



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.

FLEURS DE JARDIN DESIGNED BY JACOB & CO

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.



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A GARDEN ADDRESS WITH *the city* BEYOND

Fleurs de Jardin is nestled within District II, 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.

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

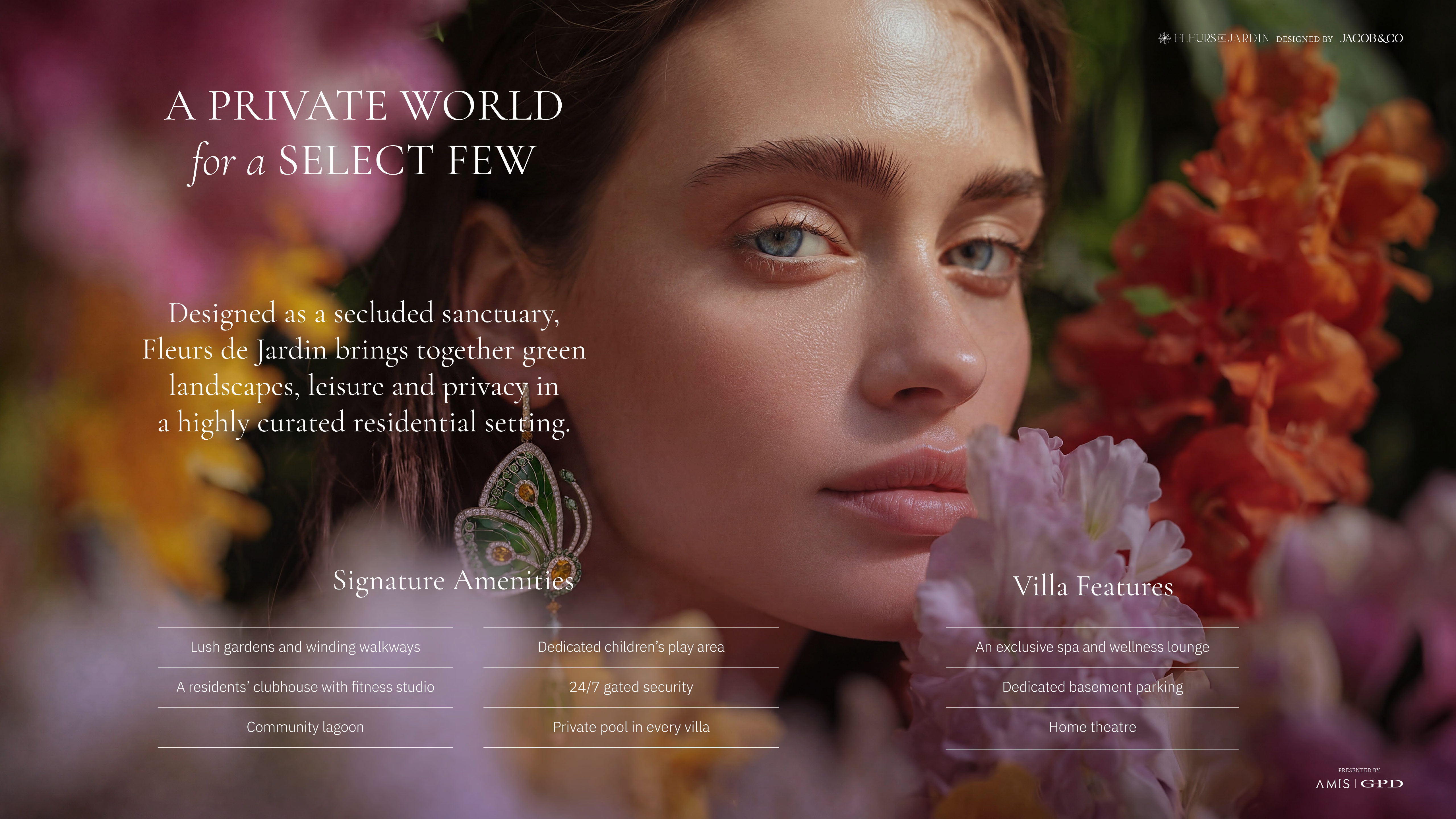


Community MASTERPLAN

- 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

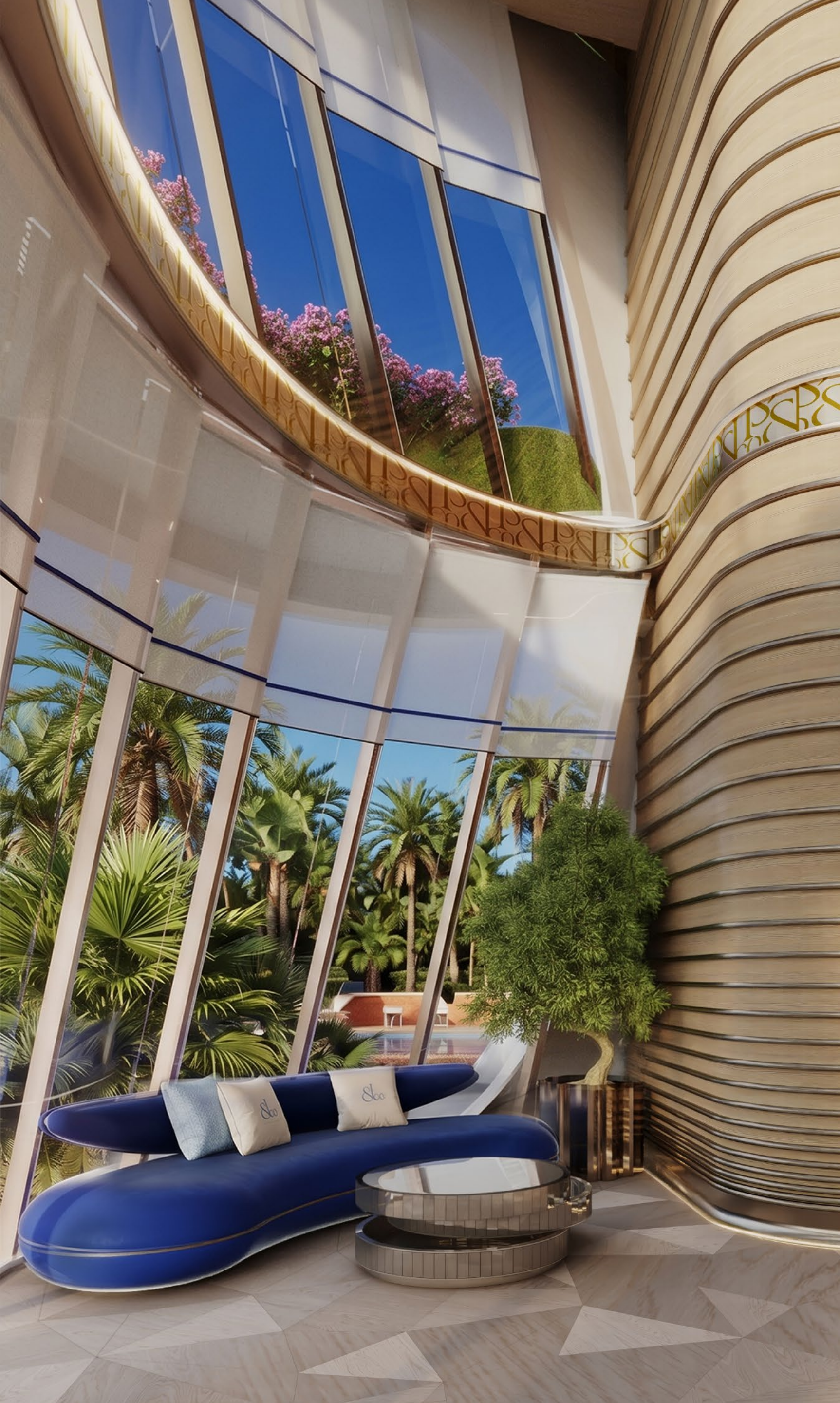


ELITE GARDEN DESIGNED BY JACOB&CO

JACOB&CO

COMMUNITY Lagoon view

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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.





THE LUXURY JARDIN DESIGNED BY JACOB&CO

CLUBHOUSE

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FITNESS Studio



SPA & WELLNESS Lounge



SPA & WELLNESS Lounge



FLEURS DE 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.



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.



HEURTSCH JARDIN DESIGNED BY JACOB & CO

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ROOFTOP Terrace

The enchantment of colour.
Foliage filtered through light.
Architecture in harmony with nature.
An ever-changing landscape,
yours to call home.

