

MAISON ELYSÉE III

BY

پانتھیون

PANTHEON

DEVELOPMENT

FACTSHEET

Maison Élysée III

A Home that Whispers your Name

Welcome to Maison Élysée III, 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.





Central Connectivity, Maison Flair

Located in the vibrant community of JVC, Maison Élysée III 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.

Proximity & Connectivity

Situated near major highways and connected to Dubai's vast transportation network, Maison Élysée III ensures effortless access to all parts of the city, making daily commutes and leisure travel seamless.

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

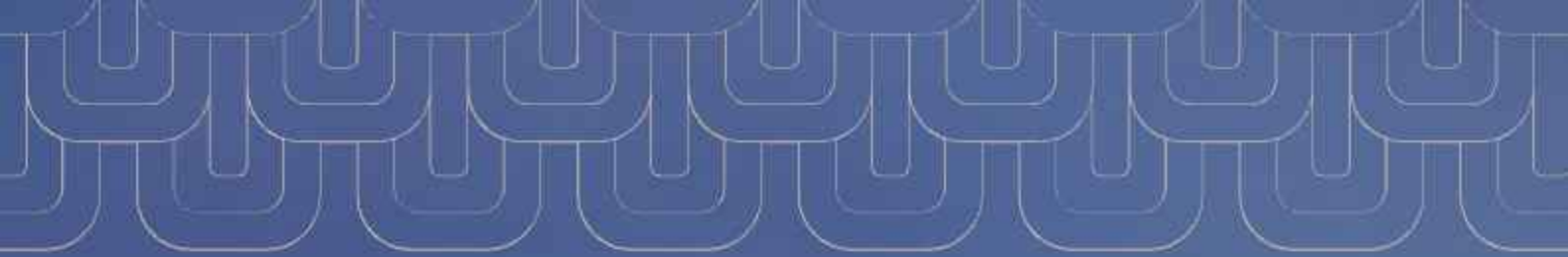
 **10 mins**
from Dubai Marina,
Palm Jumeirah

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

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



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A tall, modern skyscraper with a distinctive facade of blue-tinted glass and white architectural elements. The building has a unique, stepped design with a prominent white frame around the top. The name 'MAISON ELYSEE III' and 'THE PANTHEON' is visible on the lower part of the building. The building is set against a clear blue sky with some light clouds. Other buildings are visible in the background, and trees are in the foreground.

Distinctive Design that Speaks Volumes

At Maison Élysée III, 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 Blend of Modern Luxury and Timeless Elegance

Step into spaces where form meets function, crafted with meticulous attention to detail. Each room in Maison Élysée III 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.





More Than a Home A Lifestyle

Maison Élysée III is thoughtfully designed to enhance the lifestyle of its residents, offering an array of premium amenities that cater to relaxation, fitness, and social interaction.

AMENITIES

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

Landscaped Area
Outdoor Cinema
Family Seating Areas

Multipurpose Hall
BBQ Area
Kids Play Area



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.

Unit Price

Studios	AED 659,000
1-Bedroom	AED 1.050 Million
2-Bedroom	AED 1.220 Million

Payment Plan

20%	Initial Payment: Down Payment + 4% DLD Fee + Oqood Fee
45%	During Construction
35%	Post Handover: spread over 36 months



Required Documents

PRIVATE INDIVIDUAL

National/ UAE Resident

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details

Company

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details

Non-UAE Resident

- Passport Copy
- Passport Copy Signature Page
- National ID Card (Where Applicable)
- Contact Details
- Address Details

MAINLAND COMPANY

- Board of Resolution
- Certificate of Good Standing
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles
English and Arabic Translation
- NOC Owning Properties
- Recent Certificate of Incumbency / Share Certificate

OFFSHORE COMPANY

- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Good Standing
- Copy of Trade License/ Certificate of Incorporation
- Incumbency Certificate
- MOA - English and Arabic Translation
- NOC - Owning a Property in Dubai
- Share Certificate



Booking Process

RESERVATION / APPLICATION FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

PAYMENT OF RESERVATION DEPOSIT

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

SUBSEQUENT PAYMENTS

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

LEGEND:

- **SPA** : Sales & Purchase Agreement
- **DLD** : Dubai Land Department
- **RERA** : Real Estate Regulatory Agency
- **DED** : Department of Economy & Tourism
- **DMCC** : Dubai Multi Commodities Centre
- **MOA** : Memorandum of Association
- **NOC** : No Objection Certificate
- **POA** : Power of Attorney



Bank Details

ESCROW

Account Name:
Account Number:
IBAN:
Bank Name:
Branch:
Swift Code:
City:
Country:



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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 Élysée II, a stunning 351-unit complex.

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.

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