

FACTSHEET



MAISON

RESIDENCE COLLECTION

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MAISON LIMITED

Maison Limited, a Hong-Kong headquartered company, is a boutique developer with a holistic approach to creating signature properties through best-practice partnerships.

The Downtown Jebel Ali development in Dubai, UAE marks Maison Limited's first foray into the property market, with the Hong Kong company's previous global commercial success spread across a variety of industries including distribution and retail.

MAISON RESIDENCE COLLECTION:

A prestigious boutique residence offering sanctuary in the heart of new Dubai.

At Maison Residence Collection, elegance fuses with innovation to offer you the quintessential sanctuary. Here, the future acknowledges the ancient in a tranquil, natural setting.

Expect a salubrious life at Maison Residence Collection, where natural materials and ergonomic design encourages a sense of well-being. The importance of space, privacy and individuality is all-encompassing, the intention being to provide an environment that makes you feel at complete ease in body, mind and soul.

FACTS & FIGURES

- G + 17 residential towers.
- Total land area : 4183 SQM / 45030 Sq. Ft.
- Total gross builtup : 26,314 SQM / 283,247 Sq. Ft.
- Number of units : 102
- No. Executive home offices : 38
- No. of parking : 190 Cars
- No. of lifts : 8
- No. of lofts : 70
- No. of 2 bedrooms : 17
- No. of 3 bedroom : 8
- No. of terrace penthouses : 4
- No. of ultra penthouse: 3
- Total area of fitness and spa : 1898 SQM /20,430 Sq. Ft.
- Number of swimming pools : 2 (1 Indoor / 1 Outdoor)
- No. of resident parkings : 160
- No. of guest parkings : 30
- Home office area: 929 SQM /10,004 Sq. Ft.
- 2 levels of basement, 3 levels of podium, 14 levels above podium
- Sky deck / Sky garden: 2,223 SQM / 23,9244 Sq. Ft.
- Floor to ceiling height: up-to 7 M / 23 ft.



PROPERTY FEATURES

- Fully furnished boutique residence
- Iconic stained glass sky light
- Red brick and natural limestone facade
- All duplex units
- Triplex penthouses
- All master bedrooms units
- Themed landscape gardens: Zen ,Japanese, colonial and Bagh Pardis
- Water features and liquid landscapes
- Humidity Controlled/pollution free air-conditioning
- Dust collection and Anti-bacteria system
- Environment friendly - Recycling at source for garbage
- Energy saving (green building)

TURQUOISE CLASS

- Quintessentially club membership
- Executive Home office at lobby level
- The club lounge - Library lounge
- Dry wine cellar
- Maybach branded limo
- 24 hour medical centre
- Fully managed business centre
- Fully managed landscaping for all units
- In-room dining
- 24 hour professional housekeeping
- Laundry service
- Valet parking
- Multi-purpose hall
- In-house car wash facility

EXECUTIVE HOME OFFICES

- Limited Private home office at lobby level
- Fully serviced business centre
- Fast Internet connectivity
- Meeting and conference rooms
- Centralized printing and faxes
- Document handling



SPA & FITNESS CENTRE

- Fitness and Spa : 1898 SQM / 20,429 Sq. Ft.
- Separate hammam spa for ladies and men
- Sauna, Jacuzzi
- State of the art fitness centre
- Squash court
- Aerobics lounge
- Indoor Infinity Pool in 12th floor
- Indoor Swimming pool : Temperature and climate controlled
- Underwater music system in the pool
- Kids Quarters : Play area
- Kids swimming pool

SMART HOME TECHNOLOGY

- Movie & Music on demand
- Hi-speed wireless internet access
- Cable television
- Climate control system
- Security system
- Telecom and Intercom system
- Touch control panels
- Remote access and monitoring
- Mood lighting system
- Remote controlled curtains

INTERIOR: LIFESTYLE AND EXPERIENCE

With renowned Hirsch Bedner Associates at the helm of interior designs, traditional elegance is redefined and raised to contemporary heights.

Beauty and function meet in superbly-conceived interiors, the perfect stage for your originality and energy. Once you indicate your style preferences—from classic to contemporary, from Arabian to Art Deco, or anything in between; Maison Residence Collection's skilled staff will secure and install everything to your specifications, right down to the draperies and demitasse spoons.



INTERIOR FEATURES

- Fully furnished with 3 styles (contemporary, classic and regional inspired) and each style with 2 finish options.
- Up-to 23 Ft. or 7 M floor to ceiling height
- Large terrace and balconies
- Floor to ceiling glass window with UV protection
- Flat LCD TVs in living room and bedroom
- Integrated home sound system
- Superior finishes
- Natural stone and plank wooden Flooring
- Custom hardwood cabinetry
- Twin vanity bathroom with granite counter tops
- Utility room with washer and dryer
- Separate shower and bath tubs
- Storage room in every unit
- Walk-in closets with safe deposit box

KITCHEN

- Fully equipped kitchen including cutlery, crockery etc.
- Full range of kitchen appliances: Kettle, Food Processor, toaster etc.
- Hard wooden cabinetry
- Stainless steel under mount sink and polished chrome sink fittings.
- Granite countertops
- Choice of wooden or natural stone flooring
- Miele gas range cooktop and oven
- Miele integrated hood
- Fully integrated Sub-Zero refrigerator / freezer
- Fully integrated Miele dishwasher
- Kitchen foyer
- Miele microwave oven

MAISON RESIDENCE COLLECTION

THE LOFT COLLECTION

- 6 Type of loft units.
- Type A : 26 units (108 SQM / 1,162 Sq. Ft.)
- Type B : 6 units (118 SQM / 1,271 Sq. Ft.)
- Type C : 17 units (143 SQM / 1,537 Sq. Ft.)
- Type D : 10 units (165 SQM / 1,773 Sq. Ft.)
- Type E : 10 units (143 SQM / 1,538 Sq. Ft.)
- Type F : 1 unit (147 SQM / 1,579 Sq. Ft.)