VILLA floor plan

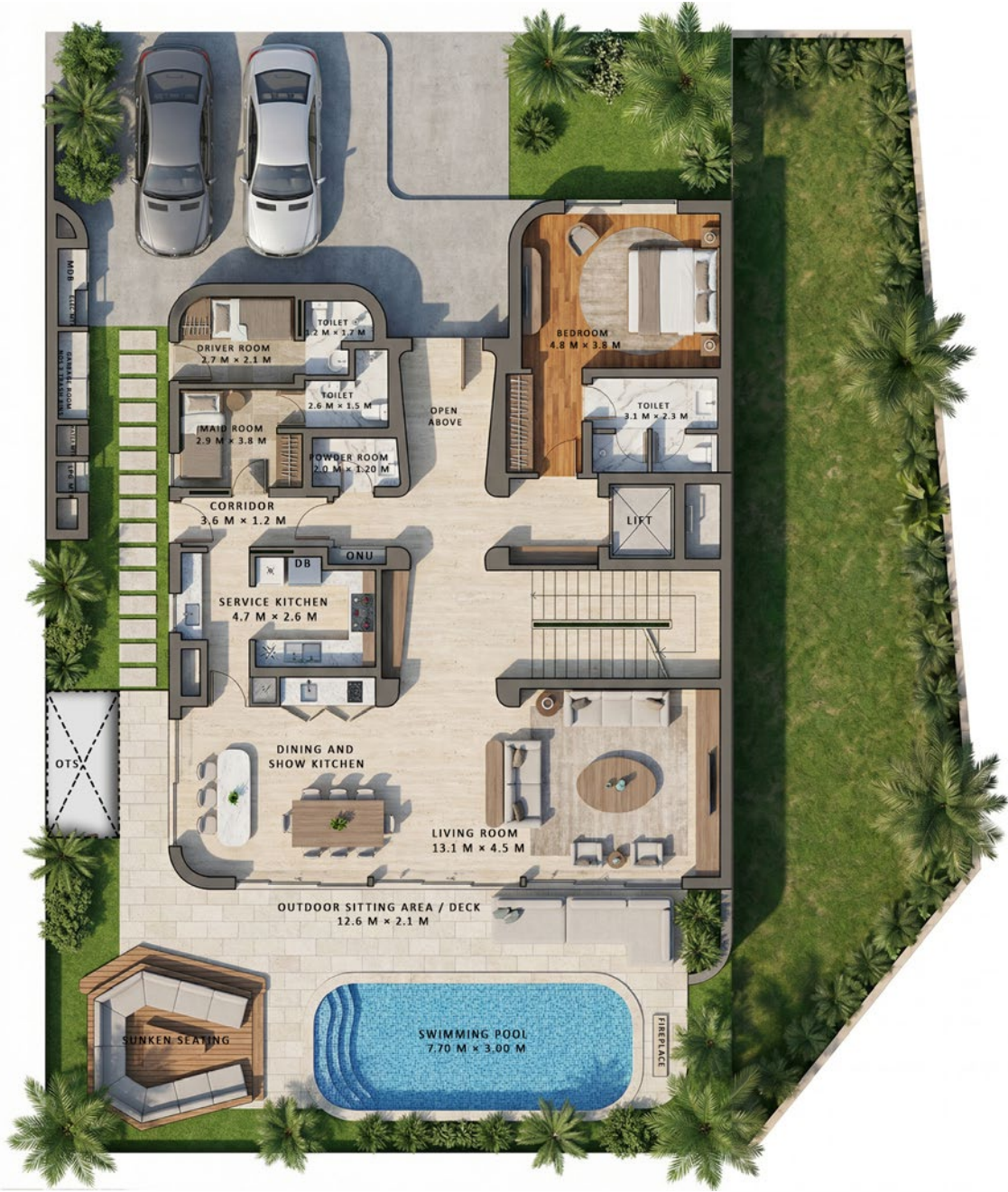
Plot Area	6,258.88sq.ft.	581.47sq.m.
Basement Area	1,617.49 sq.ft.	150.27 sq.m.
Ground Floor Area	3,012.17 sq.ft.	279.84 sq.m.
First Floor Area	2,550.51 sq.ft.	236.95 sq.m.
Second Floor Area	2,455.68 sq.ft.	228.14 sq.m.
Total Area	9,635.84 sq.ft.	895.20 sq.m.



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.

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.

The images, renders, and visual representations shown are artistic impressions intended for illustrative purposes only and may not reflect the final development. The developer reserves the right to modify design, specifications, materials, and layouts without prior notice. Certain features, finishes, landscaping, furnishings, and other elements depicted may be optional upgrades or add-ons.

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