis; it's a place where dreams are painted, ambitions are realized, and grandeur finds new heights with each sunrise. With its towering skyscrapers, luxurious lifestyle, and innovative spirit, Dubai is a city that defies expectations and inspires the imagination.



## Why Invest?

- STRATEGIC LOCATION
- INVESTOR-FRIENDLY POLICIES
- TAX-FREE ECONOMY
- GOLDEN VISA
- SAFETY & SECURITY
- WORLD-CLASS INFRASTRUCTURE
- HIGH QUALITY OF LIFE
- EXCELLENT EDUCATION & HEALTHCARE
- HIGH ENVIRONMENTAL STANDARDS



Jumeriah  
Village Circle  
JVC



# Central Connectivity, Maison Flair

Located in the vibrant community of JVC, Maison Elysee 3 offers residents the perfect balance of urban excitement and peaceful living. With easy access to Dubai's main arteries, every destination is just a short drive away.



# Iconic Proximity

Live minutes away from the Mall of the Emirates, Dubai Marina, and other renowned landmarks. At Maison Elysee 3, immerse yourself in Dubai's dynamic lifestyle with everything within reach.





# Easy Commute

Maison Elysee 3, located at JVC, benefits from direct links to Dubai's extensive transportation network, which simplifies movement across the city and eases daily commutes and recreational trips.

# Proven Real Estate Market

Invest in Dubai's resilient and high-growth real estate market. With JVC's expanding community appeal, Maison Elysee 3 offers a compelling investment opportunity with high rental yields and capital appreciation.

**15%** year-on-year price appreciation in Q2 2024. (Source: Reidin)

**200%** increase in JVC off-plan transactions in Q2 2024. (Source: Reidin)



# MAISON ELYSÉE III

BY

بـانـثـيـون  
PANTHEON  
DEVELOPMENT



At The  
Center  
of it All

# All Within Reach

 **05 mins** from Al Khail Road, Sheikh Mohammed Bin Zayed Road

 **10 mins** from Dubai Marina, Palm Jumeirah

 **15 mins** from Mall of the Emirates, Meydan

 **20 mins** from Downtown Dubai, DXB International Airport



**MAISON ELYSÉE III**  
BY  
PANTHEON DEVELOPMENT

# Distinctive Design

That Speaks  
Volumes

At Maison Elysee 3, every design element tells a story of elegance and intention. From the striking facade to the refined interiors, the architecture is not just seen—it's felt. Crafted to make a statement, yet blend seamlessly with your lifestyle, these spaces are designed to be as functional as they are beautiful. Here, luxury isn't loud; it's articulated in the details that make your home uniquely yours.





# Thoughtful Space, Timeless Luxury

At Maison Elysee 3, every design element tells a story of elegance and intention. From the striking facade to the refined interiors, the architecture is not just seen—it's felt. Crafted to make a statement, yet blend seamlessly with your lifestyle, these spaces are designed to be as functional as they are beautiful. Here, luxury isn't loud; it's articulated in the details that make your home uniquely yours.



# A Tranquil Retreat for Refined Living

In Maison Elysee 3, luxury, comfort, and joy seamlessly converge in JVC's vibrant setting. Serene living meets dynamic social engagement, enhanced by endless amenities for accessible, sustainable luxury. Neighbors become friends among lush green spaces and exclusive features, cultivating a thriving community spirit.





## Exquisite Interiors

Step inside to discover interiors that redefine elegance. Each unit at Maison Elysee 3 is a smart home featuring high-end porcelain flooring, Teka kitchen appliances, and elegant finishes that create a vibrant, soothing atmosphere. From decorative details to high-grade air conditioning units, every element speaks of quality and sophistication. Here, luxury is in the details.



Exterior  
Design

# Architectural Excellence

Maison Elysee 3 stands as a beacon of modern architectural innovation, meticulously designed to harmonize with the dynamic skyline of Dubai. The tower's sleek lines and sophisticated facade exude a timeless elegance, combining aesthetic appeal with functional brilliance. Each element, from the grand entrance to the intricate detailing, reflects a commitment to excellence, ensuring that the structure is not only visually striking but also built to last. This is where architectural vision meets practical luxury, offering residents a living space that is as inspiring as it is comfortable.