**DUPLEX COLLECTION : 2 BEDROOMS**

- 5 Types of 2 Bedroom unit
- 2 Bedroom Type A : 2 units (238 SQM / 2,565 Sq. Ft.)
- 2 Bedroom Type B : 2 units (205 SQM / 2,211Sq. Ft.)
- 2 Bedroom Type C : 11 units (250 SQM / 2,695 Sq. Ft.)
- 2 Bedroom Type D : 1 unit (264 SQM / 2,843 Sq. Ft.)
- 2 Bedroom Type E : 1 Unit (227 SQM / 2,447 Sq. Ft.)

DUPLEX COLLECTION : 3 BEDROOM

- 2 Types of 3 Bedroom unit
- 3 Bedroom Type A : 2 Units (329 SQM / 3,540 Sq. Ft.)
- 3 Bedroom Type B : 6 Unit (334 SQM / 3,596 Sq. Ft.)

THE TERRACE COLLECTION : 4 BEDROOM

- 2 Types of 4 Bedroom Terrace Penthouses
- Type A : 3 Units (426 SQM / 4,586 Sq. Ft.)
- Type B : 1 Unit (522 SQM / 5,614 Sq. Ft.)
- Private terrace pool
- Internal lift
- Private garage with storage space

MAISON ULTRA COLLECTION: PENTHOUSES

- 3 Types of Ultra penthouses
- Ultra type A : 701 SQM / 7,540 Sq. Ft.
- Ultra type B : 781 SQM / 8,409 Sq. Ft.
- Ultra type C : 831 SQM / 8,945 Sq. Ft.
- Triplex units with internal lifts
- Private beach inspired roof level pool
- Landscaped garden on roof level
- Miele wine chiller
- Private garage with storage space

LOCATION: DOWNTOWN JEBEL ALI

Downtown Jebel Ali is one of the largest development projects in Dubai, with a projected built up area of 70 million sq. ft. and an estimated value of around USD 12 billion

Stretching for 11 kilometres beside Sheikh Zayed Road and covering over 200 hectares, Downtown Jebel Ali will create at once a self sustaining community and at the same time seamlessly integrate it with Dubai



CONSTRUCTION DATES

- Estimated construction starting date: 2nd quarter of 2009
- Estimated construction completion date: 4th quarter of 2011

PRE-LAUNCH PRICE

- AED. 3,100 - AED 3,700

PAYMENT SCHEDULE

Description	% of Purchase price	Due date of payment
1 st installment	1%	On booking
2 nd installment	9%	One week after booking
3 rd installment	10%	Six months after booking
4 th installment	10%	Twelve month after booking
5 th installment	10%	On breaking ground
6 th installment	10%	Piling
7 th installment	10%	Podium
8 th installment	5%	Level 4
9 th installment	5%	Level 8
10 th installment	5%	Level 12
11 th installment	5%	Level 16
Final installment	20%	Delivery

TRANSFERS

- Transfer of ownership after the First 10% installment
- First transfer free of charge
- 2% transfer fee applicable there after

RERA DETAILS

- RERA company registration no: 2007/732
- RERA building registration no: 2007/729/01

ESCROW DETAILS

- Bank : Badr Al Islami
- Escrow Account: 4498001390
- Account Title: Maison Limited
- Project Name: Maison Residence Collection



MASTER DEVELOPER: LIMITLESS

Limitless is an integrated Real Estate Development company and is a business unit of Dubai World, one of Dubai’s leading business groups.

Limitless was set up in July 2005, with the key objective of diversifying and globalizing Dubai’s portfolio of leading development companies by leveraging the know-how and exposure gained by Dubai World’s real estate initiatives through Nakheel.

In fact, the current leadership team of Limitless has been instrumental in conceptualizing and developing the Nakheel portfolio, hence acquiring extensive experience in large scale developments. Limitless is led by Saeed Ahmed Saeed, formerly Managing Director (Projects) of Nakheel.

During their association with Nakheel, the core team at Limitless has developed a unique portfolio of competencies in the real estate development space:

- Master-planning of large scale urban development projects
- Conceptualization and execution of waterfront developments
- Execution of large mixed-use projects

THE NEIGHBORHOOD

- Dubai Waterfront
- Palm Jebel Ali
- Dubail World Central
- Techno Park
- Arabian Canal

OUR PARTNERS

Designer and Architects: Creative Kingdom
 Interior Designers: Hirsch Bedner Associates
 Branding, Marketing Consultants : The Council Bridger Conway
 Feasibility & Financial Consultants : Ernst & Young
 Legal Consultants : Afridi & Angell
 Concierge Service : Quintessentially
 Public Relations : MCS / Action