Interior  
Design

# A Blend of Modern Luxury and Timeless Elegance

Step into spaces where form meets function, crafted with meticulous attention to detail. Each room in Maison Elysee 3 showcases premium finishes and top-tier materials, ensuring not just beauty but enduring quality. Designed to be both elegant and practical, these interiors reflect a perfect balance of aesthetics and functionality, offering you a home that is as pleasing to live in as it is to look at.

MAISON  
ELYSEE  
III  
BY PANTHEON





# Studio Apartments







# One-Bedroom Apartments





# Two-Bedroom Apartments





Retail  
Units



STARBUCKS

STARBUCKS

COFFEE





More Than  
a Home  
A Lifestyle

# Wellness at Your Doorstep

- State-of-the-Art Gym
- Swimming Pool
- Outdoor Workout Area







# Nature-Infused Spaces

- Landscaped Area
- Outdoor Cinema
- Family Seating Areas

# Spaces for Socializing and Entertainment

- Multipurpose Hall
- BBQ Area
- Kids Play Area





# Style Guide



# High-End Finishings and Fixtures

- High-End Porcelain Flooring
- Customized Kitchen Designs
- Elegant Built-In Wardrobes
- Premium Light Fixtures
- Spacious Bathrooms
- Bespoke Fixtures

# Invest Smartly. Pay Comfortably.

□ Initial Payment:

**20%** downpayment + 4% DLD  
fee + Oqood fee.

□ During Construction:

**45%** during construction.

□ Post Handover

**35%** spread over 36 months.





## Meet the Developer

بانثيون  
**PANTHEON**  
DEVELOPMENT

Pantheon Development began its quest in 2016 with a visionary goal: Revolutionize UAE's real estate landscape by making luxury accessible to all. Our journey started with Pantheon Boulevard in Jumeirah Village Circle (JVC) in 2017—a modest 162-unit development that blossomed into a profound and ongoing connection with the community. Fast forward to 2024, and we've launched seven successful projects in JVC, culminating in our landmark achievement: Maison Elysee 2, a stunning 351-unit complex.

Year after year, Pantheon Development has consistently surpassed expectations, delivering projects well before their due dates. Each new development is a testament to our unwavering commitment to excellence, a bold stride forward in scale and ambition. These are not just constructions; they are our tangible pledges, monuments of our dedication to quality.

At Pantheon Development, we recognize that a home is more than just a place—it's a space where life unfolds and memories are made. This understanding guides our approach to every project. We listen attentively to the aspirations of future homeowners, we grasp the subtleties of what they desire, and we deliver—not just buildings—but the foundations of community and sustainable living. Our homes are designed to enrich lifestyles, integrating luxurious amenities within serene environments that promote connections and foster a sense of belonging.

Our commitment extends beyond timelines and blueprints. We are building the future of housing, where every development is an eco-conscious community, and luxury is surprisingly attainable. Recognized as pioneers in the industry, we continue to push the boundaries of innovation and service, crafting experiences that exceed every expectation.

At Pantheon Development, every promise is kept, every detail is cherished, and every resident is valued.

Welcome home. Welcome to Pantheon Development. Your Home, Our Commitment.



## Project Details

PROJECT NAME	Maison Elysee 3
LOCATION	JVC, Dubai
UNITS	377
HANDOVER	Q4, 2027
OWNERSHIP	Freehold

## Unit Mix

Studios	377.92 - 485.56 sq.ft.
1-Bedroom	624.09 - 1258.41 sq.ft.
2-Bedroom	709.45 - 712.47 sq.ft.
Retails	---

# MAISON ELYSÉE III

BY

بـانـثـيـون

PANTHEON

DEVELOPMENT

A lifestyle of  
Timeless Elegance  
in the  
Heart of Dubai.